

City of Morgan Hill  
Development Services Department



**Monterey-Kerley [DeNova Homes] Project**  
**Modified Initial Study/15183 Checklist**

**August 2022**

Prepared by



1501 Sports Drive, Suite A, Sacramento, CA 95834

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- Appendix C: Phase I Environmental Site Assessment
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- Appendix F: VMT Analysis/Trip Generation and Operations Analysis

**MODIFIED INITIAL STUDY**  
**AUGUST 2022**

**A. PROJECT SUMMARY**

1. Project Title: Monterey-Kerley [DeNova Homes] Project
2. Lead Agency Name and Address: City of Morgan Hill  
Development Services Department  
Morgan Hill, CA  
17575 Peak Avenue  
Morgan Hill, CA 95037
3. Lead Agency Contact and Phone Number: Gina Paolini  
Principal Planner  
(408) 310-5332
4. Project Location: 19380 Monterey Road  
Morgan Hill, CA 95037  
APNs 726-42-001 and -002
5. Project Applicant: DeNova Homes, Inc.  
1500 Willow Pass Road  
Concord, California 94520
6. Existing General Plan Designation: Mixed Use Flex
7. Existing Zoning Designation: Mixed Use Flex (MU-F)
8. Required Approvals from Other Public Agencies: None
9. Project Location and Setting:

The 4.6-acre project site is located at 19380 Monterey Road in the City of Morgan Hill, California. The site is comprised of two parcels identified by Assessor's Parcel Numbers (APNs) 726-42-001 and -002. Currently, the site is developed with structures associated with Family RV, an existing RV dealership. Family RV consists of a 5,000-square-foot metal building, two modular office buildings, a sanitary station, and gravel and asphalt parking lots. The site includes existing trees located at various points along the site's boundaries. The City of Morgan Hill 2035 General Plan designates the site as Mixed Use Flex and the site is zoned Mixed Use Flex (MU-F).

10. Project Description Summary:

The Monterey-Kerley [DeNova Homes] Project (proposed project) would consist of demolition of all existing on-site structures, followed by construction of 93 residential condominium units across 20 three-story buildings. The project would include various amenities, including a dog park, picnic areas, passive recreation areas, and an exercise structure. Primary site access would be provided by way of the existing driveway into the

project site from Monterey Road, which would be reconfigured with decorative paving (Street A). Internal access through the site would be provided by way of several private streets (Streets B through I), which would be located adjacent to the proposed structures. On-site parking would consist of 225 total spaces. Minimal grading would be necessary as part of development of the project, which would also include the installation of associated utilities and landscaping improvements. The project would require approval of a Vesting Tentative Map and Design Permit.

11. Status of Native American Consultation Pursuant to Public Resources Code Section 21080.3.1:

Assembly Bill (AB) 52 (Public Resources Code [PRC] Section 21080.3.1) notification to tribes is not required for the proposed project given that this checklist determines no additional environmental review is required for the project, consistent with CEQA Guidelines Section 15183.

## **B. SOURCES**

The following documents are referenced information sources utilized by this analysis:

1. Andi Borowski, Environmental Services Assistant, Morgan Hill Environmental Services Department. Personal communication [email] with Jesse Fahrney, Associate, Raney Planning and Management, Inc. July 26, 2022.
2. Akel Engineering Group, Inc. *Manzanita Park Two-Dimensional (Grid Size: 5 ft by 5 ft) Hydraulic Analysis Memorandum*. December 17, 2021.
3. Apex Companies, LLC. *Phase I Environmental Site Assessment and Limited Subsurface Investigation Conducted on Family RV Lot 19380 Monterey Road Morgan Hill, California*. May 18, 2021.
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5. Bay Area Air Quality Management District. *CEQA Thresholds and Guidelines Update*. Available at: <https://www.baaqmd.gov/plans-and-climate/california-environmental-quality-act-ceqa/updated-ceqa-guidelines>. Accessed June 2022.
6. Bay Area Air Quality Management District. *CEQA Thresholds for Evaluating the Significance of Climate Impacts From Land Use Projects and Plans*. April 2022.
7. Bollard Acoustical Consultants. *Environmental Noise & Vibration Assessment: Monterey-Kerley Townhomes*. June 21, 2022.
8. CalEPA. *Cortese List Data Resources*. Available at: <https://calepa.ca.gov/sitecleanup/corteselist/>. Accessed June 2022.
9. California Air Resources Board. *The 2017 Climate Change Scoping Plan Update*. November 2017.
10. California Department of Conservation. *California Important Farmland Finder*. Available at: <https://maps.conservation.ca.gov/dlrp/ciff/>. Accessed May 2022.
11. California Department of Forestry and Fire Protection. *Fire Hazard Severity Zone Viewer*. Available at: <https://egis.fire.ca.gov/FHSZ/>. Accessed May 2022.
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13. California Department of Transportation. *California State Scenic Highway System Map*. Available at:

- <https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>. Accessed May 2022.
14. California Department of Transportation. *Scenic Highways*. Available at: <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>. Accessed June 2022.
  15. City of Morgan Hill. *2020 Urban Water Management Plan*. 2021.
  16. City of Morgan Hill. *2035 General Plan Draft EIR*. January 2016.
  17. City of Morgan Hill. *2035 General Plan, City of Morgan Hill*. Adopted July 2016.
  18. City of Morgan Hill. *City Council Staff Report 2163, Accept Report Regarding Wastewater System Needs and Rate Study Schedule*. February 6, 2019.
  19. City of Morgan Hill. *City of Morgan Hill Wildland Urban Interface Map*. March 2009.
  20. City of Morgan Hill. *Emergency Operations Plan*. January 11, 2018.
  21. City of Morgan Hill. *Morgan Hill 2035 Final Environmental Impact Report*. Adopted July 2016.
  22. Department of Toxic Substances Control. *Hazardous Waste and Substances Site List (Cortese)*. Available at: <https://www.envirostor.dtsc.ca.gov/public/>. Accessed June 2022.
  23. Governor's Office of Planning and Research. *Technical Advisory on Evaluation Transportation Impacts in CEQA*. December 2018.
  24. Hexagon Transportation Consultants, Inc. *Trip Generation and Operations Analysis for the Proposed Monterey-Kerley Residential Development in Morgan Hill, California*. May 16, 2022.
  25. Hexagon Transportation Consultants, Inc. *VMT Assessment for the Proposed Monterey-Kerley Residential Development in Morgan Hill, California*. April 29, 2022.
  26. Native American Heritage Commission. *Monterey-Kerley (DeNova Homes) Project, Santa Clara County*. April 26, 2022.
  27. Northwest Information Center. *Record search results for the proposed Monterey-Kerley [DeNova Homes] Project*. April 14, 2022.
  28. Ruggeri-Jensen-Azar. *Preliminary Drainage Report for 19380 Monterey Road*. November 2021.
  29. Santa Clara County. *Comprehensive Land Use Plan, Santa Clara County, South County Airport*. Amended November 16, 2016.
  30. Santa Clara Valley Habitat Agency. *Habitat Agency Geobrowser*. Available at: <http://www.hcpmaps.com/habitat/>. Accessed May 2022.
  31. Santa Clara Valley Transportation Authority. *2015 Congestion Management Plan*. October 2015.
  32. Santa Clara Valley Water District. *2021 Groundwater Management Plan, Santa Clara and Llagas Subbasins*. November 2021.
  33. Stephen L. Kostka and Michael H. Zischke. *Practice Under the California Environmental Quality Act, Second Edition*. March 2019 Update.
  34. Stevens, Ferrone, & Bailey Engineering Company, Inc. *Geotechnical Investigation 19380 Monterey Road Morgan Hill, California*. August 17, 2021.

## **C. BACKGROUND AND INTRODUCTION**

The following provides a description of this Modified Initial Study's approach to evaluating the proposed project's consistency with California Environmental Quality Act (CEQA) Section 15183 and Government Code Sections 65915 through 65918.

### **CEQA Guidelines Section 15183**

This Modified Initial Study identifies and analyzes the potential environmental impacts of the proposed project. The information and analysis presented in this document is organized in accordance with the order of the CEQA checklist in Appendix G of the CEQA Guidelines.

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

The City of Morgan Hill 2035 General Plan designates the project site as Mixed Use Flex, which is primarily applied to properties along the Monterey Road corridor north and south of downtown and allows for a mix of residential, commercial, and office uses. The proposed project would consist of an attached condominium residential development, which is consistent with the site's Mixed Use Flex land use designation. Pursuant to Section 15183 of the CEQA Guidelines, where a project is consistent with the use and density established for a property under an existing general plan or zoning ordinance for which the city has already certified an EIR, additional environmental review is not required "except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." If such requirements are met, the examination of environmental effects is limited to those which the agency determines, in an Initial Study or other analysis:

1. Are peculiar to the project or the parcel on which the project would be located;
2. Were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent;
3. Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or
4. Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

As set forth by Sections 15168 and 15183 of the CEQA Guidelines, the program EIR, in this case the City's General Plan EIR, serves as a basis for the Modified Initial Study to determine if project-specific impacts would occur that are not adequately covered in the previously certified EIR.

This Modified Initial Study indicates whether the proposed project would result in a significant impact that: (1) is peculiar to the project or the project site; (2) was not identified as a significant effect in the General Plan EIR; or (3) are previously identified significant effects, which as a result of substantial new information that was not known at the time that the General Plan EIR was certified, are determined to have a more severe adverse impact than discussed in the General Plan EIR.

Regarding "peculiar" impacts, CEQA Guidelines Section 15183(f) states the following:

An effect of a project on the environment shall not be considered peculiar to the project or the parcel for the purposes of this section if uniformly applied development policies or standards have been previously adopted by the city or county with a finding that the development policies or standards will substantially mitigate that environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect. The finding shall be based on substantial evidence which need not include an EIR.

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<sup>1</sup> City of Morgan Hill. *2035 General Plan, City of Morgan Hill*. Adopted July 2016.

<sup>2</sup> City of Morgan Hill. *Morgan Hill 2035 Final Environmental Impact Report*. Adopted July 2016.

Based upon 15183(f), this Modified Initial Study will identify the Morgan Hill General Plan policies and/or actions that apply to the development of the project, and have been determined in the General Plan EIR to substantially mitigate environmental effects. To the extent that the General Plan policies and/or actions substantially mitigate a particular project impact, the impact shall not be considered peculiar, pursuant to 15183(f), thus, eliminating the requirement for further environmental review.

### **CEQA Guidelines Section 15332**

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

## **D. PROJECT DESCRIPTION**

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

### **Project Location and Setting**

The 4.6-acre project site is located at 19380 Monterey Road in the City of Morgan Hill, California (see Figure 1 and Figure 2).

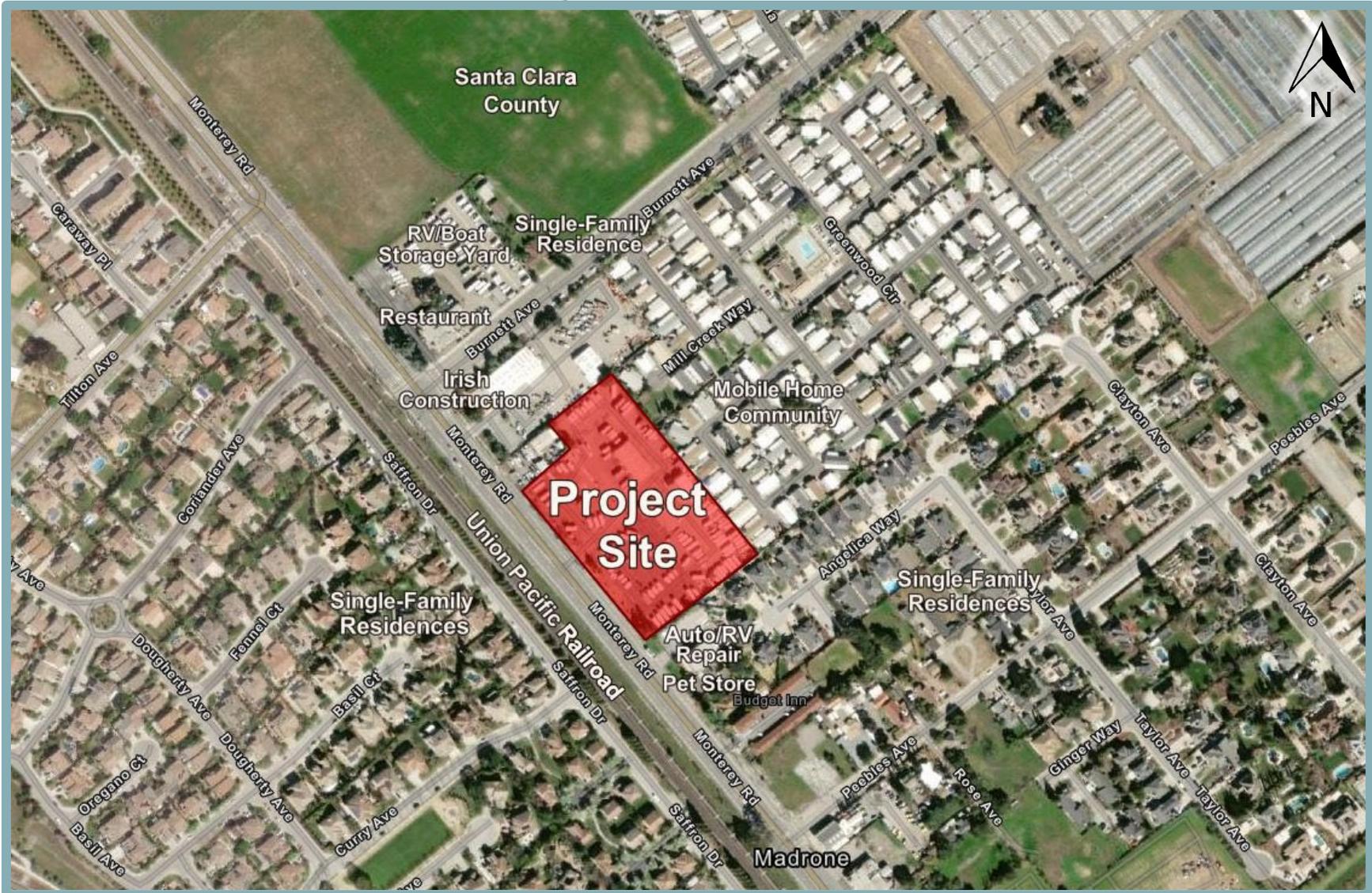
The site is comprised of two parcels identified by APNs 726-42-001 and -002. Monterey Road and the Union Pacific Railroad (UPRR) mainline bound the site to the southwest. Currently, the site is developed with an RV dealership (Family RV), which is comprised of a 5,000 square foot metal building, two modular office buildings, a sanitary station, and gravel and asphalt parking lots. A private driveway provides site access, extending northwest into the site from Monterey Road. Trees are located along various points of each of the site's property lines. Surrounding existing land uses include a construction company (Irish Construction) immediately to the north; a restaurant (Teresa's Morgan Hill Café), RV/boat storage yard, a single-family residence, and undeveloped land within Santa Clara County further to the north, across from Burnett Avenue; a mobile home community to the east; single-family residences, an auto and RV repair shop (Superior Auto and RV), a pet store (Patricia's Pet Care & Home Services), and a hotel (Budget Inn) to the southeast; and single-family residences to the south and west, across from Monterey Road and the UPRR tracks. The Morgan Hill General Plan designates the site as Mixed Use Flex and the site is zoned MU-F.

### **Project Components**

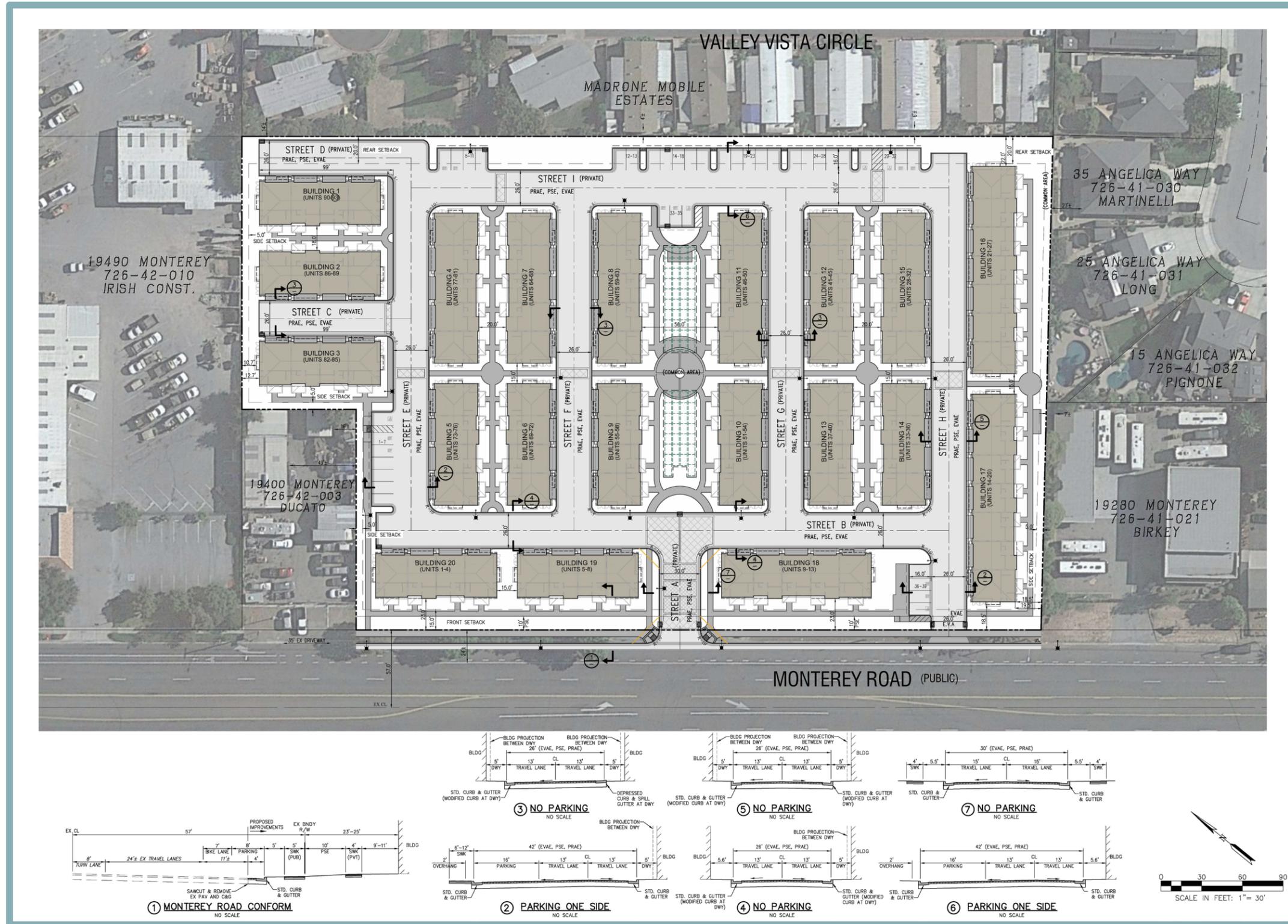
The proposed project would consist of demolition of the existing on-site structures, followed by construction of 93 residential condominium units across 20 three-story buildings (see Figure 3). Buildings 1 through 3 would be constructed adjacent to the site's northern boundary. Buildings 16 and 17 would be constructed parallel to the site's southern property line, and Buildings 18 through 20 would be constructed along the site's western perimeter, parallel to Monterey Road. All other buildings (Buildings 4 through 15) would be constructed within the central portion of the project site.



**Figure 2**  
**Project Site Boundaries**



**Figure 3  
 Site Plan**



With the exception of the southernmost buildings (Buildings 16 and 17), each of which would be arranged in a seven-plex configuration, the proposed buildings would be arranged in either four-plex or five-plex configurations. The proposed units would be constructed in three layouts: Units 1, 2, or 3. Each unit would provide a two-vehicle garage on the first floor, two floors of living space, and a second-floor deck. Unit 1 would consist of two bedrooms, while Units 2 and 3 would offer three bedrooms. Table 1 provides the square footages of each unit type.

<b>Unit</b>	<b>Unit Count</b>	<b>Beds</b>	<b>Bathrooms</b>	<b>Powder Rooms</b>	<b>Garage (sf)</b>	<b>Living Space (sf)</b>	<b>Deck (sf)</b>
1	22	2	2	1	470	1,415	43.5
2	31	3	3	0	471	1,598	44.25
3	40	3	2	2	474	1,801	47.63

In addition to vehicle parking space, each unit's garage would also provide a 12 square foot space for long-term bicycle parking. Each unit would also include a porch located at the first-floor entry, directly beneath each unit's second-floor deck.

The proposed four-plex and seven-plex configurations would be constructed at a height of 40 feet, while five-plex configurations would be developed at a height of 40.25 feet. Each configuration would feature roof shingles in weathered wood colors. Building exteriors would be one of three color schemes, with building stucco, siding, and entry doors featuring earth tones (i.e., neutral tones as well as "Red Velvet"). Exteriors would also consist of wall projections to break up the massing of building facades.

Other on-site features would include a dog park, picnic areas, shade trellis, passive recreation areas, and an exercise structure. Fifteen percent of the proposed units (14) would be deed restricted to qualified buyers with moderate or median incomes.

### **Parking, Access, and Circulation**

Pursuant to Government Code Sections 65915(p)(1)(A) and (B), the proposed project is requesting a reduction from the vehicular parking ratio normally required by the City, given that 15 percent of the proposed units would be restricted to qualified buyers with moderate or median incomes. Based on City standards, a total of 93 covered parking and 129 uncovered parking spaces would be required for resident parking, and 31 uncovered spaces would be required for guest parking, for a total of 252 required parking spaces. However, Senate Bill (SB) 1818 standards for parking only require 1.5 spaces for each 2- and 3-bedroom unit for a total of 140 covered parking spaces. As such, the proposed project would include 186 covered parking spaces (garage spaces) for residents, as well as 39 uncovered parking spaces for guests, for a total of 225 parking spaces. It should be noted that each of the 93 garages included on-site would be pre-wired to contain the necessary infrastructure for future residents to be able to install and use electric vehicle (EV) charging stations. As such, approximately 41 percent of the proposed project's parking spaces have EV charging capabilities. In addition, as noted above, each unit's garage would also provide a 12 square foot space for long-term bicycle parking.

Primary access to the project site would be provided by a 30-foot wide, two-way driveway located off of Monterey Road, along the southern boundary of the project site. A secondary 26-foot wide, two-way driveway would be located in the southwest corner of the site, and would be used for emergency vehicle access (EVA). Internal, 26-foot wide roadways would be provided throughout

the site and would meet the minimum width to accommodate an emergency vehicle. Additionally, crosswalks would be provided throughout the development and pedestrian access would be provided by way of new sidewalks along the project frontage on Monterey Road.

### **Utilities**

Water and sewer service would be provided by the City through connections to the existing eight-inch water and 10-inch sewer mains in Monterey Road. From the point of connection, the eight-inch water line would be extended along the project's entire Monterey Road frontage. Eight-inch water and sewer lines would then be extended north into the project site, where the lines would connect to each of the proposed buildings (see Figure 4). The project site would include on-site stormwater facilities to provide water quality treatment and peak management at pre-project levels for both on-site and off-site runoff. The site's stormwater facilities would be developed within one drainage management area (DMA) which would include the entirety of the project site (see Figure 5). In general, the project site would include a series of 15-inch storm drainage pipelines which would convey stormwater to two underground stormwater retention facilities located in the central portion of the site that would provide initial stormwater treatment prior to the stormwater runoff being discharged to an existing ditch along the northeastern side of Monterey Road. The on-site stormwater facilities would be designed to retain the 100-year, 24-hour design storm volume on site. It should be noted that the proposed project would not use natural gas, as natural gas is prohibited in all new construction effective March 1, 2020, pursuant to City Ordinance No. 2306.

### **Landscaping**

As shown in Figure 6, landscaping would be provided throughout the project site and include new trees, shrubs, grasses, vines, and ground cover along the boundaries of the project site, as well as in areas adjacent to the proposed project's buildings. Plant selection would be in accordance with Section 18.64.060 (General landscape requirement) of the Municipal Code, which requires that a minimum of 90 percent of plants and trees be drought-tolerant, with the City preferring native plants adapted to the local climate.

As discussed above, the proposed project would include picnic areas, shade trellis, passive recreation areas, and an exercise structure, located in the central portion of the project site, as well as a dog park, located along the northern boundary of the project site.

Overall, a total of 45,583 square feet (23 percent of the total site area) of open space area would be available on-site, as well as an additional 8,187 square feet of pervious paving area. The size of the proposed open space areas would meet the City's standards which require on-site amenities be provided to serve residents.

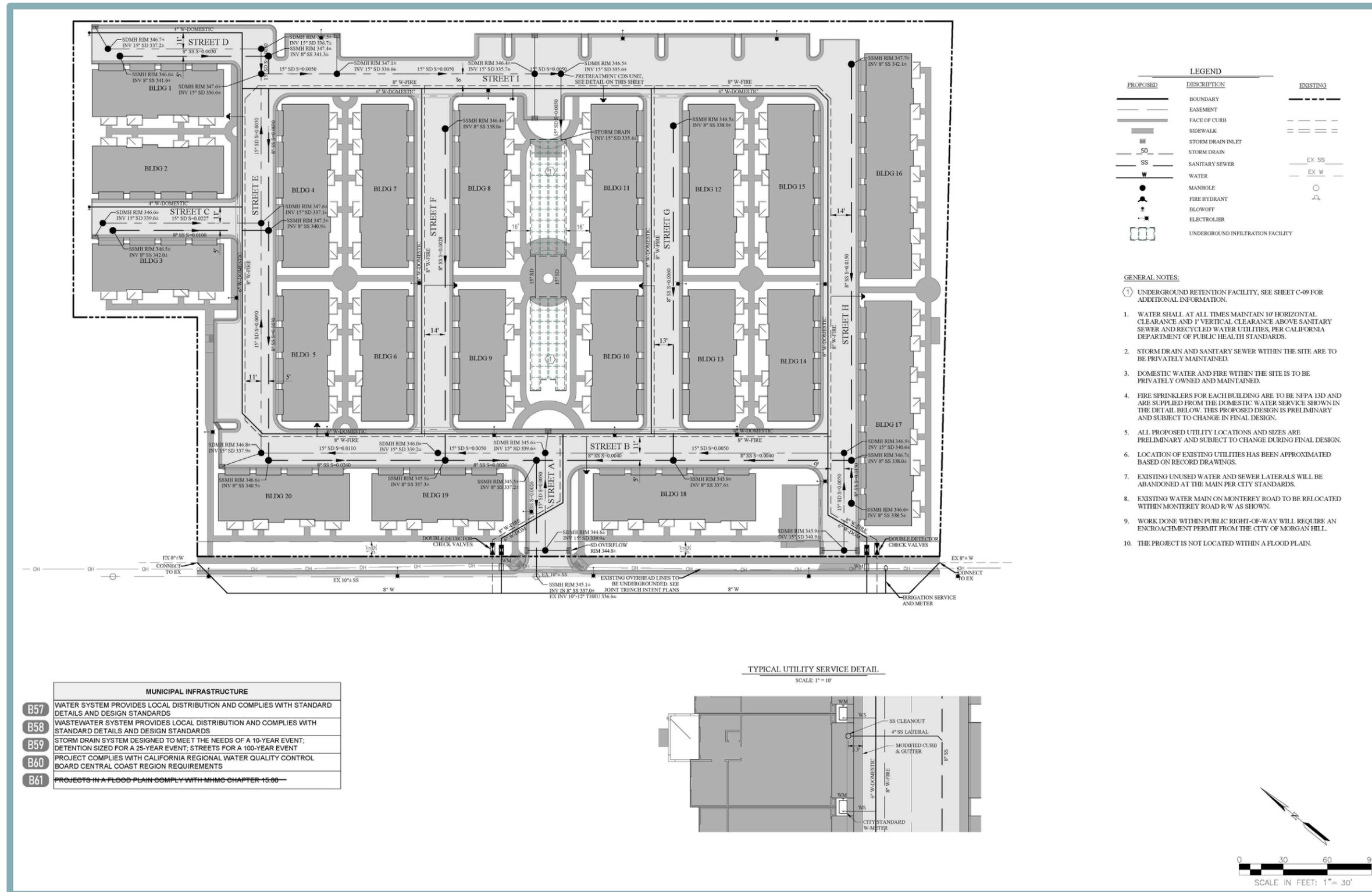
### **Requested Entitlements**

The proposed project would require the City's approval of a Vesting Tentative Map and Design Permit, described further below.

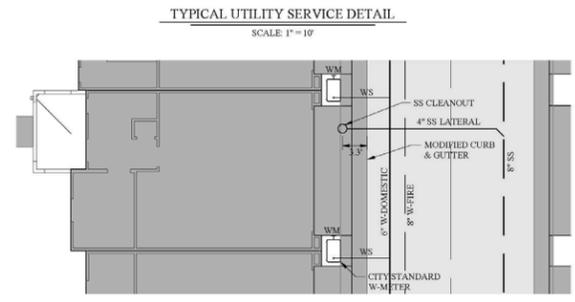
### **Vesting Tentative Map and Design Permit**

The proposed project would require the City's approval of a single-lot Vesting Tentative Map for condominium purposes (see Figure 7). City approval of a Design Permit would also be required for the proposed project. A Design Permit is a discretionary action that enables the City to ensure that the proposed development exhibits high quality design consistent with the general plan and any other applicable specific plan or area plan adopted by the City Council. The Design Permit process is also intended to ensure that new development and uses are compatible with their surroundings and minimize negative impacts on neighboring properties.

**Figure 4  
 Utilities Plan**

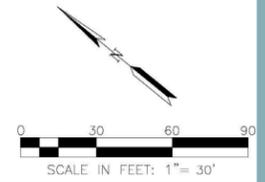


MUNICIPAL INFRASTRUCTURE	
B57	WATER SYSTEM PROVIDES LOCAL DISTRIBUTION AND COMPLIES WITH STANDARD DETAILS AND DESIGN STANDARDS
B58	WASTEWATER SYSTEM PROVIDES LOCAL DISTRIBUTION AND COMPLIES WITH STANDARD DETAILS AND DESIGN STANDARDS
B59	STORM DRAIN SYSTEM DESIGNED TO MEET THE NEEDS OF A 10-YEAR EVENT; DETENTION SIZED FOR A 25-YEAR EVENT; STREETS FOR A 100-YEAR EVENT
B60	PROJECT COMPLIES WITH CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD CENTRAL COAST REGION REQUIREMENTS
B61	PROJECTS IN A FLOOD PLAIN COMPLY WITH MHMC CHAPTER 15.00

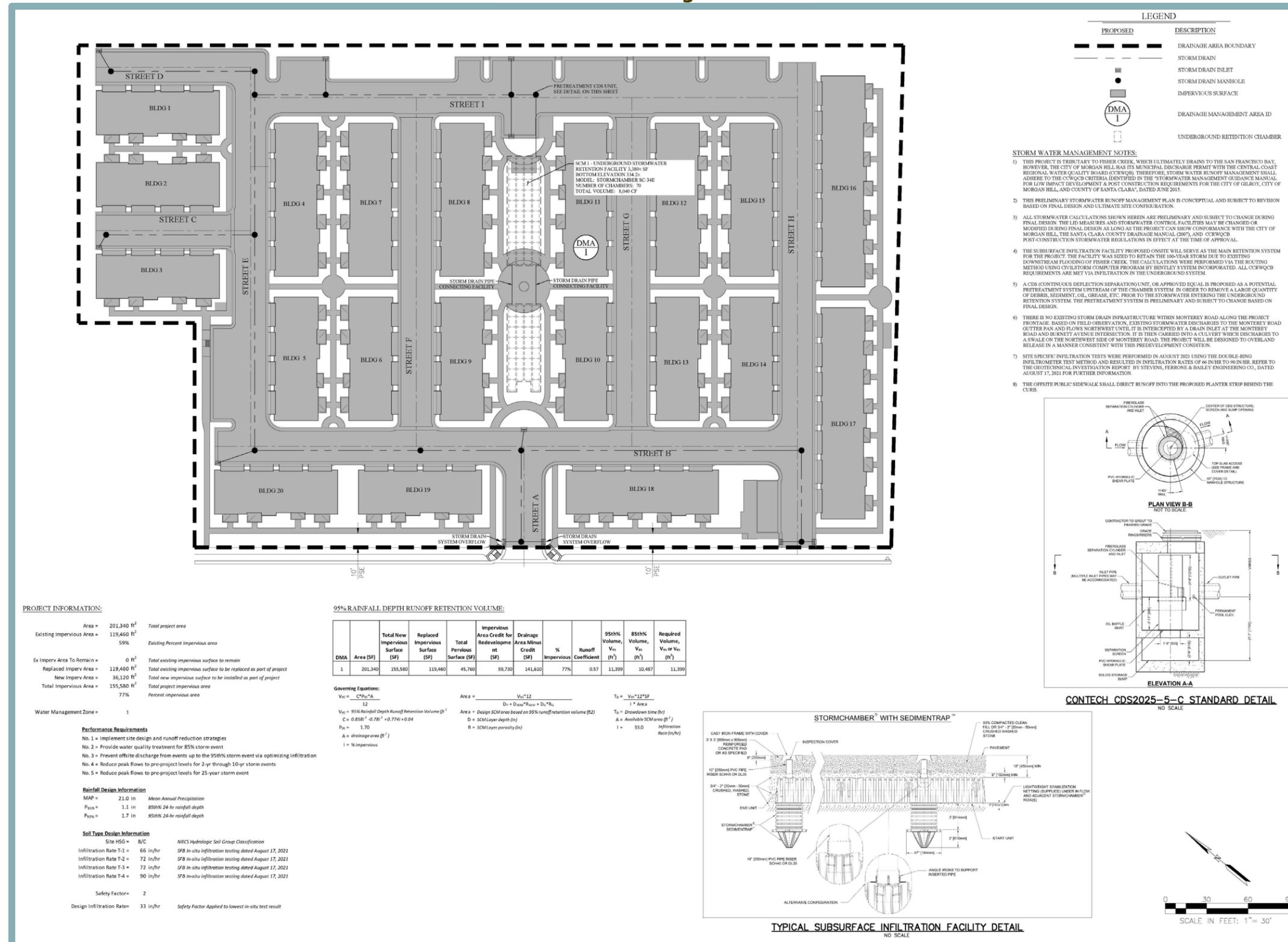


PROPOSED	DESCRIPTION	EXISTING
---	BOUNDARY	---
---	EASEMENT	---
---	FACE OF CURB	---
---	SIDEWALK	---
SD	STORM DRAIN INLET	
SD	STORM DRAIN	
SS	SANITARY SEWER	EX SS
W	WATER	EX W
●	MANHOLE	○
●	FIRE HYDRANT	○
●	BLOWOFF	
●	ELECTROLIER	
□	UNDERGROUND INFILTRATION FACILITY	

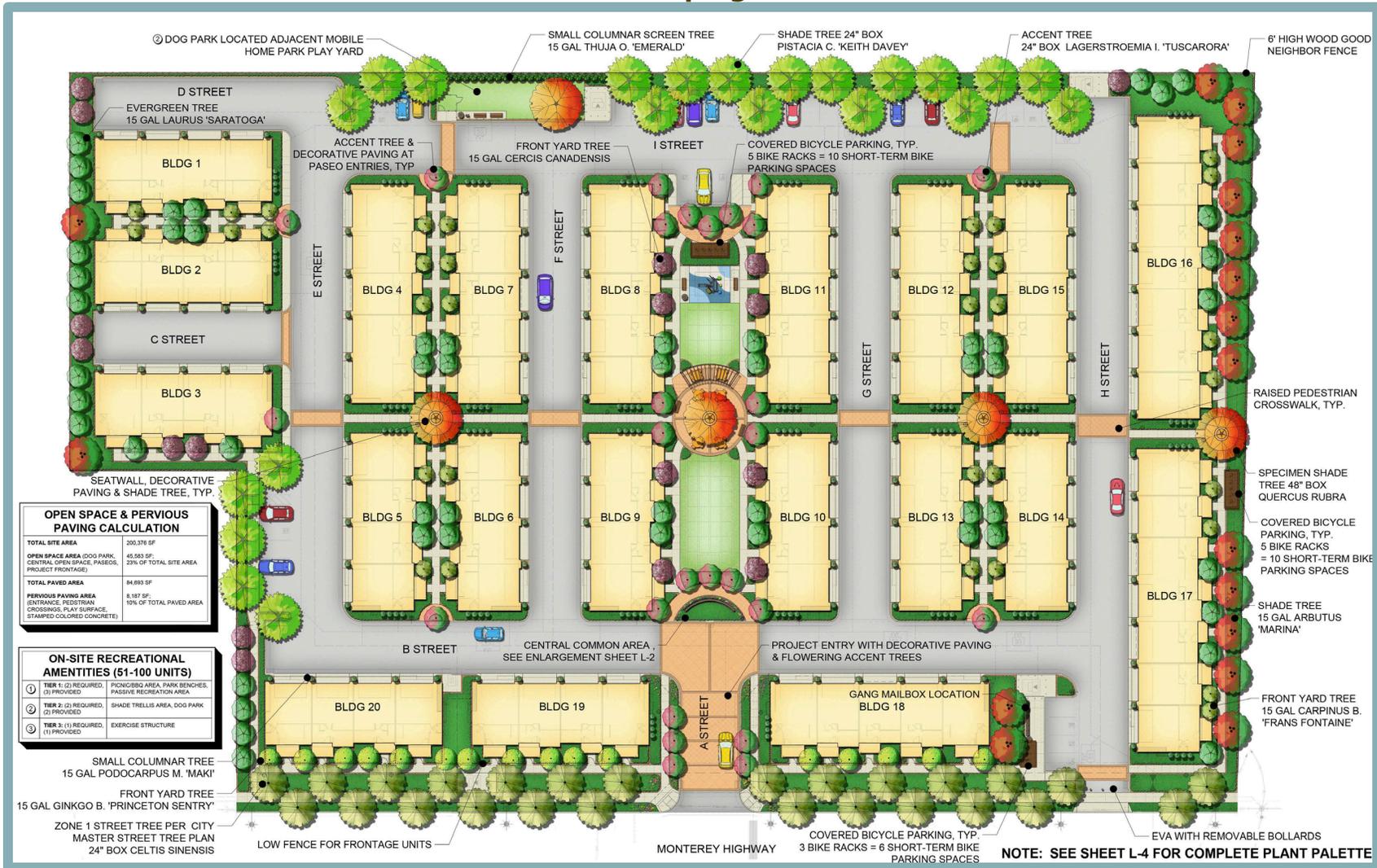
- GENERAL NOTES:**
- UNDERGROUND RETENTION FACILITY, SEE SHEET C-09 FOR ADDITIONAL INFORMATION.
  - WATER SHALL AT ALL TIMES MAINTAIN 10' HORIZONTAL CLEARANCE AND 1' VERTICAL CLEARANCE ABOVE SANITARY SEWER AND RECYCLED WATER UTILITIES, PER CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARDS.
  - STORM DRAIN AND SANITARY SEWER WITHIN THE SITE ARE TO BE PRIVATELY MAINTAINED.
  - DOMESTIC WATER AND FIRE WITHIN THE SITE IS TO BE PRIVATELY OWNED AND MAINTAINED.
  - FIRE SPRINKLERS FOR EACH BUILDING ARE TO BE NFPA 13D AND ARE SUPPLIED FROM THE DOMESTIC WATER SERVICE SHOWN IN THE DETAIL BELOW. THIS PROPOSED DESIGN IS PRELIMINARY AND SUBJECT TO CHANGE IN FINAL DESIGN.
  - ALL PROPOSED UTILITY LOCATIONS AND SIZES ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
  - LOCATION OF EXISTING UTILITIES HAS BEEN APPROXIMATED BASED ON RECORD DRAWINGS.
  - EXISTING UNUSED WATER AND SEWER LATERALS WILL BE ABANDONED AT THE MAIN PER CITY STANDARDS.
  - EXISTING WATER MAIN ON MONTEREY ROAD TO BE RELOCATED WITHIN MONTEREY ROAD R/W AS SHOWN.
  - WORK DONE WITHIN PUBLIC RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT PERMIT FROM THE CITY OF MORGAN HILL.
  - THE PROJECT IS NOT LOCATED WITHIN A FLOOD PLAIN.



**Figure 5**  
**Stormwater Management Plan**



**Figure 6**  
**Landscaping Plan**



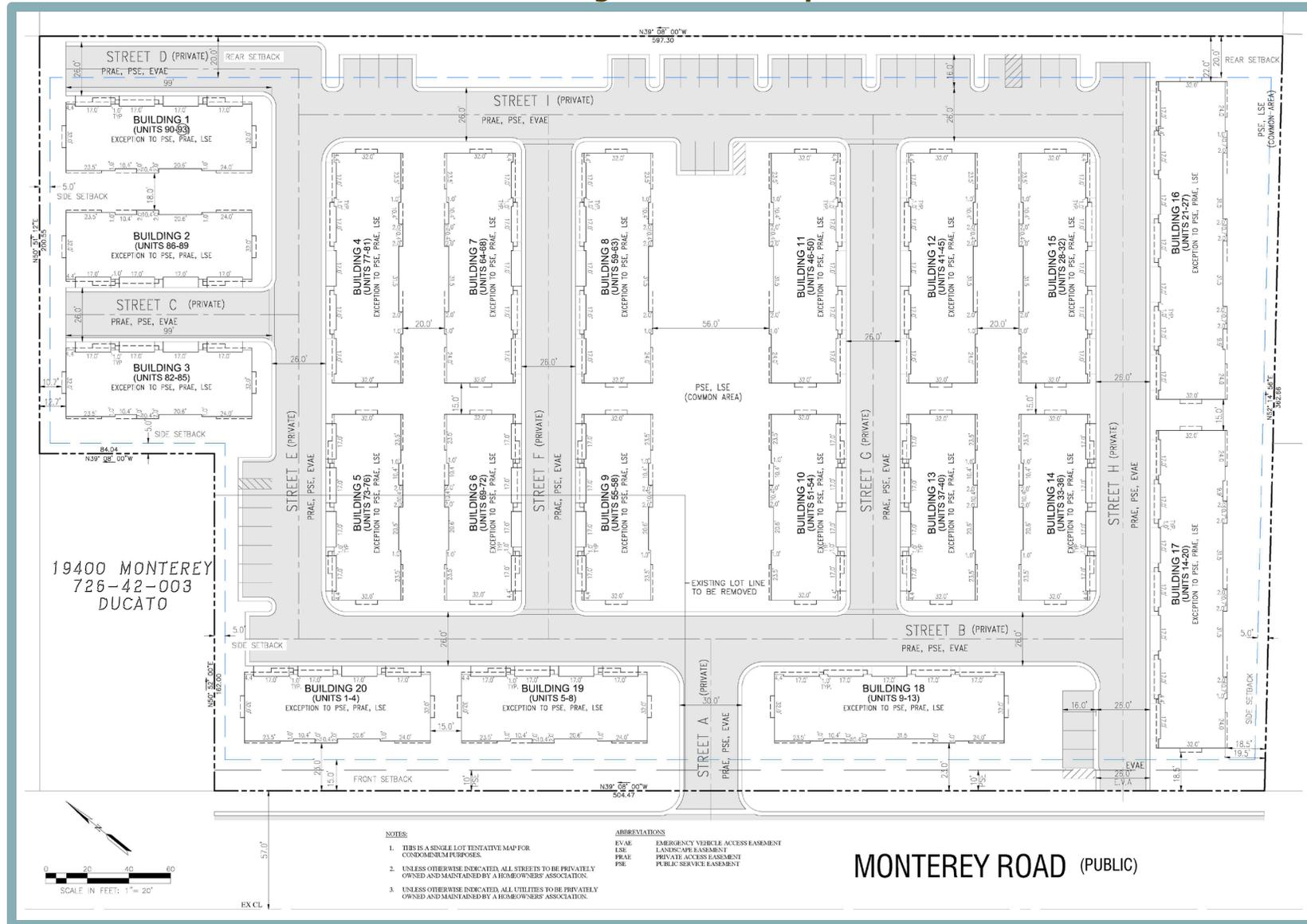
**OPEN SPACE & PERVIOUS PAVING CALCULATION**

TOTAL SITE AREA	200,376 SF
OPEN SPACE AREA (DOG PARK, CENTRAL OPEN SPACE, PASEOS, PROJECT PROWAGE)	45,583 SF, 23% OF TOTAL SITE AREA
TOTAL PAVED AREA	94,693 SF
PERVIOUS PAVING AREA (ENTRANCE, PEDESTRIAN CROSSINGS, PLAY SURFACE, STAMPED COLORED CONCRETE)	8,187 SF, 10% OF TOTAL PAVED AREA

**ON-SITE RECREATIONAL AMENITIES (51-100 UNITS)**

① TIER 1: (2) REQUIRED, (2) PROVIDED	PICNIC/BQ AREA, PARK BENCHES, PASSIVE RECREATION AREA
② TIER 2: (2) REQUIRED, (2) PROVIDED	SHADE TRELLIS AREA, DOG PARK
③ TIER 3: (1) REQUIRED, (1) PROVIDED	EXERCISE STRUCTURE

**Figure 7**  
**Vesting Tentative Map**



## **Concessions**

Pursuant to Government Code Sections 65915 through 65918, a project applicant shall be granted a density bonus and/or other “incentives or concessions” if at least 10 percent of the housing units in a for-sale common interest development are reserved for persons and families of moderate income. Concessions are considered waivers or reductions in development standards, such as height limitation, setback requirements, a floor area ratio (FAR), on-site open space requirements, or a parking ratio.

As defined in Morgan Hill Municipal Code Section 14.04.030, “area median income” or “AMI” means the median household income for Santa Clara County, adjusted for actual household size, as determined and published from time to time by the California Department of Housing and Community Development in Section 6932 of Title 25 of the CCR or successor provision published pursuant to Section 50093(c) of the California Health and Safety Code. “Moderate-income household” is defined by Section 14.04.030 a household with a gross annual household income between 81 percent and 100 percent of AMI for Santa Clara County, based upon actual household size.

The MU-F zoning designation allows for multi-family residential uses to be built with a maximum FAR of 0.5 and a density of seven to 24 dwelling units per acre (du/ac). However, the proposed project would be granted a density bonus pursuant to Government Code Sections 65915 through 65918, which would allow a concession for a greater FAR than what is currently allowed within the Morgan Hill Municipal Code for the MU-F zoning designation. Therefore, the project is proposed to have a FAR of 0.98 and would result in the development of 20 du/ac.

In addition, pursuant Government Code Sections 65915(p)(1)(A) and (B), upon the request of a developer, the provision of below market-rate housing allows for a reduction from the vehicular parking ratio normally required by a City and/or County, inclusive of parking for persons with a disability and guests, when the number of parking spaces proposed as part of a development project exceeds the standards contained therein. For two- and three-bedroom units, Section 65915(p)(1)(A) and (B) maintains a standard of 1.5 on-site parking spaces per unit. As defined by Morgan Hill Municipal Code Section 14.04.030, a “market-rate unit” is a dwelling unit offered on the open market at the prevailing market-rate for purchase or rental.

Based upon Government Code Sections 65915 through 65918, this Modified Initial Study will identify the proposed project’s qualification for a concession, through the provision of inclusionary housing, as defined in Morgan Hill Municipal Code Section 14.04.030, as well as the project’s qualification for a reduction in parking standards based on the project’s consistency with Government Code Sections 65915(p)(1)(A) and (B).

## **Discretionary Actions**

The proposed project would require the City’s approval of the following entitlements:

- Vesting Tentative Map; and
- Design Permit

## **E. SUMMARY**

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

### **In-Fill Development Project Exemption**

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

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

The applicability of the above criteria to the proposed project is summarized in the following sections.

#### **Criterion 15332(a): General Plan and Zoning Consistency**

The City of Morgan Hill 2035 General Plan designates the project site as Mixed-Use Flex and the site is zoned MU-F. The Mixed-Use Flex land use designation is primarily applied to properties along the Monterey Road corridor north and south of downtown and allows for a mix of residential, commercial, and office uses. The proposed project would consist of an attached condominium residential development, which is consistent with the site's Mixed Use Flex land use designation. The MU-F zoning designation allows for the aforementioned uses to be built with a maximum FAR of 0.5 and a density of seven to 24 du/ac.

The project would have a FAR of 0.98 and would result in the development of 20 du/ac. While the proposed project would result in a greater FAR than what is allowed in the MU-F zoning designation, as discussed above, the proposed project would be granted a concession for a density bonus to allow for a greater FAR; however, the density of the proposed project would be within the density allowed for the site. Therefore, the proposed project would be consistent with the MU-F zoning designation and would comply with the development standards established for the MU-F district pursuant to Section 18.22.040 of the Morgan Hill Municipal Code. In addition, the Morgan Hill Municipal Code requires a Design Permit, for which the applicant has also applied.

Furthermore, the proposed project would comply with applicable General Plan policies and zoning regulations adopted for the purpose of avoiding and/or mitigating adverse environmental effects. For example, the General Plan includes noise-related policies with which the project is consistent, such as Policy SSI-8.5, as discussed in in Section XIII, Noise, of this Initial Study. In addition, Section 18.76.090 (Noise) of the City's Municipal Code contains maximum noise levels for non-transportation noise sources, with which the project would not exceed. Furthermore, Section 18.76.060 (Glare) of the Morgan Hill Municipal Code includes such requirements as cut-off lenses to direct light downward and minimum lighting standards for walkways to ensure safe nighttime conditions. The proposed project would adhere to all applicable policies and standards listed in the City's General Plan and Municipal Code.

General Plan Policy TR-3.4 sets forth the level of service (LOS) standards for the City of Morgan Hill intersections. While Section 15064.3 of the CEQA Guidelines provides that analysis of vehicle miles travelled (VMT) attributable to a project is the most appropriate measure of transportation impacts (see Section XVII of the following Modified Initial Study for analysis of VMT), the project

must still comply with applicable General Plan policies, such as the LOS standards set forth by Policy TR-3.4. A Trip Generation and Operations Analysis was prepared for the proposed project by Hexagon Transportation Consultants, Inc., and included evaluation of the LOS at six adjacent intersections under existing and 2025 cumulative traffic conditions both with and without project traffic.<sup>3</sup> The six intersections evaluated within the Trip Generation and Operations Analysis include the following:

1. Monterey Road and Tilton Avenue;
2. Monterey Road and Burnett Avenue;
3. Monterey Road and Madrone Parkway;
4. Monterey Road and Cochrane Road;
5. US 101 Southbound Ramps and Cochrane Road; and
6. US 101 Northbound Ramps and Cochrane Road.

According to the Trip Generation and Operations Analysis, all of the study intersections currently operate at LOS C or better under existing and 2025 cumulative traffic conditions. With the addition of project traffic under both Existing Plus Project and Cumulative Plus Project conditions, all of the study intersections would continue to operate at an acceptable LOS of C or better. Therefore, the addition of project traffic would not result in the degradation of the study intersection's LOS during the AM and PM peak hours, and the proposed project would not conflict with General Plan Policy TR-3.4.

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

The project site consists of approximately 4.6 acres located within the Morgan Hill city limits. The site is located near existing residential and commercial development to the north, south, east, and west. Thus, the proposed project meets Criterion 15332(b).

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

The project site is developed with a 5,000 square foot metal building, two modular office buildings, a sanitary station, and gravel and asphalt lots. The ground surface at the project site is developed/disturbed and lacks natural habitats other than several trees. Trees exist throughout the project site, including along the site perimeter. As discussed in Section IV, Biological Resources, of this Modified Initial Study, the project site is located within the boundaries of the Santa Clara Valley Habitat Plan (Habitat Plan) permit area. According to the Habitat Plan, the entirety of the project site is designated as an "Urban-Suburban" land cover type and is not subject to land cover fees.<sup>4</sup> Generally, due to the highly disturbed nature of the area surrounding the project site, as well as the existing development that has occurred within the project site, the project site does not provide habitat for endangered, rare or threatened species. Thus, the proposed project meets Criterion 15332(c).

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

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

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<sup>3</sup> Hexagon Transportation Consultants, Inc. *Subject: Trip Generation and Operations Analysis for the Proposed Monterey-Kerley Residential Development in Morgan Hill, California*. Ma 16, 2022.

<sup>4</sup> Santa Clara Valley Habitat Agency. *Habitat Agency Geobrowser*. Available at: <http://www.hcpmaps.com/habitat/>. Accessed June 2022.

### Traffic

As discussed in Section XVII, Transportation, of this Modified Initial Study, the *Technical Advisory on Evaluating Transportation Impacts in CEQA* published by the Governor's Office of Planning and Research (OPR) in December 2018 provides recommendations regarding VMT evaluation methodology, significance thresholds, and screening thresholds for land use projects. As stated in the technical advisory, a project would result in a less-than-significant impact related to VMT if the project-generated VMT would be 15 percent below the Citywide or regional average VMT for the same land use. OPR allows the existing VMT to be measured as regional or Citywide VMT per capita. For the City of Morgan Hill, the Citywide VMT per capita for residential land uses was calculated to be 24.64. Therefore, 15 percent below the Citywide average VMT per capita equates to 20.94 VMT per capita.

The project is anticipated to generate VMT per capita of 20.92, which would not exceed the applicable threshold of 20.94 VMT per capita. As such, the project would not result in an impact on the transportation system based on OPR's VMT impact criteria. In addition, the proposed project is consistent with the project site's existing General Plan land use and zoning designations. Therefore, vehicle trip generation associated with the project site and associated effects on local transportation facilities have been anticipated by the City and accounted for in regional planning efforts.

### Noise

As discussed in Section XIII, Noise, of this Modified Initial Study, the proposed project would generate noise primarily associated with increased traffic on nearby roadways, as well as noise associated with on-site vehicle circulation and parking activities. As discussed further in Section XIII, Noise, of this Modified Initial Study, the traffic noise increases and on-site sources associated with the proposed project are not predicted to substantially increase noise levels to above the City's noise level thresholds.

During construction, the project would result in short-term noise level increases in the project vicinity. However, the Morgan Hill Municipal Code does not specify any short-term construction noise level limits. Construction activities would occur during normal daytime hours. In addition, consistent with the City's standard Conditions of Approval, construction activities related to the proposed project would include the use of sound-dampening equipment such as mufflers, air-inlet silencers, shrouds, shields, or other noise-reducing features where appropriate.

### Air Quality

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

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

## Water Quality

Issues related to stormwater infrastructure are discussed in Section X, Hydrology and Water Quality, of this Modified Initial Study. As noted therein, the proposed project would not significantly increase stormwater flows into the City's existing system. Stormwater from the project site would flow through a new storm drain that would connect to two underground stormwater retention facilities located in the central portion of the site. In addition, the proposed project would be required to comply with all state and local water quality regulations, which would ensure that significant impacts related to water quality would not occur. Therefore, the proposed project would not result in any significant effects related to water quality.

## **Criterion 15332(e): Utilities and Public Services**

Water and sewer service for the proposed development would be provided by the City through new connections to existing infrastructure within Monterey Road. Given the presence of existing utilities in the immediate project vicinity, the proposed project would not require substantial off-site utility improvements. In addition, given that the proposed project is consistent with the site's current General Plan land use and zoning designations, increases in demand on existing utilities and public services associated with the project have been generally anticipated in the General Plan and accounted for in local planning efforts. Thus, the site would be adequately served by all required utilities and public services.

## **Exceptions to Categorical Exemptions Analysis**

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

- (a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.
- (b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.
- (c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.
- (d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.
- (e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.
- (f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

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

### **Criterion 15300.2(a): Location**

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

### **Criterion 15300.2(b): Cumulative Impact**

Pursuant to CEQA Section 15300.2(b), in applying this exception, the cumulative impact must result from “successive projects of the same type in the same place.” Both the “same type” and “same place” limitations restrict the scope of this exception.<sup>5</sup> Surrounding existing land uses include a construction company (Irish Construction) immediately to the north; a restaurant (Teresa’s Morgan Hill Café), RV/boat storage yard, a single-family residence, and undeveloped land within Santa Clara County further to the north, across from Burnett Avenue; a mobile home community to the east; single-family residences, an auto and RV repair shop (Superior Auto and RV), a pet store (Patricia’s Pet Care & Home Services), and a hotel (Budget Inn) to the southeast; and single-family residences to the south and west, across from Monterey Road and the UPRR tracks.

A residential project (Manzanita Park Project) was recently approved just north of the project site. However, both projects are consistent with the respective land use and zoning designations of the sites on which the projects are proposed. Therefore, cumulative impacts associated with buildout of the project site, as well as development of other planned uses in the project area, have been previously anticipated by the City and analyzed in the General Plan EIR. As discussed above, the project would not require substantial off-site utility upsizing or other related improvements with the potential to result in cumulatively considerable impacts. Thus, the project does not include any unique features that would result in new or more severe cumulative impacts beyond what has been analyzed in the General Plan EIR, and an exception to the exemption under CEQA Guidelines Section 15300.2(b) does not apply to the proposed project.

### **Criterion 15300.2(c): Significant Effect**

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

The determination as to whether there are “unusual circumstances” (CEQA Guidelines, Section 15300.2[c]) is reviewed under PRC Section 21168.5’s substantial evidence prong. Whether a particular project presents circumstances that are unusual for projects in an exempt class is an essentially factual inquiry. As to this question, the lead agency serves as “the finder of fact”.

As the courts have noted, local conditions are relevant in determining whether the environmental effects of a proposed project are unusual or typical. In general, the project site does not contain any unique or unusual features with the potential to result in a potentially significant effect. The project site, which is currently developed with an existing RV dealership, is similar to other infill

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

parcels located in the vicinity of the site. The project site does not include any aquatic features and is not included on any lists of hazardous waste sites. Thus, an exception to the exemption under CEQA Guidelines Section 15300.2(c) does not apply to the proposed project.

### **Criterion 15300.2(d): Scenic Highway**

According to the California Department of Transportation (Caltrans) Scenic Highway Mapping System, officially designated State or County scenic highways do not occur in the project vicinity.<sup>6</sup> Thus, an exception to the exemption under CEQA Guidelines Section 15300.2(d) does not apply to the proposed project.

### **Criterion 15300.2(e): Hazardous Waste Sites**

The California Environmental Protection Agency provides a list of data resources that provide information regarding the facilities or sites identified as meeting the “Cortese List” requirements, pursuant to Government Code 65962.5. The project site is not located on the Department of Toxic Substances Control (DTSC) Hazardous Waste and Substances Site List, which is a component of the Cortese List.<sup>7</sup> The other components of the Cortese List include the list of leaking underground storage tank sites from the State Water Board’s GeoTracker database, the list of solid waste disposal sites identified by the Water Board, and the list of active Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO) from the Water Board. The project site is not located on any of the aforementioned components of the Cortese List.<sup>8</sup> Thus, the project site is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and an exception to the exemption under CEQA Guidelines Section 15300.2(e) does not apply to the proposed project.

### **Criterion 15300.2(f): Historical Resources**

As discussed under Section V, Cultural Resources, of this Modified Initial Study, the project site contains storage structures that were constructed between 1987 and 2014. Structures that are 50 years of age or older may be eligible for consideration as historic resources under the California Register of Historical Resources (CRHR) and the National Register of Historic Places (NRHP). Because the structures are less than 50 years old, the structures would not be considered historic resources under the CRHR or the NRHP. Therefore, the proposed project would not result in a substantial adverse change in the significance of a historical resource, and an exception to the exemption under CEQA Guidelines Section 15300.2(f) does not apply to the proposed project.

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<sup>6</sup> California Department of Transportation. *Scenic Highways*. Available at: <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>. Accessed June 2022.

<sup>7</sup> Department of Toxic Substances Control. *Hazardous Waste and Substances Site List (Cortese)*. Available at: <https://www.envirostor.dtsc.ca.gov/public/>. Accessed June 2022.

<sup>8</sup> CalEPA. *Cortese List Data Resources*. Available at: <https://calepa.ca.gov/sitecleanup/corteselist/>. Accessed June 2022.

## **F. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

On the basis of the following initial evaluation, the City has determined that the proposed project is consistent with the General Plan EIR. All project impacts have been determined to be less than significant, or can be mitigated to a less-than-significant level given required compliance with General Plan policies or mitigation measures included in the General Plan EIR.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                    | <input type="checkbox"/> Agriculture and Forest Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources          | <input type="checkbox"/> Cultural Resources               | <input type="checkbox"/> Energy                             |
| <input type="checkbox"/> Geology and Soils             | <input type="checkbox"/> Greenhouse Gas Emissions         | <input type="checkbox"/> Hazards and Hazardous Materials    |
| <input type="checkbox"/> Hydrology and Water Quality   | <input type="checkbox"/> Land Use and Planning            | <input type="checkbox"/> Mineral Resources                  |
| <input type="checkbox"/> Noise                         | <input type="checkbox"/> Population and Housing           | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Recreation                    | <input type="checkbox"/> Transportation                   | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Utilities and Service Systems | <input type="checkbox"/> Wildfire                         | <input type="checkbox"/> Mandatory Findings of Significance |

**G. DETERMINATION**

On the basis of this Modified Initial Study/15183 Checklist:

- I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the applicant. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

*Gina Paolini*  
\_\_\_\_\_  
Signature  
  
Gina Paolini, Principal Planner  
\_\_\_\_\_  
Printed Name

August 10, 2022  
\_\_\_\_\_  
Date  
  
City of Morgan Hill  
\_\_\_\_\_  
For

## H. ENVIRONMENTAL CHECKLIST

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

**Significant Impact Peculiar to the Project or Project Site:** An impact that could be significant due to something peculiar to the proposed project or the project site that was not previously identified in the General Plan EIR. If any potentially significant peculiar impacts are identified, an additional CEQA document must be prepared to analyze such impacts.

**Significant Impact due to New Information:** Any impact that would be considered significant based on new information which was not known at the time the prior EIR was prepared. If any significant impacts are identified, an additional CEQA document must be prepared to analyze such impacts.

**Impact Adequately Addressed in General Plan EIR:** Impacts previously evaluated in the City's General Plan EIR that would not change from what was evaluated previously. This designation applies in cases where implementation of the proposed project would not result in a new significant impact, a substantially increased significant impact, or a peculiar impact that was not analyzed in the General Plan EIR.

**I. AESTHETICS.**

*Would the project:*

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	✘
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	✘

**Environmental Setting**

The project site is currently developed with structures and parking lots associated with an existing RV dealership, and is surrounded entirely by existing development including a construction company, restaurant, RV/boat storage yard, and single-family residence to the north; a mobile home community to the east; single-family residences, an auto and RV repair shop, a pet store, and a hotel to the southeast; and single-family residences to the south and west. Monterey Road and the UPRR mainline bound the site to the southwest. Due to the developed nature of the project site, existing sources of light and glare associated with the existing RV dealership currently exist on-site. Other existing sources of light in the project vicinity include exterior lighting from the surrounding existing development, as well as headlights associated with vehicles travelling along Monterey Road.

Examples of typical scenic vistas include mountain ranges, ridgelines, or bodies of water as viewed from a highway, public space, or other area designated for the express purpose of viewing and sightseeing. In general, a project’s impact to a scenic vista would occur if development of the project would substantially change or remove a scenic vista. The Morgan Hill General Plan does not designate official scenic view corridors or vistas. However, according to the General Plan, the hillsides that surround the City to the east and west are considered scenic. The General Plan includes relevant goals and policies, listed below, that would preserve scenic views within the City, including policies requiring protection of the City’s natural environment and preserving scenic features and view corridors to nearby hills and other natural areas. According to the California Scenic Highway Mapping System, the project site is not located within the vicinity of an officially designated State Scenic Highway.<sup>9</sup>

**General Plan Policies**

Listed below are policies from the City of Morgan Hill General Plan related to aesthetics that are relevant to the proposed project:

**Policy NRE-1.1 Natural Features.** Preserve outstanding natural features, such as the skyline of a prominent hill, and rock outcroppings.

<sup>9</sup> California Department of Transportation. *California State Scenic Highway System Map*. Available at: <https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>. Accessed May 2022.

- Policy NRE-2.1 Hillside and Ridgeline Views.** Protect views of hillsides, ridgelines, and prominent natural features surrounding the City. These features help define the City's historic rural character, sense of place, image and identity.
- Policy NRE-2.3 Scenic Hillside Preservation.** Preserve scenic hillsides around the City in an undeveloped state, wherever feasible. Provide for retention of hillside areas as open space through the dedication and/or purchase of scenic easements and/or open space easements, transfer of development rights and other appropriate measures.
- Policy CNF-8.1 High Quality Design.** Require all development to feature high quality design that enhances the visual character of Morgan Hill.
- Policy CNF-8.2 Design Features.** Encourage design features and amenities in new development and redevelopment, including, but not limited to:
- Highly connected street layouts, supporting multiple paths of travel for all modes.
  - Cluster buildings to create useable open space.
  - Abundant landscaping.
  - Attractive transitions between uses.
  - Comfortable pedestrian facilities that promote a high level of pedestrian activity.
  - Distinctiveness and variety in architectural design.
- Policy CNF-8.4 Architectural Quality.** Optimize architectural quality by encouraging the use of quality materials, particularly as accents and authentic detailing, such as balconies and window trims.
- Policy CNF-8.5 Building Façade.** On all sides of buildings, require the incorporation of quality architectural design elements for all building façades and stepping back upper floors in order to reduce bulk and mass and to break up monotonous wall lines.
- Policy CNF-8.12 Visual Impact of Parking.** Require parking areas associated with development to be located and designed to minimize visual impact to the greatest extent feasible. This may include locating parking behind buildings street frontage, below grade, or screening through the use of natural landscaping.
- Policy CNF-11.2 Well-designed Residential Neighborhoods.** Design residential neighborhoods so they are distinct and buffered from conflicting non-residential uses.
- Policy CNF-11.10 Open Space.** Require new subdivisions to feature integrated common open spaces, parks, and community facilities that serve as social and design focal points. Open spaces should be a close walking distance from all residents and should be large enough to be useful for residents.

**Policy CNF-11.12 Design Variation.** Require new residential subdivisions to feature variation in lot and building design to create visually interesting and distinctive neighborhoods. This may be accomplished by:

- Limiting repetition of home models, particularly on adjacent lots.
- Utilizing a cohesive architectural theme but incorporating variation in architectural details.
- Providing variation in one and two-story building elements.
- Providing variation in front, side, and rear setbacks.
- Providing variation in the width and size of lots.

**Policy CNF-11.22 Minimized Mass and Scale.** Minimize the perceived mass and scale of attached single-family homes and multi-family housing to appear consistent with Morgan Hill's small town residential character. This may be accomplished by:

- Breaking larger buildings up into multiple masses and adding visual breaks in building volumes.
- Providing separation between individual buildings within a single project.
- Including paseos, courtyards, plazas and other forms of open space that help to break up building mass.
- Utilizing landscaping that helps to soften the visual impact of larger buildings.

**Policy CNF-11.23 Individual Units.** Require attached single-family homes and multi-family housing to appear as individual residences or small groups of units. This can be accomplished by:

- Incorporating separate building volumes or façade protrusions.
- Utilizing window bays or balconies, porches, and entrance vestibules.
- Providing individual roof volumes, variation in roof heights, and other roof articulation.
- Adding variation in building colors and materials.
- Including narrow façade widths.

**Policy CNF-8.3 Changes in Building Scale.** Discourage abrupt changes in building scale. A gradual transition between low-rise to mid-rise buildings should be achieved by using the low-rise buildings at the edge of the project site. Consider the relationship of buildings to the street, to one another and to adjacent structures and land uses.

**Policy CNF-8.7 Design Sensitivity.** Ensure that new development is sensitive to the character of adjacent structures and the immediate neighborhood.

**Policy CNF-11.20 Infill Compatibility.** Require residential infill development to complement existing development patterns and minimize impacts on neighboring properties. This may be accomplished by:

- Matching prevailing front and side setbacks on developed blocks.
- Breaking up large buildings into smaller forms reflective of the scale of nearby structures.
- Stepping back upper stories of taller structures.
- Using porches or balconies to counteract the vertical emphasis of taller buildings.
- Using trees and landscaping to soften scale differences, particularly in areas where trees and vegetation are unifying aspects of community character.

**Policy CNF-8.20**      **Nighttime Lighting.** Require nighttime lighting to be designed to minimize light spillage to adjacent properties.

**Policy CNF-8.21**      **Nighttime Lighting Technology.** Require nighttime lighting to use current lighting technology to minimize lighting intensity and be down-shielded to reduce light pollution.

a,b.      As noted in the City's General Plan, uninterrupted scenic views of the surrounding hillsides exist throughout the City, and are primarily provided in agricultural areas, open spaces, and other areas that remain largely undeveloped. The General Plan EIR (pg. 4.1-8) considers such views as scenic vistas. However, uninterrupted views of the surrounding hillsides do not exist along Monterey Road. In addition, the project site is not located on a hillside or in the vicinity of a hillside. Distant views of the hills to the east of the City are visible to motorists, bicyclists, and pedestrians travelling along Monterey Road; however, development of the proposed project would not affect the hillsides in the surrounding environs. As such, scenic views would not be subject to substantial adverse effects as a result of the proposed project.

The project site is designated Mixed Use Flex by the City of Morgan Hill General Plan. The primary land uses associated with the Mixed Use Flex Designation include attached homes, as well as retail, office, and service uses. The proposed project is consistent with the type and intensity of development anticipated for the project site within the General Plan. The General Plan EIR assessed the potential for development facilitated by buildout of the General Plan to result in substantial adverse effects on a scenic vista under Impact AES-1. As concluded therein, compliance with applicable goals, policies, and actions set forth by the General Plan and regulations set forth in the Morgan Hill Municipal Code would reduce impacts related to scenic vistas to less than significant. Given that the proposed project is consistent with the land use designation of the project site, development of the site with multi-family uses and associated improvements would not conflict with any General Plan policies related to preservation of scenic resources. Furthermore, the project site is not located in the vicinity of an officially designated State scenic highway.<sup>10</sup>

Based on the above, impacts resulting in a substantial adverse effect on a scenic vista and substantially damaging scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway, have been adequately addressed and there are no effects peculiar to the project or parcels on which it would be located. Thus, the criteria for requiring further CEQA review are not met.

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<sup>10</sup> California Department of Transportation. *California Scenic Highway Mapping System*. Available at: [http://www.dot.ca.gov/hq/LandArch/16\\_livability/scenic\\_highways/index.htm](http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm). Accessed June 2022.

- c. The General Plan EIR assessed the potential for implementation of development under the General Plan to substantially degrade the existing visual character or quality of the City and its surroundings under Impact AES-3. As noted therein, architectural styles, building heights, and new parking and landscaping on parcels throughout the City where new development or redevelopment would occur under the General Plan would affect the overall visual character of the City as a whole and of areas around development sites; however, currently undeveloped sites that are designated for development would be the locations with the greatest potential for a change in visual character under the proposed General Plan. Nonetheless, as concluded in the General Plan EIR, compliance with applicable goals, policies, and actions set forth by the General Plan, as presented above, and regulations set forth in the Morgan Hill Municipal Code and the Morgan Hill Architectural Review Handbook would reduce impacts related to the degradation of the existing visual character of the City to less than significant.

As discussed above, the project site is currently developed with structures and lots associated with an existing RV dealership, and is surrounded entirely by existing development. The proposed project is consistent with the General Plan land use and zoning designations of the project site, and would comply with all applicable development standards required by the City including standards related to building height, lot area, setbacks, site planning, building design, and landscaping. While the proposed project would include a concession regarding the FAR of the proposed project, as well as a parking reduction as allowed by Government Code Sections 65915(p)(1)(A) and (B), such allowances would not substantially alter the proposed project such that the project would conflict with applicable zoning and other regulations governing scenic quality. In addition, the proposed project would require City approval of a Design Permit, which would allow the City to review all development, signs, buildings, structures, and other facilities associated with the proposed project. Therefore, the proposed project would not result in any new or peculiar impacts related to conflicting with applicable zoning and other regulations governing scenic quality.

Based on the above, impacts related to conflicting with applicable zoning and other regulations governing scenic quality were adequately addressed in the General Plan EIR, and the project would not result in more severe impacts beyond what was identified in the General Plan EIR.

- d. According to the City's General Plan EIR, nighttime uses associated with development allowed by the General Plan may increase light intensity levels in development areas and may have the potential to affect existing and future nearby sensitive receptors. If lighting in new development is not designed to reduce upwardly directed light, nighttime lighting could obscure views of the night sky or intrude into neighboring properties. Future development allowed by the proposed General Plan would also incrementally increase glare due to the new building surfaces and parked cars.

However, development allowed under the City's General Plan is subject to the City's Design Permit process, which requires projects be reviewed for consistency with the City's Architectural Review Handbook. The City's Architectural Review Handbook includes standards and guidelines regarding the appropriate use of lighting and avoidance of glare from lighting and other sources. Development within the City is also required to be consistent with the California Building Code standards for outdoor lighting, which are intended to reduce light pollution and glare by regulating light power and brightness, shielding, and sensor controls. Pursuant to CEQA Guidelines Section 15183(c), "If an impact is not peculiar to the parcel or to the project, has been addressed as a significant

effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards [...] then an additional EIR need not be prepared for the project solely on the basis of that impact.” The City’s General Plan EIR concluded that adherence to the aforementioned standards and guidelines would ensure that lighting is shielded to avoid glare and light spillage and incorporates technologies such as timers to avoid excessive lighting, and a less-than-significant impact would occur.

As discussed above, due to the developed nature of the project site, existing sources of light and glare associated with the existing RV dealership currently exist on-site. Other existing sources of light in the project vicinity include exterior lighting from the surrounding existing development, as well as headlights associated with vehicles travelling along Monterey Road. The proposed project would be required to comply with the uniformly applied development standards and guidelines included within the City’s Architectural Review Handbook and the California Building Code standards for outdoor lighting, as prescribed by the City’s General Plan EIR, as well as Section 18.76.060 (Glare) of the Morgan Hill Municipal Code, which includes requirements such as the use of cut-off lenses to direct light downward and minimum maintained lighting on parking surfaces. Compliance with the aforementioned provisions would ensure that the light and glare created by the proposed project would be consistent with the levels of light and glare currently emitted in the surrounding environment.

Based on the above, impacts related to creating a new source of substantial light or glare which would adversely affect day or nighttime views in the area were adequately addressed in the General Plan EIR and the proposed project would not result in any peculiar effects. Thus, the criteria for requiring further CEQA review are not met.

**II. AGRICULTURE AND FOREST RESOURCES.**

*Would the project:*

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>

**Environmental Setting**

The project site is currently developed with structures and lots associated with an existing RV dealership, and is surrounded entirely by existing development. According to the Department of Conservation’s California Important Farmland Finder, the project site is currently designated as “Urban and Built-Up Land.”<sup>11</sup> Urban and Built-Up land is defined by the Department of Conservation as land occupied by structures with a building density of at least one unit per 1.5 acres, or approximately six structures per a 10-acre parcel, including residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures. The project site does not contain, and is not located adjacent to, Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

**General Plan Policies**

Listed below are policies from the City of Morgan Hill General Plan related to agricultural resources that are relevant to the proposed project:

**Policy NRE-4.13      Urban Growth.** Wherever existing development patterns and existing and planned roads and other public facilities permit, concentrate urban development adjacent to existing developed areas in order to minimize the impact of development on agricultural land. Plan for further urban growth to occur in areas which will avoid encroachment into those agricultural lands with the greatest long-term potential to remain economically viable.

**Discussion**

a,e. Given the designation of the site as Urban and Built-Up Land, development of the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of

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<sup>11</sup> California Department of Conservation. *California Important Farmland Finder*. Available at: <https://maps.conservation.ca.gov/dlrp/ciff/>. Accessed May 2022.

Statewide Importance to a non-agricultural use, or otherwise result in the loss of Farmland to non-agricultural use.

As such, the proposed project would not result in any peculiar effects, and the criteria for requiring further CEQA review are not met.

- b. The project site is not under a Williamson Act contract and is not zoned for agricultural uses. The site is currently zoned MU-F. Therefore, buildout of the proposed project would not conflict with an agricultural use or a Williamson Act contract. As such, the proposed project would not result in any peculiar effects, and the criteria for requiring further CEQA review are not met.
  
- c,d. As noted in the General Plan EIR, the City of Morgan Hill does not contain a zoning district for forest land or timberland. However, isolated woodlands that could fall under California PRC Section 12220(g) are located within the General Plan area, primarily within the vicinity of the Chesbro Reservoir and along the eastern border of the General Plan area. Woodlands are not located on the project site and the project site is not considered forest land (as defined in PRC Section 12220[g]), timberland (as defined by PRC Section 4526), and is not zoned Timberland Production (as defined by Government Code Section 51104[g]). As such, the proposed project would not result in any peculiar effects, and the criteria for requiring further CEQA review are not met.

### III. AIR QUALITY.

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	✘
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	✘

### Environmental Setting

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

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

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

The aforementioned air quality plans contain mobile source controls, stationary source controls, and transportation control measures to be implemented in the region to attain the State and federal AAQS within the SFBAAB. Adopted BAAQMD rules and regulations, as well as the thresholds of significance, have been developed with the intent to ensure continued attainment of AAQS, or to work towards attainment of AAQS for which the area is currently designated nonattainment, consistent with applicable air quality plans. For development projects, BAAQMD establishes significance thresholds for emissions of the ozone precursors reactive organic gases (ROG) and oxides of nitrogen (NO<sub>x</sub>), as well as for PM<sub>10</sub>, and PM<sub>2.5</sub>, expressed in pounds per day

(lbs/day) and tons per year (tons/yr). The thresholds are listed in Table 2. Thus, by exceeding the BAAQMD’s mass emission thresholds for operational emissions of ROG, NO<sub>x</sub>, or PM<sub>10</sub>, a project would be considered to conflict with or obstruct implementation of the BAAQMD’s air quality planning efforts.

<b>Table 2 BAAQMD Thresholds of Significance</b>			
<b>Pollutant</b>	<b>Construction</b>	<b>Operational</b>	
	<b>Average Daily Emissions (lbs/day)</b>	<b>Average Daily Emissions (lbs/day)</b>	<b>Maximum Annual Emissions (tons/year)</b>
ROG	54	54	10
NO <sub>x</sub>	54	54	10
PM <sub>10</sub> (exhaust)	82	82	15
PM <sub>2.5</sub> (exhaust)	54	54	10

*Source: BAAQMD, CEQA Guidelines, May 2017.*

Emissions of particulate matter can be split into two categories: fugitive emissions and exhaust emissions. The BAAQMD thresholds of significance for exhaust PM emissions are presented in Table 2. The BAAQMD does not maintain quantitative thresholds for fugitive emissions of PM<sub>10</sub> or PM<sub>2.5</sub>; rather, BAAQMD requires all projects within the district’s jurisdiction to implement Basic Construction Mitigation Measures (BCMMS) related to dust suppression.

**General Plan Policies**

Listed below are policies from the City of Morgan Hill General Plan related to air quality that are relevant to the proposed project:

- Policy NRE-15.10 Green Building.** Promote green building practices in new development.
- 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-11.1 TACs and Proposed Sensitive Uses.** Require modeling for sensitive land uses, such as residential development, proposed near sources of pollution such as freeways and industrial uses. Require new residential development and projects categorized as sensitive receptors to incorporate effective mitigation measures into project designs or be located adequate distances from sources of toxic air contaminants (TACs) to avoid significant risk to health and safety.

- Policy NRE-12.1**      **Best Practices.** Requirement that development projects implement best management practices to reduce air pollutant emissions associated with construction and operation of the project.
- Policy NRE-12.2**      **Conditions of Approvals.** Include dust, particulate matter, and construction equipment exhaust control measures as conditions of approval for subdivision maps, site development and planned development permits, grading permits, and demolition permits. At a minimum, conditions shall conform to construction mitigation measures recommended in the current Bay Area Air Quality Management District CEQA Guidelines.
- Policy NRE-13.1**      **Building Materials.** Promote the use of building materials that maintain healthful indoor air quality in an effort to reduce irritation and exposure to toxins and allergens for building occupants.
- Policy NRE-13.2**      **Construction and Pre-Occupancy Practices.** Encourage construction and pre-occupancy practices to improve indoor air quality for new development upon occupancy of the structure.
- 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 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.

## **Discussion**

a,b. The General Plan EIR concluded that because future projects allowed under the General Plan would be required to comply with General Plan policies and actions, implementation of the General Plan would not conflict with or obstruct implementation of the applicable air quality plan, and a less-than-significant impact would occur. However, according to the General Plan EIR, despite implementation of applicable General Plan policies, criteria air pollutant emissions associated with buildout of the General Plan would cause a substantial net increase in emissions that exceeds the BAAQMD regional significance thresholds, and impacts would be significant and unavoidable.

It should be noted that since the preparation of the General Plan EIR, regulations pertaining to air quality emissions have become much more stringent. Therefore, the operational emissions from buildout of the proposed project (especially related to energy) are anticipated to be less than what was included in the General Plan EIR. The proposed project's construction and operational emissions were quantified using the California Emissions Estimator Model (CalEEMod) software version 2020.4.0 – a statewide model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify air quality emissions, including GHG emissions, from land use projects. The model applies inherent default values for various land uses,

including construction data, trip generation rates, vehicle mix, trip length, average speed, compliance with the California Building Standards Code (CBSC), etc. Where project-specific information is available, such information should be applied in the model. Accordingly, the proposed project’s modeling assumes the following project and/or site-specific information:

- Construction would commence in February of 2023 and occur over an approximately two-year period;
- Approximately 15,000 square feet of building material would be removed during demolition;
- Approximately 4,290 cubic yards of soils/materials would be exported during grading;
- The trip generation rates were updated, consistent with the project-specific Trip Generation and Operations Analysis;
- Hearths/fireplaces would not be included in the proposed units; and
- The project would comply with the Model Water Efficient Landscape Ordinance (MWELo) and the 2019 CALGreen Code.

The proposed project’s estimated emissions associated with construction and operation are provided below. All CalEEMod results are included as Appendix A to this Modified Initial Study.

### **Construction Emissions**

According to the CalEEMod results, the proposed project would result in maximum unmitigated construction criteria air pollutant emissions as shown in Table 3.

<b>Table 3</b>			
<b>Maximum Unmitigated Construction Emissions (lbs/day)</b>			
<b>Pollutant</b>	<b>Proposed Project Emissions</b>	<b>Threshold of Significance</b>	<b>Exceeds Threshold?</b>
ROG	4.84	54	<b>NO</b>
NO <sub>x</sub>	27.56	54	<b>NO</b>
PM <sub>10</sub> *	1.27	82	<b>NO</b>
PM <sub>2.5</sub> *	1.17	54	<b>NO</b>
Note: * Denotes emissions from exhaust only. BAAQMD does not have adopted PM thresholds for fugitive emissions.			
<b>Source: CalEEMod, May 2022 (see Appendix A).</b>			

As shown in the table, the construction of the proposed project would generate criteria pollutant emissions below all applicable thresholds of significance.

All projects within the jurisdiction of the BAAQMD are required to implement all of the BAAQMD’s BCMs, which would be included in the project approval as Conditions of Approval:

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
4. All vehicle speeds on unpaved roads shall be limited to 15 mph.
5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
8. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

The proposed project's required implementation of the BAAQMD's BCMMs listed above for the project's construction activities, would help to further minimize construction-related emissions. Even without consideration of BAAQMD's BCMMs, as shown in Table 3, construction of the proposed project would result in emissions of criteria air pollutants below BAAQMD's thresholds of significance. Consequently, the proposed project would not conflict with or obstruct implementation of the applicable air quality plans during project construction.

**Operational Emissions**

According to the CalEEMod results, the proposed project would result in maximum unmitigated operational criteria air pollutant emissions as shown in Table 4.

<b>Table 4</b>					
<b>Unmitigated Maximum Operational Emissions</b>					
<b>Pollutant</b>	<b>Proposed Project Emissions</b>		<b>Threshold of Significance</b>		<b>Exceeds Threshold?</b>
	<b>lbs/day</b>	<b>tons/yr</b>	<b>lbs/day</b>	<b>tons/yr</b>	
ROG	5.56	0.77	54	10	<b>NO</b>
NO <sub>x</sub>	2.40	0.38	54	10	<b>NO</b>
PM <sub>10</sub> *	1.62	0.02	82	15	<b>NO</b>
PM <sub>2.5</sub> *	1.61	0.02	54	10	<b>NO</b>
Note: * Denotes emissions from exhaust only. BAAQMD has not yet adopted PM thresholds for fugitive emissions.					
<b>Source: CalEEMod, May 2022 (see Appendix A).</b>					

As shown in the table, the proposed project's operational emissions would be below the applicable thresholds of significance. Because the proposed project's operational emissions would be below the applicable thresholds of significance, the proposed project would not be considered to conflict with air quality plans during project operation.

## Cumulative Emissions

Past, present and future development projects contribute to the region's adverse air quality impacts on a cumulative basis. By nature, air pollution is largely a cumulative impact. A single project is not sufficient in size to, by itself, result in nonattainment of AAQS. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. If a project's contribution to the cumulative impact is considerable, then the project's impact on air quality would be considered significant. In developing thresholds of significance for air pollutants, BAAQMD considered the emission levels for which a project's individual emissions would be cumulatively considerable. The thresholds of significance presented in Table 2 represent the levels at which a project's individual emissions of criteria air pollutants or precursors would result in a cumulatively considerable contribution to the SFBAAB's existing air quality conditions. If a project exceeds the significance thresholds presented in Table 2, the proposed project's emissions would be cumulatively considerable, resulting in significant adverse cumulative air quality impacts to the region's existing air quality conditions. Because the proposed project would result in emissions below the applicable thresholds of significance, the proposed project would not be expected to result in a cumulatively considerable contribution to the region's existing air quality conditions.

## Conclusion

As discussed above, the General Plan EIR concluded that despite implementation of applicable General Plan policies, criteria air pollutant emissions associated with buildout of the General Plan would cause a substantial net increase in emissions that exceeds the BAAQMD regional significance thresholds, and impacts would be significant and unavoidable. For those impacts determined to be significant in a General Plan EIR, CEQA Section 15183 allows for future environmental documents to limit examination of environmental effects to those impacts which were not already analyzed as a significant effect in the prior EIR, provided that the proposed project is consistent with the General Plan. Given that the proposed project is consistent with the City's General Plan land use designation for the project site, criteria pollutant emissions associated with buildout of the site have been anticipated by the City and analyzed in the General Plan EIR. Because associated impacts were previously determined to be significant and unavoidable, pursuant to CEQA Section 15183, further analysis of issues related to criteria pollutant emissions is not required in this Modified Initial Study.

Because the proposed project would result in emissions below the applicable thresholds of significance during both construction and operations, the proposed project would not be considered to conflict with or obstruct implementation of regional air quality plans. In addition, the proposed project would not result in a cumulatively considerable net increase in any criteria air pollutant. Therefore, the proposed project would not result in any peculiar effects related to the generation of criteria pollutants, and requirements for additional CEQA review are not met.

- c. Some land uses are considered more sensitive to air pollution than others, due to the types of population groups or activities involved. Heightened sensitivity may be caused by health problems, proximity to the emissions source, and/or duration of exposure to air pollutants. Children, pregnant women, the elderly, and those with existing health problems are especially vulnerable to the effects of air pollution. Sensitive receptors are typically defined as facilities where sensitive receptor population groups (i.e., children, the elderly, the acutely ill, and the chronically ill) are likely to be located. Accordingly, land uses that are typically considered to be sensitive receptors include residences, schools,

playgrounds, childcare centers, retirement homes, convalescent homes, hospitals, and medical clinics. The nearest sensitive receptors to the project site are the residents of the mobile home community located to the east, with the closest mobile home located approximately 15 feet from the project site. Additional single-family residences are also located south and west of the project site, across Monterey Road.

The major pollutant concentrations of concern are localized carbon monoxide (CO) emissions and TAC emissions, which are addressed in further detail below.

### **Localized CO Emissions**

Localized concentrations of CO are related to the levels of traffic and congestion along streets and at intersections. High levels of localized CO concentrations are only expected where background levels are high, and traffic volumes and congestion levels are high. Emissions of CO are of potential concern, as the pollutant is a toxic gas that results from the incomplete combustion of carbon-containing fuels such as gasoline or wood. CO emissions are particularly related to traffic levels. According to the General Plan EIR, localized air quality impacts related to pollutant concentrations from mobile-source emissions generated by buildout of the General Plan would be less than significant.

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

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

Given that the proposed project is consistent with the site's current land use and zoning designations, the proposed project would not conflict with the Santa Clara Valley Transportation Authority (VTA) Congestion Management Program (CMP).<sup>12</sup> According to the project-specific Trip Generation and Operations Analysis, the study intersections near the project site serve up to 2,167 vehicles during peak hours. Considering the proposed project is expected to generate up to 70 AM peak hour trips, and 93 PM peak hour trips, traffic associated with the proposed development would not increase traffic volumes at any affected intersection to more than 44,000 vehicles per hour. Furthermore, areas where vertical and/or horizontal mixing is limited due to tunnels, underpasses, or similar features do not exist in the project area. Therefore, based on the BAAQMD's screening criteria for localized CO emissions, the proposed project would not be expected to result in substantial levels of localized CO at surrounding intersections or generate localized concentrations of CO that would exceed standards or cause health hazards.

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<sup>12</sup> Santa Clara Valley Transportation Authority. 2015 *Congestion Management Plan*. October 2015.

## **TAC Emissions**

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

According to the General Plan EIR, implementation of General Plan policies and actions would minimize impacts from community risk and hazards. However, future projects in proximity to major sources of air pollution (e.g., within 1,000 feet of an industrial area) would need to ensure that BAAQMD's performance standards related to TACs could be achieved. Consequently, the General Plan EIR included Mitigation Measure AQ-4b which would ensure that new projects are evaluated in accordance with BAAQMD's CEQA Guidelines. Thus, the General Plan concluded that with implementation of Mitigation Measure AQ-4b impacts would be less than significant.

The project site is not located in proximity to a major source of air pollution. In addition, the proposed project does not include any operations that would be considered a substantial source of TACs. Accordingly, operations of the proposed project would not expose sensitive receptors to excess concentrations of TACs.

Short-term, construction-related activities would result in the generation of TACs, specifically DPM, from on-road haul trucks and off-road equipment exhaust emissions. Construction is temporary and occurs over a relatively short duration in comparison to the operational lifetime of the proposed project. Health risks are typically associated with exposure to high concentrations of TACs over extended periods of time (e.g., 30 years or greater), whereas the construction period associated with the proposed project is estimated to be approximately two years.

All construction equipment and operation thereof would be regulated pursuant to the In-Use Off-Road Diesel Vehicle Regulation, which is intended to help reduce emissions associated with off-road diesel vehicles and equipment, including DPM. Project construction would also be required to comply with all applicable BAAQMD rules and regulations, particularly associated with permitting of air pollutant sources. In addition, only portions of the site would be disturbed at a time throughout the construction period, with operation of construction equipment occurring intermittently throughout the course of a day rather than continuously at any one location on the project site. Operation of construction equipment within portions of the development area would allow for the dispersal of emissions, and would ensure that construction-activity is not continuously occurring in the portions of the project site closest to existing receptors. Because construction equipment on-site would not operate for long periods of time and would be used at varying locations within the site, associated emissions of DPM would not occur at the same location (or be evenly spread throughout the entire project site) for long periods of time. Due to the temporary nature of construction and the relatively short duration of potential exposure to associated emissions, the potential for any one sensitive receptor in

the area to be exposed to concentrations of pollutants for a substantially extended period of time would be low.

Pursuant to CEQA Guidelines Section 15183(c), "If an impact is not peculiar to the parcel or to the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards [...] then an additional EIR need not be prepared for the project solely on the basis of that impact." In the case of the proposed project, the project applicant would be required to prepare, and include on all site development and grading plans, a management plan detailing strategies for control of noise, dust and vibration, and storage of hazardous materials during construction of the project. Pursuant to Section 18.76.040 (Air Contaminants) of the City's Municipal Code, the management plan must include all applicable BAAQMD rules and regulations, as well as the City's standard conditions for construction activity. The City of Morgan Hill Development Services Department would ensure that the BAAQMD's BCMMs, listed under section "a,b" above, would be noted on project construction drawings prior to issuance of a building permit or approval of improvement plans.

### Conclusion

Based on the above, the proposed project would not expose any sensitive receptors to substantial concentrations of localized CO or TACs during construction or operation, either on a project-level or cumulative level. Therefore, the proposed project would not result in any peculiar effects, and further CEQA review would not be required for this topic.

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

Pursuant to the BAAQMD CEQA Guidelines, odors are generally regarded as an annoyance rather than a health hazard.<sup>13</sup> Manifestations of a person's reaction to odors can range from psychological (e.g., irritation, anger, or anxiety) to physiological (e.g., circulatory and respiratory effects, nausea, vomiting, and headache). The presence of an odor impact is dependent on several variables including: the nature of the odor source; the frequency of odor generation; the intensity of odor; the distance of odor source to sensitive receptors; wind direction; and sensitivity of the receptor.

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

Construction activities often include diesel-fueled equipment and heavy-duty diesel trucks, which can create odors associated with diesel fumes, which could be found to be objectionable. However, as discussed above, construction activities would be temporary, and operation of construction equipment would be regulated and intermittent. Project construction would also be required to comply with all applicable BAAQMD rules and

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<sup>13</sup> Bay Area Air Quality Management District. *California Environmental Quality Act Air Quality Guidelines* [pg. 7-1]. May 2017.

regulations, particularly associated with permitting of air pollutant sources. The aforementioned regulations would help to minimize air pollutant emissions, as well as any associated odors. Accordingly, substantial objectionable odors would not occur during construction activities or affect a substantial number of people.

In addition, the BAAQMD rules and regulations would act to reduce construction related dust, which would ensure that construction of the proposed project does not result in substantial emissions of dust. Following project construction, the project site would not include any exposed topsoil. Thus, project operations would not include any substantial sources of dust.

For the aforementioned reasons, construction and operation of the proposed project would not result in emissions (such as those leading to odors) adversely affecting a substantial number of people. Therefore, the proposed project would not result in any peculiar effects, and further CEQA review would not be required for this topic.

**IV. BIOLOGICAL RESOURCES.**

*Would the project:*

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>

**Environmental Setting**

The project site is located within the boundaries of the Santa Clara Valley Habitat Plan (SCVHP). The project site is currently developed with structures and lots associated with an existing RV dealership, and is surrounded entirely by existing development. The site includes existing trees located at various points along the site’s boundaries. According to the Santa Clara Valley Habitat Agency’s Habitat Agency Geobrowser,<sup>14</sup> the project site’s land cover consists entirely of Urban-Suburban (U-S) land. According to the SCVHP, U-S land cover is described as areas where the native vegetation has been cleared for residential, commercial, industrial, transportation, or recreational structures. Vegetation found in the U-S land cover is usually in the form of landscaped residences, planted street trees, and parklands. Typically, species covered by the SCVHP are unlikely to occur within U-S areas.

**General Plan Policies**

Listed below are policies from the City of Morgan Hill General Plan related to biological resources that are relevant to the proposed project:

**Policy NRE-1.10 Wetland Delineation and Mitigation.** Require wetland delineation and mitigation as part of the environmental review for future development.

<sup>14</sup> Santa Clara Valley Habitat Agency. *Habitat Agency Geobrowser*. Available at: <http://www.hcpmaps.com/habitat/>. Accessed May 2022.

- Policy NRE-5.2 Other Agencies Environmental Review.** Coordinate with jurisdictional agencies, as required, as part of the environmental review process for development projects.
- Policy NRE-5.4 Development Impacts in Riparian Areas.** Consider development impacts upon wildlife in riparian areas and mitigate those environmental impacts.
- Policy NRE-6.1 Natural State of Habitat.** Preserve all fish and wildlife habitats in their natural state whenever possible. Consider development impacts upon wildlife and utilize actions to mitigate those environmental impacts.
- Policy NRE-6.2 Habitat Conservation Plan.** Support the implementation of the Santa Clara Valley Habitat Conservation Plan to protect wildlife, rare and endangered plants and animals, and sensitive habitats from loss and destruction.
- Policy NRE-6.4 Tree Preservation and Protection.** Preserve and protect mature, healthy trees whenever feasible, particularly native trees, historically significant trees, and other trees which are of significant size or of significant aesthetic value to the immediate vicinity or to the community as a whole.

## **Discussion**

- a. The General Plan EIR concluded that applicable federal, state, regional, and local regulations, together with the goals, policies, and actions included in the General Plan would reduce potential impacts to special-status species that could result from buildout of the Plan to a less-than-significant level. Applicable federal state, regional, and local regulations include, but are not limited to, the Clean Water Act (CWA), Federal Endangered Species Act (FESA), Migratory Bird Treaty Act (MBTA), California Endangered Species Act (CESA), California Department of Fish and Wildlife (CDFW) Code, Oak Woodlands Conservation Act, California Native Plant Protection Act, SCVHP, Santa Clara County General Plan, and the Morgan Hill Municipal Code.

Special-status species include those species that are:

- Listed as endangered or threatened under the FESA (or formally proposed for, or candidates for, listing);
- Listed as endangered or threatened under the CESA (or proposed for listing);
- Designated as endangered or rare, pursuant to CDFW Code (§1901);
- Designated as fully-protected, pursuant to CDFW Code (§3511, §4700, or §5050);
- Designated as species of special concern by the CDFW; or
- Defined as rare or endangered under CEQA [California Rare Plant Rank (CRPR) 1, 2, and 3].

Although CDFW Species of Special Concern generally do not have special legal status, they are given special consideration under CEQA. In addition to regulations for special-status species, most birds in the U.S., including non-status species, are protected by the MBTA of 1918. Under the MBTA, destroying active nests, eggs, and young is illegal.

The SCVHP provides take authorization for 18 listed and non-listed species (i.e., covered species). In addition, the SCVHP includes conservation measures to protect the species covered by the SCVHP, as well as a conservation strategy designed to mitigate impacts on covered species and contribute to the recovery of the species in the study area. The SCVHP is discussed further under question 'f' below.

Given the previous disturbance of the project site, special-status plant and wildlife species are not anticipated on-site, as the majority of the site is covered with impervious surfaces, removing the possibility of the site offering suitable habitat capable of supporting special-status species. In addition, according to the Habitat Agency Geobrowser, the project site is not located within a geographic area of the SCVHP or land cover type that includes conditions that require plant or wildlife surveys and avoidance and minimization measures (AMMs). Furthermore, as discussed above, species covered by the SCVHP are unlikely to occur within U-S areas. Therefore, the proposed project would not result in impacts to special-status species.

Existing trees and shrubs near the project site and along the site boundaries could provide potential nesting habitat for nesting migratory birds and raptors protected by the MBTA. Therefore, project construction activities, including initial site grading, soil excavation, associated improvements, and/or tree and vegetation removal occurring during the nesting period for migratory birds (typically between February 1 to August 31) could have the potential to result in nest abandonment or death of any live eggs or young, should migratory birds or their nests be present within or near the project site. In such an event, the proposed project could result in a potentially significant impact. However, given the developed nature of the project site, and the fact that habitat for nesting birds and raptors is not uncommon within the project area, the site does not include any peculiar conditions from a biological perspective. Furthermore, as discussed above, the General Plan includes policies to reduce potential impacts to such species to less-than-significant levels.

Pursuant to CEQA Guidelines Section 15183(f), "An effect of a project on the environment shall not be considered peculiar to the project or the parcel for the purposes of this section if uniformly applied development policies or standards have been previously adopted by the city or county with a finding that the development policies or standards will substantially mitigate that environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect. [...]" The General Plan EIR concluded that applicable Federal, State, regional, and local regulations, together with General Plan goals, policies, and actions would reduce potential impacts to special-status species that could result from buildout of the General Plan. In addition, as part of the City's standard Conditions of Approval, a preconstruction survey for migratory birds would be required prior to the removal of any trees located along the project site boundaries.

Based on the above, impacts to species identified as special-status species in local or regional plans, policies, or regulations, or by the CDFW or the U.S. Fish and Wildlife Service were adequately addressed in the General Plan EIR, and the proposed project would not result in any peculiar effects given required compliance with applicable federal, state, regional, and local regulations, together with the goals, policies, and actions included in the General Plan, which the General Plan EIR found would substantially mitigate potential environmental effects.

- b,c. The project site is currently developed with structures and lots associated with an existing RV dealership, and is surrounded entirely by existing development. The proposed development area does not contain any wetlands or aquatic features. Therefore, the site does not include any sensitive natural communities, and impacts related to having a substantial adverse effect on riparian habitat, sensitive natural communities, or federally protected wetlands were adequately addressed in the General Plan EIR. The proposed project would not result in any peculiar effects that would require further CEQA review related to effects on any riparian habitat, protected wetlands, or other sensitive natural communities.
- d. According to the General Plan EIR, the primary migratory corridors within the City are located within Llagas Creek and Coyote Creek in areas outside the City limits and within the City's Sphere of Influence (SOI). The General Plan EIR concluded that applicable existing laws and regulations, together with General Plan goals, policies, and actions would reduce potential impacts that could result from buildout of the General Plan, and a less-than-significant impact would occur.

The project site is currently developed with structures associated with an existing RV dealership, and is surrounded entirely by existing development. In addition, Llagas Creek and Coyote Creek are not located within the project vicinity. Thus, development of the proposed project would not have the potential to impact wildlife corridors, or interfere substantially with the movement of native resident or migratory wildlife species.

Based on the above, impacts related to interfering substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites were adequately addressed in the General Plan EIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

- e. The General Plan EIR concluded that with compliance with existing regulations and adherence to the goals, policies, and actions included in the General Plan and Chapter 12.32 of the Municipal Code, which serve to minimize potential impacts related to the protection of biological resources, impacts related to conflicting with local policies or ordinance protecting biological resources would be considered less than significant.

Section 12.32.030 (Permit-Required) of the Morgan Hill Municipal Code requires the approval of a tree removal permit prior to the removal of any Ordinance Sized Trees, defined as a non-indigenous tree with a circumference greater than 40 inches (approximately 12.7-inch diameter) or any indigenous tree with circumference greater than 18 inches (approximately 5.7 inches diameter). Indigenous tree means any tree native to the Morgan Hill region, such as oaks (all types), Sycamore, California Bay, Madrone, or Alder. According to the Morgan Hill Municipal Code, non-indigenous tree species in residential zones and orchards (including individual fruit trees) are not considered Ordinance Sized Trees. Non-indigenous trees proposed for removal within the residential zoned property are exempt from the City's tree replacement requirements.

As discussed above, while the project site is currently developed with structures associated with an existing RV dealership, the site includes existing trees located at various points along the site's boundaries, 10 of which are proposed for removal. Of the 10 trees proposed for removal, two are considered Ordinance Sized Trees, five are considered street trees, and three are not protected under the City's Municipal Code.

As previously discussed, pursuant to CEQA Guidelines Section 15183(f), “An effect of a project on the environment shall not be considered peculiar to the project or the parcel for the purposes of this section if uniformly applied development policies or standards have been previously adopted by the city or county with a finding that the development policies or standards will substantially mitigate that environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect. [...]” In the case of the proposed project, General Plan Policy NRE-6.4 and Chapter 12.32 of the Municipal Code, with which the proposed project would be required to comply, would substantially mitigate effects related to the removal of on-site trees by requiring the approval of a tree removal permit, and the preservation and protection of trees whenever feasible.

Based on the above, impacts related to conflicting with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, were adequately addressed in the General Plan EIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

- f. The City of Morgan Hill is a member agency for the SCVHP, which implements conservation measures to ensure the protection of threatened and endangered species and their habitat. The SCVHP provides take authorization for 18 listed and non-listed species (i.e., covered species). In addition, the SCVHP includes conservation measures to protect the species covered by the SCVHP, as well as a conservation strategy designed to mitigate impacts on covered species and contribute to the recovery of the species in the study area.

As noted above, General Plan Policy NRE-6.2 requires implementation of the SCVHP to protect wildlife, rare and endangered plants and animals, and sensitive habitats from loss and destruction. The General Plan concluded that impacts related to conflicting with an adopted Habitat Conservation Plan (HCP) or Natural Communities Plan (NCCP) would be less than significant.

As noted above, the project site is not located within a geographic area of the SCVHP or land cover type that includes conditions that require plant or wildlife surveys and AMMs. Furthermore, as discussed above, species covered by the SCVHP are unlikely to occur within U-S areas. Nonetheless, as part of the City’s standard Conditions of Approval, a preconstruction survey for migratory birds would be required prior to the removal of any on-site trees to ensure impacts to species protected under the SCVHP do not occur. Thus, buildout of the project site would not interfere with regional conservation efforts.

Therefore, impacts related to conflicting with an adopted HCP, NCCP, or other approved local, regional, or state habitat conservation plan were adequately addressed in the General Plan EIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

**V. CULTURAL RESOURCES.**

*Would the project:*

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. Disturb any human remains, including those interred outside of dedicated cemeteries.	<input type="checkbox"/>	<input type="checkbox"/>	✘

**Environmental Setting**

The project site is located within an urban area of the City of Morgan Hill, and is bordered entirely by existing development. Currently, the project site is developed with structures and lots associated with an existing RV dealership.

Historical resources are features that are associated with the lives of historically-important persons and/or historically-significant events, that embody the distinctive characteristics of a type, period, region or method of construction, or that have yielded, or may be likely to yield, information important to the pre-history or history of the local area, California, or the nation. Examples of typical historical resources include, but are not limited to, buildings, farmsteads, rail lines, bridges, and trash scatters containing objects such as colored glass and ceramics. Historical properties within the City of Morgan Hill are summarized in Table 4.5-1 of the EIR. Table 4.5-1 of the General Plan EIR does not identify any known historical resources on or adjacent to the project site. However, as noted in the General Plan EIR, archaeological surveys conducted in Morgan Hill have identified numerous prehistoric sites with shell midden components, including human burials.

A California Historic Resources Information System (CHRIS) search was performed for the proposed project.<sup>15</sup> Based on the results of the project-specific CHRIS search, one cultural resource study has been previously conducted for the project area, and the project area does not contain any recorded historical or archaeological resources. The CHRIS search concluded that a low to moderate potential exists for previously unrecorded archeological resources to occur on-site, based on the environmental setting of the site.

**General Plan Policies**

Listed below are policies from the City of Morgan Hill General Plan related to cultural resources that are relevant to the proposed project:

**Policy HC-8.3**      **Demolition.** Prior to approving demolition or alteration of historically significant buildings, evaluate alternatives, including structural preservation, relocation or other mitigation, and demonstrate that financing has been secured for replacement use.

**Policy HC-8.4**      **Tribal Consultation.** Consult with Native American tribes that have ancestral ties to Morgan Hill regarding proposed new development projects and land use policy changes.

<sup>15</sup> Northwest Information Center. *Record search results for the proposed Monterey-Kerley [DeNova Homes] Project.* April 14, 2022.

**Policy HC-8.5 Mitigation.** Require that if cultural resources, including tribal, archaeological, or paleontological resources, are uncovered during grading or other on-site excavation activities, construction shall stop until appropriate mitigation is implemented.

### **Discussion**

a-c. The proposed project would include demolition of the existing on-site structures. According to the Phase I Environmental Site Assessment (ESA) conducted for the proposed project, the existing on-site structures were developed between 1987 and 2014. The Office of Historic Preservation (OHP) has determined that structures in excess of 50 years of age could be important historical resources, and former building and structure locations could be important archaeological sites; however, the on-site structures were developed less than 50 years ago. Therefore, the existing structures on-site would not be considered important historical resources.

Based on the results of the records search of the CHRIS, known archaeological resources have not been identified on or adjacent to the project site. In addition, a search of the Native American Heritage Commission (NAHC) Sacred Lands File did not yield any information regarding the presence of Tribal Cultural Resources within the project site.<sup>16</sup>

The General Plan EIR concluded that compliance with existing regulations, including the Morgan Hill Municipal Code, would ensure that potential impacts to historical and archaeological resources would be less than significant. The following City standard Conditions of Approval related to the protection of historical and archaeological resources would be implemented as part of the proposed project, consistent with Section 18.60.090 of the Morgan Hill Municipal Code:

- A. The developer shall enter into written contracts with an archaeologist and the Tamien Nation Tribe, and pay all fees associated with the activities required by this condition. 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 archaeologist and Tamien Nation Tribal Monitor shall hold a preconstruction meeting for the purposes of "cultural sensitivity training" with the general contractor and subcontractors.
  2. An archaeologist and a Tamien Nation Tribal Monitor shall be present on-site to monitor all ground disturbing activities. Where historical or archaeological artifacts are found, work in areas where remains or artifacts are found will be restricted or stopped until proper protocols are met, as described below:
    - a) Work at the location of the find will halt immediately within fifty feet of the find. If an archaeologist is not present at the time of the discovery, the applicant shall contact an archaeologist for evaluation of the find to determine whether it qualifies as a unique archaeological resource as defined by this chapter;
    - b) If the find is determined not to be a Unique Archaeological Resource, construction can continue. The archaeologist will prepare a brief informal memo/letter in collaboration with a tribal representative that

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<sup>16</sup> Native American Heritage Commission. *Monterey-Kerley (DeNova Homes) Project, Santa Clara County*. April 26, 2022.

- describes and assesses the significance of the resource, including a discussion of the methods used to determine significance for the find;
- c) If the find appears significant and to qualify as a unique archaeological resource, the archaeologist will determine if the resource can be avoided and will detail avoidance procedures in a formal memo/letter; and
  - d) If the resource cannot be avoided, the archaeologist in collaboration with a tribal representative shall develop within forty-eight hours an action plan to avoid or minimize impacts. The field crew shall not proceed until the action plan is approved by the Development Services Director. The action plan shall be in conformance with California Public Resources Code 21083.2.
3. The following policies and procedures for treatment and disposition of inadvertently discovered human remains or archaeological materials shall apply. If human remains are discovered, it is probable they are the remains of Native Americans,
- a) If human remains are encountered, they shall be treated with dignity and respect as due to them. Discovery of Native American remains is a very sensitive issue and serious concern. Information about such a discovery shall be held in confidence by all project personnel on a need to know basis. The rights of Native Americans to practice ceremonial observances on sites, in labs and around artifacts shall be upheld.
  - b) Remains should not be held by human hands. Surgical gloves should be worn if remains need to be handled.
  - c) Surgical mask should also be worn to prevent exposure to pathogens that may be associated with the remains.
4. In the event that known or suspected Native American remains are encountered, or significant historic or archaeological materials are discovered, ground-disturbing activities shall be immediately stopped. Examples of significant historic or archaeological materials include, but are not limited to, concentrations of historic artifacts (e.g., bottles, ceramics) or prehistoric artifacts (chipped chert or obsidian, arrow points, ground stone mortars and pestles), culturally altered ash stained midden soils associated with pre-contact Native American habitation sites, concentrations of fire-altered rock and/or burned or charred organic materials and historic structure remains such as stone lined building foundations, wells or privy pits. Ground-disturbing project activities may continue in other areas that are outside the exclusion zone as defined below.
5. An "exclusion zone" where unauthorized equipment and personnel are not permitted shall be established (e.g., taped off) around the discovery area plus a reasonable buffer zone by the contractor foreman or authorized representative, or party who made the discovery and initiated these protocols, or if on-site at the time of 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.

As previously discussed, pursuant to CEQA Guidelines Section 15183(f), "An effect of a project on the environment shall not be considered peculiar to the project or the parcel for the purposes of this section if uniformly applied development policies or standards have been previously adopted by the city or county with a finding that the development policies or standards will substantially mitigate that environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect. [...]" In the case of the proposed project,

compliance with Section 18.60.090 of the Morgan Hill Municipal Code would substantially mitigate potential project impacts to cultural resources.

Based on the above, impacts related to causing a substantial adverse change in the significance of a historic or archaeological resource pursuant to CEQA Guidelines Section 15064.5 and/or disturbing human remains, including those interred outside of formal cemeteries, were adequately addressed in the General Plan EIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

**VI. ENERGY.**

*Would the project:*

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>

**Environmental Setting**

The main forms of available energy supply are electricity, natural gas, and oil. A description of the 2019 California Green Building Standards Code and the Building Energy Efficiency Standards, with which the proposed project would be required to comply are provided below.

**California Green Building Standards Code**

The 2019 CBSC, otherwise known as the CAL Green Code (CCR Title 24, Part 11), became effective with the rest of the CBSC on January 1, 2020. The purpose of the CAL Green 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 CBSC standards regulate the method of use, properties, performance, types of materials used in construction, alteration repair, improvement and rehabilitation of a structure or improvement to property. The provisions of the code apply to the planning, design, operation, construction, use, and occupancy of every newly constructed building or structure throughout California. Requirements of the CALGreen Code include, but are not limited to, the following measures:

- Compliance with relevant regulations related to future installation of EV charging infrastructure in residential and non-residential structures;
- Indoor water use consumption is reduced through the establishment of maximum fixture water use rates;
- Outdoor landscaping must comply with the California Department of Water Resources' MWEL0, or a local ordinance, whichever is more stringent, to reduce outdoor water use;
- Diversion of 65 percent of construction and demolition waste from landfills;
- Mandatory use of low-pollutant emitting interior finish materials such as paints, carpet, vinyl flooring, and particle board; and
- For some single-family and low-rise residential structures developed after January 1, 2020, mandatory on-site solar energy systems capable of producing 100 percent of the electricity demand created by the residence(s). Certain residential developments, such as developments that are subject to substantial shading, rendering the use of on-site solar photovoltaic systems infeasible, may be exempted from the foregoing requirement on a case-by-case basis.

**Building Energy Efficiency Standards**

The 2019 Building Energy Efficiency Standards is a portion of the CBSC, which expands upon energy efficiency measures from the 2016 Building Energy Efficiency Standards resulting in a seven percent reduction in energy consumption from the 2016 standards for residential structures. Energy reductions relative to previous Building Energy Efficiency Standards would be achieved

through various regulations including requirements for the use of high efficacy lighting, improved water heating system efficiency, and high-performance attics and walls.

One of the improvements included within the 2019 Building Energy Efficiency Standards is the requirement that certain residential developments, including some single-family and low-rise residential developments, include on-site solar energy systems capable of producing 100 percent of the electricity demanded by the residences. Once rooftop solar electricity generation is factored in, homes built under the 2019 standards will use approximately 53 percent less energy than those under the 2016 standards.

### **General Plan Policies**

Listed below are policies from the City of Morgan Hill General Plan related to energy that are relevant to the proposed project:

- 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-16.5**      **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 and solar hot water heaters.
- 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.<sup>17</sup>

### **Discussion**

- a,b. Discussions regarding the proposed project's potential effects related to energy demand during construction and operations are provided below.

#### **Construction Energy Use**

The General Plan EIR concluded that in accordance with the applicable regulations and General Plan policies, construction impacts for future development under the General Plan would be addressed in project-specific analysis, and as a result, General Plan impacts

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<sup>17</sup> Chapter 18.78 Residential Development Control System of the City's Municipal Code was omitted pursuant to Ordinance 2277 N.S. and subsequently replaced by Chapter 18.156 pursuant to Ordinance 2280 N.S.

would be less-than-significant. The following includes a project specific analysis of the proposed project's construction energy use.

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

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

The CARB prepared the *2017 Climate Change Scoping Plan Update* (2017 Scoping Plan),<sup>18</sup> which builds upon previous efforts to reduce GHG emissions and is designed to continue to shift the California economy away from dependence on fossil fuels. Appendix B of the 2017 Scoping Plan includes examples of local actions (municipal code changes, zoning changes, policy directions, and mitigation measures) that would support the State's climate goals. The examples provided include, but are not limited to, enforcing idling time restrictions for construction vehicles, utilizing existing grid power for electric energy rather than operating temporary gasoline/diesel-powered generators, and increasing use of electric and renewable fuel-powered construction equipment. The In-Use Off-Road Vehicle Regulation, with which the proposed project must comply, would be consistent with the intention of the 2017 Scoping Plan and the recommended actions included in Appendix B of the 2017 Scoping Plan.

Based on the above, the temporary increase in energy use during construction of the proposed project would not result in a significant increase in peak or base demands or require additional capacity from local or regional energy supplies. The proposed project would be required to comply with all applicable regulations related to energy conservation and fuel efficiency, which would help to reduce the temporary increase in demand.

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<sup>18</sup> California Air Resources Board. *The 2017 Climate Change Scoping Plan Update*. November 2017.

## **Operational Energy Use**

With regard to operational energy use, including energy use associated with new development, transportation, and renewable energy, the General Plan EIR concluded that with the implementation of General Plan policies and actions, and in accordance with applicable State and local energy efficiency measures, significant energy conservation and savings would be realized from future development under the proposed General Plan, and energy impacts from development would be less than significant.

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

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

In regards to transportation energy use, the proposed project would comply with all applicable regulations associated with vehicle efficiency and fuel economy. In addition, as discussed in Section XVII, Transportation, of this Modified Initial Study, the project site is located within close proximity to existing residential neighborhoods, bicycle infrastructure, and transit infrastructure. The availability of such transit, bicycle, and pedestrian infrastructure in the project vicinity would help to reduce VMT associated with the project and reduce fuel consumption.

Based on the above, compliance with the State's latest Energy Efficiency Standards would ensure that the proposed project would implement all necessary energy efficiency regulations, and compliance with local regulations which prohibit the use of natural gas would contribute to the efficient use of energy resources. Additionally, the inclusion of sustainable features by the proposed project would further reduce any impacts associated with energy consumption.

## **Conclusion**

Based on the above, the proposed project would involve energy use associated with construction activities and operations; however, given that the proposed project would be consistent with the site's General Plan land use designation, buildout of the project site and associated energy demands have been anticipated by the City and analyzed in the General Plan EIR. In addition, the project would comply with applicable General Plan

policies, as well as other State energy standards, which would ensure that construction and operation of the proposed project would not result in wasteful, inefficient, or unnecessary consumption of energy resources or conflict with or obstruct a State or local plan for renewable energy or energy efficiency. Based on the above, impacts related to energy use were adequately addressed in the General Plan EIR, and the proposed project would not result in any effects that would require further CEQA review for this topic.

**VII. GEOLOGY AND SOILS.**

*Would the project:*

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	✘
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	✘
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	✘
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	✘
d. Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	✘
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	✘
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	✘

**Environmental Setting**

According to the General Plan EIR, Morgan Hill, like most of California, is vulnerable to seismic activity due to the presence of several active earthquake faults in the region. According to the United States Geological Survey (USGS), faults that have moved in Holocene time (the last 11,500 years) are considered the most active and dangerous faults. Based on age and historic movement, the most active seismic sources in the vicinity of Morgan Hill are the Calaveras, San Andreas, and Sargent-Berrocal faults. The California Geological Survey does not include Morgan Hill on its list of cities that are affected by Alquist-Priolo Fault Zones. In addition, development within the City is required to comply with the CBSC. The CBSC provides minimum standards to ensure that the proposed structure would be designed using sound engineering practices and appropriate engineering standards for the seismic area in which the project site is located. Projects designed in accordance with the CBSC should be able to: 1) resist minor earthquakes without damage; 2) resist moderate earthquakes without structural damage, but with some non-structural damage; and 3) resist major earthquakes without collapse, but with some structural, as well as non-structural, damage. Although conformance with the CBSC does not guarantee that substantial structural damage would not occur in the event of a maximum magnitude earthquake, conformance with the CBSC can reasonably be assumed to ensure that the proposed structure would be survivable, allowing occupants to safely evacuate in the event of a major earthquake.

A Geotechnical Investigation was prepared for the proposed project by Stevens, Ferrone & Bailey Engineering Company, Inc. (SFB) (see Appendix B).<sup>19</sup> According to the Geotechnical Investigation, the project site is generally level and is underlain by Pleistocene alluvial fan deposits that are generally composed of unsorted boulders, gravel, sand, and silt that deposited in older alluvial fans. The high groundwater is indicated to be more than 41.5 feet below the existing ground surface of the site.

### **General Plan Policies**

Listed below are policies from the City of Morgan Hill General Plan related to geology and soils that are relevant to the proposed project:

- Action SSI-1.A**      **New Development and Hazards.** New development should avoid hazardous and sensitive areas, and should occur only where it can be built without risking health and safety. New habitable structures should not be allowed in areas of highest hazard, such as floodways, active landslides, active fault traces, and airport safety zones. In areas of less risk, development should be limited and designed to reduce risks to an acceptable level.
- Policy SSI-1.2**      **Hazard Reporting.** Known or potential geologic, fire, and flood hazards shall be disclosed as part of every real estate transaction and recorded on documents to be reported for building permits, subdivisions, and land development reports. Mitigation of hazards shall be noted in the same manner.
- Policy SSI-2.1**      **Land Use and Geologic Hazards.** Limit uses on lands with geologic hazards, but allow uses on previously urbanized lands with proper mitigation. Keep development in hazardous areas to a minimum by encouraging low-density, low intensity uses and the types of uses least disruptive to the soil and vegetative cover.
- Policy SSI-2.2**      **Site: Preparation for Geologic Stability.** Where urban development has already occurred and have been extensive capital improvements made, use mitigation procedures for development on lands with geologic hazards, including geologic investigations on a scale commensurate with development where geologic data indicates there is a known or suspected problem.
- Policy SSI-2.3**      **Site Preparation in Hazardous Areas.** Require site preparation in hazardous areas to be designed to achieve long-term geologic stability.
- Policy SSI-2.9**      **Geologic Studies.** Continue to require geologic and geotechnical studies for development in potentially hazardous areas, such as hillside areas and geotechnical studies for critical facilities in areas with liquifiable soils. The costs for consulting geologists shall be covered by a fee to the developer.
- Policy SSA-2.11**      **Geotechnical Investigations.** Require geotechnical investigations on all projects in unstable areas, including areas of expansive soils, prior to construction to ensure that the potential hazards are identified and can be properly mitigated.

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<sup>19</sup> Stevens, Ferrone, & Bailey Engineering Company, Inc. *Geotechnical Investigation 19380 Monterey Road Morgan Hill, California*. August 17, 2021.

## **Discussion**

ai-aii. The General Plan EIR concluded that compliance with applicable General Plan policies, the CBSC, and the Morgan Hill Building Code, would ensure impacts related to fault rupture hazards and seismic ground shaking would be less than significant. Given that the proposed project would be consistent with the site's General Plan land use designation, potential fault rupture and seismic ground shaking hazards associated with buildout of the project site have been anticipated by the City and analyzed in the General Plan EIR. Furthermore, the proposed project would be constructed in accordance with the seismic design parameters established by the most recent requirements of the CBSC. According to the Geotechnical Report prepared by SFB, the site is not located in an earthquake fault zone as designated by the State of California, nor is the site located in a Santa Clara County fault zone. Therefore, impacts related to seismic rupture of a known earthquake fault or strong seismic ground shaking were adequately addressed in the General Plan EIR, and the proposed project would not result in any effects that would require further CEQA review for this topic.

aiii,aiv,

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

### **Liquefaction**

Liquefaction is a phenomenon in which granular material is transformed from a solid state to a liquefied state as a consequence of increased pore-water pressure and reduced effective stress. Increased pore-water pressure is induced by the tendency of granular materials to densify when subjected to cyclic shear stresses associated with earthquakes. According to the Geotechnical Investigation, the potential for ground surface damage at the site resulting from liquefaction is low, due to the presence of predominately medium dense to very dense sands and gravels below the site and the lack of groundwater within 35 to 40 feet deep below the ground surface as indicated by the results of on-site borings and nearby well monitoring data.

The Safety, Services, and Infrastructure Element of the General Plan acknowledges the hazards associated with seismically induced liquefaction in the planning area, and includes a number of policies (SSI-1.1A, 1.2, 2.1, and 2.3) that are relevant to the potential hazards. Furthermore, the CBSC and Morgan Hill Building Code provide standards to protect property and public safety by regulating the design and construction of excavations, foundations, building frames, retaining walls, and other building elements, which would further reduce the potential for seismic-related ground failure, including liquefaction. Compliance with the aforementioned uniformly applicable development regulations would ensure that the potential for risks related to liquefaction would be less than significant.

### **Landslides**

Seismically-induced landslides are triggered by earthquake ground shaking. The risk of landslide hazard is greatest in areas with steep, unstable slopes. The topography of the project site is considered level terrain and, thus, impacts related to landslides would be less than significant.

### **Lateral Spreading**

Lateral spreading is horizontal/lateral ground movement of relatively flat-lying soil deposits towards a free face such as an excavation, channel, or open body of water; typically, lateral spreading is associated with liquefaction of one or more subsurface layers near the bottom of the exposed slope. The Geotechnical Investigation does not cite concerns related to lateral spreading. The project site is located on level terrain and is not located near any open faces that would be considered susceptible to lateral spreading. Therefore, the potential for lateral spreading to pose a risk to the proposed project is relatively low. Furthermore, the General Plan EIR concludes that impacts related to lateral spreading would be reduced to a less-than-significant level with compliance with the CBSC, General Plan, and the Municipal Code.

### **Subsidence/Settlement**

Subsidence is the settlement of soils of very low density generally from either oxidation of organic material, or desiccation and shrinkage, or both, following drainage. Subsidence takes place gradually, usually over a period of several years. The proposed project would comply with the CBSC, which would reduce the potential risk for subsidence. Additionally, the General Plan EIR concludes that impacts related to subsidence/settlement would be reduced with compliance with the CBSC, the General Plan, and the Municipal Code. The proposed project would be required to comply with all applicable policies, regulations, and standards set forth by the State and the City of Morgan Hill. Therefore, impacts related to subsidence/settlement would be less than significant.

### **Conclusion**

Based on the above, the proposed project would not be subject to substantial risks related to liquefaction, landslides, lateral spreading, and subsidence/settlement. In addition, as noted in the General Plan EIR, the CBSC and Chapter 15.08 (Building Code) of the Morgan Hill Municipal Code provide standards to protect property and public safety by regulating the design and construction of excavations, foundations, building frames, and other building elements. Compliance with standard construction regulations included in the CBSC and Chapter 15.08 (Building Code) of the Morgan Hill Municipal Code would ensure that the proposed project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving subsidence or settlement. Furthermore, final building design and construction at the project site would be completed in conformance with the recommendations of the design-level Geotechnical Investigation. The City of Morgan Hill Building Division would review all improvement plans to ensure that all recommendations from the Geotechnical Investigation are incorporated. Therefore, impacts related to substantial risks related to liquefaction, landslides, lateral spreading, and subsidence/settlement were adequately addressed in the General Plan EIR, and the proposed project would not result in any effects that would require further CEQA review for this topic.

- b. Issues related to erosion are discussed in Section X, Hydrology and Water Quality, of this Modified Initial Study. As noted therein, the proposed project would not result in substantial soil erosion or the loss of topsoil.
  
- d. Expansive soils increase in volume when they absorb water and have the potential to crack or otherwise compromise the integrity of building foundations. Pursuant to the Geotechnical Investigation, the results of laboratory testing indicate that the surficial siltier soils on-site have a low plasticity and low expansion potential, and the sandy and gravelly on-site soils are generally non-expansive. In addition, the proposed project would be

required to comply with all applicable CBSC standards to ensure the structural integrity of the proposed structures. Furthermore, Section 15.08.090 (Section 1907A.1 amended-minimum slab provisions) of the Morgan Hill Municipal Code includes requirements for minimum thickness of concrete floor slabs, as well as required reinforcement with wire mesh or an approved alternate, to help prevent damage due to shrinking and swelling. Given required compliance with the CBSC and the slab and foundation construction standards provided in the Municipal Code, the proposed project would not be subject to substantial risks related to expansive soils. Furthermore, as discussed above, final building design and construction at the project site would be completed in conformance with the recommendations of the design-level Geotechnical Investigation. The City of Morgan Hill Building Division would review all improvement plans to ensure that all recommendations from the Geotechnical Investigation are incorporated.

Based on the above, impacts related to substantial direct or indirect risks to life or property related to being located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property were adequately addressed in the General Plan EIR, and the proposed project would not result in any effects that would require further CEQA review for this topic.

- e. The General Plan EIR concluded that because the City's Municipal Code includes provisions for proper installation of septic tanks, and the General Plan requires septic tanks only be installed when negative impacts would not occur, buildout of the General Plan would result in less-than-significant impacts related to soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.

The proposed project would connect to existing City sewer services. Thus, the construction or operation of septic tanks or other alternative wastewater disposal systems is not included as part of the project. Therefore, the proposed project would not result in any effects that would require further CEQA review for this topic.

- f. Paleontological resources or fossils are the remains of prehistoric plant and animal life. As noted in the General Plan EIR, based on a review of the University of California's Museum of Paleontology's fossil locality database conducted for all of Santa Clara County, paleontological resources have not been explicitly identified as being found within Morgan Hill. As noted in the City's General Plan, occurrences of fossil resources are closely tied to the geologic units. The soil types at the project site are not considered unique geologic features and are common within the geographic area of the City. As such, development of the proposed project would not destroy a unique geologic feature. Furthermore, the proposed project would be subject to the City's standard measures listed in Section V, Cultural Resources, of this Modified Initial Study, which, as noted in the General Plan EIR, would ensure that impacts to paleontological resources are less than significant.

Based on the above, the project site does not contain any peculiar conditions that would result in increased potential for subsurface paleontological resources. The proposed project would be required to comply with the aforementioned measures to avoid potential adverse effects to paleontological resources, if such resources are discovered during ground-disturbing activities on the site. Therefore, impacts related to resulting in the direct or indirect destruction of a unique paleontological resource were adequately addressed in the General Plan EIR, and the proposed project would not result in any effects that would require further CEQA review for this topic.

**VIII. GREENHOUSE GAS EMISSIONS.**

Would the project:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>

**Environmental Setting**

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

Implementation of the proposed project would cumulatively contribute to increases of GHG emissions. Estimated GHG emissions attributable to future development would be primarily associated with increases of carbon dioxide (CO<sub>2</sub>) and, to a lesser extent, other GHG pollutants, such as methane (CH<sub>4</sub>) and nitrous oxide (N<sub>2</sub>O) associated with area sources, mobile sources or vehicles, utilities (electricity and natural gas), water usage, wastewater generation, and the generation of solid waste. The primary source of GHG emissions for the project would be mobile source emissions. The common unit of measurement for GHG is expressed in terms of annual metric tons of CO<sub>2</sub> equivalents (MTCO<sub>2</sub>e/yr).

The proposed project is located within the jurisdictional boundaries of BAAQMD. While updated CEQA Guidelines have not yet been released, on April 20, 2022, the BAAQMD Board of Directors held a public meeting and adopted proposed CEQA Thresholds for Evaluating the Significance of Climate Change Impacts from Land Use Projects and Plans.<sup>20</sup> The updated GHG thresholds address more recent climate change legislation, including SB 32, and provide qualitative thresholds related to Buildings and Transportation.

**General Plan Policies**

Listed below are policies from the City of Morgan Hill General Plan related to GHG emissions that are applicable to the proposed project:

**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.

<sup>20</sup> Bay Area Air Quality Management District. *CEQA Thresholds and Guidelines Update*. Available at: <https://www.baaqmd.gov/plans-and-climate/california-environmental-quality-act-ceqa/updated-ceqa-guidelines>. Accessed June 2022.

- 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-15.11 Green Building.** Promote green building practices in new 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 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.

## **Discussion**

a,b. The General Plan EIR analyzed the potential for implementation of the General Plan to result in the generation of levels of GHGs that could either directly or indirectly cause significant impacts to the environment. According to the General Plan EIR, while buildout of the General Plan would achieve the 2035 performance criteria that would ensure the City is on a trajectory to achieve the GHG reduction targets of Executive Order B-30-15, the General Plan would result in a substantial increase in GHG emissions from existing conditions by the General Plan horizon year 2035 and would not achieve an efficiency target that is 80 percent reduction from 1990 levels. Therefore, the General Plan EIR determined a significant and unavoidable impact would occur.

In addition, the General Plan EIR analyzed whether implementation of the General Plan would conflict with an applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of GHGs. According to the General Plan EIR, the

General Plan includes policies to reduce GHG emissions and is consistent with the programs identified within the CARB Scoping Plan. Therefore, the General Plan EIR determined that impacts would be less than significant.

It should be noted that since the preparation of the General Plan EIR, regulations pertaining to GHG emissions have become much more stringent. Therefore, emissions from buildout of the proposed project are anticipated to be less than what was included in the General Plan EIR. Based on the modeling conducted for the proposed project, as discussed in Section III, Air Quality, of this Modified Initial Study operational GHG emissions are presented in Table 5.

<b>Table 5</b>	
<b>Unmitigated Operational GHG Emissions</b>	
<b>Source</b>	<b>GHG Emissions (MTCO<sub>2</sub>e/yr)</b>
Area	2.78
Energy	77.70
Mobile	551.53
Waste	21.51
Water	12.31
Total Operational GHG Emissions	665.83
<b>Source: CalEEMod, March 2022 (see Appendix A).</b>	

However, as noted previously, the BAAQMD’s applicable threshold of significance for GHG emissions are qualitative, and the foregoing information is provided for disclosure purposes only. Potential impacts related to GHG emissions resulting from implementation of the proposed project are considered in comparison with BAAQMD’s adopted thresholds of significance below.

**BAAQMD Thresholds of Significance**

As discussed above, on April 20, 2022, the BAAQMD Board of Directors held a public meeting and adopted proposed CEQA Thresholds for Evaluating the Significance of Climate Change Impacts from Land Use Projects and Plans. According to the new thresholds of significance, a project must either include specific project design elements (e.g., exclude use of natural gas, achieve a specific reduction in project-generated VMT below the regional average) or be consistent with a local GHG reduction strategy that meets the criteria under State CEQA Guidelines Section 15183.5(b).<sup>21</sup>

In December of 2021, the City of Morgan Hill adopted a Climate Action Plan (CAP); however, the City’s CAP does not qualify as a local GHG reduction strategy under CEQA Guidelines Section 15183.5(b). Therefore, the following analysis focuses on the new BAAQMD GHG thresholds related to specific project design elements.

According to the BAAQMD’s thresholds of significance, in order to find a less-than-significant GHG impact, projects must include, at a minimum, the following project design elements:

- The project will not include natural gas appliances or natural gas plumbing (in both residential and nonresidential development);

<sup>21</sup> Bay Area Air Quality Management District. *CEQA Thresholds for Evaluating the Significance of Climate Impacts From Land Use Projects and Plans*. April 2022.

- The project will not result in any wasteful, inefficient, or unnecessary energy usage as determined by the analysis required under CEQA Section 21100(b)(3) and Section 15126.2(b) of the State CEQA Guidelines;
- The project will achieve a reduction in project-generated vehicle miles traveled (VMT) below the regional average consistent with the current version of the California Climate Change Scoping Plan (currently 15 percent) or meet a locally adopted Senate Bill 743 VMT target, reflecting the recommendations provided in the Governor's Office of Planning and Research's Technical Advisory on Evaluating Transportation Impacts in CEQA; and
- The project will achieve compliance with off-street electric vehicle requirements in the most recently adopted version of CALGreen Tier 2.

In order to be consistent with the first criterion, the proposed project is required to include all electric appliances and plumbing. As discussed previously, natural gas is prohibited in all new construction within the City, effective March 1, 2020, pursuant to City Ordinance No. 2306. Therefore, the proposed project would not include the use of natural gas appliances or natural gas plumbing and, thus, would comply with the first criterion.

Regarding the second criterion, as discussed in Section VI, Energy, of this Modified Initial Study, the proposed project would comply with all applicable federal, State, and local regulations regarding energy use during both project construction and project operations. Required compliance with applicable standards and regulations ensure that the building energy use associated with the proposed project would not be wasteful, inefficient, or unnecessary.

With respect to the third criterion, as discussed in Section XVII, Transportation, the Citywide VMT was calculated to be 24.64. Therefore, the OPR recommended impact threshold of 15 percent below the Citywide average VMT per capita equates to 20.94 VMT per capita. The project is projected to generate VMT per capita of 20.92, which would not exceed 20.94 VMT per capita. Therefore, the project would achieve a 15 percent reduction in project-generated VMT below the regional average consistent with the current version of the California Climate Change Scoping Plan.

With respect to the fourth criterion, the proposed project would be subject to the multi-family residential requirements set forth in the CALGreen standards. For a multi-family residential project to comply with Tier 2 CALGreen standards, as required by BAAQMD, 20 percent of the on-site parking spaces must be EV capable. EV capable spaces have the electric infrastructure necessary to support future installation of EV charging units. The site plan for the proposed project includes 225 parking spaces; therefore, 45 of the on-site spaces must be EV capable. As discussed previously, each of the 93 garages included on-site would be pre-wired to contain the necessary infrastructure for future residents to be able to install and use EV charging stations. As such, approximately 41 percent of the proposed project's parking spaces have EV charging capabilities, and the proposed project would exceed the Tier 2 CALGreen standards.

## **Conclusion**

As discussed above, the General Plan EIR concluded that GHG emissions associated with buildout of the General Plan would result in a significant and unavoidable impact. For those impacts determined to be significant in a General Plan EIR, CEQA Section 15183 allows for future environmental documents to limit examination of environmental effects to

those impacts which were not already analyzed as a significant effect in the prior EIR, provided that the proposed project is consistent with the General Plan. Given that the proposed project is consistent with the City's General Plan land use designation for the project site, GHG emissions associated with buildout of the site have been anticipated by the City and analyzed in the General Plan EIR. Because associated impacts were previously determined to be significant and unavoidable, pursuant to CEQA Section 15183, further analysis of issues related to GHG emissions is not required in this Modified Initial Study.

In addition, because the proposed project would not be considered to conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses, the proposed project would not result in any peculiar effects related to the generation of GHG emissions, and requirements for additional CEQA review are not met.

**IX. HAZARDS AND HAZARDOUS MATERIALS.**

*Would the project:*

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
g. Expose people or structures, either directly or indirectly, to the risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>

**Environmental Setting**

According to the General Plan, hazardous materials can include petroleum, natural gas, synthetic gas, acutely toxic chemicals, and other toxic chemicals that are used in agriculture, commercial, and industrial uses; businesses; hospitals; and households. Hazardous materials and hazardous wastes are heavily regulated by federal, State and local agencies including the California Environmental Protection Agency (CALEPA) and the DTSC. A total of 88 sites in the City are known to contain, or have previously contained, hazardous materials (see Table 4.8-2 of the General Plan EIR).

A Phase I Environmental Site Assessment and Limited Subsurface Investigation (Phase I ESA) was prepared for the proposed project by Apex Companies for the purpose of identifying potential recognized environmental conditions (RECs) associated with the project site (see Appendix C).<sup>22</sup> The Phase I ESA included a reconnaissance of the site and a review of regulatory agency database reports of public records for the site area, aerial photography, historic maps, and various other documentation, as well as a limited subsurface investigation.

Sources reviewed as part of the Phase I ESA indicate that one residential and/or farm-related structure was located on site as early as 1917. The structure was present in a 1939 aerial photograph of the project area, and by that time, the remainder of the project site was developed agriculturally. By 1968, the on-site structure was demolished and agricultural activities had ceased. Two small structures and a parking lot were located on the southwest portion of the

<sup>22</sup> Apex Companies, LLC. *Phase I Environmental Site Assessment and Limited Subsurface Investigation Conducted on Family RV Lot 19380 Monterey Road Morgan Hill, California*. May 18, 2021.

subject property between approximately 1966 and 1981. By 1982, the property began being used as a vehicle storage/sales lot. The existing buildings on-site were developed between 1987 and 2014 and have been occupied by various RV sales/repair tenants.

### **General Plan Policies**

Listed below are actions and policies from the City of Morgan Hill General Plan related to hazards and hazardous materials that are relevant to the proposed project:

- Action SSI-1.A**      **New Development and Hazards.** New development should avoid hazardous and sensitive areas, and should occur only where it can be built without risking health and safety. New habitable structures should not be allowed in areas of highest hazard, such as floodways, active landslides, active fault traces, and airport safety zones. In areas of less risk, development should be limited and designed to reduce risks to an acceptable level.
- Policy SS1-1.4**      **Development Regulations and Hazards.** Regulate development in hazardous areas in such a way that it minimizes disruption of the environment and does not trigger or accelerate the hazardous processes which exist in South County.
- Policy SSI-7.1**      **Airport Land Use Compatibility Plan.** Work closely with appropriate agencies, including the Santa Clara County Airport Land Use Commission, to ensure compatibility of land uses with airport facilities and operations.
- Policy SSI-12.4**      **Maintenance of Emergency Access Routes.** Require that emergency access routes be kept free of traffic impediments.
- Policy SSI-12.5**      **Emergency Response Plan.** Maintain comprehensive Emergency Response Plans.
- Policy SSI-12.6**      **Accessibility.** Continue restricting development in areas of poor accessibility. Discourage Development should not be allowed in areas where access is provided by a single road that could be damaged by faulting or landslides, or where access could be cut off by wildfires, trapping residents or workers.
- Policy SSI-3-1**      **Development in Fire Hazard Areas.** Minimize development in fire hazard areas and plan and construct permitted development so as to reduce exposure to fire hazards and to facilitate fire suppression efforts in the event of a wildfire.
- Policy SSI-3-2**      **Wildfire Risks.** Avoid actions which increase fire risk, such as increasing public access roads in fire hazard areas, because of the great environmental damage and economic loss associated with a large wildfire.
- Policy SSI-3-5**      **Fire Risks.** Work cooperatively with CAL FIRE and other public agencies with responsibility for fire protection to reduce fire risks in Morgan Hill.

### **Discussion**

- a. As noted in the General Plan EIR, construction and operation of new development pursuant to the City's General Plan could involve the routine use and handling of hazardous materials for research, manufacturing, cleaning, or other commercial uses, and

the General Plan would allow agricultural uses within the General Plan area that may also use or transport hazardous materials such as pesticides. However, the General Plan EIR concluded that given compliance with applicable General Plan policies, as well as local, State, and federal regulations related to hazardous waste, impacts would be less than significant.

Residential uses are not typically associated with the routine transport, use, disposal, or generation of hazardous materials. Operations would likely involve use of common household cleaning products, fertilizers, and herbicides on-site, any of which could contain potentially hazardous chemicals; however, such products would be expected to be used in accordance with label instructions. Due to the regulations governing use of such products and the amount utilized on the site, occasional use of such products would not represent a substantial risk to public health or the environment during project operation. Therefore, impacts related to creating a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials were adequately addressed in the General Plan EIR, and the proposed project would not result in any effects that would require further CEQA review for this topic.

- b,d. The following discussion provides an analysis of potential hazards and hazardous materials associated with upset or accident conditions related to the proposed construction activities and existing on-site conditions. The analysis is primarily based on a Phase I ESA prepared for the proposed project by Apex Companies.<sup>23</sup>

According to the General Plan EIR, the construction and operation of new development allowed by the General Plan could involve the transport, use, and disposal of hazardous materials. However, the General Plan EIR concluded that given compliance with applicable General Plan policies, as well as local, State, and federal regulations related to hazardous waste, impacts would be less than significant.

### **Construction Activities**

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

Pursuant to California Health and Safety Code Section 25510(a), except as provided in subdivision (b),<sup>24</sup> the handler or an employee, authorized representative, agent, or designee of a handler, shall, upon discovery, immediately report any release or threatened release of a hazardous material to the unified program agency (in the case of the proposed project, the Santa Clara County Hazardous Materials Compliance Division [SCCHMCD]) in accordance with the regulations. The handler or an employee, authorized representative, agent, or designee of the handler shall provide all State, City, or County fire or public health or safety personnel and emergency response personnel with access

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<sup>23</sup> Apex Companies, LLC. *Phase I Environmental Site Assessment and Limited Subsurface Investigation Conducted on Family RV Lot 19380 Monterey Road Morgan Hill, California*. May 18, 2021.

<sup>24</sup> Subdivision (a) does not apply to a person engaged in the transportation of a hazardous material on a highway that is subject to, and in compliance with, the requirements of Sections 2453 and 23112.5 of the Vehicle Code.

to the handler's facilities. In the case of the proposed project, the contractor is required to notify the SCCMCD in the event of an accidental release of a hazardous material, who would then monitor the conditions and recommend appropriate remediation measures.

### **Existing On-Site Hazardous Conditions**

The purpose of the Phase I ESA was to review past and present land use practices and activities at and near the project site for evidence of RECs that could result in impacts to soil, soil vapor, surface water, and/or groundwater at, beneath, or originating from the project site. As part of the process, the Phase I ESA included review of historical documentation, aerial photography, regulatory agency files, environmental sites radius reports, and site reconnaissance. According to the American Society for Testing and Materials (ASTM), RECs are defined as “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property due to a release to the environment; under conditions indicative of a release to the environment or under conditions that pose a material threat of future release.”

The CALEPA provides a list of data resources that provide information regarding the facilities or sites identified as meeting the “Cortese List” requirements, pursuant to Government Code 65962.5. The project site is not located on DTSC’s Hazardous Waste and Substances Site List, which is a component of the Cortese List.<sup>25</sup> The other components of the Cortese List include the list of leaking underground storage tank sites from the State Water Board’s GeoTracker database, the list of solid waste disposal sites identified by the Water Board, and the list of active CDO and CAO from the Water Board. The project site is not located on any of the aforementioned components of the Cortese List.<sup>26</sup>

The Phase I ESA that was prepared for the proposed project included a review of regulatory agency records and a mapped database records search for other databases not included on the Cortese List. According to the Phase I ESA, the project site was identified in the FINDS/FRS, SantaClara CUPA, Haznet, CERS Haz, Emissions, and RCRA NonGen databases. The project site was listed as disposing of various amounts of unspecified solvent mixture, other organic solids, and aqueous solution with total organic residues 10 percent or more from 2008 to 2011. According to the CERS Haz database, violations for the property included failure to close hazardous waste containers, failure to submit Business Activities Page, and failure to dispose of waste in a timely manner. However, all violations were from 2019 and were returned to compliance, and violations indicative of a release were not identified. Therefore, the Phase I ESA concluded that listings on the aforementioned databases were not considered a REC.

According to the Phase I ESA, the former agricultural uses, auto/RV repair activities, and de minimis staining on-site were identified as potential on-site RECs. The following includes a discussion of each potential REC.

### **Former Agricultural Use**

Based on the review of historical aerial photographs, the project site was observed to historically be in agricultural use. Therefore, the potential exists that pesticides and/or herbicides were once used on-site, and residual amounts may remain within on-site soils.

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<sup>25</sup> Department of Toxic Substances Control. *Hazardous Waste and Substances Site List (Cortese)*. Available at: <https://www.envirostor.dtsc.ca.gov/public/>. Accessed June 2022.

<sup>26</sup> CalEPA. *Cortese List Data Resources*. Available at: <https://calepa.ca.gov/sitecleanup/corteselist/>. Accessed June 2022.

On May 5, 2021, four soil samples were collected from the project site and analyzed for organochlorine pesticides. Dieldrin was detected between 7.11 micrograms per kilogram ( $\mu\text{g}/\text{kg}$ ) and 112  $\mu\text{g}/\text{kg}$ , which is below the DTSC screening level for residential land use of 1,900  $\mu\text{g}/\text{kg}$ . However, three of the soil samples contained dieldrin above the USEPA Regional Screening Levels (RSL) of 34  $\mu\text{g}/\text{kg}$ . The remaining organochlorine pesticides detected were below the applicable regulatory levels. Because the project site is planned for residential development, the Phase I ESA concluded that the potential past use of pesticides and/or fertilizers does present a REC to the project site. As such, the Phase I ESA recommended that soil disturbance on-site be conducted under a soil management plan to address potential pesticides in soil during redevelopment.

### Auto/RV Repair Activities

The subject property has been in use as an auto/RV repair facility since the late 1960s. A paint booth and paint booth prep area are currently located on-site. The paint booth area was observed in generally good condition and cracks in the concrete or subsurface features (e.g., floor drains, clarifiers, etc.) were not identified. Interior floor drains, current existing inground hydraulic lifts, USTs, or clarifiers were not observed on-site during the site reconnaissance. In addition, indications showing that any of the aforementioned features have historically been located on-site did not exist, with the exception of one former inground hydraulic lift located in the center of the project site.

In 2019, a Phase II Investigation was conducted on-site in the vicinity of the former inground hydraulic lift. Liquid (primarily water with a slight oily sheen) was observed in the hydraulic reservoir and samples were collected for analysis for polychlorinated biphenyls (PCBs). The results indicated that the liquid did not contain PCBs. Additionally, one soil boring was advanced to ten feet below ground surface directly next to the hoist and one soil sample was collected from the termination of the boring. The soil sample was analyzed for PCBs and total petroleum hydrocarbons quantified as motor oil (TPHmo). PCBs were not detected; however, TPHmo was detected at 35  $\mu\text{g}/\text{kg}$ , which is below the residential screening level of 12,000  $\mu\text{g}/\text{kg}$ . The Phase II Investigation concluded that soil sampling was adequate and that PCBs and TPHmo do not pose a vapor risk because the substances are not volatile compounds. Because the project site was observed in generally good condition and the subsurface investigation in the vicinity of the hoist did not identify impacts at concentrations exceeding regulatory thresholds, the Phase II Investigation concluded that the auto/RV repair activities on-site were not considered an REC; however, the Phase II Investigation determined that the former inground lift would need to be properly removed prior to redevelopment.

### De Minimis Staining

Three aboveground storage tanks (ASTs) were observed on-site including:

- One 250-gallon new oil AST outside of the service warehouse.
- One 500-gallon propane AST in the center of the property.
- One 100-gallon portable gas AST near the center of the property.

Concrete and gravel staining was observed directly below the new oil AST located outside of the service warehouse. The staining appeared to be relatively minor and was considered a de minimis condition according to the Phase I ESA.

## Conclusion

Based on the results of the Phase I ESA, RECs are present within the project site. However, impacts associated with the RECs on-site affecting future residents is not a CEQA consideration.<sup>27</sup> Nonetheless, in order to ensure that RECs would not affect the proposed project, the City of Morgan Hill would require the following standard Condition of Approval for the proposed project as recommended by the Phase I ESA:

1. Soil disturbance on-site shall be conducted under a soil management plan and any soil transported off-site shall be sampled and analyzed to confirm if dieldrin is below regulatory levels. Soil sampling shall be conducted after grading activities are completed but prior to development. Additionally, the former inground lift shall be properly removed prior to redevelopment. When the project site is redeveloped, observations shall be made during demolition activities including, but not limited to, areas that may contain underground structures, buried debris, stained soils, waste drums, or odorous soils. If areas of possible contamination are encountered during demolition, the contamination shall be properly handled. Stained soil, if encountered, shall be removed and properly disposed.

Based on the above, the proposed project would not result in any peculiar effects that would require further CEQA review related to creating a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment, or through being located on a site which is included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5, and impacts were adequately addressed in the General Plan EIR.

- c. The General Plan EIR concluded that impacts related to release of hazardous materials within one-quarter mile of existing or proposed schools would be less than significant. The nearest school relative to the project site is Central High School, located approximately 0.4-mile west of the site. Impacts related to hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school were adequately addressed in the General Plan EIR, and the proposed project would not result in any effects that would require further CEQA review for this topic.
- e. The General Plan EIR concluded that impacts related to interfering with any airport land use plan or otherwise creating an airport-related safety hazard and risk to people residing or working in the General Plan area would be less than significant. The public airport nearest to the project site is the San Martin Airport, which is located approximately 6.3 miles southeast of the project site at 13030 Murphy Avenue. The project site is located well outside of the Airport Influence Area (AIA) identified in the South County Airport

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<sup>27</sup> Impacts of the environment on a project (as opposed to impacts of a project on the environment) are beyond the scope of required CEQA review. “[T]he purpose of an EIR is to identify the significant effects of a project on the environment, not the significant effects of the environment on the project.” (*Ballona Wetlands Land Trust v. City of Los Angeles*, (2011) 201 Cal.App.4th 455, 473 (*Ballona*)). The California Supreme Court recently held that “CEQA does not generally require an agency to consider the effects of existing environmental conditions on a proposed project’s future users or residents. What CEQA does mandate... is an analysis of how a project might exacerbate existing environmental hazards.” (*California Building Industry Assn. v. Bay Area Air Quality Management Dist.* (2015) 62 Cal.4th 369, 392; see also *Mission Bay Alliance v. Office of Community Investment & Infrastructure* (2016) 6 Cal.App.5th 160, 197 [“identifying the effects on the project and its users of locating the project in a particular environmental setting is neither consistent with CEQA’s legislative purpose nor required by the CEQA statutes”], quoting *Ballona, supra*, 201 Cal.App.4th at p. 474.)

Comprehensive Land Use Plan.<sup>28</sup> In addition, the project site is not located within the vicinity of a private airstrip. Therefore, the proposed project would not result in an airport-related safety hazard for people residing or working in the project area, and impacts were adequately addressed in the General Plan EIR.

- f. The General Plan EIR concluded that compliance with applicable federal, state, and local laws and regulations as well as General Plan policies and strategies, would ensure that impacts related to interfering with an adopted emergency response plan, or emergency evacuation plan would be less than significant.

Implementation of the proposed project would not result in any substantial modifications to the City's existing roadway system. The project would not interfere with potential evacuation or response routes used by emergency response teams. In addition, the project would not conflict with the City's Emergency Operations Plan.<sup>29</sup> Given that the proposed project would be consistent with the site's General Plan land use designation, buildout of the project site with residential uses would not conflict with the City's emergency planning efforts. Therefore, impacts related to interfering with an emergency evacuation or response plan were adequately addressed in the General Plan EIR, and the proposed project would not result in any effects that would require further CEQA review for this topic.

- g. The General Plan EIR concluded that compliance with applicable federal, state, and local laws and regulations as well as General Plan policies and strategies, would ensure that impacts from wildland hazards would be less than significant.

While the nearest High or Very High Fire Hazard Severity Zone (FHSZ) is located approximately 0.35-mile to the southwest, the project site is separated from such areas by Monterey Road and the UPRR track, as well as existing urban development, which serve as a fire break to the project site. In addition, the proposed project would be required to comply with all applicable requirements of the California Fire Code, as adopted by Chapter 15.44 of the City's Municipal Code, including installation of fire sprinkler systems. The project is not located on a substantial slope, and the project area does not include any existing features that would substantially increase fire risk for future residents, workers, or visitors. Given that the project site is located within a developed urban area and is situated adjacent to existing roads, water lines, and other utilities, the project would not result in substantial fire risks related to installation or maintenance of such infrastructure.

Based on the above, impacts related to wildfire risks were adequately addressed in the General Plan EIR, and the site would not be subject to any peculiar hazards related to wildfire risk.

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<sup>28</sup> Santa Clara County. *Comprehensive Land Use Plan, Santa Clara County, South County Airport*. Amended November 16, 2016.

<sup>29</sup> City of Morgan Hill. *Emergency Operations Plan*. January 11, 2018.

**X. HYDROLOGY AND WATER QUALITY.**

*Would the project:*

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			
i. Result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	✘
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	✘
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	✘
iv. Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	✘
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	✘
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	✘

**Environmental Setting**

Currently, the project site is developed with an RV storage and sales facility, and includes several existing buildings, asphalt driveways and parking lots, and gravel parking lots. The site generally slopes from east to west. Stormwater runoff from the project site generally sheet flows towards Monterey Road. Substantial storm drain infrastructure does not exist on-site or within the vicinity of the project site. Limited existing on-site storm drainage facilities consist of one or two storm drain inlets with three-to-four-inch outflow pipes. The existing storm drain is generally expected to flow to Monterey Road through thru-curb drains or bubbler inlets. Stormwater reaching Monterey Road flows in the gutter of the northbound lane until reaching a curb inlet at the intersection of Burnett Avenue and Monterey Road. The Burnett Storm drain outfalls to a ditch along the west side of Monterey Road.

The site is located in Zone X “Other Flood Areas” identified on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel Number 06085C0441H. Flood Zone X is defined as areas of 0.2 percent annual chance flood; areas of 1 percent annual chance flood with average depths of less than one foot with drainage areas less than one square mile; and areas protected by levees from 1 percent annual change flood. The City of Morgan Hill does not have any specific requirements for projects located in Flood Zone X.

**General Plan Policies**

Listed below are policies and actions from the City of Morgan Hill General Plan related to hydrology and water quality that are relevant to the proposed project:

- Policy NRE-6.5**      **Soil and Erosion.** Require development to be designed to conserve soil and avoid erosion.
- Policy NRE-8.1**      **Contamination from Toxic Chemicals.** Protect water quality from contamination, and monitor it to assure that present policies and regulations are adequate. Prohibit such uses as waste facilities, septic systems, and industries using toxic chemicals where polluting substances may come in contact with groundwater, floodwaters, and creeks or reservoir waters.
- Policy NRE-8.8**      **Water Quality Compliance.** Implement Best Management Practices to improve water quality, in conformance with the South Santa Clara County and City of Morgan Hill Total Maximum Daily Load (TMDL) Monitoring Plan for the Pajaro River Watershed (2015) and findings in subsequent annual status updates, as required for compliance with community standards and applicable state and federal provisions.
- Policy SSI-1.1**      **New Development and Hazards.** New development should avoid hazardous and sensitive areas, and should occur only where it can be built without risking health and safety. New habitable structures should not be allowed in areas of highest hazard, such as floodways, active landslides, and active fault traces, and airport safety zones. In areas of less risk, development should be limited and designed to reduce risks to an acceptable level.
- Policy SSI-5.5**      **Off-Site Impacts.** Require all local development to provide appropriate mitigation of off-site flooding impacts, including limiting runoff to pre-development levels and/or complete solutions to flooding and local drainage problems in the vicinity of the development, using such methods as detention or retention
- Policy SSI-5.9**      **Riparian Natural Functions.** Restore and maintain the natural functions of riparian corridors, creeks, and channels to reduce flooding, convey stormwater flows, and improve water quality.
- Policy SSI-14.1**      **Efficient Water Management.** Manage the supply and use of water more efficiently through appropriate means, such as watershed protection, percolation, conservation, and reclamation.
- Action SSI-16.A**      **Drainage Impacts.** Require developers of individual projects to mitigate on- and off-site drainage impacts and, where appropriate, install local drainage facilities which would contribute to an eventual area-wide solution to local drainage problems.
- Action SSI-16.C**      **Drainage Impact Mitigation.** Require developers of individual projects to mitigate drainage impacts and protect groundwater quality. Such mitigation may include limiting runoff to pre-development levels and/or complete solutions to local drainage problems in the vicinity of the development or downstream, possibly using detention or retention methods.
- Policy SSI-16.2**      **Drainage System Capacity.** Ensure that the level of detention or retention provide on the site of any new development is compatible with the capacity of the regional storm drainage system.

**Policy SSI-16.3 Stormwater Management Plans.** Require a storm water management plan for each proposed development, to be presented early in the development process and describe the design, implementation, and maintenance of the local drainage facilities.

### **Discussion**

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

### **Construction**

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

Water quality degradation is regulated by the federal National Pollutant Discharge Elimination System (NPDES) Program, established by the Clean Water Act, which controls and reduces pollutants to water bodies from point and non-point discharges. In California, the NPDES permitting program is administered by the State Water Resources Control Board (SWRCB) through nine Regional Water Quality Control Boards (RWQCBs). As discussed in further detail below, the Central Coast RWQCB regulates the City of Morgan Hill's stormwater discharges through an NPDES permit; however, the San Francisco Bay RWQCB regulates stormwater discharges from municipalities and local agencies in the San Francisco Bay area (including the portion of the City of Morgan Hill located north of Llagas Road and Cochrane Road) under a Municipal Regional Stormwater NPDES Permit. New development within the City that disturbs one or more acres of land is required to comply with the NPDES Construction General Permit and prepare a Stormwater Pollution Prevention Plan (SWPPP) incorporating best management practices (BMPs) to control sedimentation, erosion, and hazardous materials contamination of runoff during construction. The proposed project would disturb 4.6 acres, and thus, would be subject to the State NPDES General Permit conditions.

Compliance with the SWRCB NPDES General Construction Permit through preparation of a SWPPP that specifies site management activities to be implemented during site development, such as construction stormwater BMPs, erosion and sedimentation controls, dewatering, runoff controls, and construction equipment maintenance, would ensure that construction of the proposed project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality.

## Post-Construction Operations

After project completion, impervious surfaces on the project site could contribute incrementally to the degradation of downstream water quality during storm events. During the dry season, vehicles and other urban activities may release contaminants onto the impervious surfaces, where they would accumulate until the first storm event. During the initial storm event, or first flush, the concentrated pollutants would be transported through stormwater runoff from the site to the stormwater drainage system and eventually a downstream waterway. Typical urban pollutants that would likely be associated with the proposed project include sediment, pesticides, oil and grease, nutrients, metals, bacteria, and trash. In addition, stormwater runoff could cause soil erosion if not properly addressed and provide a more lucrative means of transport for pollutants to enter the waterways.

The Central Coast RWQCB regulates the City of Morgan Hill's stormwater discharges through an NPDES permit (State Water Resources Control Board Water Quality Order No. 2013-0001-DWQ; NPDES General Permit No. CAS000004). However, the San Francisco Bay RWQCB regulates stormwater discharges from municipalities and local agencies in the San Francisco Bay area (including the portion of the City of Morgan Hill located north of Llagas Road and Cochrane Road) under a Municipal Regional Stormwater NPDES Permit (Order No. R2-2015-0049, as amended by Order No. R2-2019-0004; NPDES Permit No. CAS612008).

Although this project site is located within the jurisdiction of the San Francisco Bay (Region 2) RWQCB, the City's Residential Development Design and Development Standards require that the project comply with the requirements of the Central Coast Region (Region 3) as documented by the *Stormwater Management Guidance Manual for Low Impact Development and Post-Construction Requirements* ("Stormwater Guidance Manual"). In addition, because the City's NPDES Permit was issued by the Central Coast Region (Region 3), the NPDES Permit provisions can be applied to this project. Therefore, the City has directed the project engineer to use the more stringent Low Impact Development (LID) design strategies from the Central Coast RWQCB.

According to a Preliminary Drainage Report prepared for the proposed project (see Appendix D),<sup>30</sup> stormwater runoff generated on-site would be collected in inlets and flow into a new on-site storm drain system consisting of 15-inch and smaller storm drain pipes. The storm drains would flow towards the center of the site where an underground Storm Chamber system is proposed. The Storm Chamber system would be located below a common open space area. Due to a lack of downstream storm drain infrastructure, a downstream connection would not be installed, and the underground retention facility would be sized for the 100-year 24-hour storm event.

In addition, the proposed project would be required to comply with the permanent stormwater pollution prevention measures set forth in Chapter 18.140 (Post Construction Stormwater Pollution Prevention) of the City's Municipal Code. In accordance with Chapter 18.140, the proposed project would be required to prepare a stormwater runoff management plan that shows compliance with the design standards set forth in Section 18.140.040 (Design standards and selection of best management practices), and implement BMPs to the satisfaction of the City.

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<sup>30</sup> Ruggeri-Jensen-Azar. *Preliminary Drainage Report for 19380 Monterey Road*. November 2021.

The final design of the proposed drainage system would be reviewed and approved by the City of Morgan Hill Land Development Engineering Division, which would ensure that the proposed drainage system complies with all applicable regional and local standards, including those set forth in Chapter 18.140 of the Morgan Hill Municipal Code, as well as requirements pertaining to the incorporation of sufficient permanent stormwater treatment control BMPs. Therefore, water quality standards or waste discharge requirements would not be violated, and water quality would not be degraded as a result of operations of the proposed project.

## Conclusion

The General Plan EIR concluded that required compliance with the RWQCB's permit requirements; implementation of site design, source control, and treatment control measures for new development or redevelopment projects within the City and SOI; and adherence to General Plan policies and actions would render any potential construction and operational impacts to water quality less than significant. As discussed above, the proposed project would comply with the aforementioned requirements. Therefore, impacts related to violation of water quality standards or degradation of water quality during construction or operation were adequately addressed in the General Plan EIR, and the proposed project would not result in any effects that would require further CEQA review for this topic.

- b,e The City's water supplies currently consist entirely of groundwater. Approximately 25 percent of the City's supply is extracted from the Coyote Valley subarea of the Santa Clara Subbasin, and approximately 75 percent is extracted from the Llagas Subbasin. The project site is located within the Llagas Subbasin. Neither of the subbasins are in a condition of overdraft, and groundwater levels are not expected to drop.<sup>31</sup>

Groundwater within the Llagas Subbasin is managed by the Santa Clara Valley Water District (SCVWD). The 2021 Groundwater Management Plan (GWMP), prepared pursuant to the Sustainable Groundwater Management Act of 2014 (SGMA), describes the SCVWD's comprehensive groundwater management framework, including existing and potential actions to achieve basin sustainability goals and ensure continued sustainable groundwater management. The GWMP covers the Santa Clara and Llagas subbasins, located entirely in Santa Clara County and identified by the Department of Water Resources (DWR) as Basins 2-9.02 and 3-3.01, respectively. Pursuant to the DWR, the Llagas Subbasin is designated as a high-priority basin.<sup>32</sup>

Major recharge facilities within the Llagas Subbasin include the Uvas and Chesbro Reservoirs, in-stream recharge in Llagas and Uvas Creeks, the Madrone Channel, the San Pedro and Main Avenue groundwater recharge ponds, and the Uvas-Llagas pipeline, which is capable of diverting water from Uvas Reservoir to Llagas Creek. Buildout of the proposed project would increase the impervious surfaces on site by approximately 16 percent, which have the potential to limit groundwater recharge. However, the project site is not located in the vicinity of any aforementioned major recharge facilities. In addition, the proposed underground retention basin would allow for captured stormwater runoff to infiltrate soils underlying the project site. Moreover, a majority of the project site is currently

<sup>31</sup> City of Morgan Hill. *Morgan Hill 2035 Final Environmental Impact Report* [pg. 4.9-18]. Adopted July 2016.

<sup>32</sup> Santa Clara Valley Water District. *2021 Groundwater Management Plan, Santa Clara and Llagas Subbasins* [pg. ES-1]. November 2021.

developed with impervious surfaces. The project site is not located within a major groundwater recharge area (i.e., floodplains, wetland areas, etc.).

As discussed in further detail in Section XIX, Utilities and Service Systems, of this Modified Initial Study, the proposed project would not result in substantial adverse effects related to groundwater use or water supply. The General Plan EIR concluded that impacts related to groundwater recharge would be less than significant. Thus, impacts related to substantially decreasing groundwater supplies or interfering substantially with groundwater recharge were adequately addressed in the General Plan EIR, and the proposed project would not result in any effects that would require further CEQA review for this topic.

- c.i-iii. According to the General Plan EIR, during the life of any development project allowed under the General Plan, the increase in impervious surfaces could result in a change in drainage patterns that could increase the rate and/or volume of stormwater runoff, contributing to on-site or off-site flooding. However, the General Plan EIR concluded that with implementation of General Plan policies, and compliance with all applicable regulations, impacts related to changes to drainage patterns would be reduced to a less-than-significant level.

Development of the proposed project would increase impervious surfaces on the project site by approximately 16 percent. The project site currently has approximately 2.8 acres (121,968-square feet) of impervious surfaces. Approximately 3.6 acres (156,816-square feet) of impervious surfaces would be developed on-site under project conditions. Therefore, approximately 34,848-square feet of new impervious surfaces would exist on-site following development of the proposed project. According to the General Plan EIR, for all new and redevelopment projects within the City that create or replace 22,500 square feet or more of impervious surface, post-project stormwater peak flows discharged from the site must not exceed pre-project peak flows for the 2-year through 10-year storm events.

The project would be designed such that any overflow from the proposed storm drain system would overland release to Monterey Road, consistent with the existing condition drainage patterns. Because the proposed underground retention facility would be sized to retain a 100-year, 24-hour storm event on-site, the Preliminary Drainage Report concluded that the proposed underground retention system would meet all applicable RWQCB Performance Requirements. In addition, the underground retention system would help to alleviate existing flooding issues along Monterey Road because the existing on-site runoff contributes stormwater to Monterey Road for the 2-year through 100-year storm events, whereas the proposed project would be designed to retain stormwater up through the 100-year, 24-hour storm event. Furthermore, stormwater runoff associated with the site would be required to comply with the City's Stormwater Management Plan (SWMP) standards. As such, the project would not significantly increase stormwater flows into the existing system. The final drainage system design for the project would be subject to review and approval by the City of Morgan Hill Engineering Land Development Division to ensure that the proposed drainage system for the project is consistent with the City's Storm Drainage Master Plan and standard stormwater-related Conditions of Approval.

Based on the above, impacts related to substantially altering the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or

through the addition of impervious surfaces, in a manner which would result in substantial erosion, siltation, or flooding on- or off-site, create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, or provide substantial additional sources of polluted runoff, were adequately addressed in the General Plan EIR, and the proposed project would not result in any effects that would require further CEQA review for this topic.

- c.iv. The General Plan EIR included an analysis of flood risks associated with implementation of the General Plan, including identification of flood hazard areas within the City. The General Plan EIR concluded that compliance with federal and local regulatory requirements regarding construction of new development within 100-year floodplains to reduce potential risk from flooding, and General Plan policies and actions to address concerns, impacts would be reduced to a less-than-significant level. As shown in Figure 4.9-4 of the General Plan EIR, the project site is located within the 500-year Flood Zone, which is not considered a Special Flood Hazard Zone (SFHA). In addition, as discussed above, according to FEMA FIRM Panel Number 06085C0441H, the site is located in Zone X "Other Flood Areas," and the City of Morgan Hill does not have any specific requirements for projects located in Flood Zone X.

A Hydraulic Analysis Memorandum was prepared for a separate development project, the Manzanita Park Project,<sup>33</sup> located just north of the project site, to assess the existing drainage pattern of the project area. According to the Hydraulic Analysis Memorandum the project site includes areas with a maximum channel and floodplain flow depth between 0.25 feet and 1.5 feet. Nonetheless, as discussed above, the proposed underground retention facility would be sized to retain a 100-year, 24-hour storm event on-site. In addition, the underground retention system would help to alleviate existing flooding issues along Monterey Road because the existing on-site runoff contributes stormwater to Monterey Road for the 2-year through 100-year storm events, whereas the proposed project would be designed to retain stormwater up through the 100-year, 24-hour storm event.

Thus, impacts related to impeding or redirecting flood flows were adequately addressed in the General Plan EIR, and the proposed project would not result in any effects that would require further CEQA review for this topic.

- d. As discussed under question 'c.iv' above, the project site is not located within a flood hazard zone. Thus, the proposed development would not be subject to substantial flooding risks. As noted in the General Plan EIR, the City of Morgan Hill is not subject to substantial risks related to tsunamis, and with implementation of General Plan policies and actions as well as compliance with the City's Municipal Code regarding hillside construction, the impacts due to seiches and mudflows would be less than significant. Therefore, impacts related to flooding, tsunamis, and seiches were adequately addressed in the General Plan EIR, and the proposed project would not result in any effects that would require further CEQA review for this topic.

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<sup>33</sup> Akel Engineering Group, Inc. *Manzanita Park Two-Dimensional (Grid Size: 5 ft by 5 ft) Hydraulic Analysis Memorandum*. December 17, 2021.

**XI. LAND USE AND PLANNING.**

*Would the project:*

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	✘

**Environmental Setting**

The project site is currently developed with structures and lots associated with an existing RV dealership, and is surrounded entirely by existing development including a construction company, restaurant, RV/boat storage yard, and single-family residence to the north; a mobile home community to the east; single-family residences, an auto and RV repair shop, a pet store, and a hotel to the southeast; and single-family residences to the south and west. Monterey Road and the UPRR mainline bound the site to the southwest.

**General Plan Policies**

Listed below are policies from the City of Morgan Hill General Plan related to land use and planning that are relevant to the proposed project:

**Policy CNF-11.20 Infill Compatibility.** Require residential infill development to complement existing development patterns and minimize impacts on neighboring properties.

**Discussion**

- a. A project risks dividing an established community if the project would introduce infrastructure or alter land use so as to change the land use conditions in the surrounding community or isolate an existing land use. The proposed project constitutes the redevelopment of the project site with 93 residential condominium units across 20 three-story buildings, and would be consistent with the existing residential land uses to the south, southeast, and west of the project site. Therefore, the proposed project would be a continuation of the surrounding development and would not isolate an existing land use. Furthermore, the proposed project is consistent with the site’s existing land use and zoning designations and, thus, is consistent with the type and intensity of development that has previously been anticipated for the site by the City and analyzed in the General Plan EIR. The EIR concluded that the General Plan would not result in new development or features that would divide existing residential neighborhoods or communities, and impacts were determined to be less than significant. As such, impacts related to physically dividing an established community were adequately addressed in the General Plan EIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.
- b. The proposed project is consistent with the site’s current General Plan land use and zoning designation of Mixed Use Flex. As discussed throughout this Modified Initial Study, the proposed project would not result in any new significant environmental effects that were not previously identified in the General Plan EIR and could not be substantially mitigated by uniformly applicable development policies and standards, pursuant to CEQA Guidelines Section 15183. In addition, the proposed project would not conflict with City policies and regulations adopted for the purpose of avoiding or mitigating an

environmental effect, including, but not limited to, the City's noise standards, applicable regulations related to stormwater, and development standards included in the Morgan Hill Municipal Code. Therefore, the proposed project would not cause a significant environmental impact in excess of what has already been analyzed and anticipated in the General Plan EIR, and would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental impact.

**XII. MINERAL RESOURCES.**

*Would the project:*

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>

**Environmental Setting**

According to the California Department of Conservation Division of Mines and Geology, three areas within Morgan Hill are classified as Mineral Resource Zones (MRZs), including the flood plains of Coyote Creek, the Franciscan Complex greenstone located at two small knolls near Anderson dam and an area near Coyote Creek, and two-small areas that lie on each side of a northwest-trending ridge that forms the western bank of Anderson Lake. The MRZs are identified as containing sand and gravel, as well as greenstone; however, for reasons such as thickness of soil and because the areas typically have not had a history of being mined or have never been mined, are not considered areas for protection.

**General Plan Policies**

The City of Morgan Hill General Plan does not include any policies related to mineral resources that apply to the proposed project.

**Discussion**

a,b. The General Plan EIR concluded that because of the largely urbanized nature of the General Plan area, and because the City does not include areas identified for the protection of mineral resources, implementation of the General Plan would result in no impact with respect to mineral resources. Given that the project site is currently developed and is not located in the vicinity of the MRZs identified in the General Plan EIR, mineral resources are not located on-site. Thus, the proposed project would not result in any peculiar effects to mineral resources such that further CEQA review for this topic would be required.

**XIII. NOISE.**

*Would the project result in:*

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>

**Environmental Setting**

The following description of the existing environmental setting is based primarily on the Environmental Noise & Vibration Assessment (Noise Assessment) prepared for the proposed project by Bollard Acoustical Consultants (see Appendix E).<sup>34</sup> The following terms are referenced in this discussion:

- Decibel (dB): A unit of sound energy intensity. An A-weighted decibel (dBA) is a decibel corrected for the variation in frequency response to the typical human ear at commonly encountered noise levels. All references to dB in this discussion will be A-weighted unless noted otherwise.
- Day-Night Average Level (DNL): The average sound level over a 24-hour period, with a penalty of 10 dB applied to noise occurring during nighttime hours (10:00 PM to 7:00 AM).
- Community Noise Equivalent Level (CNEL): The average sound level over a 24-hour period, with a penalty of 5 dB applied to noise occurring during daytime hours (7:00 AM to 10:00 PM) and a penalty of 10 dB applied to noise occurring during nighttime hours (10:00 PM to 7:00 AM).
- Equivalent Sound Level (L<sub>eq</sub>): The average sound level over a given time-period.
- Maximum Sound Level (L<sub>max</sub>): The maximum sound level over a given time-period.

Some land uses are considered more sensitive to noise than others, and, thus, are referred to as sensitive noise receptors. Land uses often associated with sensitive noise receptors generally include residences, schools, libraries, hospitals, and passive recreational areas. Noise sensitive land uses are typically given special attention in order to achieve protection from excessive noise. In the vicinity of the project site, the nearest existing noise sensitive land uses are the residential uses located approximately 15 feet to the east of the project site. In addition, the residential uses to the south are located approximately 20 feet from the project site, and the nearest residential uses to the west are located approximately 270 feet from the site, across Monterey Road.

According to the Noise Assessment, the existing ambient noise environment within the project area is defined primarily by noise from traffic on Monterey Road, intermittent railroad operations on the UPRR tracks within the project area, and to a lesser extent by activities at nearby commercial uses. To generally quantify existing ambient noise environment within the project

<sup>34</sup> Bollard Acoustical Consultants. *Environmental Noise & Vibration Assessment: Monterey-Kerley Townhomes*. June 21, 2022.

area, long-term (48-hour) ambient noise level measurements were conducted from May 18, 2022 to May 19, 2022. The long-term noise survey locations are shown on Figure 8, identified as sites 1 and 2. The ambient noise level survey results are summarized below in Table 6.

<b>Table 6</b>						
<b>Summary of Long-Term Noise Survey Measurement Results</b>						
<b>Site Description</b>	<b>Date</b>	<b>DNL (dB)</b>	<b>Average Measured Hourly Noise Levels (dB)</b>			
			<b>Daytime<sup>1</sup></b>		<b>Nighttime<sup>2</sup></b>	
			<b>L<sub>eq</sub></b>	<b>L<sub>max</sub></b>	<b>L<sub>eq</sub></b>	<b>L<sub>max</sub></b>
Site 1: West end of project area	5/18/22	68	65	84	61	77
	5/19/22	68	65	87	61	79
Site 2: North end of project area	5/18/22	59	59	79	49	65
	5/19/22	62	61	81	54	72
<sup>1</sup> Daytime hours: 7:00 AM to 10:00 PM <sup>2</sup> Nighttime hours: 10:00 PM to 7:00 AM						
<b>Source: Bollard Acoustical Consultants, Inc., 2022.</b>						

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 area. The FHWA Model predicts hourly L<sub>eq</sub> 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<sub>eq</sub> values.

Traffic data in the form of AM and PM peak hour movements for existing pre-COVID (2018/2019) conditions were obtained from the Trip Generation and Operations Analysis prepared by Hexagon Transportation Consultants for the proposed project. Average daily traffic volumes were conservatively estimated by applying a factor of five to the sum of AM and PM peak hour conditions. Using the traffic 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 7.

**General Plan Policies**

Listed below are policies from the City of Morgan Hill General Plan related to noise that are relevant to the proposed project:

**Policy 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 SSI-1 [of the General Plan]) 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.

**Figure 8**  
**Noise Measurement Locations**



**Table 7  
 Existing Traffic Noise Modeling Results**

Intersection	Direction	DNL 100 Feet from Roadway	Distance to Contour (ft)		
			70 dB DNL	65 dB DNL	60 dB DNL
Monterey Rd / Tilton Ave	North	70	94	202	436
	South	70	95	204	440
	East	--	--	--	--
	West	59	18	39	84
Monterey Rd / Burnett Ave	North	70	95	204	440
	South	70	100	216	466
	East	61	24	52	111
	West	--	--	--	--
Monterey Rd / Madrone Pkwy	North	70	104	224	483
	South	70	94	203	438
	East	59	17	37	80
	West	--	--	--	--
Monterey Rd / Cochrane Rd	North	70	93	200	432
	South	68	72	156	336
	East	66	58	125	269
	West	55	11	23	49
U.S. 101 SB Ramps / Cochrane Rd	North	67	66	143	308
	South	64	42	89	193
	East	68	76	164	352
	West	70	94	204	439
U.S. 101 NB Ramps / Cochrane Rd	North	63	32	69	150
	South	64	40	86	185
	East	67	67	145	312
	West	67	61	131	282
Blank cell = no traffic data was provided					
<b>Source: Bollard Acoustical Consultants, Inc., 2022.</b>					

- 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.

**Policy 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.

**Policy 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.

- Policy 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.
- Policy 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.
- Policy 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.
- Policy 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.
- Policy 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.
- Policy 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.
- Policy 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.

### **City Noise Standards**

In addition to the General Plan policies listed above, Section 18.76.090 (Noise) of the City's Municipal Code contains maximum noise levels for non-transportation noise sources. The City's quantitative exterior noise standards are reproduced below in Table 8. According to City staff, such standards are interpreted as being hourly average noise level standards ( $L_{eq}$ ).

Section 8.28.040.D of the Morgan Hill Municipal Code, exempts noise generated construction activities so long as construction is performed during the permitted hours of 7:00 AM and 8:00 PM, Monday through Friday and between the hours of 9:00 AM to 6:00 PM on Saturday. Construction activities may not occur on Sundays or federal holidays.

<b>Table 8 Noise Level Performance Standards</b>	
<b>Receiving Land Use</b>	<b>Maximum Noise Level at Lot Line of Receiving Use (dBA)</b>
Industrial and Wholesale	70
Commercial	65
Residential or Public/Quasi Public	60
Notes: <ul style="list-style-type: none"> <li>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.</li> <li>Noise standards shown above do not apply to noise generated by vehicle traffic in the public ROW or from temporary construction, demolition, and vehicles that enter or leave the site of the noise-generating use (e.g., construction equipment, trains, trucks).</li> </ul>	
<i>Source: City of Morgan Hill Municipal Code.</i>	

**Federal Interagency Committee on Noise Criteria**

As discussed above, General Plan Policy SSI-8.5 requires the consideration of noise level increases resulting from traffic associated with new projects. Consistent with Policy SSI-8.5, the Federal Interagency Committee on Noise (FICON) has developed a graduated scale for use in the assessment of project-related noise level increases. The criteria shown in Table 9 were developed by FICON as a means of developing thresholds for impact identification for project-related noise level increases.

<b>Table 9 FICON Significance of Changes in Cumulative Noise Exposure</b>	
<b>Ambient Noise Level Without Project (DNL or CNEL)</b>	<b>Change in Ambient Noise Level Due to Project</b>
<60 dB	+5.0 dB or more
60 to 65 dB	+3.0 dB or more
>65 dB	+1.5 dB or more
<i>Source: Bollard Acoustical Consultants, Inc., 2022.</i>	

The FICON standards have been used extensively in recent years in the preparation of noise sections of EIRs that have been certified by lead agencies in California. The use of FICON standards is considered conservative, relative to thresholds used by other agencies in the State. For example, the 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 five 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 the proposed project.

**Discussion**

- a. The General Plan EIR included an analysis of potential noise impacts associated with construction and operation of new development occurring pursuant to the General Plan. The General Plan EIR concluded that, new development within the City would avoid significant impacts by conforming with requirements for acoustic analysis under the General Plan, including the Land Use Compatibility Guidelines for Community Noise Environments, as well as by achieving subsequent compliance with interior and exterior noise standards through application of any necessary special construction or noise insulation techniques. Through adherence to the requirements, policies, and strategies in the General Plan and in the current Morgan Hill Municipal Code, the City of Morgan Hill

would prevent the development of land uses in areas with inappropriately high ambient noise levels; would ensure that any development of noise sensitive land uses include the study and adequate mitigation of noise impacts; and would prevent activities or new uses that generate excessive levels of noise at sensitive receptors. Therefore, the General Plan EIR determined that noise impacts would be less than significant.

The following discussion provides an overview of the City's noise standards, as well as analysis of potential construction and operational noise effects which may be peculiar to the proposed development.

### **Project Construction Noise**

During project construction, heavy equipment would be used for grading, excavation, paving, and building construction, which would increase ambient noise levels in the project vicinity. Noise levels would vary depending on the type of equipment used, how equipment is operated, and how well the equipment is maintained. Noise exposure at any single point outside the project construction area would also vary depending upon the proximity of equipment activities to each point. The property lines of the adjacent commercial use to the north and residential uses to the east are located approximately 15 feet from where construction activities would occur within the project area. The property lines of the nearest residential uses to the south maintain a separation of approximately 20 feet from on-site project construction activities. Finally, the property lines of the nearest residential uses to the west are located approximately 270 feet from where construction activities would occur within the project area, across Monterey Road.

Table 10 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. It should be noted that not all of the construction equipment included in the table would be required during construction of the proposed project. Table 10 also includes predicted maximum ( $L_{max}$ ) equipment noise levels at the property lines of the nearest commercial and residential uses to the project area, which assumes a standard spherical spreading loss of 6 dB per doubling of distance.

As noted above, Section 8.28.040(d) of the Morgan Hill Municipal Code exempts construction noise provided that such activities do not occur other than between the hours of 7:00 AM and 8:00 PM, Monday through Friday, and between the hours of 9:00 AM to 6:00 PM on Saturday. Further, construction activities may not occur on Sundays or federal holidays. All on-site noise-generating project construction equipment and activities would occur pursuant to Municipal Code Section 8.28.040(d) and would thereby be exempt from the City's noise level standards.

According to the Noise Analysis prepared for the proposed project, the highest measured existing daytime maximum noise levels at site 1 ranged from 97 to 99 dB  $L_{max}$ , and the highest measured daytime maximum noise levels at site 2 ranged from 90 to 91 dB  $L_{max}$  (see Appendix E and F of the Noise Analysis [Appendix E of this Modified Initial Study]).

Given the calculated means of measured daytime maximum noise levels at site 1 and worst-case construction equipment maximum noise levels shown in Table 10, the resulting increase in ambient maximum noise levels at the nearest residential uses to the west of site 1 were calculated to be less than 0.1 dB  $L_{max}$ . Additionally, the calculated increase in ambient maximum noise levels at the adjacent commercial use to the north and nearest residential uses to the east were calculated to be 4.2 dB  $L_{max}$ . Finally, the resulting

increase in ambient maximum noise levels at the nearest residential uses to the south were calculated to be 2.8 dB  $L_{max}$ . According to the Noise Analysis, a substantial increase associated with on-site project construction would be identified relative to an increase significance criterion of 5 dB.

Equipment Description	Reference Noise Level at 50 Feet, $L_{max}$ (dB)	Projected Noise Level, $L_{max}$ (dB)		
		15 Feet	20 Feet	270 Feet
Air compressor	80	90	88	65
Backhoe	80	90	88	65
Ballast equalizer	82	92	90	67
Ballast tamper	83	93	91	68
Compactor	82	92	90	67
Concrete mixer	85	95	93	70
Concrete pump	82	92	90	67
Concrete vibrator	76	86	84	61
Crane, mobile	83	93	91	68
Dozer	85	95	93	70
Excavator	85	95	93	70
Generator	82	92	90	67
Grader	85	95	93	70
Impact wrench	85	95	93	70
Loader	80	90	88	65
Paver	85	95	93	70
Pneumatic tool	85	95	93	70
Pump	77	87	85	62
Saw	76	86	84	61
Scarifier	83	93	91	68
Scraper	85	95	93	70
Shovel	82	92	90	67
Spike driver	77	87	85	62
Tie cutter	84	94	92	69
Tie handler	80	90	88	65
Tie inserter	85	95	93	70
Truck	84	94	92	69
	Low	86	84	61
	High	95	93	70
	Average	93	90	68

**Source: Bollard Acoustical Consultants, Inc., 2022.**

The calculated increases in ambient noise levels are below the applied significance criterion of 5 dB. Therefore, the Noise Analysis concluded that the proposed project would not result in the generation of a substantial temporary increase in ambient noise levels in the vicinity of the project in excess of standards used in this analysis. Nonetheless, to the reduce the potential for annoyance at nearby land uses, the following recommendations were included in the Noise Analysis to be incorporated into construction operations and will be required by the City as project Conditions of Approval:

- All on-site noise-generating construction activities shall occur pursuant to Section 8.28.040(d) of the Morgan Hill Municipal Code.

- The project shall use temporary construction noise control measures including the use of temporary noise barriers, or other appropriate measures (as determined by the City) as mitigation for noise generated during construction of projects.
- All noise-producing project equipment and vehicles using internal-combustion engines shall be equipped with manufacturers-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 shall comply with such regulations while in the course of project activity.
- Electrically powered equipment shall be used instead of pneumatic or internal-combustion-powered equipment, where feasible.
- Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive receptors.
- Project area and site access road speed limits shall be established and enforced during the construction period.
- Nearby residences shall 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.

Given required compliance with City standards, as well as the above noted recommendations, construction activities associated with the proposed project would not result in new significant noise impacts relative to what was analyzed in the General Plan EIR.

### **Project Operational Noise**

The primary noise sources associated with operation of the proposed project would be traffic noise on the roadways in the project vicinity, as well as noise generated by on-site vehicle circulation and parking. The following discussion includes an analysis of the proposed project's potential to impact existing sensitive receptors during project operations.

### Project-Generated Increases in Off-Site Traffic

With development of the project, traffic volumes on the local roadway network would increase. The increases in daily traffic volumes would result in a corresponding increase in traffic noise levels at existing uses located along the roadways. The FHWA Model was used with traffic input data provided by Hexagon Transportation Consultants to predict project traffic noise level increases relative to Existing and Cumulative project and no project conditions.

Pursuant to Policy SSI-8.5 of the Morgan Hill General Plan, traffic noise level increases from new projects are considered significant if the noise level increase is 5 dB DNL or greater, with a future noise level of less than 60 dB DNL, or the noise level increase is 3 dB DNL or greater, with a future noise level of 60 dB DNL or greater.

### *Existing Traffic Noise Levels*

Traffic data in the form of AM and PM peak hour turning movements for Existing and Existing Plus Project conditions in the project area roadway network were obtained from the Trip Generation and Operations Analysis prepared by Hexagon Transportation Consultants for the proposed project. 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 11. The following section includes an assessment of predicted traffic noise levels relative to the Morgan Hill General Plan Policy SSI-8.5 increase significance noise criteria. The data included in the table is provided in terms of DNL at a standard distance of 100 feet from the centerlines of the project area roadways.

<b>Table 11 Existing Plus Project Traffic Noise Modeling Results</b>					
<b>Intersection</b>	<b>Direction</b>	<b>Traffic Noise Levels at 100 Feet, DNL (dB)</b>			<b>Substantial Increase?</b>
		<b>Existing</b>	<b>Existing + Project</b>	<b>Increase</b>	
Monterey Rd / Tilton Ave	North	69.6	69.7	0.1	No
	South	69.6	69.7	0.1	No
	East	--	--	--	--
	West	58.9	58.9	0.0	No
Monterey Rd / Burnett Ave	North	69.6	69.7	0.1	No
	South	70.0	70.1	0.1	No
	East	60.7	60.7	0.0	No
	West	--	--	--	--
Monterey Rd / Madrone Pkwy	North	70.3	70.3	0.0	No
	South	69.6	69.7	0.1	No
	East	58.6	58.6	0.0	No
	West	--	--	--	--
Monterey Rd / Cochrane Rd	North	69.5	69.6	0.1	No
	South	67.9	68.0	0.1	No
	East	66.4	66.5	0.1	No
	West	55.4	55.4	0.0	No
U.S. 101 SB Ramps / Cochrane Rd	North	67.3	67.3	0.0	No
	South	64.3	64.3	0.0	No
	East	68.2	68.2	0.0	No
	West	69.6	69.6	0.0	No
U.S. 101 NB Ramps / Cochrane Rd	North	62.6	62.6	0.0	No
	South	64.0	64.0	0.0	No
	East	67.4	67.4	0.0	No
	West	66.7	66.8	0.1	No
Blank cell = no traffic data was provided					
<b>Source: Bollard Acoustical Consultants, Inc., 2022.</b>					

As shown in Table 11, the proposed project’s contribution to traffic noise level increases is predicted to satisfy the Morgan Hill General Plan Policy SSI-8.5 increase significance criteria along all the roadway segments evaluated in the existing conditions analysis. As a result, the project would not result in off-site traffic noise impacts related to increases in traffic resulting from the implementation of the project (Existing vs. Existing Plus Project conditions).

**Cumulative Traffic Noise Levels**

Similar to Existing Plus Project Conditions, traffic data in the form of AM and PM peak hour turning movements for Cumulative and Cumulative Plus Project conditions in the project area roadway network were obtained from the Trip Generation and Operations Analysis prepared by Hexagon Transportation Consultants for the proposed project. Cumulative and Cumulative Plus Project traffic noise levels on the local roadway network are shown in Table 12.

<b>Table 12</b>					
<b>Cumulative Plus Project Traffic Noise Modeling Results</b>					
<b>Intersection</b>	<b>Direction</b>	<b>Traffic Noise Levels at 100 Feet, DNL (dB)</b>			<b>Substantial Increase?</b>
		<b>Cumulative</b>	<b>Cumulative + Project</b>	<b>Increase</b>	
Monterey Rd / Tilton Ave	North	70.5	70.5	0.0	No
	South	70.5	70.6	0.1	No
	East	--	--	--	--
	West	59.5	59.5	0.0	No
Monterey Rd / Burnett Ave	North	70.5	70.6	0.1	No
	South	71.0	71.0	0.0	No
	East	61.6	61.6	0.0	No
	West	--	--	--	--
Monterey Rd / Madrone Pkwy	North	71.2	71.3	0.1	No
	South	70.6	70.6	0.0	No
	East	59.6	59.6	0.0	No
	West	--	--	--	--
Monterey Rd / Cochrane Rd	North	70.5	70.5	0.0	No
	South	68.6	68.7	0.1	No
	East	67.3	67.3	0.0	No
	West	55.4	55.4	0.0	No
U.S. 101 SB Ramps / Cochrane Rd	North	68.0	68.0	0.0	No
	South	64.4	64.4	0.0	No
	East	69.1	69.1	0.0	No
	West	70.2	70.2	0.0	No
U.S. 101 NB Ramps / Cochrane Rd	North	63.7	63.7	0.0	No
	South	64.3	64.4	0.1	No
	East	68.7	68.7	0.0	No
	West	67.9	68.0	0.1	No
Blank cell = no traffic data was provided					
<b>Source: Bollard Acoustical Consultants, Inc., 2022.</b>					

As shown in Table 12, the proposed project's contribution to traffic noise level increases is predicted to satisfy the Morgan Hill General Plan Policy SSI-8.5 increase significance criteria along all the roadway segments evaluated in the existing conditions analysis. As a result, the project would not result in off-site traffic noise impacts related to increases in traffic from the implementation of the project (Cumulative vs. Cumulative Plus Project conditions).

### Project-Generated Noise at Existing Receptors

According to the Noise Analysis prepared for the proposed project, the primary on-site noise sources associated with the project would be on-site vehicle circulation and parking area movements. An assessment of each project-related noise source at the nearest existing off-site receptors is provided below.

For noise generated by on-site activities (i.e., on-site vehicle circulation and parking movements), the Morgan Hill Municipal Code establishes exterior noise level standards of 60 and 65 dB  $L_{eq}$  for residential and commercial land uses, respectively.

In terms of determining the noise level increase due to on-site noise sources, an impact would occur if ambient noise levels would noticeably increase above background levels. The threshold of perception of the human ear is approximately three to five dB, and a five dB change is considered to be clearly noticeable. For the following analyses of on-site noise sources, a noticeable increase in ambient noise levels is assumed to occur where noise levels increase by five dB or more over existing ambient noise levels at adjacent existing land uses.

Measurements obtained at the two noise monitoring sites 1 and 2 are generally representative of the ambient noise level environment within the project vicinity. Based on the results from the noise level surveys, lower noise levels were measured at site 2, farther removed from Monterey Road and the UPRR tracks to the west. Conversely, higher noise levels were measured at the measurement location closest to Monterey Road and the UPRR tracks (site 1). For the purposes of the analysis included herein, a reasonable assumption was made that the adjacent commercial use to the north and the residential uses to the east and south currently experience ambient noise levels similar to the measurements at site 2, while the residential uses to the west of the project, located closer to Monterey Road and the UPRR tracks, currently experience ambient noise levels similar to the measurements of site 1.

### *On-Site Vehicle Circulation Noise*

Primary vehicle access to the project site would be located off Monterey Road. Once on-site, vehicles would circulate in and around the project buildings. To quantify on-site vehicle circulation noise exposure, daily trip generation forecasts were obtained from the Trip Generation and Operations Analysis prepared for the proposed project and the FHWA Model. The FHWA Model predicts hourly  $L_{eq}$  values for free-flowing traffic conditions. Based on the trip generation data, the proposed project is estimated to generate approximately 68 vehicle trips during the AM peak hour and approximately 90 vehicle trips in the PM peak hour.

Assuming standard sound wave spreading loss (-4.5 dB per doubling of distance from a moving point source), an on-site vehicle speed of less than 25 mph, and 90 on-site vehicle trips during a busy hour (PM), worst-case project on-site passenger vehicle circulation noise exposure was predicted at the property lines of the existing adjacent land uses. The results of the predictions are presented in Table 13. The predicted noise levels in Table 13 represent predicted worst-case on-site vehicle circulation noise levels during any given hour, day or night. This represents a conservative approach, as a nighttime reduction in ambient activity was not assumed in this analysis.

The Table 13 data indicate that worst-case on-site vehicle circulation noise levels are predicted to satisfy the Morgan Hill Municipal Code exterior noise level standards of 60

and 65 dB  $L_{eq}$  for residential and commercial uses (respectively) at the property lines of the existing adjacent land uses.

<b>Table 13 Predicted Worst-Case On-Site Vehicle Circulation Noise At Existing Adjacent Land Uses</b>			
<b>Land Use<sup>1</sup></b>	<b>Direction</b>	<b>Distance from On-Site Circulation Route (ft)<sup>2</sup></b>	<b>Predicted Noise Level, <math>L_{eq}</math> (dB)<sup>3</sup></b>
Commercial	North	125	40
Residential	East	38	48
Residential	South	70	44
Residential	West	265	36

<sup>1</sup> Locations of adjacent land uses are shown on Figure 8.  
<sup>2</sup> Distances scaled from on-site circulation route to property lines of adjacent land uses using the provided site plan.  
<sup>3</sup> Predicted hourly average ( $L_{eq}$ ) noise levels based on 90 vehicle trips per hour (worst-case).

**Source: Bollard Acoustical Consultants, Inc., 2022.**

As shown in Table 6, average measured hourly  $L_{eq}$  noise levels at site 1 were 65 and 61 dB  $L_{eq}$  during daytime and nighttime hours, respectively. The Table 6 data also indicates that average measured hourly  $L_{eq}$  noise levels at site 2 ranged from 59 to 61 dB  $L_{eq}$  during daytime hours (mean of 60 dB  $L_{eq}$ ) and from 49 to 54 dB  $L_{eq}$  during nighttime hours (mean of 52 dB  $L_{eq}$ ). Based on the information above, ambient plus project on-site vehicle circulation noise level increases during daytime and nighttime hours were calculated at the adjacent land uses.

The increases in ambient noise levels from project on-site vehicle circulation noise levels were calculated to range from less than 0.1 dB to 0.3 dB  $L_{eq}$  during daytime hours at the adjacent land uses. In addition, the increases in ambient noise levels from on-site vehicle circulation were calculated to range from less than 0.1 dB to 1.5 dB  $L_{eq}$  during nighttime hours at the adjacent land uses. The calculated increases in ambient noise levels for both daytime and nighttime hours are below the applied significance criterion of 5 dB.

Based on the above, noise exposure from project on-site vehicle circulation is predicted to satisfy applicable Morgan Hill Municipal Code noise level standards at the nearest existing land uses, and noise level exposure from on-site vehicle circulation is not calculated to significantly increase ambient noise levels at adjacent land uses.

***Parking Area Noise***

Most of the vehicle parking for the proposed project (approximately 186 spaces) would be located within the garages of the proposed buildings. However, five parking areas of various sizes would be located throughout the site and would include a total of approximately 40 parking spaces.

To determine potential noise exposure due to project parking lot activities, 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 vehicles were entered and exited. The results of the measurements revealed that individual parking lot movements generated mean noise

levels of approximately 70 dB Sound Exposure Level (SEL) at a reference distance of 50 feet.

For the purposes of this analysis, a conservative assumption was made that the project parking stalls could fill or empty during peak daytime hours (considered to be worst-case). In addition, the assumption was made that parking activities would be reduced by 50 percent during nighttime hours. Using the information provided above, and assuming standard spherical spreading loss (-6 dB per doubling of distance), parking noise exposure during daytime and nighttime hours was predicted at the property lines of the existing adjacent land uses. The results of the predictions are presented in Table 14 and Table 15.

<b>Table 14</b>			
<b>Predicted Parking Area Noise at Existing Adjacent Land Uses – Daytime Hours</b>			
<b>Land Use<sup>1</sup></b>	<b>Direction</b>	<b>Distance from Nearest Parking Area (ft)<sup>2</sup></b>	<b>Predicted Daytime Noise Level, L<sub>eq</sub> (dB)<sup>3,4</sup></b>
Commercial	North	22	50
Residential	East	22	56
Residential	South	90	36
Residential	West	290	25

<sup>1</sup> Locations of adjacent land uses are shown on Figure 8.  
<sup>2</sup> Distances scaled from nearest parking areas to property lines of adjacent land uses using the provided site plan.  
<sup>3</sup> Predicted daytime L<sub>eqs</sub> assume all nearest parking stalls could empty or fill within worst-case hour.  
<sup>4</sup> Daytime hours: 7:00 AM to 10:00 PM.

**Source: Bollard Acoustical Consultants, Inc., 2022.**

<b>Table 15</b>			
<b>Predicted Parking Area Noise at Existing Adjacent Land Uses – Nighttime Hours</b>			
<b>Land Use<sup>1</sup></b>	<b>Direction</b>	<b>Distance from Nearest Parking Area (ft)<sup>2</sup></b>	<b>Predicted Nighttime Noise Level, L<sub>eq</sub> (dB)<sup>3,4</sup></b>
Commercial	North	22	47
Residential	East	22	53
Residential	South	90	33
Residential	West	290	22

<sup>1</sup> Locations of adjacent land uses are shown on Figure 8.  
<sup>2</sup> Distances scaled from nearest parking areas to property lines of adjacent land uses using the provided site plan.  
<sup>3</sup> Predicted nighttime L<sub>eqs</sub> assume 50 percent of nearest parking stalls could empty or fill within worst-case hour.  
<sup>4</sup> Nighttime hours: 10:00 PM to 7:00 AM.

**Source: Bollard Acoustical Consultants, Inc., 2022.**

As shown in in Table 14 and Table 15, daytime and nighttime parking area noise levels are predicted to satisfy the Morgan Hill Municipal Code exterior noise level standards of 60 and 65 dB L<sub>eq</sub> for residential and commercial uses (respectively) at the property lines of the adjacent land uses.

As shown in Table 6, average measured hourly  $L_{eq}$  noise levels at site 1 were 65 and 61 dB  $L_{eq}$  during daytime and nighttime hours, respectively. The Table 6 data also indicates that average measured hourly  $L_{eq}$  noise levels at site 2 ranged from 59 to 61 dB  $L_{eq}$  during daytime hours (mean of 60 dB  $L_{eq}$ ) and from 49 to 54 dB  $L_{eq}$  during nighttime hours (mean of 52 dB  $L_{eq}$ ). Based on the information above, ambient plus project parking area noise level increases during daytime and nighttime hours were calculated at the adjacent land uses. The increases in ambient noise levels from project parking area activities were calculated to range from less than 0.1 dB to 1.5 dB  $L_{eq}$  during daytime hours at the adjacent land uses. In addition, increases in ambient noise levels from parking activities were calculated to range from less than 0.1 dB to 3.6 dB  $L_{eq}$  during nighttime hours at the adjacent land uses. The calculated increases in ambient noise levels identified above are below the applied significance criterion of 5 dB.

Based on the above, noise exposure from project parking area activities is predicted to satisfy applicable Morgan Hill Municipal Code noise level standards at the nearest existing land uses, and noise level exposure from parking area activities is not calculated to significantly increase ambient noise levels at adjacent land uses.

***Mechanical Equipment (HVAC) Noise***

The proposed project would locate air-conditioning equipment (condensers) on outdoor ground level patios and upper-floor decks of the proposed apartment buildings. Specific condenser models have not yet been selected for the project. As such, to estimate project condenser equipment noise level exposure at existing adjacent land uses, sound level data for a typical residential condenser unit (the Carrier Model CA15NA030) was used. Reference sound power levels with accepted sound propagation (-6 dB per doubling of distance) were used to predict the level of mechanical equipment noise which would be expected at the property lines of the existing adjacent land uses. The results of the analysis are provided in Table 16.

<b>Table 16 Predicted HVAC Equipment Noise at Existing Adjacent Land Uses</b>			
<b>Land Use<sup>1</sup></b>	<b>Direction</b>	<b>Distance from Equipment (ft)<sup>2</sup></b>	<b>Predicted Nighttime Noise Level, <math>L_{eq}</math> (dB)<sup>3,4</sup></b>
Commercial	North	25	50
Residential	East	35	42
Residential	South	25	52
Residential	West	275	33
<sup>1</sup> Locations of adjacent land uses are shown on Figure 8. <sup>2</sup> Distances scaled from effective noise center of nearest apartment patios/decks to property lines of adjacent land uses using the provided site plan. <sup>3</sup> Predicted noise levels include consideration of the following number of condenser units in operation concurrently: Commercial North – 9 units; Residential East – 3 units; Residential South – 15 units; Residential West – 24 units. <sup>4</sup> Predicted noise levels include a -10 dB offset to account for significant shielding provided by building structure/rooftop parapets.			
<b>Source: Bollard Acoustical Consultants, Inc., 2022.</b>			

The Table 16 data indicate that HVAC equipment noise levels are predicted to satisfy the Morgan Hill Municipal Code exterior noise level standards of 60 and 65 dB  $L_{eq}$  for

residential and commercial uses, respectively, at the property lines of the existing adjacent land uses.

As shown in Table 6, average measured hourly  $L_{eq}$  noise levels at site 1 were 65 and 61 dB  $L_{eq}$  during daytime and nighttime hours, respectively. The Table 6 data also indicate that average measured hourly  $L_{eq}$  noise levels at site 2 ranged from 59 to 61 dB  $L_{eq}$  during daytime hours (mean of 60 dB  $L_{eq}$ ) and from 49 to 54 dB  $L_{eq}$  during nighttime hours (mean of 52 dB  $L_{eq}$ ). Based on the information above, ambient plus project HVAC equipment noise level increases during daytime and nighttime hours were calculated at the adjacent land uses. The increases in ambient noise levels from project HVAC equipment noise levels were calculated to range from less than 0.1 dB to 0.6 dB  $L_{eq}$  during daytime hours at the adjacent land uses. In addition, the increases in ambient noise levels from project HVAC equipment are calculated to range from less than 0.1 dB to 2.9 dB  $L_{eq}$  during nighttime hours at the adjacent land uses. The calculated increases in ambient noise levels identified above are below the applied significance criterion of 5 dB.

Based on the above, noise exposure from project HVAC equipment is predicted to comply with applicable Morgan Hill Municipal Code noise level standards at the nearest existing land uses, and noise level exposure from the HVAC equipment is not calculated to significantly increase ambient noise levels at the adjacent land uses.

***Combined On-site Noise***

The calculated combined daytime and nighttime noise levels from project on-site activities at the nearest existing land uses are presented in Table 17 and Table 18. 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.

<b>Table 17 Combined On-Site Noise Levels at Adjacent Land Uses – Daytime Hours</b>					
<b>Land Use</b>	<b>Direction</b>	<b>Predicted Exterior Noise Levels, <math>L_{eq}</math> (dB)</b>			<b>Combined, <math>L_{eq}</math> (dB)<sup>1</sup></b>
		<b>On-Site Circulation</b>	<b>Parking Areas</b>	<b>HVAC</b>	
Commercial	North	40	50	50	53
Residential	East	48	56	42	57
Residential	South	44	36	52	53
Residential	West	36	25	33	38

<sup>1</sup> Calculated combined daytime noise levels based on predicted noise levels presented in the above discussions.

**Source: Bollard Acoustical Consultants, Inc., 2022.**

As shown in Table 17 and Table 18, combined noise level exposure from on-site vehicle circulation and parking area activities during daytime and nighttime hours is calculated to satisfy the Morgan Hill Municipal Code exterior noise level standards of 60 and 65 dB  $L_{eq}$  for residential and commercial uses (respectively) at the property lines of the adjacent land uses.

**Table 18**  
**Combined On-Site Noise Levels at Adjacent Land Uses –**  
**Nighttime Hours**

Land Use	Direction	Predicted Exterior Noise Levels, $L_{eq}$ (dB)			Combined, $L_{eq}$ (dB) <sup>1</sup>
		On-Site Circulation	Parking Areas	HVAC	
Commercial	North	40	47	50	52
Residential	East	48	53	42	54
Residential	South	44	33	52	53
Residential	West	36	22	33	38

<sup>1</sup> Calculated combined daytime noise levels based on predicted noise levels presented in the above discussions.

**Source: Bollard Acoustical Consultants, Inc., 2022.**

As shown in Table 6, average measured hourly  $L_{eq}$  noise levels at site 1 were 65 and 61 dB  $L_{eq}$  during daytime and nighttime hours, respectively. The Table 6 data also indicates that average measured hourly  $L_{eq}$  noise levels at site 2 ranged from 59 to 61 dB  $L_{eq}$  during daytime hours (mean of 60 dB  $L_{eq}$ ) and from 49 to 54 dB  $L_{eq}$  during nighttime hours (mean of 52 dB  $L_{eq}$ ). Based on the information above, combined ambient plus project noise level increases during daytime and nighttime hours were calculated at the adjacent land uses.

Combined increases in ambient noise levels from project on-site sources were calculated to range from less than 0.1 dB to 1.7 dB  $L_{eq}$  during daytime hours at the adjacent land uses. In addition, combined increases in ambient noise levels from project on-site sources were calculated to range from less than 0.1 dB to 4.4 dB  $L_{eq}$  during nighttime hours at the adjacent land uses. The calculated increases in ambient noise levels identified above are below the applied significance criterion of 5 dB.

Based on the above, combined noise level exposure from on-site noise sources is predicted to satisfy applicable Morgan Hill Municipal Code noise level standards at the nearest existing land uses, and combined noise level exposure from the on-site sources is not calculated to significantly increase ambient noise levels at adjacent land uses.

### **Noise at Proposed Development**

As discussed previously, impacts of the environment on a project (as compared to impacts of a project on the environment) are beyond the scope of required CEQA review. For the purposes of the CEQA analysis, the relevant inquiry is not whether future residents at the proposed project will be exposed to preexisting environmental noise-related hazards, but instead whether project-generated noise will exacerbate the pre-existing conditions. However, an evaluation of estimated noise levels at the proposed residences is provided herein for informational purposes and to develop project Conditions of Approval.

### On-Site Traffic and Railroad Noise

The following impact analyses address future Monterey Road traffic and UPRR railroad operations noise exposure at the exterior and interior areas of the proposed residential uses.

### Future Exterior Traffic and Railroad Noise

Based on the inputs and assumptions in the Noise Assessment (see Appendix E), the predicted future traffic and railroad noise level data were projected to the nearest proposed residential building facades and common outdoor areas of the development, which include the picnic areas, shade trellis, passive recreation areas, and an exercise structure, located in the central portion of the project site. The results are summarized in Table 19.

Location Description	Offset	Future Exterior Noise Level, DNL (dB)		
		Traffic	Train	Combined
Common outdoor area	-2	63	60	63
Nearest first-floor building facades	--	71	65	72
Nearest upper-floor building facades	+2	73	67	74

<sup>1</sup> Locations of buildings and common outdoor area are shown on Figure 8.  
<sup>2</sup> A +2 dB offset was applied at upper-floor facades due to reduced ground absorption of sound at elevated positions. An offset of -2 dB was applied at the common outdoor area to account for a reduced view of the roadway and train track resulting from the construction of project buildings.

**Source: Bollard Acoustical Consultants, Inc., 2022.**

According to the City’s General Plan, for new multi-family residential land uses, such as the proposed project, an exterior noise level of up to 65 dB DNL for common outdoor recreation areas is indicated as being normally acceptable. The General Plan also identifies a conditionally allowable exterior noise level of up to 70 dB DNL at common outdoor recreation areas, provided that a detailed analysis of noise reduction requirements is made, and the needed noise insulation features are included in building design. Finally, General Plan Policy SSI-8.1 states that the maximum outdoor noise level for new residences near railroad tracks shall be 70 dB DNL, recognizing that train noise is characterized by relatively few loud events.

As indicated in Table 19, future combined traffic and railroad noise level exposure is predicted to satisfy the Morgan Hill General Plan’s normally acceptable and conditionally acceptable exterior noise level limits of 65 and 70 dB DNL at the common outdoor area of the development. As a result, further consideration of improvement measures pertaining to General Plan exterior noise level compliance would not be warranted for the proposed project.

### Future Interior Traffic and Railroad Noise

Policy SSI-8.1 of the City’s General Plan sets an interior noise level standard of 45 dB DNL for new residential housing units within the City. Policy SSI-8.1 further states that noise levels in new residential development exposed to an exterior DNL of 60 dB or greater shall be limited to a maximum instantaneous interior noise level (e.g., trucks on busy streets, train warning whistles) of 50 dB L<sub>max</sub> in bedrooms and 55 dB L<sub>max</sub> in all other habitable rooms.

As indicated in Table 19, future combined noise exposure from Monterey Road traffic and UPRR railroad operations is predicted to be 72 dB DNL at the first-floor building facades

of residences proposed nearest to noise sources. Due to reduced ground absorption at elevated positions, noise levels at the upper-floor facades of the residences are predicted to approach approximately 74 dB DNL. To satisfy the General Plan 45 dB DNL interior noise level standard, minimum noise reductions of 27 dB and 29 dB would be required of the first- and upper-floor building facades, respectively, of residences constructed nearest to Monterey Road and the UPRR track.

To satisfy the General Plan 50 dB  $L_{max}$  interior noise level standard for bedrooms, a minimum noise reduction of 37 dB would be required of the first- and upper-floor building facades of residences constructed nearest to the UPRR track. To satisfy the General Plan 55 dB  $L_{max}$  interior noise level standard for all other habitable rooms within residences, a minimum noise reduction of 32 dB would be required of the nearest first- and upper-floor 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 and door 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 following specific improvement measures are recommended to be implemented as Conditions of Approval for the proposed project:

1. To comply with the General Plan's interior noise level criteria including a factor of safety, the windows and doors of the building locations identified on Figure 9 and Figure 10 shall be upgraded to the minimum STC rating indicated. Figure 9 shows the locations and associated STC ratings needed for bedroom windows/doors. Figure 10 illustrates the locations and associated STC ratings required for all other habitable room windows/doors. Finally, mechanical ventilation (air conditioning) should be provided to all residences of the development to allow the occupants to close doors and windows as desired for additional acoustical isolation.
2. Disclosure statements shall be provided to all prospective residents of the development notifying of elevated noise levels during railroad passages, particularly during nighttime operations and periods of warning horn usage.

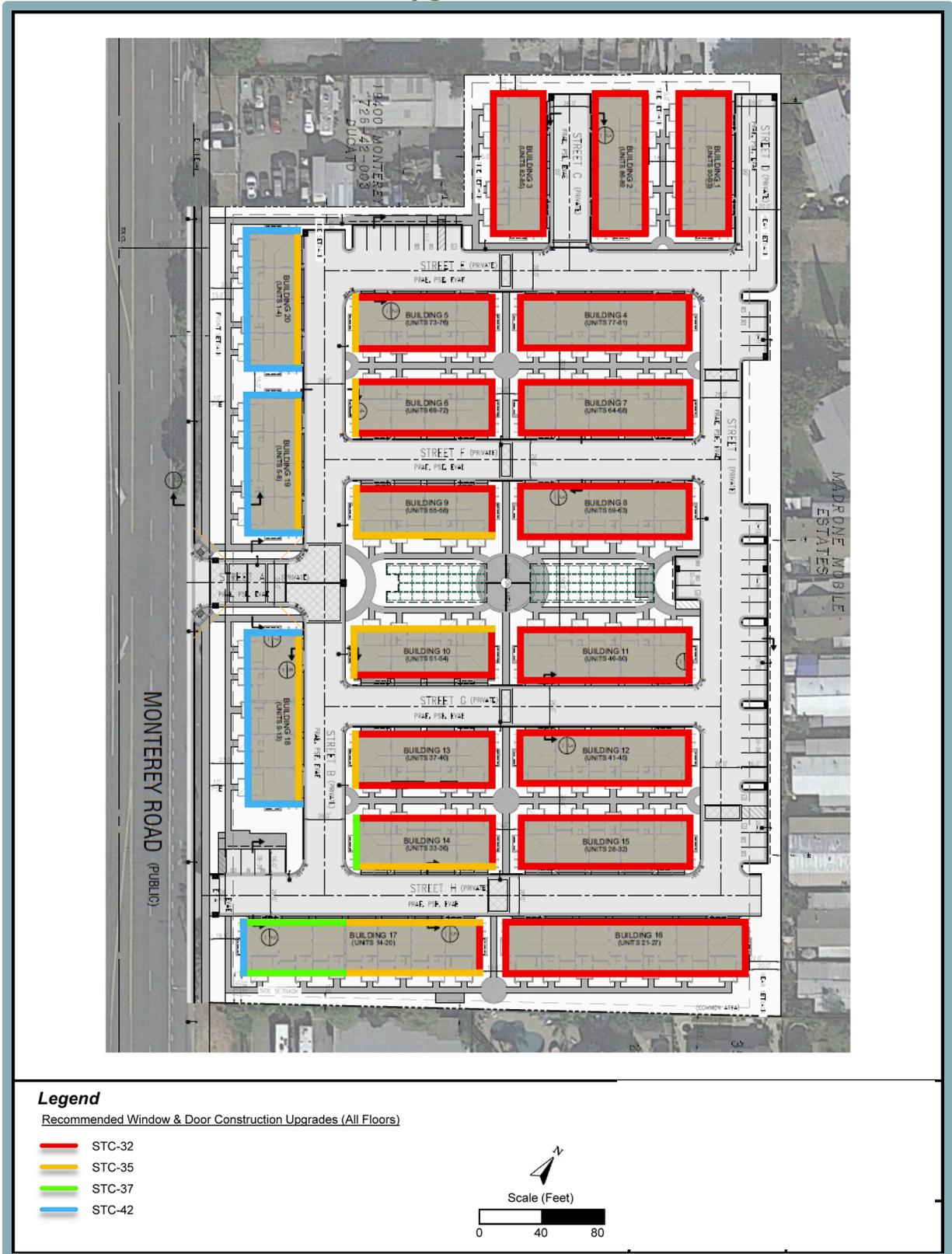
### Commercial Operations Noise

As noted previously, an existing commercial use is located to the north of the proposed project. According to field observations conducted during the Noise Analysis, the commercial use consists of an office building, storage yard, and parking lot.

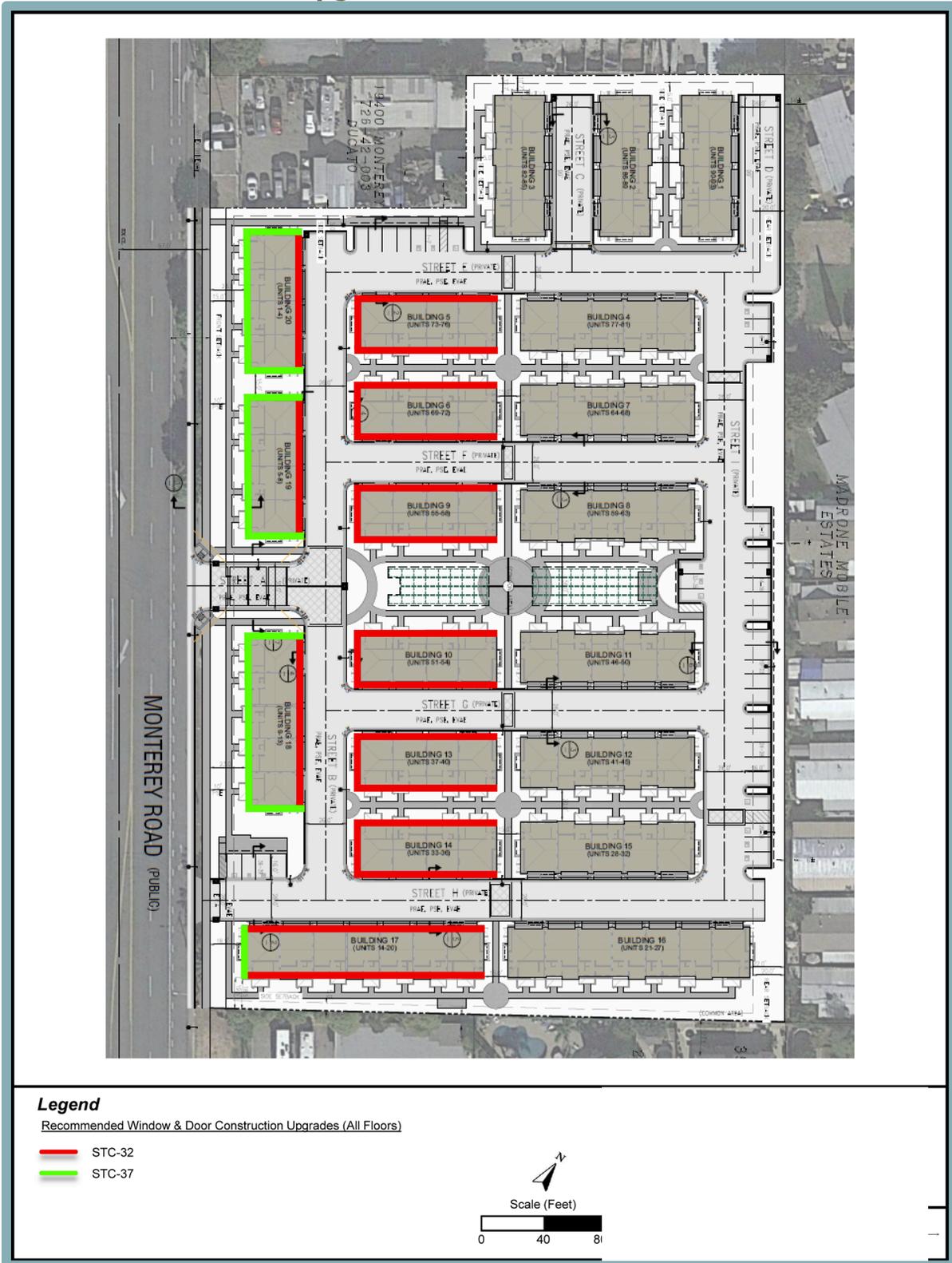
Long-term noise measurement site 2 was specifically selected to capture noise levels associated with the adjacent commercial use at the project property line. According to a company representative, the hours of operation for the construction company located on the commercial parcel to the north are Monday through Friday from 7:30 AM to 4:30 PM.

Hourly average noise levels at site 2 ranged from 53 dB to 65 dB  $L_{eq}$ , with a calculated mean of 60 dB  $L_{eq}$ , during the hours of 7:30 AM to 4:30 PM throughout the 48-hour monitoring effort. The ambient noise monitoring survey included days in which the commercial business conducted normal operations (Wednesday and Thursday).

**Figure 9**  
**Window and Door Upgrade Locations – Bedrooms**



**Figure 10**  
**Window and Door Upgrade Locations – Other Habitable Rooms**



For noise generated by adjacent commercial activities at the proposed residential uses of the project site, the Morgan Hill Municipal Code establishes an exterior noise level standard of 60  $L_{eq}$ . Based on the results from the ambient noise level survey, measured hourly average ( $L_{eq}$ ) noise levels during the hours of 7:30 AM to 4:30 PM (i.e., construction company business hours) exceeded the Municipal Code 60 dB  $L_{eq}$  exterior noise level standard at the property line of the project site during portions of the 48-hour monitoring period. Based on the measured noise levels at site 2, and to reduce the potential for an exceedance of the Municipal Code 60 dB  $L_{eq}$  exterior noise level standard from adjacent commercial operations, the following specific improvement measure is recommended to be implemented as a Condition of Approval for the proposed project:

1. A 6-foot-tall masonry wall shall be constructed along the shared commercial/residential property line (i.e., northern project boundary). The location of the recommended noise barrier is illustrated on Figure 11. The construction of a 6-foot-tall masonry wall at the location illustrated on Figure 11 is estimated to provide approximately 5 dB of attenuation of commercial noise at the project site, which would reduce the highest measured hourly average ( $L_{eq}$ ) commercial operations noise level to a state of compliance with the General Plan 60 dB  $L_{eq}$  exterior noise level standard.

### **Conclusion**

Based on the above, construction and operation of the proposed project would not result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the City's General Plan and the Municipal Code. Thus, impacts related to noise level increases and conflicts with the City's noise level standards were adequately addressed in the General Plan EIR, and the proposed project would not result in any peculiar effects that would require further CEQA review for this topic.

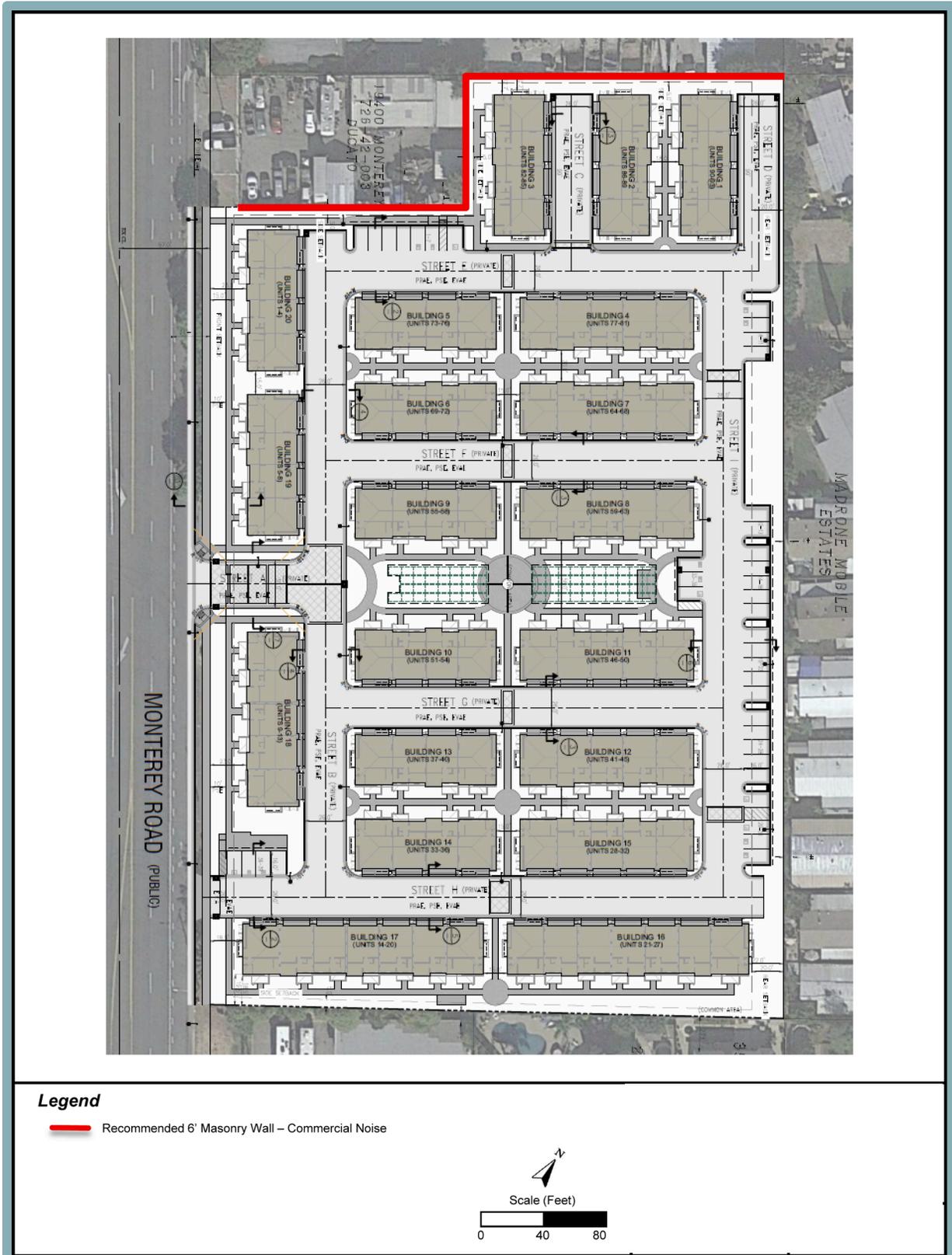
- b. Similar to noise, vibration involves a source, a transmission path, and a receiver. However, noise is generally considered to be pressure waves transmitted through air, whereas vibration usually consists of the excitation of a structure or surface. As with noise, vibration consists of an amplitude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

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

Human and structural response to different vibration levels is influenced by a number of factors, including ground type, distance between source and receptor, duration, and the number of perceived vibration events. Table 20, which was developed by Caltrans, shows the vibration levels that would normally be required to result in damage to structures.

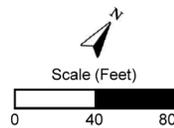
As shown in the table, the threshold for architectural damage to structures is 0.20 in/sec PPV and continuous vibrations of 0.10 in/sec PPV, or greater, would likely cause annoyance to sensitive receptors.

**Figure 11**  
**Noise Barrier Location**



**Legend**

 Recommended 6' Masonry Wall - Commercial Noise



<b>Table 20</b>			
<b>Effects of Vibration on People and Buildings</b>			
<b>PPV</b>		<b>Human Reaction</b>	<b>Effect on Buildings</b>
<b>mm/sec</b>	<b>in/sec</b>		
0.15 to 0.30	0.006 to 0.019	Threshold of perception; possibility of intrusion	Vibrations unlikely to cause damage of any type
2.0	0.08	Vibrations readily perceptible	Recommended upper level of the vibration to which ruins and ancient monuments should be subjected
2.5	0.10	Level at which continuous vibrations begin to annoy people	Virtually no risk of “architectural” damage to normal buildings
5.0	0.20	Vibrations annoying to people in buildings (this agrees with the levels established for people standing on bridges and subjected to relative short periods of vibrations)	Threshold at which there is a risk of “architectural” damage to normal dwelling - houses with plastered walls and ceilings. Special types of finish such as lining of walls, flexible ceiling treatment, etc., would minimize “architectural” damage
10 to 15	0.4 to 0.6	Vibrations considered unpleasant by people subjected to continuous vibrations and unacceptable to some people walking on bridges	Vibrations at a greater level than normally expected from traffic, but would cause “architectural” damage and possibly minor structural damage
<b>Source: Caltrans. Transportation Related Earthborne Vibrations. TAV-02-01-R9601. February 20, 2002.</b>			

The General Plan EIR included an analysis of potential vibration impacts associated with construction and operation of new development occurring pursuant to the General Plan. The General Plan EIR concluded that new development within the City would avoid significant impacts by conforming with requirements for acoustic analysis under the General Plan. Therefore, through adherence to the requirements, policies, and strategies in the General Plan and in the current Morgan Hill Municipal Code, the General Plan EIR concluded that vibration impacts would be less than significant.

As part of the Noise Analysis, a site visit was conducted on May 17, 2022 to assess the existing ambient vibration environment. Vibration levels were below the threshold of perception at the project site. Nonetheless, to quantify existing vibration levels at the project site, short-term (15-minute) vibration measurements were conducted at sites 1 and 2. The vibration measurement data indicated that measured maximum vibration levels at site 1, located closest to Monterey Road and the adjacent UPRR track, did not exceed 0.001 PPV in/sec during the 15-minute monitoring period. In addition, measured maximum vibration levels at site 2, located adjacent to the existing commercial use to the north, did not exceed 0.012 PPV in/sec during the monitoring period.

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. As discussed above, the property lines of the adjacent commercial use to the north and residential uses to the east are located approximately 15 feet from where construction activities would occur within the project area, and the property lines of the nearest residential uses to the south are located

approximately 20 feet from where on-site project construction activities would occur. However, the nearest existing building on the commercial parcel to the north has been identified as a warehouse located approximately 40 feet from where construction activities would occur within the project area, and the nearest existing residential structures are located to the east of the project area, approximately 35 feet from where on-site construction activities would occur.

Table 21 includes the range of vibration levels for equipment commonly used in general residential construction projects at a distance of 25 feet. The Table 21 data also includes projected equipment vibration levels at the nearest off-site existing structures to the project area located approximately 35 to 40 feet away.

<b>Table 21 Vibration Source and Projected Levels for Construction Equipment</b>			
<b>Equipment</b>	<b>Reference PPV at 25 Feet (in/sec)<sup>1</sup></b>	<b>Projected PPV (in/sec)</b>	
		<b>35 Feet</b>	<b>40 Feet</b>
Vibratory roller	0.210	0.127	0.104
Hoe Ram	0.089	0.054	0.044
Large bulldozer	0.089	0.054	0.044
Caisson Drilling	0.089	0.054	0.044
Loaded trucks	0.076	0.046	0.038
Jackhammer	0.035	0.021	0.017
Small bulldozer	0.003	0.002	0.001

<sup>1</sup> PPV = Peak Particle Velocity

**Source: Bollard Acoustical Consultants, Inc., 2022.**

As shown in Table 21, vibration levels generated from construction activities within the project area at the nearest structures are projected to be well below the strictest Caltrans thresholds for damage to structures, as shown in Table 20. In addition, the projected equipment vibration levels in Table 21 range from below the threshold of perception to distinctly perceptible human response as defined by Caltrans. Therefore, on-site construction within the project area is not expected to result in excessive groundborne vibration levels at nearby off-site existing commercial or residential structures. Furthermore, the proposed project is residential in nature, and would not result in the use of equipment that generates appreciable vibration during operations.

Based on the above, construction and operation of the proposed project would not result in the generation of excessive groundborne vibration. Thus, impacts related to vibration were adequately addressed in the General Plan EIR, and the proposed project would not result in any peculiar effects that would require further CEQA review for this topic.

- c. As noted in the General Plan EIR, the public airport nearest to the project site is the San Martin Airport, which is located approximately 6.3 miles southeast of the project site at 13030 Murphy Avenue. The project site is located well outside of the AIA identified in the South County Airport Comprehensive Land Use Plan.<sup>35</sup> In addition, the project site is not located within the vicinity of a private airstrip. Therefore, according to the General Plan EIR impacts related to excessive noise levels from private airstrips or heliports would not

<sup>35</sup> Santa Clara County. *Comprehensive Land Use Plan, Santa Clara County, South County Airport*. Amended November 16, 2016.

occur during buildout of the General Plan, and further discussion of noise-related impacts from aviation facilities was not included in the General Plan EIR.

Based on the above, impacts related to aircraft noise was adequately addressed in the General Plan EIR, and the proposed project would not result in any peculiar effects that would require further CEQA review for this topic.

**XIV. POPULATION AND HOUSING.**

*Would the project:*

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>

**Environmental Setting**

The project site is currently developed with structures and lots associated with an existing RV dealership, and is surrounded entirely by existing development including a construction company, restaurant, RV/boat storage yard, and single-family residence to the north; a mobile home community to the east; single-family residences, an auto and RV repair shop, a pet store, and a hotel to the southeast; and single-family residences to the south and west, across Monterey Road.

**General Plan Policies**

Listed below are policies from the City of Morgan Hill General Plan related to population and housing that are relevant to the proposed project:

**Policy CNF-2.1      Orderly Development.** Encourage the orderly development of the City, with concentric growth and infill of existing developed areas.

**Policy CNF-3.6      Adequate Services and Infrastructure.** Allow residential growth only if it is within the ability for the City to provide adequate public services and infrastructure for new development and the community at large.

**Discussion**

a. The General Plan EIR concluded that implementation of the General Plan through year 2035 would exceed development anticipated pursuant to the ABAG’s existing and expected future 2035 projections for the City by 13,357 residents. However, based on the balance between housing capacity and employment capacity under the proposed General Plan, the General Plan EIR concluded that the City would neither need to export workers to find jobs in other communities, nor import a substantial number of workers, resulting in indirect growth inducement. Thus, impacts related to population growth were determined to be less than significant.

Given that the proposed project is consistent with the site’s current land use and zoning designations, potential growth associated with development of the site has been anticipated by the City and analyzed in the City of Morgan Hill General Plan EIR.

Based on the above, impacts related to inducing substantial unplanned population growth in an area, either directly or indirectly, were adequately addressed in the General Plan EIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

b. The General Plan EIR concluded that buildout of the General Plan would result in a net increase in housing units and would not have direct physical impacts related to the

displacement of housing units, and a less-than-significant impact would result. The project site does not currently include existing housing or other habitable structures. As such, the proposed project would not displace existing housing or people and would not necessitate the construction of replacement housing elsewhere. Therefore, impacts related to displacement of substantial housing or people were adequately addressed in the General Plan EIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

**XV. PUBLIC SERVICES.**

*Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	✘
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	✘
e. Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	✘

**Environmental Setting**

The City of Morgan Hill contracts with CAL FIRE (California Department of Forestry and Fire Protection) for fire protection services. Three fire stations are located within the City boundaries: El Toro Station, located at 18300 Old Monterey Road; Dunne-Hill Station, located at 2100 Dunne Avenue; and the CAL FIRE station at 15670 Monterey Road. The Morgan Hill Police Department (MHPD) is located at 16200 Vineyard Boulevard, approximately 4.8 miles southeast of the project site. The Morgan Hill Unified School District (MHUSD) operates public education facilities that serve the project site and surrounding area. The City of Morgan Hill is served by eight elementary schools, two middle schools, two high schools, one continuation school, one K-8 home school program, and one community adult school.

**General Plan Policies**

Listed below are policies from the City of Morgan Hill General Plan related to public services that are relevant to the proposed project:

- Policy CNF-6.2**      **Service Standards.** Ensure that facility/service standards can be met for new development by the time of occupancy.
- Policy CNF-6.4**      **Public Facilities Upgrades.** Evaluate the need for improvements to existing public facilities based on such factors as the location and extent of new residential, commercial and industrial development, residential densities, and neighborhood development patterns.
- Policy CNF-6.7**      **Impacts on City Infrastructure.** Require all development that may result in a substantial impact on City infrastructure and/or services to be analyzed to determine the extent of that fiscal burden.
- 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.
- Policy HC-1.6**      **Efficient Siting.** Site new residential development in areas served by existing schools to allow school facilities to be used most efficiently and to minimize busing needs.

- Policy HC-3.2**      **Parkland Standard.** Strive to provide 5 acres of parkland per thousand residents by acquiring and developing parks and recreation facilities, and developing joint use agreements with other agencies and organizations that provide community recreation facilities. Calculate parkland based on classification in the Parks, Facilities, and Recreation Programming Master Plan.
- Policy HC-3.3**      **Park Land Fees.** Continue to require park land dedication or in-lieu fees from all new development to meet the recreation and open space needs of the residents of Morgan Hill.
- Policy HC-3.9**      **Open Space Requirements.** Require multi-family residential developments to include common open space suitable for group gatherings. Common open space shall be funded and maintained by Homeowners Associations or property owners.
- Policy HC-3.29**     **Development Requirements.** Continue to require park acquisition and development fees and/or land dedication to support the acquisition and development of parks, trails and other recreation facilities

### **Discussion**

a,b.      The General Plan EIR concluded that plan review by the MHFD, development impact fees, consistency with General Plan policies, and compliance with all applicable regulations would ensure that the MHFD and MHPD are involved as future development is allowed under the proposed General Plan. While the General Plan EIR noted the buildout allowed by the General Plan would require new fire protection facilities, a new station was already planned at the time the General Plan EIR was being drafted, to accommodate current and future needs of the City. Therefore, according to the General Plan EIR, buildout of the General Plan would result in a less-than-significant impact related to fire and police protection services.

While the proposed project would result in increased demands on fire and police protection services, such demands would be consistent with what has been anticipated by the City and analyzed in the General Plan EIR. Furthermore, the project would comply with all applicable State and local requirements related to fire safety and security, including installation of fire sprinklers. Compliance with such standards would minimize fire and police protection demands associated with the project. In addition, the project would be subject to payment of applicable fire and police development impact fees. Therefore, impacts related to the need for new or physically altered fire or police protection facilities, the construction of which could cause significant environmental impacts, were adequately addressed in the General Plan EIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

c-e.      The General Plan EIR concluded that with implementation of applicable General Plan policies, implementation of the General Plan would result in a less-than-significant impact to schools, parks, and recreation facilities, as well as other public facilities such as libraries. The proposed project is anticipated to potentially generate an estimated 292 additional residents (93 units x 3.14 persons per household) in the City. As specified in the General Plan EIR, using the MHUSD student yield rate of 0.465 students per household, the total anticipated development potential for the project site could add approximately 44 new students to MHUSD schools.

The City collects development impact fees to help pay for public services that include public schools. Proposition 1A/SB 50 prohibits local agencies from using the inadequacy of school facilities as a basis for denying or conditioning approvals of any “legislative or adjudicative act involving the planning, use, or development of real property.” (Government Code 65996(b).) Satisfaction of the Proposition 1A/SB 50 statutory requirements by a developer is deemed to be “full and complete mitigation.” Therefore, according to SB 50, the payment of the necessary school impact fees for the project would be full and satisfactory CEQA mitigation.

Furthermore, pursuant to Section 3.56.030 (Development fees) of the City’s Municipal Code, development impact fees are established and imposed on the issuance of all building permits for development within the City to finance the cost of various categories of public facilities and improvements required by new development, including park and recreation facilities. In addition, the proposed project would include various amenities, including a dog park, picnic areas, passive recreation areas, and an exercise structure. As such, on-site recreational amenities would be provided to serve future residents of the project.

With regard to other public facilities, such as libraries, the proposed project would not be anticipated to result in a substantial increase in demand for library services, or other public facilities, such that expanded facilities would be required. Future residents of the proposed project would have access to the Morgan Hill Library, which is operated by the Santa Clara County Library District.

Based on the above, impacts related to the need for new or physically altered schools, parks, or other public facilities, the construction of which could cause significant environmental impacts, were adequately addressed in the General Plan EIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

**XVI. RECREATION.**

*Would the project:*

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>

**Environmental Setting**

The City of Morgan Hill is currently served by a variety of parks and recreational facilities including the following: neighborhood parks, community parks, regional parks, accessible open space, special purpose facilities, bikeways, multi-use trails, and nature trails. The nearest recreational facility to the project site is Madrone Hills – Baird Ranch Open Space Preserve, located approximately 0.43-mile southwest of the site.

**General Plan Policies**

Listed below are policies from the City of Morgan Hill General Plan related to recreation that are relevant to the proposed project:

**Policy HC-3.2      Parkland Standard.** Strive to provide 5 acres of parkland per thousand residents by acquiring and developing parks and recreation facilities, and developing joint use agreements with other agencies and organizations that provide community recreation facilities. Calculate parkland based on classification in the Parks, Facilities, and Recreation Programming Master Plan.

**Policy HC-3.3      Park Land Fees.** Continue to require park land dedication or in-lieu fees from all new development to meet the recreation and open space needs of the residents of Morgan Hill.

**Policy HC-3.9      Open Space Requirements.** Require multi-family residential developments to include common open space suitable for group gatherings. Common open space shall be funded and maintained by Homeowners Associations or property owners.

**Policy HC-3.29      Development Requirements.** Continue to require park acquisition and development fees and/or land dedication to support the acquisition and development of parks, trails and other recreation facilities

**Discussion**

a,b. The General Plan EIR concluded that with implementation of applicable General Plan policies, implementation of the General Plan would result in a less-than-significant impact to parks and recreation facilities.

The proposed project would potentially generate approximately 292 additional residents (based on 3.14 persons per household, pursuant to Department of Finance estimates) in the City of Morgan Hill. Given the City’s parkland standard of five acres per 1,000

residents, the proposed project's 292 additional residents would equate to a demand of approximately 1.46 acres of additional parkland. As discussed above, pursuant to Section 3.56.030 (Development fees) of the City's Municipal Code, development impact fees are established and imposed on the issuance of all building permits for development within the City to finance the cost of various categories of public facilities and improvements required by new development, including park and recreation facilities.

In addition, pursuant to Morgan Hill Municipal Code Chapter 17.28, the proposed project would be subject to the City's Parkland Dedication and Parkland Fee In-Lieu requirements. The project would be required to pay fees in lieu of parkland dedication to meet the parkland obligation. Such fees would be calculated using the formula set forth in Morgan Hill Municipal Code Section 17.28.060, with the fees due at the time of filing of the project's Final Map.

Given that the proposed project would be required to comply with Section 3.56.030 and Chapter 17.28 of the Municipal Code, park fees imposed by the City would generate revenue to acquire necessary land to develop new parks or rehabilitate existing neighborhood parks and recreation facilities reasonably related to serve the subdivision.

Based on the above, impacts related parks and recreation facilities were adequately addressed in the General Plan EIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

**XVII. TRANSPORTATION.**

*Would the project:*

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<b>✘</b>

**Environmental Setting**

A Trip Generation and Operations Analysis<sup>36</sup> and a VMT Assessment<sup>37</sup> have been prepared by Hexagon Transportation Consultants for the proposed project (see Appendix F).

The Trip Generation and Operations Analysis includes a discussion of the proposed project’s potential impacts on transit, bicycle, and pedestrian facilities, which are discussed in further detail below. A LOS evaluation is also included in the Trip Generation and Operations Analysis; however, LOS analysis is not required as part of CEQA review for the reason described below. As such, the proposed project’s consistency with the City’s applicable LOS standards will be reviewed by the City in order to determine if the project should be conditioned to implement any transportation operation enhancements. Further discussion of LOS was included in Criterion 15332(a): General Plan and Zoning Consistency of the In-Fill Development Project Exemption Summary discussion, above.

**General Plan Policies**

Listed below are policies from the City of Morgan Hill General Plan related to transportation that are relevant to the proposed project:

**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 TR-1.3 Transportation Safety.** Implement strategies to ensure safe and appropriate operation of all components of the transportation system for all users, such as programs to lower crash rates and reduce the number of transportation-related injuries in the city through education, enforcement, engineering strategies, physical improvements, and operational systems. Prioritize strategies that improve safety for students, pedestrians, and bicyclists.

**Policy TR-2.1 Multi-Modal System for All Users.** A balanced multi-modal system offers viable choices for residents, employees, customers, visitors, and recreational users. Use smart growth and Sustainable Communities principles throughout the city to provide a balanced transportation system

<sup>36</sup> Hexagon Transportation Consultants, Inc. *Trip Generation and Operations Analysis for the Proposed Monterey-Kerley Residential Development in Morgan Hill, California.* May 16, 2022.

<sup>37</sup> Hexagon Transportation Consultants, Inc. *VMT Assessment for the Proposed Monterey-Kerley Residential Development in Morgan Hill, California.* April 29, 2022.

which assures access to all, and which integrates all appropriate modes of transportation into an effectively functioning system, including modes such as auto, ride sharing, public rail and bus transit, paratransit, bicycling, and walking.

- 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-9.7**      **Concurrent Implementation.** Where feasible, implement the trails and pedestrian system concurrent with adjacent developments.
- 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 SSI-12.4**    **Maintenance of Emergency Access Routes.** Require that emergency access routes be kept free of traffic impediments.

## **Discussion**

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

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

Pursuant to SB 743, the Natural Resources Agency promulgated CEQA Guidelines Section 15064.3 in late 2018. It became effective in early 2019. Subdivision (a) of that section provides that “[g]enerally, vehicle miles traveled is the most appropriate measure of transportation impacts. For the purposes of this section, ‘vehicle miles traveled’ refers to the amount and distance of automobile travel attributable to a project. Other relevant considerations may include the effects of the project on transit and non-motorized travel. Except as provided in subdivision (b)(2) below (regarding roadway capacity), a project’s effect on automobile delay shall not constitute a significant environmental impact.”

Please refer to Question ‘b’ for a discussion of VMT.

### **Pedestrian, Bicycle, and Transit Facilities**

The General Plan includes policies that provide for an integrated network of bicycle facilities, as well as for the needs of transit users. Specifically, Policy TR-2.1 calls for a multi-modal system that integrates all modes of transportation. In addition, the General Plan calls for coordinated regional bicycle planning including supporting the implementation of the Santa Clara Countywide Trails Master Plan and Santa Clara County Bicycle Technical Guidelines, as well as supporting the implementation and maintenance of the City’s Bikeways Master Plan. The General Plan also supports an expanded pedestrian network that connects pedestrians to Downtown, shopping areas, and employment centers through General Plan Policy TR-9.1. Furthermore, the General Plan calls for the City to design streets to accommodate bus service, and requires new development to install bus shelters as appropriate. As such, the General Plan EIR concluded that implementation of the General Plan would not conflict with plans, programs and policies regarding bicycle, pedestrian, or transit facilities, or decrease the performance and safety of such facilities, and a less-than-significant impact would occur.

The project site is served by VTA bus routes that run along Cochrane Road and Hale Avenue. Frequent Route 68 (Gilroy Transit Center to San Jose Diridon Transit Center) serves bus stops at the intersection of Hale Avenue and Tilton Avenue, approximately 0.7-mile walking distance from the project site. Local Route 87 (Morgan Hill Civic Center to Burnett Avenue) serves a bus stop at the Peebles Avenue/Monterey Road and Burnett Avenue/Greenwood Circle intersections, approximately 0.2-mile and 0.3-mile walking distance from the project site, respectively. According to the Trip Generation and Operations Analysis, a typical mode share in Morgan Hill (the percentage of travelers using a particular type of transportation) is a three percent transit share. As such, applying a three percent transit mode share to the proposed project would equate to a maximum of two transit riders during each of the daily peak hours. Based on such a number of new transit riders, the City’s existing transit facilities would be able to accommodate the transit ridership demands generated by the proposed project.

With respect to pedestrian facilities, the existing pedestrian generators in the project vicinity include Sobrato High School, located northeast of the project site, and the bus stops discussed above. Sidewalks are located in the project vicinity along the following roadway segments:

- Southbound Monterey Road, between Tilton Avenue and Burnett Avenue;
- Northbound Monterey Road, between 230 feet south and 300 feet north of Burnett Avenue;
- Eastbound and westbound Burnett Avenue;

- Westbound Tilton Avenue, between Monterey Road and Dougherty Avenue; and
- Eastbound Tilton Avenue, between Monterey Road and 400 feet west of Dougherty Avenue.

Existing crosswalks with protected crossing phases are provided at the following signalized intersections:

- Monterey Road/Tilton Avenue – west leg;
- Monterey Road/Burnett Avenue – north leg and east leg;
- Monterey Road/Peebles Avenue – east leg; and
- Monterey Road/Madrone Parkway – east leg.

Existing access to nearby pedestrian generators is described below:

- Sobrato High School: A continuous pedestrian route is provided by way of sidewalks along northbound Monterey Road and westbound Burnett Avenue.
- Route 68 Bus Stop at the Hale Avenue/Tilton Avenue intersection: A continuous pedestrian route to/from the project site is not available, due to a missing sidewalk segment along eastbound Tilton Avenue, between Hale Avenue and 400 feet west of Dougherty Avenue. It should be noted that the project does not propose to install crosswalks across Monterey Road at Tilton Avenue. Therefore, pedestrians would need to use the existing crosswalk at the Monterey Road/Burnett Avenue intersection. It is noted that the recently approved Manzanita Park Project would create a new, fourth leg of the Monterey Road/Tilton Avenue intersection, which would provide a crossing for pedestrian/bicycle usage.
- Route 87 Bus Stop at the Burnett Avenue/Greenwood Circle intersection: A continuous pedestrian route is provided by way of sidewalks along northbound Monterey Road and westbound Burnett Avenue.

The project proposes to construct a 5-foot-wide sidewalk along the project site's Monterey Road frontage. Multiple access points from the sidewalks are provided to on-site walkways. The implementation of the remaining missing sidewalk segments within the project vicinity is beyond the means of the proposed project, because construction would require work within, and possibly acquisition of, right-of-way that is not controlled by the project applicant. Based on the above, the proposed project would construct sidewalks along project frontages, as required, and would not conflict with an adopted plan related to the City's pedestrian facilities.

In the project vicinity, bike lanes are located along Monterey Road (including along the project frontage), Cochrane Road, and Burnett Avenue. The project is not expected to generate a significant number of bicycle trips. As such, the demand generated by the proposed project could be accommodated by the existing and proposed bicycle facilities in the project vicinity. Furthermore, the City of Morgan Hill requires multi-family residential developments to provide on-site bicycle parking as specified below:

- Short-term spaces – 10 percent of required automobile spaces; minimum of four spaces.
- Long-term spaces – One space per five units.

Based on the requirements, the proposed project would be required to provide a total of 44 bicycle parking spaces consisting of 25 short-term spaces and 19 long-term spaces. The project would include a total of 119 bicycle parking spaces on-site, consisting of 26 short-term spaces and 93 long-term parking spaces, which would exceed the City's bicycle parking requirements.

## Conclusion

The project would not conflict with any existing or proposed pedestrian, bicycle, or transit facilities. Impacts related to conflicting with an applicable plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities were adequately addressed in the General Plan EIR, and effects peculiar to the proposed project would not occur. Thus, the proposed project would not require further CEQA review for this topic.

- b. Section 15064.3 of the CEQA Guidelines provides specific considerations for evaluating a project's transportation impacts. Pursuant to Section 15064.3, analysis of VMT attributable to a project is the most appropriate measure of transportation impacts. Other relevant considerations may include the effects of the project on transit and non-motorized travel. Determination of impacts based on VMT have been required by law Statewide since July 1, 2020.

Pursuant to Section 15064.3(b)(3), a lead agency may analyze a project's VMT qualitatively based on the availability of transit, proximity to destinations, etc. As discussed above, Hexagon Transportation Consultants prepared a VMT assessment for the proposed project to provide an assessment of the project's effect on VMT. The City of Morgan Hill, at the time the VMT report was prepared for the proposed project, is undertaking a process of updating its General Plan policies to incorporate VMT methodologies and significance thresholds to be consistent with SB 743 but has not yet released draft thresholds. In the absence of an adopted or draft City policy with numeric thresholds, the VMT assessment relies on *The Technical Advisory on Evaluating Transportation Impacts in CEQA* published by the Governor's OPR.<sup>38</sup> The OPR recommendations include the screening thresholds criteria listed below:

- Office or residential projects not exceeding a level of 15 percent below existing VMT per capita may indicate a less-than-significant impact on VMT;
- Projects (including office, residential, retail, and mixed-use developments) proposed within half a mile of an existing major transit stop or within a quarter of an existing stop along a high-quality transit corridor may be presumed to have a less-than-significant impact;
- 100 percent affordable residential development in infill locations may be presumed to have a less-than-significant impact on VMT;
- Projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant impact; and
- Local-serving retail developments (considered to be less than 50,000 sf in size) may be assumed to cause a less-than-significant impact on VMT.

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<sup>38</sup> Governor's Office of Planning and Research. *Technical Advisory on Evaluation Transportation Impacts in CEQA*. December 2018.

According to OPR's technical advisory, VMT per resident (capita) is the recommended metric to evaluate CEQA-related transportation impacts for residential land uses. As stated in the technical advisory, OPR recommends an impact threshold of 15 percent below the existing VMT levels for residential land uses. OPR allows the existing VMT to be measured as regional or Citywide VMT per capita. For this analysis, 15 percent below the Citywide residential VMT per capita is established as the impact threshold for residential uses.

The VMT Analysis conducted for the proposed project used the VTA's VMT Evaluation Tool. The VMT tool identifies the existing average VMT per capita and VMT per employee for the project area based on the APN of a project. Based on the project location, type of development, project description, and proposed trip reduction measures, the evaluation tool calculates the project VMT. Projects located in areas where the existing VMT is above the established threshold are referred to as being in "high-VMT areas". Projects in high-VMT areas are required to include a set of VMT reduction measures that would reduce the project VMT to the greatest extent possible.

The VTA's VMT Evaluation Tool indicates that the Citywide average VMT per capita is currently 24.64. Therefore, the OPR recommended impact threshold of 15 percent below the Citywide average VMT per capita equates to 20.94 VMT per capita. The results of the project specific VMT analysis using the VTA's VMT Evaluation Tool indicate that the existing VMT (21.81) per capita for residential uses in the project vicinity is less than the Citywide average VMT per capita. The results also indicate that the project is projected to generate VMT per capita of 20.92, which would not exceed the OPR's recommended impact threshold of 20.94 VMT per capita. Therefore, the project would not result in an impact on the transportation system based on OPR's VMT impact criteria.

Based on the above, the proposed project would not conflict with or be inconsistent with CEQA Guidelines Section 15064.3(b). As such, impacts were adequately addressed in the General Plan EIR, and effects peculiar to the proposed project would not occur. Thus, the proposed project would not require further CEQA review for this topic.

- c,d. As noted in the General Plan EIR, future developments and roadway improvements would be designed in accordance with City standards and would be subject to all applicable General Plan policies. Compliance with the City standards and policies would ensure that the future project would not significantly increase hazards due to design features or incompatible uses. In addition, the City's Design Standards and Standard Details for Construction would ensure that adequate emergency access is provided in Morgan Hill. Therefore, the General Plan concluded that impacts associated with the implementation of the proposed General Plan would be less than significant

Vehicular access to the project site would be provided by a single, full-access driveway on Monterey Road located in approximately the same location as the existing driveway serving the project site. The driveway would be located approximately 520 feet south of Burnett Avenue. A southbound left-turn pocket within the median of Monterey Road would be provided for inbound project site traffic. A merging lane onto southbound Monterey Road would be provided for outbound project site traffic. Based on the project trip generation and trip assignment, it is estimated that a maximum of 59 gross inbound trips and 52 gross outbound trips would enter and exit the site during the peak hours. Based on the relatively low inbound and outbound volumes and assuming an evenly distributed

arrival rate, approximately one vehicle per minute during peak-hours is expected to enter and exit the project driveway. Therefore, significant vehicle delay and queuing are not expected to occur at the project site driveway. A secondary driveway located approximately 200 feet south of the main driveway would provide EVA to the project site.

Monterey Road has a posted speed limit of 45 mph. For a design speed of 45 mph, the recommended Caltrans stopping sight distance is 360 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 360 feet in both directions along Monterey Road.

Given that the proposed project would be consistent with the site's General Plan land use designation, buildout of the project site and the potential for associated roadway design hazards has been anticipated by the City and analyzed in the General Plan EIR. In addition, all roadway/circulation system improvements included in the proposed project would be consistent with applicable City engineering standards.

Based on the above, impacts related to substantially increasing hazards due to design features or incompatible uses were adequately addressed in the General Plan EIR, and effects peculiar to the proposed project would not occur, Thus, the proposed project would not require further CEQA review for this topic.

**XVIII. TRIBAL CULTURAL RESOURCES.**

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).	<input type="checkbox"/>	<input type="checkbox"/>	<b>×</b>
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<b>×</b>

**Environmental Setting**

The project site is located within an urban area of the City of Morgan Hill, and is bordered entirely by existing development. Currently, the project site is developed with structures and lots associated with an existing RV dealership. As noted in the General Plan EIR, archaeological surveys conducted in Morgan Hill have identified numerous prehistoric sites with shell midden components, including human burials.

As discussed in Section V, Cultural Resources, of this Modified Initial Study, the project-specific CHRIS search concluded that a low to moderate potential exists for previously unrecorded archeological resources to occur on-site, based on the environmental setting of the site. In addition, a search of the NAHC Sacred Lands File did not yield any information regarding the presence of Tribal Cultural Resources within the project site.<sup>39</sup>

**General Plan Policies**

Listed below are policies from the City of Morgan Hill General Plan related to tribal cultural resources that are relevant to the proposed project:

**Policy HC-8.4 Tribal Consultation.** Consult with Native American tribes that have ancestral ties to Morgan Hill regarding proposed new development projects and land use policy changes.

**Policy HC-8.5 Mitigation.** Require that if cultural resources, including tribal, archaeological, or paleontological resources, are uncovered during grading or other on-site excavation activities, construction shall stop until appropriate mitigation is implemented.

<sup>39</sup> Native American Heritage Commission. *Monterey-Kerley (DeNova Homes) Project, Santa Clara County*. April 26, 2022.

## **Discussion**

- a,b. As discussed previously, the General Plan EIR concluded that compliance with existing regulations, including the Morgan Hill Municipal Code, would ensure that potential impacts to archaeological resources would be less than significant.

AB 52 (PRC Section 21080.3.1) notification to tribes is not required for the proposed project given that this checklist determines no additional environmental review is required for the project, consistent with CEQA Guidelines Section 15183.

Given that the proposed project would be consistent with the site's General Plan land use designation, buildout of the project site and potential disturbance of buried tribal cultural resources has been anticipated by the City and analyzed in the General Plan EIR. In addition, as previously discussed, pursuant to CEQA Guidelines Section 15183(f), "An effect of a project on the environment shall not be considered peculiar to the project or the parcel for the purposes of this section if uniformly applied development policies or standards have been previously adopted by the city or county with a finding that the development policies or standards will substantially mitigate that environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect. [...]" In the case of the proposed project, compliance with Section 18.60.090 of the Morgan Hill Municipal Code would substantially mitigate potential project impacts to cultural resources.

Based on the above, the proposed project is not expected to adversely impact tribal cultural resources. In addition, the project applicant would be required to comply with the City's standard Conditions of Approval related to cultural resource discovery, as discussed in Section V, Cultural Resources, of this Modified Initial Study. Therefore, impacts related to resulting in a substantial adverse change in the significance of a tribal cultural resource were adequately addressed in the General Plan EIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

**XIX. UTILITIES AND SERVICE SYSTEMS.**

*Would the project:*

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	✘
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	✘
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	✘

**Environmental Setting**

The project site is located within an urban area of the City of Morgan Hill, and is bordered entirely by existing development. Currently, the project site is developed with structures and lots associated with an existing RV dealership. The existing storm drain system generally flows to Monterey Road through thru-curb drains or bubbler inlets, which then flows in the gutter of the northbound lane until reaching a curb inlet at the intersection of Burnett Avenue and Monterey Road. The Burnett Storm drain outfalls to a ditch along the west side of Monterey Road. Water and sewer service is provided in the project vicinity by the City through connections to the existing eight-inch water and 10-inch sewer mains in Monterey Road. Existing electricity and telecommunications infrastructure is available in the site vicinity.

**General Plan Policies**

Listed below are relevant policies from the City of Morgan Hill General Plan related to utilities and service systems that may be applicable to the proposed project:

**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 SSI-14.1**      **Efficient Water Management.** Manage the supply and use of water more efficiently through appropriate means, such as watershed protection, percolation, conservation, and reclamation.

**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.14-5**      **Water Supply.** Routinely evaluate the impact of new development proposals in Morgan Hill and require appropriate measures (fees, water supply assessments, etc.) to ensure long-term water supplies are available.
- Policy SSI-14.8**      **Sufficient Supply.** Ensure that new development does not exceed the water supply.
- 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-17.1**      **Waste Diversion.** Maximize reuse, recycling, and composting Citywide to reduce the amount of waste disposed of in landfills.

## **Discussion**

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

### **Water**

The City of Morgan Hill provides potable water service to its residential, commercial, industrial, and institutional customers within the City limits. The City's water system facilities include 17 groundwater wells, 10 reservoir sites, nine pumping stations, and 165 miles of pressured pipes ranging from two to 14 inches in diameter. The City has planned and constructed water projects in conjunction with new street construction in anticipation of future growth and water needs. According to the General Plan EIR, in accordance with General Plan policies and applicable regulations, impacts related to the construction or expansion of water facilities or infrastructure would be less than significant.

The proposed project would be provided water service by the City through connections to the existing eight-inch water main in Monterey Road. From the point of connection, the eight-inch water line would be extended along the project's entire Monterey Road frontage. Eight-inch water lines would be then be extended north into the project site, where the lines would connect to each of the proposed buildings.

According to the General Plan EIR, sufficient water supplies would be available to serve buildout of the General Plan from existing entitlements and resources, and new or expanded entitlements would not be required during single- and multiple-dry years. Therefore, the General Plan EIR concluded that in accordance with applicable regulations and water conservation policies, as well as applicable General Plan polices, impacts under normal, single-dry and multiple-dry years would be less than significant.

The City of Morgan Hill has adopted the 2020 Urban Water Management Plan (UWMP), which analyzes the City's water supply and demand. Because the information presented in the 2020 UWMP provides an updated analysis of the City's water supply and demand, compared to what was included in the City's General Plan EIR, the following analysis uses the numbers presented in the 2020 UWMP.

Table 22 presents the potable water supply and demand for a single dry year and multiple dry years for the City of Morgan Hill.

<b>Table 22 Multiple Dry Years Supply and Demand Comparison (Acre-Feet per Year [AFY])</b>						
		<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
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

**Source: City of Morgan Hill 2020 UWMP, 2021.**

As shown in the table, even after a three-year drought period, a surplus of 6,957 acre-feet of water would be available. Thus, according to the City’s UWMP, the projected water supply exceeds the water demand for normal, single-dry, and multiple-dry years until at least 2045.<sup>40</sup>

Given that the proposed project is consistent with the site’s current land use and zoning designations, the type and intensity of growth that would be induced by the proposed project was generally considered in the 2035 General Plan and associated water use has been analyzed in the General Plan EIR and the City’s updated 2020 UWMP. Therefore, the proposed project would not require or result in the construction of new water treatment facilities or expansion of existing facilities, and sufficient water supplies would be available to serve the project from existing entitlements and resources.

**Wastewater**

The City of Morgan Hill sewer collection system consists of approximately 160 miles of gravity sewers, over 3,000 manholes, nearly 3 miles of force mains, and 14 lift stations. The sewer lines range in size from four inches to 30 inches in diameter and the piping system includes 26 siphons. The City’s collection system moves the City’s wastewater south to the South County Regional Wastewater Authority (SCRWA) Wastewater Treatment Facility (WWTF) located in southern Gilroy. SCRWA is a joint powers authority formed by the cities of Morgan Hill and Gilroy to collectively treat the wastewater of both cities.<sup>41</sup> The City of Morgan Hill has an allocation of 3.56 million gallons per day (MGD) from the WWTF. Pursuant to the General Plan EIR, the average dry weather flow from the City of Morgan Hill was approximately 2.7 MGD in 2015.

According to the General Plan EIR, buildout of the General Plan would continue to be provided with wastewater treatment services from the SCRWA facility. The General Plan EIR determined that the WWTF would be required to be expanded in order to accommodate buildout of the General Plan. After expansion of the treatment plant, the General Plan EIR anticipated that the NPDES discharge permit would be amended to reflect the expanded capacity of the plant. As such, wastewater generated from buildout of the General Plan would not exceed the expanded permitted treatment capacity of the

<sup>40</sup> City of Morgan Hill. 2020 Urban Water Management Plan [pg. 7-4 to 7-7]. 2021.

<sup>41</sup> City of Morgan Hill. City Council Staff Report 2163, Accept Report Regarding Wastewater System Needs and Rate Study Schedule. February 6, 2019.

SCRWA facility, and in accordance with General Plan policies and actions, as well as applicable regulations, the General Plan EIR concluded that buildout of the General Plan would not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, and a less-than-significant impact would occur. In addition, the General Plan EIR determined that buildout of the General Plan would not result in the determination by the wastewater treatment provider that it does not have adequate treatment capacity to serve the General Plan's projected demand in addition to the provider's existing commitments, resulting in a less-than-significant impact.

The proposed project would connect to an existing 10-inch sewer line located within the site vicinity in Monterey Road. From the point of connection, an eight-inch sewer line would be extended north into the project site, where lines would then connect to each of the proposed buildings. Based on a per capita flow rate of 78 gallons per capita per day, the proposed project would generate approximately 22,776 gallons of wastewater per capita per day (292 residents X 78 gallons), which is well within the 3.56 MGD treatment capacity of the WWTF allocated for the City of Morgan Hill.<sup>42</sup> In addition, because the General Plan EIR determined that the WWTF would be required to be expanded in order to accommodate buildout of the General Plan, the SCRWA is planning to fund, design, and construct expansion of the WWTF beyond its current wastewater treatment capacity of 8.5 MGD. As discussed above, the General Plan EIR determined that, after expansion of the treatment plant, wastewater generated by General Plan buildout, including the project site, would not exceed the expanded permitted treatment capacity of the SCRWA WWTF facility. Therefore, given that the proposed project is consistent with the site's current land use and zoning designations, the type and intensity of growth that would be induced by the proposed project was generally considered in the 2035 General Plan and associated wastewater demand has been analyzed in the General Plan EIR. Therefore, the proposed project would not generate wastewater flows beyond the capacity of existing wastewater treatment facilities or planned future improvements to such facilities.

### **Stormwater**

Issues related to stormwater infrastructure are discussed in Section X, Hydrology and Water Quality, of this Modified Initial Study. As noted therein, the proposed project would not significantly increase stormwater flows into the City's existing system. The final drainage system design for the project and SWPPP would be subject to review and approval by the City of Morgan Hill City Engineer to confirm that the proposed drainage system for the project is consistent with the City's Storm Drainage Master Plan. Therefore, the proposed project would not require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

### **Electricity and Telecommunications**

Electricity service for the proposed project would be provided by PG&E by way of existing electrical infrastructure in the project vicinity. The proposed project would not use natural gas, as natural gas is prohibited in all new construction, pursuant to Chapter 15.63 of the Municipal Code. The project would not require major upgrades to, or extension of, existing infrastructure. Thus, impacts to electricity and telecommunications infrastructure would be less than significant.

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<sup>42</sup> City of Morgan Hill. 2035 General Plan Draft EIR. [pg. 4.15-30]. January 2016.

## Conclusion

Based on the above, impacts related to the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects, as well as impacts related to sufficient water supplies being available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years, and the availability of adequate capacity to serve the wastewater demand projected for the proposed project in addition to the City's existing commitments, were adequately addressed in the General Plan EIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

- d,e. Recology South Valley provides solid waste and recycling services to the businesses and residents of the cities of Morgan Hill and Gilroy. Recology South Valley has contracted with the Monterey Regional Waste Management District to provide solid waste disposal services at the Monterey Peninsula Landfill and Materials Recovery Facility for the waste collected by Recology.<sup>43</sup> Pursuant to the Landfill's current Solid Waste Facility Permit, the Landfill has a maximum permitted tonnage limit of 3,500 tons per day and a design capacity of 49,700,000 cubic yards.<sup>44</sup>

The General Plan EIR determined that development associated with implementation of the General Plan would increase solid waste generation by less than the landfill's permitted daily capacity. As such, adequate capacity exists to accommodate the solid waste disposal needs of new development under the General Plan, and the General Plan EIR determined that a less-than-significant impact would occur.

The proposed residences would involve the generation of typical solid waste types and would not require specialized solid waste disposal needs. Because the proposed project is consistent with the project site's current General Plan land use and zoning designations, construction and operation of the proposed project would not result in increased solid waste generation beyond what has been previously anticipated for the site by the City and analyzed in the General Plan EIR. In addition, during project construction, as required by CBSC Section 4.408, the proposed project would be required to submit a Waste Management Plan to the City detailing on-site sorting of construction debris. Implementation of the Waste Management Plan would ensure that the proposed project meets established diversion requirements for reused or recycled construction waste.

Therefore, the proposed project would not generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals and would comply with federal, State, and local management and reduction statutes and regulations related to solid waste. Thus, impacts related to solid waste were adequately addressed in the General Plan EIR, and the proposed project would not result in any peculiar effects that would require further CEQA review related to such.

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<sup>43</sup> Andi Borowski, Environmental Services Assistant, Morgan Hill Environmental Services Department. Personal communication [email] with Jesse Fahrney, Associate, Raney Planning and Management, Inc. July 26, 2022.

<sup>44</sup> California Department of Resources Recycling and Recovery (CalRecycle). *Facility/Site Summary Details: Monterey Peninsula Landfill (27-AA-0010)*. Available at: <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2642?siteID=1976>. Accessed July 2022.

**XX. WILDFIRE.**

*If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:*

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	✘
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	✘
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	✘
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	✘

**Environmental Setting**

The project site is currently developed with structures and lots associated with an existing RV dealership, and is surrounded entirely by existing development including a construction company, restaurant, RV/boat storage yard, and single-family residence to the north; a mobile home community to the east; single-family residences, an auto and RV repair shop, a pet store, and a hotel to the southeast; and single-family residences to the south and west, across Monterey Road.

According to the CAL FIRE Fire and Resource Assessment Program, the project site is not located within a Very High FHSZ.<sup>45</sup> Additionally, the City’s Wildland Urban Interface map indicates that the project site is not located in a High or Very High FHSZ.<sup>46</sup>

**General Plan Policies**

Listed below are relevant policies from the City of Morgan Hill General Plan related to wildfire that may be applicable to the proposed project:

**Policy SSI-3-1 Development in Fire Hazard Areas.** Minimize development in fire hazard areas and plan and construct permitted development so as to reduce exposure to fire hazards and to facilitate fire suppression efforts in the event of a wildfire.

**Policy SSI-3-2 Wildfire Risks.** Avoid actions which increase fire risk, such as increasing public access roads in fire hazard areas, because of the great environmental damage and economic loss associated with a large wildfire.

**Policy SSI-3-3 Public Facilities Location.** Locate, when feasible, new essential public facilities outside of high fire risk areas, including, but not limited to, hospitals and health care facilities, emergency shelters, emergency command centers, and emergency communications facilities, or identify construction

<sup>45</sup> California Department of Forestry and Fire Protection. *Fire Hazard Severity Zone Viewer*. Available at: <https://egis.fire.ca.gov/FHSZ/>. Accessed May 2022.

<sup>46</sup> City of Morgan Hill. *City of Morgan Hill Wildland Urban Interface Map*. March 2009.

methods or other methods to minimize damage if these facilities are located in a state responsibility area or very high fire hazard severity zone.

- Policy SSI-3-4**      **Adequate Infrastructure.** Design adequate infrastructure if a new development is located in a state responsibility area (SRA) or in a very high fire hazard severity zone (VHFHSZ) or high fire hazard severity zone (HFHSZ) as indicated on the City of Morgan Hill Wildland Urban Interface map (adopted March 18, 2009), including safe access for emergency response vehicles, visible street signs, and water supplies for structural fire suppression.
- Policy SSI-3-5**      **Fire Risks.** Work cooperatively with CAL FIRE and other public agencies with responsibility for fire protection to reduce fire risks in Morgan Hill.
- Policy SSI-3-6**      **Fire Hazard Severity Zones.** Continue to support special High Risk Fire Hazard Severity Zones requirements.

### **Discussion**

- a-d.      The General Plan EIR concluded that compliance with applicable federal, state, and local laws and regulations as well as General Plan policies and strategies, would ensure that impacts from wildland hazards would be less than significant.

While the nearest High or Very High FHSZ is located approximately 0.35-mile to the southwest, the project site is separated from such areas by Monterey Road and the UPRR track, as well as existing urban development, which serve as a fire break to the project site. In addition, the proposed project would be required to comply with all applicable requirements of the California Fire Code, as adopted by Chapter 15.44 of the City's Municipal Code, including installation of fire sprinkler systems.

In addition, the project is not located on a substantial slope, and the project area does not include any existing features that would substantially increase fire risk for future residents, workers, or visitors. Given that the project site is located within a developed urban area and is situated adjacent to existing roads, water lines, and other utilities, the project would not result in substantial fire risks related to installation or maintenance of such infrastructure. Lastly, as discussed in Section VII, Geology and Soils, and Section X, Hydrology and Water Quality, of this Modified Initial Study, development of the proposed project would not expose people or structures to significant risks related to flooding or landslides.

Based on the above, impacts related to wildfire risks were adequately addressed in the General Plan EIR, and the site would not be subject to any peculiar hazards related to wildfire risk.

**XXI. MANDATORY FINDINGS OF SIGNIFICANCE.**

	Significant Impact Peculiar to the Project or the Project Site	Significant Impact due to New Information	Impact Adequately Addressed in the General Plan EIR
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<b>×</b>
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<b>×</b>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<b>×</b>

**Discussion**

a. As discussed in Section IV, Biological Resources, of this Modified Initial Study, the potential exists for migratory bird and raptor species to occur on or adjacent to the project site. However, the City would require, as Conditions of Approval, compliance with standard measures to ensure that potential adverse effects to such species would be minimized, consistent with the SCVHP. In addition, because the project site is currently developed and does not contain any known historic or prehistoric resources, implementation of the proposed project is not anticipated to have the potential to result in impacts related to historic or prehistoric resources. Nonetheless, the proposed project would comply with City standard Conditions of Approval related to preservation of archaeological resources and human remains if such resources are discovered within the project site during construction activities, consistent with the requirements of CEQA.

Considering the above, the proposed project would not: 1) degrade the quality of the environment; 2) substantially reduce or impact the habitat of fish or wildlife species; 3) cause fish or wildlife populations to drop below self-sustaining levels; 4) threaten to eliminate a plant or animal community; 5) reduce the number or restrict the range of a rare or endangered plant or animal; or 6) eliminate important examples of the major periods of California history or prehistory. Impacts associated with such resources have been adequately addressed and would not change from what was identified in the General Plan EIR, and the criteria for requiring further CEQA review are not met.

b. The proposed project, in conjunction with other development within the City of Morgan Hill, could incrementally contribute to cumulative impacts in the area. However, the proposed project was included in the future development assumptions evaluated in the General Plan EIR. The General Plan EIR concluded that cumulative impacts to agricultural resources, air quality, GHG emissions, and traffic would be significant and unavoidable. For those impacts determined to be significant in a General Plan EIR, CEQA Section 15183 allows for future environmental documents to limit examination of environmental effects to those impacts which were not already analyzed as a significant effect in the prior EIR, provided that the proposed project is consistent with the General Plan. Given that the

proposed project is consistent with the City's General Plan land use designation for the project site, cumulative impacts associated with buildout of the site have been anticipated by the City and were analyzed in the General Plan EIR. Cumulative effects peculiar to the project or project site do not exist. Additionally, the proposed project does not include cumulative impacts that were not analyzed or discussed in the previous EIR. Furthermore, as discussed throughout this Modified Initial Study, all impacts associated with the proposed project were adequately addressed in the General Plan EIR, and the proposed project would not result in any peculiar effects that would require further CEQA review. As such, this Modified Initial Study does not include any substantial new information that shows impacts are more severe than previously discussed, and further analysis is not required.

- c. As described in this Modified Initial Study, the proposed project would comply with all applicable General Plan policies, Municipal Code standards, other applicable local, County and State regulations. In addition, as discussed in the Air Quality, Geology and Soils, Hazards and Hazardous Materials, and Noise sections of this Modified Initial Study, the proposed project would not cause substantial effects to human beings, including effects related to exposure to air pollutants, geologic hazards, hazardous materials, and excessive noise, beyond the effects previously analyzed as part of the General Plan EIR. Therefore, further analysis is not required in this Modified Initial Study.

# **APPENDIX A**

## **AIR QUALITY AND GREENHOUSE GAS MODELING RESULTS**

Monterey Kerley Project - Bay Area AQMD Air District, Annual

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

**Monterey Kerley Project  
Bay Area AQMD Air District, Annual**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Condo/Townhouse High Rise	93.00	Dwelling Unit	4.62	93,000.00	266

**1.2 Other Project Characteristics**

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

**1.3 User Entered Comments & Non-Default Data**

- Project Characteristics -
- Land Use - Lot acreage adjusted to match site plan
- Construction Phase - Construction phase timing adjusted per AQ Questionnaire.
- Grading - Material would be exported during grading phase.
- Demolition - 15,000 sf of building material would be demo'd.
- Vehicle Trips - Trip generation rate adjusted to match project-specific traffic report by Hexagon Consultants.
- Woodstoves - Fireplaces would not be included in the proposed units.
- Mobile Land Use Mitigation - Increase transit accessibility, and improve pedestrian network on-site.
- Water Mitigation - Water conservation strategy applied to reflect compliance with MWEL0.

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	18.00	460.00

Monterey Kerley Project - Bay Area AQMD Air District, Annual

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

tblConstructionPhase	NumDays	230.00	460.00
tblConstructionPhase	NumDays	20.00	10.00
tblConstructionPhase	NumDays	8.00	20.00
tblConstructionPhase	NumDays	18.00	10.00
tblConstructionPhase	NumDays	5.00	15.00
tblConstructionPhase	PhaseEndDate	3/25/2024	2/4/2025
tblConstructionPhase	PhaseEndDate	2/2/2024	1/21/2025
tblConstructionPhase	PhaseEndDate	2/28/2023	2/14/2023
tblConstructionPhase	PhaseEndDate	3/17/2023	4/4/2023
tblConstructionPhase	PhaseEndDate	2/28/2024	4/18/2023
tblConstructionPhase	PhaseStartDate	2/29/2024	5/3/2023
tblConstructionPhase	PhaseStartDate	3/18/2023	4/19/2023
tblConstructionPhase	PhaseStartDate	2/3/2024	4/5/2023
tblConstructionPhase	PhaseStartDate	3/1/2023	2/15/2023
tblFireplaces	NumberGas	13.95	0.00
tblFireplaces	NumberNoFireplace	3.72	93.00
tblFireplaces	NumberWood	15.81	0.00
tblGrading	MaterialExported	0.00	4,290.00
tblLandUse	LotAcreage	1.45	4.62
tblVehicleTrips	ST_TR	4.91	8.75
tblVehicleTrips	SU_TR	4.09	8.75
tblVehicleTrips	WD_TR	5.44	8.75

**2.0 Emissions Summary**

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Monterey Kerley Project - 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	0.4810	2.0612	2.2800	4.4800e-003	0.2980	0.0955	0.3934	0.1305	0.0897	0.2203	0.0000	394.3847	394.3847	0.0780	6.8400e-003	398.3724
2024	0.6158	1.9955	2.5900	4.8600e-003	0.0914	0.0891	0.1805	0.0245	0.0843	0.1088	0.0000	425.9275	425.9275	0.0759	5.4200e-003	429.4421
2025	0.0495	0.1121	0.1572	3.0000e-004	5.7500e-003	4.6400e-003	0.0104	1.5400e-003	4.4100e-003	5.9500e-003	0.0000	25.9378	25.9378	4.3900e-003	3.1000e-004	26.1400
<b>Maximum</b>	<b>0.6158</b>	<b>2.0612</b>	<b>2.5900</b>	<b>4.8600e-003</b>	<b>0.2980</b>	<b>0.0955</b>	<b>0.3934</b>	<b>0.1305</b>	<b>0.0897</b>	<b>0.2203</b>	<b>0.0000</b>	<b>425.9275</b>	<b>425.9275</b>	<b>0.0780</b>	<b>6.8400e-003</b>	<b>429.4421</b>

**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	0.4810	2.0612	2.2800	4.4800e-003	0.2980	0.0955	0.3934	0.1305	0.0897	0.2203	0.0000	394.3843	394.3843	0.0780	6.8400e-003	398.3720
2024	0.6158	1.9955	2.5899	4.8600e-003	0.0914	0.0891	0.1805	0.0245	0.0843	0.1088	0.0000	425.9271	425.9271	0.0759	5.4200e-003	429.4417
2025	0.0495	0.1121	0.1572	3.0000e-004	5.7500e-003	4.6400e-003	0.0104	1.5400e-003	4.4100e-003	5.9500e-003	0.0000	25.9378	25.9378	4.3900e-003	3.1000e-004	26.1400
<b>Maximum</b>	<b>0.6158</b>	<b>2.0612</b>	<b>2.5899</b>	<b>4.8600e-003</b>	<b>0.2980</b>	<b>0.0955</b>	<b>0.3934</b>	<b>0.1305</b>	<b>0.0897</b>	<b>0.2203</b>	<b>0.0000</b>	<b>425.9271</b>	<b>425.9271</b>	<b>0.0780</b>	<b>6.8400e-003</b>	<b>429.4417</b>

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**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
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	2-1-2023	4-30-2023	0.7058	0.7058
2	5-1-2023	7-31-2023	0.6895	0.6895
3	8-1-2023	10-31-2023	0.6933	0.6933
4	11-1-2023	1-31-2024	0.6816	0.6816
5	2-1-2024	4-30-2024	0.6413	0.6413
6	5-1-2024	7-31-2024	0.6543	0.6543
7	8-1-2024	10-31-2024	0.6549	0.6549
8	11-1-2024	1-31-2025	0.5910	0.5910
9	2-1-2025	4-30-2025	0.0060	0.0060
		Highest	0.7058	0.7058

Monterey Kerley Project - Bay Area AQMD Air District, Annual

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

**2.2 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	0.4567	9.0300e-003	0.7563	2.5000e-004		0.0147	0.0147		0.0147	0.0147	1.4505	1.1280	2.5785	7.8600e-003	0.0000	2.7750
Energy	4.2000e-003	0.0359	0.0153	2.3000e-004		2.9000e-003	2.9000e-003		2.9000e-003	2.9000e-003	0.0000	77.1007	77.1007	6.5400e-003	1.4600e-003	77.6990
Mobile	0.3248	0.3605	3.0170	6.2600e-003	0.6928	4.6400e-003	0.6974	0.1851	4.3200e-003	0.1894	0.0000	592.0777	592.0777	0.0385	0.0283	601.4791
Waste						0.0000	0.0000		0.0000	0.0000	8.6840	0.0000	8.6840	0.5132	0.0000	21.5141
Water						0.0000	0.0000		0.0000	0.0000	1.9223	4.2706	6.1930	0.1981	4.7500e-003	12.5606
<b>Total</b>	<b>0.7857</b>	<b>0.4054</b>	<b>3.7886</b>	<b>6.7400e-003</b>	<b>0.6928</b>	<b>0.0222</b>	<b>0.7150</b>	<b>0.1851</b>	<b>0.0219</b>	<b>0.2070</b>	<b>12.0568</b>	<b>674.5770</b>	<b>686.6337</b>	<b>0.7643</b>	<b>0.0345</b>	<b>716.0278</b>

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**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	0.4567	9.0300e-003	0.7563	2.5000e-004		0.0147	0.0147		0.0147	0.0147	1.4505	1.1280	2.5785	7.8600e-003	0.0000	2.7750
Energy	4.2000e-003	0.0359	0.0153	2.3000e-004		2.9000e-003	2.9000e-003		2.9000e-003	2.9000e-003	0.0000	77.1007	77.1007	6.5400e-003	1.4600e-003	77.6990
Mobile	0.3121	0.3373	2.8263	5.7400e-003	0.6331	4.2900e-003	0.6374	0.1691	3.9900e-003	0.1731	0.0000	542.7087	542.7087	0.0365	0.0265	551.5277
Waste						0.0000	0.0000		0.0000	0.0000	8.6840	0.0000	8.6840	0.5132	0.0000	21.5141
Water						0.0000	0.0000		0.0000	0.0000	1.9223	4.0232	5.9456	0.1981	4.7400e-003	12.3107
<b>Total</b>	<b>0.7730</b>	<b>0.3822</b>	<b>3.5978</b>	<b>6.2200e-003</b>	<b>0.6331</b>	<b>0.0219</b>	<b>0.6549</b>	<b>0.1691</b>	<b>0.0216</b>	<b>0.1907</b>	<b>12.0568</b>	<b>624.9605</b>	<b>637.0173</b>	<b>0.7622</b>	<b>0.0327</b>	<b>665.8265</b>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
<b>Percent Reduction</b>	<b>1.61</b>	<b>5.72</b>	<b>5.03</b>	<b>7.72</b>	<b>8.61</b>	<b>1.58</b>	<b>8.40</b>	<b>8.61</b>	<b>1.51</b>	<b>7.86</b>	<b>0.00</b>	<b>7.36</b>	<b>7.23</b>	<b>0.26</b>	<b>5.21</b>	<b>7.01</b>

**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	2/1/2023	2/14/2023	5	10	
2	Site Preparation	Site Preparation	2/15/2023	3/7/2023	5	15	
3	Grading	Grading	3/8/2023	4/4/2023	5	20	

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

4	Building Construction	Building Construction	4/19/2023	1/21/2025	5	460
5	Paving	Paving	4/5/2023	4/18/2023	5	10
6	Architectural Coating	Architectural Coating	5/3/2023	2/4/2025	5	460

**Acres of Grading (Site Preparation Phase): 22.5**

**Acres of Grading (Grading Phase): 20**

**Acres of Paving: 0**

**Residential Indoor: 188,325; Residential Outdoor: 62,775; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)**

**OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	2	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	7.00	231	0.29
Demolition	Excavators	3	8.00	158	0.38
Grading	Excavators	1	8.00	158	0.38
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	2	6.00	132	0.36
Paving	Rollers	2	6.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37

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

Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45

**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	6	15.00	0.00	68.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	536.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	67.00	10.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	13.00	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					7.3800e-003	0.0000	7.3800e-003	1.1200e-003	0.0000	1.1200e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0114	0.1074	0.0982	1.9000e-004		4.9900e-003	4.9900e-003		4.6400e-003	4.6400e-003	0.0000	16.9960	16.9960	4.7600e-003	0.0000	17.1150
<b>Total</b>	<b>0.0114</b>	<b>0.1074</b>	<b>0.0982</b>	<b>1.9000e-004</b>	<b>7.3800e-003</b>	<b>4.9900e-003</b>	<b>0.0124</b>	<b>1.1200e-003</b>	<b>4.6400e-003</b>	<b>5.7600e-003</b>	<b>0.0000</b>	<b>16.9960</b>	<b>16.9960</b>	<b>4.7600e-003</b>	<b>0.0000</b>	<b>17.1150</b>

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**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	7.0000e-005	4.6100e-003	1.0800e-003	2.0000e-005	5.7000e-004	4.0000e-005	6.1000e-004	1.6000e-004	4.0000e-005	1.9000e-004	0.0000	2.0291	2.0291	7.0000e-005	3.2000e-004	2.1266
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	1.9000e-004	1.3000e-004	1.6600e-003	1.0000e-005	5.9000e-004	0.0000	6.0000e-004	1.6000e-004	0.0000	1.6000e-004	0.0000	0.4645	0.4645	1.0000e-005	1.0000e-005	0.4686
<b>Total</b>	<b>2.6000e-004</b>	<b>4.7400e-003</b>	<b>2.7400e-003</b>	<b>3.0000e-005</b>	<b>1.1600e-003</b>	<b>4.0000e-005</b>	<b>1.2100e-003</b>	<b>3.2000e-004</b>	<b>4.0000e-005</b>	<b>3.5000e-004</b>	<b>0.0000</b>	<b>2.4936</b>	<b>2.4936</b>	<b>8.0000e-005</b>	<b>3.3000e-004</b>	<b>2.5952</b>

**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					7.3800e-003	0.0000	7.3800e-003	1.1200e-003	0.0000	1.1200e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0114	0.1074	0.0982	1.9000e-004		4.9900e-003	4.9900e-003		4.6400e-003	4.6400e-003	0.0000	16.9960	16.9960	4.7600e-003	0.0000	17.1150
<b>Total</b>	<b>0.0114</b>	<b>0.1074</b>	<b>0.0982</b>	<b>1.9000e-004</b>	<b>7.3800e-003</b>	<b>4.9900e-003</b>	<b>0.0124</b>	<b>1.1200e-003</b>	<b>4.6400e-003</b>	<b>5.7600e-003</b>	<b>0.0000</b>	<b>16.9960</b>	<b>16.9960</b>	<b>4.7600e-003</b>	<b>0.0000</b>	<b>17.1150</b>

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**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	7.0000e-005	4.6100e-003	1.0800e-003	2.0000e-005	5.7000e-004	4.0000e-005	6.1000e-004	1.6000e-004	4.0000e-005	1.9000e-004	0.0000	2.0291	2.0291	7.0000e-005	3.2000e-004	2.1266
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	1.9000e-004	1.3000e-004	1.6600e-003	1.0000e-005	5.9000e-004	0.0000	6.0000e-004	1.6000e-004	0.0000	1.6000e-004	0.0000	0.4645	0.4645	1.0000e-005	1.0000e-005	0.4686
<b>Total</b>	<b>2.6000e-004</b>	<b>4.7400e-003</b>	<b>2.7400e-003</b>	<b>3.0000e-005</b>	<b>1.1600e-003</b>	<b>4.0000e-005</b>	<b>1.2100e-003</b>	<b>3.2000e-004</b>	<b>4.0000e-005</b>	<b>3.5000e-004</b>	<b>0.0000</b>	<b>2.4936</b>	<b>2.4936</b>	<b>8.0000e-005</b>	<b>3.3000e-004</b>	<b>2.5952</b>

**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					0.1474	0.0000	0.1474	0.0758	0.0000	0.0758	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0200	0.2064	0.1368	2.9000e-004		9.5000e-003	9.5000e-003		8.7400e-003	8.7400e-003	0.0000	25.0880	25.0880	8.1100e-003	0.0000	25.2909
<b>Total</b>	<b>0.0200</b>	<b>0.2064</b>	<b>0.1368</b>	<b>2.9000e-004</b>	<b>0.1474</b>	<b>9.5000e-003</b>	<b>0.1569</b>	<b>0.0758</b>	<b>8.7400e-003</b>	<b>0.0845</b>	<b>0.0000</b>	<b>25.0880</b>	<b>25.0880</b>	<b>8.1100e-003</b>	<b>0.0000</b>	<b>25.2909</b>

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**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	0.0000	0.0000	0.0000	0.0000	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	3.5000e-004	2.4000e-004	2.9900e-003	1.0000e-005	1.0700e-003	1.0000e-005	1.0700e-003	2.8000e-004	1.0000e-005	2.9000e-004	0.0000	0.8361	0.8361	2.0000e-005	2.0000e-005	0.8435
<b>Total</b>	<b>3.5000e-004</b>	<b>2.4000e-004</b>	<b>2.9900e-003</b>	<b>1.0000e-005</b>	<b>1.0700e-003</b>	<b>1.0000e-005</b>	<b>1.0700e-003</b>	<b>2.8000e-004</b>	<b>1.0000e-005</b>	<b>2.9000e-004</b>	<b>0.0000</b>	<b>0.8361</b>	<b>0.8361</b>	<b>2.0000e-005</b>	<b>2.0000e-005</b>	<b>0.8435</b>

**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					0.1474	0.0000	0.1474	0.0758	0.0000	0.0758	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0200	0.2064	0.1368	2.9000e-004		9.5000e-003	9.5000e-003		8.7400e-003	8.7400e-003	0.0000	25.0880	25.0880	8.1100e-003	0.0000	25.2908
<b>Total</b>	<b>0.0200</b>	<b>0.2064</b>	<b>0.1368</b>	<b>2.9000e-004</b>	<b>0.1474</b>	<b>9.5000e-003</b>	<b>0.1569</b>	<b>0.0758</b>	<b>8.7400e-003</b>	<b>0.0845</b>	<b>0.0000</b>	<b>25.0880</b>	<b>25.0880</b>	<b>8.1100e-003</b>	<b>0.0000</b>	<b>25.2908</b>

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**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	0.0000	0.0000	0.0000	0.0000	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	3.5000e-004	2.4000e-004	2.9900e-003	1.0000e-005	1.0700e-003	1.0000e-005	1.0700e-003	2.8000e-004	1.0000e-005	2.9000e-004	0.0000	0.8361	0.8361	2.0000e-005	2.0000e-005	0.8435
<b>Total</b>	<b>3.5000e-004</b>	<b>2.4000e-004</b>	<b>2.9900e-003</b>	<b>1.0000e-005</b>	<b>1.0700e-003</b>	<b>1.0000e-005</b>	<b>1.0700e-003</b>	<b>2.8000e-004</b>	<b>1.0000e-005</b>	<b>2.9000e-004</b>	<b>0.0000</b>	<b>0.8361</b>	<b>0.8361</b>	<b>2.0000e-005</b>	<b>2.0000e-005</b>	<b>0.8435</b>

**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					0.0711	0.0000	0.0711	0.0343	0.0000	0.0343	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0171	0.1794	0.1475	3.0000e-004		7.7500e-003	7.7500e-003		7.1300e-003	7.1300e-003	0.0000	26.0606	26.0606	8.4300e-003	0.0000	26.2713
<b>Total</b>	<b>0.0171</b>	<b>0.1794</b>	<b>0.1475</b>	<b>3.0000e-004</b>	<b>0.0711</b>	<b>7.7500e-003</b>	<b>0.0788</b>	<b>0.0343</b>	<b>7.1300e-003</b>	<b>0.0414</b>	<b>0.0000</b>	<b>26.0606</b>	<b>26.0606</b>	<b>8.4300e-003</b>	<b>0.0000</b>	<b>26.2713</b>

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**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	5.6000e-004	0.0363	8.5500e-003	1.6000e-004	4.5300e-003	2.9000e-004	4.8300e-003	1.2500e-003	2.8000e-004	1.5300e-003	0.0000	15.9941	15.9941	5.3000e-004	2.5300e-003	16.7625
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	3.8000e-004	2.6000e-004	3.3300e-003	1.0000e-005	1.1900e-003	1.0000e-005	1.1900e-003	3.2000e-004	1.0000e-005	3.2000e-004	0.0000	0.9290	0.9290	3.0000e-005	3.0000e-005	0.9372
<b>Total</b>	<b>9.4000e-004</b>	<b>0.0366</b>	<b>0.0119</b>	<b>1.7000e-004</b>	<b>5.7200e-003</b>	<b>3.0000e-004</b>	<b>6.0200e-003</b>	<b>1.5700e-003</b>	<b>2.9000e-004</b>	<b>1.8500e-003</b>	<b>0.0000</b>	<b>16.9230</b>	<b>16.9230</b>	<b>5.6000e-004</b>	<b>2.5600e-003</b>	<b>17.6997</b>

**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					0.0711	0.0000	0.0711	0.0343	0.0000	0.0343	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0171	0.1794	0.1475	3.0000e-004		7.7500e-003	7.7500e-003		7.1300e-003	7.1300e-003	0.0000	26.0606	26.0606	8.4300e-003	0.0000	26.2713
<b>Total</b>	<b>0.0171</b>	<b>0.1794</b>	<b>0.1475</b>	<b>3.0000e-004</b>	<b>0.0711</b>	<b>7.7500e-003</b>	<b>0.0788</b>	<b>0.0343</b>	<b>7.1300e-003</b>	<b>0.0414</b>	<b>0.0000</b>	<b>26.0606</b>	<b>26.0606</b>	<b>8.4300e-003</b>	<b>0.0000</b>	<b>26.2713</b>

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**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	5.6000e-004	0.0363	8.5500e-003	1.6000e-004	4.5300e-003	2.9000e-004	4.8300e-003	1.2500e-003	2.8000e-004	1.5300e-003	0.0000	15.9941	15.9941	5.3000e-004	2.5300e-003	16.7625
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	3.8000e-004	2.6000e-004	3.3300e-003	1.0000e-005	1.1900e-003	1.0000e-005	1.1900e-003	3.2000e-004	1.0000e-005	3.2000e-004	0.0000	0.9290	0.9290	3.0000e-005	3.0000e-005	0.9372
<b>Total</b>	<b>9.4000e-004</b>	<b>0.0366</b>	<b>0.0119</b>	<b>1.7000e-004</b>	<b>5.7200e-003</b>	<b>3.0000e-004</b>	<b>6.0200e-003</b>	<b>1.5700e-003</b>	<b>2.9000e-004</b>	<b>1.8500e-003</b>	<b>0.0000</b>	<b>16.9230</b>	<b>16.9230</b>	<b>5.6000e-004</b>	<b>2.5600e-003</b>	<b>17.6997</b>

**3.5 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	0.1439	1.3162	1.4863	2.4700e-003		0.0640	0.0640		0.0603	0.0603	0.0000	212.1013	212.1013	0.0505	0.0000	213.3627
<b>Total</b>	<b>0.1439</b>	<b>1.3162</b>	<b>1.4863</b>	<b>2.4700e-003</b>		<b>0.0640</b>	<b>0.0640</b>		<b>0.0603</b>	<b>0.0603</b>	<b>0.0000</b>	<b>212.1013</b>	<b>212.1013</b>	<b>0.0505</b>	<b>0.0000</b>	<b>213.3627</b>

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**3.5 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	9.8000e-004	0.0407	0.0127	1.9000e-004	6.0000e-003	2.4000e-004	6.2400e-003	1.7400e-003	2.3000e-004	1.9600e-003	0.0000	18.0617	18.0617	3.7000e-004	2.6700e-003	18.8671
Worker	0.0157	0.0107	0.1360	4.1000e-004	0.0484	2.5000e-004	0.0487	0.0129	2.3000e-004	0.0131	0.0000	37.9661	37.9661	1.0900e-003	1.0400e-003	38.3039
<b>Total</b>	<b>0.0167</b>	<b>0.0514</b>	<b>0.1487</b>	<b>6.0000e-004</b>	<b>0.0544</b>	<b>4.9000e-004</b>	<b>0.0549</b>	<b>0.0146</b>	<b>4.6000e-004</b>	<b>0.0151</b>	<b>0.0000</b>	<b>56.0278</b>	<b>56.0278</b>	<b>1.4600e-003</b>	<b>3.7100e-003</b>	<b>57.1710</b>

**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	0.1439	1.3162	1.4863	2.4700e-003		0.0640	0.0640		0.0603	0.0603	0.0000	212.1011	212.1011	0.0505	0.0000	213.3625
<b>Total</b>	<b>0.1439</b>	<b>1.3162</b>	<b>1.4863</b>	<b>2.4700e-003</b>		<b>0.0640</b>	<b>0.0640</b>		<b>0.0603</b>	<b>0.0603</b>	<b>0.0000</b>	<b>212.1011</b>	<b>212.1011</b>	<b>0.0505</b>	<b>0.0000</b>	<b>213.3625</b>

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

**3.5 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	9.8000e-004	0.0407	0.0127	1.9000e-004	6.0000e-003	2.4000e-004	6.2400e-003	1.7400e-003	2.3000e-004	1.9600e-003	0.0000	18.0617	18.0617	3.7000e-004	2.6700e-003	18.8671
Worker	0.0157	0.0107	0.1360	4.1000e-004	0.0484	2.5000e-004	0.0487	0.0129	2.3000e-004	0.0131	0.0000	37.9661	37.9661	1.0900e-003	1.0400e-003	38.3039
<b>Total</b>	<b>0.0167</b>	<b>0.0514</b>	<b>0.1487</b>	<b>6.0000e-004</b>	<b>0.0544</b>	<b>4.9000e-004</b>	<b>0.0549</b>	<b>0.0146</b>	<b>4.6000e-004</b>	<b>0.0151</b>	<b>0.0000</b>	<b>56.0278</b>	<b>56.0278</b>	<b>1.4600e-003</b>	<b>3.7100e-003</b>	<b>57.1710</b>

**3.5 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	0.1928	1.7611	2.1179	3.5300e-003		0.0803	0.0803		0.0756	0.0756	0.0000	303.7223	303.7223	0.0718	0.0000	305.5179
<b>Total</b>	<b>0.1928</b>	<b>1.7611</b>	<b>2.1179</b>	<b>3.5300e-003</b>		<b>0.0803</b>	<b>0.0803</b>		<b>0.0756</b>	<b>0.0756</b>	<b>0.0000</b>	<b>303.7223</b>	<b>303.7223</b>	<b>0.0718</b>	<b>0.0000</b>	<b>305.5179</b>

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

**3.5 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	1.3600e-003	0.0583	0.0178	2.6000e-004	8.6000e-003	3.4000e-004	8.9400e-003	2.4900e-003	3.3000e-004	2.8100e-003	0.0000	25.4559	25.4559	5.2000e-004	3.7700e-003	26.5910
Worker	0.0210	0.0137	0.1819	5.7000e-004	0.0694	3.4000e-004	0.0697	0.0185	3.1000e-004	0.0188	0.0000	53.0152	53.0152	1.4200e-003	1.3900e-003	53.4648
<b>Total</b>	<b>0.0224</b>	<b>0.0720</b>	<b>0.1997</b>	<b>8.3000e-004</b>	<b>0.0780</b>	<b>6.8000e-004</b>	<b>0.0786</b>	<b>0.0209</b>	<b>6.4000e-004</b>	<b>0.0216</b>	<b>0.0000</b>	<b>78.4711</b>	<b>78.4711</b>	<b>1.9400e-003</b>	<b>5.1600e-003</b>	<b>80.0558</b>

**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	0.1928	1.7611	2.1179	3.5300e-003		0.0803	0.0803		0.0756	0.0756	0.0000	303.7220	303.7220	0.0718	0.0000	305.5175
<b>Total</b>	<b>0.1928</b>	<b>1.7611</b>	<b>2.1179</b>	<b>3.5300e-003</b>		<b>0.0803</b>	<b>0.0803</b>		<b>0.0756</b>	<b>0.0756</b>	<b>0.0000</b>	<b>303.7220</b>	<b>303.7220</b>	<b>0.0718</b>	<b>0.0000</b>	<b>305.5175</b>

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

**3.5 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	1.3600e-003	0.0583	0.0178	2.6000e-004	8.6000e-003	3.4000e-004	8.9400e-003	2.4900e-003	3.3000e-004	2.8100e-003	0.0000	25.4559	25.4559	5.2000e-004	3.7700e-003	26.5910
Worker	0.0210	0.0137	0.1819	5.7000e-004	0.0694	3.4000e-004	0.0697	0.0185	3.1000e-004	0.0188	0.0000	53.0152	53.0152	1.4200e-003	1.3900e-003	53.4648
<b>Total</b>	<b>0.0224</b>	<b>0.0720</b>	<b>0.1997</b>	<b>8.3000e-004</b>	<b>0.0780</b>	<b>6.8000e-004</b>	<b>0.0786</b>	<b>0.0209</b>	<b>6.4000e-004</b>	<b>0.0216</b>	<b>0.0000</b>	<b>78.4711</b>	<b>78.4711</b>	<b>1.9400e-003</b>	<b>5.1600e-003</b>	<b>80.0558</b>

**3.5 Building Construction - 2025**

**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	0.0103	0.0935	0.1206	2.0000e-004		3.9600e-003	3.9600e-003		3.7200e-003	3.7200e-003	0.0000	17.3940	17.3940	4.0900e-003	0.0000	17.4962
<b>Total</b>	<b>0.0103</b>	<b>0.0935</b>	<b>0.1206</b>	<b>2.0000e-004</b>		<b>3.9600e-003</b>	<b>3.9600e-003</b>		<b>3.7200e-003</b>	<b>3.7200e-003</b>	<b>0.0000</b>	<b>17.3940</b>	<b>17.3940</b>	<b>4.0900e-003</b>	<b>0.0000</b>	<b>17.4962</b>

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

**3.5 Building Construction - 2025**

**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	8.0000e-005	3.3200e-003	1.0000e-003	1.0000e-005	4.9000e-004	2.0000e-005	5.1000e-004	1.4000e-004	2.0000e-005	1.6000e-004	0.0000	1.4315	1.4315	3.0000e-005	2.1000e-004	1.4953
Worker	1.1300e-003	7.1000e-004	9.7800e-003	3.0000e-005	3.9700e-003	2.0000e-005	3.9900e-003	1.0600e-003	2.0000e-005	1.0700e-003	0.0000	2.9627	2.9627	7.0000e-005	7.0000e-005	2.9868
<b>Total</b>	<b>1.2100e-003</b>	<b>4.0300e-003</b>	<b>0.0108</b>	<b>4.0000e-005</b>	<b>4.4600e-003</b>	<b>4.0000e-005</b>	<b>4.5000e-003</b>	<b>1.2000e-003</b>	<b>4.0000e-005</b>	<b>1.2300e-003</b>	<b>0.0000</b>	<b>4.3942</b>	<b>4.3942</b>	<b>1.0000e-004</b>	<b>2.8000e-004</b>	<b>4.4821</b>

**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	0.0103	0.0935	0.1206	2.0000e-004		3.9600e-003	3.9600e-003		3.7200e-003	3.7200e-003	0.0000	17.3939	17.3939	4.0900e-003	0.0000	17.4962
<b>Total</b>	<b>0.0103</b>	<b>0.0935</b>	<b>0.1206</b>	<b>2.0000e-004</b>		<b>3.9600e-003</b>	<b>3.9600e-003</b>		<b>3.7200e-003</b>	<b>3.7200e-003</b>	<b>0.0000</b>	<b>17.3939</b>	<b>17.3939</b>	<b>4.0900e-003</b>	<b>0.0000</b>	<b>17.4962</b>

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

**3.5 Building Construction - 2025**

**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	8.0000e-005	3.3200e-003	1.0000e-003	1.0000e-005	4.9000e-004	2.0000e-005	5.1000e-004	1.4000e-004	2.0000e-005	1.6000e-004	0.0000	1.4315	1.4315	3.0000e-005	2.1000e-004	1.4953
Worker	1.1300e-003	7.1000e-004	9.7800e-003	3.0000e-005	3.9700e-003	2.0000e-005	3.9900e-003	1.0600e-003	2.0000e-005	1.0700e-003	0.0000	2.9627	2.9627	7.0000e-005	7.0000e-005	2.9868
<b>Total</b>	<b>1.2100e-003</b>	<b>4.0300e-003</b>	<b>0.0108</b>	<b>4.0000e-005</b>	<b>4.4600e-003</b>	<b>4.0000e-005</b>	<b>4.5000e-003</b>	<b>1.2000e-003</b>	<b>4.0000e-005</b>	<b>1.2300e-003</b>	<b>0.0000</b>	<b>4.3942</b>	<b>4.3942</b>	<b>1.0000e-004</b>	<b>2.8000e-004</b>	<b>4.4821</b>

**3.6 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	4.5900e-003	0.0440	0.0610	9.0000e-005		2.1800e-003	2.1800e-003		2.0100e-003	2.0100e-003	0.0000	8.1893	8.1893	2.5700e-003	0.0000	8.2536
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>4.5900e-003</b>	<b>0.0440</b>	<b>0.0610</b>	<b>9.0000e-005</b>		<b>2.1800e-003</b>	<b>2.1800e-003</b>		<b>2.0100e-003</b>	<b>2.0100e-003</b>	<b>0.0000</b>	<b>8.1893</b>	<b>8.1893</b>	<b>2.5700e-003</b>	<b>0.0000</b>	<b>8.2536</b>

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

**3.6 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	2.6000e-004	1.8000e-004	2.2200e-003	1.0000e-005	7.9000e-004	0.0000	7.9000e-004	2.1000e-004	0.0000	2.1000e-004	0.0000	0.6193	0.6193	2.0000e-005	2.0000e-005	0.6248
<b>Total</b>	<b>2.6000e-004</b>	<b>1.8000e-004</b>	<b>2.2200e-003</b>	<b>1.0000e-005</b>	<b>7.9000e-004</b>	<b>0.0000</b>	<b>7.9000e-004</b>	<b>2.1000e-004</b>	<b>0.0000</b>	<b>2.1000e-004</b>	<b>0.0000</b>	<b>0.6193</b>	<b>0.6193</b>	<b>2.0000e-005</b>	<b>2.0000e-005</b>	<b>0.6248</b>

**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	4.5900e-003	0.0440	0.0610	9.0000e-005		2.1800e-003	2.1800e-003		2.0100e-003	2.0100e-003	0.0000	8.1893	8.1893	2.5700e-003	0.0000	8.2536
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>4.5900e-003</b>	<b>0.0440</b>	<b>0.0610</b>	<b>9.0000e-005</b>		<b>2.1800e-003</b>	<b>2.1800e-003</b>		<b>2.0100e-003</b>	<b>2.0100e-003</b>	<b>0.0000</b>	<b>8.1893</b>	<b>8.1893</b>	<b>2.5700e-003</b>	<b>0.0000</b>	<b>8.2536</b>

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**3.6 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	2.6000e-004	1.8000e-004	2.2200e-003	1.0000e-005	7.9000e-004	0.0000	7.9000e-004	2.1000e-004	0.0000	2.1000e-004	0.0000	0.6193	0.6193	2.0000e-005	2.0000e-005	0.6248
<b>Total</b>	<b>2.6000e-004</b>	<b>1.8000e-004</b>	<b>2.2200e-003</b>	<b>1.0000e-005</b>	<b>7.9000e-004</b>	<b>0.0000</b>	<b>7.9000e-004</b>	<b>2.1000e-004</b>	<b>0.0000</b>	<b>2.1000e-004</b>	<b>0.0000</b>	<b>0.6193</b>	<b>0.6193</b>	<b>2.0000e-005</b>	<b>2.0000e-005</b>	<b>0.6248</b>

**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	0.2462					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0166	0.1127	0.1567	2.6000e-004		6.1300e-003	6.1300e-003		6.1300e-003	6.1300e-003	0.0000	22.0856	22.0856	1.3200e-003	0.0000	22.1187
<b>Total</b>	<b>0.2628</b>	<b>0.1127</b>	<b>0.1567</b>	<b>2.6000e-004</b>		<b>6.1300e-003</b>	<b>6.1300e-003</b>		<b>6.1300e-003</b>	<b>6.1300e-003</b>	<b>0.0000</b>	<b>22.0856</b>	<b>22.0856</b>	<b>1.3200e-003</b>	<b>0.0000</b>	<b>22.1187</b>

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**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	2.8800e-003	1.9700e-003	0.0249	8.0000e-005	8.8900e-003	5.0000e-005	8.9300e-003	2.3600e-003	4.0000e-005	2.4100e-003	0.0000	6.9640	6.9640	2.0000e-004	1.9000e-004	7.0260
<b>Total</b>	<b>2.8800e-003</b>	<b>1.9700e-003</b>	<b>0.0249</b>	<b>8.0000e-005</b>	<b>8.8900e-003</b>	<b>5.0000e-005</b>	<b>8.9300e-003</b>	<b>2.3600e-003</b>	<b>4.0000e-005</b>	<b>2.4100e-003</b>	<b>0.0000</b>	<b>6.9640</b>	<b>6.9640</b>	<b>2.0000e-004</b>	<b>1.9000e-004</b>	<b>7.0260</b>

**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	0.2462					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0166	0.1127	0.1567	2.6000e-004		6.1300e-003	6.1300e-003		6.1300e-003	6.1300e-003	0.0000	22.0856	22.0856	1.3200e-003	0.0000	22.1187
<b>Total</b>	<b>0.2628</b>	<b>0.1127</b>	<b>0.1567</b>	<b>2.6000e-004</b>		<b>6.1300e-003</b>	<b>6.1300e-003</b>		<b>6.1300e-003</b>	<b>6.1300e-003</b>	<b>0.0000</b>	<b>22.0856</b>	<b>22.0856</b>	<b>1.3200e-003</b>	<b>0.0000</b>	<b>22.1187</b>

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**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	2.8800e-003	1.9700e-003	0.0249	8.0000e-005	8.8900e-003	5.0000e-005	8.9300e-003	2.3600e-003	4.0000e-005	2.4100e-003	0.0000	6.9640	6.9640	2.0000e-004	1.9000e-004	7.0260
<b>Total</b>	<b>2.8800e-003</b>	<b>1.9700e-003</b>	<b>0.0249</b>	<b>8.0000e-005</b>	<b>8.8900e-003</b>	<b>5.0000e-005</b>	<b>8.9300e-003</b>	<b>2.3600e-003</b>	<b>4.0000e-005</b>	<b>2.4100e-003</b>	<b>0.0000</b>	<b>6.9640</b>	<b>6.9640</b>	<b>2.0000e-004</b>	<b>1.9000e-004</b>	<b>7.0260</b>

**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	0.3729					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0237	0.1597	0.2371	3.9000e-004		7.9800e-003	7.9800e-003		7.9800e-003	7.9800e-003	0.0000	33.4476	33.4476	1.8800e-003	0.0000	33.4947
<b>Total</b>	<b>0.3966</b>	<b>0.1597</b>	<b>0.2371</b>	<b>3.9000e-004</b>		<b>7.9800e-003</b>	<b>7.9800e-003</b>		<b>7.9800e-003</b>	<b>7.9800e-003</b>	<b>0.0000</b>	<b>33.4476</b>	<b>33.4476</b>	<b>1.8800e-003</b>	<b>0.0000</b>	<b>33.4947</b>

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**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	4.0800e-003	2.6600e-003	0.0353	1.1000e-004	0.0135	7.0000e-005	0.0135	3.5800e-003	6.0000e-005	3.6400e-003	0.0000	10.2865	10.2865	2.8000e-004	2.7000e-004	10.3738
<b>Total</b>	<b>4.0800e-003</b>	<b>2.6600e-003</b>	<b>0.0353</b>	<b>1.1000e-004</b>	<b>0.0135</b>	<b>7.0000e-005</b>	<b>0.0135</b>	<b>3.5800e-003</b>	<b>6.0000e-005</b>	<b>3.6400e-003</b>	<b>0.0000</b>	<b>10.2865</b>	<b>10.2865</b>	<b>2.8000e-004</b>	<b>2.7000e-004</b>	<b>10.3738</b>

**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	0.3729					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0237	0.1597	0.2371	3.9000e-004		7.9800e-003	7.9800e-003		7.9800e-003	7.9800e-003	0.0000	33.4476	33.4476	1.8800e-003	0.0000	33.4947
<b>Total</b>	<b>0.3966</b>	<b>0.1597</b>	<b>0.2371</b>	<b>3.9000e-004</b>		<b>7.9800e-003</b>	<b>7.9800e-003</b>		<b>7.9800e-003</b>	<b>7.9800e-003</b>	<b>0.0000</b>	<b>33.4476</b>	<b>33.4476</b>	<b>1.8800e-003</b>	<b>0.0000</b>	<b>33.4947</b>

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**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	4.0800e-003	2.6600e-003	0.0353	1.1000e-004	0.0135	7.0000e-005	0.0135	3.5800e-003	6.0000e-005	3.6400e-003	0.0000	10.2865	10.2865	2.8000e-004	2.7000e-004	10.3738
<b>Total</b>	<b>4.0800e-003</b>	<b>2.6600e-003</b>	<b>0.0353</b>	<b>1.1000e-004</b>	<b>0.0135</b>	<b>7.0000e-005</b>	<b>0.0135</b>	<b>3.5800e-003</b>	<b>6.0000e-005</b>	<b>3.6400e-003</b>	<b>0.0000</b>	<b>10.2865</b>	<b>10.2865</b>	<b>2.8000e-004</b>	<b>2.7000e-004</b>	<b>10.3738</b>

**3.7 Architectural Coating - 2025**

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	0.0356					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.1400e-003	0.0143	0.0226	4.0000e-005		6.4000e-004	6.4000e-004		6.4000e-004	6.4000e-004	0.0000	3.1916	3.1916	1.7000e-004	0.0000	3.1959
<b>Total</b>	<b>0.0377</b>	<b>0.0143</b>	<b>0.0226</b>	<b>4.0000e-005</b>		<b>6.4000e-004</b>	<b>6.4000e-004</b>		<b>6.4000e-004</b>	<b>6.4000e-004</b>	<b>0.0000</b>	<b>3.1916</b>	<b>3.1916</b>	<b>1.7000e-004</b>	<b>0.0000</b>	<b>3.1959</b>

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**3.7 Architectural Coating - 2025**

**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	3.7000e-004	2.3000e-004	3.1600e-003	1.0000e-005	1.2800e-003	1.0000e-005	1.2900e-003	3.4000e-004	1.0000e-005	3.5000e-004	0.0000	0.9581	0.9581	2.0000e-005	2.0000e-005	0.9659
<b>Total</b>	<b>3.7000e-004</b>	<b>2.3000e-004</b>	<b>3.1600e-003</b>	<b>1.0000e-005</b>	<b>1.2800e-003</b>	<b>1.0000e-005</b>	<b>1.2900e-003</b>	<b>3.4000e-004</b>	<b>1.0000e-005</b>	<b>3.5000e-004</b>	<b>0.0000</b>	<b>0.9581</b>	<b>0.9581</b>	<b>2.0000e-005</b>	<b>2.0000e-005</b>	<b>0.9659</b>

**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	0.0356					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.1400e-003	0.0143	0.0226	4.0000e-005		6.4000e-004	6.4000e-004		6.4000e-004	6.4000e-004	0.0000	3.1916	3.1916	1.7000e-004	0.0000	3.1959
<b>Total</b>	<b>0.0377</b>	<b>0.0143</b>	<b>0.0226</b>	<b>4.0000e-005</b>		<b>6.4000e-004</b>	<b>6.4000e-004</b>		<b>6.4000e-004</b>	<b>6.4000e-004</b>	<b>0.0000</b>	<b>3.1916</b>	<b>3.1916</b>	<b>1.7000e-004</b>	<b>0.0000</b>	<b>3.1959</b>

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

**3.7 Architectural Coating - 2025**

**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	3.7000e-004	2.3000e-004	3.1600e-003	1.0000e-005	1.2800e-003	1.0000e-005	1.2900e-003	3.4000e-004	1.0000e-005	3.5000e-004	0.0000	0.9581	0.9581	2.0000e-005	2.0000e-005	0.9659
<b>Total</b>	<b>3.7000e-004</b>	<b>2.3000e-004</b>	<b>3.1600e-003</b>	<b>1.0000e-005</b>	<b>1.2800e-003</b>	<b>1.0000e-005</b>	<b>1.2900e-003</b>	<b>3.4000e-004</b>	<b>1.0000e-005</b>	<b>3.5000e-004</b>	<b>0.0000</b>	<b>0.9581</b>	<b>0.9581</b>	<b>2.0000e-005</b>	<b>2.0000e-005</b>	<b>0.9659</b>

**4.0 Operational Detail - Mobile**

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**4.1 Mitigation Measures Mobile**

Increase Transit Accessibility

Improve Pedestrian Network

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**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	0.3121	0.3373	2.8263	5.7400e-003	0.6331	4.2900e-003	0.6374	0.1691	3.9900e-003	0.1731	0.0000	542.7087	542.7087	0.0365	0.0265	551.5277
Unmitigated	0.3248	0.3605	3.0170	6.2600e-003	0.6928	4.6400e-003	0.6974	0.1851	4.3200e-003	0.1894	0.0000	592.0777	592.0777	0.0385	0.0283	601.4791

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse High Rise	813.75	813.75	813.75	1,879,443	1,717,535
Total	813.75	813.75	813.75	1,879,443	1,717,535

**4.3 Trip Type Information**

Land Use	Miles			Trip %			Trip Purpose %		
	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
Condo/Townhouse High Rise	10.80	4.80	5.70	31.00	15.00	54.00	86	11	3

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Condo/Townhouse High 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

**5.0 Energy Detail**

Historical Energy Use: N

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

**5.1 Mitigation Measures Energy**

	ROG	NOx	CO	SO2	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	35.5038	35.5038	5.7400e-003	7.0000e-004	35.8549
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	35.5038	35.5038	5.7400e-003	7.0000e-004	35.8549
NaturalGas Mitigated	4.2000e-003	0.0359	0.0153	2.3000e-004		2.9000e-003	2.9000e-003		2.9000e-003	2.9000e-003	0.0000	41.5969	41.5969	8.0000e-004	7.6000e-004	41.8441
NaturalGas Unmitigated	4.2000e-003	0.0359	0.0153	2.3000e-004		2.9000e-003	2.9000e-003		2.9000e-003	2.9000e-003	0.0000	41.5969	41.5969	8.0000e-004	7.6000e-004	41.8441

**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					
Condo/Townhouse High Rise	779496	4.2000e-003	0.0359	0.0153	2.3000e-004		2.9000e-003	2.9000e-003		2.9000e-003	2.9000e-003	0.0000	41.5969	41.5969	8.0000e-004	7.6000e-004	41.8441
<b>Total</b>		<b>4.2000e-003</b>	<b>0.0359</b>	<b>0.0153</b>	<b>2.3000e-004</b>		<b>2.9000e-003</b>	<b>2.9000e-003</b>		<b>2.9000e-003</b>	<b>2.9000e-003</b>	<b>0.0000</b>	<b>41.5969</b>	<b>41.5969</b>	<b>8.0000e-004</b>	<b>7.6000e-004</b>	<b>41.8441</b>

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**5.2 Energy by Land Use - Natural Gas**

**Mitigated**

	Natural Gas 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					
Condo/Townhouse High Rise	779496	4.2000e-003	0.0359	0.0153	2.3000e-004		2.9000e-003	2.9000e-003		2.9000e-003	2.9000e-003	0.0000	41.5969	41.5969	8.0000e-004	7.6000e-004	41.8441
<b>Total</b>		<b>4.2000e-003</b>	<b>0.0359</b>	<b>0.0153</b>	<b>2.3000e-004</b>		<b>2.9000e-003</b>	<b>2.9000e-003</b>		<b>2.9000e-003</b>	<b>2.9000e-003</b>	<b>0.0000</b>	<b>41.5969</b>	<b>41.5969</b>	<b>8.0000e-004</b>	<b>7.6000e-004</b>	<b>41.8441</b>

**5.3 Energy by Land Use - Electricity**

**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Condo/Townhouse High Rise	383726	35.5038	5.7400e-003	7.0000e-004	35.8549
<b>Total</b>		<b>35.5038</b>	<b>5.7400e-003</b>	<b>7.0000e-004</b>	<b>35.8549</b>

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**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**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Condo/Townhouse High Rise	383726	35.5038	5.7400e-003	7.0000e-004	35.8549
<b>Total</b>		<b>35.5038</b>	<b>5.7400e-003</b>	<b>7.0000e-004</b>	<b>35.8549</b>

**6.0 Area Detail**

**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	0.4567	9.0300e-003	0.7563	2.5000e-004		0.0147	0.0147		0.0147	0.0147	1.4505	1.1280	2.5785	7.8600e-003	0.0000	2.7750
Unmitigated	0.4567	9.0300e-003	0.7563	2.5000e-004		0.0147	0.0147		0.0147	0.0147	1.4505	1.1280	2.5785	7.8600e-003	0.0000	2.7750

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**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	0.0655					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3632					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	7.3100e-003	1.0800e-003	0.0664	2.2000e-004		0.0108	0.0108		0.0108	0.0108	1.4505	0.0000	1.4505	6.7800e-003	0.0000	1.6200
Landscaping	0.0207	7.9500e-003	0.6899	4.0000e-005		3.8300e-003	3.8300e-003		3.8300e-003	3.8300e-003	0.0000	1.1280	1.1280	1.0800e-003	0.0000	1.1550
<b>Total</b>	<b>0.4567</b>	<b>9.0300e-003</b>	<b>0.7563</b>	<b>2.6000e-004</b>		<b>0.0147</b>	<b>0.0147</b>		<b>0.0147</b>	<b>0.0147</b>	<b>1.4505</b>	<b>1.1280</b>	<b>2.5785</b>	<b>7.8600e-003</b>	<b>0.0000</b>	<b>2.7750</b>

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**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	0.0655					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3632					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	7.3100e-003	1.0800e-003	0.0664	2.2000e-004		0.0108	0.0108		0.0108	0.0108	1.4505	0.0000	1.4505	6.7800e-003	0.0000	1.6200
Landscaping	0.0207	7.9500e-003	0.6899	4.0000e-005		3.8300e-003	3.8300e-003		3.8300e-003	3.8300e-003	0.0000	1.1280	1.1280	1.0800e-003	0.0000	1.1550
<b>Total</b>	<b>0.4567</b>	<b>9.0300e-003</b>	<b>0.7563</b>	<b>2.6000e-004</b>		<b>0.0147</b>	<b>0.0147</b>		<b>0.0147</b>	<b>0.0147</b>	<b>1.4505</b>	<b>1.1280</b>	<b>2.5785</b>	<b>7.8600e-003</b>	<b>0.0000</b>	<b>2.7750</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

Apply Water Conservation Strategy

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**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	5.9456	0.1981	4.7400e-003	12.3107
Unmitigated	6.1930	0.1981	4.7500e-003	12.5606

**7.2 Water by Land Use**

**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Condo/Townhouse High Rise	6.05932 / 3.82001	6.1930	0.1981	4.7500e-003	12.5606
<b>Total</b>		<b>6.1930</b>	<b>0.1981</b>	<b>4.7500e-003</b>	<b>12.5606</b>

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**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			
Condo/Townhouse High Rise	6.05932 / 3.05601	5.9456	0.1981	4.7400e-003	12.3107
<b>Total</b>		<b>5.9456</b>	<b>0.1981</b>	<b>4.7400e-003</b>	<b>12.3107</b>

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	8.6840	0.5132	0.0000	21.5141
Unmitigated	8.6840	0.5132	0.0000	21.5141

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**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			
Condo/Townhouse High Rise	42.78	8.6840	0.5132	0.0000	21.5141
<b>Total</b>		<b>8.6840</b>	<b>0.5132</b>	<b>0.0000</b>	<b>21.5141</b>

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Condo/Townhouse High Rise	42.78	8.6840	0.5132	0.0000	21.5141
<b>Total</b>		<b>8.6840</b>	<b>0.5132</b>	<b>0.0000</b>	<b>21.5141</b>

**9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**10.0 Stationary Equipment**

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**Fire Pumps and Emergency Generators**

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

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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**User Defined Equipment**

Equipment Type	Number
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**11.0 Vegetation**

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Monterey Kerley Project - Bay Area AQMD Air District, Summer

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

**Monterey Kerley Project  
Bay Area AQMD Air District, Summer**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Condo/Townhouse High Rise	93.00	Dwelling Unit	4.62	93,000.00	266

**1.2 Other Project Characteristics**

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

**1.3 User Entered Comments & Non-Default Data**

- Project Characteristics -
- Land Use - Lot acreage adjusted to match site plan
- Construction Phase - Construction phase timing adjusted per AQ Questionnaire.
- Grading - Material would be exported during grading phase.
- Demolition - 15,000 sf of building material would be demo'd.
- Vehicle Trips - Trip generation rate adjusted to match project-specific traffic report by Hexagon Consultants.
- Woodstoves - Fireplaces would not be included in the proposed units.
- Mobile Land Use Mitigation - Increase transit accessibility, and improve pedestrian network on-site.
- Water Mitigation - Water conservation strategy applied to reflect compliance with MWEL0.

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	18.00	460.00

Monterey Kerley Project - Bay Area AQMD Air District, Summer

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

tblConstructionPhase	NumDays	230.00	460.00
tblConstructionPhase	NumDays	20.00	10.00
tblConstructionPhase	NumDays	8.00	20.00
tblConstructionPhase	NumDays	18.00	10.00
tblConstructionPhase	NumDays	5.00	15.00
tblConstructionPhase	PhaseEndDate	3/25/2024	2/4/2025
tblConstructionPhase	PhaseEndDate	2/2/2024	1/21/2025
tblConstructionPhase	PhaseEndDate	2/28/2023	2/14/2023
tblConstructionPhase	PhaseEndDate	3/17/2023	4/4/2023
tblConstructionPhase	PhaseEndDate	2/28/2024	4/18/2023
tblConstructionPhase	PhaseStartDate	2/29/2024	5/3/2023
tblConstructionPhase	PhaseStartDate	3/18/2023	4/19/2023
tblConstructionPhase	PhaseStartDate	2/3/2024	4/5/2023
tblConstructionPhase	PhaseStartDate	3/1/2023	2/15/2023
tblFireplaces	NumberGas	13.95	0.00
tblFireplaces	NumberNoFireplace	3.72	93.00
tblFireplaces	NumberWood	15.81	0.00
tblGrading	MaterialExported	0.00	4,290.00
tblLandUse	LotAcreage	1.45	4.62
tblVehicleTrips	ST_TR	4.91	8.75
tblVehicleTrips	SU_TR	4.09	8.75
tblVehicleTrips	WD_TR	5.44	8.75

**2.0 Emissions Summary**

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Monterey Kerley Project - 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	4.8381	27.5521	20.2178	0.0469	19.8049	1.2668	21.0716	10.1417	1.1654	11.3071	0.0000	4,744.364 1	4,744.364 1	1.1959	0.2819	4,853.104 7
2024	4.7114	15.2027	19.8934	0.0374	0.7249	0.6800	1.4049	0.1938	0.6432	0.8370	0.0000	3,619.825 3	3,619.825 3	0.6379	0.0445	3,649.045 3
2025	4.5848	14.1427	19.6959	0.0372	0.7249	0.5847	1.3096	0.1938	0.5530	0.7468	0.0000	3,603.132 8	3,603.132 8	0.6328	0.0432	3,631.812 3
<b>Maximum</b>	<b>4.8381</b>	<b>27.5521</b>	<b>20.2178</b>	<b>0.0469</b>	<b>19.8049</b>	<b>1.2668</b>	<b>21.0716</b>	<b>10.1417</b>	<b>1.1654</b>	<b>11.3071</b>	<b>0.0000</b>	<b>4,744.364 1</b>	<b>4,744.364 1</b>	<b>1.1959</b>	<b>0.2819</b>	<b>4,853.104 7</b>

**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	4.8381	27.5521	20.2178	0.0469	19.8049	1.2668	21.0716	10.1417	1.1654	11.3071	0.0000	4,744.364 1	4,744.364 1	1.1959	0.2819	4,853.104 7
2024	4.7114	15.2027	19.8934	0.0374	0.7249	0.6800	1.4049	0.1938	0.6432	0.8370	0.0000	3,619.825 3	3,619.825 3	0.6379	0.0445	3,649.045 3
2025	4.5848	14.1427	19.6959	0.0372	0.7249	0.5847	1.3096	0.1938	0.5530	0.7468	0.0000	3,603.132 8	3,603.132 8	0.6328	0.0432	3,631.812 3
<b>Maximum</b>	<b>4.8381</b>	<b>27.5521</b>	<b>20.2178</b>	<b>0.0469</b>	<b>19.8049</b>	<b>1.2668</b>	<b>21.0716</b>	<b>10.1417</b>	<b>1.1654</b>	<b>11.3071</b>	<b>0.0000</b>	<b>4,744.364 1</b>	<b>4,744.364 1</b>	<b>1.1959</b>	<b>0.2819</b>	<b>4,853.104 7</b>



Monterey Kerley Project - Bay Area AQMD Air District, Summer

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

**2.2 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	3.6148	0.2417	17.0710	0.0311		1.5769	1.5769		1.5769	1.5769	226.4728	13.8154	240.2881	1.0719	0.0000	267.0867
Energy	0.0230	0.1968	0.0838	1.2600e-003		0.0159	0.0159		0.0159	0.0159		251.2478	251.2478	4.8200e-003	4.6100e-003	252.7408
Mobile	1.9900	1.8225	16.4755	0.0362	3.9560	0.0255	3.9815	1.0537	0.0238	1.0774		3,779.0216	3,779.0216	0.2181	0.1628	3,832.9992
<b>Total</b>	<b>5.6278</b>	<b>2.2611</b>	<b>33.6303</b>	<b>0.0686</b>	<b>3.9560</b>	<b>1.6183</b>	<b>5.5743</b>	<b>1.0537</b>	<b>1.6166</b>	<b>2.6702</b>	<b>226.4728</b>	<b>4,044.0847</b>	<b>4,270.5575</b>	<b>1.2949</b>	<b>0.1674</b>	<b>4,352.8267</b>

**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	3.6148	0.2417	17.0710	0.0311		1.5769	1.5769		1.5769	1.5769	226.4728	13.8154	240.2881	1.0719	0.0000	267.0867
Energy	0.0230	0.1968	0.0838	1.2600e-003		0.0159	0.0159		0.0159	0.0159		251.2478	251.2478	4.8200e-003	4.6100e-003	252.7408
Mobile	1.9221	1.7051	15.3575	0.0332	3.6152	0.0236	3.6388	0.9629	0.0220	0.9849		3,463.2293	3,463.2293	0.2062	0.1524	3,513.8096
<b>Total</b>	<b>5.5599</b>	<b>2.1437</b>	<b>32.5123</b>	<b>0.0656</b>	<b>3.6152</b>	<b>1.6164</b>	<b>5.2316</b>	<b>0.9629</b>	<b>1.6148</b>	<b>2.5777</b>	<b>226.4728</b>	<b>3,728.2925</b>	<b>3,954.7652</b>	<b>1.2830</b>	<b>0.1570</b>	<b>4,033.6371</b>

Monterey Kerley Project - 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	N2O	CO2e
Percent Reduction	1.21	5.19	3.32	4.42	8.61	0.12	6.15	8.61	0.11	3.47	0.00	7.81	7.39	0.92	6.21	7.33

**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	2/1/2023	2/14/2023	5	10	
2	Site Preparation	Site Preparation	2/15/2023	3/7/2023	5	15	
3	Grading	Grading	3/8/2023	4/4/2023	5	20	
4	Building Construction	Building Construction	4/19/2023	1/21/2025	5	460	
5	Paving	Paving	4/5/2023	4/18/2023	5	10	
6	Architectural Coating	Architectural Coating	5/3/2023	2/4/2025	5	460	

**Acres of Grading (Site Preparation Phase): 22.5**

**Acres of Grading (Grading Phase): 20**

**Acres of Paving: 0**

**Residential Indoor: 188,325; Residential Outdoor: 62,775; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)**

**OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	2	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	7.00	231	0.29
Demolition	Excavators	3	8.00	158	0.38

Monterey Kerley Project - Bay Area AQMD Air District, Summer

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

Grading	Excavators	1	8.00	158	0.38
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	2	6.00	132	0.36
Paving	Rollers	2	6.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45

**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	6	15.00	0.00	68.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	536.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	67.00	10.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

Monterey Kerley Project - 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					1.4765	0.0000	1.4765	0.2236	0.0000	0.2236			0.0000			0.0000
Off-Road	2.2691	21.4844	19.6434	0.0388		0.9975	0.9975		0.9280	0.9280		3,746.9840	3,746.9840	1.0494		3,773.2183
<b>Total</b>	<b>2.2691</b>	<b>21.4844</b>	<b>19.6434</b>	<b>0.0388</b>	<b>1.4765</b>	<b>0.9975</b>	<b>2.4741</b>	<b>0.2236</b>	<b>0.9280</b>	<b>1.1516</b>		<b>3,746.9840</b>	<b>3,746.9840</b>	<b>1.0494</b>		<b>3,773.2183</b>

**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	0.0146	0.8886	0.2158	4.1000e-003	0.1189	7.4500e-003	0.1264	0.0326	7.1300e-003	0.0397		447.1625	447.1625	0.0147	0.0709	468.6464
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	0.0406	0.0233	0.3586	1.0700e-003	0.1232	6.1000e-004	0.1238	0.0327	5.6000e-004	0.0333		109.3267	109.3267	2.7600e-003	2.5900e-003	110.1686
<b>Total</b>	<b>0.0551</b>	<b>0.9119</b>	<b>0.5744</b>	<b>5.1700e-003</b>	<b>0.2422</b>	<b>8.0600e-003</b>	<b>0.2502</b>	<b>0.0653</b>	<b>7.6900e-003</b>	<b>0.0730</b>		<b>556.4893</b>	<b>556.4893</b>	<b>0.0175</b>	<b>0.0735</b>	<b>578.8149</b>

Monterey Kerley Project - 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					1.4765	0.0000	1.4765	0.2236	0.0000	0.2236			0.0000			0.0000
Off-Road	2.2691	21.4844	19.6434	0.0388		0.9975	0.9975		0.9280	0.9280	0.0000	3,746.9840	3,746.9840	1.0494		3,773.2183
<b>Total</b>	<b>2.2691</b>	<b>21.4844</b>	<b>19.6434</b>	<b>0.0388</b>	<b>1.4765</b>	<b>0.9975</b>	<b>2.4741</b>	<b>0.2236</b>	<b>0.9280</b>	<b>1.1516</b>	<b>0.0000</b>	<b>3,746.9840</b>	<b>3,746.9840</b>	<b>1.0494</b>		<b>3,773.2183</b>

**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	0.0146	0.8886	0.2158	4.1000e-003	0.1189	7.4500e-003	0.1264	0.0326	7.1300e-003	0.0397		447.1625	447.1625	0.0147	0.0709	468.6464
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	0.0406	0.0233	0.3586	1.0700e-003	0.1232	6.1000e-004	0.1238	0.0327	5.6000e-004	0.0333		109.3267	109.3267	2.7600e-003	2.5900e-003	110.1686
<b>Total</b>	<b>0.0551</b>	<b>0.9119</b>	<b>0.5744</b>	<b>5.1700e-003</b>	<b>0.2422</b>	<b>8.0600e-003</b>	<b>0.2502</b>	<b>0.0653</b>	<b>7.6900e-003</b>	<b>0.0730</b>		<b>556.4893</b>	<b>556.4893</b>	<b>0.0175</b>	<b>0.0735</b>	<b>578.8149</b>

Monterey Kerley Project - 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					19.6570	0.0000	19.6570	10.1025	0.0000	10.1025			0.0000			0.0000
Off-Road	2.6595	27.5242	18.2443	0.0381		1.2660	1.2660		1.1647	1.1647		3,687.308 1	3,687.308 1	1.1926		3,717.121 9
<b>Total</b>	<b>2.6595</b>	<b>27.5242</b>	<b>18.2443</b>	<b>0.0381</b>	<b>19.6570</b>	<b>1.2660</b>	<b>20.9230</b>	<b>10.1025</b>	<b>1.1647</b>	<b>11.2672</b>		<b>3,687.308 1</b>	<b>3,687.308 1</b>	<b>1.1926</b>		<b>3,717.121 9</b>

**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	0.0487	0.0280	0.4303	1.2800e-003	0.1479	7.3000e-004	0.1486	0.0392	6.8000e-004	0.0399		131.1921	131.1921	3.3100e-003	3.1100e-003	132.2023
<b>Total</b>	<b>0.0487</b>	<b>0.0280</b>	<b>0.4303</b>	<b>1.2800e-003</b>	<b>0.1479</b>	<b>7.3000e-004</b>	<b>0.1486</b>	<b>0.0392</b>	<b>6.8000e-004</b>	<b>0.0399</b>		<b>131.1921</b>	<b>131.1921</b>	<b>3.3100e-003</b>	<b>3.1100e-003</b>	<b>132.2023</b>

Monterey Kerley Project - 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					19.6570	0.0000	19.6570	10.1025	0.0000	10.1025			0.0000			0.0000
Off-Road	2.6595	27.5242	18.2443	0.0381		1.2660	1.2660		1.1647	1.1647	0.0000	3,687.308 1	3,687.308 1	1.1926		3,717.121 9
<b>Total</b>	<b>2.6595</b>	<b>27.5242</b>	<b>18.2443</b>	<b>0.0381</b>	<b>19.6570</b>	<b>1.2660</b>	<b>20.9230</b>	<b>10.1025</b>	<b>1.1647</b>	<b>11.2672</b>	<b>0.0000</b>	<b>3,687.308 1</b>	<b>3,687.308 1</b>	<b>1.1926</b>		<b>3,717.121 9</b>

**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	0.0487	0.0280	0.4303	1.2800e-003	0.1479	7.3000e-004	0.1486	0.0392	6.8000e-004	0.0399		131.1921	131.1921	3.3100e-003	3.1100e-003	132.2023
<b>Total</b>	<b>0.0487</b>	<b>0.0280</b>	<b>0.4303</b>	<b>1.2800e-003</b>	<b>0.1479</b>	<b>7.3000e-004</b>	<b>0.1486</b>	<b>0.0392</b>	<b>6.8000e-004</b>	<b>0.0399</b>		<b>131.1921</b>	<b>131.1921</b>	<b>3.3100e-003</b>	<b>3.1100e-003</b>	<b>132.2023</b>

Monterey Kerley Project - 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					7.1068	0.0000	7.1068	3.4284	0.0000	3.4284			0.0000			0.0000
Off-Road	1.7109	17.9359	14.7507	0.0297		0.7749	0.7749		0.7129	0.7129		2,872.6910	2,872.6910	0.9291		2,895.9182
<b>Total</b>	<b>1.7109</b>	<b>17.9359</b>	<b>14.7507</b>	<b>0.0297</b>	<b>7.1068</b>	<b>0.7749</b>	<b>7.8818</b>	<b>3.4284</b>	<b>0.7129</b>	<b>4.1413</b>		<b>2,872.6910</b>	<b>2,872.6910</b>	<b>0.9291</b>		<b>2,895.9182</b>

**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	0.0574	3.5022	0.8506	0.0162	0.4687	0.0294	0.4981	0.1285	0.0281	0.1566		1,762.3464	1,762.3464	0.0581	0.2793	1,847.0180
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	0.0406	0.0233	0.3586	1.0700e-003	0.1232	6.1000e-004	0.1238	0.0327	5.6000e-004	0.0333		109.3267	109.3267	2.7600e-003	2.5900e-003	110.1686
<b>Total</b>	<b>0.0979</b>	<b>3.5255</b>	<b>1.2092</b>	<b>0.0172</b>	<b>0.5920</b>	<b>0.0300</b>	<b>0.6219</b>	<b>0.1612</b>	<b>0.0287</b>	<b>0.1898</b>		<b>1,871.6731</b>	<b>1,871.6731</b>	<b>0.0609</b>	<b>0.2819</b>	<b>1,957.1865</b>

Monterey Kerley Project - Bay Area AQMD Air District, Summer

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

**3.4 Grading - 2023**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.1068	0.0000	7.1068	3.4284	0.0000	3.4284			0.0000			0.0000
Off-Road	1.7109	17.9359	14.7507	0.0297		0.7749	0.7749		0.7129	0.7129	0.0000	2,872.6910	2,872.6910	0.9291		2,895.9182
<b>Total</b>	<b>1.7109</b>	<b>17.9359</b>	<b>14.7507</b>	<b>0.0297</b>	<b>7.1068</b>	<b>0.7749</b>	<b>7.8818</b>	<b>3.4284</b>	<b>0.7129</b>	<b>4.1413</b>	<b>0.0000</b>	<b>2,872.6910</b>	<b>2,872.6910</b>	<b>0.9291</b>		<b>2,895.9182</b>

**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	0.0574	3.5022	0.8506	0.0162	0.4687	0.0294	0.4981	0.1285	0.0281	0.1566		1,762.3464	1,762.3464	0.0581	0.2793	1,847.0180
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	0.0406	0.0233	0.3586	1.0700e-003	0.1232	6.1000e-004	0.1238	0.0327	5.6000e-004	0.0333		109.3267	109.3267	2.7600e-003	2.5900e-003	110.1686
<b>Total</b>	<b>0.0979</b>	<b>3.5255</b>	<b>1.2092</b>	<b>0.0172</b>	<b>0.5920</b>	<b>0.0300</b>	<b>0.6219</b>	<b>0.1612</b>	<b>0.0287</b>	<b>0.1898</b>		<b>1,871.6731</b>	<b>1,871.6731</b>	<b>0.0609</b>	<b>0.2819</b>	<b>1,957.1865</b>

Monterey Kerley Project - 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 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	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
<b>Total</b>	<b>1.5728</b>	<b>14.3849</b>	<b>16.2440</b>	<b>0.0269</b>		<b>0.6997</b>	<b>0.6997</b>		<b>0.6584</b>	<b>0.6584</b>		<b>2,555.2099</b>	<b>2,555.2099</b>	<b>0.6079</b>		<b>2,570.4061</b>

**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	0.0109	0.4289	0.1370	2.0300e-003	0.0677	2.6000e-003	0.0703	0.0195	2.4800e-003	0.0220		217.4610	217.4610	4.4500e-003	0.0322	227.1523
Worker	0.1812	0.1041	1.6017	4.7700e-003	0.5504	2.7300e-003	0.5531	0.1460	2.5100e-003	0.1485		488.3261	488.3261	0.0123	0.0116	492.0863
<b>Total</b>	<b>0.1921</b>	<b>0.5330</b>	<b>1.7386</b>	<b>6.8000e-003</b>	<b>0.6181</b>	<b>5.3300e-003</b>	<b>0.6234</b>	<b>0.1655</b>	<b>4.9900e-003</b>	<b>0.1705</b>		<b>705.7871</b>	<b>705.7871</b>	<b>0.0168</b>	<b>0.0437</b>	<b>719.2386</b>

Monterey Kerley Project - 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 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	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
<b>Total</b>	<b>1.5728</b>	<b>14.3849</b>	<b>16.2440</b>	<b>0.0269</b>		<b>0.6997</b>	<b>0.6997</b>		<b>0.6584</b>	<b>0.6584</b>	<b>0.0000</b>	<b>2,555.2099</b>	<b>2,555.2099</b>	<b>0.6079</b>		<b>2,570.4061</b>

**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	0.0109	0.4289	0.1370	2.0300e-003	0.0677	2.6000e-003	0.0703	0.0195	2.4800e-003	0.0220		217.4610	217.4610	4.4500e-003	0.0322	227.1523
Worker	0.1812	0.1041	1.6017	4.7700e-003	0.5504	2.7300e-003	0.5531	0.1460	2.5100e-003	0.1485		488.3261	488.3261	0.0123	0.0116	492.0863
<b>Total</b>	<b>0.1921</b>	<b>0.5330</b>	<b>1.7386</b>	<b>6.8000e-003</b>	<b>0.6181</b>	<b>5.3300e-003</b>	<b>0.6234</b>	<b>0.1655</b>	<b>4.9900e-003</b>	<b>0.1705</b>		<b>705.7871</b>	<b>705.7871</b>	<b>0.0168</b>	<b>0.0437</b>	<b>719.2386</b>

Monterey Kerley Project - 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 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	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769		2,555.6989	2,555.6989	0.6044		2,570.8077
<b>Total</b>	<b>1.4716</b>	<b>13.4438</b>	<b>16.1668</b>	<b>0.0270</b>		<b>0.6133</b>	<b>0.6133</b>		<b>0.5769</b>	<b>0.5769</b>		<b>2,555.6989</b>	<b>2,555.6989</b>	<b>0.6044</b>		<b>2,570.8077</b>

**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	0.0106	0.4291	0.1341	1.9900e-003	0.0677	2.6200e-003	0.0704	0.0195	2.5100e-003	0.0220		214.0694	214.0694	4.4200e-003	0.0316	223.6095
Worker	0.1693	0.0930	1.4928	4.6200e-003	0.5504	2.6000e-003	0.5530	0.1460	2.3900e-003	0.1484		476.2100	476.2100	0.0111	0.0108	479.7066
<b>Total</b>	<b>0.1799</b>	<b>0.5221</b>	<b>1.6268</b>	<b>6.6100e-003</b>	<b>0.6181</b>	<b>5.2200e-003</b>	<b>0.6233</b>	<b>0.1655</b>	<b>4.9000e-003</b>	<b>0.1704</b>		<b>690.2794</b>	<b>690.2794</b>	<b>0.0156</b>	<b>0.0424</b>	<b>703.3160</b>

Monterey Kerley Project - 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 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	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077
<b>Total</b>	<b>1.4716</b>	<b>13.4438</b>	<b>16.1668</b>	<b>0.0270</b>		<b>0.6133</b>	<b>0.6133</b>		<b>0.5769</b>	<b>0.5769</b>	<b>0.0000</b>	<b>2,555.6989</b>	<b>2,555.6989</b>	<b>0.6044</b>		<b>2,570.8077</b>

**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	0.0106	0.4291	0.1341	1.9900e-003	0.0677	2.6200e-003	0.0704	0.0195	2.5100e-003	0.0220		214.0694	214.0694	4.4200e-003	0.0316	223.6095
Worker	0.1693	0.0930	1.4928	4.6200e-003	0.5504	2.6000e-003	0.5530	0.1460	2.3900e-003	0.1484		476.2100	476.2100	0.0111	0.0108	479.7066
<b>Total</b>	<b>0.1799</b>	<b>0.5221</b>	<b>1.6268</b>	<b>6.6100e-003</b>	<b>0.6181</b>	<b>5.2200e-003</b>	<b>0.6233</b>	<b>0.1655</b>	<b>4.9000e-003</b>	<b>0.1704</b>		<b>690.2794</b>	<b>690.2794</b>	<b>0.0156</b>	<b>0.0424</b>	<b>703.3160</b>

Monterey Kerley Project - 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 Building Construction - 2025**

**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	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.474 4	2,556.474 4	0.6010		2,571.498 1
<b>Total</b>	<b>1.3674</b>	<b>12.4697</b>	<b>16.0847</b>	<b>0.0270</b>		<b>0.5276</b>	<b>0.5276</b>		<b>0.4963</b>	<b>0.4963</b>		<b>2,556.474 4</b>	<b>2,556.474 4</b>	<b>0.6010</b>		<b>2,571.498 1</b>

**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	0.0103	0.4275	0.1317	1.9600e-003	0.0677	2.6200e-003	0.0704	0.0195	2.5000e-003	0.0220		210.2597	210.2597	4.4000e-003	0.0311	219.6275
Worker	0.1590	0.0838	1.3990	4.4600e-003	0.5504	2.4900e-003	0.5529	0.1460	2.2900e-003	0.1483		464.7712	464.7712	0.0101	0.0101	468.0409
<b>Total</b>	<b>0.1693</b>	<b>0.5113</b>	<b>1.5307</b>	<b>6.4200e-003</b>	<b>0.6181</b>	<b>5.1100e-003</b>	<b>0.6232</b>	<b>0.1655</b>	<b>4.7900e-003</b>	<b>0.1703</b>		<b>675.0309</b>	<b>675.0309</b>	<b>0.0145</b>	<b>0.0412</b>	<b>687.6684</b>

Monterey Kerley Project - 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 Building Construction - 2025**

**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	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.474 4	2,556.474 4	0.6010		2,571.498 1
<b>Total</b>	<b>1.3674</b>	<b>12.4697</b>	<b>16.0847</b>	<b>0.0270</b>		<b>0.5276</b>	<b>0.5276</b>		<b>0.4963</b>	<b>0.4963</b>	<b>0.0000</b>	<b>2,556.474 4</b>	<b>2,556.474 4</b>	<b>0.6010</b>		<b>2,571.498 1</b>

**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	0.0103	0.4275	0.1317	1.9600e-003	0.0677	2.6200e-003	0.0704	0.0195	2.5000e-003	0.0220		210.2597	210.2597	4.4000e-003	0.0311	219.6275
Worker	0.1590	0.0838	1.3990	4.4600e-003	0.5504	2.4900e-003	0.5529	0.1460	2.2900e-003	0.1483		464.7712	464.7712	0.0101	0.0101	468.0409
<b>Total</b>	<b>0.1693</b>	<b>0.5113</b>	<b>1.5307</b>	<b>6.4200e-003</b>	<b>0.6181</b>	<b>5.1100e-003</b>	<b>0.6232</b>	<b>0.1655</b>	<b>4.7900e-003</b>	<b>0.1703</b>		<b>675.0309</b>	<b>675.0309</b>	<b>0.0145</b>	<b>0.0412</b>	<b>687.6684</b>

Monterey Kerley Project - 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 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	0.9181	8.7903	12.1905	0.0189		0.4357	0.4357		0.4025	0.4025		1,805.4304	1,805.4304	0.5673		1,819.6122
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.9181</b>	<b>8.7903</b>	<b>12.1905</b>	<b>0.0189</b>		<b>0.4357</b>	<b>0.4357</b>		<b>0.4025</b>	<b>0.4025</b>		<b>1,805.4304</b>	<b>1,805.4304</b>	<b>0.5673</b>		<b>1,819.6122</b>

**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	0.0541	0.0311	0.4781	1.4200e-003	0.1643	8.1000e-004	0.1651	0.0436	7.5000e-004	0.0443		145.7690	145.7690	3.6800e-003	3.4600e-003	146.8915
<b>Total</b>	<b>0.0541</b>	<b>0.0311</b>	<b>0.4781</b>	<b>1.4200e-003</b>	<b>0.1643</b>	<b>8.1000e-004</b>	<b>0.1651</b>	<b>0.0436</b>	<b>7.5000e-004</b>	<b>0.0443</b>		<b>145.7690</b>	<b>145.7690</b>	<b>3.6800e-003</b>	<b>3.4600e-003</b>	<b>146.8915</b>

Monterey Kerley Project - 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 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	0.9181	8.7903	12.1905	0.0189		0.4357	0.4357		0.4025	0.4025	0.0000	1,805.4304	1,805.4304	0.5673		1,819.6122
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.9181</b>	<b>8.7903</b>	<b>12.1905</b>	<b>0.0189</b>		<b>0.4357</b>	<b>0.4357</b>		<b>0.4025</b>	<b>0.4025</b>	<b>0.0000</b>	<b>1,805.4304</b>	<b>1,805.4304</b>	<b>0.5673</b>		<b>1,819.6122</b>

**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	0.0541	0.0311	0.4781	1.4200e-003	0.1643	8.1000e-004	0.1651	0.0436	7.5000e-004	0.0443		145.7690	145.7690	3.6800e-003	3.4600e-003	146.8915
<b>Total</b>	<b>0.0541</b>	<b>0.0311</b>	<b>0.4781</b>	<b>1.4200e-003</b>	<b>0.1643</b>	<b>8.1000e-004</b>	<b>0.1651</b>	<b>0.0436</b>	<b>7.5000e-004</b>	<b>0.0443</b>		<b>145.7690</b>	<b>145.7690</b>	<b>3.6800e-003</b>	<b>3.4600e-003</b>	<b>146.8915</b>

Monterey Kerley Project - Bay Area AQMD Air District, Summer

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

**3.7 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	2.8464					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
<b>Total</b>	<b>3.0380</b>	<b>1.3030</b>	<b>1.8111</b>	<b>2.9700e-003</b>		<b>0.0708</b>	<b>0.0708</b>		<b>0.0708</b>	<b>0.0708</b>		<b>281.4481</b>	<b>281.4481</b>	<b>0.0168</b>		<b>281.8690</b>

**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
<b>Total</b>	<b>0.0352</b>	<b>0.0202</b>	<b>0.3108</b>	<b>9.3000e-004</b>	<b>0.1068</b>	<b>5.3000e-004</b>	<b>0.1073</b>	<b>0.0283</b>	<b>4.9000e-004</b>	<b>0.0288</b>		<b>94.7498</b>	<b>94.7498</b>	<b>2.3900e-003</b>	<b>2.2500e-003</b>	<b>95.4794</b>

Monterey Kerley Project - Bay Area AQMD Air District, Summer

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

**3.7 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	2.8464					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
<b>Total</b>	<b>3.0380</b>	<b>1.3030</b>	<b>1.8111</b>	<b>2.9700e-003</b>		<b>0.0708</b>	<b>0.0708</b>		<b>0.0708</b>	<b>0.0708</b>	<b>0.0000</b>	<b>281.4481</b>	<b>281.4481</b>	<b>0.0168</b>		<b>281.8690</b>

**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
<b>Total</b>	<b>0.0352</b>	<b>0.0202</b>	<b>0.3108</b>	<b>9.3000e-004</b>	<b>0.1068</b>	<b>5.3000e-004</b>	<b>0.1073</b>	<b>0.0283</b>	<b>4.9000e-004</b>	<b>0.0288</b>		<b>94.7498</b>	<b>94.7498</b>	<b>2.3900e-003</b>	<b>2.2500e-003</b>	<b>95.4794</b>

Monterey Kerley Project - Bay Area AQMD Air District, Summer

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

**3.7 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	2.8464					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
<b>Total</b>	<b>3.0271</b>	<b>1.2188</b>	<b>1.8101</b>	<b>2.9700e-003</b>		<b>0.0609</b>	<b>0.0609</b>		<b>0.0609</b>	<b>0.0609</b>		<b>281.4481</b>	<b>281.4481</b>	<b>0.0159</b>		<b>281.8443</b>

**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	0.0329	0.0180	0.2896	9.0000e-004	0.1068	5.0000e-004	0.1073	0.0283	4.6000e-004	0.0288		92.3990	92.3990	2.1600e-003	2.1000e-003	93.0774
<b>Total</b>	<b>0.0329</b>	<b>0.0180</b>	<b>0.2896</b>	<b>9.0000e-004</b>	<b>0.1068</b>	<b>5.0000e-004</b>	<b>0.1073</b>	<b>0.0283</b>	<b>4.6000e-004</b>	<b>0.0288</b>		<b>92.3990</b>	<b>92.3990</b>	<b>2.1600e-003</b>	<b>2.1000e-003</b>	<b>93.0774</b>

Monterey Kerley Project - Bay Area AQMD Air District, Summer

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

**3.7 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	2.8464					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
<b>Total</b>	<b>3.0271</b>	<b>1.2188</b>	<b>1.8101</b>	<b>2.9700e-003</b>		<b>0.0609</b>	<b>0.0609</b>		<b>0.0609</b>	<b>0.0609</b>	<b>0.0000</b>	<b>281.4481</b>	<b>281.4481</b>	<b>0.0159</b>		<b>281.8443</b>

**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	0.0329	0.0180	0.2896	9.0000e-004	0.1068	5.0000e-004	0.1073	0.0283	4.6000e-004	0.0288		92.3990	92.3990	2.1600e-003	2.1000e-003	93.0774
<b>Total</b>	<b>0.0329</b>	<b>0.0180</b>	<b>0.2896</b>	<b>9.0000e-004</b>	<b>0.1068</b>	<b>5.0000e-004</b>	<b>0.1073</b>	<b>0.0283</b>	<b>4.6000e-004</b>	<b>0.0288</b>		<b>92.3990</b>	<b>92.3990</b>	<b>2.1600e-003</b>	<b>2.1000e-003</b>	<b>93.0774</b>

Monterey Kerley Project - Bay Area AQMD Air District, Summer

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

**3.7 Architectural Coating - 2025**

**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	2.8464					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
<b>Total</b>	<b>3.0172</b>	<b>1.1455</b>	<b>1.8091</b>	<b>2.9700e-003</b>		<b>0.0515</b>	<b>0.0515</b>		<b>0.0515</b>	<b>0.0515</b>		<b>281.4481</b>	<b>281.4481</b>	<b>0.0154</b>		<b>281.8319</b>

**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	0.0309	0.0163	0.2715	8.7000e-004	0.1068	4.8000e-004	0.1073	0.0283	4.4000e-004	0.0288		90.1795	90.1795	1.9600e-003	1.9600e-003	90.8139
<b>Total</b>	<b>0.0309</b>	<b>0.0163</b>	<b>0.2715</b>	<b>8.7000e-004</b>	<b>0.1068</b>	<b>4.8000e-004</b>	<b>0.1073</b>	<b>0.0283</b>	<b>4.4000e-004</b>	<b>0.0288</b>		<b>90.1795</b>	<b>90.1795</b>	<b>1.9600e-003</b>	<b>1.9600e-003</b>	<b>90.8139</b>

Monterey Kerley Project - Bay Area AQMD Air District, Summer

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

**3.7 Architectural Coating - 2025**

**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	2.8464					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319
<b>Total</b>	<b>3.0172</b>	<b>1.1455</b>	<b>1.8091</b>	<b>2.9700e-003</b>		<b>0.0515</b>	<b>0.0515</b>		<b>0.0515</b>	<b>0.0515</b>	<b>0.0000</b>	<b>281.4481</b>	<b>281.4481</b>	<b>0.0154</b>		<b>281.8319</b>

**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	0.0309	0.0163	0.2715	8.7000e-004	0.1068	4.8000e-004	0.1073	0.0283	4.4000e-004	0.0288		90.1795	90.1795	1.9600e-003	1.9600e-003	90.8139
<b>Total</b>	<b>0.0309</b>	<b>0.0163</b>	<b>0.2715</b>	<b>8.7000e-004</b>	<b>0.1068</b>	<b>4.8000e-004</b>	<b>0.1073</b>	<b>0.0283</b>	<b>4.4000e-004</b>	<b>0.0288</b>		<b>90.1795</b>	<b>90.1795</b>	<b>1.9600e-003</b>	<b>1.9600e-003</b>	<b>90.8139</b>

Monterey Kerley Project - Bay Area AQMD Air District, Summer

**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

Improve Pedestrian Network

	ROG	NOx	CO	SO2	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	1.9221	1.7051	15.3575	0.0332	3.6152	0.0236	3.6388	0.9629	0.0220	0.9849		3,463.229 3	3,463.229 3	0.2062	0.1524	3,513.809 6
Unmitigated	1.9900	1.8225	16.4755	0.0362	3.9560	0.0255	3.9815	1.0537	0.0238	1.0774		3,779.021 6	3,779.021 6	0.2181	0.1628	3,832.999 2

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse High Rise	813.75	813.75	813.75	1,879,443	1,717,535
Total	813.75	813.75	813.75	1,879,443	1,717,535

**4.3 Trip Type Information**

Land Use	Miles			Trip %			Trip Purpose %		
	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
Condo/Townhouse High Rise	10.80	4.80	5.70	31.00	15.00	54.00	86	11	3

**4.4 Fleet Mix**

Monterey Kerley Project - Bay Area AQMD Air District, Summer

**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
Condo/Townhouse High 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

**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
NaturalGas Mitigated	0.0230	0.1968	0.0838	1.2600e-003		0.0159	0.0159		0.0159	0.0159		251.2478	251.2478	4.8200e-003	4.6100e-003	252.7408
NaturalGas Unmitigated	0.0230	0.1968	0.0838	1.2600e-003		0.0159	0.0159		0.0159	0.0159		251.2478	251.2478	4.8200e-003	4.6100e-003	252.7408

Monterey Kerley Project - Bay Area AQMD Air District, Summer

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

**5.2 Energy by Land Use - Natural Gas**

**Unmitigated**

	Natural Gas 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					
Condo/Townhouse High Rise	2135.61	0.0230	0.1968	0.0838	1.2600e-003		0.0159	0.0159		0.0159	0.0159		251.2478	251.2478	4.8200e-003	4.6100e-003	252.7408
<b>Total</b>		<b>0.0230</b>	<b>0.1968</b>	<b>0.0838</b>	<b>1.2600e-003</b>		<b>0.0159</b>	<b>0.0159</b>		<b>0.0159</b>	<b>0.0159</b>		<b>251.2478</b>	<b>251.2478</b>	<b>4.8200e-003</b>	<b>4.6100e-003</b>	<b>252.7408</b>

**Mitigated**

	Natural Gas 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					
Condo/Townhouse High Rise	2.13561	0.0230	0.1968	0.0838	1.2600e-003		0.0159	0.0159		0.0159	0.0159		251.2478	251.2478	4.8200e-003	4.6100e-003	252.7408
<b>Total</b>		<b>0.0230</b>	<b>0.1968</b>	<b>0.0838</b>	<b>1.2600e-003</b>		<b>0.0159</b>	<b>0.0159</b>		<b>0.0159</b>	<b>0.0159</b>		<b>251.2478</b>	<b>251.2478</b>	<b>4.8200e-003</b>	<b>4.6100e-003</b>	<b>252.7408</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

Monterey Kerley Project - 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	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.6148	0.2417	17.0710	0.0311		1.5769	1.5769		1.5769	1.5769	226.4728	13.8154	240.2881	1.0719	0.0000	267.0867
Unmitigated	3.6148	0.2417	17.0710	0.0311		1.5769	1.5769		1.5769	1.5769	226.4728	13.8154	240.2881	1.0719	0.0000	267.0867

**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	0.3587					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.9902					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.0357	0.1534	9.4057	0.0307		1.5344	1.5344		1.5344	1.5344	226.4728	0.0000	226.4728	1.0587	0.0000	252.9406
Landscaping	0.2302	0.0883	7.6654	4.1000e-004		0.0425	0.0425		0.0425	0.0425		13.8154	13.8154	0.0132		14.1461
<b>Total</b>	<b>3.6148</b>	<b>0.2417</b>	<b>17.0710</b>	<b>0.0311</b>		<b>1.5769</b>	<b>1.5769</b>		<b>1.5769</b>	<b>1.5769</b>	<b>226.4728</b>	<b>13.8154</b>	<b>240.2881</b>	<b>1.0719</b>	<b>0.0000</b>	<b>267.0867</b>

Monterey Kerley Project - 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**

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	0.3587					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.9902					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.0357	0.1534	9.4057	0.0307		1.5344	1.5344		1.5344	1.5344	226.4728	0.0000	226.4728	1.0587	0.0000	252.9406
Landscaping	0.2302	0.0883	7.6654	4.1000e-004		0.0425	0.0425		0.0425	0.0425		13.8154	13.8154	0.0132		14.1461
<b>Total</b>	<b>3.6148</b>	<b>0.2417</b>	<b>17.0710</b>	<b>0.0311</b>		<b>1.5769</b>	<b>1.5769</b>		<b>1.5769</b>	<b>1.5769</b>	<b>226.4728</b>	<b>13.8154</b>	<b>240.2881</b>	<b>1.0719</b>	<b>0.0000</b>	<b>267.0867</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

Apply Water Conservation Strategy

Monterey Kerley Project - Bay Area AQMD Air District, Summer

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

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

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

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**Fire Pumps and Emergency Generators**

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

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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**User Defined Equipment**

Equipment Type	Number
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**11.0 Vegetation**

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Monterey Kerley Project - Bay Area AQMD Air District, Winter

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

**Monterey Kerley Project  
Bay Area AQMD Air District, Winter**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Condo/Townhouse High Rise	93.00	Dwelling Unit	4.62	93,000.00	266

**1.2 Other Project Characteristics**

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

**1.3 User Entered Comments & Non-Default Data**

- Project Characteristics -
- Land Use - Lot acreage adjusted to match site plan
- Construction Phase - Construction phase timing adjusted per AQ Questionnaire.
- Grading - Material would be exported during grading phase.
- Demolition - 15,000 sf of building material would be demo'd.
- Vehicle Trips - Trip generation rate adjusted to match project-specific traffic report by Hexagon Consultants.
- Woodstoves - Fireplaces would not be included in the proposed units.
- Mobile Land Use Mitigation - Increase transit accessibility, and improve pedestrian network on-site.
- Water Mitigation - Water conservation strategy applied to reflect compliance with MWEL0.

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	18.00	460.00

Monterey Kerley Project - Bay Area AQMD Air District, Winter

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

tblConstructionPhase	NumDays	230.00	460.00
tblConstructionPhase	NumDays	20.00	10.00
tblConstructionPhase	NumDays	8.00	20.00
tblConstructionPhase	NumDays	18.00	10.00
tblConstructionPhase	NumDays	5.00	15.00
tblConstructionPhase	PhaseEndDate	3/25/2024	2/4/2025
tblConstructionPhase	PhaseEndDate	2/2/2024	1/21/2025
tblConstructionPhase	PhaseEndDate	2/28/2023	2/14/2023
tblConstructionPhase	PhaseEndDate	3/17/2023	4/4/2023
tblConstructionPhase	PhaseEndDate	2/28/2024	4/18/2023
tblConstructionPhase	PhaseStartDate	2/29/2024	5/3/2023
tblConstructionPhase	PhaseStartDate	3/18/2023	4/19/2023
tblConstructionPhase	PhaseStartDate	2/3/2024	4/5/2023
tblConstructionPhase	PhaseStartDate	3/1/2023	2/15/2023
tblFireplaces	NumberGas	13.95	0.00
tblFireplaces	NumberNoFireplace	3.72	93.00
tblFireplaces	NumberWood	15.81	0.00
tblGrading	MaterialExported	0.00	4,290.00
tblLandUse	LotAcreage	1.45	4.62
tblVehicleTrips	ST_TR	4.91	8.75
tblVehicleTrips	SU_TR	4.09	8.75
tblVehicleTrips	WD_TR	5.44	8.75

**2.0 Emissions Summary**

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Monterey Kerley Project - 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	4.8432	27.5587	20.2054	0.0468	19.8049	1.2668	21.0716	10.1417	1.1654	11.3071	0.0000	4,738.274 5	4,738.274 5	1.1963	0.2825	4,847.219 3
2024	4.7170	15.2535	19.8288	0.0370	0.7249	0.6800	1.4049	0.1938	0.6432	0.8370	0.0000	3,579.919 6	3,579.919 6	0.6398	0.0466	3,609.787 6
2025	4.5907	14.1909	19.6401	0.0368	0.7249	0.5847	1.3096	0.1938	0.5530	0.7468	0.0000	3,564.265 7	3,564.265 7	0.6345	0.0450	3,593.551 3
<b>Maximum</b>	<b>4.8432</b>	<b>27.5587</b>	<b>20.2054</b>	<b>0.0468</b>	<b>19.8049</b>	<b>1.2668</b>	<b>21.0716</b>	<b>10.1417</b>	<b>1.1654</b>	<b>11.3071</b>	<b>0.0000</b>	<b>4,738.274 5</b>	<b>4,738.274 5</b>	<b>1.1963</b>	<b>0.2825</b>	<b>4,847.219 3</b>

**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	4.8432	27.5587	20.2054	0.0468	19.8049	1.2668	21.0716	10.1417	1.1654	11.3071	0.0000	4,738.274 5	4,738.274 5	1.1963	0.2825	4,847.219 3
2024	4.7170	15.2535	19.8288	0.0370	0.7249	0.6800	1.4049	0.1938	0.6432	0.8370	0.0000	3,579.919 6	3,579.919 6	0.6398	0.0466	3,609.787 6
2025	4.5907	14.1909	19.6401	0.0368	0.7249	0.5847	1.3096	0.1938	0.5530	0.7468	0.0000	3,564.265 7	3,564.265 7	0.6345	0.0450	3,593.551 3
<b>Maximum</b>	<b>4.8432</b>	<b>27.5587</b>	<b>20.2054</b>	<b>0.0468</b>	<b>19.8049</b>	<b>1.2668</b>	<b>21.0716</b>	<b>10.1417</b>	<b>1.1654</b>	<b>11.3071</b>	<b>0.0000</b>	<b>4,738.274 5</b>	<b>4,738.274 5</b>	<b>1.1963</b>	<b>0.2825</b>	<b>4,847.219 3</b>



Monterey Kerley Project - 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	3.6148	0.2417	17.0710	0.0311		1.5769	1.5769		1.5769	1.5769	226.4728	13.8154	240.2881	1.0719	0.0000	267.0867
Energy	0.0230	0.1968	0.0838	1.2600e-003		0.0159	0.0159		0.0159	0.0159		251.2478	251.2478	4.8200e-003	4.6100e-003	252.7408
Mobile	1.7856	2.0943	17.7019	0.0342	3.9560	0.0255	3.9815	1.0537	0.0238	1.0774		3,569.2755	3,569.2755	0.2471	0.1783	3,628.5850
<b>Total</b>	<b>5.4234</b>	<b>2.5328</b>	<b>34.8567</b>	<b>0.0666</b>	<b>3.9560</b>	<b>1.6183</b>	<b>5.5743</b>	<b>1.0537</b>	<b>1.6166</b>	<b>2.6703</b>	<b>226.4728</b>	<b>3,834.3386</b>	<b>4,060.8114</b>	<b>1.3238</b>	<b>0.1829</b>	<b>4,148.4126</b>

**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	3.6148	0.2417	17.0710	0.0311		1.5769	1.5769		1.5769	1.5769	226.4728	13.8154	240.2881	1.0719	0.0000	267.0867
Energy	0.0230	0.1968	0.0838	1.2600e-003		0.0159	0.0159		0.0159	0.0159		251.2478	251.2478	4.8200e-003	4.6100e-003	252.7408
Mobile	1.7141	1.9602	16.6198	0.0314	3.6152	0.0236	3.6388	0.9629	0.0220	0.9849		3,271.8556	3,271.8556	0.2349	0.1671	3,327.5245
<b>Total</b>	<b>5.3519</b>	<b>2.3987</b>	<b>33.7745</b>	<b>0.0637</b>	<b>3.6152</b>	<b>1.6164</b>	<b>5.2316</b>	<b>0.9629</b>	<b>1.6148</b>	<b>2.5777</b>	<b>226.4728</b>	<b>3,536.9187</b>	<b>3,763.3915</b>	<b>1.3117</b>	<b>0.1717</b>	<b>3,847.3520</b>

Monterey Kerley Project - 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	N2O	CO2e
Percent Reduction	1.32	5.30	3.10	4.30	8.61	0.12	6.15	8.61	0.11	3.47	0.00	7.76	7.32	0.92	6.12	7.26

**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	2/1/2023	2/14/2023	5	10	
2	Site Preparation	Site Preparation	2/15/2023	3/7/2023	5	15	
3	Grading	Grading	3/8/2023	4/4/2023	5	20	
4	Building Construction	Building Construction	4/19/2023	1/21/2025	5	460	
5	Paving	Paving	4/5/2023	4/18/2023	5	10	
6	Architectural Coating	Architectural Coating	5/3/2023	2/4/2025	5	460	

**Acres of Grading (Site Preparation Phase): 22.5**

**Acres of Grading (Grading Phase): 20**

**Acres of Paving: 0**

**Residential Indoor: 188,325; Residential Outdoor: 62,775; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)**

**OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	2	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	7.00	231	0.29
Demolition	Excavators	3	8.00	158	0.38

Monterey Kerley Project - Bay Area AQMD Air District, Winter

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

Grading	Excavators	1	8.00	158	0.38
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	2	6.00	132	0.36
Paving	Rollers	2	6.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45

**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	6	15.00	0.00	68.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	536.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	67.00	10.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

Monterey Kerley Project - 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					1.4765	0.0000	1.4765	0.2236	0.0000	0.2236			0.0000			0.0000
Off-Road	2.2691	21.4844	19.6434	0.0388		0.9975	0.9975		0.9280	0.9280		3,746.9840	3,746.9840	1.0494		3,773.2183
<b>Total</b>	<b>2.2691</b>	<b>21.4844</b>	<b>19.6434</b>	<b>0.0388</b>	<b>1.4765</b>	<b>0.9975</b>	<b>2.4741</b>	<b>0.2236</b>	<b>0.9280</b>	<b>1.1516</b>		<b>3,746.9840</b>	<b>3,746.9840</b>	<b>1.0494</b>		<b>3,773.2183</b>

**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	0.0137	0.9399	0.2186	4.1000e-003	0.1189	7.4700e-003	0.1264	0.0326	7.1400e-003	0.0397		447.5836	447.5836	0.0147	0.0709	469.0873
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	0.0416	0.0288	0.3434	9.9000e-004	0.1232	6.1000e-004	0.1238	0.0327	5.6000e-004	0.0333		101.5775	101.5775	3.1300e-003	2.9900e-003	102.5455
<b>Total</b>	<b>0.0553</b>	<b>0.9686</b>	<b>0.5620</b>	<b>5.0900e-003</b>	<b>0.2422</b>	<b>8.0800e-003</b>	<b>0.2502</b>	<b>0.0653</b>	<b>7.7000e-003</b>	<b>0.0730</b>		<b>549.1611</b>	<b>549.1611</b>	<b>0.0178</b>	<b>0.0739</b>	<b>571.6327</b>

Monterey Kerley Project - 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					1.4765	0.0000	1.4765	0.2236	0.0000	0.2236			0.0000			0.0000
Off-Road	2.2691	21.4844	19.6434	0.0388		0.9975	0.9975		0.9280	0.9280	0.0000	3,746.9840	3,746.9840	1.0494		3,773.2183
<b>Total</b>	<b>2.2691</b>	<b>21.4844</b>	<b>19.6434</b>	<b>0.0388</b>	<b>1.4765</b>	<b>0.9975</b>	<b>2.4741</b>	<b>0.2236</b>	<b>0.9280</b>	<b>1.1516</b>	<b>0.0000</b>	<b>3,746.9840</b>	<b>3,746.9840</b>	<b>1.0494</b>		<b>3,773.2183</b>

**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	0.0137	0.9399	0.2186	4.1000e-003	0.1189	7.4700e-003	0.1264	0.0326	7.1400e-003	0.0397		447.5836	447.5836	0.0147	0.0709	469.0873
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	0.0416	0.0288	0.3434	9.9000e-004	0.1232	6.1000e-004	0.1238	0.0327	5.6000e-004	0.0333		101.5775	101.5775	3.1300e-003	2.9900e-003	102.5455
<b>Total</b>	<b>0.0553</b>	<b>0.9686</b>	<b>0.5620</b>	<b>5.0900e-003</b>	<b>0.2422</b>	<b>8.0800e-003</b>	<b>0.2502</b>	<b>0.0653</b>	<b>7.7000e-003</b>	<b>0.0730</b>		<b>549.1611</b>	<b>549.1611</b>	<b>0.0178</b>	<b>0.0739</b>	<b>571.6327</b>

Monterey Kerley Project - 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					19.6570	0.0000	19.6570	10.1025	0.0000	10.1025			0.0000			0.0000
Off-Road	2.6595	27.5242	18.2443	0.0381		1.2660	1.2660		1.1647	1.1647		3,687.308 1	3,687.308 1	1.1926		3,717.121 9
<b>Total</b>	<b>2.6595</b>	<b>27.5242</b>	<b>18.2443</b>	<b>0.0381</b>	<b>19.6570</b>	<b>1.2660</b>	<b>20.9230</b>	<b>10.1025</b>	<b>1.1647</b>	<b>11.2672</b>		<b>3,687.308 1</b>	<b>3,687.308 1</b>	<b>1.1926</b>		<b>3,717.121 9</b>

**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	0.0499	0.0345	0.4121	1.1900e-003	0.1479	7.3000e-004	0.1486	0.0392	6.8000e-004	0.0399		121.8929	121.8929	3.7600e-003	3.5800e-003	123.0546
<b>Total</b>	<b>0.0499</b>	<b>0.0345</b>	<b>0.4121</b>	<b>1.1900e-003</b>	<b>0.1479</b>	<b>7.3000e-004</b>	<b>0.1486</b>	<b>0.0392</b>	<b>6.8000e-004</b>	<b>0.0399</b>		<b>121.8929</b>	<b>121.8929</b>	<b>3.7600e-003</b>	<b>3.5800e-003</b>	<b>123.0546</b>

Monterey Kerley Project - 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					19.6570	0.0000	19.6570	10.1025	0.0000	10.1025			0.0000			0.0000
Off-Road	2.6595	27.5242	18.2443	0.0381		1.2660	1.2660		1.1647	1.1647	0.0000	3,687.308 1	3,687.308 1	1.1926		3,717.121 9
<b>Total</b>	<b>2.6595</b>	<b>27.5242</b>	<b>18.2443</b>	<b>0.0381</b>	<b>19.6570</b>	<b>1.2660</b>	<b>20.9230</b>	<b>10.1025</b>	<b>1.1647</b>	<b>11.2672</b>	<b>0.0000</b>	<b>3,687.308 1</b>	<b>3,687.308 1</b>	<b>1.1926</b>		<b>3,717.121 9</b>

**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	0.0499	0.0345	0.4121	1.1900e-003	0.1479	7.3000e-004	0.1486	0.0392	6.8000e-004	0.0399		121.8929	121.8929	3.7600e-003	3.5800e-003	123.0546
<b>Total</b>	<b>0.0499</b>	<b>0.0345</b>	<b>0.4121</b>	<b>1.1900e-003</b>	<b>0.1479</b>	<b>7.3000e-004</b>	<b>0.1486</b>	<b>0.0392</b>	<b>6.8000e-004</b>	<b>0.0399</b>		<b>121.8929</b>	<b>121.8929</b>	<b>3.7600e-003</b>	<b>3.5800e-003</b>	<b>123.0546</b>

Monterey Kerley Project - 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					7.1068	0.0000	7.1068	3.4284	0.0000	3.4284			0.0000			0.0000
Off-Road	1.7109	17.9359	14.7507	0.0297		0.7749	0.7749		0.7129	0.7129		2,872.6910	2,872.6910	0.9291		2,895.9182
<b>Total</b>	<b>1.7109</b>	<b>17.9359</b>	<b>14.7507</b>	<b>0.0297</b>	<b>7.1068</b>	<b>0.7749</b>	<b>7.8818</b>	<b>3.4284</b>	<b>0.7129</b>	<b>4.1413</b>		<b>2,872.6910</b>	<b>2,872.6910</b>	<b>0.9291</b>		<b>2,895.9182</b>

**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	0.0539	3.7041	0.8615	0.0162	0.4687	0.0294	0.4982	0.1285	0.0282	0.1566		1,764.0061	1,764.0061	0.0579	0.2795	1,848.7557
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	0.0416	0.0288	0.3434	9.9000e-004	0.1232	6.1000e-004	0.1238	0.0327	5.6000e-004	0.0333		101.5775	101.5775	3.1300e-003	2.9900e-003	102.5455
<b>Total</b>	<b>0.0955</b>	<b>3.7329</b>	<b>1.2050</b>	<b>0.0172</b>	<b>0.5920</b>	<b>0.0300</b>	<b>0.6220</b>	<b>0.1612</b>	<b>0.0287</b>	<b>0.1899</b>		<b>1,865.5835</b>	<b>1,865.5835</b>	<b>0.0610</b>	<b>0.2825</b>	<b>1,951.3011</b>

Monterey Kerley Project - 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					7.1068	0.0000	7.1068	3.4284	0.0000	3.4284			0.0000			0.0000
Off-Road	1.7109	17.9359	14.7507	0.0297		0.7749	0.7749		0.7129	0.7129	0.0000	2,872.6910	2,872.6910	0.9291		2,895.9182
<b>Total</b>	<b>1.7109</b>	<b>17.9359</b>	<b>14.7507</b>	<b>0.0297</b>	<b>7.1068</b>	<b>0.7749</b>	<b>7.8818</b>	<b>3.4284</b>	<b>0.7129</b>	<b>4.1413</b>	<b>0.0000</b>	<b>2,872.6910</b>	<b>2,872.6910</b>	<b>0.9291</b>		<b>2,895.9182</b>

**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	0.0539	3.7041	0.8615	0.0162	0.4687	0.0294	0.4982	0.1285	0.0282	0.1566		1,764.0061	1,764.0061	0.0579	0.2795	1,848.7557
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	0.0416	0.0288	0.3434	9.9000e-004	0.1232	6.1000e-004	0.1238	0.0327	5.6000e-004	0.0333		101.5775	101.5775	3.1300e-003	2.9900e-003	102.5455
<b>Total</b>	<b>0.0955</b>	<b>3.7329</b>	<b>1.2050</b>	<b>0.0172</b>	<b>0.5920</b>	<b>0.0300</b>	<b>0.6220</b>	<b>0.1612</b>	<b>0.0287</b>	<b>0.1899</b>		<b>1,865.5835</b>	<b>1,865.5835</b>	<b>0.0610</b>	<b>0.2825</b>	<b>1,951.3011</b>

Monterey Kerley Project - 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 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	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
<b>Total</b>	<b>1.5728</b>	<b>14.3849</b>	<b>16.2440</b>	<b>0.0269</b>		<b>0.6997</b>	<b>0.6997</b>		<b>0.6584</b>	<b>0.6584</b>		<b>2,555.2099</b>	<b>2,555.2099</b>	<b>0.6079</b>		<b>2,570.4061</b>

**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	0.0105	0.4539	0.1417	2.0300e-003	0.0677	2.6100e-003	0.0703	0.0195	2.4900e-003	0.0220		217.7721	217.7721	4.4200e-003	0.0322	227.4870
Worker	0.1859	0.1285	1.5340	4.4300e-003	0.5504	2.7300e-003	0.5531	0.1460	2.5100e-003	0.1485		453.7126	453.7126	0.0140	0.0133	458.0365
<b>Total</b>	<b>0.1964</b>	<b>0.5823</b>	<b>1.6756</b>	<b>6.4600e-003</b>	<b>0.6181</b>	<b>5.3400e-003</b>	<b>0.6235</b>	<b>0.1655</b>	<b>5.0000e-003</b>	<b>0.1705</b>		<b>671.4847</b>	<b>671.4847</b>	<b>0.0184</b>	<b>0.0456</b>	<b>685.5235</b>

Monterey Kerley Project - 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 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	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
<b>Total</b>	<b>1.5728</b>	<b>14.3849</b>	<b>16.2440</b>	<b>0.0269</b>		<b>0.6997</b>	<b>0.6997</b>		<b>0.6584</b>	<b>0.6584</b>	<b>0.0000</b>	<b>2,555.2099</b>	<b>2,555.2099</b>	<b>0.6079</b>		<b>2,570.4061</b>

**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	0.0105	0.4539	0.1417	2.0300e-003	0.0677	2.6100e-003	0.0703	0.0195	2.4900e-003	0.0220		217.7721	217.7721	4.4200e-003	0.0322	227.4870
Worker	0.1859	0.1285	1.5340	4.4300e-003	0.5504	2.7300e-003	0.5531	0.1460	2.5100e-003	0.1485		453.7126	453.7126	0.0140	0.0133	458.0365
<b>Total</b>	<b>0.1964</b>	<b>0.5823</b>	<b>1.6756</b>	<b>6.4600e-003</b>	<b>0.6181</b>	<b>5.3400e-003</b>	<b>0.6235</b>	<b>0.1655</b>	<b>5.0000e-003</b>	<b>0.1705</b>		<b>671.4847</b>	<b>671.4847</b>	<b>0.0184</b>	<b>0.0456</b>	<b>685.5235</b>

Monterey Kerley Project - 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 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	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769		2,555.6989	2,555.6989	0.6044		2,570.8077
<b>Total</b>	<b>1.4716</b>	<b>13.4438</b>	<b>16.1668</b>	<b>0.0270</b>		<b>0.6133</b>	<b>0.6133</b>		<b>0.5769</b>	<b>0.5769</b>		<b>2,555.6989</b>	<b>2,555.6989</b>	<b>0.6044</b>		<b>2,570.8077</b>

**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	0.0102	0.4541	0.1387	2.0000e-003	0.0677	2.6300e-003	0.0704	0.0195	2.5100e-003	0.0220		214.3828	214.3828	4.4000e-003	0.0317	223.9457
Worker	0.1743	0.1147	1.4348	4.2900e-003	0.5504	2.6000e-003	0.5530	0.1460	2.3900e-003	0.1484		442.5265	442.5265	0.0127	0.0124	446.5467
<b>Total</b>	<b>0.1845</b>	<b>0.5687</b>	<b>1.5735</b>	<b>6.2900e-003</b>	<b>0.6181</b>	<b>5.2300e-003</b>	<b>0.6234</b>	<b>0.1655</b>	<b>4.9000e-003</b>	<b>0.1704</b>		<b>656.9093</b>	<b>656.9093</b>	<b>0.0171</b>	<b>0.0442</b>	<b>670.4923</b>

Monterey Kerley Project - 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 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	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077
<b>Total</b>	<b>1.4716</b>	<b>13.4438</b>	<b>16.1668</b>	<b>0.0270</b>		<b>0.6133</b>	<b>0.6133</b>		<b>0.5769</b>	<b>0.5769</b>	<b>0.0000</b>	<b>2,555.6989</b>	<b>2,555.6989</b>	<b>0.6044</b>		<b>2,570.8077</b>

**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	0.0102	0.4541	0.1387	2.0000e-003	0.0677	2.6300e-003	0.0704	0.0195	2.5100e-003	0.0220		214.3828	214.3828	4.4000e-003	0.0317	223.9457
Worker	0.1743	0.1147	1.4348	4.2900e-003	0.5504	2.6000e-003	0.5530	0.1460	2.3900e-003	0.1484		442.5265	442.5265	0.0127	0.0124	446.5467
<b>Total</b>	<b>0.1845</b>	<b>0.5687</b>	<b>1.5735</b>	<b>6.2900e-003</b>	<b>0.6181</b>	<b>5.2300e-003</b>	<b>0.6234</b>	<b>0.1655</b>	<b>4.9000e-003</b>	<b>0.1704</b>		<b>656.9093</b>	<b>656.9093</b>	<b>0.0171</b>	<b>0.0442</b>	<b>670.4923</b>

Monterey Kerley Project - 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 Building Construction - 2025**

**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	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.474 4	2,556.474 4	0.6010		2,571.498 1
<b>Total</b>	<b>1.3674</b>	<b>12.4697</b>	<b>16.0847</b>	<b>0.0270</b>		<b>0.5276</b>	<b>0.5276</b>		<b>0.4963</b>	<b>0.4963</b>		<b>2,556.474 4</b>	<b>2,556.474 4</b>	<b>0.6010</b>		<b>2,571.498 1</b>

**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	9.9200e-003	0.4524	0.1363	1.9600e-003	0.0677	2.6300e-003	0.0704	0.0195	2.5100e-003	0.0220		210.5735	210.5735	4.3700e-003	0.0311	219.9635
Worker	0.1643	0.1033	1.3484	4.1500e-003	0.5504	2.4900e-003	0.5529	0.1460	2.2900e-003	0.1483		431.9572	431.9572	0.0116	0.0116	435.7160
<b>Total</b>	<b>0.1742</b>	<b>0.5557</b>	<b>1.4847</b>	<b>6.1100e-003</b>	<b>0.6181</b>	<b>5.1200e-003</b>	<b>0.6232</b>	<b>0.1655</b>	<b>4.8000e-003</b>	<b>0.1703</b>		<b>642.5307</b>	<b>642.5307</b>	<b>0.0159</b>	<b>0.0428</b>	<b>655.6795</b>

Monterey Kerley Project - 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 Building Construction - 2025**

**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	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.474 4	2,556.474 4	0.6010		2,571.498 1
<b>Total</b>	<b>1.3674</b>	<b>12.4697</b>	<b>16.0847</b>	<b>0.0270</b>		<b>0.5276</b>	<b>0.5276</b>		<b>0.4963</b>	<b>0.4963</b>	<b>0.0000</b>	<b>2,556.474 4</b>	<b>2,556.474 4</b>	<b>0.6010</b>		<b>2,571.498 1</b>

**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	9.9200e-003	0.4524	0.1363	1.9600e-003	0.0677	2.6300e-003	0.0704	0.0195	2.5100e-003	0.0220		210.5735	210.5735	4.3700e-003	0.0311	219.9635
Worker	0.1643	0.1033	1.3484	4.1500e-003	0.5504	2.4900e-003	0.5529	0.1460	2.2900e-003	0.1483		431.9572	431.9572	0.0116	0.0116	435.7160
<b>Total</b>	<b>0.1742</b>	<b>0.5557</b>	<b>1.4847</b>	<b>6.1100e-003</b>	<b>0.6181</b>	<b>5.1200e-003</b>	<b>0.6232</b>	<b>0.1655</b>	<b>4.8000e-003</b>	<b>0.1703</b>		<b>642.5307</b>	<b>642.5307</b>	<b>0.0159</b>	<b>0.0428</b>	<b>655.6795</b>

Monterey Kerley Project - 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 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	0.9181	8.7903	12.1905	0.0189		0.4357	0.4357		0.4025	0.4025		1,805.4304	1,805.4304	0.5673		1,819.6122
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.9181</b>	<b>8.7903</b>	<b>12.1905</b>	<b>0.0189</b>		<b>0.4357</b>	<b>0.4357</b>		<b>0.4025</b>	<b>0.4025</b>		<b>1,805.4304</b>	<b>1,805.4304</b>	<b>0.5673</b>		<b>1,819.6122</b>

**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	0.0555	0.0383	0.4579	1.3200e-003	0.1643	8.1000e-004	0.1651	0.0436	7.5000e-004	0.0443		135.4366	135.4366	4.1800e-003	3.9800e-003	136.7273
<b>Total</b>	<b>0.0555</b>	<b>0.0383</b>	<b>0.4579</b>	<b>1.3200e-003</b>	<b>0.1643</b>	<b>8.1000e-004</b>	<b>0.1651</b>	<b>0.0436</b>	<b>7.5000e-004</b>	<b>0.0443</b>		<b>135.4366</b>	<b>135.4366</b>	<b>4.1800e-003</b>	<b>3.9800e-003</b>	<b>136.7273</b>

Monterey Kerley Project - 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 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	0.9181	8.7903	12.1905	0.0189		0.4357	0.4357		0.4025	0.4025	0.0000	1,805.4304	1,805.4304	0.5673		1,819.6122
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.9181</b>	<b>8.7903</b>	<b>12.1905</b>	<b>0.0189</b>		<b>0.4357</b>	<b>0.4357</b>		<b>0.4025</b>	<b>0.4025</b>	<b>0.0000</b>	<b>1,805.4304</b>	<b>1,805.4304</b>	<b>0.5673</b>		<b>1,819.6122</b>

**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	0.0555	0.0383	0.4579	1.3200e-003	0.1643	8.1000e-004	0.1651	0.0436	7.5000e-004	0.0443		135.4366	135.4366	4.1800e-003	3.9800e-003	136.7273
<b>Total</b>	<b>0.0555</b>	<b>0.0383</b>	<b>0.4579</b>	<b>1.3200e-003</b>	<b>0.1643</b>	<b>8.1000e-004</b>	<b>0.1651</b>	<b>0.0436</b>	<b>7.5000e-004</b>	<b>0.0443</b>		<b>135.4366</b>	<b>135.4366</b>	<b>4.1800e-003</b>	<b>3.9800e-003</b>	<b>136.7273</b>

Monterey Kerley Project - 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**

**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	2.8464					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
<b>Total</b>	<b>3.0380</b>	<b>1.3030</b>	<b>1.8111</b>	<b>2.9700e-003</b>		<b>0.0708</b>	<b>0.0708</b>		<b>0.0708</b>	<b>0.0708</b>		<b>281.4481</b>	<b>281.4481</b>	<b>0.0168</b>		<b>281.8690</b>

**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
<b>Total</b>	<b>0.0361</b>	<b>0.0249</b>	<b>0.2976</b>	<b>8.6000e-004</b>	<b>0.1068</b>	<b>5.3000e-004</b>	<b>0.1073</b>	<b>0.0283</b>	<b>4.9000e-004</b>	<b>0.0288</b>		<b>88.0338</b>	<b>88.0338</b>	<b>2.7200e-003</b>	<b>2.5900e-003</b>	<b>88.8728</b>

Monterey Kerley Project - 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	2.8464					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
<b>Total</b>	<b>3.0380</b>	<b>1.3030</b>	<b>1.8111</b>	<b>2.9700e-003</b>		<b>0.0708</b>	<b>0.0708</b>		<b>0.0708</b>	<b>0.0708</b>	<b>0.0000</b>	<b>281.4481</b>	<b>281.4481</b>	<b>0.0168</b>		<b>281.8690</b>

**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
<b>Total</b>	<b>0.0361</b>	<b>0.0249</b>	<b>0.2976</b>	<b>8.6000e-004</b>	<b>0.1068</b>	<b>5.3000e-004</b>	<b>0.1073</b>	<b>0.0283</b>	<b>4.9000e-004</b>	<b>0.0288</b>		<b>88.0338</b>	<b>88.0338</b>	<b>2.7200e-003</b>	<b>2.5900e-003</b>	<b>88.8728</b>

Monterey Kerley Project - 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	2.8464					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
<b>Total</b>	<b>3.0271</b>	<b>1.2188</b>	<b>1.8101</b>	<b>2.9700e-003</b>		<b>0.0609</b>	<b>0.0609</b>		<b>0.0609</b>	<b>0.0609</b>		<b>281.4481</b>	<b>281.4481</b>	<b>0.0159</b>		<b>281.8443</b>

**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	0.0338	0.0223	0.2784	8.3000e-004	0.1068	5.0000e-004	0.1073	0.0283	4.6000e-004	0.0288		85.8634	85.8634	2.4600e-003	2.4100e-003	86.6434
<b>Total</b>	<b>0.0338</b>	<b>0.0223</b>	<b>0.2784</b>	<b>8.3000e-004</b>	<b>0.1068</b>	<b>5.0000e-004</b>	<b>0.1073</b>	<b>0.0283</b>	<b>4.6000e-004</b>	<b>0.0288</b>		<b>85.8634</b>	<b>85.8634</b>	<b>2.4600e-003</b>	<b>2.4100e-003</b>	<b>86.6434</b>

Monterey Kerley Project - 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	2.8464					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
<b>Total</b>	<b>3.0271</b>	<b>1.2188</b>	<b>1.8101</b>	<b>2.9700e-003</b>		<b>0.0609</b>	<b>0.0609</b>		<b>0.0609</b>	<b>0.0609</b>	<b>0.0000</b>	<b>281.4481</b>	<b>281.4481</b>	<b>0.0159</b>		<b>281.8443</b>

**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	0.0338	0.0223	0.2784	8.3000e-004	0.1068	5.0000e-004	0.1073	0.0283	4.6000e-004	0.0288		85.8634	85.8634	2.4600e-003	2.4100e-003	86.6434
<b>Total</b>	<b>0.0338</b>	<b>0.0223</b>	<b>0.2784</b>	<b>8.3000e-004</b>	<b>0.1068</b>	<b>5.0000e-004</b>	<b>0.1073</b>	<b>0.0283</b>	<b>4.6000e-004</b>	<b>0.0288</b>		<b>85.8634</b>	<b>85.8634</b>	<b>2.4600e-003</b>	<b>2.4100e-003</b>	<b>86.6434</b>

Monterey Kerley Project - 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 - 2025**

**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	2.8464					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
<b>Total</b>	<b>3.0172</b>	<b>1.1455</b>	<b>1.8091</b>	<b>2.9700e-003</b>		<b>0.0515</b>	<b>0.0515</b>		<b>0.0515</b>	<b>0.0515</b>		<b>281.4481</b>	<b>281.4481</b>	<b>0.0154</b>		<b>281.8319</b>

**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	0.0319	0.0200	0.2616	8.0000e-004	0.1068	4.8000e-004	0.1073	0.0283	4.4000e-004	0.0288		83.8126	83.8126	2.2400e-003	2.2600e-003	84.5419
<b>Total</b>	<b>0.0319</b>	<b>0.0200</b>	<b>0.2616</b>	<b>8.0000e-004</b>	<b>0.1068</b>	<b>4.8000e-004</b>	<b>0.1073</b>	<b>0.0283</b>	<b>4.4000e-004</b>	<b>0.0288</b>		<b>83.8126</b>	<b>83.8126</b>	<b>2.2400e-003</b>	<b>2.2600e-003</b>	<b>84.5419</b>

Monterey Kerley Project - 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 - 2025**

**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	2.8464					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319
<b>Total</b>	<b>3.0172</b>	<b>1.1455</b>	<b>1.8091</b>	<b>2.9700e-003</b>		<b>0.0515</b>	<b>0.0515</b>		<b>0.0515</b>	<b>0.0515</b>	<b>0.0000</b>	<b>281.4481</b>	<b>281.4481</b>	<b>0.0154</b>		<b>281.8319</b>

**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	0.0319	0.0200	0.2616	8.0000e-004	0.1068	4.8000e-004	0.1073	0.0283	4.4000e-004	0.0288		83.8126	83.8126	2.2400e-003	2.2600e-003	84.5419
<b>Total</b>	<b>0.0319</b>	<b>0.0200</b>	<b>0.2616</b>	<b>8.0000e-004</b>	<b>0.1068</b>	<b>4.8000e-004</b>	<b>0.1073</b>	<b>0.0283</b>	<b>4.4000e-004</b>	<b>0.0288</b>		<b>83.8126</b>	<b>83.8126</b>	<b>2.2400e-003</b>	<b>2.2600e-003</b>	<b>84.5419</b>

Monterey Kerley Project - Bay Area AQMD Air District, Winter

**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

Improve Pedestrian Network

	ROG	NOx	CO	SO2	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	1.7141	1.9602	16.6198	0.0314	3.6152	0.0236	3.6388	0.9629	0.0220	0.9849		3,271.8556	3,271.8556	0.2349	0.1671	3,327.5245
Unmitigated	1.7856	2.0943	17.7019	0.0342	3.9560	0.0255	3.9815	1.0537	0.0238	1.0774		3,569.2755	3,569.2755	0.2471	0.1783	3,628.5850

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse High Rise	813.75	813.75	813.75	1,879,443	1,717,535
Total	813.75	813.75	813.75	1,879,443	1,717,535

**4.3 Trip Type Information**

Land Use	Miles			Trip %			Trip Purpose %		
	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
Condo/Townhouse High Rise	10.80	4.80	5.70	31.00	15.00	54.00	86	11	3

**4.4 Fleet Mix**

Monterey Kerley Project - 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
Condo/Townhouse High 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

**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
NaturalGas Mitigated	0.0230	0.1968	0.0838	1.2600e-003		0.0159	0.0159		0.0159	0.0159		251.2478	251.2478	4.8200e-003	4.6100e-003	252.7408
NaturalGas Unmitigated	0.0230	0.1968	0.0838	1.2600e-003		0.0159	0.0159		0.0159	0.0159		251.2478	251.2478	4.8200e-003	4.6100e-003	252.7408

Monterey Kerley Project - Bay Area AQMD Air District, Winter

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

**5.2 Energy by Land Use - Natural Gas**

**Unmitigated**

	Natural Gas 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					
Condo/Townhouse High Rise	2135.61	0.0230	0.1968	0.0838	1.2600e-003		0.0159	0.0159		0.0159	0.0159		251.2478	251.2478	4.8200e-003	4.6100e-003	252.7408
<b>Total</b>		<b>0.0230</b>	<b>0.1968</b>	<b>0.0838</b>	<b>1.2600e-003</b>		<b>0.0159</b>	<b>0.0159</b>		<b>0.0159</b>	<b>0.0159</b>		<b>251.2478</b>	<b>251.2478</b>	<b>4.8200e-003</b>	<b>4.6100e-003</b>	<b>252.7408</b>

**Mitigated**

	Natural Gas 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					
Condo/Townhouse High Rise	2.13561	0.0230	0.1968	0.0838	1.2600e-003		0.0159	0.0159		0.0159	0.0159		251.2478	251.2478	4.8200e-003	4.6100e-003	252.7408
<b>Total</b>		<b>0.0230</b>	<b>0.1968</b>	<b>0.0838</b>	<b>1.2600e-003</b>		<b>0.0159</b>	<b>0.0159</b>		<b>0.0159</b>	<b>0.0159</b>		<b>251.2478</b>	<b>251.2478</b>	<b>4.8200e-003</b>	<b>4.6100e-003</b>	<b>252.7408</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

Monterey Kerley Project - 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	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.6148	0.2417	17.0710	0.0311		1.5769	1.5769		1.5769	1.5769	226.4728	13.8154	240.2881	1.0719	0.0000	267.0867
Unmitigated	3.6148	0.2417	17.0710	0.0311		1.5769	1.5769		1.5769	1.5769	226.4728	13.8154	240.2881	1.0719	0.0000	267.0867

**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	0.3587					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.9902					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.0357	0.1534	9.4057	0.0307		1.5344	1.5344		1.5344	1.5344	226.4728	0.0000	226.4728	1.0587	0.0000	252.9406
Landscaping	0.2302	0.0883	7.6654	4.1000e-004		0.0425	0.0425		0.0425	0.0425		13.8154	13.8154	0.0132		14.1461
<b>Total</b>	<b>3.6148</b>	<b>0.2417</b>	<b>17.0710</b>	<b>0.0311</b>		<b>1.5769</b>	<b>1.5769</b>		<b>1.5769</b>	<b>1.5769</b>	<b>226.4728</b>	<b>13.8154</b>	<b>240.2881</b>	<b>1.0719</b>	<b>0.0000</b>	<b>267.0867</b>

Monterey Kerley Project - 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**

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	0.3587					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.9902					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.0357	0.1534	9.4057	0.0307		1.5344	1.5344		1.5344	1.5344	226.4728	0.0000	226.4728	1.0587	0.0000	252.9406
Landscaping	0.2302	0.0883	7.6654	4.1000e-004		0.0425	0.0425		0.0425	0.0425		13.8154	13.8154	0.0132		14.1461
<b>Total</b>	<b>3.6148</b>	<b>0.2417</b>	<b>17.0710</b>	<b>0.0311</b>		<b>1.5769</b>	<b>1.5769</b>		<b>1.5769</b>	<b>1.5769</b>	<b>226.4728</b>	<b>13.8154</b>	<b>240.2881</b>	<b>1.0719</b>	<b>0.0000</b>	<b>267.0867</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

Apply Water Conservation Strategy

Monterey Kerley Project - Bay Area AQMD Air District, Winter

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

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

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

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**Fire Pumps and Emergency Generators**

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

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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**User Defined Equipment**

Equipment Type	Number
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**11.0 Vegetation**

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### Monterey Kerley Project

#### 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

### Monterey Kerley Project

#### 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	2	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	3	No Change	0.00
Graders	Diesel	No Change	0	1	No Change	0.00
Pavers	Diesel	No Change	0	1	No Change	0.00
Rollers	Diesel	No Change	0	2	No Change	0.00
Rubber Tired Dozers	Diesel	No Change	0	6	No Change	0.00
Tractors/Loaders/Backhoes	Diesel	No Change	0	11	No Change	0.00
Excavators	Diesel	No Change	0	4	No Change	0.00
Generator Sets	Diesel	No Change	0	1	No Change	0.00
Paving Equipment	Diesel	No Change	0	2	No Change	0.00
Welders	Diesel	No Change	0	1	No Change	0.00

### Monterey Kerley Project

#### 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	4.23900E-002	2.86690E-001	4.16400E-001	6.80000E-004	1.47500E-002	1.47500E-002	0.00000E+000	5.87248E+001	5.87248E+001	3.38000E-003	0.00000E+000	5.88093E+001
Cement and Mortar Mixers	4.40000E-004	2.76000E-003	2.31000E-003	1.00000E-005	1.10000E-004	1.10000E-004	0.00000E+000	3.43710E-001	3.43710E-001	4.00000E-005	0.00000E+000	3.44600E-001
Concrete/Industrial Saws	1.67000E-003	1.29200E-002	1.82900E-002	3.00000E-005	6.40000E-004	6.40000E-004	0.00000E+000	2.68829E+000	2.68829E+000	1.30000E-004	0.00000E+000	2.69160E+000
Cranes	6.82100E-002	7.27950E-001	3.61690E-001	1.16000E-003	3.03500E-002	2.79300E-002	0.00000E+000	1.02023E+002	1.02023E+002	3.30000E-002	0.00000E+000	1.02848E+002
Excavators	4.72000E-003	3.87200E-002	8.14400E-002	1.30000E-004	1.90000E-003	1.74000E-003	0.00000E+000	1.13422E+001	1.13422E+001	3.67000E-003	0.00000E+000	1.14339E+001
Forklifts	6.71200E-002	6.29070E-001	7.87500E-001	1.05000E-003	3.73200E-002	3.43300E-002	0.00000E+000	9.26610E+001	9.26610E+001	2.99700E-002	0.00000E+000	9.34102E+001
Generator Sets	6.73300E-002	5.99780E-001	8.43160E-001	1.51000E-003	2.69600E-002	2.69600E-002	0.00000E+000	1.29998E+002	1.29998E+002	5.43000E-003	0.00000E+000	1.30133E+002
Graders	3.83000E-003	4.65300E-002	1.69300E-002	7.00000E-005	1.51000E-003	1.39000E-003	0.00000E+000	5.81374E+000	5.81374E+000	1.88000E-003	0.00000E+000	5.86075E+000
Pavers	9.60000E-004	9.41000E-003	1.44200E-002	2.00000E-005	4.40000E-004	4.10000E-004	0.00000E+000	2.06483E+000	2.06483E+000	6.70000E-004	0.00000E+000	2.08153E+000
Paving Equipment	1.28000E-003	1.20200E-002	1.91800E-002	3.00000E-005	5.80000E-004	5.40000E-004	0.00000E+000	2.68391E+000	2.68391E+000	8.70000E-004	0.00000E+000	2.70561E+000
Rollers	1.15000E-003	1.20800E-002	1.38900E-002	2.00000E-005	6.60000E-004	6.10000E-004	0.00000E+000	1.72892E+000	1.72892E+000	5.60000E-004	0.00000E+000	1.74290E+000
Rubber Tired Dozers	2.91000E-002	3.02900E-001	1.32020E-001	3.60000E-004	1.36400E-002	1.25500E-002	0.00000E+000	3.18853E+001	3.18853E+001	1.03100E-002	0.00000E+000	3.21431E+001
Tractors/Loaders/Backhoes	9.82900E-002	9.92970E-001	1.49363E+000	2.08000E-003	4.70600E-002	4.32900E-002	0.00000E+000	1.83028E+002	1.83028E+002	5.92000E-002	0.00000E+000	1.84508E+002
Welders	5.58300E-002	3.20920E-001	3.83860E-001	5.90000E-004	1.15700E-002	1.15700E-002	0.00000E+000	4.32907E+001	4.32907E+001	4.53000E-003	0.00000E+000	4.34040E+001

### Monterey Kerley Project

#### 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	4.23900E-002	2.86690E-001	4.16400E-001	6.80000E-004	1.47500E-002	1.47500E-002	0.00000E+000	5.87248E+001	5.87248E+001	3.38000E-003	0.00000E+000	5.88092E+001
Cement and Mortar Mixers	4.40000E-004	2.76000E-003	2.31000E-003	1.00000E-005	1.10000E-004	1.10000E-004	0.00000E+000	3.43710E-001	3.43710E-001	4.00000E-005	0.00000E+000	3.44600E-001
Concrete/Industrial Saws	1.67000E-003	1.29200E-002	1.82900E-002	3.00000E-005	6.40000E-004	6.40000E-004	0.00000E+000	2.68828E+000	2.68828E+000	1.30000E-004	0.00000E+000	2.69159E+000
Cranes	6.82100E-002	7.27950E-001	3.61690E-001	1.16000E-003	3.03500E-002	2.79300E-002	0.00000E+000	1.02023E+002	1.02023E+002	3.30000E-002	0.00000E+000	1.02848E+002
Excavators	4.72000E-003	3.87200E-002	8.14400E-002	1.30000E-004	1.90000E-003	1.74000E-003	0.00000E+000	1.13422E+001	1.13422E+001	3.67000E-003	0.00000E+000	1.14339E+001
Forklifts	6.71200E-002	6.29070E-001	7.87500E-001	1.05000E-003	3.73200E-002	3.43300E-002	0.00000E+000	9.26609E+001	9.26609E+001	2.99700E-002	0.00000E+000	9.34101E+001
Generator Sets	6.73300E-002	5.99780E-001	8.43160E-001	1.51000E-003	2.69600E-002	2.69600E-002	0.00000E+000	1.29998E+002	1.29998E+002	5.43000E-003	0.00000E+000	1.30133E+002
Graders	3.83000E-003	4.65300E-002	1.69300E-002	7.00000E-005	1.51000E-003	1.39000E-003	0.00000E+000	5.81373E+000	5.81373E+000	1.88000E-003	0.00000E+000	5.86074E+000
Pavers	9.60000E-004	9.41000E-003	1.44200E-002	2.00000E-005	4.40000E-004	4.10000E-004	0.00000E+000	2.06483E+000	2.06483E+000	6.70000E-004	0.00000E+000	2.08152E+000
Paving Equipment	1.28000E-003	1.20200E-002	1.91800E-002	3.00000E-005	5.80000E-004	5.40000E-004	0.00000E+000	2.68391E+000	2.68391E+000	8.70000E-004	0.00000E+000	2.70561E+000
Rollers	1.15000E-003	1.20800E-002	1.38900E-002	2.00000E-005	6.60000E-004	6.10000E-004	0.00000E+000	1.72892E+000	1.72892E+000	5.60000E-004	0.00000E+000	1.74290E+000
Rubber Tired Dozers	2.91000E-002	3.02900E-001	1.32020E-001	3.60000E-004	1.36400E-002	1.25500E-002	0.00000E+000	3.18853E+001	3.18853E+001	1.03100E-002	0.00000E+000	3.21431E+001
Tractors/Loaders/Balckhoes	9.82900E-002	9.92970E-001	1.49363E+000	2.08000E-003	4.70600E-002	4.32900E-002	0.00000E+000	1.83028E+002	1.83028E+002	5.91900E-002	0.00000E+000	1.84508E+002
Welders	5.58300E-002	3.20920E-001	3.83860E-001	5.90000E-004	1.15700E-002	1.15700E-002	0.00000E+000	4.32907E+001	4.32907E+001	4.53000E-003	0.00000E+000	4.34039E+001

### Monterey Kerley Project

#### 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	1.19200E-006	1.19200E-006	0.00000E+000	0.00000E+000	1.19029E-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	3.71984E-006	3.71984E-006	0.00000E+000	0.00000E+000	3.71526E-006
Cranes	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.17621E-006	1.17621E-006	0.00000E+000	0.00000E+000	1.16677E-006
Excavators	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.76332E-006	1.76332E-006	0.00000E+000	0.00000E+000	8.74591E-007
Forklifts	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.18712E-006	1.18712E-006	0.00000E+000	0.00000E+000	1.28466E-006
Generator Sets	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.15387E-006	1.15387E-006	0.00000E+000	0.00000E+000	1.15266E-006
Graders	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.72006E-006	1.72006E-006	0.00000E+000	0.00000E+000	1.70627E-006
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	4.80416E-006
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	9.40872E-007	9.40872E-007	0.00000E+000	0.00000E+000	1.24443E-006
Tractors/Loaders/Balckhoes	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.20200E-006	1.20200E-006	1.68919E-004	0.00000E+000	1.19236E-006
Welders	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.15498E-006	1.15498E-006	0.00000E+000	0.00000E+000	1.15197E-006

#### Fugitive Dust Mitigation

Yes/No	Mitigation Measure	Mitigation Input	Mitigation Input	Mitigation Input
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### Monterey Kerley Project

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

#### Operational Percent Reduction Summary

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	3.89	6.43	6.32	8.31	7.54	7.64	0.00	8.34	8.34	5.12	6.32	8.30
Natural Gas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water Indoor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.79	4.00	0.02	0.21	1.99
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			
No	Land Use	Increase Diversity	-0.01	0.13		
No	Land Use	Improve Walkability Design	0.00			
No	Land Use	Improve Destination Accessibility	0.00			
Yes	Land Use	Increase Transit Accessibility	0.08	0.55		

### Monterey Kerley Project

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

No	Land Use	Integrate Below Market Rate Housing	0.00		
	Land Use	Land Use SubTotal	0.08		
Yes	Neighborhood Enhancements	Improve Pedestrian Network	1.00	Project Site	
No	Neighborhood Enhancements	Provide Traffic Calming Measures			
No	Neighborhood Enhancements	Implement NEV Network	0.00		
	Neighborhood Enhancements	Neighborhood Enhancements Subtotal	0.01		
No	Parking Policy Pricing	Limit Parking Supply	0.00		
No	Parking Policy Pricing	Unbundle Parking Costs	0.00		
No	Parking Policy Pricing	On-street Market Pricing	0.00		
	Parking Policy Pricing	Parking Policy Pricing Subtotal	0.00		
No	Transit Improvements	Provide BRT System	0.00		
No	Transit Improvements	Expand Transit Network	0.00		
No	Transit Improvements	Increase Transit Frequency	0.00		
	Transit Improvements	Transit Improvements Subtotal	0.00		
		Land Use and Site Enhancement Subtotal	0.09		
No	Commute	Implement Trip Reduction Program			
No	Commute	Transit Subsidy			
No	Commute	Implement Employee Parking "Cash Out"	4.50		
No	Commute	Workplace Parking Charge			
No	Commute	Encourage Telecommuting and Alternative Work Schedules	0.00		

### Monterey Kerley Project

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

No	Commuter	Market Commute Trip Reduction Option	0.00		
No	Commuter	Employee Vanpool/Shuttle	0.00	2.00	
No	Commuter	Provide Ride Sharing Program	10.00		
	Commuter	Commuter Subtotal	0.00		
No	School Trip	Implement School Bus Program	0.00		
		Total VMT Reduction	0.09		

#### 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

### Monterey Kerley Project

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

Measure Implemented	Mitigation Measure	Input Value 1	Input Value 2
No	Exceed Title 24		
No	Install High Efficiency Lighting		
No	On-site Renewable		

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	0.00	20.00
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	

### Monterey Kerley Project

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

No	Water Efficient Landscape	0.00	0.00
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#### Solid Waste Mitigation

Mitigation Measures	Input Value
Institute Recycling and Composting Services Percent Reduction in Waste Disposed	

# **APPENDIX B**

## **GEOTECHNICAL INVESTIGATION**

August 17, 2021

**GEOTECHNICAL INVESTIGATION  
19380 MONTEREY ROAD  
MORGAN HILL, CALIFORNIA  
*SFB PROJECT NO. 155-109***

*Prepared For:*

DeNova Homes  
1500 Willow Pass Court  
Concord, CA 94520

*Prepared By:*

**Stevens, Ferrone & Bailey Engineering Company, Inc.**



---

Taiming Chen, P.E., G.E.  
*Civil/Geotechnical Engineer*



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Kenneth C. Ferrone, P.E., G.E., C.E.G.  
*Civil/Geotechnical Engineer  
Certified Engineering Geologist*



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1600 Willow Pass Court • Concord, CA 94520 • Tel 925.688.1001  
Mailing Address: P.O. Box 815, Concord, CA 94522-0815  
*Serving Northern and Central California, Sacramento, and Central Valley Regions*

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## **1.0 INTRODUCTION**

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This report presents the results of our geotechnical investigation for the proposed residential development to be located at 19380 Monterey Road in Morgan Hill, California as shown on the Vicinity Map, Figure 1, and Site Plan, Figure 2. The purpose of our investigation was to evaluate the geotechnical conditions at the site and provide recommendations regarding the geotechnical engineering aspects of the project.

Based on the information provided by DeNova Homes and as indicated on the project conceptual site plan Option - E1 prepared by Ruggeri Jensen Azar (RJA) and dated May 13, 2021, we understand the project will consist of developing an about 4.6-acre site for 12 townhome buildings with a total of 95 residential units. Nominal grading is anticipated for the project. Associated underground utilities, access ways, landscaping features, and bio-retention facilities will also be constructed. The existing RV sales, repair, and storage facility (which includes several buildings and structures) at the site will be demolished prior to new construction.

The conclusions and recommendations provided in this report are based upon the information presented above; Stevens, Ferrone & Bailey Engineering Company, Inc. (SFB) should be consulted if any changes to the project occur to assess if the changes affect the validity of this report.

## **2.0 SCOPE OF WORK**

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This investigation included the following scope of work:

- Reviewing published and unpublished geotechnical and geological literature relevant to the site;
- Reviewing historical aerial images and topographic maps of the site and surrounding area;
- Performing reconnaissance of the site and surrounding area;
- Performing four exploratory borings to a maximum depth of about 41-1/2 feet;
- Performing double-ring infiltrometer tests at four locations at depths of about 6 to 7 feet;
- Performing laboratory testing of soil samples retrieved from the borings;
- Performing engineering analysis of the field and laboratory data; and
- Preparing this report.

The data obtained and the analyses performed were for the purpose of providing geotechnical design and construction criteria for site earthwork, underground utilities, drainage, building foundations, retaining walls/soundwalls, and pavements. Evaluating the potential for flooding and toxicity potential assessment of onsite materials or groundwater (including mold) were beyond our scope of work.

## **3.0 SITE INVESTIGATION**

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### **3.1 Field Exploration**

Our geotechnical field exploration program for the project consists of performing four exploratory borings to a maximum depth of about 41-1/2 feet on August 3, 2021. The approximate locations of the borings are shown on the Site Plan, Figure 2. The borings were performed by West Coast Exploration, Inc. of Escalon, California, using a truck-mounted Mobile B-24 drill rig equipped with 4-inch diameter, continuous flight, solid stem augers and a 140-pound safety hammer.

Our representative continuously logged the soils encountered in the borings. The soils are described in general accordance with the Unified Soil Classification System (ASTM D2487). Logs of the borings as well as a key for the classification of the soil (Figure A-1) are included in Appendix A. Upon completion of our field exploration, the borings were backfilled with lean cement grout in accordance with Santa Clara Valley Water District requirements.

The approximate locations of our borings were determined by pacing, measurements, and/or alignment from landmark references, and should be considered accurate only to the degree implied by the method used. Latitude and longitude of boring locations shown on the boring logs are estimated from online map data from Microsoft/TomTom; actual locations were not surveyed.

Representative samples were obtained from our exploratory borings at selected depths appropriate to the investigation. Relatively undisturbed samples were obtained using a 3-inch O.D. Modified California split barrel sampler with liners, and disturbed samples were obtained using a 2-inch O.D. Standard Penetration Test (SPT) split spoon sampler without liners. All samples were transmitted to our geotechnical laboratory for evaluation and appropriate testing. Both sampler types are indicated in the "Sampler" column of the boring logs as designated in Figure A-1.

Resistance blow counts (N-value) were obtained in our borings with the samplers by dropping a 140-pound safety hammer through a 30-inch fall with rope and. The sampler was driven 18 inches and the number of blows were recorded for each 6 inches of penetration. The blows per foot recorded on the boring logs represent the accumulated number of blows that were required to drive the last 12 inches, or the number of inches indicated where hard resistance was encountered. Blow counts recorded on the boring logs have been converted to equivalent SPT field blow counts. A sampler barrel size correction factor of 0.6 was applied to the blow counts from the Modified California sampler. The recorded blow counts have not been corrected for other factors, such as hammer efficiency, borehole diameter, rod length, overburden pressure, and fines content.

It should be noted that changes in the surface and subsurface conditions can occur over time as a result of either natural processes or human activity and may affect the validity of the conclusions and recommendations in this report. In addition, our attached boring logs and related information show our interpretation of the subsurface conditions at the dates and locations indicated, and it is not warranted that they are representative of subsurface conditions at other locations and times.

### **3.2 Field Infiltration Tests**

In conjunction with our subsurface exploration, on August 5, 2021 we performed double-ring infiltrometer tests in accordance with ASTM D3385 guidelines at four test pit locations. The approximate locations of the tests are shown on Figure 2. The infiltration test locations were excavated and prepared by using a CAT 430D backhoe with a 36-inch wide bucket to depths of about 6 to 7 feet, depths where sandy and gravelly soils are located. The bottoms of both test rings were pre-soaked for about an hour prior to testing. After the pre-soak, the water was filled to the level of the test water head and a water level reading was taken from the inner ring approximately every 10 minutes. Water was refilled to the same test water head level after each reading. Our field test results and estimated infiltration rates are included in Appendix A. Upon the completion of the tests, the test pits were be backfilled with compacted soils (compaction was not tested) and the ground surface was restored. At the time of construction, the pits will require over-excavation and re-compaction to the standards described in this report.

### **3.3 Laboratory Testing**

Our laboratory testing program for the project was directed toward a quantitative and qualitative evaluation of the physical and mechanical properties of the soils underlying the site. This program included the following testing:

- Seven moisture content and dry unit weight determinations per ASTM D2937.
- One Atterberg Limits (plastic and liquid limits) determination per ASTM D4318.
- Five sieve and hydrometer tests per ASTM D422.

All tests were performed by our geotechnical laboratory in Concord, California. The results of the testing are included on the boring logs and plotted laboratory results are also included in Appendix B.

Three representative onsite soil samples were tested by CERCO Analytical, Inc. in Concord, California for pH (ASTM D4972), chlorides (ASTM D4327), sulfates (ASTM D4327), sulfides (ASTM D4658M), resistivity at 100% saturation (ASTM G57), and Redox potential (ASTM D1498). The test results and a brief evaluation summary report prepared by CERCO regarding the

onsite soils' potential for corrosion on concrete and buried metal such as utilities and reinforcing steel are included in Appendix B. We recommend these corrosion test results be forwarded to your underground contractors, pipeline designers, and foundation designers and contractors.

### **3.3 Site History and Surface Description**

At the time of our investigation and as shown on Figure 2, the site is bounded by Monterey Road on the southwest, a commercial facility on the northwest, a mobile home park on the northeast, and single-family homes and a commercial facility on the southeast. The site is approximately rectangular in shape, generally level, and has a plan area of about 4.6 acres with maximum dimensions of about 590 feet by 360 feet.

The site was being used as an RV sales, repair, and storage facility and the ground surface was paved with asphalt concrete, baserock, and concrete. Several buildings occupied the site, and numerous vehicles and trailers were observed throughout the site. Fencing, shrubs and trees bounded the site around the perimeter. Underground utilities also existed within the site, which appear to include a storm drain system and a septic system for the existing RV dump station.

Based on our review of historical aerial photographs and topographic maps of the site and vicinity, the site appears to have been previously used for agricultural purposes (linear rows of trees are observed in the photos). In the images of the 1980s, the site appears to be used as a storage facility similar to what is currently observed.

### **3.4 Subsurface**

Based on the results of our field borings and test pits, we estimate the existing asphalt concrete pavement within the site consists of about 3 inches of asphalt concrete over about 4 to 6 inches of aggregate base. The baserock covered area may have about 4 to 6 inches of aggregate base at surface. Below the pavement or baserock, our borings and pits encountered medium dense silty sands or very stiff sandy clays or silts that extended to depths of about 2 to 4 feet. Below these surficial sandy and silty soils, predominately medium dense to very dense sands and gravels with little fines contents (about 5 to 12 percent in weight passing No. 200 sieve) were encountered to a depth of about 32-1/2 feet. Underlying the sands and gravels, very stiff clays were encountered to the maximum depth explored of about 41-1/2 feet. Drilling refusal in large cobbles was also encountered by the Mobile B-24 drill rig in Borings B-1, B-2, and B-3 at the bottom of borings.

The results of laboratory testing indicate that the surficial siltier soils have a low plasticity and low expansion potential. The sandy and gravelly soils are generally non-expansive. Detailed

descriptions of soils encountered in our exploratory borings are presented on the boring logs in Appendix A. Results of laboratory testing of retrieved onsite soils are included in Appendix B.

### **3.5 Groundwater**

No groundwater was encountered in our borings to the maximum depth explored of about 41-1/2 feet below the existing ground surface. It should be noted that our borings might not have been left open for a sufficient period of time to establish equilibrium groundwater conditions. In addition, fluctuations in the groundwater level could occur due to change in seasons, variations in rainfall, water pumping in nearby wells, and other factors.

According to the California Department of Water Resources (DWR) Sustainable Groundwater Management (SGMA) Data Viewer web application<sup>1</sup>, depths to groundwater in an existing well located at about 950 feet northeast of the site were reported to be at about 38 feet in the spring of 2020 and about 53 feet in the fall of 2020. Historically high groundwater level in vicinity of the site has been reported at a depth of about 15 feet per CGS (2004)<sup>2</sup>.

### **3.6 Hydrologic Soil Group and Infiltration Rate**

The surface soils of the site have been mapped by the USDA Natural Resource Conservation Services (NRCS) Web Soil Survey (WSS)<sup>3</sup> and categorized into the following two map units:

- a) Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 14 (Unit ArA) within the northeastern one-third of the site; and
- b) Pleasanton loam, 0 to 2 percent slopes, MLRA 14 (Unit PoA) within the southwestern two-third of the site.

The Arbuckle gravelly loam has been assigned to Hydrologic Soil Group B by USDA and was estimated to have moderately high to high transmission rates (approximately 0.6 to 2.0 inches per hour). The Pleasanton loam has been assigned to Hydrologic Soil Group C and was estimated to have moderately high transmission rates (approximately 0.2 to 0.6 inches per hour).

Group B soils are defined as having a moderate infiltration rate when thoroughly wet and may consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. Group C soils are defined as having a slow

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<sup>1</sup>DWR SGMA, <https://sgma.water.ca.gov/webgis/?appid=SGMADataViewer#gwlevels>, accessed 8/16/2021.

<sup>2</sup>State of California, 2004, Seismic Hazard Zone Report for the Morgan Hill, 7.5-Minute Quadrangle, Santa Clara County, California, CGS Seismic Hazard Zone Report 096.

<sup>3</sup>USDA NRCS, <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>, accessed 8/16/2021.

infiltration rate when thoroughly wet and may consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture.

According to the results of our field borings, pits, and laboratory testing, the site is generally underlain by predominately sands and gravels with little fines contents (about 5 to 12 percent in weight passing No. 200 sieve) that have a high permeability. The infiltration rate readings taken during the final testing period of our field Double-Ring Infiltrometer Tests at the four locations (T-1 to T-4) within the site are tabulated below.

<b>Double-Ring Infiltrometer Tests</b>			
Test No.	Test Depth	Soils Type at Test Location	Infiltration Rate (inches/hour)
T-1	6 feet	Sandy Gravel/Gravelly Sand	66
T-2	6 feet	Sandy Gravel/Gravelly Sand	72
T-3	7 feet	Sandy Gravel/Gravelly Sand	72
T-4	6 feet	Sandy Gravel/Gravelly Sand	90

Our field test results indicate that the onsite sandy and gravelly soils have infiltration rates varying from about 66 to 90 inches per hour at depths of about 6 to 7 feet below the existing ground surface. Due to the limited size of the test areas relative to the size of the proposed bio-retention facilities, the actual field infiltration rates of the facilities may differ from the results of our field tests. The actual rates will depend on the in-situ moisture condition, relative density, gradation, and fines content of soils, and whether any water impeding clay layers exist within the sands and gravels.

### **3.7 Geology and Seismicity**

According to McLaughlin et al. (2001)<sup>4</sup>, the site (below pavements) is underlain by Pleistocene alluvial fan deposits that are generally composed of unsorted boulders, gravel, sand, silt that deposited in older alluvial fans.

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<sup>4</sup>McLaughlin, Clark, Brabb, Helley and Colon, 2001, Geologic Maps and Structure Sections of the Southwestern Santa Clara Valley and Southern Santa Cruz Mountains, Santa Clara and Santa Cruz Counties, California, U.S. Geological Survey, Miscellaneous Field Studies Map MF-2373.

The project site is located in the southern part of the Santa Clara Valley within the San Francisco Bay Area, which is considered one of the most seismically active regions in the United States. Significant earthquakes have occurred in the San Francisco Bay Area which are believed to be associated with crustal movements along a system of sub-parallel fault zones that generally trend in a northwesterly direction. According to the Alquist-Priolo Earthquake Fault Zones Map of the Morgan Hill Quadrangle (1982)<sup>5</sup>, the site is not located in an earthquake fault zone as designated by the State of California. In addition, the site is not located in a Santa Clara County fault zone (2012)<sup>6</sup>.

Earthquake intensities will vary throughout the region, depending upon numerous factors including the magnitude of earthquake, the distance of the site from the causative fault, and the type of materials underlying the site. The U.S. Geological Survey (2016)<sup>7</sup> indicated that there is a 72 percent chance of at least one magnitude 6.7 or greater earthquake striking the San Francisco Bay region between 2014 and 2043. Therefore, the site will be subjected to earthquakes that cause strong ground shaking.

According to 2019 CBC/ASCE 7-16, the site geometric mean peak ground acceleration ( $PGA_M$ ) from a Maximum Considered Earthquake (MCE) event is estimated to be about 0.74g. The MCE peak ground acceleration has a 2 percent probability of being exceeded in 50 years (a mean return period of 2,475 years), except where deterministically capped along highly active faults.

According to the U.S. Geological Survey's Unified Hazard Tool and applying the Dynamic: Conterminous U.S. 2014 model (v4.2.0, accessed 8/16/2021), the resulting deaggregation calculations indicate that the site has a 10% probability of exceeding a peak ground acceleration of about 0.66g in 50 years (a ground motion based on stiff soil site condition with a mean return time of 475 years).

The actual ground surface acceleration might vary depending upon the local seismic characteristics of the underlying bedrock and the overlying soils.

### **3.8 Liquefaction**

Soil liquefaction is a phenomenon primarily associated with saturated cohesionless soil layers. These soils can dramatically lose strength due to increased pore water pressure during cyclic loading, such as imposed by earthquakes. During the loss of strength, the soils acquire mobility

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<sup>5</sup>State of California, Earthquake Fault Zones, Morgan Hill Quadrangle, Revised Official Map, Effective: January 1, 1982.

<sup>6</sup>Santa Clara County, Geologic Hazard Zones Map, No. 53, Zones Date: October 26, 2012.

<sup>7</sup>Aagaard, Blair, Boatwright, Garcia, Harris, Michael, Schwartz, and DiLeo, Earthquake Outlook for the San Francisco Bay Region 2014–2043, USGS Fact Sheet 2016–3020, Revised August 2016 (ver. 1.1).

sufficient to permit both horizontal and vertical movements. Soils that are most susceptible to liquefaction are clean, loose, uniformly graded, saturated sands that lie close to the ground surface; although, liquefaction can also occur in fine-grained soils, such as low-plasticity silts.

According to Seismic Hazard Zones Map of the Morgan Hill Quadrangle (2004)<sup>8</sup>, most of the site (except for the southern corner) is located in a liquefaction seismic hazard zone as designated by the State of California. In addition, according to Santa Clara County Geologic Hazard Zones Map No. 53 (2012), the same site area is also located in a liquefaction hazard zone as designated by the county. The southern corner of the site is not located in either the State or the County liquefaction hazard zone. The site and surrounding areas are mapped as being within an area having a low to moderate susceptibility to liquefaction hazard by Witter et al. (2006)<sup>9</sup>.

Based on our review of available literature and the results of field explorations at the site, it is our opinion that the potential for ground surface damage at the site resulting from liquefaction is low due to the presence of predominately medium dense to very dense sands and gravels below the site and the lack of groundwater within 35 to 40 feet deep below the ground surface as indicated by the results of onsite borings and nearby well monitoring data.

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<sup>8</sup>State of California, 2004, Seismic Hazard Zones, Morgan Hill Quadrangle, Official Map, Effective: October 19, 2004.

<sup>9</sup>Witter, Knudsen, Sowers, Wentworth, Koehler, and Randolph, 2006, Maps of Quaternary Deposits and Liquefaction Susceptibility in the Central San Francisco Bay Region, California, U.S. Geological Survey Open File Report 2006-1037.

## 4.0 CONCLUSIONS AND RECOMMENDATIONS

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It is our opinion that the site is suitable for the proposed project from a geotechnical engineering standpoint. The conclusions and recommendations presented in this report should be incorporated in the design and construction of the project to reduce soil or foundation related issues. The following are the primary geotechnical considerations for development of the site.

**WEAK SOIL AND FILL MATERIALS:** We estimate that the demolition of the existing improvements and structures (and their associated foundations) will disturb and weaken the upper 2 feet of soils at the site. In order to reduce the potential for damaging differential settlement of overlying new improvements (such as new fills, building foundations, driveways, exterior flatwork, and pavements), we recommend that these weak soils be completely removed and re-compacted. The over-excavation should extend to depths where competent soils are encountered. In addition, the excavation backfill at the test pit locations (T-1 through T-4, as shown on Figure 2) will also require over-excavation and re-compaction if new improvements will be located above or adjacent to these locations.

We estimate the process can consist of removing the upper 1 foot of weak soils, scarifying and re-compacting the bottom 12 inches, and placing moisture conditioned, properly compacted engineered fill over the properly prepared subgrade. Deeper removal will be needed in areas where deeper weak soils or fills are encountered during grading (including the test pit locations). Over-excavation and re-compaction should extend at least 5 feet beyond building footprints and at least 3 feet beyond exterior flatwork (including driveways) and pavement wherever possible. There would be no need to over-excavate and re-compact the soils within areas that do not support improvements, such as within open spaces. Where the over-excavation limits abut adjacent property, SFB should be consulted to determine the actual vertical and lateral extent of over-excavation so that adjacent property is not adversely impacted. Over-excavations should be performed so that no more than 5 feet of differential fill thickness exists below proposed building foundations. The removed soil material can be used as new fill provided it is placed and compacted in accordance with the recommendations presented in this report. The extent of the removal and re-compaction may vary across the site and should be determined in the field by SFB at the time of the earthwork operations.

**CORROSION POTENTIAL:** Three onsite soil samples were tested for pH (ASTM D4972), chlorides (ASTM D4327), sulfates (ASTM D4327), sulfides (ASTM D4658M), resistivity at 100% saturation (ASTM G57), and Redox potential (ASTM D1498) for use in evaluating the potential for corrosion on concrete and buried metal, such as utilities and reinforcing steel. The results of these tests and a brief summary of the results are included in Appendix B. We

recommend these test results and brief summary be forwarded to your underground contractors, pipeline designers, and foundation designers and contractors so they can design and install corrosion protection measures.

Please be aware that we are not corrosion protection experts; we recommend corrosion protection measures be designed and constructed so that all concrete and metal, including foundation reinforcement, are protected against corrosion. We also recommend additional testing be performed if the test results are deemed insufficient by the designers and installers of the corrosion protection. Landscaping soils typically contain fertilizers and other chemicals that can be highly corrosive to metals and concrete; landscaping soils commonly are in contact with foundations. Consideration should be given to testing the corrosion potential characteristics of proposed landscaping soils and other types of imported or modified soils in order to design and provide protection against corrosion for the foundation and pipelines.

**ADDITIONAL RECOMMENDATIONS:** Detailed drainage, earthwork, foundation, retaining wall/soundwall, and pavement recommendations for use in design and construction of the project are presented below. We recommend SFB review the design and specifications to verify that the recommendations presented in this report have been properly interpreted and implemented in the design, plans, and specifications. We also recommend SFB be retained to provide consulting services and to perform construction observation and testing services during the construction phase of the project to observe and test the implementation of our recommendations, and to provide supplemental or revised recommendations in the event conditions different than those described in this report are encountered. We assume no responsibility for misinterpretation of our recommendations.

It is the responsibility of the contractors to provide safe working conditions at the site at all times. We recommend all OSHA regulations be followed, and excavation safety be ensured at all times. It is beyond our scope of work to provide excavation safety designs.

## **4.1 Earthwork**

### **4.1.1 Clearing and Site Preparation**

The site should be cleared of all obstructions including any existing structures and their entire foundation systems, existing utilities and pipelines and their associated backfill, pavements, designated trees and their associated entire root systems, and debris. Holes resulting from the removal of underground obstructions extending below the proposed finish grade should be cleared and backfilled with fill materials as specified in **Section 4.1.4, *Fill Material***, and compacted to the requirements in **Section 4.1.5, *Compaction***. Tree roots may extend to depths of about 3 to 4 feet.

Wells and septic systems, if they exist, should be abandoned in accordance with Santa Clara County standards.

From a geotechnical standpoint, any existing trench backfill materials, clay or concrete pipes, pavements, baserock, and concrete that are removed can be used as new fill onsite provided debris is removed and it is broken up to meet the size requirement for fill material in **Section 4.1.4, *Fill Material***. We recommend fill materials composed of broken up concrete or asphalt concrete not be located within 3 feet of the ground surface in yard areas. Consideration should be given to placing these materials below pavements, directly under building footprints, or in deeper excavations. We recommend backfilling operations for any excavations be performed under the observation and testing of SFB. Crushed concrete materials from building demolition can be re-used onsite as aggregate base or subbase if they meet current Caltrans specifications for aggregate base or subbase based on laboratory testing results.

After clearing, areas containing heavy surface vegetation should be stripped to an appropriate depth to remove these materials. Stripped materials should be removed from the site or stockpiled for later use in landscaping, if desired.

#### **4.1.2 Weak Soil and Fill Re-Compaction**

As described previously, we estimate that the demolition of the existing improvements and structures (and their associated foundations) will disturb and weaken the upper 2 feet of soils at the site. In order to reduce the potential for damaging differential settlement of overlying new improvements (such as new fills, building foundations, driveways, exterior flatwork, and pavements), we recommend that these weak soils be completely removed and re-compacted. The over-excavation should extend to depths where competent soils are encountered. In addition, the untested excavation backfill at the test pit locations (T-1 through T-4, as shown on Figure 2) will also require over-excavation and re-compaction if new improvements will be located above or adjacent to these locations.

We estimate the process can consist of removing the upper 1 foot of weak soils, scarifying and re-compacting the bottom 12 inches, and placing moisture conditioned, properly compacted engineered fill over the properly prepared subgrade. Deeper removal will be needed in areas where deeper weak soils or fills are encountered during grading (including the test pit locations). Over-excavation and re-compaction should extend at least 5 feet beyond building footprints and at least 3 feet beyond exterior flatwork (including driveways) and pavement wherever possible. There would be no need to over-excavate and re-compact the soils within areas that do not support improvements, such as within open spaces. Where the over-excavation limits abut adjacent property, SFB should be consulted to determine the actual vertical and lateral extent of over-

excavation so that adjacent property is not adversely impacted. Over-excavations should be performed so that no more than 5 feet of differential fill thickness exists below proposed building foundations. The extent of the removal and re-compaction may vary across the site and should be determined in the field by SFB at the time of the earthwork operations

Removed soil and fill materials may be used as new fill onsite provided it satisfies the recommendations provided in **Section 4.1.4, *Fill Material***. Compaction should be performed in accordance with the recommendations in **Section 4.1.5, *Compaction***.

### **4.1.3 Subgrade Preparation**

After the completion of clearing, site preparation, and weak soil and fill re-compaction, soil exposed in areas to receive improvements (such as structural fill, building foundations, driveways, exterior flatwork, and pavements) should be scarified to a depth of about 12 inches, moisture conditioned to approximately 2 to 3 percent over optimum water content, and compacted to the requirements for structural fill. Subgrade preparation would not be necessary in areas where over-excavation and re-compaction of the surface soils have occurred.

If completed building pad and pavement subgrade are allowed to remain exposed to sun, wind or rain for an extended period of time, or are heavily disturbed by vehicle traffic or animal borrowing, the exposed building pad and pavement subgrade may need to be reconditioned (moisture conditioned and/or scarified and recompacted) prior to foundation or pavement construction. SFB should be consulted on the need for building pad or pavement subgrade reconditioning if any foundation or pavement construction will not begin right after the completion of finish pad or subgrade.

### **4.1.4 Fill Material**

From a geotechnical and mechanical standpoint, onsite soils and fill materials having an organic content of less than 3 percent by volume can be used as fill. Fill should not contain rocks or lumps larger than 6 inches in greatest dimension with not more than 15 percent larger than 2.5 inches. Larger sized rock may be used as fill onsite provided it is closely monitored, placed properly to achieve compaction, and are located at depths below anticipated, future excavations; SFB should be consulted regarding the use of larger rock pieces in fill materials. If required, imported fill should have a plasticity index of 12 or less and have a significant amount of cohesive fines.

In addition to the mechanical properties specifications, all imported fill material should have a resistivity (100% saturated) no less than the resistivity for the onsite soils, a pH of between approximately 6.0 and 8.5, a total water soluble chloride concentration less than 300 ppm, and a

total water soluble sulfate concentration less than 500 ppm. We recommend import samples be submitted for corrosion and geotechnical testing at least two weeks prior to being brought onsite.

#### **4.1.5 Compaction**

Within the upper 5 feet of the finished ground surface, we recommend structural fill be compacted to at least 90 percent relative compaction, and structural fill below a depth of 5 feet be compacted to at least 95 percent relative compaction, as determined by ASTM D1557 (latest edition). We recommend the new fill be moisture conditioned approximately 2 to 3 percent over optimum water content. The upper 6 inches of subgrade soils beneath pavements should be compacted to at least 95 percent relative compaction. Fill material should be spread and compacted in lifts not exceeding approximately 8 to 12 inches in un-compacted thickness.

#### **4.1.6 Utility Trench Backfill**

Pipeline trenches should be backfilled with fill placed in lifts of approximately 8 inches in un-compacted thickness. Thicker lifts can be used provided the method of compaction is approved by SFB and the required minimum degree of compaction is achieved. Backfill should be placed by mechanical means only. Jetting is not permitted.

Onsite trench backfill should be compacted to at least 90 percent relative compaction. Imported sand trench backfill should be compacted to at least 95 percent relative compaction and sufficient water is added during backfilling operations to prevent the soil from "bulking" during compaction. The upper 3 feet of trench backfill in foundation, slab, and pavement areas should be entirely compacted to at least 95 percent relative compaction. To reduce piping and settlement of overlying improvements, we recommend rock bedding and rock backfill (if used) be completely surrounded by a filter fabric such as Mirafi 140N (or equivalent); alternatively, filter fabric would not be necessary if Caltrans Class 2 permeable material is used in lieu of rock bedding and rock backfill.

Sand or gravel backfilled trench laterals that extend toward driveways, exterior slabs-on-grade, or under the building foundations, and are located below irrigated landscaped areas such as lawns or planting strips, should be plugged with onsite clays, low strength concrete, or sand/cement slurry. The plug for the trench laterals should be located below the edge of pavement or slabs, and under the perimeter of the foundation. The plug should be at least 24 inches thick, extend across the entire width of the trench, and extend from the bottom of the trench to the top of the sand or gravel backfill. We recommend installing the plugs every 50 feet on center along any utility trenches that are sloped 5 percent or steeper to reduce soil piping from water seepage that may cause trench surface settlement. Where used, these plugs should extend to within 1 foot of the finished ground surface or to the base of the pavement section.

#### **4.1.7 Exterior Flatwork**

We recommend that exterior slabs (including patios, sidewalks, and driveways) be placed directly on the properly compacted fills. We do not recommend using aggregate base, gravel, or crushed rock below these improvements. If imported granular materials are placed below these elements, subsurface water can seep through the granular materials and cause the underlying soils to saturate or pipe. Prior to placing concrete, subgrade soils should be moisture conditioned to increase their moisture content to approximately 2 to 3 percent above laboratory optimum moisture (ASTM D-1557).

Consideration should be given to reinforcing exterior slabs (including concrete trash enclosure slabs) with steel bars in lieu of wire mesh. To reduce potential crack formation, the installation of #4 bars spaced at approximately 24 inches on center in both directions should be considered. Score joints and expansion joints should be used to control cracking and allow for expansion and contraction of the concrete slabs. We recommend appropriate flexible, relatively impermeable fillers be used at all cold/expansion joints. The installation of dowels at all expansion and cold joints will reduce differential slab movements; if used, the dowels should be at least 30 inches long and should be spaced at a maximum lateral spacing of 24 inches. Although exterior slabs that are adequately reinforced will still crack, trip hazards requiring replacement of the slabs will be reduced if the slabs are properly reinforced.

#### **4.1.8 Construction During Wet Weather Conditions**

If construction proceeds during or shortly after wet weather conditions, the moisture content of onsite soils could be significantly above optimum. Consequently, subgrade preparation, placement and/or reworking of onsite soil or fills as structural fill might not be possible. Alternative wet weather construction recommendations can be provided by our representative in the field at the time of construction, if appropriate. All the drainage measures recommended in this report should be implemented and maintained during and after construction, especially during wet weather conditions.

#### **4.1.9 Surface Drainage, Irrigation, and Landscaping**

Ponding of surface water must not be allowed on pavements, adjacent to foundations, at the top or bottom of slopes, and at the top or adjacent to retaining walls. Ponding of water should also not be allowed on the ground surface adjacent to or near exterior slabs, including driveways, walkways, and patios. Surface water should not be allowed to flow over the top of slopes, down slope faces, or over retaining walls.

We recommend positive surface gradients of at least 2 percent be provided adjacent to foundations to direct surface water away from the foundations and toward suitable discharge facilities. Roof downspouts and landscaping drainage inlets should be connected to solid pipes that discharge the collected water into appropriate water collection facilities. We recommend the surface drainage be designed in accordance with the latest edition of the California Building Code.

In order to reduce differential foundation movements, landscaping (where used) should be placed uniformly adjacent to foundations and exterior slabs. We recommend trees be no closer to structures or exterior slabs than half the mature height of the tree; in no case should tree roots be allowed to extend near or below foundations or exterior slabs.

Drainage inlets should be provided within enclosed planter areas and collected water should be discharged onto pavement, into drainage swales, or into storm water collection systems. In order to reduce the potential for water seepage, consideration should be given to lining planting areas and collecting the accumulated water in subdrain pipes that discharge to appropriate collection facilities. The drainage should be designed and constructed so that the moisture content of the soils surrounding the foundations do not become elevated and no ponding of water occurs. The inlets should be kept free of debris and be lower in elevation than the adjacent ground surface.

We recommend regular maintenance of the drainage systems be performed, including maintenance prior to rainstorms. The inspection should include checking drainage patterns to make sure they are performing properly, making sure drainage systems and inlets are functional and not clogged, and checking that erosion control measures are adequate for anticipated storm events. Immediate repairs should be performed if any of these measures appears to be inadequate.

Irrigation should be performed in a uniform, systematic manner as equally as possible on all sides of the foundations and exterior slabs to maintain moist soil conditions. Over-watering must be avoided. To reduce moisture changes in the natural soils and fills in landscaped areas, we recommend that drought resistant plants and low flow watering systems be used. All irrigation systems should be regularly inspected for leakage.

#### **4.1.10 Storm Water Treatment Facilities**

To satisfy local and state permit requirements, most new development projects must control pollutant sources and reduce, detain, retain, and/or treat specified amounts of storm water runoff. The intent of these types of storm water treatment facilities is to conserve and incorporate on-site natural features, together with constructed hydrologic controls, to more closely mimic pre-development hydrology and watershed processes. These facilities include bio-retention swales and

basins, porous paver and pavement, water detention basins, and any proprietary underground storage and treatment systems.

In general, we recommend the portion of the storm water treatment facilities that are within 10 feet of structure foundations and improvements (such as building foundations, exterior flatwork, and pavements) be lined with a relatively impermeable membrane to reduce water seepage and the potential for damage and distress to the adjacent structures and improvements. The lining can consist of a relatively impermeable membrane such as STEGO Wrap 15-mil or equivalent. The membrane should be lapped and sealed in accordance with the manufacturer's specifications, including taping joints where pipes penetrate the membrane.

Soil filter/bio-mix materials within basins and swales will consolidate over time causing long-term ground surface settlement. Additional filling within the basins and swales over time will be needed to maintain design surface elevations. The soil filter/bio-mix materials, infiltration testing and procedures, and associated compaction requirements should be specified by the Civil Engineer and shown in detail on the grading and improvement plans.

Soil filter/bio-mix materials provide little to no lateral restraint of excavation side walls. Sidewalls of bio-retention swale and basin excavations (excavations made prior to the installation of the soil filter/bio-mix) steeper than 2:1 (horizontal to vertical) will experience downward and lateral movements that can cause distresses to adjacent improvements such as foundations, utilities, pavements, driveways, walkways, and curbs and gutters. The magnitude and rate of movement depends upon the swale and basin backfill material type and compaction. To reduce the potential for damaging movements, we recommend 2:1 or flatter excavation sidewall slopes be used for bio-retention swales and basins, sidewalks be setback at least 3 feet from the top of slopes, and creep sensitive improvements (such as roadway curbs) be setback at least 5 feet from the top of slopes. If the above sidewall slope and setback distance cannot be met, considerations should be given to using below-grade concrete sidewalls that are designed and constructed as retaining walls. Alternatively, deepened sidewalk slab edge or roadway curbs can be used and designed to resist lateral earth pressures and act as a retaining wall. SFB should be consulted to evaluate the need for sidewall restraint when swales or basins are planned. We also recommend SFB observe and document the installation of liners, subdrain pipes, and soil filter/bio-mix materials during construction for conformance to the recommendations in this report and the development's plans and specifications.

Where used, proprietary underground storage and treatment systems should be installed and maintained in accordance with the manufacturer's specifications. In addition, the manufacturer should be consulted for vertical and lateral bearing capacities and anticipated deformations of these systems if they will also support exterior slabs and pavements that are subjected to vehicular traffic.

#### **4.1.11 Future Maintenance**

In order to reduce water related issues, we recommend regular inspection and maintenance of the site and development be performed, including maintenance prior to rainstorms. Inspections should include checking drainage patterns, making sure drainage systems are functional and not clogged, and erosion control measures are adequate for anticipated storm events. Immediate repair should be performed if any of these measures appears to be inadequate. Temporary and permanent erosion and sediment control measures should be installed over any exposed soils immediately after repairs are made. Maintenance should include the re-compaction of loosened soils, collapsing and infilling holes with compacted soils or low strength sand/cement grout, removal and control of digging animals, modifying storm water drainage patterns to allow for sheet flow into drainage inlets or ditches rather than concentrated flow or ponding, removal of debris within drainage ditches and inlets, and immediately repairing any erosion or soil flow.

Differential movement of exterior slabs can occur over time as a result of numerous factors. We recommend homeowners, the HOA, and development owners perform inspections and maintenance of the slabs, including infilling significant cracks, providing fillers at slab offsets, and replacing slabs if severely damaged.

#### **4.1.12 Additional Recommendations**

We recommend that the drainage, irrigation, landscaping, and maintenance recommendations provided in this report be forwarded to your designers and contractors, and we recommend they be included in disclosure statements given to homeowners, development owners, and their maintenance associations.

### **4.2 Foundation Support**

#### **4.2.1 Post-Tensioned Slabs**

The proposed residential buildings can be supported on a post-tensioned slab foundation that is designed for the expansion potential of onsite soils. The slab foundation should bear entirely on properly prepared and compacted structural fill. In no case should a slab foundation bear upon fills with differential expansion characteristics. Recommendations for building pad preparation are described previously in **Sections 4.1.2 and 4.1.3**. Prior to the concrete pour, we recommend the moisture content of subgrade materials be approximately 2 to 3 percent above laboratory optimum moisture. If the building pads are left exposed for an extended period of time prior to constructing foundations, we recommend SFB be contacted for recommendations to re-condition the pads in order provide adequate building support.

The post-tensioned slab thickness should be determined by the Structural Engineer, however we recommend the post-tensioned slabs be at least 10 inches thick. An allowable bearing pressure of 1,500 pounds per square foot can be used for localized point and line loads. Deflection of the slab foundations should not exceed the values recommended in the most recent PTI Manual. Lateral loads, such as derived from earthquakes and wind, can be resisted by friction between the post-tensioned slab foundation bottom and the supporting subgrade. A friction coefficient of 0.25 is considered applicable.

At least 10 feet of cover should be provided between the outer face of slabs and un-retained slope faces, as measured laterally between slope faces and the slabs. Where less than 10 feet of cover exists, deepening of the edge of slabs may be necessary in order to achieve 10 feet of cover for buildings located near tops of slopes. Where slabs are located adjacent to utility trenches, the slab bearing surface should bear below an imaginary 1 horizontal to 1 vertical plane extending upward from the bottom edge of the adjacent utility trench. Alternatively, the slab reinforcing could be increased to span the area defined above assuming no soil support is provided.

A vapor retarder must be placed between subgrade soils and the bottom of the slabs-on-grade. We recommend the vapor retarder consist of a single layer of Stego Wrap Vapor Barrier 15 mil Class A or equivalent provided the equivalent satisfies the following criteria: a permeance as tested before and after mandatory conditioning of less than 0.01 Perms and strength of Class A as determined by ASTM E 1745 (latest edition), and a thickness of at least 15 mils. Installation of the vapor retarder should conform to the latest edition of ASTM E 1643 (latest edition) and the manufacturers requirements, including lapping and all joints at least 6 inches and sealing with Stego Tape or equal in accordance with the manufacturer's specifications. Protrusions where pipes or conduit penetrate the membranes should be sealed with either one or a combination of Stego Tape, Stego Mastic, Stego Pipe Boots, or a product of equal quality as determined by the manufacturer's instructions and ASTM E 1643. Care must be taken to protect the membrane from tears and punctures during construction. We do not recommend placing sand or gravel over the membrane.

Concrete slabs retain moisture and often take many months to dry. Any water added during the concrete pour further increases the curing time. If the slabs are not allowed to completely cure prior to constructing the super-structure, the concrete slabs will expel water vapor which will be trapped under impermeable flooring. The concrete mix design for slabs should have a maximum water/cement ratio of 0.45; the actual water/cement ratio may need to be reduced if the concentration of soluble sulfates or chlorides in the supporting subgrade is detrimental to the concrete. If a higher water/cement ratio is being considered, we recommend higher vapor transmission be taken into account in the design and construction of the homes. We recommend the foundation designer determine if corrosion protection is needed for the foundation concrete

and reinforcing steel. The results of sulfate and chloride testing of onsite soil samples are included in Appendix B; the foundation designer should determine if additional testing is needed. In addition, we recommend you consult with your concrete slab designers and concrete contractors regarding methods to reduce the potential for differential concrete curing.

An experienced Structural Engineer should design the post-tensioned slabs to resist the differential soil movement. The preliminary soil design parameters presented below were generated using the procedures presented in the 3rd edition of the PTI design manual<sup>10</sup>, PTI standard requirements<sup>11</sup>, and a PTI preferred computer program, VOLFLO (Version 1.5 Build 120704), was employed to simulate the wetting and drying scenarios of the soils beneath the post-tensioned slabs.

The values provided below are based upon the post-tensioned slab foundations being entirely surrounded by uniform, properly drained, moderately irrigated landscaping; if differing conditions will exist that will cause differential soil moisture adjacent or below the slabs, or if portions of the foundations will be located adjacent to relatively dry or wet soils, then we should be consulted. Modifications to the design values below would need to be made in writing. Please refer to **Section 4.1.9, Surface Drainage, Irrigation, and Landscaping**, for additional recommendations. We recommend the slab-subgrade friction values provided in the most recent PTI Manual be used in order to determine the friction that might be expected to exist during tendon stressing.

#### **SWELLING MODE**

	<u>Center Lift</u>	<u>Edge Lift</u>
Edge Moisture Variation Distance ( $e_m$ )	9.0 feet	5.0 feet
Differential Soil Movement ( $y_m$ )	0.5 inch	1.0 inch

We recommend SFB review the foundation drawings and specifications prior to submittal to verify that the recommendations provided in this report have been used and properly interpreted in the design of the slabs.

#### **4.2.2 Retaining Walls and Soundwalls**

If segmental block walls with geogrid will be used at the site, SFB should be contacted to provide block wall and geogrid designs and specifications.

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<sup>10</sup>Post-Tensioning Institute, 2008, Design of Post-Tensioned Slabs-On-Ground (PTI DC10.1-08), Third Edition.

<sup>11</sup>Post-Tensioning Institute, 2012, Standard Requirements for Design and Analysis of Shallow Post-Tensioned Concrete Foundations on Expansive Soils (PTI DC10.5-12).

Any walls that retain soils should be designed to resist both lateral earth pressures and any additional lateral loads caused by roadway surcharging, earthquake loading, and hydrostatic pressure if wall back-drainage is not provided. We recommend all below-grade floors and walls be appropriately waterproofed; we recommend a waterproofing specialist be consulted for the waterproofing design.

If walls are allowed to deflect or rotate (unrestrained walls), they can be designed to resist active pressures. If no movement is allowed at the top of walls (restrained walls), at-rest pressures should be used in wall design. The recommended active and at-rest lateral earth pressures under both drained and undrained conditions are provided in the table below.

<b>LATERAL EARTH PRESSURES FOR RETAINING STRUCTURES</b>				
Wall Condition	Backfill Condition	Drained Equivalent Fluid Pressure (pcf)	Undrained Equivalent Fluid Pressure (pcf)	Incremental Seismic Pressure (pcf)
Unrestrained (Active Pressure)	Level	35	80	35
Restrained (At-rest Pressure)		55	90	N/A*

\*Note: For restrained walls, use the static active pressure and seismic increment in the seismic design.

For retaining walls that need to resist earthquake induced lateral loads from nearby foundations, walls that are to be designed to resist earthquake loads, and any retaining walls that are higher than 6 feet (as required by the 2019 CBC), we recommend the walls be designed to also resist an incremental seismic lateral earth pressure listed in the above table, using a triangular fluid pressure distribution (not inverted). This seismic induced earth pressure is in addition to the active pressures listed above. The seismic lateral earth pressure was estimated based on the half of the peak ground acceleration from a Maximum Considered Earthquake (MCE) earthquake ( $0.5 \times PGAM$ ) per ASCE 7-16/2019 CBC. Due to the transient nature of the seismic loading, a factor of safety of at least 1.1 can be used in the design of the walls when they resist seismic lateral loads. Some movement of the walls may occur during moderate to strong earthquake shaking and may result in distress as is typical for all structures subjected to earthquake shaking.

Walls with inclined backfill should be designed for an additional equivalent fluid pressure of 1 pound per cubic foot for every 2 degrees of slope inclination. Any surcharge loads located within an imaginary 1:1 (horizontal to vertical) plane projected upward from the base of the walls will increase the lateral earth pressures on the wall. Walls subjected to surcharge loads should be designed for an additional uniform lateral pressure (rectangular distribution) equal to one-third

(0.33) and one-half (0.5) the anticipated surcharge load for unrestrained and restrained walls, respectively. Walls adjacent to areas subject to vehicular traffic should be designed for a 2-foot equivalent soil surcharge (250 psf). We should be consulted to provide load contributions from other particular surcharges located behind walls if needed.

It should be noted the lateral earth pressures depend upon the moisture content of the retained soils to be constant over time; if the moisture content of the retained soils will fluctuate or increase compared to the moisture content at time of construction, then SFB should be consulted and provide written modifications to this design criteria.

The above recommended drained lateral earth pressures assume walls are fully back drained to prevent the build-up of hydrostatic pressures. If drainage behind the wall is omitted, the wall should be designed for undrained condition. Wall back-drainage can be accomplished by using 1/2 to 3/4 inch crushed, uniformly graded gravel entirely wrapped in filter fabric, such as Mirafi 140N or equal (an overlap of at least 12 inches should be provided at all fabric joints). The gravel and fabric should be at least 12 inches wide and extend from the base of the wall to within about 1 foot of the finished grade at the top (Class 2 permeable material per Caltrans Specification Section 68 may be used in lieu of gravel and filter fabric). The upper 1 foot of cover backfill should consist of relatively impervious material.

Where wall back-drainage is used, a 4-inch diameter, perforated, PVC SDR-35 pipe should be installed at the base and centered within the gravel. The perforated pipe should be connected to a solid collector pipe that transmits the water directly to suitable discharge facilities. If weep holes are used in the wall, the perforated pipe within the gravel is not necessary provided the weep holes are kept free of animals and debris, are located no higher than approximately 6 inches from the lowest adjacent grade and are able to function properly. Weepholes can be spaced at about 10 to 15 feet apart. As an alternative to using gravel, pre-fabricated drainage panels (such as AWD SITEDRAIN Sheet 94 for walls or equal) may be used behind the walls in conjunction with perforated pipe (connected to solid collector pipe), weep holes, or strip drains (such as SITEDRAIN Strip 6000 or equal).

If heavy compaction equipment is used behind the walls, the walls should be appropriately designed to withstand loads exerted by the heavy equipment and/or temporarily braced. Fill placed behind walls should conform to the recommendations provided in **Section 4.1.4, *Fill Material***, and **Section 4.1.5, *Compaction***.

Retaining walls and soundwalls can be supported on drilled, cast-in-place, straight shaft friction piers that develop their load carrying capacity in the materials underlying the site. The piers should have a minimum diameter of 12 inches and a center-to-center spacing of at least three times the

shaft diameter. We recommend that piers be at least 6 feet long. Pier reinforcing should be based on structural requirements, but in no case should less than two #4 bars for the entire length of the pier be used.

The actual design depth of the piers should be determined using an allowable skin friction of 500 pounds per square foot (psf) for dead plus live loads, with a one-third increase for all loads including wind or seismic. Eighty percent of the skin friction value can be used to resist uplift. Lateral load resistance can be developed in passive resistance for pier foundations. We recommend an allowable soil passive resistance (which includes a factor of safety of 1.5) equal to an equivalent fluid weighing 300 pounds per cubic foot be used for pole foundations. This value can be used up to a maximum value of 3,500 psf. The passive resistance can be applied against twice the projected diameter of pier shaft if the piers are spaced center-on-center at least 3 times of the pier shaft diameter.

The upper two feet of pier embedment should be neglected in the vertical and passive resistance design as measured from finished grade unless it is confined by a pavement or concrete slab. The portion of the pier shaft located within 10 feet (as measured laterally) of the nearest slope face or above an imaginary 1:1 (horizontal to vertical) plane extending upward from the bottom of any adjacent walls or utility trenches should also be ignored in both the vertical bearing and passive resistance designs.

The bottom of pier excavation should be relatively dry and free of all loose cuttings or slough prior to placing reinforcing steel and concrete. Any accumulated water in pier excavation should be removed prior to placing concrete. We recommend that the excavation of all piers be performed under the direct observation of SFB to confirm that the pier foundations are founded in suitable materials and constructed in accordance with the recommendations presented herein. Preliminarily, we recommend concrete pour of pier excavations be performed within 24 hours of excavation and prior to any rainstorms. Where caving or high groundwater conditions exist, additional measures such as using dewatering, casing, slurry, tremie methods, and/or pouring concrete immediately after excavating may be necessary. SFB should be consulted for additional measures for pier construction as needed during construction.

As an alternative to using pier foundations to support the walls, footings may be used. Please contact SFB for footing foundation recommendations if footings will be used to support the walls.

### 4.2.3 Seismic Design Criteria

The following parameters were calculated using the U.S. Seismic Design Map program<sup>12</sup>, and are based on the site being located at approximate latitude 37.152953°N and longitude 121.673066°W. For seismic design using the 2019 California Building Code (CBC), we recommend the following seismic design parameters be used. These values are based on applying the ASCE 7-16 model, assuming the structure is categorized as Risk Category II, and assuming that *Exception Number (2) of ASCE 7-16 Section 11.4.8 – Site Specific Ground Procedure* applies. We should be contacted if any of these assumptions are incorrect or a site-specific ground motion hazard analysis is required.

SEISMIC PARAMETER	DESIGN VALUE
Site Class	D
S <sub>s</sub>	1.609
S <sub>1</sub>	0.600
S <sub>MS</sub>	1.609
S <sub>M1</sub>	Null – See Section 11.4.8 of ASCE 7-16
S <sub>DS</sub>	1.073
S <sub>D1</sub>	Null – See Section 11.4.8 of ASCE 7-16
SDC	Null – See Section 11.4.8 of ASCE 7-16
F <sub>a</sub>	1.000
F <sub>v</sub>	Null – See Section 11.4.8 of ASCE 7-16
PGA <sub>M</sub>	0.739

### 4.3 Pavements

Based on the soils observed in our borings, pits, and laboratory testing, we recommend that an R-value of 25 be used in preliminary asphalt concrete pavement design. We recommend R-value tests be performed once the pavement subgrade is established to confirm the R-value used in the design. Pavement subgrade completely composed of sandy and gravelly fills will result in higher R-values and thinner pavement sections.

We developed the following alternative preliminary pavement sections using Topic 608 of the State of California Department of Transportation Highway Design Manual, the recommended R-value, and typical traffic indices for residential developments. The project's Civil Engineer or

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<sup>12</sup>SEAONC/OSHPD, <https://seismicmaps.org/>, accessed 8/16/2021.

appropriate public agency should determine actual traffic indices. The pavement thicknesses shown below are SFB's recommended minimum values; governing agencies may require pavement thicknesses greater than those shown.

<b>PRELIMINARY PAVEMENT DESIGN ALTERNATIVES</b>			
<b>SUBGRADE R-VALUE = 25</b>			
Location	Pavement Components		Total Thickness (inches)
	Asphalt Concrete (inches)	Class 2 Aggregate Base (inches)	
T.I. = 5.0 (access ways/courts)	4.0*	8.0*	12.0
T.I. = 6.0 (primary roadways)	4.0*	8.0	12.0

\* City of Morgan Hill minimum thickness

If the pavements are planned to be placed prior to or during construction, the traffic indices and pavement sections may not be adequate for support of what is typically more frequent and heavier construction traffic. If the pavement sections will be used for construction access by heavy trucks or construction equipment (especially fork lifts with support footings), SFB should be consulted to provide recommendations for alternative pavement sections capable of supporting the heavier use and heavier loads. If requested, SFB can provide recommendations for a phased placement of the asphalt concrete to reduce the potential for mechanical scars caused by construction traffic in the finished grade. Preliminary pavement sections should be revised, if necessary, when actual traffic indices are known and pavement subgrade elevations are determined.

We recommend the pavement materials and construction conform to Caltrans Standard Specifications. Pavement aggregate base and asphalt concrete should be compacted to at least 95 percent relative compaction as determined by ASTM D1557 or Caltrans Test Method 375. The asphalt concrete compacted unit weight should be determined using Caltrans Test Method 308-A or ASTM Test Method D1188. Asphalt concrete should also satisfy the S-value requirements by Caltrans.

We recommend regular maintenance of the asphalt concrete be performed at approximately five-year intervals. Maintenance may include sand slurry sealing, crack filling, and chip seals as necessary. If regular maintenance is not performed, the asphalt concrete layer could experience premature degradation requiring more extensive repairs.

## **5.0 CONDITIONS AND LIMITATIONS**

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SFB is not responsible for the validity or accuracy of information, analyses, test results, or designs provided to SFB by others or prepared by others. The analysis, designs, opinions, and recommendations submitted in this report are based in part upon the data obtained from our field work and upon information provided by others. Site exploration and testing characterize subsurface conditions only at the locations where the explorations or tests are performed; actual subsurface conditions between explorations or tests may be different than those described in this report. Variations of subsurface conditions from those analyzed or characterized in this report are not uncommon and may become evident during construction. In addition, changes in the condition of the site can occur over time as a result of either natural processes (such as earthquakes, flooding, or changes in ground water levels) or human activity (such as construction adjacent to the site, dumping of fill, or excavating). If changes to the site's surface or subsurface conditions occur since the performance of the field work described in this report, or if differing subsurface conditions are encountered, we should be contacted immediately to evaluate the differing conditions to assess if the opinions, conclusions, and recommendations provided in this report are still applicable or should be amended.

We recommend SFB be retained to provide geotechnical services during design, reviews, earthwork operations, paving operations, and foundation installation to confirm and observe compliance with the design concepts, specifications and recommendations presented in this report. Our presence will also allow us to modify design if unanticipated subsurface conditions are encountered or if changes to the scope of the project, as defined in this report, are made.

This report is a design document that has been prepared in accordance with generally accepted geological and geotechnical engineering practices for the exclusive use of DeNova Homes and their consultants for specific application to the proposed residential development project at 19380 Monterey Road in Morgan Hill, California, and is intended to represent our design recommendations to DeNova Homes for specific application to the 19380 Monterey Road project. The conclusions and recommendations contained in this report are solely professional opinions. It is the responsibility of DeNova Homes to transmit the information and recommendations of this report to those designing and constructing the project. We will not be responsible for the misinterpretation of the information provided in this report. We recommend SFB be retained to review geological and geotechnical aspects of construction calculations, specifications, and plans; we should also be retained to participate in pre-bid and pre-construction conferences to clarify the opinions, conclusions, and recommendations contained in this report.

It should be understood that advancements in the practice of geotechnical engineering and engineering geology, or discovery of differing surface or subsurface conditions, may affect the validity of this report and are not uncommon. SFB strives to perform its services in a proper and professional manner with reasonable care and competence but we are not infallible. Geological engineering and geotechnical engineering are disciplines that are far less exact than other engineering disciplines; therefore we should be consulted if the limitations to using this are not completely understood.

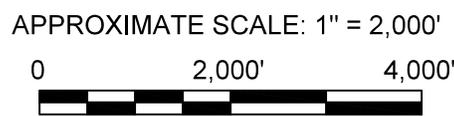
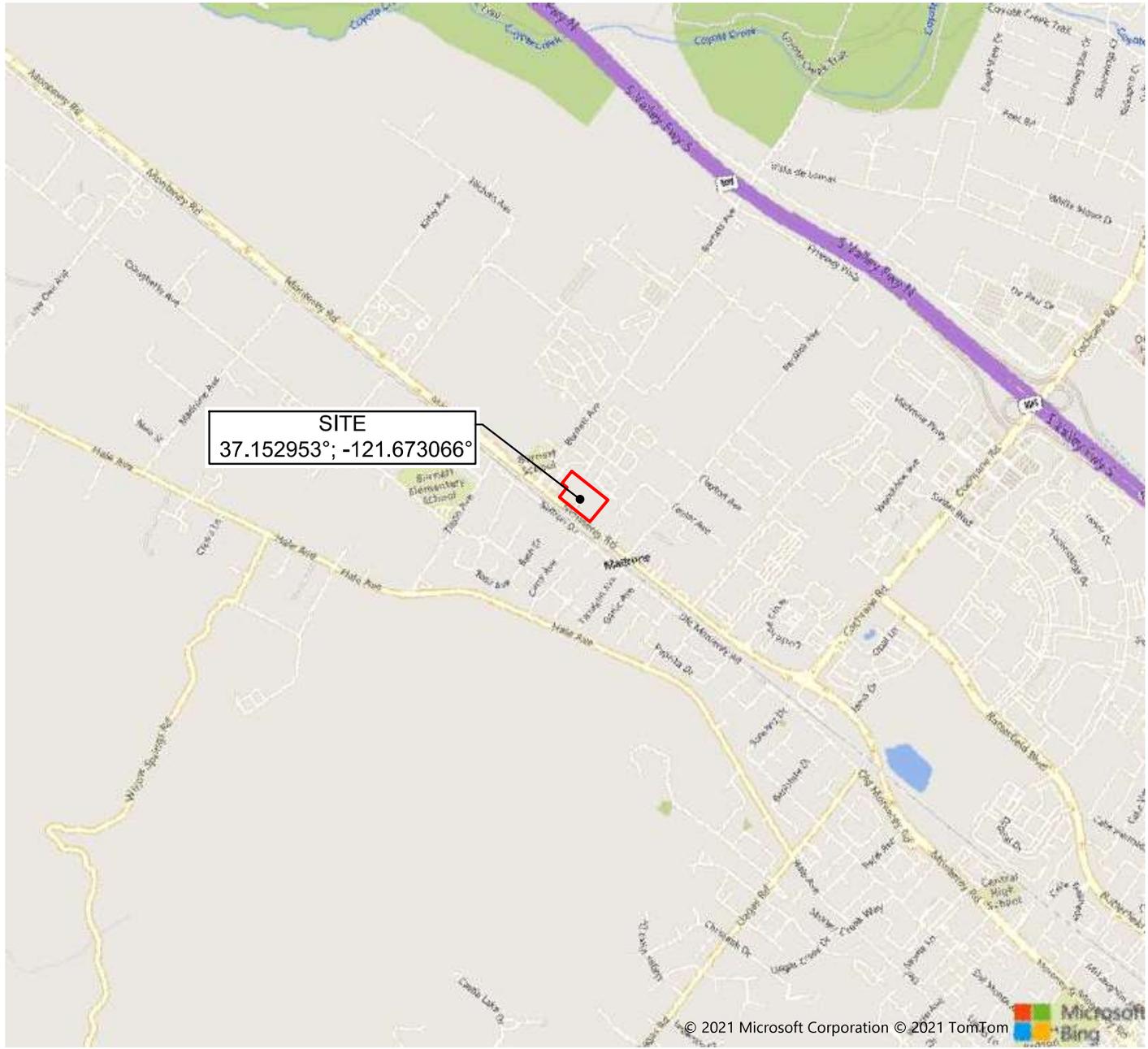
In the event that there are any changes in the nature, design or location of the project, as described in this report, or if any future additions are planned, the conclusions and recommendations contained in this report shall not be considered valid unless we are contacted in writing, the project changes are reviewed by us, and the conclusions and recommendations presented in this report are modified or verified in writing. The opinions, conclusions, and recommendations contained in this report are based upon the description of the project as presented in the introduction section of this report.

This report does not necessarily represent all of the information that has been communicated by us to DeNova Homes and their consultants during the course of this engagement and our rendering of professional services to DeNova Homes. Reliance on this report by parties other than those described above must be at their own risk unless we are first consulted as to the parties' intended use of this report and only after we obtain the written consent of DeNova Homes to divulge information that may have been communicated to the DeNova Homes. We cannot accept consequences for use of segregated portions of this report.

Please refer to Appendix D for Geoprofessional Business Association (GBA) guidelines regarding use of this report.

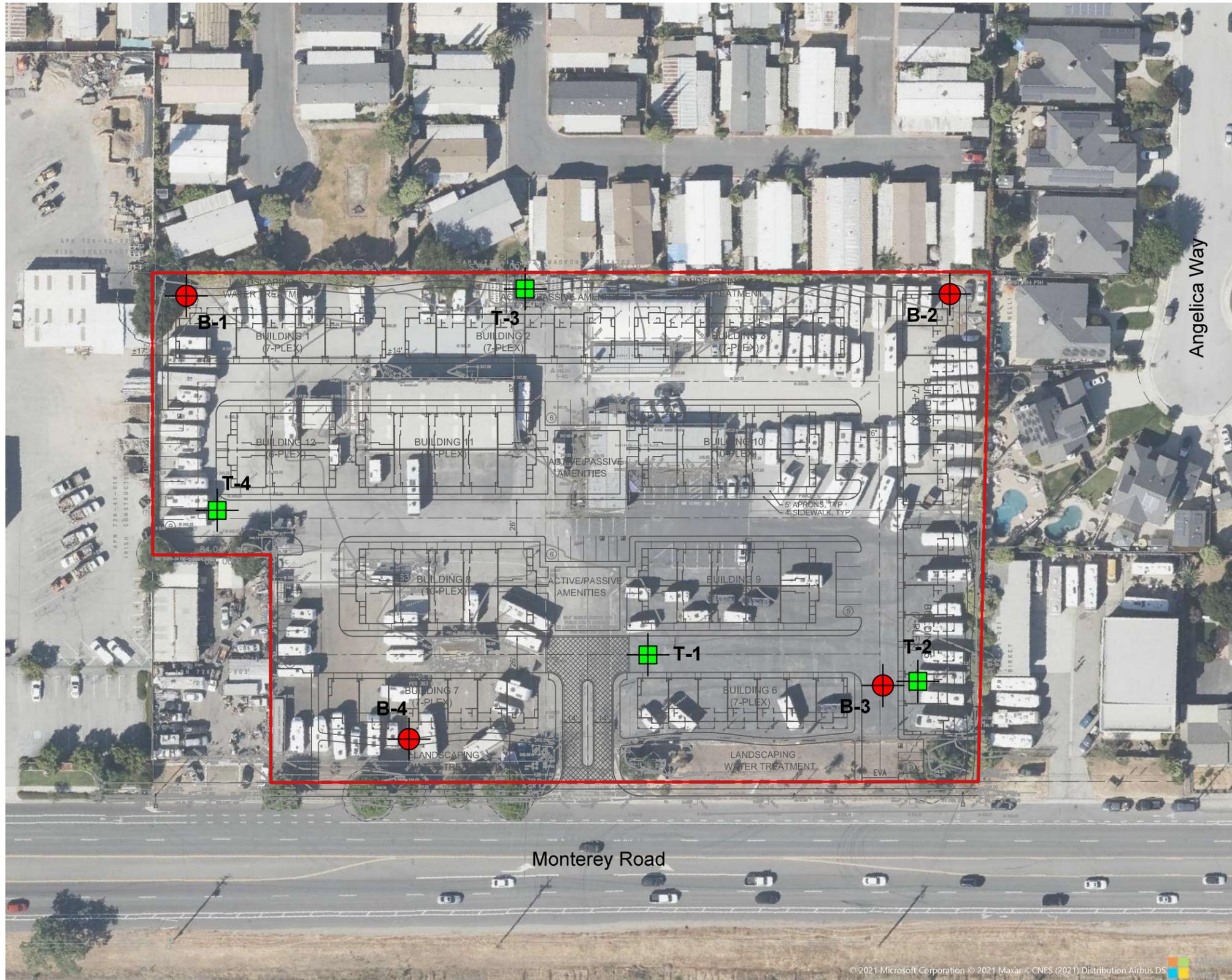
## FIGURES

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NOTE: Basemap from Microsoft/TomTom Map, 2021.

DATE	<p>1600 Willow Pass Court                  Concord, CA 94520                  Tel 925.688.1001                  Fax 925.688.1005                  www.SFandB.com</p>	VICINITY MAP	FIGURE
PROJECT NO.		19380 MONTEREY ROAD	1
155-109		Morgan Hill, California	



**KEY**

-  Exploratory Boring by SFB (8/3/21)
-  Field Infiltration Test by SFB (8/5/21)

 Approximate Project Limit

NOTE: All locations shown are approximate.

NOTE: Base map from the project conceptual site plan Option - E1 prepared by RJA and dated May 13, 2021. Aerial photo Imagery from Microsoft/TomTom Map 2021.

APPROXIMATE SCALE: 1" = 80'



DATE

August 2021

PROJECT NO.

155-109

**Stevens**  
**S**  
**T**  
**B**  
**errone &**  
**Bailey**  
Engineering Company, Inc

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SITE PLAN

19380 MONTEREY ROAD

Morgan Hill, California

FIGURE

2

**APPENDIX A**  
Field Exploration

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## KEY TO EXPLORATORY BORING LOGS

PROJECT:

**19380 MONTEREY ROAD**  
Morgan Hill, California

PROJECT NO: **155-109**

FIGURE NO: **A-1**

### UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS		GRAPHIC LOG	GROUP SYMBOL	DESCRIPTION	MAJOR DIVISIONS	GRAPHIC LOG	GROUP SYMBOL	DESCRIPTION	
COARSE-GRAINED SOILS (More than 50% of material is larger than #200 sieve)	CLEAN GRAVELS (Less than 5% fines)		GW	Well-graded gravels or gravel-sand mixtures, little or no fines	FINE-GRAINED SOILS (More than 50% of material is smaller than #200 sieve)		ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts of low to medium plasticity	
			GP	Poorly-graded gravels or gravel-sand mixtures, little or no fines				CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
			GM	Silty gravels or gravel-sand-silt mixtures				OL	Organic silts and clays of low plasticity
			GC	Clayey gravels or gravel-sand-clay mixtures				MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts of high plasticity
		GRAVELS WITH FINES (More than 12% fines)		SW			Well-graded sands or gravelly sands, little or no fines		CH
	CLEAN SANDS (Less than 5% fines)						SP		Poorly-graded sands or gravelly sands, little or no fines
			SM				Silty sands or sand-silt mixtures		PT
	SANDS WITH FINES (More than 12% fines)			SC			Clayey sands or sand-clay mixtures		HIGHLY ORGANIC SOILS

### GRAIN SIZES

U.S. STANDARD SERIES SIEVE

CLEAR SQUARE SIEVE OPENINGS

#200                      #40                      #10                      #4                      3/4"                      3"                      12"

SILTS AND CLAYS	SANDS			GRAVELS		COBBLES	BOULDERS
	Fine	Medium	Coarse	Fine	Coarse		

### RELATIVE DENSITY

SANDS AND GRAVELS	BLOWS/FOOT*
Very Loose	0 - 4
Loose	4 - 10
Medium Dense	10 - 30
Dense	30 - 50
Very Dense	Over 50

### CONSISTENCY

SILTS AND CLAYS	BLOWS/FOOT*	UCS (KSF)**
Very Soft	0 - 2	0 - 1/2
Soft	2 - 4	1/2 - 1
Firm	4 - 8	1 - 2
Stiff	8 - 16	2 - 4
Very Stiff	16 - 32	4 - 8
Hard	Over 32	Over 8

\*Number of blows for a 140-pound hammer falling 30 inches to drive a 2" O.D. (1-3/8" I.D.) split spoon sampler.

\*\*Unconfined Compressive Strength.

### SYMBOLS AND NOTES

	Standard Penetration Test Sampler (2" O.D. Split Barrel)		Shelby Tube		Groundwater Level During Drilling	INCREASING VISUAL MOISTURE CONTENT	↑	Saturated Wet Moist Damp Dry	CONSTITUENT PERCENTAGE	
	Modified California Sampler (3" O.D. Split Barrel)		Pitcher Barrel		Groundwater Level at End of Drilling				trace	< 5%
	California Sampler (2.5" O.D. Split Barrel)		HQ Core			some	5 - 15%			
						with	16 - 30%			
						-y	31 - 49%			

## EXPLORATORY BORING B-1

PROJECT NO: 155-109	SURFACE ELEVATION: --
LOGGED BY: M. Mendoza	DATE STARTED: 08/03/21
DRILL RIG: Mobile B-24	DATE FINISHED: 08/03/21
DRILLING METHOD: 4-inch Solid Stem Auger	DEPTH TO INITIAL WATER: Not Encountered
HAMMER METHOD: Rope and Cathead	DEPTH TO FINAL WATER: Not Encountered
HAMMER WEIGHT / DROP: 140 pounds / 30 inches	
BORING LOCATION: See Site Plan, Figure 2 (37.153900°, -121.673168°)	

PROJECT:  
**19380 MONTEREY ROAD**  
Morgan Hill, California

DESCRIPTION AND CLASSIFICATION			DEPTH (FEET) ELEVATION	SAMPLER	SPT N-VALUE	WATER CONTENT (%)	DRY DENSITY (PCF)	UCS (KSF)	OTHER TESTS AND NOTES
DESCRIPTION AND REMARKS	CONSIST	GRAPHIC LOG							
AGGREGATE BASE (AB).			0						
SAND (SM), brown, fine- to medium-grained, some coarse-grained, with gravel (fine to coarse, angular to subrounded), trace roots, with to silty, dry.	medium dense		0 - 1		27	5.0	104.4		
GRAVEL (GW-GM)/SAND (SW-SM), light brown, fine to coarse, angular to subrounded, sandy (fine- to coarse-grained), dry.	medium dense		1 - 5		22				
			5 - 6		23	4.7	109.7		At 6 feet: Coarse Gravel = 15% Fine Gravel = 39% Coarse Sand = 20% Medium Sand = 16% Fine Sand = 4% Fines = 6%
Change color to grayish brown, rock fragments up to 2 inches in size.	dense		6 - 15		33				
	medium dense		15 - 18		12				
Large cobbles at 18 feet, drilling refusal.			18						
Bottom of Boring = 18 feet Notes: Stratification is approximate, variations must be expected. Blow counts converted to SPT N-values. See report for additional details.			18 - 30						

## EXPLORATORY BORING B-2

PROJECT NO: 155-109	SURFACE ELEVATION: --
LOGGED BY: M. Mendoza	DATE STARTED: 08/03/21
DRILL RIG: Mobile B-24	DATE FINISHED: 08/03/21
DRILLING METHOD: 4-inch Solid Stem Auger	DEPTH TO INITIAL WATER: Not Encountered
HAMMER METHOD: Rope and Cathead	DEPTH TO FINAL WATER: Not Encountered
HAMMER WEIGHT / DROP: 140 pounds / 30 inches	
BORING LOCATION: See Site Plan, Figure 2 (37.152748°, -121.671973°)	

PROJECT:  
**19380 MONTEREY ROAD**  
Morgan Hill, California

DESCRIPTION AND CLASSIFICATION			DEPTH (FEET) ELEVATION	SAMPLER	SPT N-VALUE	WATER CONTENT (%)	DRY DENSITY (PCF)	UCS (KSF)	OTHER TESTS AND NOTES
DESCRIPTION AND REMARKS	CONSIST	GRAPHIC LOG							
AGGREGATE BASE (AB).			0						
SAND (SM), brown, fine- to medium-grained, some coarse-grained, gravelly (fine to coarse, angular to subrounded), with rock fragments up to 2 inches in size, silty, dry.	medium dense		0 - 2.5		21	5.9	112.3		
SAND (SP-SM), grayish brown, fine- to medium-grained, some coarse-grained, with to gravelly (fine to coarse, angular to rounded), some silt, dry.	medium dense		2.5 - 4		27				
With large cobbles at 4 feet, drilling refusal.			4						
Bottom of Boring = 4 feet Notes: Stratification is approximate, variations must be expected. Blow counts converted to SPT N-values. See report for additional details.			0 - 30						

## EXPLORATORY BORING B-3

PROJECT NO: 155-109	SURFACE ELEVATION: --
LOGGED BY: M. Mendoza	DATE STARTED: 08/03/21
DRILL RIG: Mobile B-24	DATE FINISHED: 08/03/21
DRILLING METHOD: 4-inch Solid Stem Auger	DEPTH TO INITIAL WATER: Not Encountered
HAMMER METHOD: Rope and Cathead	DEPTH TO FINAL WATER: Not Encountered
HAMMER WEIGHT / DROP: 140 pounds / 30 inches	
BORING LOCATION: See Site Plan, Figure 2 (37.152363°, -121.672815°)	

PROJECT:  
**19380 MONTEREY ROAD**  
Morgan Hill, California

DESCRIPTION AND CLASSIFICATION			DEPTH (FEET) ELEVATION	SAMPLER	SPT N-VALUE	WATER CONTENT (%)	DRY DENSITY (PCF)	UCS (KSF)	OTHER TESTS AND NOTES
DESCRIPTION AND REMARKS	CONSIST	GRAPHIC LOG							
ASPHALT CONCRETE (AC).			0						At 2 feet: Liquid Limit = 21 Plasticity Index = 4 Fine Gravel = 2% Coarse Sand = 7% Medium Sand = 12% Fine Sand = 19% Silt = 36% Clay = 24%
AGGREGATE BASE (AB).	very stiff								
CLAY (CL-ML)/SILT (ML), brown, silty, sandy (fine- to coarse-grained), with clay, moist to wet. No recovery at 3.5 feet.	very stiff				16	12.4	127.5		
GRAVEL (GC)/SAND (SC), mottled orange brown, fine to coarse, angular to subrounded, sandy (fine- to coarse-grained), clayey, with gravels up to 2.5 inches in size, damp.	medium dense		5		46				At 6 feet: Coarse Gravel = 19% Fine Gravel = 27% Coarse Sand = 19% Medium Sand = 15% Fine Sand = 8% Fines = 12%
Damp to moist.					24	7.5	120.8		
Moist.	dense		10		28				
Damp to moist.			15		42				
Wet.	very dense		20		40				
Large cobbles at 28 feet, drilling refusal.			25		62				
Bottom of Boring = 28 feet Notes: Stratification is approximate, variations must be expected. Blow counts converted to SPT N-values. See report for additional details.			30						

## EXPLORATORY BORING B-4

PROJECT NO: 155-109	SURFACE ELEVATION: --
LOGGED BY: M. Mendoza	DATE STARTED: 08/03/21
DRILL RIG: Mobile B-24	DATE FINISHED: 08/03/21
DRILLING METHOD: 4-inch Solid Stem Auger	DEPTH TO INITIAL WATER: Not Encountered
HAMMER METHOD: Rope and Cathead	DEPTH TO FINAL WATER: Not Encountered
HAMMER WEIGHT / DROP: 140 pounds / 30 inches	
BORING LOCATION: See Site Plan, Figure 2 (37.153089°, -121.673655°)	

PROJECT:  
**19380 MONTEREY ROAD**  
Morgan Hill, California

DESCRIPTION AND CLASSIFICATION			DEPTH (FEET) ELEVATION	SAMPLER	SPT N-VALUE	WATER CONTENT (%)	DRY DENSITY (PCF)	UCS (KSF)	OTHER TESTS AND NOTES
DESCRIPTION AND REMARKS	CONSIST	GRAPHIC LOG							
ASPHALT CONCRETE (AC).			0						
AGGREGATE BASE (AB).	medium dense								
SAND (SM), brown, fine- to medium-grained, silty, dry.	dense				30/6"				
SAND (SP-SM), brown, fine- to coarse-grained, gravelly (fine to coarse, angular to subrounded), some silt, dry.	dense				38				
GRAVEL (GW-GC), brown, fine to coarse, subangular to subrounded, sandy (fine- to coarse-grained), some silt, some clay, dry.	dense		5		30	5.7	120.4		At 6 feet: Coarse Gravel = 15% Fine Gravel = 37% Coarse Sand = 14% Medium Sand = 13% Fine Sand = 10% Fines = 11%
SAND (SC)/GRAVEL (GC), fine- to coarse-grained, gravelly (fine to coarse, subangular to subrounded), clayey, moist.	dense		10		35	7.9	127.1		At 11 feet: Coarse Gravel = 8% Fine Gravel = 35% Coarse Sand = 17% Medium Sand = 20% Fine Sand = 8% Fines = 12%
With gravels up to 2 inches in size.			15		33				
Color change to mottled orange and dark brown, with gravels up to 3 inches in size. moist.			20		32				
	very dense		25		47				
			30						

## EXPLORATORY BORING B-4

PROJECT NO: 155-109	SURFACE ELEVATION: --
LOGGED BY: M. Mendoza	DATE STARTED: 08/03/21
DRILL RIG: Mobile B-24	DATE FINISHED: 08/03/21
DRILLING METHOD: 4-inch Solid Stem Auger	DEPTH TO INITIAL WATER: Not Encountered
HAMMER METHOD: Rope and Cathead	DEPTH TO FINAL WATER: Not Encountered
HAMMER WEIGHT / DROP: 140 pounds / 30 inches	
BORING LOCATION: See Site Plan, Figure 2 (37.153089°, -121.673655°)	

PROJECT:  
**19380 MONTEREY ROAD**  
Morgan Hill, California

DESCRIPTION AND CLASSIFICATION			DEPTH (FEET) ELEVATION	SAMPLER	SPT N-VALUE	WATER CONTENT (%)	DRY DENSITY (PCF)	UCS (KSF)	OTHER TESTS AND NOTES
DESCRIPTION AND REMARKS	CONSIST	GRAPHIC LOG							
SAND (SC)/GRAVEL (GC), continued.	very dense		53		53				
CLAY (CL), brown, damp to moist.	very stiff		35		22				
			40		27				
Bottom of Boring = 41.5 feet Notes: Stratification is approximate, variations must be expected. Blow counts converted to SPT N-values. See report for additional details.			45						
			50						
			55						
			60						

SFB 155-109, 19380 Monterey Rd, Morgan Hill, CA  
8/12/21 TC

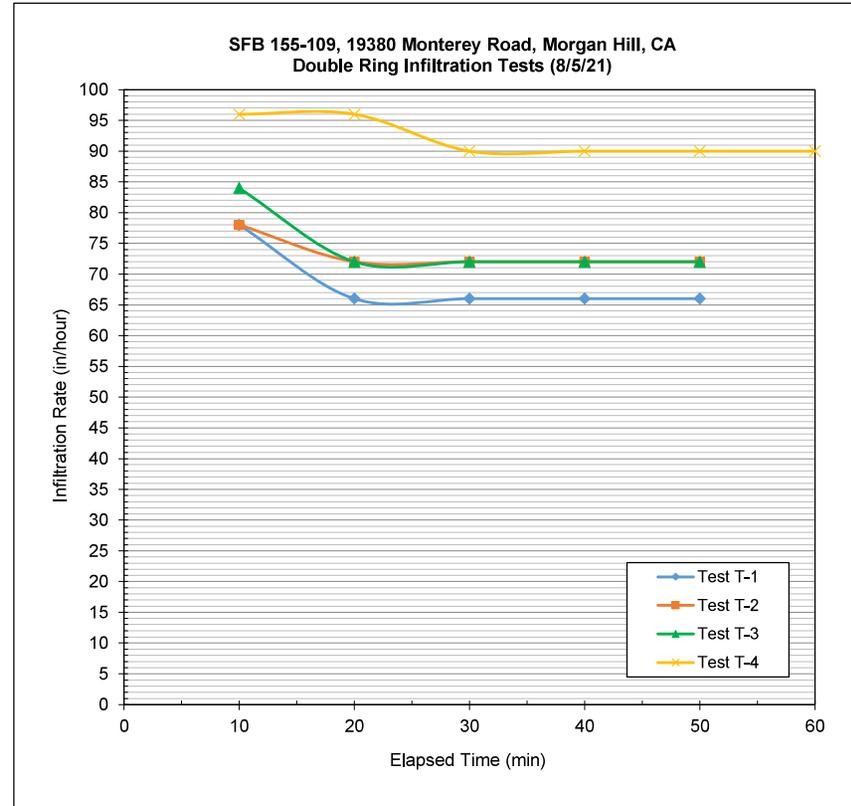
Test Date: 8/5/21

Test T-1		Test Water Head = 16 in	Test at 6 ft Deep	
Reading No.	Drop (in)	Test Period (min)	Rate (in/hr)	Elapsed Time (min)
Pre-Soak	46	30	92	-
Pre-Soak	26	30	52	-
1	13	10	78	10
2	11	10	66	20
3	11	10	66	30
4	11	10	66	40
5	11	10	66	50

Test T-2		Test Water Head = 16 in	Test at 6 ft Deep	
Reading No.	Drop (in)	Test Period (min)	Rate (in/hr)	Elapsed Time (min)
Pre-Soak	32	30	64	-
Pre-Soak	32	30	64	-
1	13	10	78	10
2	12	10	72	20
3	12	10	72	30
4	12	10	72	40
5	12	10	72	50

Test T-3		Test Water Head = 14 in	Test at 7 ft Deep	
Reading No.	Drop (in)	Test Period (min)	Rate (in/hr)	Elapsed Time (min)
Pre-Soak	42	30	84	-
Pre-Soak	28	30	56	-
1	14	10	84	10
2	12	10	72	20
3	12	10	72	30
4	12	10	72	40
5	12	10	72	50

Test T-4		Test Water Head = 16 in	Test at 6 ft Deep	
Reading No.	Drop (in)	Test Period (min)	Rate (in/hr)	Elapsed Time (min)
Pre-Soak	51	30	102	-
Pre-Soak	34	30	68	-
1	16	10	96	10
2	16	10	96	20
3	15	10	90	30
4	15	10	90	40
5	15	10	90	50
6	15	10	90	60



**APPENDIX B**  
Laboratory Testing

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Atterberg Limits Test – ASTM D4318

**Project Number:** 155-109

**Boring/Sample No:** B-3

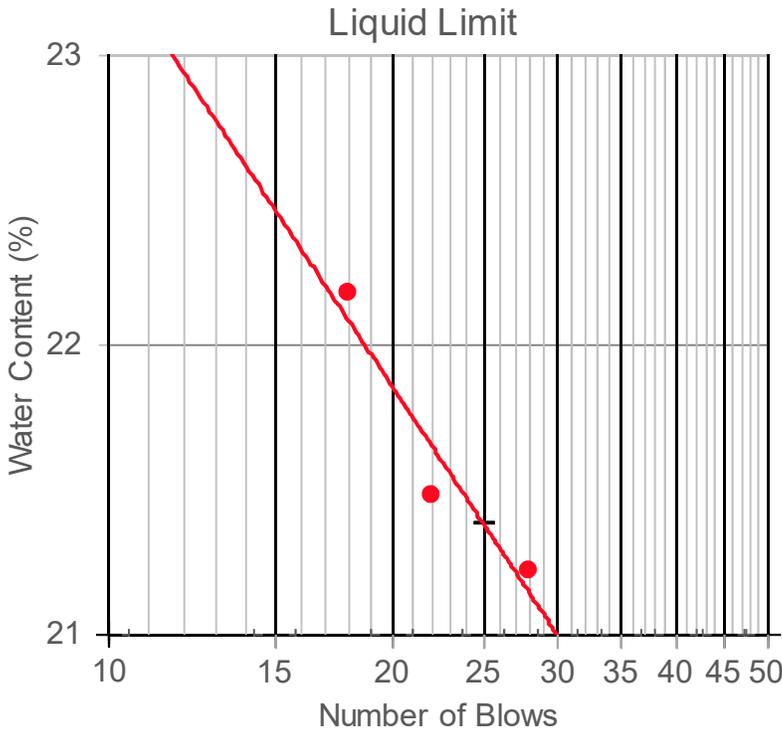
**Depth:** 2 ft

**Project Name:** 19380 Monterey Road

**Test Date:** 08-06-21

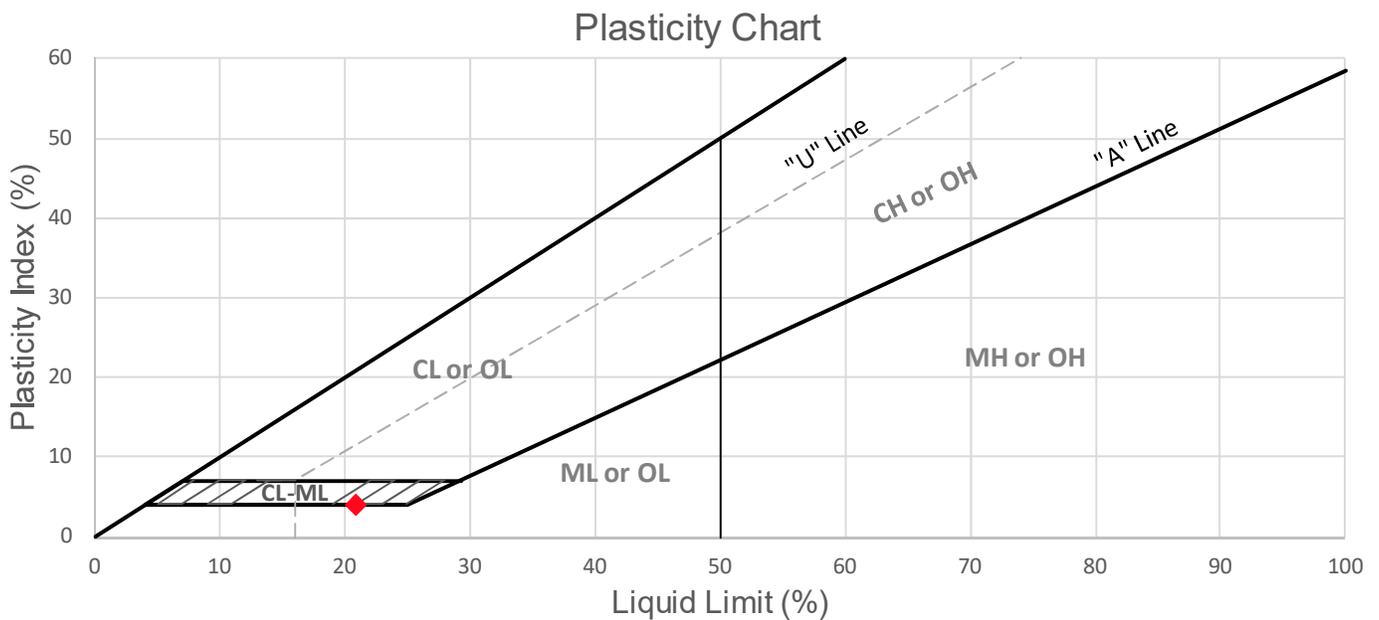
**Description:** Brown sandy silty CLAY (CL-ML)

**Tested By:** R



Plastic Limit Data			
Trial	1	2	Ave
Water Content (%)	16.5	16.5	16.5

Data Summary	
Liquid Limit	<b>21</b>
Plastic Limit	<b>17</b>
Plasticity Index	<b>4</b>
Natural Water Content	<b>12.4</b>
Liquidity Index	<b>-1.150</b>
% Passing #200 Sieve	<b>60.0</b>



Sieve Analysis – ASTM C136

**Project Number:** 155-109

**Boring/Sample No:** B-1 @ 6 ft

**Sampling Date:** 08-04-21

**Project Name:** 19380 Monterey Road **Description:**

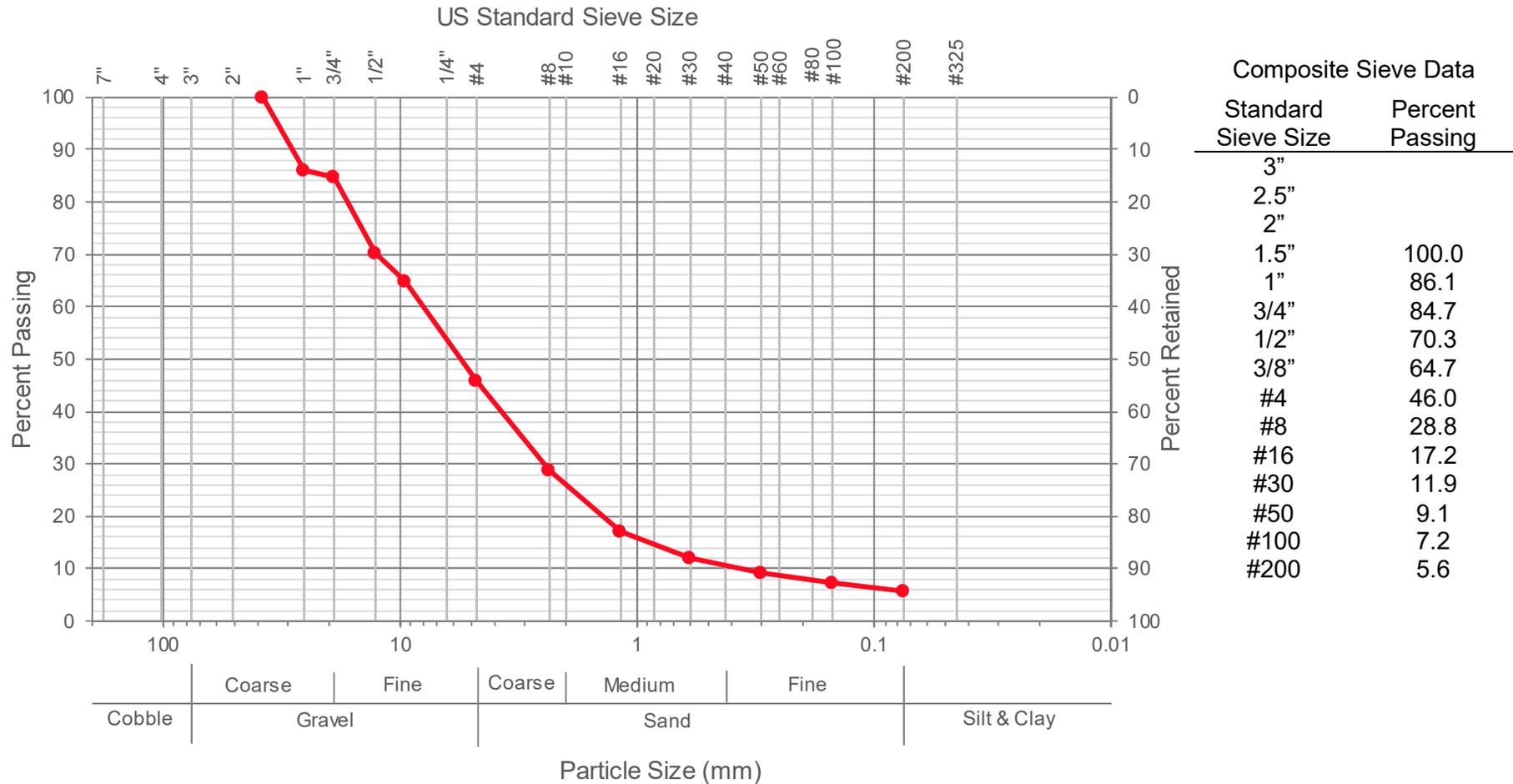
**Sampled By:** MM

Brown sandy GRAVEL some silt (GW-GM)

**Test Date:** 08-09-21

**Source:** Onsite

**Tested By:** R



Hydrometer Analysis – ASTM D422

**Project Number:** 155-109

**Boring/Sample No:** B-3

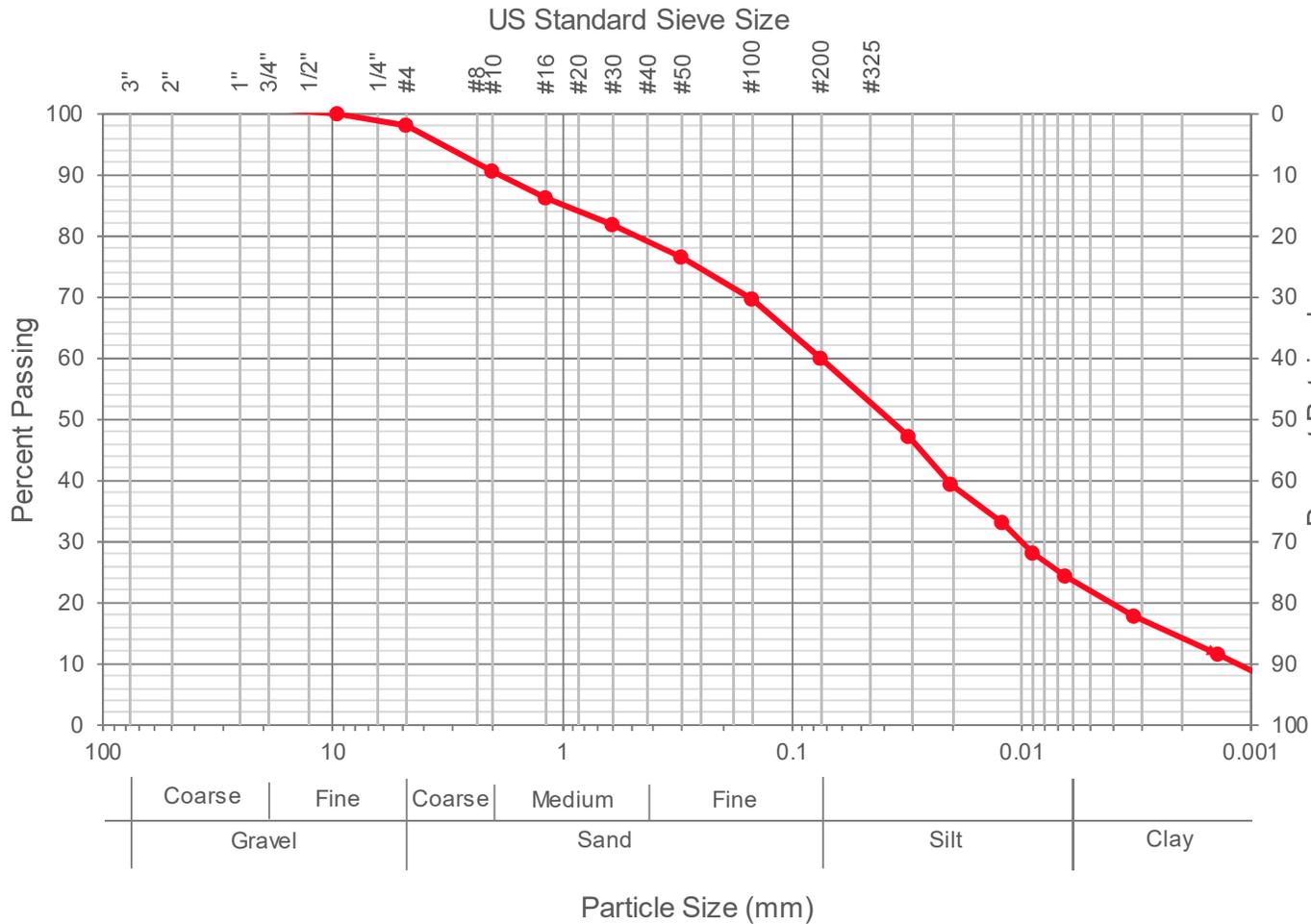
**Depth:** 2 ft

**Project Name:** 19380 Monterey Road

**Test Date:** 08-09-21

**Description:** Brown sandy clayey SILT (ML)

**Tested By:** R



Composite Sieve Data

Standard Sieve Size	Percent Passing
3"	
1.5"	
3/4"	
3/8"	100.0
#4	97.9
#10	90.5
#16	86.1
#30	81.8
#50	76.7
#100	69.7
#200	60.0

Particle Diameter (mm)	Percent Soil in Suspension
0.0308	47.1
0.0204	39.4
0.0122	33.1
0.0089	28.0
0.0064	24.2
0.0032	17.8
0.0014	11.8

Sieve Analysis – ASTM C136

**Project Number:** 155-109

**Boring/Sample No:** B-3 @ 6 ft

**Sampling Date:** 08-04-21

**Project Name:** 19380 Monterey Road

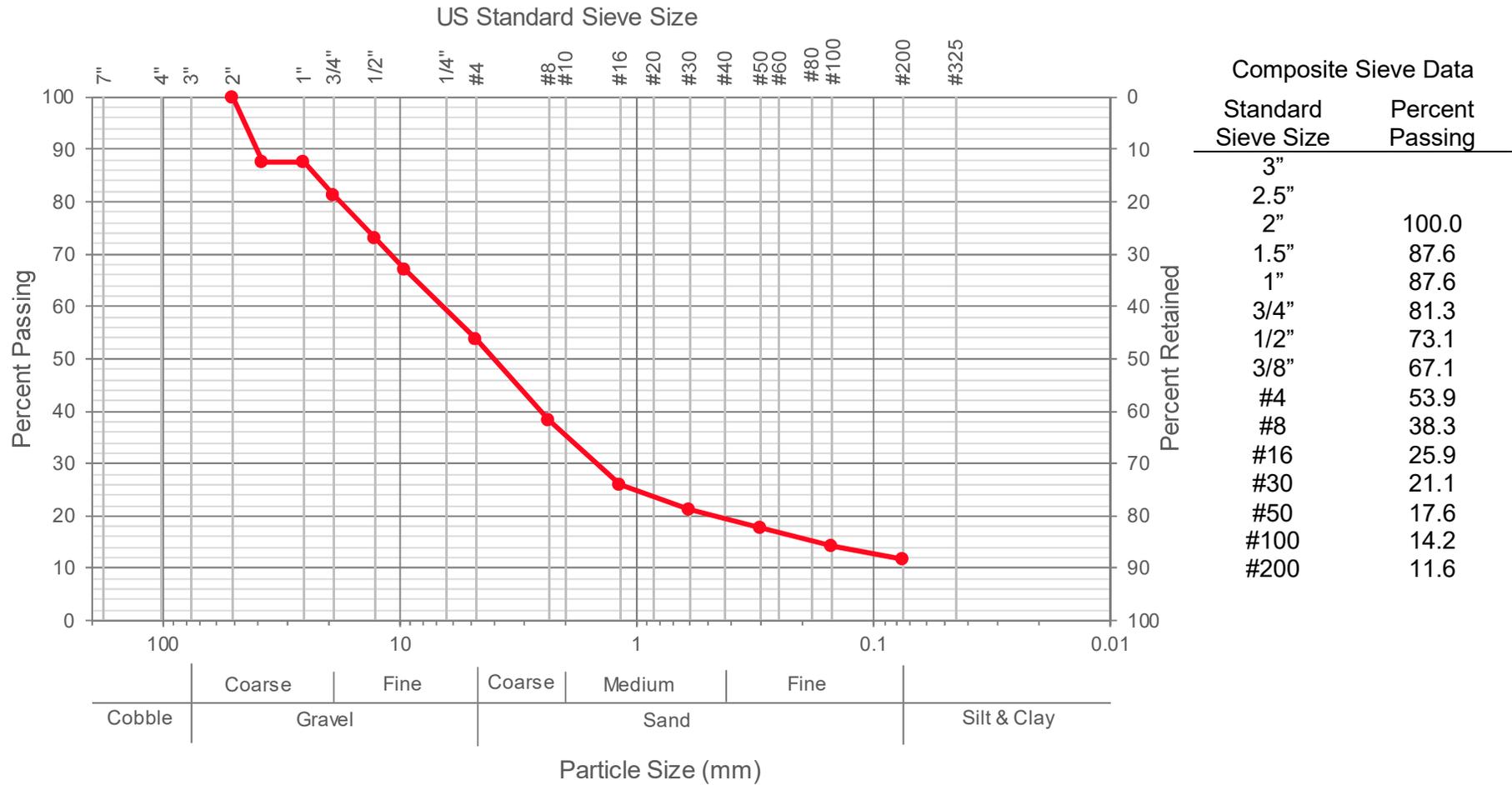
**Sampled By:** MM

**Description:** Brown sandy GRAVEL some silt and clay (GC)

**Test Date:** 08-09-21

**Source:** Onsite

**Tested By:** R



Sieve Analysis – ASTM C136

**Project Number:** 155-109

**Boring/Sample No:** B-4 @ 6 ft

**Sampling Date:** 08-04-21

**Project Name:** 19380 Monterey Road

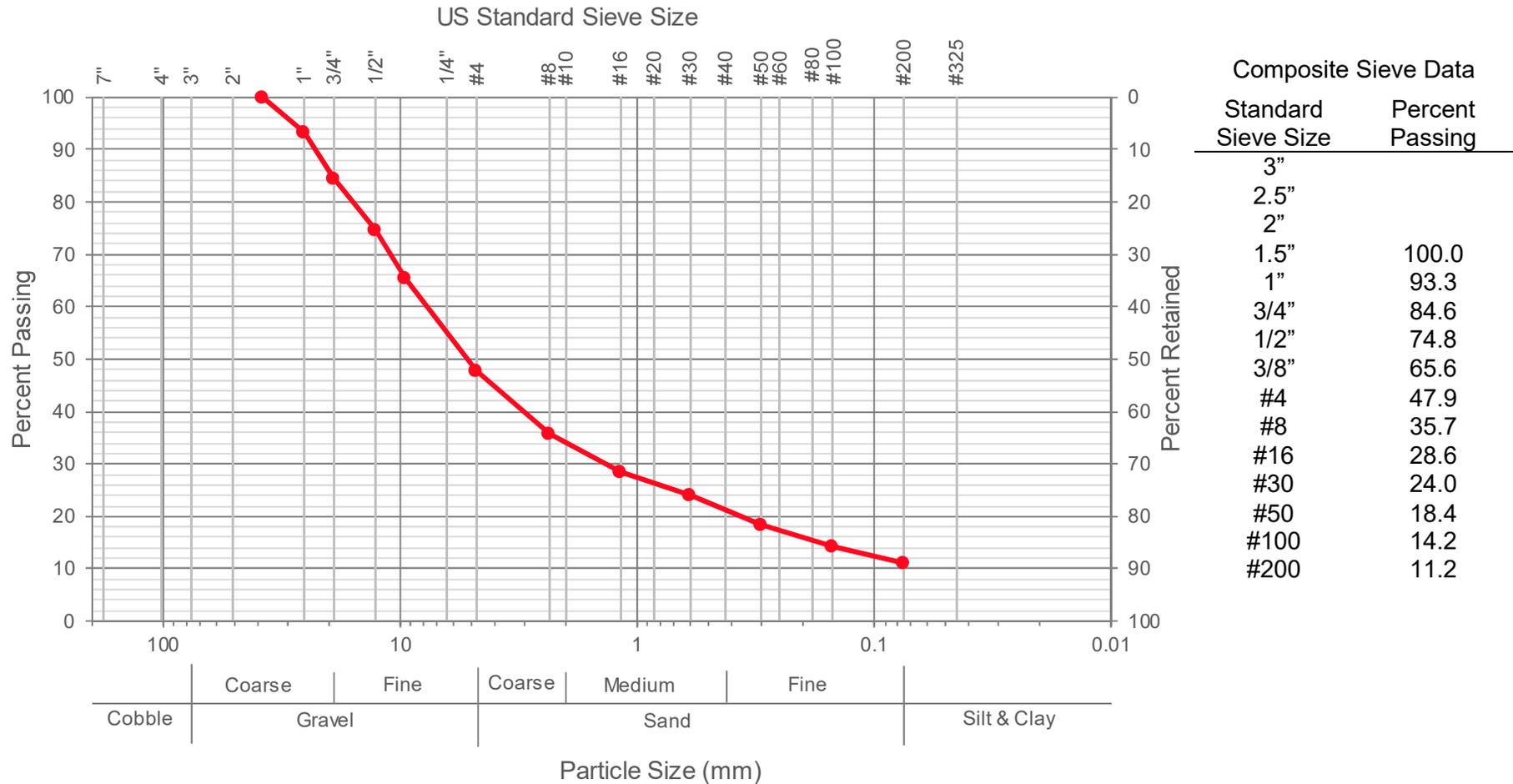
**Sampled By:** MM

**Description:** Brown sandy GRAVEL some silt and clay (GW-GC)

**Test Date:** 08-09-21

**Source:** Onsite

**Tested By:** R



Sieve Analysis – ASTM C136

**Project Number:** 155-109

**Boring/Sample No:** B-4 @ 11 ft

**Sampling Date:** 08-04-21

**Project Name:** 19380 Monterey Road

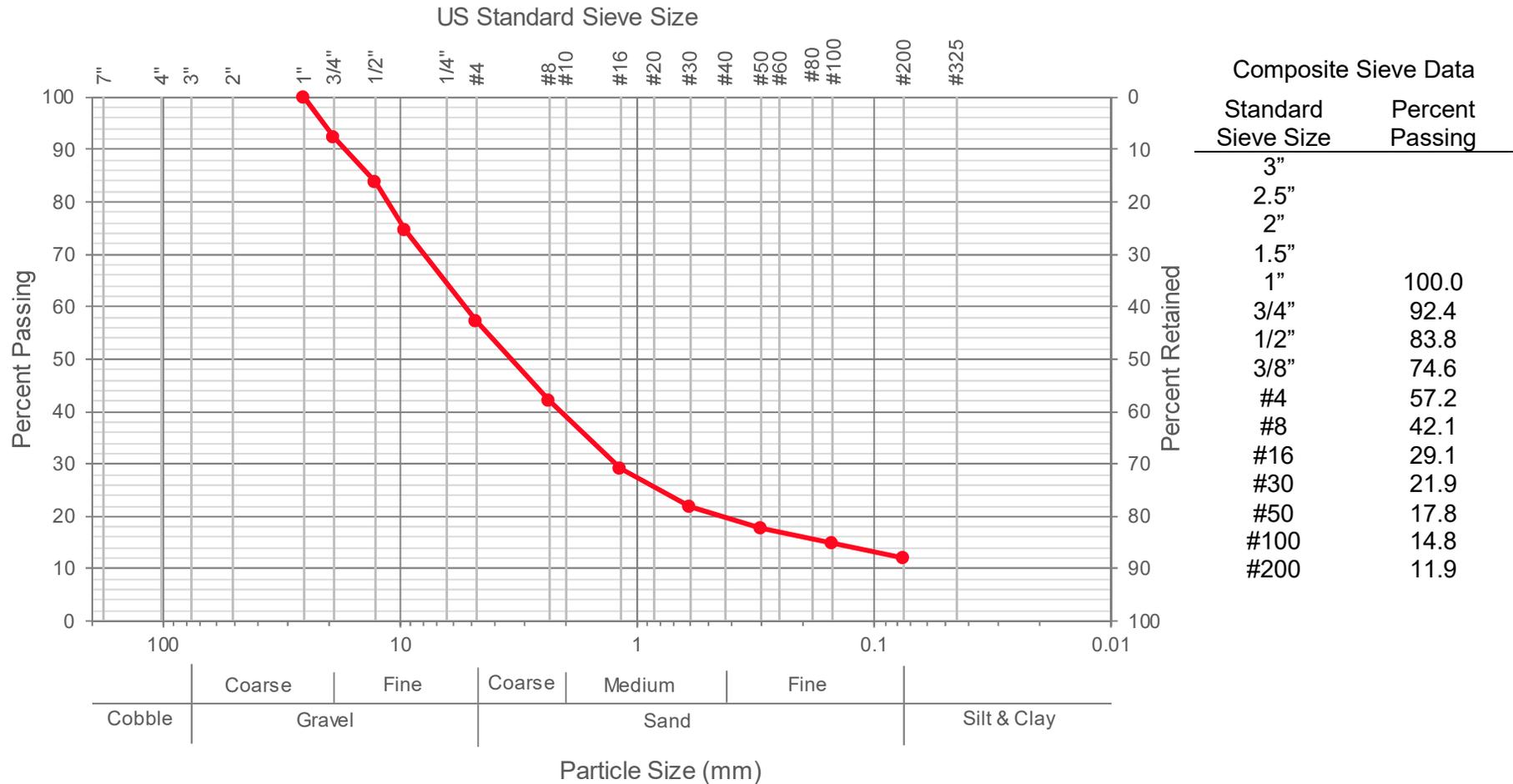
**Sampled By:** MM

**Description:** Brown gravelly SAND some clay (SC)

**Test Date:** 08-09-21

**Source:** Onsite

**Tested By:** R



12 August, 2021

Job No. 2108007  
Cust. No. 11486Mr. Taiming Chen  
Stevens, Ferrone & Bailey  
1600 Willow Pass Court  
Concord, CA 94520Subject: Project No.: SFB 155-109  
Project Name: 19380 Monterey Rd., Morgan Hill, CA  
Corrosivity Analysis – ASTM Test Methods

Dear Mr. Chen:

Pursuant to your request, CERCO Analytical has analyzed the soil samples submitted on August 05, 2021. Based on the analytical results, this brief corrosivity evaluation is enclosed for your consideration.

Based upon the resistivity measurements, all samples are classified as “moderately corrosive”. All buried iron, steel, cast iron, ductile iron, galvanized steel and dielectric coated steel or iron should be properly protected against corrosion depending upon the critical nature of the structure. All buried metallic pressure piping such as ductile iron firewater pipelines should be protected against corrosion.

The chloride ion concentrations reflect none detected with a reporting limit of 15 mg/kg.

The sulfate ion concentrations ranged from none detected to 19 mg/kg and are determined to be insufficient to damage reinforced concrete structures and cement mortar-coated steel at these locations.

The sulfide ion concentrations reflect none detected with a reporting of 50 mg/kg.

The pH of the soils ranged from 7.56 to 7.69 which does not present corrosion problems for buried iron, steel, mortar-coated steel and reinforced concrete structures.

The redox potentials ranged from 360 to 370-mV and all samples are indicative of potentially “slightly corrosive” soils resulting from anaerobic soil conditions.

This corrosivity evaluation is based on general corrosion engineering standards and is non-specific in nature. For specific long-term corrosion control design recommendations or consultation, please call *JDH Corrosion Consultants, Inc. at (925) 927-6630.*

We appreciate the opportunity of working with you on this project. If you have any questions, or if you require further information, please do not hesitate to contact us.

Very truly yours,  
CERCO ANALYTICAL, INC.  
for, J. Darby Howard, Jr., P.E.  
PresidentJDH/jdl  
Enclosure



**APPENDIX C**  
GBA Guidelines for Geotechnical Report

---

# Important Information about This

# Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

**The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, you can benefit from a lowered exposure to problems associated with subsurface conditions at project sites and development of them that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed herein, contact your GBA-member geotechnical engineer. Active engagement in GBA exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.**

## Understand the Geotechnical-Engineering Services Provided for this Report

Geotechnical-engineering services typically include the planning, collection, interpretation, and analysis of exploratory data from widely spaced borings and/or test pits. Field data are combined with results from laboratory tests of soil and rock samples obtained from field exploration (if applicable), observations made during site reconnaissance, and historical information to form one or more models of the expected subsurface conditions beneath the site. Local geology and alterations of the site surface and subsurface by previous and proposed construction are also important considerations. Geotechnical engineers apply their engineering training, experience, and judgment to adapt the requirements of the prospective project to the subsurface model(s). Estimates are made of the subsurface conditions that will likely be exposed during construction as well as the expected performance of foundations and other structures being planned and/or affected by construction activities.

The culmination of these geotechnical-engineering services is typically a geotechnical-engineering report providing the data obtained, a discussion of the subsurface model(s), the engineering and geologic engineering assessments and analyses made, and the recommendations developed to satisfy the given requirements of the project. These reports may be titled investigations, explorations, studies, assessments, or evaluations. Regardless of the title used, the geotechnical-engineering report is an engineering interpretation of the subsurface conditions within the context of the project and does not represent a close examination, systematic inquiry, or thorough investigation of all site and subsurface conditions.

## Geotechnical-Engineering Services are Performed for Specific Purposes, Persons, and Projects, and At Specific Times

Geotechnical engineers structure their services to meet the specific needs, goals, and risk management preferences of their clients. A geotechnical-engineering study conducted for a given civil engineer

will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client.

Likewise, geotechnical-engineering services are performed for a specific project and purpose. For example, it is unlikely that a geotechnical-engineering study for a refrigerated warehouse will be the same as one prepared for a parking garage; and a few borings drilled during a preliminary study to evaluate site feasibility will not be adequate to develop geotechnical design recommendations for the project.

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project or purpose;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, the reliability of a geotechnical-engineering report can be affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If you are the least bit uncertain* about the continued reliability of this report, contact your geotechnical engineer before applying the recommendations in it. A minor amount of additional testing or analysis after the passage of time – if any is required at all – could prevent major problems.

## Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read the report in its entirety. Do not rely on an executive summary. Do not read selective elements only. *Read and refer to the report in full.*

## You Need to Inform Your Geotechnical Engineer About Change

Your geotechnical engineer considered unique, project-specific factors when developing the scope of study behind this report and developing the confirmation-dependent recommendations the report conveys. Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the elevation, configuration, location, orientation, function or weight of the proposed structure and the desired performance criteria;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project or site changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept*

responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.

### Most of the “Findings” Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site’s subsurface using various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing is performed.* The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgement to form opinions about subsurface conditions throughout the site. Actual site-wide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team through project completion to obtain informed guidance quickly, whenever needed.

### This Report’s Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, they are not final, because the geotechnical engineer who developed them relied heavily on judgement and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* exposed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

### This Report Could Be Misinterpreted

Other design professionals’ misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a continuing member of the design team, to:

- confer with other design-team members;
- help develop specifications;
- review pertinent elements of other design professionals’ plans and specifications; and
- be available whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction-phase observations.

### Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note*

*conspicuously that you’ve included the material for information purposes only.* To avoid misunderstanding, you may also want to note that “informational purposes” means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

### Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. This happens in part because soil and rock on project sites are typically heterogeneous and not manufactured materials with well-defined engineering properties like steel and concrete. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled “limitations,” many of these provisions indicate where geotechnical engineers’ responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

### Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a “phase-one” or “phase-two” environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually provide environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures.* If you have not obtained your own environmental information about the project site, ask your geotechnical consultant for a recommendation on how to find environmental risk-management guidance.

### Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, the engineer’s services were not designed, conducted, or intended to prevent migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, *proper implementation of the geotechnical engineer’s recommendations will not of itself be sufficient to prevent moisture infiltration.* *Confront the risk of moisture infiltration* by including building-envelope or mold specialists on the design team. *Geotechnical engineers are not building-envelope or mold specialists.*



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# **APPENDIX C**

## **PHASE I ENVIRONMENTAL SITE ASSESSMENT**



**PHASE I ENVIRONMENTAL SITE ASSESSMENT and LIMITED SUBSURFACE INVESTIGATION**

conducted on

Family RV Lot  
19380 Monterey Road  
Morgan Hill, California

Apex Project No. 25021-021054.00

May 18, 2021

**Prepared for:**

DeNova Homes, Inc.  
1500 Willow Pass Court  
Concord, California

**Prepared by:**

Apex Companies, LLC  
1962 Freeman Avenue  
Signal Hill, California 90755

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## **EXECUTIVE SUMMARY**

DeNova Homes, Inc. retained Apex Companies, LLC (Apex) to conduct a Phase I Environmental Site Assessment (“ESA” or “Assessment”) and Limited Subsurface Investigation (LSI) for the Family RV Lot located at 19380 Monterey Road in Morgan Hill (Santa Clara County), California (the “subject property”). The objective of the Assessment was to provide an independent, professional opinion regarding *recognized environmental conditions*, as defined by ASTM, associated with the subject property. This Assessment was requested in association with a potential property transaction.

This Assessment was performed under the conditions of, and in accordance with Apex’s Proposal Number 4960976901, dated April 12, 2021, ASTM International Practice E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, and the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312). Details of the work performed, sources of information, and findings are presented in the report. Limitations of the Assessment are described in Section 1.3.

The subject property consists of approximately 4.67 acres of land in a commercial and residential setting. At the time of the walkthrough, the subject property was developed with four buildings and a large tent structure occupied by Family RV. The buildings consisted of a check-in office, a main office, a service office, an RV service warehouse, a paint booth, and a paint booth prep area. A propane AST with a dispenser and an RV dumping station is located in the central west portion of the subject property. Additionally, a former inground hydraulic lift was located in the center of the subject property. The remainder of the subject property is utilized for RV storage and parking and consists of asphalt-paved and gravel covered surfaces. Landscaping is located along the southern border of the property. Access can be gained from Monterey Road to the southwest.

Based on a review of historical information, one residential and/or farm-related structure was depicted on the subject property in the 1917 topographic map. This structure was present on the 1939 aerial photograph. The remainder of the subject property was developed agriculturally by 1939. By 1968, the onsite structure was demolished and agricultural activities had ceased. Two small structures and a parking lot were located on the southwest portion of the subject property between approximately 1966 and 1981. By 1982, the property began being utilized as a vehicle storage/sales lot. The existing buildings onsite were developed between 1987 and 2014 and have been occupied by various RV sales/repair tenants.

Several residential-like structures and a railroad were depicted on the southeast and southwest adjoining properties, respectively in the 1917 topographic map. By 1939, several residences were also developed on the northeast adjoining property and agricultural activities were present on all of the adjoining properties. Agricultural activities were no longer present by 1968. The existing buildings on the northwest adjoining property were developed between circa 1963 and 1968. The northwest adjoining property was occupied by Chevrolet between approximately 1971 and 1996 and has been occupied by Irish Construction since at least 2001. By 1963, a commercial building was developed on the southeast adjoining property and was later demolished and replaced with a slightly larger commercial building circa 1974. This building was demolished and replaced with the existing building by 1987 and has been occupied by various tenants including Sotelo Forklift, Hallmark Equipment, and Superior Auto and RV since that time. By 1974, the

northeast adjoining residences were demolished and replaced with the existing mobile homes. The existing residences on the north portion of the southeast adjoining property and the southwest adjoining property were developed circa 2005.

This Assessment has revealed the following *recognized environmental condition* in connection with the subject property:

- **Former Agricultural Use** - Based on the review of historical aerial photographs, the subject property was observed in agricultural use historically. Given this usage, it is possible that pesticides and/or herbicides were once used onsite and residual amounts may remain. On May 5, 2021 four soil samples were collected from the subject property and analyzed for organochlorine pesticides. Dieldrin was detected between 7.11 µg/kg and 112 µg/kg which is below the DTSC-SL for residential land use of 1,900 µg/kg. However, three of the soil samples contained dieldrin above the USEPA RSL of 34 µg/kg. The remaining organochlorine pesticides detected were below their applicable regulatory levels. Since the property is planned for residential development, it is Apex's opinion that the potential past use of pesticides and/or fertilizers does present a *recognized environmental condition* to the subject property.

This Assessment has revealed the following *de minimis condition* in connection with the subject property:

- **De Minimis Staining** - Concrete and gravel staining was observed directly below the new oil AST located outside. The staining appeared to be relatively minor and is considered a *de minimis* condition.

Based on the results of this Assessment, Apex recommends that soil disturbance onsite be conducted under a soil management plan and that any soil transported offsite be sampled and analyzed to confirm if dieldrin is below regulatory levels. Soil sampling should be conducted after grading activities are completed but prior to development. Additionally, the former inground lift should be properly removed prior to redevelopment. When the subject property is redeveloped, Apex recommends that observations be made during demolition activities including, but not limited to, areas that may contain underground structures, buried debris, stained soils, waste drums, or odorous soils. If areas of possible contamination are encountered during demolition, they should be properly handled. Stained soil, if encountered, should be removed and properly disposed.

## 1.0 INTRODUCTION

DeNova Homes, Inc. retained Apex Companies, LLC (Apex) to conduct a Phase I Environmental Site Assessment (“ESA” or “Assessment”) and Limited Subsurface Investigation (LSI) for the Family RV Lot located at 19380 Monterey Road in Morgan Hill (Santa Clara County), California (the “subject property”). This Assessment was requested in association with a potential property transaction.

### 1.1 Purpose

The purpose of the assessment is to follow ASTM International Practice E1527-13 (practice), which defines 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) 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 (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). The term *recognized environmental conditions* is defined as the presence or likely presence of any hazardous substances or petroleum products in, on, or at the 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*.

### 1.2 Methodology

This Assessment was performed under the conditions of, and in accordance with Apex’s Proposal Number 4960976901, dated April 12, 2021 and ASTM International Practice E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The United States Environmental Protection Agency (USEPA) has determined that the ASTM E1527-13 standard is consistent with the requirements for conducting All Appropriate Inquiry (AAI) and may be used to comply with the AAI regulations (40 Code of Federal Regulations [CFR] Part 312). The methods and terms are as defined in the ASTM standard and AAI regulations.

The Assessment included the following components:

- Review information provided by the client. This includes that information required by the Standard with respect to “User Responsibilities” as well as other information provided (e.g., Environmental Liens, Activity and Use Limitations [AULs], Specialized Knowledge).
- Review selected information on general geology and topography of the subject property, local groundwater conditions, and proximity to ecologically sensitive receptors, such as streams, that might be impacted by *recognized environmental conditions*.
- Investigate historical use of the subject property through reasonably ascertainable ASTM Standard Historical Sources for evidence of prior land use that could have led to *recognized environmental conditions*. These Standard Historical Sources may include: aerial photography, United States Geological Survey (USGS) topographic maps, fire insurance maps, local street

directories, property tax files, building department records and zoning/land use records. Unless otherwise specified by the client/proposal this did not include a review of recorded land title records.

- Review of environmental records available from the client, property owner or site contact for evidence of *recognized environmental conditions* and AULs. This includes helpful documents such as regulatory agency reports, permits, registrations, previous assessments, etc.
- Review a commercial database summary of ASTM Standard Federal, State, and Tribal regulatory agency records pertinent to the subject property and offsite facilities located within ASTM-specified search distances from the subject property.
- Review of reasonably ascertainable Federal, State, Tribal and Local environmental agency case files for onsite facilities and adjoining properties identified in the database summary report and/or during the site reconnaissance that have the potential to adversely impact the subject property.
- Regulatory agency file reviews are required for the subject property and adjoining properties if identified in the environmental database. Also, reviews of previous reports/data for sites which have received "closure" is required, to verify that the closure meets current criteria and the level of closure (commercial, residential, restricted, unrestricted). Closed sites must meet residential unrestricted criteria to be a historical recognized environmental condition (HREC).
- Conduct an interview with at least one staff member of any one of the following: local fire department, local health department, local building department, or State/Local environmental agency. This individual was asked about their personal knowledge of the subject property, with the questioning directed to identifying *recognized environmental conditions*. For example, if the site includes a known leaking underground storage tank (LUST) incident, the State agency LUST Program Project Manager for the facility may be the person interviewed under this portion of the scope of services.
- Conduct interviews with the subject property owner (or their designated *Key Site Manager*) and occupants regarding current and previous uses of the subject property, particularly with respect to activities involving hazardous substances and petroleum products. Past owners, operators and occupants were also interviewed to the extent they were identified and their information was not likely to be duplicative. In cases of abandoned properties, where there is evidence of uncontrolled access, this included interviews with Owners/Occupants of one or more neighboring properties (subject to availability).
- Conduct an onsite reconnaissance of the subject property for visual evidence of *recognized environmental conditions*, including, but not limited to: existing or potential soil and water contamination, as evidenced by soil or pavement staining or discoloration, unnaturally stressed vegetation, or indications of waste dumping or burial; pits, ponds, or lagoons; containers of hazardous substances or petroleum products; electrical and hydraulic equipment that may contain polychlorinated biphenyls (PCBs), such as electrical transformers and hydraulic hoists; underground and aboveground storage tanks (USTs and ASTs, respectively); etc.
- A determination of the sources of water, power, and sewer service at the subject property.
- Perform a subject property line visual reconnaissance of adjacent properties for evidence of potential offsite environmental conditions that may affect the subject property.
- Evaluate information gathered during the Assessment to reach conclusions concerning *recognized environmental conditions* and prepare this report.

This Assessment did not include considerations of "Non-ASTM" issues (e.g., asbestos-containing building materials, radon, lead-based paint).

An Apex representative, Mr. Jesse Thornton, Staff Scientist, conducted the site walkthrough portion of the Assessment on April 22, 2021, accompanied by Ms. Donna Paulines, the Controller with Family RV. This Assessment was performed by (or under the responsible charge of) an *Environmental Professional* as defined in §312.10 of 40 CFR 312 (see Section 11.0).

Copies of selected relevant documents and supporting information are included in the applicable appendices. See the Table of Contents for a list of Appendices. Resumes for assessors and *Environmental Professionals* involved in this Assessment are included in the Appendices. Photographs taken at the time of the walkthrough are included behind the *Photographs* Tab.

### **1.3 Reliance**

The information and opinions rendered in this report are exclusively for use by Civic Monterey Road, LLC, Civic ResCal Holdings, LLC, Civic ResCal Platform B, LLC, ResCal Investments, LLC, ORA California IV, LLC, Resmark Equity Partners IV, LLC, Civic Property Group Inc., DeNova Homes, and California State Teachers' Retirement System, a public entity. Apex will not distribute or publish this report without consent except as required by law or court order. The information and opinions expressed in this report are given in response to a limited assignment and should be considered and implemented only in light of that assignment. The services provided by Apex in completing this project were consistent with normal standards of the profession. No other warranty, expressed or implied, is made.

## 2.0 SUBJECT PROPERTY DESCRIPTION

A description of the current uses and improvements at the subject property is presented in the following table:

<b>Property Summary</b>	
<b>Subject Property Address/Parcel Number:</b>	19380 Monterey Road, Morgan Hill, California APN: 726-42-001 and -002
<b>Owner:</b>	FARV Monterey, LLC
<b>Property Size (approximate):</b>	4.67 acres
<b>Zoning:</b>	MU-F: Mixed use Flex
<b>Current Site Use:</b>	Family RV Lot with a service building and offices
<b>Access/Egress:</b>	Access can be gained from Monterey Road to the southwest.
<b>Unimproved Areas:</b>	None
<b>Landscaped Areas:</b>	Landscaping was observed along Monterey Road.

### 2.1 Building Description

A description of the current buildings at the subject property is presented in the following table:

<b>Building Summary</b>	
<b>Number of Buildings:</b>	Four
<b>Number of Floors:</b>	Single-story
<b>Total Square Feet of Space (approximate):</b>	Total of approximately 9,540 square feet
<b>Construction Completion Date (year):</b>	Between 1966 and 1985
<b>Heating Type:</b>	None
<b>Current Tenant(s):</b>	Family RV

<b>Building Summary</b>	
<b>Current Use(s):</b>	RV lot, service building, and offices
<b>Utilities</b>	
<b>Water:</b>	City of Morgan Hill
<b>Wastewater/Sewer:</b>	City of Morgan Hill
<b>Natural Gas:</b>	Pacific Gas & Electric
<b>Electrical:</b>	Pacific Gas & Electric

## 2.2 Site Reconnaissance

The subject property was assessed on foot. At the time of the walkthrough, the subject property was developed with four buildings and a large tent structure occupied by Family RV. The buildings consisted of a check-in office, a main office, a service office, an RV service warehouse, a paint booth, and a paint booth prep area. A propane AST with a dispenser and an RV dumping station is located in the central west portion of the subject property. The remainder of the subject property is utilized for RV storage and parking and consists of asphalt-paved and gravel covered surfaces. Landscaping is located along the southern border of the property. Access can be gained from Monterey Road to the southwest.

The following site conditions were observed:

<b>Issue</b>	<b>Observed</b>	<b>Comments</b>
Stained Soil/Surface	Yes	Concrete and gravel staining was observed directly below the new oil AST located outside. The staining appeared to be relatively minor and is considered a <i>de minimis</i> condition.
Distressed Vegetation	No	
Odors	No	

Issue	Observed	Comments
Chemical/Hazardous Materials Storage	Yes	<p>The following hazardous materials were observed onsite:</p> <ul style="list-style-type: none"> <li>• Three 55-gallon drums of used oil in the service warehouse.</li> <li>• Various retail-sized containers of cleaners, paints, automotive fluids, and oils in the service warehouse, to the northwest of the service warehouse, in the service office, and in the spray paint booth on storage racks.</li> <li>• One 250-gallon new oil AST outside of the service warehouse.</li> <li>• Nine cylinders of propane to the northwest of the service warehouse.</li> <li>• Approximately 30 used lead-acid batteries outside of the service warehouse and approximately 20 new lead-acid batteries in the service office.</li> <li>• One 500-gallon propane AST in the center of the property.</li> <li>• Four 55-gallon drums of DEF exhaust fluid next to the check-in building and the dumpsters.</li> <li>• One 100-gallon portable gas AST near the center of the property.</li> </ul> <p>Secondary containment was not observed for any materials stored onsite. The majority of containers were in good condition with no evidence of leaks or staining. However, concrete and gravel staining was observed directly below the new oil AST located outside. The staining appeared to be relatively minor and is considered a <i>de minimis</i> condition.</p>
Unidentified Drums/ Substance Containers	No	
Wastewater	Yes	<p>Wastewater from the subject property originates from sinks and toilets and is discharged to the municipal sewer system. Additionally, a dump station for RV wastewater is located near the center of the subject property and discharges to the municipal sewer system.</p>

Issue	Observed	Comments
Stormwater	Yes	The storm water runoff from the subject property flows via sheet flow to the south onto Monterey Road or percolates naturally into the ground.
Leachfields/Septic Tank	No	
Sumps/Floor Drains	No	
Wells	No	
Waste Handling and Disposal	Yes	Currently, non-hazardous solid waste is generated onsite. Waste is in the form of general refuse (e.g., paper, household trash) that is disposed of in dumpsters by Recology. Additionally, hazardous waste onsite is disposed of by Safety Kleen and Napa Auto Parts (for batteries) at least three times a year.
Potential PCB-Containing Equipment	Yes	One pad-mounted transformer is located near the entrance to the subject property. The transformer was observed in good condition with no evidence of leaks or staining.
Aboveground Storage Tanks (ASTs)	Yes	<p>The following ASTs were observed onsite:</p> <ul style="list-style-type: none"> <li>• One 250-gallon new oil AST outside of the service warehouse.</li> <li>• One 500-gallon propane AST in the center of the property.</li> <li>• One 100-gallon portable gas AST near the center of the property.</li> </ul> <p>Concrete and gravel staining was observed directly below the new oil AST located outside. The staining appeared to be relatively minor and is considered a <i>de minimis</i> condition.</p>
Underground Storage Tanks (USTs)	No	

### 2.3 Physical Setting

The subsurface conditions under the subject property are interpreted from available data and may vary. Estimated groundwater flow direction is based on topography and nearby water features unless otherwise noted. Topography is not always a reliable basis for predicting groundwater flow direction. The local

groundwater gradient under the subject property may be influenced naturally by zones of higher or lower permeability, or artificially by nearby pumping or recharge, and may deviate from the regional trend. General information on the topography, surface water, soils, bedrock and groundwater in the vicinity of the subject property is as follows:

Soil Type	Pleasanton loam, 0 to 2 percent slopes, which is well drained and has moderately high runoff potential (ERIS, 2021).
Bedrock (Type and Depth)	Quaternary alluvium and marine deposits (ERIS, 2021).
Nearby Surface Water/ Drainage Features	Coyote Creek is located approximately 1.02 miles north of the subject property (Google image).
Estimated Depth Shallow Groundwater:	Groundwater is expected to occur at approximately 35 feet below ground surface (bgs) in the vicinity of the subject property (www.geotracker.waterboards.ca.gov).
Estimated Shallow Groundwater Flow Direction	South-southwest (ERIS, 2021).

#### 2.4 Current Uses of Adjoining/ Nearby Properties

The area surrounding the subject property consists of commercial and residential development . Adjoining and nearby properties were observed (from the subject property or from public access areas) for evidence of potential *recognized environmental conditions* and their potential to pose an environmental concern to the subject property (Figure 1, *Figures Tab*). The uses and features of adjoining properties are described below (by relative compass direction and across adjoining roadways):

Direction	Name	Address	Type / Relevant Observations
Northwest	Irish Construction	19490 Monterey Road	Storage yard and offices/ No concerns noted.
Northeast	Madrone Mobile Estates	200 Burnett Avenue	Residential/No concerns noted.
Southwest	Monterey Road and Railroad followed by Single-Family Residences	19211-19271 Saffron Drive	Residential/No concerns noted.
Southeast	Superior Auto and RV and Single-Family Residences	19280 Monterey Road and 25-35 Angelica Way	Commercial and Residential/No concerns noted.

### **3.0 HISTORICAL REVIEW**

The following Sections detail Apex's review of available historical and related information. This includes a review of ASTM Standard Historical Sources, Agency/Department records/personnel interviews and other documents. The historical summary also incorporates information obtained from interviews and other components of the Assessment process.

#### **3.1 Summary of Historical Review**

The historical research presented in this Assessment has established the *obvious* uses of the subject property since 1917. In addition, information on historic uses of adjoining properties was also obtained. A chronological summary of the historic use of the subject and adjoining/nearby properties is presented below. Please refer to the Exceptions & Limiting Conditions Section for a summary of significant data gaps (if any).

Based on a review of historical information, one residential and/or farm-related structure was depicted on the subject property in the 1917 topographic map. This structure was present on the 1939 aerial photograph. The remainder of the subject property was developed agriculturally by 1939. By 1968, the onsite structure was demolished and agricultural activities had ceased. Two small structures and a parking lot were located on the southwest portion of the subject property between approximately 1966 and 1981. By 1982, the property began being utilized as a vehicle storage/sales lot. The existing buildings onsite were developed between 1987 and 2014 and have been occupied by various RV sales/repair tenants.

Several residential-like structures and a railroad were depicted on the southeast and southwest adjoining properties, respectively in the 1917 topographic map. By 1939, several residences were also developed on the northeast adjoining property and agricultural activities were present on all of the adjoining properties. Agricultural activities were no longer present by 1968. The existing buildings on the northwest adjoining property were developed between circa 1963 and 1968. The northwest adjoining property was occupied by Chevrolet between approximately 1971 and 1996 and has been occupied by Irish Construction since at least 2001. By 1963, a commercial building was developed on the southeast adjoining property and was later demolished and replaced with a slightly larger commercial building circa 1974. This building was demolished and replaced with the existing building by 1987 and has been occupied by various tenants including Sotelo Forklift, Hallmark Equipment, and Superior Auto and RV since that time. By 1974, the northeast adjoining residences were demolished and replaced with the existing mobile homes. The existing residences on the north portion of the southeast adjoining property and the southwest adjoining property were developed circa 2005.

#### **3.2 Aerial Photographs**

Aerial photographs, including the subject and adjoining properties, were obtained from ERIS - Environmental Risk Information Services for the years 1939 to 2020. Aerial photographs are summarized as follows:

Date	Comments
1939 1948 1953 1956	The subject and adjoining properties were developed as agricultural land. One building was also developed in the center of the subject property. Residences were also developed on the northeast and southeast adjoining properties. A railroad was developed to the southwest of the subject property.
1963	There were no significant changes from the 1956 photograph, except that one building was developed on the northwest adjoining property and one building was developed on the southeast adjoining property.
1968	The building on the subject property was demolished and agricultural activities ceased. A parking lot with two small structures were developed in the southwest portion of the subject property and the northwest adjoining property. An additional building was constructed on the northwest adjoining property. No further changes were noted.
1974	The commercial building on the southeast adjoining property was demolished and replaced with a slightly larger building. The northeast adjoining residence was demolished and replaced with residences. No further changes were noted.
1981	The parking lot and small structures on the subject property were no longer present. A small structure remained on the south portion of the northwest adjoining property. No further changes were noted.
1982	There were no significant changes from the 1981 photograph, except that the subject property was utilized as a vehicle storage lot/parking lot.
1987 1998	There were no significant changes from the 1982 photograph, except that one building was developed on the northwest portion of the subject property and the southeast adjoining building was demolished and replaced with a building with a different configuration.
2005 2006 2009 2010 2012	An additional structure was constructed on the northeast border of the subject property. Residences were developed on the north portion of the southeast adjoining property and on the southwest adjoining property. No further changes were noted.
2014 2016 2018 2020	There were no significant changes from the 2012 photograph, except that an additional building was developed in the center of the subject property.

### 3.3 Topographic Maps

Topographic maps, including the subject and adjoining properties, were obtained from ERIS - Environmental Risk Information Services for the years 1917 to 2015. Topographic maps are summarized as follows:

Date	Comments
1917	One small structure was depicted on the subject property. Several small structures were depicted on the southeast adjoining property. A railroad was depicted on the southwest adjoining property.
1939	There were no significant changes from the 1917 map, except that agricultural land was depicted on the subject, northeast, and southeast adjoining properties.
1955	There were no significant changes from the 1939 map, except that a structure was no longer depicted on the subject property.
1968	Several structures were depicted on the subject property. Several small structures were also depicted on the northeast adjoining property. No further changes were noted.
1973 1980	There were no significant changes from the 1968 map, except that agricultural land was no longer depicted on the subject or adjoining properties.
2015	No structures or improvements were depicted on the subject and adjoining properties.

### 3.4 Fire Insurance Maps

Sanborn fire insurance maps were not available for the area of the subject property, according to ERIS. A copy of the "No Coverage" letter is included in the Appendices.

### 3.5 City Directories

City directories covering the subject property and adjoining properties were obtained from ERIS - Environmental Risk Information Services for the period between 1962 and 2018. City directories are summarized as follows:

Address	Year	Occupant Listing
<b>Subject Property</b>		
19380 Monterey Road	1971	Morgan Motor Co.

Address	Year	Occupant Listing
	1981	Canyon RV Sales, Hi Lo Trailer Sales
	1987-1991	Canyon RV
	1995-2006	Alpine Recreation
	2018	Family RV
Adjoining Properties		
19490 Monterey Road (NW)	1971-1996	Chevrolet
	2001-2018	Irish Contruction
19280 Monterey Road (SE)	1971	Morgan Hill Storage Yard
	1976	Morgan Hill Motorcycle
	1981	Classic Fiberglass
	1987-1996	Sotelo Forklift
	2001-2002	Hallmark Equipment
	2006-2009	Hallmark Equipment, Superior Automotive & Radiator Service
	2014-2018	Superior Automotive & Radiator Service
200 Burnett Avenue (NE)	1971	Mobile Housing Construction
	1976-2018	Mobile Park

### 3.6 Recorded Land Title Records

Information (if any) provided to Apex by the *User* with respect to environmental liens or AULs is discussed in Section 4.0. It should be noted that the ASTM Standard recommends that the User retain a title company or title professional to undertake a review of recorded land title records.

### 3.7 Agency Contacts

Apex contacted the Morgan Hill City Clerk, Bay Area Air Quality Management District, Santa Clara County Environmental Health Department, Regional Water Quality Control Board, and Santa Clara County Fire Department on April 15, 2021 to request information on the subject property. Information was requested

with respect to historical use and various environmental-related issues, such as: permits, use of or complaints/spills/violations involving hazardous substance and petroleum products, USTs, ASTs, etc. In addition, interviews were also conducted with available agency personnel. Interviews requested relevant *personal* knowledge regarding the past history of use of, and/or potential *recognized environmental conditions* associated with, the subject property.

Permits and records on file for the subject property are summarized as follows:

Agency Name	Date Responded	Records Available	Comments
Morgan Hill City Clerk	04/23/21	Yes	<ul style="list-style-type: none"> <li>• 2/14/1966 - A permit to construct an office and auto lot. The owner was listed as Al Raggio.</li> <li>• 2/14/1973 - A certificate of occupancy for a used auto sales and service property.</li> <li>• 8/7/1974 - A permit for a fruit stand and market. The owner was listed as Carl Raggio.</li> <li>• 10/1/1985 - A permit to construct an open-sided building. The owner was listed as Dennis and Barbara Holler.</li> <li>• 5/15/2005 - A certificate of occupancy for Alpine Recreation Investors and a permit to install a prefabricated spray booth.</li> <li>• 11/23/2010 - A permit to temporarily use the property as a Christmas tree lot.</li> <li>• 4/24/2013 - A permit to install one 499-gallon propane AST.</li> <li>• 8/9/2014 - A certificate of occupancy for Family RV.</li> <li>• 12/12/2016 - A permit to install a 2,400-square foot tent structure for storage.</li> <li>• 3/8/2017 - A permit to install electric services to the tent structure onsite.</li> </ul>
Santa Clara County Fire Department	04/15/21	No	No records were on file for the subject property.

Agency Name	Date Responded	Records Available	Comments
Bay Area Air Quality Management District	04/19/21	Yes	<ul style="list-style-type: none"> <li>1/31/2005 - A permit to operate a spray paint booth owned by Alpine Recreation. The site was listed as "not in operation" as of 2009.</li> </ul>
Santa Clara County Environmental Health Department	04/26/21	Yes	<ul style="list-style-type: none"> <li>9/26/2000 - An inspection report noting no violations.</li> <li>4/12/2002 - An inspection report noting no violations.</li> <li>1/6/2009 - An inspection report noting several record keeping/ management violations, incorrectly labeled hazardous containers, improper disposal of hazardous waste, and open hazardous waste containers. All violations were corrected.</li> <li>7/9/2015 - An inspection report noting no violations.</li> <li>4/17/2019 - An inspection report noting unlabeled hazardous containers, an open oil container when not in use, an incomplete hazardous materials business plan, and not disposing of hazardous waste in a timely manner. All violations were corrected.</li> <li>5/11/2020 - A CERS submittal package for Family RV stating that hazardous materials storage and waste generation has not changed onsite.</li> </ul>
Regional Water Quality Control Board	04/22/21	No	No records were on file for the subject property.

### **3.8 PREVIOUS ENVIRONMENTAL REPORTS OR OTHER DOCUMENTS**

Apex made requests to the client and the current property owner/site contact regarding the presence of previous environmental reports or other relevant documents for the subject property (e.g., previous Phase I or Phase II ESA, geotechnical report, MSDS, etc.).

The following previous environmental reports or other relevant documents were available for review during this Assessment:

***Phase I Environmental Site Assessment, 19380 Monterey Road, Morgan Hill, CA; dated September 9, 2019; prepared by Silicon Valley Environmental Group; prepared for Pinnacle Bank.***

At the time of this Assessment, the subject property was developed with four buildings and a paint booth occupied by Family RV. Hazardous materials observed during the site reconnaissance generally consisted of oils, paints, gases, and automotive fluids. Bulk new oil is stored in an AST located outside of the service building. Used oil is stored in several 55-gallon drums located in secondary containment inside of the service building. There is also one 490-gallon propane AST located in the center of the property. No interior floor drains, current existing inground hydraulic lifts, USTs, or clarifiers were observed onsite. Based on historical sources, the subject property was agriculturally developed with a farm-type structure by at least 1948. Agricultural activities ceased circa the early 1960s and the existing buildings onsite were developed between 1966 and 1985. Additionally, the paint booth tent was constructed in 2005. The following recognized environmental condition was identified during this Assessment:

- Evidence of one abandoned hydraulic hoist was observed during the site reconnaissance in the central exterior portion of the property. It was determined that the hoist may have been installed circa 1973 when the original RV business began. Based on the date of installation, polychlorinated biphenyls (PCBs) could have been utilized in the hydraulic oil within the hoist. No information could be found regarding the decommissioning of the hoist and whether any oil was removed. It was recommended that the hoist be accessed and checked for oil content and that soil sampling be conducted. If any oil is found it should be removed.

No further recognized environmental conditions were identified; however, it was recommended that asbestos and lead testing be conducted for the onsite buildings prior to demolition.

***Underground Hoist Phase II Investigation, 19380 Monterey Road, Morgan Hill, CA; dated November 13, 2019; prepared by Silicon Valley Environmental Group; prepared for Pinnacle Bank.***

This investigation involved accessing the former inground hydraulic hoist's reservoir. Liquid (primarily water with a slight oily sheen) was observed in the reservoir and samples were collected to be analyzed for PCBs. The results indicated that the liquid did not contain PCBs. Additionally, one soil boring was advanced to ten feet bgs directly next to the hoist and one soil sample was collected from the termination of the boring. The soil sample was analyzed for PCBs and total petroleum hydrocarbons (TPH) as motor oil/hydraulic oil (TPHmo). PCBs were not detected; however, TPHmo was detected at 35 milligram per kilogram (mg/kg) which is below the residential screening level of 12,000 mg/kg. It was determined that no significant release had occurred from the former inground hoist and that no further action was required at this time. However, the hoist may need to be completely removed prior to any redevelopment activities.

**Natural Hazard Disclosure Statement and Disclosure Report Receipt, 19380 Monterey Road, Morgan Hill, CA; dated March 20, 2020; prepared by Property I.D.**

A letter report stating that the subject property is not within certain hazardous zones (e.g., flood hazards, fault zones). No hazards were listed that would affect subsurface conditions at the subject property.

**Natural Hazard Disclosure Statement and Disclosure Report Receipt, APN 726-42-002, Morgan Hill, CA; dated March 20, 2020; prepared by Property I.D.**

A letter report stating that the subject property is not within certain hazardous zones (e.g., flood hazards, fault zones). No hazards were listed that would affect subsurface conditions at the subject property.

**Seller Vacant Land Questionnaire, APN 726-42-001& 002, Morgan Hill, CA; dated March 20, 2020; prepared by California Association of Realtors.**

A questionnaire completed by the Seller of the subject property indicating that all hazardous materials are stored aboveground and that they were not aware of any releases to the subsurface.

#### 4.0 USER PROVIDED INFORMATION

ASTM E1527-13 defines “User” as the party seeking to use Practice E1527 to complete an environmental site assessment of the subject property. Apex understands that DeNova Homes, Inc. is the *User* as defined by ASTM E1527-13. ASTM E1527-13 specifies that certain tasks associated with identifying potential *recognized environmental conditions* at the subject property should be performed by the *User* and provided to the Environmental Professional (i.e., *User Responsibilities*). Accordingly, Apex provided the *User* a questionnaire, requesting specific information (see Appendices). Resmark Equity Partners completed a User questionnaire on behalf of DeNova Homes and returned to Apex.

Based on Apex's review of the *User* provided information, the following information was found:

User Provided Information	Issue Identified	Comments
Title Records	No	No issues identified.
Environmental Liens or Activity and Use Limitations	No	No evidence of environmental liens or activity and use limitations were identified.
Commonly Known or Reasonably Ascertainable Information	No	No issues identified.
Valuation Reduction for Environmental Issues	No	No issues identified.
Previous Reports	No	See Section 3.8.
Owner, Property Manager and Occupant Information	No	No issues identified.

## 5.0 INTERVIEWS

Apex interviewed selected individuals associated with the subject property. The purpose of the interview(s) was to obtain additional information related to 1) the current and past operations at the subject and/or adjoining properties that may result in *recognized environmental conditions*, and 2) the presence of *Proceedings Involving the Property* (e.g., litigation, regulatory agency rulings, violations, etc.).

### 5.1 Interview with Manager

Apex interviewed Ms. Donna Paulines, the Controller with Family RV, on April 22, 2021 during the site reconnaissance. Ms. Paulines, has been associated with subject property for approximately eight years and was forthcoming with information of which she had knowledge. Ms. Paulines was not aware of any USTs or environmental work that has been done on the property. She indicated that various hazardous materials and ASTs (summarized in Section 2.2) were located onsite. Ms. Paulines provided additional information which is incorporated into appropriate sections of this report.

Ms. Paulines was asked if she was aware of the following:

Any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property.	No
Any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property.	No
Any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.	No

### 5.2 Interviews with Others

Apex did not interview previous owners since sufficient information was gathered from other sources. The lack of information does not represent a significant data gap.

## **6.0 STANDARD ENVIRONMENTAL RECORDS SOURCES: FEDERAL, STATE, AND TRIBAL**

Available government database information prepared by ERIS - Environmental Risk Information Services was reviewed to evaluate both the subject property and listed sites within ASTM-recommended search distances. This included ASTM Standard Federal, State, and Tribal databases and may also include other types of records, subject to availability (e.g., local lists).

The regulatory database report also included an Unmappable Sites Section. Unmappable sites are sites that cannot be plotted with confidence, but can be located by zip code or city name. In general, a site cannot be geocoded due to inaccurate or missing information in the environmental database record provided by its applicable agency. Unmappable sites that were identified by Apex are included, as applicable, within the following paragraphs.

The subject property was identified in the FINDS/FRS, SantaClara CUPA, Haznet, CERS Haz, Emissions, and RCRA NonGen databases reviewed as various RV lots. The subject property was listed as disposing of various amounts of unspecified solvent mixture, other organic solids, and aqueous solution with total organic residues 10 percent or more from 2008 to 2011. According to the CERS Haz database, violations for the property included failure to close hazardous waste containers, failure to submit Business Activities Page, and failure to dispose of waste in a timely manner. All violations were from 2019 and were returned to compliance. No violations indicative of a release were identified; therefore, these listings are not considered a recognized environmental condition.

A total of 25 listed sites and four unmappable sites were identified in the databases reviewed.

The database information reviewed did indicate the presence of adjoining and/or nearby facilities within ASTM-recommended search distances of the subject property. It is Apex's opinion that these facilities do not represent a *recognized environmental condition* with respect to the subject property. This opinion is supported by one or more of the following: intervening distance and/or orientation relative to the subject property; surface topography; known or suspected groundwater flow direction; regulatory status (e.g., only hold an operating permit [which does not imply a release], have been issued "*No Further Action*" status by the appropriate regulatory agency); and/or other available information.

The following sites were evaluated in greater detail:

- South Valley Automotive/Flores Property, located at 19400 Monterey Road, is the northwest adjoining downgradient property. The site is identified in the Haznet and Geotracker databases reviewed. In 2016, a Phase II ESA for due diligence purposes was conducted at this property that included collecting soil, soil gas, and groundwater samples onsite within a hazardous materials storage area and near an inground hydraulic lift. Low levels of contamination were found; however, no constituents were found above the applicable screening levels in the samples collected. The Santa Clara County Department of Environmental Health determined that no further action was required since concentrations were below screening levels and the department did not direct the Phase II activities. The site is listed as a "non-case" item. Since contamination was not found above screening levels, the site is downgradient from the subject property, and

given the closed regulatory status of the site, this is not considered a recognized environmental condition to the subject property.

- Superior Automotive & Radiator Service, located at 19280 Monterey Road, is the southeast adjoining crossgradient property. The site was identified in the SantaClara CUPA, Haznet, CERS Haz, RCRA NonGen, and FINDS/FRS databases reviewed. Several minor violations were listed; however, all violations were returned to compliance and none of the violations were indicative of a release. These listings are not considered a recognized environmental condition to the subject property.
- Cochrane Plaza Chevrolet/The Dent Clinic/Irish Construction, located at 19490 Monterey Road, is the northwest adjoining upgradient property. The site was identified in the SantaClara LO, RCRA SQG, LUST, SantaClara CUPA, CERS Haz, RCRA NonGen, UST SWEEPS, Emissions, Hist Tank, and HHSS databases reviewed. A release was reported during removal of one 1,000-gallon gasoline UST and one 550-gallon waste oil UST in 1991. Soil below the waste oil UST was observed to be discolored. Overexcavation of the area was completed and confirmation samples were collected from the excavation pit. Soils were found to contain 1.5 parts per million (ppm) of TPHg and 86 ppm of TPH as oil and grease (TPHog) after the overexcavation activities in 1997. Subsequent groundwater sampling was completed and did not detect contamination in the groundwater samples collected. It was noted that minor soil contamination remained onsite. The incident received closure as of January 15, 1998 since the contamination remaining was minor and limited to the immediate vicinity of the former UST pits. Since contamination did not migrate offsite and the incident received closure, this is not considered a recognized environmental condition to the subject property.

## **7.0 TIER 1 VAPOR ENCROACHMENT SCREEN (VES)**

Apex conducted a Tier 1 VES during the Phase I ESA. The VES was conducted in accordance with ASTM E2600-15, *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*. The methods and terms are as defined in the ASTM standard.

The goal of a VES is to identify a vapor encroachment condition (VEC) at a subject property. A VEC is defined as the presence or likely presence of chemicals of concern (COC) vapors in the subsurface of a subject property caused by the release of vapors from contaminated soil or groundwater either on or near the subject property.

Information was obtained with respect to the following: planned additional structures; and significant natural or man-made “preferential pathways” of potential vapor migration. This information is summarized below:

- The planned use for the subject property is residential.
- The subject property will be connected with several types of utilities, each of which will have underground utility conduits. Known below-grade utilities include the following: water, electrical natural gas, and sanitary sewer.
- Based on available information soil is anticipated to consist of Pleasanton loam, 0 to 2 percent slopes and groundwater was found to be approximately 35 feet bgs.

### **7.1 Tier 1 Screen Evaluation**

An evaluation of that information includes two tests: 1) a search distance test to evaluate the proximity of the target property to known or suspected “*contaminated properties*”, and 2) a chemicals of concern test to determine the likely presence of COCs at the subject or properties within the area of concern (AOC). In evaluating the data, the distance and proximity to potentially contaminated offsite properties must be evaluated, including whether they are up-, cross-, or down-gradient relative to the subject property. A brief summary of relevant information considered for the Tier 1 screening follows:

Location of Suspect Contaminated Properties	Type of COC	Orientation from Subject Property	Comments	Does VEC exist?
Family RV 19380 Monterey Road	Petroleum hydrocarbons	Subject property	No evidence of a release was identified. Additionally, a soil sample was collected in 2019 from the vicinity of the former inground hydraulic lift. PCBs were not detected; however, TPHmo was detected at 35 mg/kg which is below the residential screening level of 12,000 mg/kg.	No
South Valley Automotive/ Flores Property 19400 Monterey Road	Petroleum hydrocarbons	Northwest adjoining, upgradient property	The Santa Clara County Department of Environmental Health determined that no further action was required since concentrations were below screening levels and the department did not direct the Phase II activities. The site is listed as a "non-case" item.	No
Superior Automotive & Radiator Service 19280 Monterey Road	Petroleum hydrocarbons	Southeast adjoining, crossgradient property	Several minor violations were listed; however, all violations were returned to compliance and none of the violations were indicative of a release.	No
Cochrane Plaza Chevrolet/ The Dent Clinic/ Irish Construction 19490 Monterey Road	Petroleum hydrocarbons	Northwest adjoining, upgradient property	Groundwater sampling was completed and did not detect contamination in the groundwater samples collected. It was noted that minor soil contamination remained onsite. The incident received closure as of January 15, 1998 since the contamination remaining was minor and limited to the immediate vicinity of the former UST pits.	No

## **7.2 Tier 1 Screening Findings**

The *vapor encroachment screen* process has been completed in accordance with the Standard. Based on Apex's evaluation, a VEC does not exist at the subject property.

## **8.0 LIMITED SUBSURFACE INVESTIGATION**

The following is a summary of the field activities that were completed during this investigation.

### **8.1 Soil Sampling**

On May 5, 2021, Apex collected four near surface soil samples to assess former agricultural use. The boring locations are illustrated on Figure 3.

Soil samples were collected at a depth of 0.5 to one foot below ground surface (bgs) using handheld equipment. Equipment was decontaminated after each use with tap water. Soil sample containers were labeled with identifying information and stored in a chilled ice-chest until they were transported to the laboratory. The samples data were recorded onto a chain-of-custody document.

### **8.2 Chemical Analysis**

A total of four discrete soil samples were transferred under formal chain-of-custody protocol to American Scientific Laboratories in Los Angeles, California, a United States Environmental Protection Agency (USEPA) accredited laboratory. Chain-of-custody records were completed and accompanied the sample shipments to the laboratory. The soil samples were individually analyzed for the following constituents as noted using USEPA-approved method:

- Organochlorine Pesticides using USEPA Method 8081A.

### **8.3 Soil Analytical Results**

The following is a summary of analytical results:

- Dieldrin was detected between 7.11 micrograms per kilogram ( $\mu\text{g}/\text{kg}$ ) and 112  $\mu\text{g}/\text{kg}$  which is below the Department of Toxic Substances Control Modified Screening Levels (DTSC-SL) for residential land use of 1,900  $\mu\text{g}/\text{kg}$ . However, three of the soil samples contained dieldrin above the United States Environmental Protection Agency (USEPA) Regional Screening Level (RSL) of 34  $\mu\text{g}/\text{kg}$ . The soil samples that contained dieldrin above the USEPA RSL were located in the southeast corner and northwest portion of the subject property.
- Various organochlorine pesticides were detected above the laboratory detection limits in all four soil samples collected and included beta-BHC, gamma-chlordane, alpha-chlordane, 4,4-DDE, 4,4-DDT, endrin aldehyde, gamma-BHC, and total chlordane. The concentrations detected for these constituents were below their applicable screening levels.
- The remaining organochlorine pesticides were not identified in the soil samples analyzed above the laboratory detection limits.

Copies of the laboratory analytical reports are presented in the Appendices.

## 9.0 EXCEPTIONS & LIMITING CONDITIONS OF ASSESSMENT

Information for the Assessment was obtained from the sources listed in the Appendices. Apex is not responsible for the quality or content of information from these sources.

### 9.1 Unavailable Documentation

All requested documentation was available for review.

### 9.2 Lack of Access / Reconnaissance Limitations

Apex did not encounter significant access or reconnaissance limitations at the subject property.

### 9.3 Data Gaps

The ASTM Standard requires that the report identify the following: 1) *obvious* uses of the subject property since 1940 or first development, whichever is *earlier*; and 2) significant “data gaps” which affect the ability of the Environmental Professional to identify *recognized environmental conditions*. The report is also to include information on the sources consulted to address the data gaps.

Historical subject property ownership and/or use information was obtained for the time period 1917 to present. Based on this information, Apex not has established the history of *obvious* uses of the subject property since 1940 or first development, whichever is *earlier*. No significant data gaps (or other data gaps warranting discussion) were encountered during this Assessment, except for the following:

Type of Data Gap	Does this affect the ability to identify RECs?	Rationale	Sources consulted
<b>Historical source gaps greater than 5 years/pre-1917</b>	No	Information from other sources verified historical uses of the property.	Apex obtained and reviewed the following reasonably ascertainable records/information: 1) ASTM Standard Historical Sources (except recorded land title records), and 2) selected local environmental records sources.

## 10.0 FINDINGS AND OPINIONS

This section presents a summary of available information on known or suspected *recognized environmental conditions*, *historical recognized environmental conditions* and *de minimis conditions* (if any) at the subject property. It also includes Apex's opinion and rationale for concluding that a condition is, or is not, currently a *recognized environmental condition*. Based on a review of the information presented in this Assessment, Apex presents the following relevant findings and opinions:

- **Former Agricultural Use** - Based on the review of historical aerial photographs, the subject property was observed in agricultural use historically. Given this usage, it is possible that pesticides and/or herbicides were once used onsite and residual amounts may remain. On May 5, 2021 four soil samples were collected from the subject property and analyzed for organochlorine pesticides. Dieldrin was detected between 7.11 µg/kg and 112 µg/kg which is below the DTSC-SL for residential land use of 1,900 µg/kg. However, three of the soil samples contained dieldrin above the USEPA RSL of 34 µg/kg. The remaining organochlorine pesticides detected were below their applicable regulatory levels. Since the property is planned for residential development, it is Apex's opinion that the potential past use of pesticides and/or fertilizers does present a *recognized environmental condition* to the subject property. Apex recommends that soil disturbance onsite be conducted under a soil management plan to address potential pesticides in soil during redevelopment.
- **Auto/RV Repair Activities** - The subject property has been in use as an auto/RV repair facility since the late 1960s. A paint booth and paint booth prep area are currently located onsite. The paint booth area was observed in generally good condition with no cracks in the concrete and no subsurface features (e.g., floor drains, clarifiers, etc.). No interior floor drains, current existing inground hydraulic lifts, USTs, or clarifiers were observed onsite during the site reconnaissance. There is also no indication that any of these features have historically been located onsite with the exception of one former inground hydraulic lift located in the center of the subject property. In 2019, a Phase 2 Investigation was conducted onsite in the vicinity of the former inground hydraulic lift. Liquid (primarily water with a slight oily sheen) was observed in the hydraulic reservoir and samples were collected to be analyzed for PCBs. The results indicated that the liquid did not contain PCBs. Additionally, one soil boring was advanced to ten feet bgs directly next to the hoist and one soil sample was collected from the termination of the boring. The soil sample was analyzed for PCBs and TPHmo. PCBs were not detected; however, TPHmo was detected at 35 mg/kg which is below the residential screening level of 12,000 mg/kg. Apex concurs that soil sampling was adequate and that PCBs and TPHmo do not pose a vapor risk since they are not volatile compounds. Since the subject property was observed in generally good condition with no major violations and the subsurface investigation in the vicinity of the hoist did not identify impacts at concentrations exceeding regulatory thresholds, the auto/RV repair activities onsite are not considered a recognized environmental condition; however, the former inground lift will need to be properly removed prior to redevelopment.

- **De Minimis Staining** - Concrete and gravel staining was observed directly below the new oil AST located outside. The staining appeared to be relatively minor and is considered a *de minimis* condition.
- **Tier 1 Vapor Encroachment Screen** – Apex has conducted a Tier 1 Vapor Encroachment Screen, in accordance with ASTM Standard E2600-15. Based on Apex's review of available information, a *vapor encroachment condition* at the subject property does not exist.

## **11.0 CONCLUSIONS AND RECOMMENDATIONS**

Apex has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of Family RV Lot located at 19380 Monterey Road in Morgan Hill, California (the “subject property”). Any exceptions to, or deletions from, this practice are described in Sections 1.2 and 1.3 of this report.

This Assessment has revealed the following *recognized environmental condition* in connection with the subject property:

- **Former Agricultural Use**

This Assessment has revealed the following *de minimis condition* in connection with the subject property:

- **De Minimis Staining**

Based on the results of this Assessment, Apex recommends that soil disturbance onsite be conducted under a soil management plan and that any soil transported offsite be sampled and analyzed to confirm if dieldrin is below regulatory levels. Soil sampling should be conducted after grading activities are completed but prior to development. Additionally, the former inground lift should be properly removed prior to redevelopment. When the subject property is redeveloped, Apex recommends that observations be made during demolition activities including, but not limited to, areas that may contain underground structures, buried debris, stained soils, waste drums, or odorous soils. If areas of possible contamination are encountered during demolition, they should be properly handled. Stained soil, if encountered, should be removed and properly disposed.

## 12.0 SIGNATURES

This report was prepared, under the responsible charge of the Environmental Professional noted below:



Jennifer Woods  
Associate Consultant III  
Health, Safety and Environmental Services  
Signal Hill Regional Office  
Apex Companies, LLC

### Environmental Professional's Certification:

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Shannon Gillespie  
Program Manager  
Health, Safety and Environmental Services  
Signal Hill Regional Office  
Apex Companies, LLC

May 18, 2021

### Phase I Environmental Site Assessment and Limited Subsurface Investigation

Family RV Lot  
19380 Monterey Road  
Morgan Hill, California  
Project No. 25021-021054.00

### 13.0 SOURCES AND REFERENCES

#### Documents & Previous Reports Reviewed

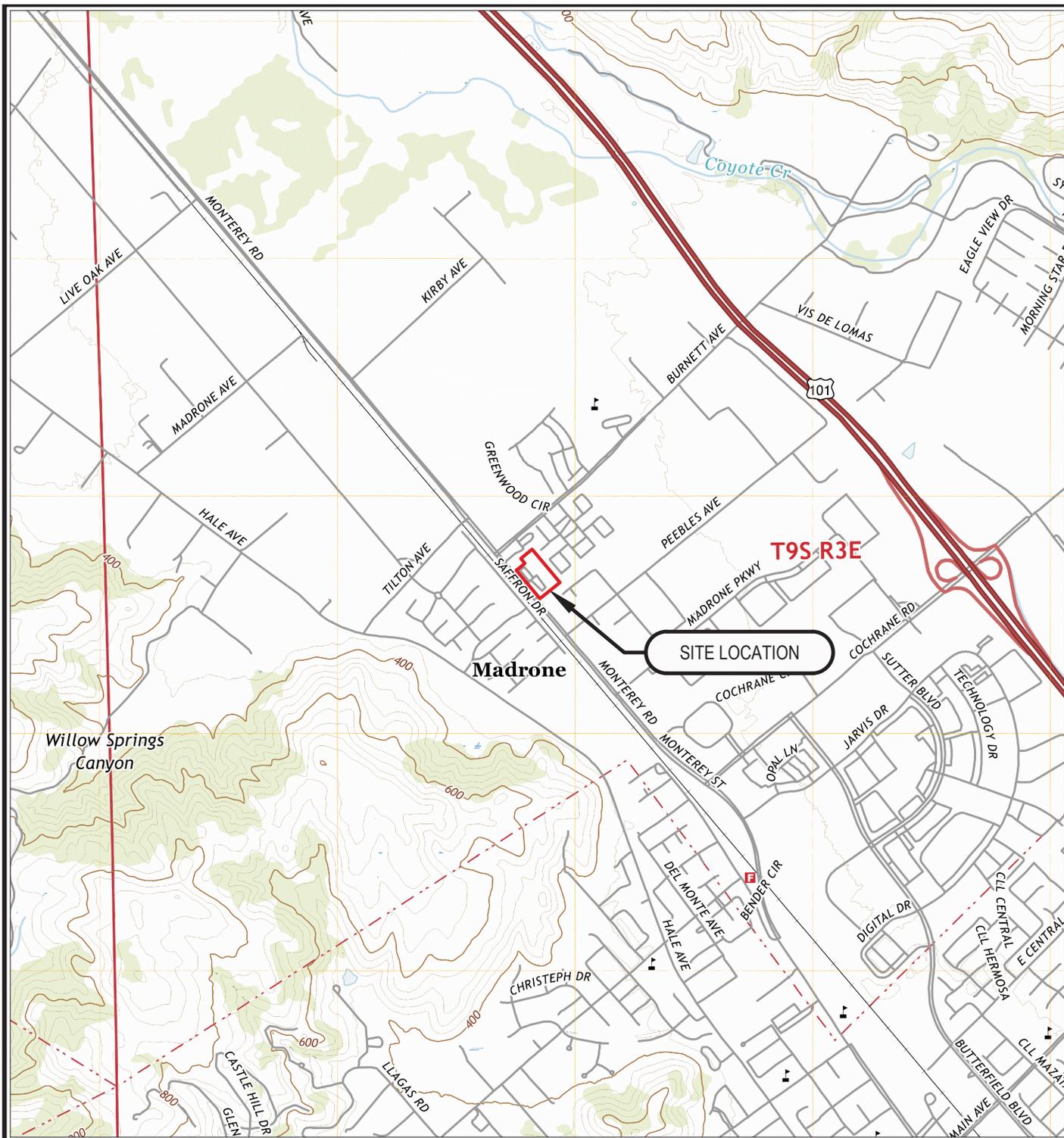
ASTM International, "Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transaction," ASTM Designation E2600-15
ASTM International, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process," ASTM Designation E1527-13
Radius Map Report, ERIS, Inc.
City Directories, obtained from ERIS: 1962 through 2018
Aerial photographs, obtained from ERIS: 1939 through 2020
Historic topographic maps, obtained from ERIS: 1917 through 2015
Fire insurance maps, obtained from ERIS: 1935 through 1971
Phase I Environmental Site Assessment, 19380 Monterey Road, Morgan Hill, CA; dated September 9, 2019; prepared by Silicon Valley Environmental Group; prepared for Pinnacle Bank.
Underground Hoist Phase II Investigation, 19380 Monterey Road, Morgan Hill, CA; dated November 13, 2019; prepared by Silicon Valley Environmental Group; prepared for Pinnacle Bank.
Natural Hazard Disclosure Statement and Disclosure Report Receipt, 19380 Monterey Road, Morgan Hill, CA; dated March 20, 2020; prepared by Property I.D.
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Seller Vacant Land Questionnaire, APN 726-42-001& 002, Morgan Hill, CA; dated March 20, 2020; prepared by California Association of Realtors.

#### Persons/Agencies Contacted

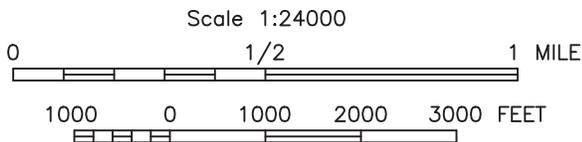
Person/Agency Contacted	Contact Information	Date Contacted
Morgan Hill City Clerk	<a href="https://www.morgan-hill.ca.gov/60/City-Clerk">https://www.morgan-hill.ca.gov/60/City-Clerk</a>	04/15/21
Santa Clara County Fire Department	kristie.duncan@sccfd.org	04/15/21

Person/Agency Contacted	Contact Information	Date Contacted
Regional Water Quality Control Board	mwong@waterboards.ca.gov	04/15/21
Santa Clara County Environmental Health Department	<a href="https://cepascc-ca.nextrequest.com/">https://cepascc-ca.nextrequest.com/</a>	04/15/21
Bay Area Air Quality Management District	baaqportal.publicrecordstracker.com	04/15/21

# Site Plan



QUADRANGLE LOCATION



SOURCE OF MAP IS US TOPO 7.5 MINUTE QUADRANGLE MAP, MORGAN HILL (2018), CALIFORNIA: U.S. GEOLOGICAL SURVEY

SITE LOCATION/BOUNDARIES APPROXIMATED



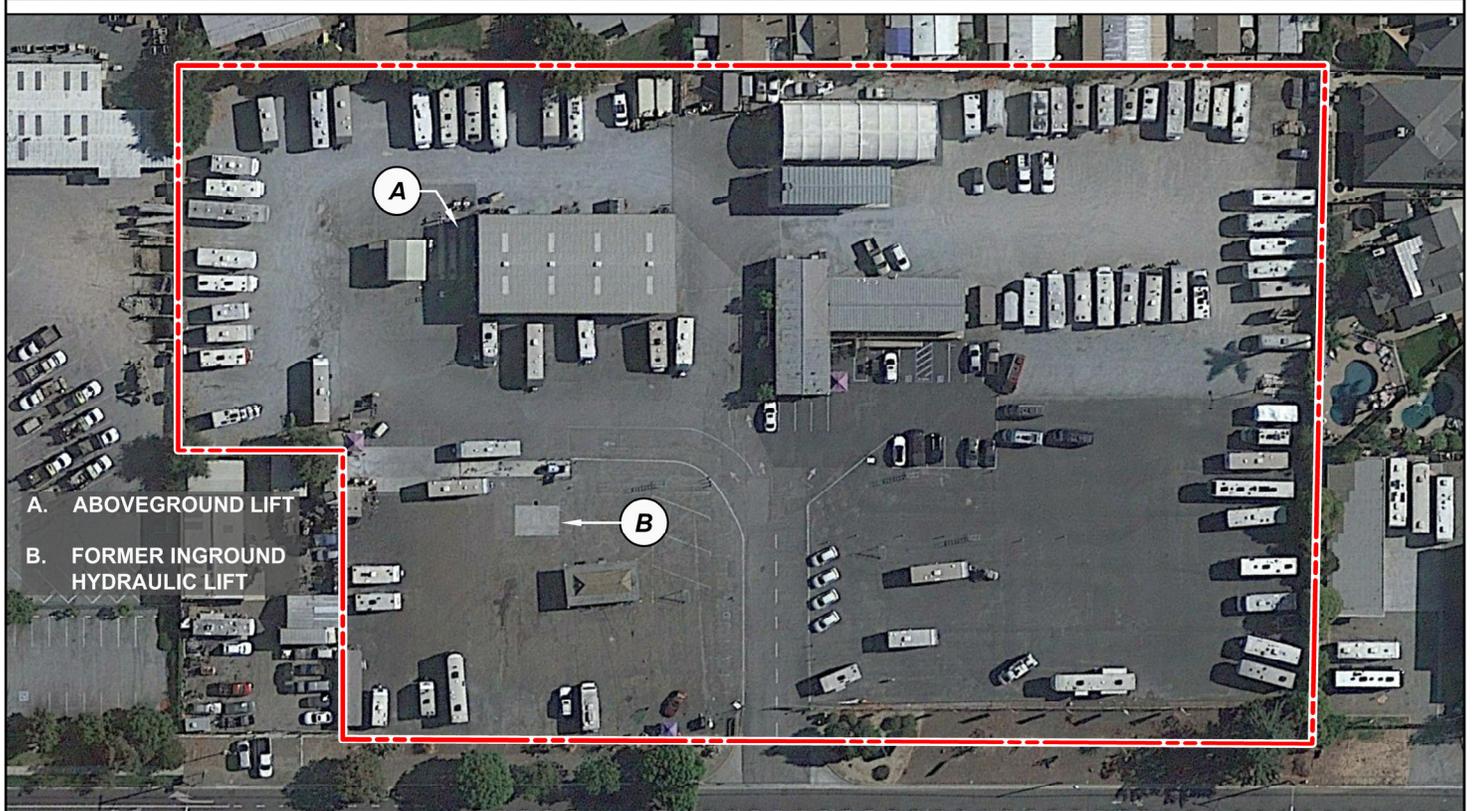
CHECK BY	JW
DRAWN BY	JL
DATE	4/28/2021
SCALE	AS SHOWN
CAD NO.	25.21.054.00A
PRJ NO.	25021-021054.00

**SITE LOCATION MAP**  
  
 FAMILY RV  
 19380 MONTEREY ROAD  
 MORGAN HILL, CALIFORNIA



FIGURE  
  
1

# **Site and Vicinity Plan**

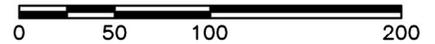


LEGEND

SUBJECT PROPERTY BOUNDARY

TOP INSET MAP SCALE: 1" = 400'

SCALE IN FEET



MAP DATA ©2021 GOOGLE

CHECK BY	JW
DRAWN BY	JL
DATE	4/28/2021
SCALE	AS SHOWN
CAD NO.	25.21.054.00b
PRJ NO.	25021-021054.00

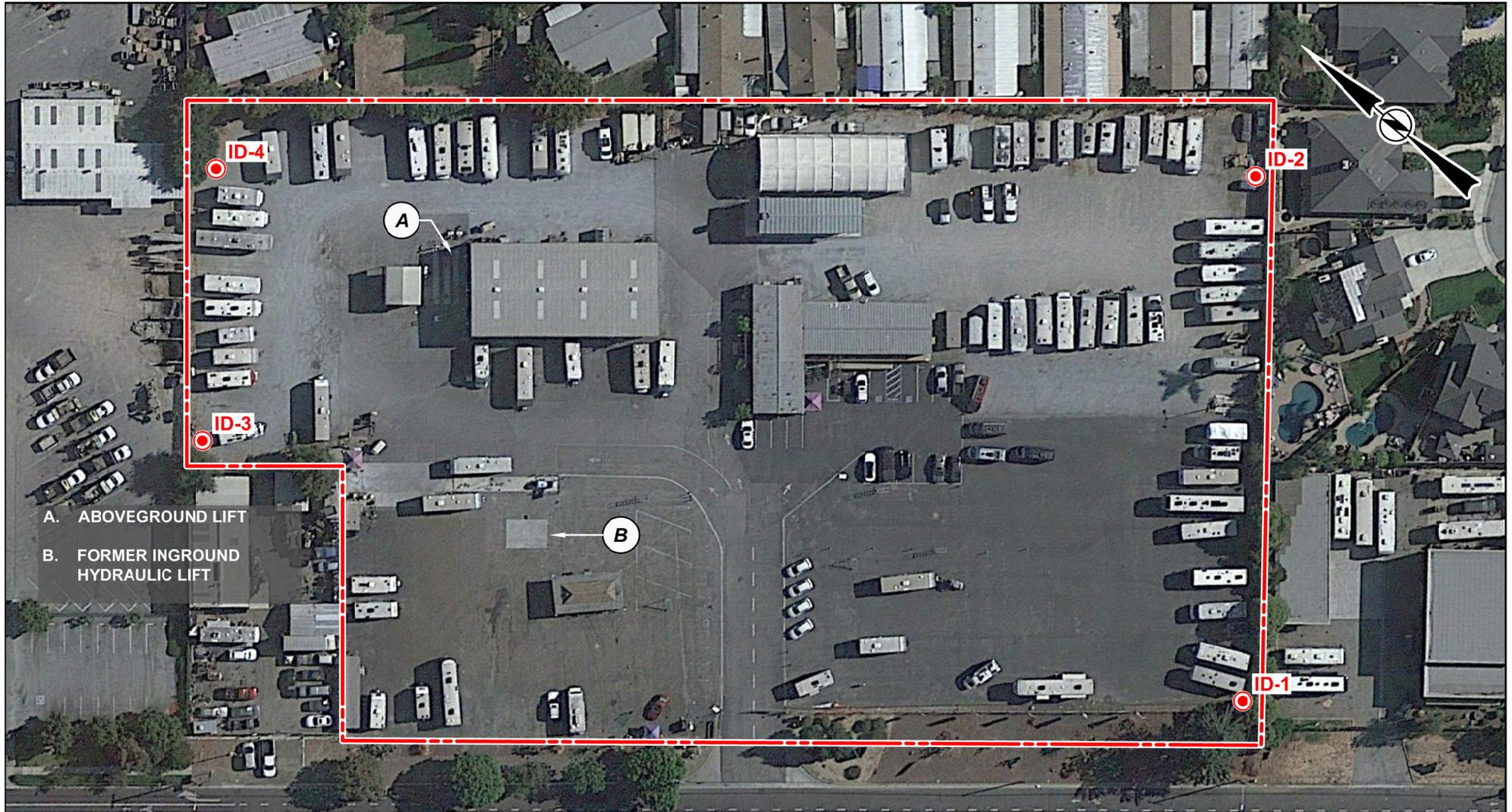
SITE VICINITY MAP

FAMILY RV  
19380 MONTEREY ROAD  
MORGAN HILL, CALIFORNIA



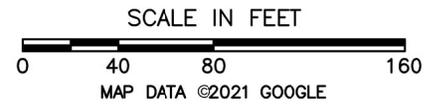
FIGURE  
2

# **Sampling Locations**



A. ABOVEGROUND LIFT  
 B. FORMER INGROUND HYDRAULIC LIFT

MONTEREY ROAD



LEGEND

- SUBJECT PROPERTY BOUNDARY
- ID-# SAMPLE LOCATION

CHK BY	JW
DWN BY	JL
DATE	5/10/2021
SCALE	AS SHOWN
CAD NO.	25.21.054.00b
PRJ NO.	25021-021054.00

SAMPLING LOCATION MAP  
 FAMILY RV  
 19380 MONTEREY ROAD  
 MORGAN HILL, CALIFORNIA



FIGURE

3

# **Soil Analytical Results Table**

**TABLE**  
**Soil Analytical Results**  
Family RV  
19380 Monterey Road  
Morgan Hill, California  
Project No. 25021-021054.00

Detected Compounds	Sample ID Date (mm/dd/yy) RESULT (µg/kg)				USEPA RSL	DTSC-SLs
	ID-1	ID-2	ID-3	ID-4	Residential	Residential
	05/05/21	05/05/21	05/05/21	05/05/21	mg/kg (ug/kg)	mg/kg (ug/kg)
beta-BHC	<b>2.45</b>	ND	ND	ND	0.3 (300)	NA
gamma-Chlordane	<b>39.9</b>	<b>3.89</b>	<b>92.7</b>	ND	36 (36000)	NA
alpha-Chlordane	<b>16.5</b>	<b>6.38</b>	<b>177</b>	<b>5.99</b>	36 (36000)	NA
4,4'-DDD	<b>4.11</b>	ND	<b>24.7</b>	<b>6.43</b>	1.9 (1900)	2.3 (2300)
4,4'-DDE	<b>8.22</b>	<b>8.85</b>	<b>18.1</b>	<b>25.3</b>	2 (2000)	2 (2000)
4,4'-DDT	<b>17.9</b>	ND	<b>33.2</b>	<b>8.69</b>	1.9 (1900)	1.9 (1900)
Dieldrin	<b>36.0</b>	<b>7.11</b>	<b>55.3</b>	<b>112</b>	.034 (34)	1.9 (1900)
Endrin aldehyde	<b>17.7</b>	<b>4.84</b>	<b>83.7</b>	<b>121</b>	NA	NA
gamma-BHC, Lindane	<b>5.35</b>	ND	ND	ND	0.57 (570)	NA
Chlordane (total)	ND	ND	<b>732</b>	ND	17 (17000)	1.7 (1700)

**Notes:**

Pesticide results reported in micrograms per kilogram (µg/kg)

Pesticides analyzed by USEPA Method 8081A

ND = Not Detected Above Laboratory Reporting Limit

Bold = Detected Above Laboratory Reporting Limit

Bold and Highlighted = Detected Above the Regulatory Limit

DTSC-SLs = California Department of Toxics Substances Control-Modified Screening Levels

(Table 1, DTSC-Recommended Screening Levels for Soil, June 2020) for Residential & Commercial/Industrial Cancer Endpoint

USEPA RSLs = United States Environmental Protection Agency, Regional Screening Levels with

Target Hazard Quotients (THQ) of 1.0, November 2020

it

# Photographs



## APPENDIX A PHOTOGRAPH LOG

**Project Name:** Family RV  
**Project Number:** 25021-021054.00

**Client:** Denova Homes, Inc.  
**Location:** 19380 Monterey Rd, Morgan Hill, CA

<b>Photo No:</b> 1	
<b>Photo Date:</b> 04/22/2021	
<b>Orientation:</b> Northwest	
<b>Description:</b> Used oil 55-gallon drums stored in the northwest corner of the service warehouse.	
<b>Photo No:</b> 2	
<b>Photo Date:</b> 04/22/2021	
<b>Orientation:</b> West	
<b>Description:</b> Chemical storage in the west corner of the service warehouse.	



## APPENDIX A PHOTOGRAPH LOG

**Project Name:** Family RV

**Client:** Denova Homes, Inc.

**Project Number:** 25021-021054.00

**Location:** 19380 Monterey Rd, Morgan Hill, CA

<p><b>Photo No:</b> 3</p>	
<p><b>Photo Date:</b> 04/22/2021</p>	
<p><b>Orientation:</b> East</p>	
<p><b>Description:</b> General view of service warehouse looking from the west corner looking east.</p>	
<p><b>Photo No:</b> 4</p>	
<p><b>Photo Date:</b> 04/22/2021</p>	
<p><b>Orientation:</b> South</p>	
<p><b>Description:</b> New oil storage tank located in the backside of the service warehouse.</p>	



## APPENDIX A PHOTOGRAPH LOG

**Project Name:** Family RV  
**Project Number:** 25021-021054.00

**Client:** Denova Homes, Inc.  
**Location:** 19380 Monterey Rd, Morgan Hill, CA

<p><b>Photo No:</b> 5</p>	
<p><b>Photo Date:</b> 04/22/2021</p>	
<p><b>Orientation:</b> South</p>	
<p><b>Description:</b> Above ground lift located on the northwest side of the service warehouse.</p>	
<p><b>Photo No:</b> 6</p>	
<p><b>Photo Date:</b> 04/22/2021</p>	
<p><b>Orientation:</b> Southeast</p>	
<p><b>Description:</b> Propane storage on the side of the service warehouse.</p>	



## APPENDIX A PHOTOGRAPH LOG

**Project Name:** Family RV  
**Project Number:** 25021-021054.00

**Client:** Denova Homes, Inc.  
**Location:** 19380 Monterey Rd, Morgan Hill, CA

<p><b>Photo No:</b> 7</p>	
<p><b>Photo Date:</b> 04/22/2021</p>	
<p><b>Orientation:</b> Southeast</p>	
<p><b>Description:</b> Chemical storage on the side of the service warehouse.</p>	
<p><b>Photo No:</b> 8</p>	
<p><b>Photo Date:</b> 04/22/2021</p>	
<p><b>Orientation:</b> Southeast</p>	
<p><b>Description:</b> Used battery storage on the northeast side of the service warehouse.</p>	



## APPENDIX A PHOTOGRAPH LOG

**Project Name:** Family RV  
**Project Number:** 25021-021054.00

**Client:** Denova Homes, Inc.  
**Location:** 19380 Monterey Rd, Morgan Hill, CA

<p><b>Photo No:</b> 9</p>	
<p><b>Photo Date:</b> 04/22/2021</p>	
<p><b>Orientation:</b> Northwest</p>	
<p><b>Description:</b></p> <p>Propane tank near the middle of the property looking towards the service warehouse that can be seen in the background.</p>	
<p><b>Photo No:</b> 10</p>	
<p><b>Photo Date:</b> 04/22/2021</p>	
<p><b>Orientation:</b> Southeast</p>	
<p><b>Description:</b></p> <p>Chemical storage on the side of the RV check-in building.</p>	



## APPENDIX A PHOTOGRAPH LOG

**Project Name:** Family RV  
**Project Number:** 25021-021054.00

**Client:** Denova Homes, Inc.  
**Location:** 19380 Monterey Rd, Morgan Hill, CA

<b>Photo No:</b> 11	
<b>Photo Date:</b> 04/22/2021	
<b>Orientation:</b> North	
<b>Description:</b> Dumpster storage in the middle of the northeastern property boundary.	
<b>Photo No:</b> 12	
<b>Photo Date:</b> 04/22/2021	
<b>Orientation:</b> North	
<b>Description:</b> Used diesel exhaust fluid drum storage, located behind dumpsters.	



## APPENDIX A PHOTOGRAPH LOG

**Project Name:** Family RV  
**Project Number:** 25021-021054.00

**Client:** Denova Homes, Inc.  
**Location:** 19380 Monterey Rd, Morgan Hill, CA

<b>Photo No:</b> 13	
<b>Photo Date:</b> 04/22/2021	
<b>Orientation:</b> Southwest	
<b>Description:</b> Transformer located near the entrance to the property.	
<b>Photo No:</b> 14	
<b>Photo Date:</b> 04/22/2021	
<b>Orientation:</b> Southeast	
<b>Description:</b> Spray paint booth warehouse and storage tent.	



## APPENDIX A PHOTOGRAPH LOG

**Project Name:** Family RV  
**Project Number:** 25021-021054.00

**Client:** Denova Homes, Inc.  
**Location:** 19380 Monterey Rd, Morgan Hill, CA

<b>Photo No:</b> 15	
<b>Photo Date:</b> 04/22/2021	
<b>Orientation:</b>	
<b>Description:</b> Chemical storage in paint booth.	

<b>Photo No:</b> 16	
<b>Photo Date:</b> 04/22/2021	
<b>Orientation:</b>	
<b>Description:</b> Portable gas storage tank.	



## APPENDIX A PHOTOGRAPH LOG

**Project Name:** Family RV  
**Project Number:** 25021-021054.00

**Client:** Denova Homes, Inc.  
**Location:** 19380 Monterey Rd, Morgan Hill, CA

<b>Photo No:</b> 17	
<b>Photo Date:</b> 04/22/2021	
<b>Orientation:</b>	
<b>Description:</b> Label on portable gas storage tank.	

<b>Photo No:</b> 18	
<b>Photo Date:</b> 04/22/2021	
<b>Orientation:</b> East	
<b>Description:</b> Dump station just northwest of propane tank.	



## APPENDIX A PHOTOGRAPH LOG

**Project Name:** Family RV  
**Project Number:** 25021-021054.00

**Client:** Denova Homes, Inc.  
**Location:** 19380 Monterey Rd, Morgan Hill, CA

<b>Photo No:</b> 19	
<b>Photo Date:</b> 04/22/2021	
<b>Orientation:</b> Southwest	
<b>Description:</b> Battery storage in service office.	

<b>Photo No:</b> 20	
<b>Photo Date:</b> 04/22/2021	
<b>Orientation:</b> Southeast	
<b>Description:</b> Chemicals stored in the back room in the service office.	



## APPENDIX A PHOTOGRAPH LOG

**Project Name:** Family RV  
**Project Number:** 25021-021054.00

**Client:** Denova Homes, Inc.  
**Location:** 19380 Monterey Rd, Morgan Hill, CA

<p><b>Photo No:</b> 21</p>	
<p><b>Photo Date:</b> 04/22/2021</p>	
<p><b>Orientation:</b></p>	
<p><b>Description:</b> Chemical storage in main office.</p>	
<p><b>Photo No:</b> 22</p>	
<p><b>Photo Date:</b> 04/22/2021</p>	
<p><b>Orientation:</b> West</p>	
<p><b>Description:</b> Property view from the east corner.</p>	



## APPENDIX A PHOTOGRAPH LOG

**Project Name:** Family RV

**Client:** Denova Homes, Inc.

**Project Number:** 25021-021054.00

**Location:** 19380 Monterey Rd, Morgan Hill, CA

<p><b>Photo No:</b> 23</p>	
<p><b>Photo Date:</b> 04/22/2021</p>	
<p><b>Orientation:</b> Northwest</p>	
<p><b>Description:</b> Property view from the middle of the southeast property boundary.</p>	
<p><b>Photo No:</b> 24</p>	
<p><b>Photo Date:</b> 04/22/2021</p>	
<p><b>Orientation:</b> North</p>	
<p><b>Description:</b> Property view from the south corner.</p>	



## APPENDIX A PHOTOGRAPH LOG

**Project Name:** Family RV

**Client:** Denova Homes, Inc.

**Project Number:** 25021-021054.00

**Location:** 19380 Monterey Rd, Morgan Hill, CA

<p><b>Photo No:</b> 25</p>	
<p><b>Photo Date:</b> 04/22/2021</p>	
<p><b>Orientation:</b> Northeast</p>	
<p><b>Description:</b> Property view from the middle of the southwestern property boundary.</p>	
<p><b>Photo No:</b> 26</p>	
<p><b>Photo Date:</b> 04/22/2021</p>	
<p><b>Orientation:</b> East</p>	
<p><b>Description:</b> Property view from the west corner.</p>	



## APPENDIX A PHOTOGRAPH LOG

**Project Name:** Family RV

**Client:** Denova Homes, Inc.

**Project Number:** 25021-021054.00

**Location:** 19380 Monterey Rd, Morgan Hill, CA

<p><b>Photo No:</b> 27</p>	 A photograph showing a row of several RVs parked in a gravel lot. The sky is overcast. In the foreground, there is a concrete area with an orange traffic cone.
<p><b>Photo Date:</b> 04/22/2021</p>	
<p><b>Orientation:</b> Southeast</p>	
<p><b>Description:</b> Property view from the middle of the northwestern property boundary.</p>	
<p><b>Photo No:</b> 28</p>	 A photograph showing a row of RVs parked in a gravel lot. A large metal building is visible in the background. The sky is overcast.
<p><b>Photo Date:</b> 04/22/2021</p>	
<p><b>Orientation:</b> South</p>	
<p><b>Description:</b> Property view from the north corner.</p>	

# Resumes

# Jennifer Woods

CONSULTANT III



Ms. Woods conducts Phase I Environmental Site Assessments (ESAs) for various financial, real estate, industrial, and commercial clients. Using American Society for Testing Materials (ASTM) standard practices as a guideline, Ms. Woods has conducted Phase I ESAs of industrial sites, commercial buildings, and undeveloped land throughout California, Arizona, Washington, Oregon, Nevada, Idaho, Montana, Colorado, Hawaii, and Texas. These have included performing historical research, interviewing owners, occupants, and local government officials, and generating reports. Ms. Woods also has participated in all phases of asbestos and lead projects. In addition, to assessing potential environmental conditions, Ms. Woods participates in Phase II investigative activities, including soil sampling, groundwater sampling, and soil vapor sampling.

## Education

BS, Environmental Science, University of California, San Diego (2015)

## Professional Registrations/Certification/Training

- Asbestos Hazard Emergency Response Act (AHERA) Building Inspector (6N10515)
- Asbestos Contractor/Supervisor (5N12392)
- Asbestos Certified Site Surveillance Technician (17-6101)
- Certified Lead Sampling Technician (28050)
- 40-Hour OSHA Hazwoper Trained

## General Experience

2019 – Present    Consultant III • Apex Companies, LLC

2015 – 2019        Consultant III • Bureau Veritas North America, Inc.

## Project Experience

### Phase I Environmental Site Assessment (ESAs)

Ms. Woods has conducted various Phase I ESAs throughout California, Arizona, Nevada, Oregon, Washington, Colorado, Hawaii, and Texas to satisfy due diligence investigations for real estate transactions, banks, real estate investment companies, developers, and property owners. Ms. Woods has conducted site inspections and investigated surrounding property usage; reviewed relevant regulatory files for investigations at the site or in the immediate area; and surveyed past site and surrounding property uses using aerial photographs, city directories, fire insurance maps, and government records.

### Phase II Subsurface Investigations

Ms. Woods has conducted a variety of activities associated with Phase II Subsurface Investigations including field soil, groundwater, and soil vapor sample collection and lithology description, data quality control, and generating reports.

### Asbestos and Lead Surveys

Ms. Woods has conducted a variety of asbestos and lead related services. Asbestos services include demolition to limited surveys of suspect asbestos-containing materials and air monitoring/oversight for asbestos abatement. Lead services include surveys for suspect lead paints by paint chip collection and XRF analyzer for direct readings of lead content.



# Jennifer Woods

Consultant III



## **National Environmental Policy Act (NEPA)**

Ms. Woods has conducted environmental assessments in Southern California in compliance with the National Environmental Protection Act (NEPA) for national telecommunication clients. Ms. Woods' research includes consultation with several bureaus within the United States Department of Interior such as National Park Services (NPS), United States Fish & Wildlife Services and Bureau of Land Management (BLM). In addition, Ms. Woods contacts state and local agencies, federally and non-federally recognized Native American Tribes concerning religious areas, and the California Historic Preservation Office. Ms. Woods has investigated potential wildlife and wilderness preserves, wetlands, endangered or threatened species and habitats and Native American religious areas. Ms. Woods has knowledge of the Federal Communications Commission's (FCC) Nationwide Programmatic Agreement (NPA).



# Shannon Gillespie

PROGRAM MANAGER



Ms. Gillespie has over 30 years of technical experience in conducting environmental assessments and currently works on a natural basis to maintain quality and consistency between offices. Ms. Gillespie supervises staff responsible for conducting Phase I Environmental Assessments and subsequent subsurface investigations and has final review of project deliverables. She interacts with clients and is responsible for assuring report timeliness and maintaining project budgets. She prepares Phase I and subsurface investigation proposals and conducts business development.

Ms. Gillespie has coordinated, managed, and conducted Phase I Environmental Assessments of residential, commercial, and industrial properties as part of real estate transactions for due diligence investigations. The Phase I assessments include site visits to inspect current site and vicinity usage, review of relevant regulatory files for investigations at the site or in the area, personnel interviews, reviews of hazardous material and waste handling practices, identifying potential sources of contamination and asbestos-containing materials, and surveys of past site and vicinity usage.

Ms. Gillespie also reviews environmental assessment reports for financial institutions to assess business risk and assists clients in the preparation of Hazardous Materials Business Plans. Additionally, she conducts Phase II and Phase III assessments to locate and determine the extent of soil and groundwater contamination. Her responsibilities include soil boring installation, developing site-specific work plans and health and safety plans, interpreting analytical results, estimating volumes of impacted soil and groundwater, estimating remediation costs and report preparation.

## Education

BS, Chemistry, Arizona State University (1986)

## Professional Registrations/Certification/Training

- California Registered Environmental Assessor (REA-03582)
- Certified Environmental Specialist (13564)
- OSHA 40-Hour Hazwoper

## General Experience

<b>2019 – Present</b>	<b>Project Manager • Apex Companies, LLC</b>
1989 – 2019	Program Manager • Bureau Veritas North America, Inc.
1988-1989	Rollins Chempak, Inc.
1987-1988	Disposal Control Service
1987	Maricopa County Landfill Department
1985	Salt River Project

## Project Experience

### **CERCLA Preliminary Assessment – State of California Real Estate Division**

Ms. Gillespie prepared a CERCLA preliminary assessment for a 1,300-acre Department of Defense and California Army National Guard installation (Los Alamitos Armed Forces Reserve Center). The assessment included: a review of available files, personnel interviews, onsite and offsite reconnaissance, historical aerial photograph review and survey of potential sources of past and current contamination and contaminant sources. The preliminary assessment indicated that past and



# Shannon Gillespie

Program Manager



present operations at the installation had involved in use, storage, treatment, spillage, leakage, and disposal of materials and/or wastes that are now considered hazardous. These materials and wastes were used in a variety of aircraft and vehicle maintenance, fuel storage, landfilling, aircraft-washing, and other facility activities and operations. Based on this information, potential areas of concern at the installation requiring site investigation activities were identified. The Preliminary Assessment was conducted using guidelines developed by the U.S. Environmental Protection Agency (EPA), Waste Management Division, Region IX and California Department of Toxic Substances (DTSC).

The SI included twelve potential areas of concern identified in the Preliminary Assessment. The areas included two landfills, a flight line area, revetments, fuel tank farms, former rifle ranges, clarifiers, munitions bunkers, agricultural areas and a wastewater treatment plant. Investigation included the collection of air, surface water, groundwater, soil and soil vapor samples to assess the presence of various contaminants that were identified in the previous assessments. Ms. Gillespie was an integral member of the team in the evaluation of data collected during the SI and generation of the remedial investigation work plan, health and safety plan, quality assurance project plan, and field sampling plan.

## **Phase I Environmental Site Assessment (ESAs) – Lending Institute**

Ms. Gillespie supervised the completion of a 45-site portfolio for a major lending institute to satisfy due diligence. The sites were located in California, Texas, and Arizona and required the coordination of staff from three other offices. All field work and written reports had to be completed within a four week period of time and within a tight budget. Ms. Gillespie solely maintained client contact and reviewed all deliverables prior to submittal to client. Some of the projects required subsequent Phase II investigations based on findings during the Phase I.

## **Phase I Environmental Site Assessment (ESAs) – Auto Manufacturing Company**

Ms. Gillespie conducting a Phase I ESA of a previously industrial buildings and adjacent agricultural field prior to the client purchasing properties. Based on the findings of the site inspection, a subsurface investigation was conducted simultaneous to the completion of the Phase I. The subsurface investigation had to be completed within five days and included 34 boreholes using direct push methods and over 160 samples. One report was submitted to the client that included both the Phase I and subsurface investigation.

## **Phase I Environmental Site Assessment (ESAs) – Cellular Communications Company**

Ms. Gillespie managed the completion of over 1,000 assessments for a cellular communications company since 2001 to satisfy due diligence. Completion of the project, which included Phase I ESAs and NEPA work, required the coordination of staff from five other offices. All fieldwork and written reports had to be completed within a quick turnaround and within a tight budget. Ms. Gillespie solely maintained client contact and reviewed all deliverables prior to submittal to client.

# **User Questionnaire and Other Documents**

**ASTM PRACTICE E 1527-13 USER/CLIENT QUESTIONNAIRE**  
**To be returned to Apex with the authorized proposal**

This Questionnaire is required to be completed by **the User/Client**.

**GENERAL INFORMATION**

User/Client Name(s):	Civic Monterey Road, LLC
Property Name and Address (Include known current and former address[es] and parcel no.):	19380 Monterey Road Morgan Hill, CA
Property Acreage:	approx. 4.67 acres
Current Property Type (Designate property type and list current tenants [business name and type of operation]):	Residential: ___ Commercial: <u> X</u> Industrial: ___ Other: ___
Type of Property Transaction with respect to User (Designate one):	Purchase: <u> X</u> Lease: ___ Other (provide further information): ___
Reason Phase I is Required (Check all that apply):	<i>Landowner Liability Protections</i> (e.g. Innocent Landowner Defense): <u> X</u> Evaluation of Business Risk: ___ Other (list): ___  (Note: If no reason is given it is assumed that this assessment is being performed to satisfy one of the requirements for <i>Landowner Liability Protections</i> to <i>CERCLA</i> liability.
Site Owner/ Contact(s) (Name and phone number):	Trent Sanson DeNova Homes

Please provide the above information as well as a site plan (ALTA Survey, if available) which clearly designates the boundaries of the subject property for purposes of this Phase I ESA. A list of other Helpful Documents is included with the proposal.

Providing the following information (if available) to the *environmental professional* (Apex) is one of the requirements to qualify for one of the *Landowner Liability Protections (LLPs)* offered under CERCLA. Missing or incomplete information could result in a determination that “*all appropriate inquiry*” is not complete. If further information is desired regarding these issues, Apex recommends you consult with an Environmental Attorney.

**REQUIRED INFORMATION**

The citation at the end of each item (e.g., 40 CFR 312.XX) is the section of EPA’s November 1, 2005 AAI Final Rule which discusses that item. The ASTM Standard requires that reasonably ascertainable recorded land title records that are filed under federal, tribal, state and local law should be reviewed to determine the presence of Environmental Liens and Activity and Use Limitations (AULs) that are currently recorded against the property. This should also include a review of Environmental Liens and AULs that are imposed by judicial authorities and recorded/filed in judicial records. The Standard recommends that the User retain a title company or title professional to undertake a review of recorded land title records. Furthermore, the User is to provide any actual knowledge on Environmental Liens and AULs, as well as other selected information regarding *recognized environmental conditions*, to the *environmental professional*.

**1. Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).**

Given the above requirement, are you aware of any environmental cleanup liens against the *property* that are filed or recorded under federal, tribal, state or local law? (Check One)

No:   x  

Yes (If “Yes” provide further information):   \_\_\_  

(Note: If you desire that Apex retain a title company/title professional on your behalf to review reasonably ascertainable recorded land title records for the presence of environmental cleanup liens and AULs currently recorded against the property please designate such on the Proposal Acceptance Agreement)

**2. Activity and land use limitations (AULs) that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).**

Given the above requirement, are you aware of any AULs, such as *engineering controls*, land use restrictions or *institutional controls* that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? (Check One)

No:   x  

Yes (If “Yes” provide further information):   \_\_\_

**3. Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).**

As the *user* of this *ESA* do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the *property* or an adjoining *property* so that you would have specialized knowledge of the chemicals and processes used by this type of business? (Check One)

No:

Yes (If "Yes" provide further information):

**4. Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).**

Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? 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 *property*?

Yes:

No (If "No" provide further information):

Not Applicable (e.g., transaction is a lease):

**5. Commonly known or *reasonably ascertainable* information about the *property* (40 CFR 312.30).**

Are you aware of commonly known or *reasonably ascertainable* information about the *property* that would help the *environmental professional* to identify conditions indicative of releases or threatened releases?

No:   x  

Yes (If "Yes" provide further information):   \_\_\_  

For example, as *user*,

(a.) Do you know the past uses of the *property*?

No:   x  

Yes (If "Yes" provide further information):   \_\_\_  

(b.) Do you know of specific chemicals that are present or once were present at the *property*?

No:   x  

Yes (If "Yes" provide further information):   \_\_\_  

(c.) Do you know of spills or other chemical releases that have taken place at the *property*?

No:   x  

Yes (If "Yes" provide further information):   \_\_\_  

(d.) Do you know of any environmental cleanups that have taken place at the *property*?

No:   x  

Yes (If "Yes" provide further information):   \_\_\_  

**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 (40 CFR 312.31).**

As the *user* of this *ESA*, based on your knowledge and experience related to the *property* are there any *obvious* indicators that point to the presence or likely presence of contamination at the *property*?

No:   x  

Yes (If "Yes" provide further information):   \_\_\_

**7. Proceedings involving the *property* (ASTM E 1527-13 § 10.9).**

Are you aware of any of the following:

(a.) Any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property?

No:   x  

Yes (If "Yes" provide further information):   \_\_\_  

(b.) Any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property?

No:   x  

Yes (If "Yes" provide further information):   \_\_\_  

(c.) Any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?

No:   x  

Yes (If "Yes" provide further information):   \_\_\_  

**SIGNATURE**

It is understood that the information presented in this form is an integral part of the Phase I ESA process and that Apex will evaluate and rely on this information in the development of the final Phase I ESA report.

Questionnaire Prepared

By: *P. Wilson*

Print/Type Name: Pam Wilson

Title: VP Investment Underwriting

Company: Resmark Equity Partners

Date: June 18, 2021

# **Aerial Photographs**



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# HISTORICAL **AERIALS**

**Project Property:** DeNova Morgan Hill  
19380 Monterey Road  
Morgan Hill CA 95037

**Requested By:** Apex Companies, LLC

**Order No:** 21041300126

**Data Completed:** April 15,2021

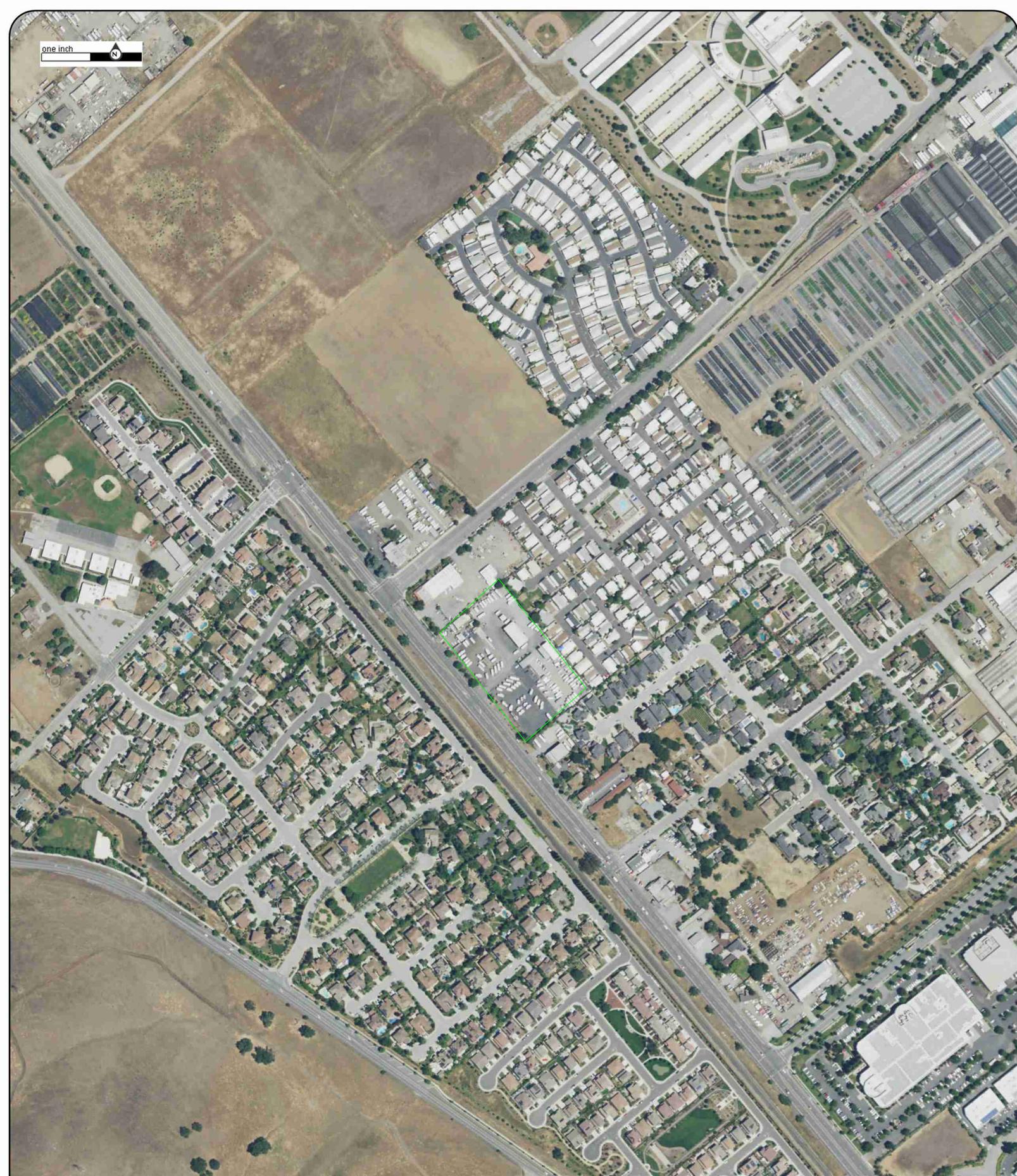
<b>Date</b>	<b>Source</b>	<b>Scale</b>	<b>Comments</b>
2020	National Agriculture Information Program	1" to 500'	
2018	National Agriculture Information Program	1" to 500'	
2016	National Agriculture Information Program	1" to 500'	
2014	National Agriculture Information Program	1" to 500'	
2012	National Agriculture Information Program	1" to 500'	
2010	National Agriculture Information Program	1" to 500'	
2009	National Agriculture Information Program	1" to 500'	
2006	National Agriculture Information Program	1" to 500'	
2005	National Agriculture Information Program	1" to 500'	
1998	US Geological Survey	1" to 500'	
1987	National Aerial Photography Program	1" to 500'	
1982	National High Altitude Photography	1" to 500'	
1981	Agriculture and Soil Conservation Service	1" to 500'	
1974	US Geological Survey	1" to 500'	
1968	US Geological Survey	1" to 500'	
1963	Agriculture and Soil Conservation Service	1" to 500'	
1956	Agriculture and Soil Conservation Service	1" to 500'	
1953	US Geological Survey	1" to 500'	
1948	Agriculture and Soil Conservation Service	1" to 500'	
1939	Agriculture and Soil Conservation Service	1" to 500'	

**Environmental Risk Information Services**

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1.866.517.5204 | [info@erisinfo.com](mailto:info@erisinfo.com) | [erisinfo.com](http://erisinfo.com)

one inch



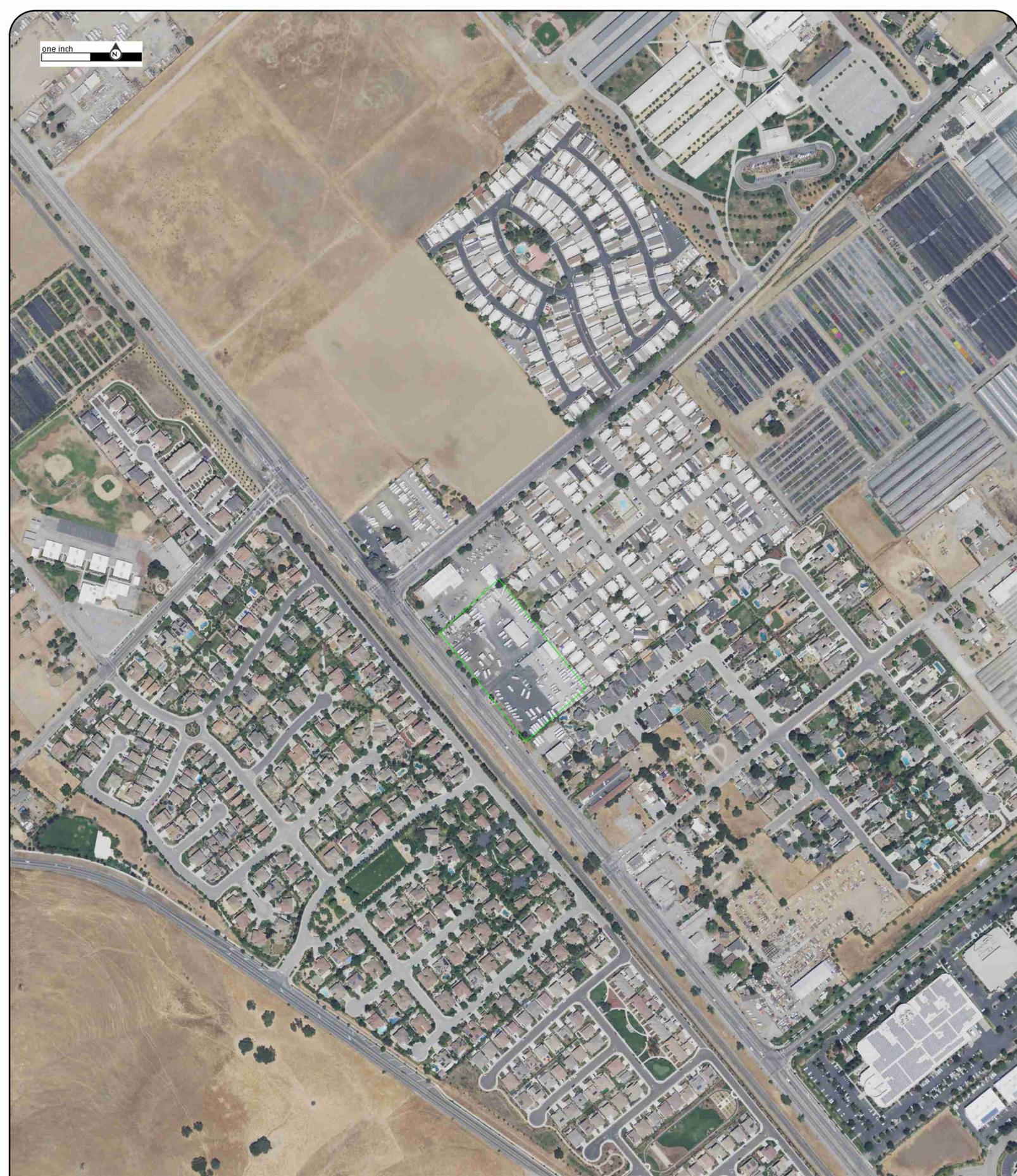
Year:2020  
Source:NAIP  
Scale:1" to 500'  
Comment:

Address:19380 Monterey Road, Morgan Hill, CA  
Approx Center:37.15302607/-121.67299723

Order No:21041300126



one inch



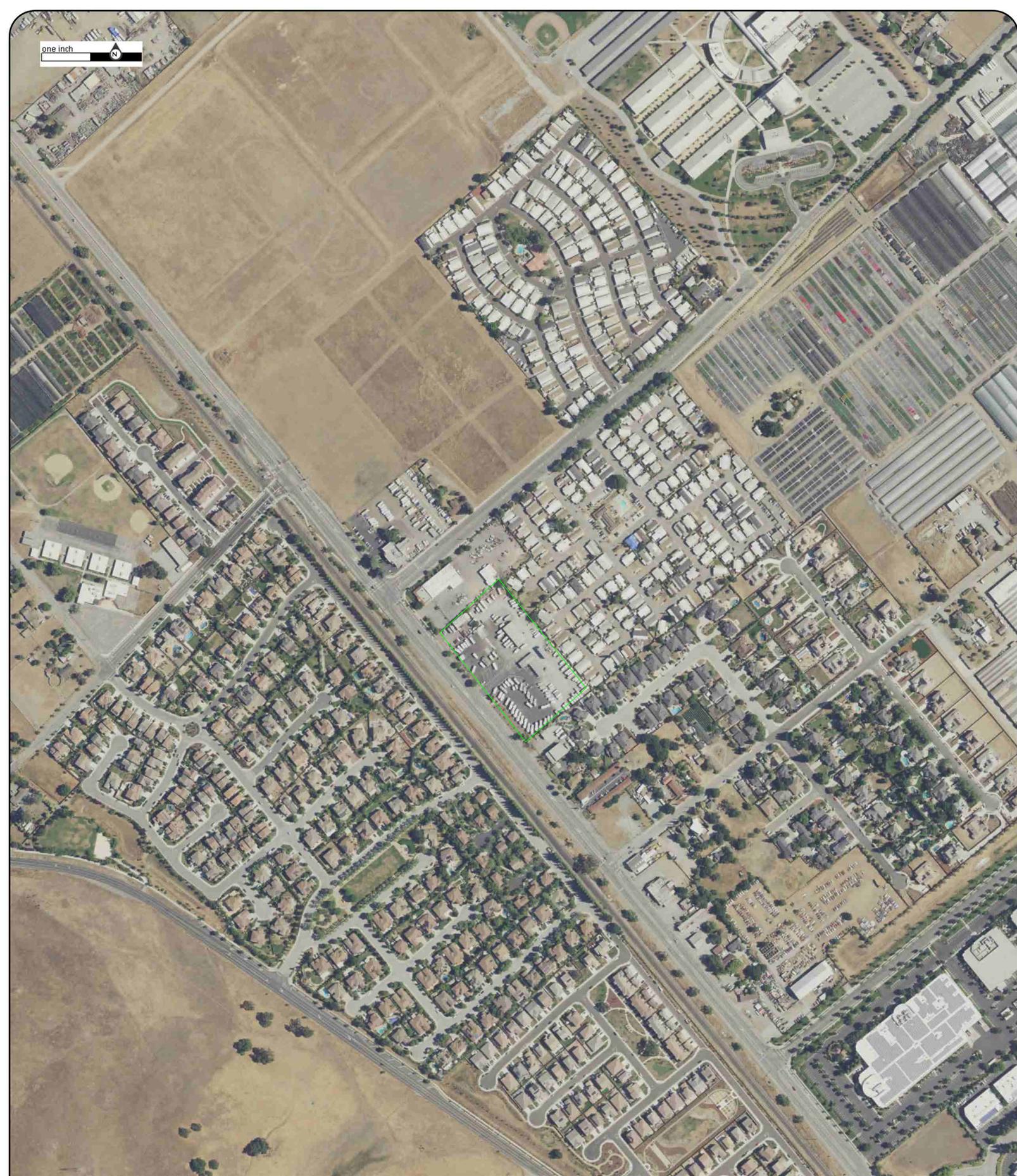
Year:2018  
Source:NAIP  
Scale:1" to 500'  
Comment:

Address:19380 Monterey Road, Morgan Hill, CA  
Approx Center:37.15302607/-121.67299723

Order No:21041300126



one inch



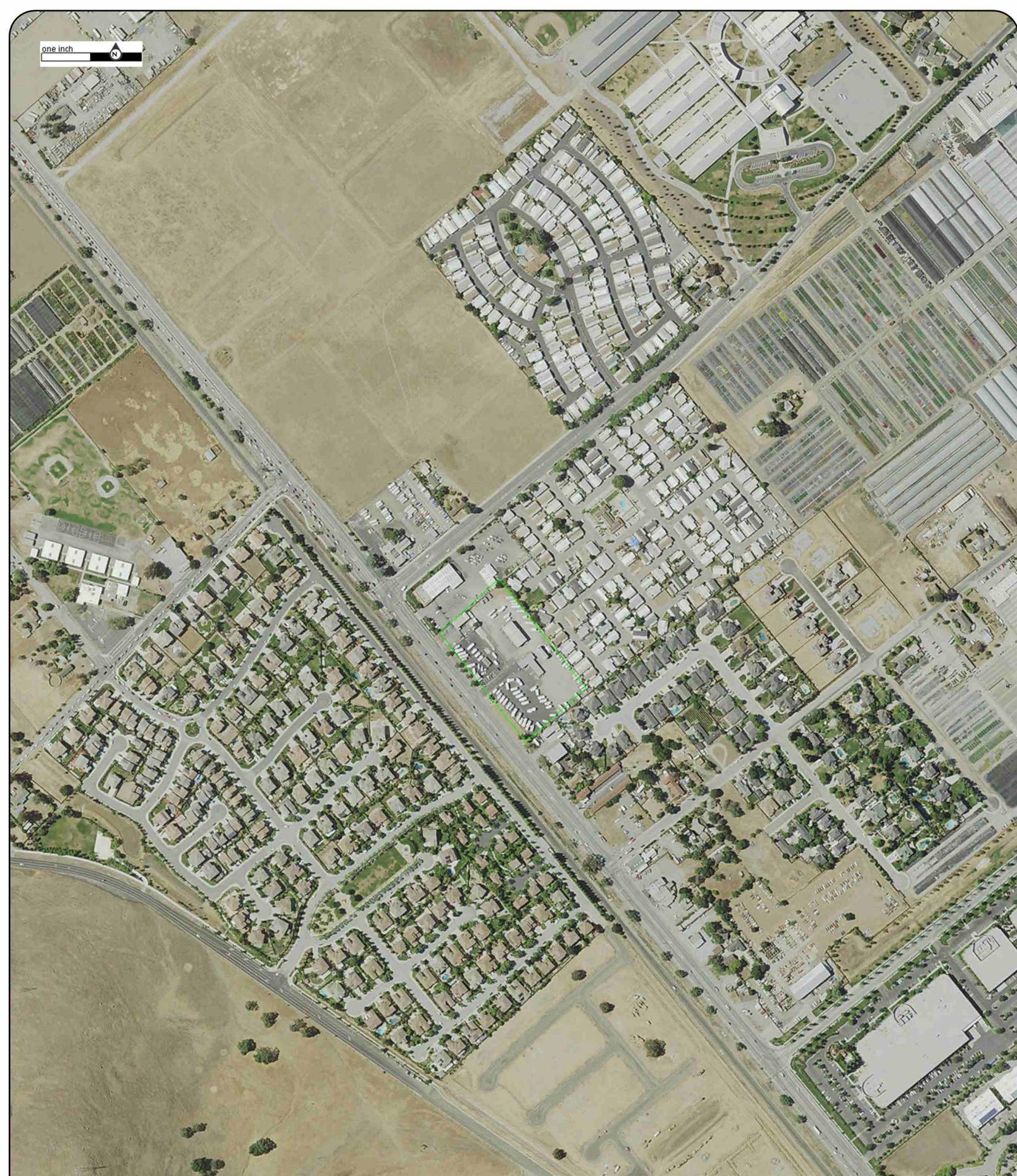
Year:2016  
Source:NAIP  
Scale:1" to 500'  
Comment:

Address:19380 Monterey Road, Morgan Hill, CA  
Approx Center:37.15302607/-121.67299723

Order No:21041300126



one inch



Year:2014  
Source:NAIP  
Scale:1" to 500'  
Comment:

Address:19380 Monterey Road, Morgan Hill, CA  
Approx Center:37.15302607/-121.67299723

Order No:21041300126



one inch



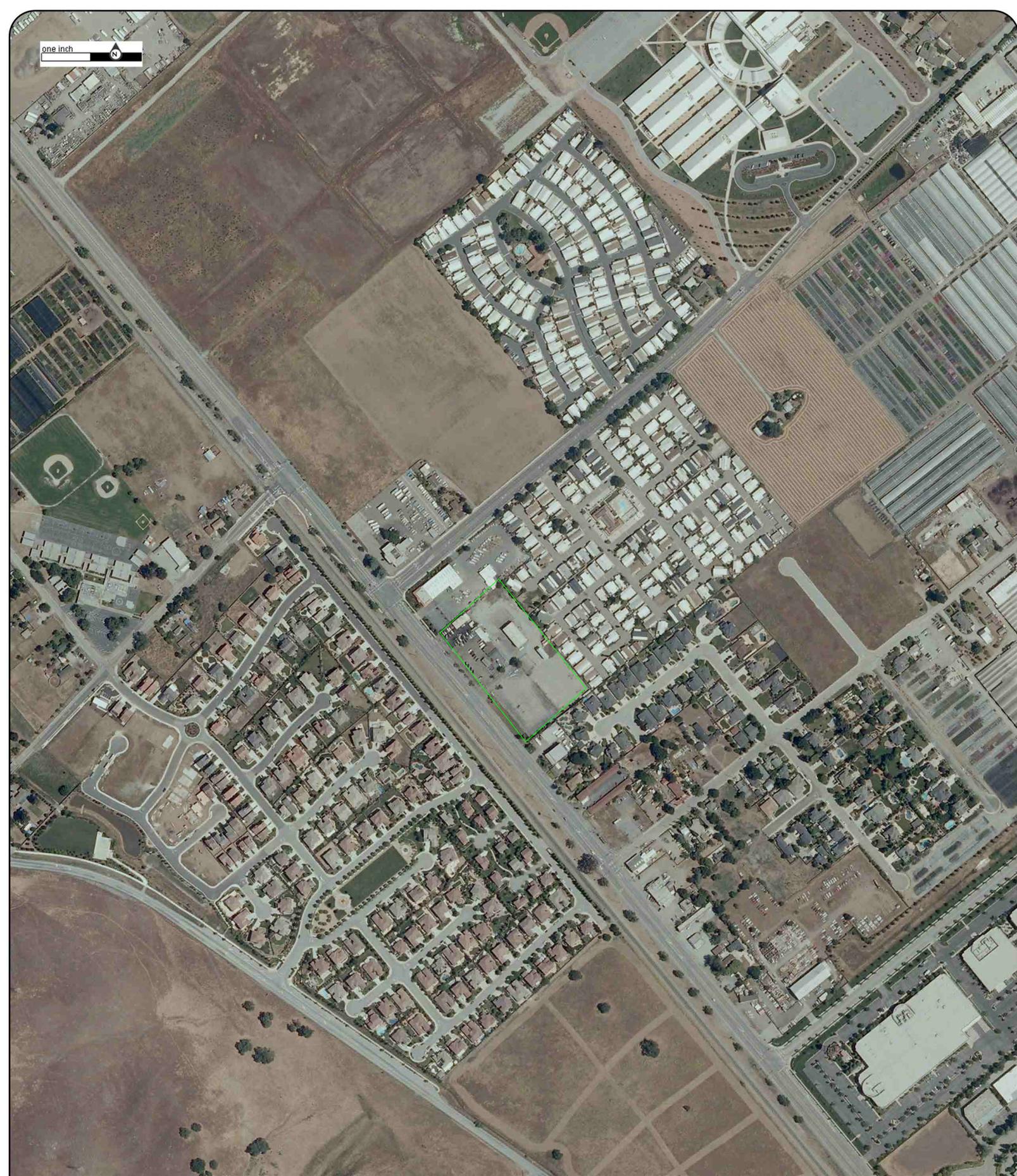
Year:2012  
Source:NAIP  
Scale:1" to 500'  
Comment:

Address:19380 Monterey Road, Morgan Hill, CA  
Approx Center:37.15302607/-121.67299723

Order No:21041300126



one inch



Year:2010  
Source:NAIP  
Scale:1" to 500'  
Comment:

Address:19380 Monterey Road, Morgan Hill, CA  
Approx Center:37.15302607/-121.67299723

Order No:21041300126



one inch



Year:2009  
Source:NAIP  
Scale:1" to 500'  
Comment:

Address:19380 Monterey Road, Morgan Hill, CA  
Approx Center:37.15302607/-121.67299723

Order No:21041300126



one inch



Year:2006  
Source:NAIP  
Scale:1" to 500'  
Comment:

Address:19380 Monterey Road, Morgan Hill, CA  
Approx Center:37.15302607/-121.67299723

Order No:21041300126



one inch



Year:2005  
Source:NAIP  
Scale:1" to 500'  
Comment:

Address:19380 Monterey Road, Morgan Hill, CA  
Approx Center:37.15302607/-121.67299723

Order No:21041300126



one inch



Year:1998  
Source:USGS  
Scale:1" to 500'  
Comment:

Address:19380 Monterey Road, Morgan Hill, CA  
Approx Center:37.15302607/-121.67299723

Order No:21041300126



one inch



Year:1987  
Source:NAPP  
Scale:1" to 500'  
Comment:

Address:19380 Monterey Road, Morgan Hill, CA  
Approx Center:37.15302607/-121.67299723

Order No:21041300126



one inch



Year:1982  
Source:NHAP  
Scale:1" to 500'  
Comment:

Address:19380 Monterey Road, Morgan Hill, CA  
Approx Center:37.15302607/-121.67299723

Order No:21041300126



one inch 



Year:1981  
Source:ASCS  
Scale:1" to 500'  
Comment:

Address:19380 Monterey Road, Morgan Hill, CA  
Approx Center:37.15302607/-121.67299723

Order No:21041300126



one inch



Year:1974  
Source:USGS  
Scale:1" to 500'  
Comment:

Address:19380 Monterey Road, Morgan Hill, CA  
Approx Center:37.15302607/-121.67299723

Order No:21041300126



one inch



Year:1968  
Source:USGS  
Scale:1" to 500'  
Comment:

Address:19380 Monterey Road, Morgan Hill, CA  
Approx Center:37.15302607/-121.67299723

Order No:21041300126



one inch



Year:1963  
Source:ASCS  
Scale:1" to 500'  
Comment:

Address:19380 Monterey Road, Morgan Hill, CA  
Approx Center:37.15302607/-121.67299723

Order No:21041300126



one inch



Year:1956  
Source:ASCS  
Scale:1" to 500'  
Comment:

Address:19380 Monterey Road, Morgan Hill, CA  
Approx Center:37.15302607/-121.67299723

Order No:21041300126



one inch 



Year:1953  
Source:USGS  
Scale:1" to 500'  
Comment:

Address:19380 Monterey Road, Morgan Hill, CA  
Approx Center:37.15302607/-121.67299723

Order No:21041300126



one inch



Year:1948  
Source:ASCS  
Scale:1" to 500'  
Comment:

Address:19380 Monterey Road, Morgan Hill, CA  
Approx Center:37.15302607/-121.67299723

Order No:21041300126



one inch



Year:1939  
Source:ASCS  
Scale:1" to 500'  
Comment:

Address:19380 Monterey Road, Morgan Hill, CA  
Approx Center:37.15302607/-121.67299723

Order No:21041300126



# **Topographic Maps**



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# TOPOGRAPHIC MAPS

**Project Property:** DeNova Morgan Hill  
19380 Monterey Road  
Morgan Hill CA 95037

**Project No:** 25021-021054.00

**Requested By:** Apex Companies, LLC

**Order No:** 21041300126

**Date Completed:** April 14, 2021

We have searched USGS collections of current topographic maps and historical topographic maps for the project property. Below is a list of maps found for the project property and adjacent area. Maps are from 7.5 and 15 minute topographic map series, if available.

Year	Map Series
2015	7.5
1980	7.5
1973	7.5
1968	7.5
1955	7.5
1939	15
1917	15

Topographic Maps included in this report are produced by the USGS and are to be used for research purposes including a phase I report. Maps are not to be resold as commercial property.

No warranty of Accuracy or Liability for ERIS: The information contained in this report has been produced by ERIS Information Inc.(in the US) and ERIS Information Limited Partnership (in Canada), both doing business as 'ERIS', using Topographic Maps produced by the USGS. This maps contained herein does not purport to be and does not constitute a guarantee of the accuracy of the information contained herein. Although ERIS has endeavored to present you with information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.

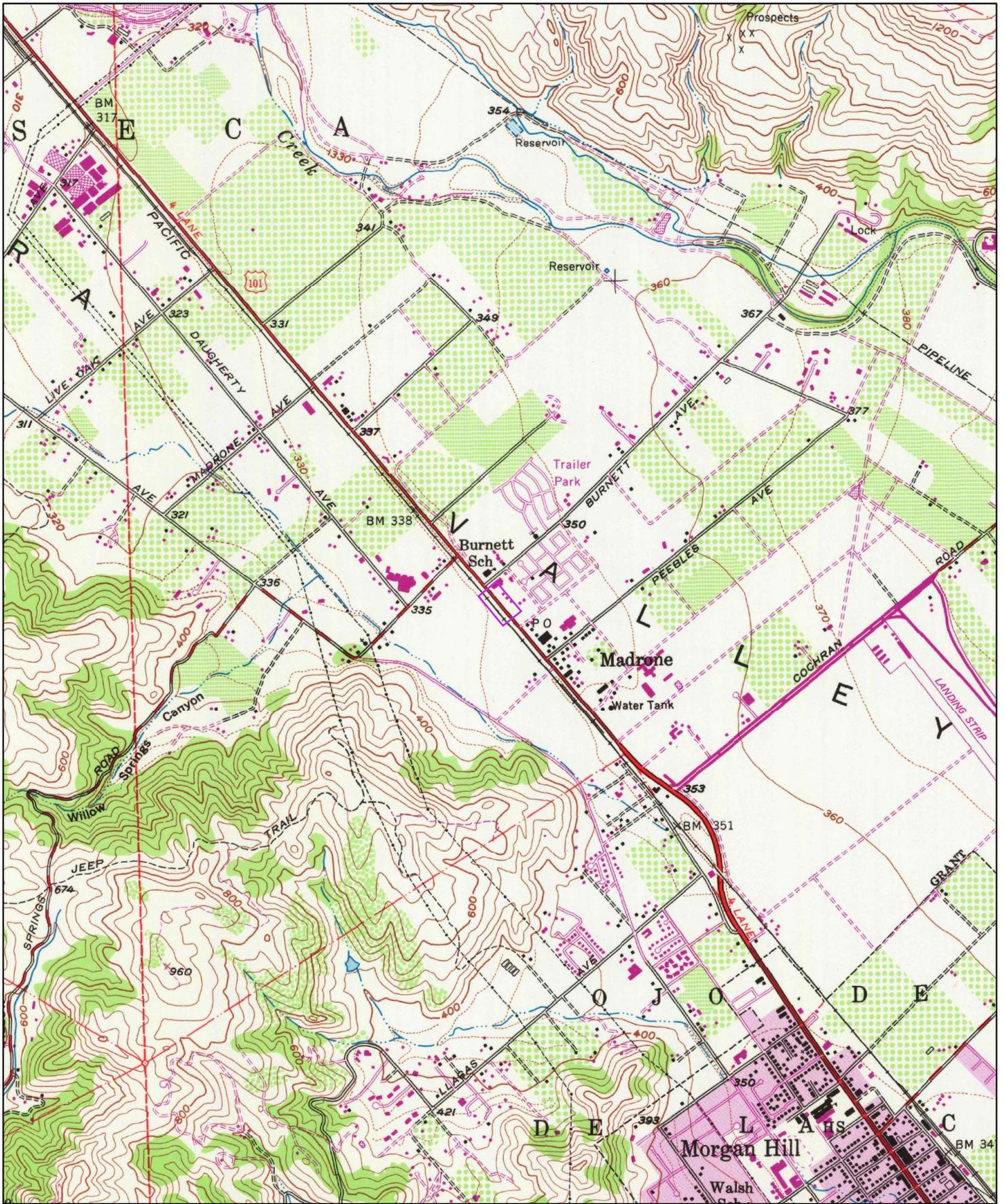
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## Environmental Risk Information Services

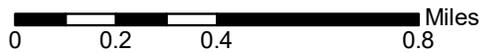
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1980

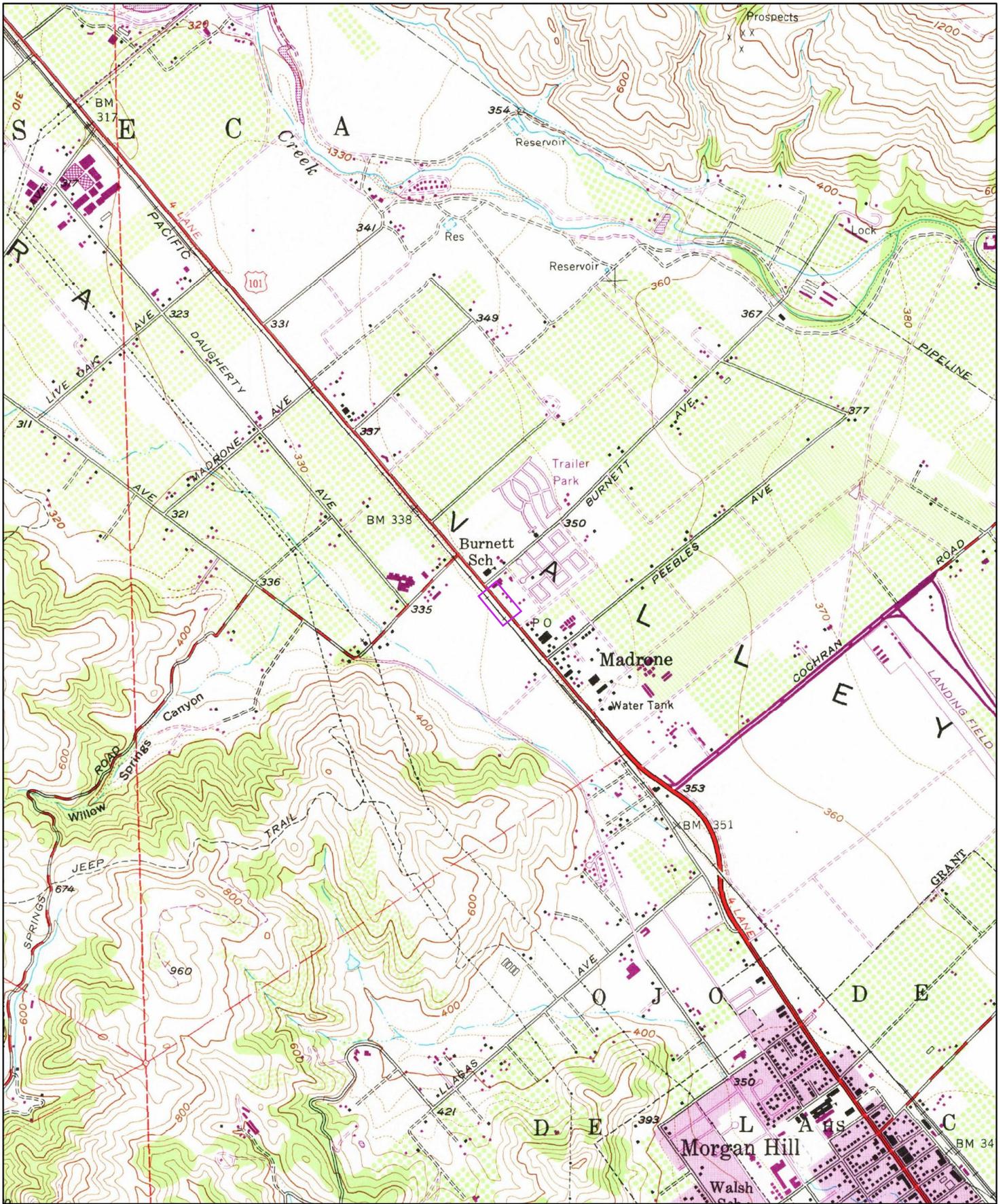


Order No. 21041300126

Quadrangle(s): Morgan Hill, CA

Source: USGS 7.5 Minute Topographic Map





1973

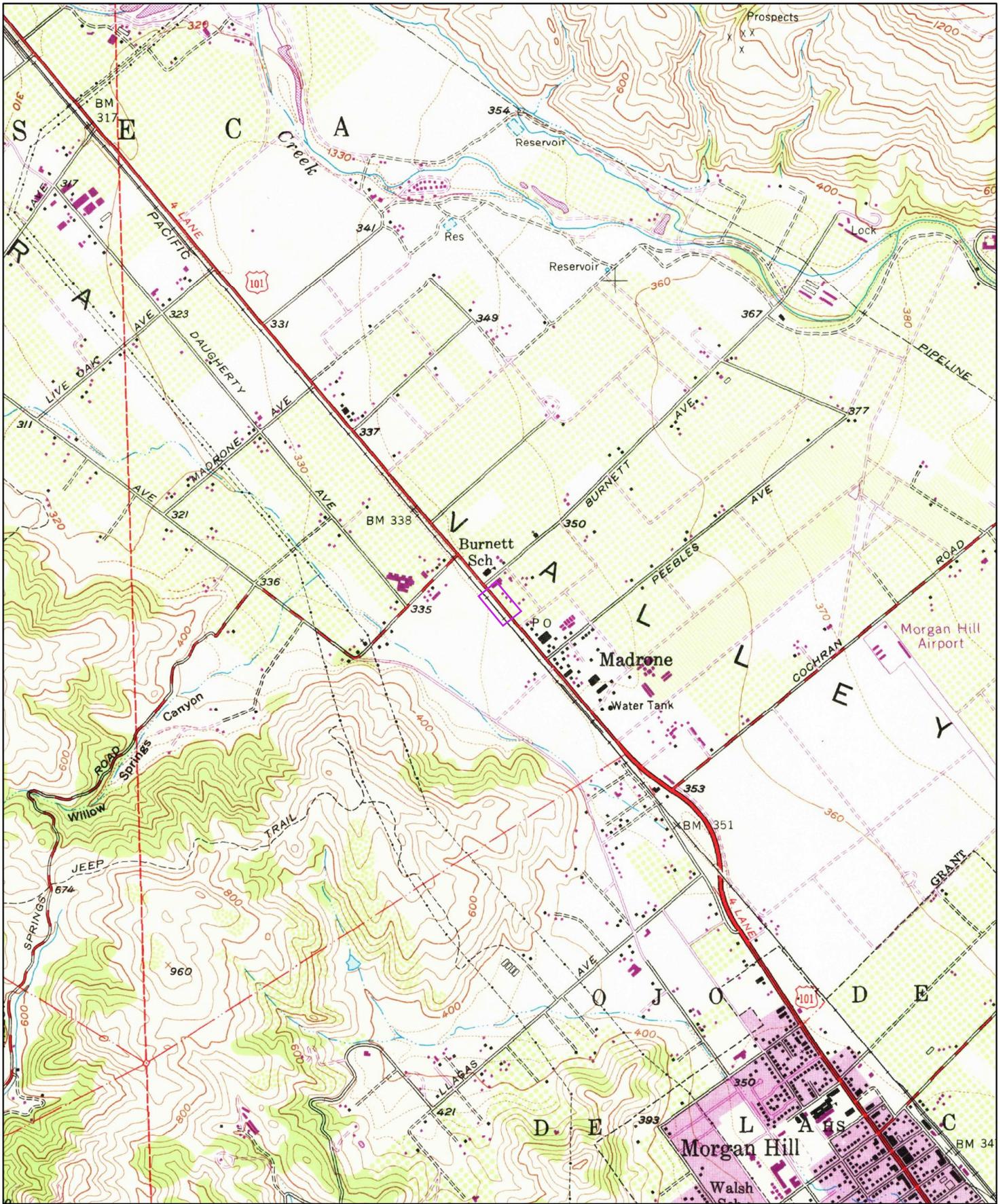


Order No. 21041300126

Quadrangle(s): Morgan Hill, CA

Source: USGS 7.5 Minute Topographic Map





1968

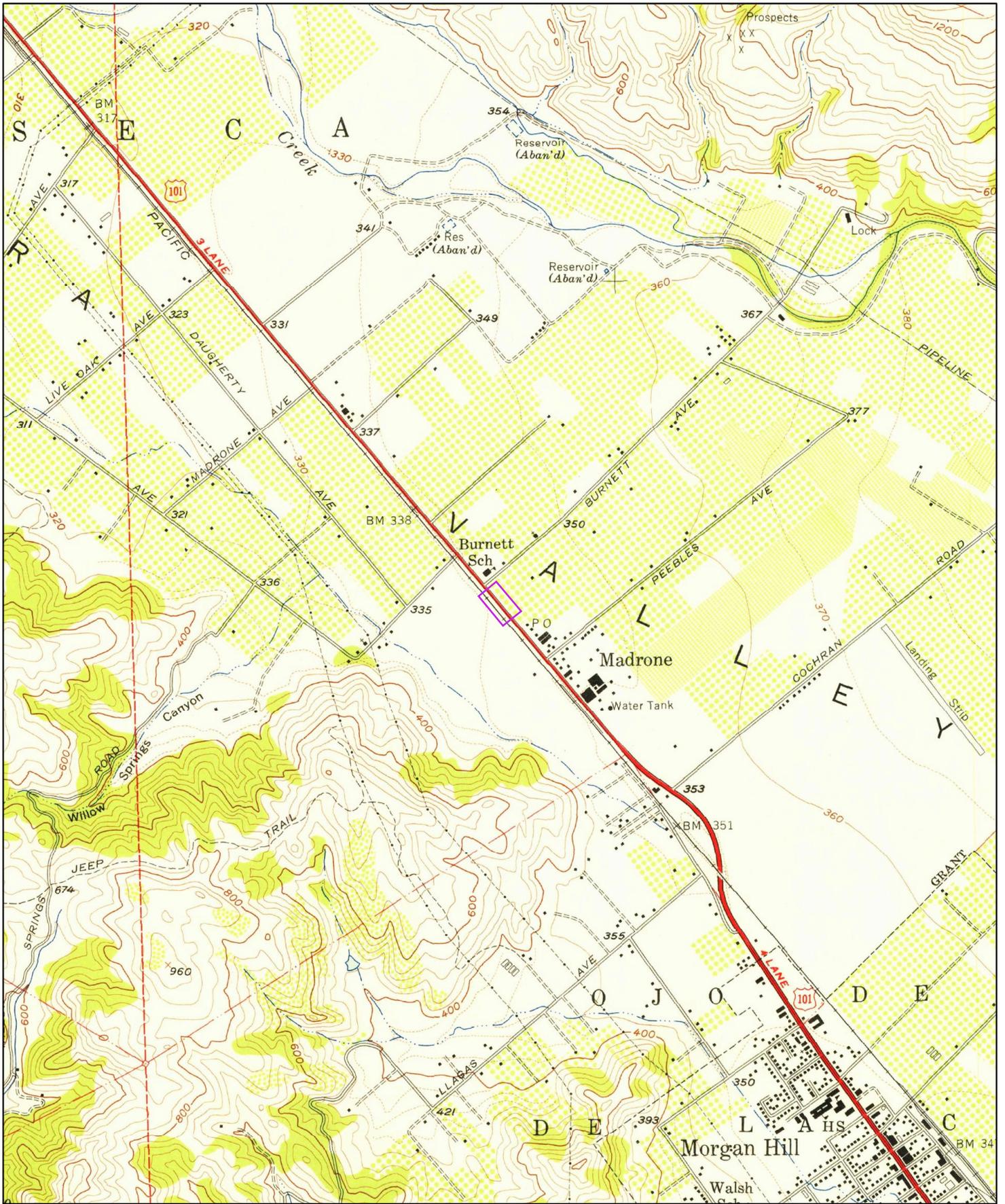


Order No. 21041300126

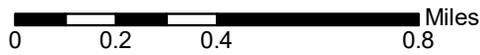
Quadrangle(s): Morgan Hill, CA

Source: USGS 7.5 Minute Topographic Map





1955

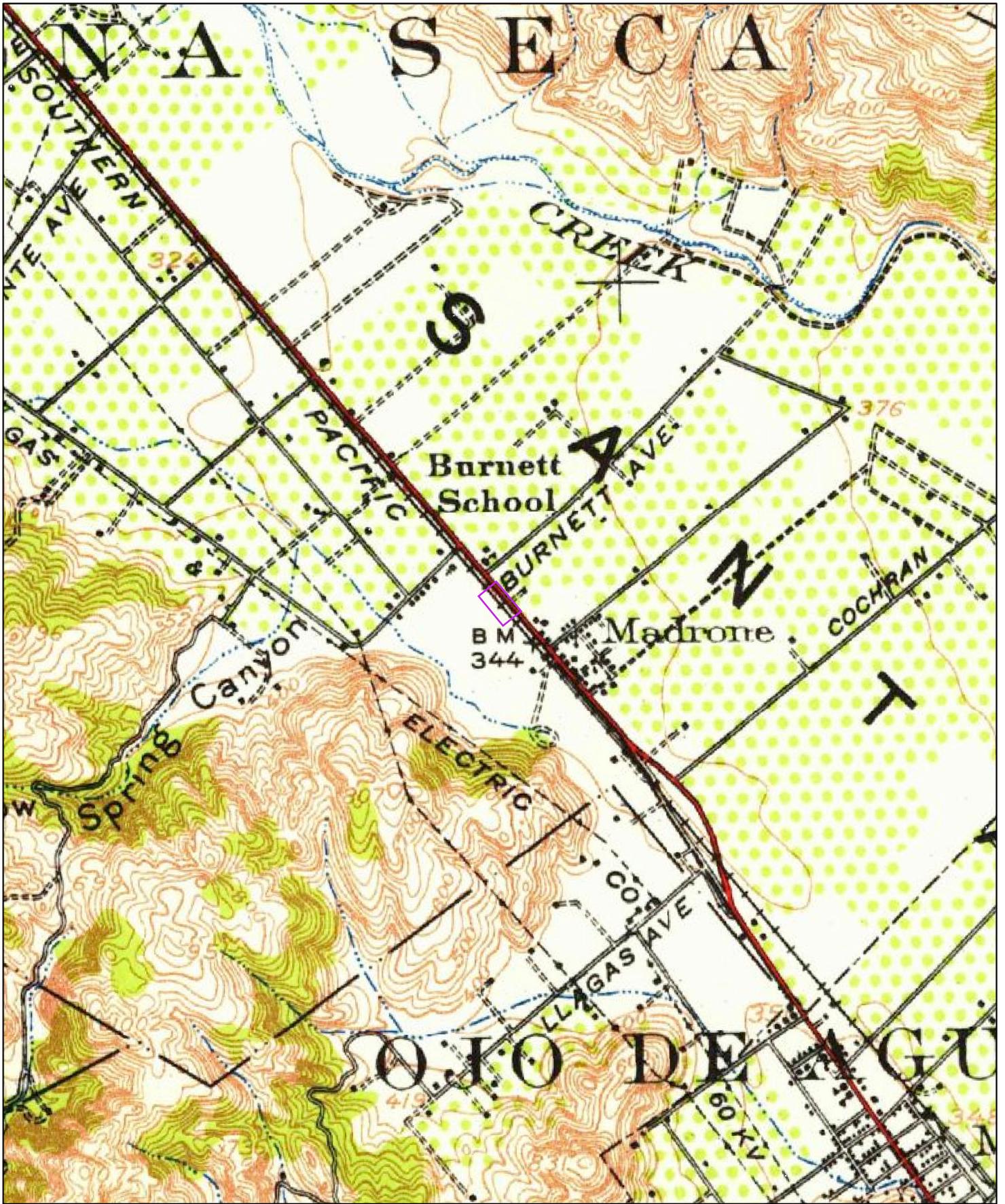


Order No. 21041300126

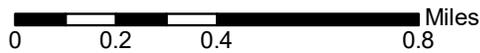
Quadrangle(s): Morgan Hill, CA

Source: USGS 7.5 Minute Topographic Map





1939



Order No. 21041300126

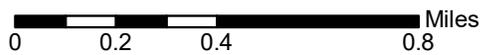
Quadrangle(s): Morgan Hill, CA

Source: USGS 15 Minute Topographic Map





1917



Order No. 21041300126

Quadrangle(s): Morgan Hill, CA

Source: USGS 15 Minute Topographic Map



# **Fire Insurance Maps**



—  
FIRE  
INSURANCE  
MAPS

**Project Property:** DeNova Morgan Hill  
19380 Monterey Road  
Morgan Hill CA 95037

**Project No:** 25021-021054.00

**Requested By:** Apex Companies, LLC

**Order No:** 21041300126

**Date Completed:** April 13, 2021

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Please note that no information was found for your site or adjacent properties.

# **City Directories**



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CITY  
**DIRECTORY**

**Project Property:** *DeNova Morgan Hill  
19380 Monterey Road  
Morgan Hill, CA 95037*

**Project No:** *25021-021054.00*

**Requested By:** *Apex Companies, LLC*

**Order No:** *21041300126*

**Date Completed:** *April 16, 2021*

April 16, 2021  
RE: CITY DIRECTORY RESEARCH  
DeNova Morgan Hill  
19380 Monterey Road Morgan Hill, CA

Thank you for contacting ERIS for an City Directory Search for the site described above. Our staff has conducted a reverse listing City Directory search to determine prior occupants of the subject site and adjacent properties. We have provided the nearest addresses(s) when adjacent addresses are not listed. If we have searched a range of addresses, all addresses in that range found in the Directory are included.

Note: Reverse Listing Directories generally are focused on more highly developed areas. Newly developed areas may be covered in the more recent years, but the older directories will tend to cover only the "central" parts of the city. To complete the search, we have either utilized the ACPL, Library of Congress, State Archives, and/or a regional library or history center as well as multiple digitized directories. These do not claim to be a complete collection of all reverse listing city directories produced.

ERIS has made every effort to provide accurate and complete information but shall not be held liable for missing, incomplete or inaccurate information. To complete this search we used the general range(s) below to search for relevant findings. If you believe there are additional addresses or streets that require searching please contact us at 866-517-5204.

**Search Criteria:**  
19200-19600 of Monterey Rd  
BEG-200 of Burnett Ave

### Search Results Summary

Date	Source	Comment
2018	DIGITAL BUSINESS DIRECTORY	
2014	DIGITAL BUSINESS DIRECTORY	
2009	DIGITAL BUSINESS DIRECTORY	
2006	HAINES	
2001-2002	HAINES	
1995-1996	HAINES	
1990-1991	HAINES	
1987	HAINES	
1981	HAINES	
1976	HAINES	
1971	HAINES	
1965	POLKS	
1962	POLKS	

200 **G-SATELLITE**...*Satellite Equipment & Systems-retail*  
200 **MADRONE MOBILE ESTATES**...*Mobile Homes-parks & Communities*  
200 **MADRONE MOBILE ESTATES**...*Mobile Homespark Developers*  
200 **MARTIN WILLIAMS**...*Architectural Details*

19240 **BUDGET INN**...*Hotels & Motels*  
19260 **PATRICIA'S PET CARE & HOME SVC**...*Pet Services*  
19280 **SUPERIOR AUTOMOTIVE & RADTR**...*Automobile Repairing & Service*  
19380 **FAMILY RV**...*Recreational Vehicle Dealers*  
19490 **IRISH CONSTRUCTION**...*Excavating Contractors*  
19500 **B P MARINE**...*Boat Dealers Sales & Service*  
19500 **JOSEPHINE'S BAKERY CAFE**...*Bakers-retail*  
19500 **SILICON VALLEY INDUSTRIES INC**...*Manufacturers*

- 200 **MADRONE MOBILE ESTATES**...Lessors Of Other Real Estate Property
- 200 **MARTIN WILLIAMS**...Architectural Svcs
- 200 **PM CARPET CLEANING**...Carpet & Upholstery Cleaning Svcs

- 19240 **BUDGET INN**...Hotels & Motels, Except Casino Hotels
- 19260 **PATRICIA'S PET CARE HOME SVC**...Pet Care Except Veterinary Svcs
- 19280 **SUPERIOR AUTOMOTIVE RADTR**...General Automotive Repair
- 19400 **MORGAN HILL AUTO IMPORTS**...Used Car Dealers
- 19490 **IRISH COMMUNICATION CO**...Electrical Contrs
- 19490 **IRISH CONSTRUCTION**...Pipe Line Contractors
- 19490 **IRISH CONSTRUCTION**...Commercial Building Construction
- 19490 **IRISH CONSTRUCTION**...Excavating Contractors

200 **AP LANDSCAPE MAINT**...Lawn/garden Services  
 200 **CYPRESS HILL CONSTRUCTION**...Home Improvements  
 200 **CYPRESS HILL CONSTRUCTION**...Concrete Contractor  
 200 **MADRONE MOBILE ESTATES**...Mobile Homes-parks & Communities  
 200 **MARIA E VENEGAS**...Unclassified  
 200 **MOBILE HOME PK**...Mobile Hm Site Oper  
 200 **MOBILE HOME PK**...Gen Remod 1-fam House  
 200 **SPACE 24**...Mfg Misc Products  
 200 **WILLIAMS RESEDENTIAL**...Building Designers

19240 **BUDGET INN**...Hotels & Motels  
 19240 **BUDGET INN**...Motels  
 19280 **HALLMARK EQUIPMENT INC**...Restaurant Eq,sup Nec  
 19280 **SUPERIOR AUTOMOTIVE & RADIATOR**...General Auto Repair  
 19280 **SUPERIOR AUTOMOTIVE & RADIATOR**...Automobile Repairing & Service  
 19490 **IRISH CONSTRUCTION**...Trade Contractor  
 19490 **IRISH CONSTRUCTION**...Comm/off Bldg New Con  
 19500 **B & P MARINE**...Boat Repairing  
 19500 **BLDG**...Oriental Menu  
 19500 **BLDG**...Boat Yards Storage  
 19500 **KING & I THAI CUISINE**...Restaurants

**BURNETT AVE 95037  
MORGAN HILL**

WEALTH CODE 7

**X MONTEREY RD**  
105 XXXX OO  
200 . . . . . MADRONE MBL ESTATES

AGUILAR Gilbert	408-779-4733	
ALVAREZ Francisco	408-776-7827	
ARMSTRONG Walter	408-776-6626	
A BARNACHIE Clara	408-778-9740	
BRADFORD Rodger	408-778-2695	
BRISCO Christiane	408-779-1172	
BUTLER Vince	408-779-5698	
CAMPOS Angelica	408-779-8233	
CARRERO Angel	408-778-0998	
CEDANO Pablo	408-776-3412	
1016 CEJA Angeles	408-782-9768	
CHESNEY Heidi	408-779-8638	
DAIZ Julia	408-779-7166	
DEVLIN Rich	408-776-2080	
DIAZ Pete	408-782-1525	
DIAZ Pete	408-778-6645	
DORADO Refugio G Jr	408-782-1998	
EMMERT D	408-778-2382	
ESPARZA Horacio	408-778-0163	
FLATTARONE Kyle	408-779-3144	+6
FORNELL Andrea	408-778-7273	+6
GAMEZ Rogelio	408-779-0212	+6
GARCIA Gregoria	408-776-7537	+6
GARTMAN Kathy	408-778-1963	+6
GOBINEZ Braulio C	408-778-2852	
GOEHNER Wm C	408-779-8260	
GONZALEZ Ruben	408-779-4743	
GOULD Eric	408-779-5912	
HAGHIGAT K	408-779-7843	
HERNANDEZ Rosemarie	408-782-1470	
JACKSON Clearblue	408-779-1760	
JUSTO Maria	408-778-8624	+6
MACHADO Tomasa	408-779-7580	+6
★ MADRONE MBL ESTATES	408-779-4866	
817 MARIA D	408-778-5502	
MCCLAIN William	408-778-9580	+6
METZGER Maureen	408-779-6058	+6
MILLER C	408-778-2382	
MONTUJO Dani G	408-778-0666	
MORADO Angelita	408-778-1157	
MURILLO Alejandro	408-776-1656	+6
NELSON Lee W	408-779-7428	
NORAGER Greta	408-776-9664	2
ORONIA Myra	408-776-3512	+6
OROZCO Teresa	408-779-5830	+6
PEREZ Martha Alicia	408-778-5108	8
PHILLIPS Erik	408-779-8569	+6
PHILLIPS G Earl	408-776-1231	+6
RACHO Luminada	408-782-0430	2
2342 RICHARDSON Sherril	408-779-1738	4
RIVERA Oscar	408-776-3752	+6
RUIZ Pracila	408-776-5140	5
RUSHLOW Rachel	408-779-3312	1
SANCHEZGONZALE Salvador	408-782-6858	4
SCHROEDER Gary	408-778-0301	
SERRANO Mary	408-776-3861	9
SERRATO Jesus	408-779-2970	9
SOTO Socorro	408-778-6758	+6
728 STCLAIR Kathie	408-778-9653	
TAYLOR Sandra	408-782-6476	4
TERRY Rick	408-779-3359	
THORPE Mark	408-782-7597	8
VELOZ Oscar	408-776-9468	2
VILLALBA Jake	408-776-2963	+6
WEBSTER Bob	408-778-2418	0
WIEDEMAN Robert	408-776-7659	2
WILLET Robert	408-782-0128	e
WILLIAMS Martin A	408-779-8469	e
WOODRUFF Julie	408-778-5764	
ZUNIGA Ana	408-778-4595	1
ZUNIGA Javier	408-782-0191	1

200 . . . . . HACIENDA VLY MBL HM  
275 . . . . .

19190	★ GRILL	
	★ COMNTY GARAGE	408-779-5322
	★ COMNTY TOWING	408-779-3833
	★ PONZINI'S COMMUNITY GARAGE	408-779-5322
19240	★ BUDGET INN	408-778-3300
	PATEL B	408-782-1048
19250	● SOLIDAY Charles	OO
19260	○ STIBBARD Keala	408-778-7545
19280	★ HALLMARK EQUIPMENT INC	408-782-2600
	★ SUPERIOR AUTOMOTIVE& RADIATR SV	408-778-3899
19380	★ ALPINE RECREATION	408-779-4511
19490	★ IRISH CONSTRUCTION	408-782-0232
19500	★ B & P MARINE	408-779-1195
	★ PLANET SUSHI	408-782-6388

**X BURNETT AVE**

★ 462 BUS 124 RES 78 NEW

# BURNETT AV 95037 MORGAN HILL

WEALTH CODE 6.0

## 200 ..... MADRONE MBL ESTATES

	AGUILAR Gilbert	408-779-4733
	ALVARADO Hector	408-778-0661
	ALVAREZ Francisco	408-776-7827
19	BRADFORD Rodger W	408-778-2685
	BRADISH Michelle	408-778-5071
	BRIGNOLO Patricia	408-778-0243
	BRIONEZ Manuel	408-776-3272
	BURRELL J F	408-778-1368
100	BUTLER Vince	408-779-5698
77	CARRERO Angel	408-778-0998
	CAZOLA Agustin	408-782-8944
	CILLUFFO Kelly	408-778-9671
118	DIAZ Pete	408-782-1525
	DIXON Jack	408-779-8628
15	DORTCH Johnnie	408-779-7128
146	EMMERT D	408-778-2382
	ESPARZA Horacio	408-782-0226
	GAMEZ Rogelio	408-779-0212
	* GARCIA Jose	408-782-6413
	GODINEZ Braulio C	408-778-2852
170	GOEHNER Herta A	408-779-8260
170	GOEHNER Wm C	408-779-8260
	GONZALEZ Ruben	408-779-4743
	GOULD Eric	408-779-5812
L123	GUTIERREZ Saturnino	408-776-2940
	GUZMAN Weldon	408-776-1859
	HAGHIGAT K	408-779-7843
	HUBBARD Stephen S	408-779-5795
	KIM Sang	408-778-5490
	* MADRONE MBL ESTATES	408-779-4666
	MANTIONE L T	408-776-7702
Z47	MANTIONE L T	408-778-3285
	MILLER C	408-778-2382
64	MIRANDA Michael	408-778-2261
64	MIRANDA Nicole	408-778-2261
	MONCADA Juanin	408-776-9427
57	MONTUJO Dani G	408-778-0866
	MORADO Angelita	408-778-1157
L148	NELSON Lee W	408-779-7429 *
	NYLANDER Pasternk	408-778-4563
127	PARKER Douglas	408-776-1514
	PEREZ Martha Alicia	408-778-5108
	PEREZ Ruben	408-776-5142
	RIVERA Debra	408-778-0661
	ROMERO Anayantz	408-776-3486
	RUSHLOW Rachel	408-779-3312
31	SCHROEDER Alicia	408-778-0301
31	SCHROEDER Gary	408-778-0301
SPC1	SERRATO Jesus	408-779-2970
	SORIANO Connie	408-779-5431
	STCLAIR Kathie	408-778-9853
	STCLAIR Loren	408-778-9853
12	STOOPS Viola	408-779-3796
	SWIGER Lonnie	408-779-9983
	THORPE Mark	408-782-7587
	VALENZUELA Ramon	408-776-0518
	WATERS Luke	408-782-9380
	WEBSTER Bob	408-778-2418
91	WIEGANT Bill P	408-779-0591
	WILLIAMS Martin A	408-778-8466
5	WOODRUFF Julie	408-778-5764
	WORSHAM Larry	408-778-3824
	ZUNIGA Javier	408-782-0191

200	XXXX	OO
208	XXXX	OO
274	XXXX	OO

## 275 ..... HACIENDA VLY MBL NM

	ADAMS James W Jr	408-779-0171
	ALFONSO Aida	408-778-9884

19190	* COMNTY GARAGE	408-779-5322
	* COMNTY TOWING	408-779-3833
	* PONZINIS CMNTY GAR	408-779-5322
19210	* SINALOA CAFE	408-779-9740
19220	XXXX	OO

# X TILTON AV

19240	AMIN Jaymin	408-782-1048
	* BUDGET INN	408-778-3300
	* PANWALA Kusum	408-779-3101
19250	* SOLIDAY Charles	OO
19260	* A DELICATE TOUCH	408-782-2821
	STIBBARD Keala	408-778-7545
19280	* HALLMARK EQUIPMENT INC	408-782-2600
19380	* ALPINE RECREATION	408-779-4511
19400	XXXX	OO
19490	* IRISH CONSTRUCTION	408-782-0232
19500	* B&P MARINE	408-779-1195
	* GUTIERREZ HARDWOOD FLOORS	408-782-1660
	* KING&I THAI CUISINE	408-782-6388

# X BURNETT AV X PEEBLES AV

20000	AVERY Preston	408-778-2229
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# BURNETT AV 95037 MORGAN HILL

WEALTH CODE 6.0

## 200 MADRONE MBL ESTATES

\*A A SKIRTING 776-0203 +  
 AGUILAR Gilbert 779-4733  
 ALVAREZ Francisco 776-7827  
 \*AMWAY DISTRIBUTOR 776-2722 +  
 BALDWIN Danny E 778-0656  
 BALDWIN Shelly D 778-0656  
 BENNECKE Wm Jr 779-2769  
 BRADFORD Rodger W 778-2695  
 BURRELL J F 778-1368  
 BUTLER Vince 779-5698  
 CARRERO Angel 778-0998  
 CELIO Frank 779-3921  
 CHEN Kolie J 778-2418  
 DORTCH Johnnie 779-7128  
 DUCOMMUN Darrell 778-7227  
 DUCOMMUN Ruth 778-7227  
 EMMERT D 778-2382  
 FINLEY Flora 779-4690  
 GODINEZ Braulio C 778-2852  
 GOEHNER Herta A 779-8260  
 GOEHNER Wm C 779-8260  
 GONZALEZ Ruben 779-4743  
 GOULD Eric 779-5912  
 HAGHIGAT K 779-7843  
 HUBBARD Stephen S 779-5795  
 KIM Sang 778-5490  
 KLEIBER Karen 778-0466  
 KOLESZAR Gary 778-2415  
 LEONARD Richard 779-3812  
 LOZA Jose D 779-2549  
 \*MADRONE MBL ESTATES 779-4666  
 MANTIONE L T 776-7702  
 MILLER C 778-2382  
 MIRANDA Michael 778-2261  
 MIRANDA Nicole 778-2261  
 MOLESWORTH Cecelia 779-2379  
 MOLESWORTH Wm 779-2379  
 MONTIJO Danl G 778-0666  
 MORADO Angelita 778-1157  
 NELSON Lee W 779-7428  
 PARKER Douglas 776-1514  
 RUSSELL George 778-2226  
 RUSSELL Susan 778-2226  
 RUX Thos V 778-3943  
 SCHROEDER Alicia 778-0301  
 SCHROEDER Gary 778-0301  
 SIMCOX J 779-1636  
 SMITH Lowell R 778-2489  
 STCLAIR Kathie 778-9653  
 STCLAIR Loren 778-9653  
 STOOPS Viola 779-3795  
 SUPNET Cion 779-6108  
 TOPETE Maria 779-1303  
 WIEGANT Bill P 779-0591  
 WILLIAMS Connie 779-3972  
 WILLIAMS Leslie A 779-3972  
 WOODRUFF Julie 778-5764  
 WORSHAM Larry 778-3824  
 YACENDA Chris 778-7471  
 YACENDA Lisa 778-7471  
 ZAJEC Frank 779-8074

200

208 PEREZ Salvador N 778-5141

19190 \*COMNTY GARAGE 779-5322  
 \*COMNTY TOWING 779-3833  
 \*PONZINIS CMNTY GAR 779-5322  
 19210 \*SINALOA CAFE 779-9740  
 19220 XXXX 00  
 19240 \*BUDGET INN 778-3300  
 LOPEZ Ciriaca 776-0497 +  
 PANWALA Kusum 779-3101 +  
 19250 \*CARROLL Rachel 00  
 19280 \*SOTELO BROS FORKLFT 779-8884  
 19380 \*ALPINE RECREATION 779-4511  
 19400 XXXX 00  
 19490 \*COCHRANE CHEVROLET 779-0960  
 \*COCHRANE CHEVROLET 779-2136  
 \*COCHRANE PLZ CHVRLT 779-5547 +  
 \*DON MURTOS CHVRLET 779-2136  
 19500 \*B&P MARINE 779-1195  
 \*SPEROS CRTYRD REST 779-4461  
 20000 AVERY Preston 778-2229  
 \*DAZZLE DETAILING 776-1855 +

**BURNETT AV 95037  
MORGAN HILL**

105	KOBASHI E K	779-2521
200	<b>MADRONE MBL ESTATES</b>	
	AGUILAR Gilbert	779-4733
	ALLEN Edw	779-4924
	ARCHULETA Richard	779-4451
	BAIR Craig	778-1782
	BALATTI Dina	779-7621
	BALDWIN Danny E	778-0656
	BALDWIN Shelly D	778-0656
	BLAIR Ann	778-3144
	BRADFORD Rodger W	778-2695
	BUCKMASTER L	778-7183
	BURRELL J F	778-1368
	BUTLER Chas	778-7183
	BUTLER Vince	779-5698
	CELIO Frank	779-3921
	CHELGREN Dawn	779-1582
	DANIELS Lisa	778-7471
	DORE Scharj	779-4897
	DORTCH Johnnie	779-7128
	DURAN Tom	778-0401
	FAIR Tim	779-0308
	FARLEY C	778-2382
	FRANKS Ginger	779-6556
	GIFFIN Nona	779-9174
	GOEHNER Herta A	779-8260
	GOEHNER Wm C	779-8260
	GONZALEZ Ruben	779-4743
	GOULD Eric	779-5912
	HAGHIGAT K	779-7843
	HARVEY Michele	779-1324
	HARVEY Robt	779-1324
	HASTINGS Robt A	778-0420
	HUBBARD Chas D	779-5795
	IRWIN Thos C DR	779-3473
	JACKSON Mattie L	778-5816
	JOHNSON Chas	778-1635
	JOHNSON Tony	779-2187
	KOLESZAR Gary	778-2415
	LANKS Jon	779-3051
	LEONARD Richard	779-3812
	LINK John	778-1338
	LINK Lisa	778-1338
	LOMINARIO K	778-0165
	LOZA Jose D	779-2549
	LUNA Linda	778-3685
	<b>*MADRONE MBL ESTATES</b>	<b>779-4666</b>
	MADSON Stanley	778-6277
	MALLETTE Jas	778-5088
	MALLETTE Sarah	778-5088
	MANSKER Floyd R	779-6637
	MANSKER Susan K	779-6637
	METZGER Maureen	779-6748
	MIRANDA Michael	778-2261
	MIRANDA Nicole	778-2261
	MOLESWORTH Cecelia	779-2379
	MOLESWORTH Wm	779-2379
	MONTUJO Danl G	778-0666
	PARONTO Dennis	779-4904
	PARONTO Michelle	779-4904
	PINTO Louis	779-3533
	PLAMBECK Geo	779-1734
	RUX Michele A	778-3943
	RUX Thos V	778-3943
	SCHROEDER Alicia	778-0301
	SCHROEDER Gary	778-0301
	SIGMAN Wm	779-3784
	SIMCOX J	779-1636
	SKOLEN Jos	779-7151
	SMALL Linda	778-1939
	SMALL Terry	778-1939
	SMITH Eddie Lee	778-6869
	SMITH Lowell R	778-2489
	SOUZA Carol	778-1203
	SOUZA Jas	778-1203
	STOOPS Viola	779-3795
	SUPNET Clon	779-6108
	SWINGLEY J	779-4877
	TAGGART Mike	779-0082
	TAGGART Shawn	779-0082
	TAYLOR Betty	779-5471
	TOPETE Maria	779-1303
	WEBSTER Robt	779-7167
	WIEDEMAN Hannah	778-2452
	WIEGANT Bill P	779-0591
	WILLIAMS Connie	779-3972
	WILLIAMS Leslie A	779-3972
	WOODRUFF Julie	778-5764
	WORSHAM Larry	778-3824
	YACENDA Chris	778-7471
	YACENDA Lisa	778-7471
	ZAJEC Frank	779-8074
200		
208	PEREZ Salvador N	778-5141

19190	*CA ST AUTOMOBILE	779-3833
	*COMNTY GARAGE	779-5322
	*COMNTY TOWING	779-3833
	*NATL AUTO CLUB	779-3833
	*PONZINIS CMNTY GAR	779-5322
19210	*SINALOA CAFE	779-9740
19220	XXXX	00
19240	*ECHO MOTEL	778-3300
19250	XXXX	00
19280	*SOTELO FORKLIFT INC	779-8884
19380	*CANYON R V	225-9034
	CANYON R V	779-4511
19400	*SOUTH VLY AUTOMOTVE	779-5959
19490	*CHEVROLET AUTH AUTO	225-1370
	*DENT CLINIC THE	779-5070
	*DON MURTOS CHEVROLT	225-1370
	*DON MURTOS CHVRLET	779-0960
	*DON MURTOS CHVRLET	779-2136
	*MURTOS DON CHEVROLT	225-1370
	*MURTOS DON CHEVROLT	779-2136
	*THE DENT CLINIC	224-5070
	*U HAUL CO	779-2136
19500	*B&P MARINE	779-1195
	*COURTYARD REST THE	779-5776
20000	AVERY Preston	778-2229
	*BILL DORAN COMPANY	779-3776

## BURNETT AV 95037 MORGAN HILL

59	*SCLAR CO PK&REC	779-3634
105	ALVAREZ Carlos	778-3647
	KOBASHI E K	779-2521
	MOJARRO Elisabeth	778-0421
200	<b>MADRONE MBL ESTATES</b>	
	ALDERETTE Ace	779-2972
	ALLEN Edw	779-4924
	ARCHULETA Richard	779-4451
	BELL Deborah	779-7826
	BLACK Glarren D	779-9479
	BLAIR Ann	778-3144
	BLAIR Denise R	778-6317
	BRADFORD Rodger W	778-2695
	BRIEN Michael	778-6204
	BRINK Steve	779-2002
	BURRELL J F	778-1368
	BUTLER Vince	779-5698
	CARTER Carol J	779-6540
	CHARLES John	779-0795
	CHELGREN Dawn	779-8938
	CORBIN Jas	779-6530
	DILMORE Harold D	779-8102
	DORE Schary	779-4897
	DORTCH Johnnie	779-7128
	DUCOMMUN Helen	778-3985
	DUCOMMUN L A	778-3985
	ELLIS Mavis	778-1883
	ELLIS Stephen A	778-1883
	FAIR Tim	779-0308
	FARLEY C	778-2382
	FISHER Jess	778-2787
	GIFFIN N	779-4548
	GOEHNER Herta A	779-8260
	GOEHNER Wm C	779-8260
	GONZALEZ Ruben	779-4743
	HAGHIGAT K	779-7843
	HALL Howard M	778-2737
	HALL Judith A	778-2737
	HASTINGS Robt A	778-0420
	HOBBS Vernon D	778-3928
	HOLDER Kelli	778-5637
	HOLDER Robt	778-5637
	HUBBARD Chas D	779-5795
	HULL Danny L	779-0203
	HUMPHREYS Mark	779-0817
	<b>*J&amp;B COMMERCL JNTRL</b>	<b>779-5042</b>
	JOHNSON Chas	778-1635
	JOHNSON L W	778-5150
	JOHNSON Suzanne	778-5150
	KIRSTEIN Kirk	778-3882
	KORJENEK Eileen	778-1451
	KORJENEK Robt	778-1451
	LEONARD Richard	779-3812
	LOMINARIO K	778-0165
	LOPEZ Robt	779-6287
	LUNA Danny	778-2683
	<b>*MADRONE MBL ESTATES</b>	<b>779-4668</b>
	MADSON Stanley	778-6277
	MEDEIROS Jos D	779-5042
	MOLESWORTH Cecelia	779-2379
	MOLESWORTH Wm	779-2379
	MORROW Walter L	779-3015
	MUNYON Elaine	779-6095
	MUNYON Steve	779-6095
	PARONTO Dennis	779-4904
	PARONTO Michelle	779-4904
	PIERCE Anna	779-0242
	PINTO Louis	779-3533
	PLAMBECK Geo	779-1734
	RENGERS David	779-8142
	RILEY M S	779-5373
	ROME Robt Clinton	778-2854
	ROSSO John	779-2709
	RUDD Keiko	779-5466
	RUDD Kit	779-5466
	RUX Michele A	778-3943
	RUX Thos V	778-3943
	SAMUEL Don	778-3663

..BURNETT AV	95037 CONT
SIGMAN Wm	779-3784
SIMCOX J	779-1636
SMITH Lowell R	778-2489
SOUZA Carol	778-1203
SOUZA Jas	778-1203
STOOPS Viola	779-3795
TAGGART Mike	779-0082
TAGGART Shawn	779-0082
TAKIER Suzanne	778-3928
VALLACORSA Anita	779-1033
VALLACORSA Ubaldo	779-1033
WADDELL Cheryl	778-6308
WEBER Anna	778-3689
WETTER Kit	779-1762
WIEDEMAN Hannah	778-2452
WIEGANT Bill P	779-0591
WILLIAMS Connie	779-3972
WILLIAMS Leslie A	779-3972
WORSHAM Larry	778-3824
ZAJEC Frank	779-8074

200	.....
274	FREDERICKS Raymond 779-8138
275	HACIENDA VLY MBL HM

19190 \*A A A EMER 779-3833  
 \*CA ST AUTOMOBILE 779-3833  
 \*COMNTY GARAGE 779-5322  
 \*NATL AUTO CLUB 779-3833  
 \*PONZINIS GARAGE 779-3833  
 19210 \*SINALOA CAFE 779-9740  
 19220 GUZMAN Hiram 778-2360  
 19240 \*ECHO MOTEL 778-3300  
 19250 CARROLL Clayton W 779-4060  
       CARROLL Rachel G 779-4060  
 19280 \*SOTELO FORKLIFT INC 779-8884  
 19380 \*CANYON R V 225-9034  
       CANYON R V 779-4511  
 19400 \*SOUTH VLY AUTOMOTVE 779-5959  
 19490 \*DENT CLINIC THE 779-5070  
       \*DON MURTOS CHEVROLT 225-1370  
       \*DON MURTOS CHVRLET 779-0960  
       \*DON MURTOS CHVRLET 779-2136  
       \*MURTOS DON CHEVROLT 225-1370  
       \*MURTOS DON CHEVROLT 779-2136  
       \*THE DENT CLINIC 224-5070  
 19500 \*COURTYARD REST 779-7706  
       \*THE COURTYARD 779-0289  
 20000 \*LAND&SEA INTERNATL 226-8855  
 NO. 8 \*A FLAIR FLOWERS 779-1240

**BURNETT AV 95037  
 MORGAN HILL**

54 XXXX 00  
 56 XXXX 00  
 59 SNTA CLR CO PKS&CMP 779-3634  
 105 KOBASHI E K 779-2521  
 200..... MORGAN HILL MBL PK  
       ALBAUGH MARK 779-5613  
       ALDERET GARY G 779-0943  
       ALLEN TAD L 779-4307  
       ARCHULETA RICHARD 779-4451  
       BAKER JONNIE R 779-6296  
       BARRON CLAIRE B 779-4003  
       BRINK STEVE 779-2002  
       BUCHANAN ROBT H 778-2437  
       BURRELL J F 778-1368  
       BUTLER VINCE 779-5698  
       CHAVEZ ALFONSO 779-8750

BURNETT AV 95037 CONT  
 CIMINO FRANK 778-2862 +  
 CIRKL CHARLES A 779-5339  
 DAVIS EDW B 779-0834  
 DEWEDT VERNON 778-3824 +  
 DILMOR HAROLD D 779-8102 +  
 DOLLAHON M SHAKLEE 779-1684 +  
 DOLLAHON MARVIN 779-1684  
 DORTCH JOHNNIE 779-7128  
 DUKE B 779-5373  
 EDWARD P K 779-1492 +  
 EMERY DENNIS 779-8861  
 ENOS FAYE 779-4669  
 ESPARZA ALEX 779-4669  
 FARLEY C 778-2382 +  
 FAULKNER COLEN 779-1439  
 GEAR VELMA 779-3314  
 GIFFIN N 779-4546  
 GODDARD FRED A W 779-2278  
 GOEHNER WM C 779-8260  
 GONZALEZ RUBEN 779-4743  
 GOODELL HAROLD W 779-7892  
 HAGHIGAT K 779-7843  
 HANSEN DIANA R 778-0091 +  
 HARDIN REBA B 778-3383 +  
 HARRISON A F 779-2040  
 HARRISON MARIAN 779-9502  
 HASELDEN KENT 779-4701 +  
 HERNANDEZ PABLO M 779-6215  
 HOCKMAN R DENNIS 778-2982 +  
 HUBBARD CHARLES D 779-5795  
 HULSE TED 779-2409  
 J&B COMMERCL JNTRL 779-5042  
 JAWOR JACKIE 778-1783 +  
 JOHNSON VIRGINIA 779-0958  
 KINCHELOE DON 779-0595  
 KWAPINSKI WM 779-0593  
 KWIATKOWSKI D R 779-2566  
 LEONARD RICHARD 779-3812  
 LOCARNINI WALTER M 779-9642 +  
 MADRONE MOBILE EST 225-3652  
 MADRONE MOBILE ESTS 779-4666  
 MALONEY S 779-7129  
 MARCHESI L JR 779-6677  
 MARGHERITA TONY 778-1635 +  
 MARTINEZ LUIS 778-3193 +  
 MATTOCKS MICHAEL 778-2746 +  
 MCCARTNEY J L 779-7692  
 MITCHELL BRENT REV 779-1920  
 MOLINO B J 779-6207  
 MOORE JIM A 779-4483  
 MUNYON GAYLORD 779-4933  
 MYERS GLEN 779-9012  
 NORRIS GREGORY 778-1594 +  
 ORCHARD CLARENCE 779-6537  
 PARKS RALPH E 779-6682  
 PRIEST N 779-5373  
 PULSIPHER BYRON 779-2905  
 PURYEAR VIRGIL 779-6701  
 RETZER L 779-0335  
 RILEY M S 779-5373  
 ROSSO JOHN 779-2709  
 SANTYMIRE ALBERT C 779-7589  
 SCHLEGEL JERRY 778-3013  
 SCHLETTI WM 779-3023  
 SHOWEN BILL 779-0855  
 SIGMUND WILLIAM 779-3784  
 SIMCOX J 779-1636  
 SMOKEYS CHIMMEY SWP 779-1684  
 SPRADLING DANL 779-6166  
 SPRADLING GEO A 779-6166  
 STARR C M 779-8040  
 STINE MARY H 779-3525  
 STUTZMAN JEFF 779-6229  
 THOMPSON JAS 779-0909  
 TRAUTMANN THEADORE 779-5973  
 TYROSVOUTIS JUDITH 778-2866  
 WAGNER SPARY TECH 779-0744  
 WARREN C C 779-5794  
 WETTER KIT 779-1762  
 WETTER WAYNE E 779-9095  
 WIEGANT BILL P 779-0591  
 WILLIAMS LESLIE 779-3972  
 ZAJEC FRANK 779-8074

200.....  
 275..... HACIENDA VLY MBL HM  
 ALABIO GEORGE P 779-2673

19190 CA ST AUTO ASSN 779-3833 +  
 COMMUNITY GARAGE 779-3833  
 NATL AUTO CLUB 779-3833 +  
 PONZINIS CMNTY GRGE 779-3833  
 19210 SINALOA CAFE 779-9740  
 19220 GUZMAN HIRAM 778-2360 +  
 RAMIREZ MARIA E 779-9906  
 RODRIGUEZ JOSE 779-9906  
 VAZQUEZ JOSE 778-3041 +  
 19240 ECHO MOTEL 778-3300 +  
 PANWALA SAN 778-3144 +  
 19250 CARROLL CLAYTON W 779-4060  
 19260 XXXX 00  
 19280 CLASSIC FBRLSS PLS 778-3351 +  
 19380 CANYON R V SALES 225-9034  
 HI LO TRLR SALES 779-4511  
 19400 SOUTH VLY AUTOMOTVE 779-5959  
 19490 SHELLWORTH CHEVROLT 779-2136  
 SHELLWORTH CHEVROLT 779-0960  
 SHELLWORTH CHEVY 225-1370  
 19500 COURTYARK RSTRNT 779-0532  
 KIRIGIN CELLARS 779-5478  
 19830 CANYON R V 779-4511  
 19900 LEEZ CONSTRUCTION CO 779-5228

## BURNETT AV 95037 MORGAN HILL

54 XXXX 00  
 56 RAMOS LOUIS 779-2648  
 59 JENOTT STEPHANE A 779-5147+  
 105A KOBASHI E K 779-2521  
 200.....MORGAN HILL MBL PK  
 ALEXANDER HAROLD W 779-7094  
 ARCHULETA RICHARD 779-4451  
 AUMILLER E C 779-5648  
 BARRON THOMAS L 779-4003  
 BAUER BONNI 779-9971  
 BIANCO EDNA B 779-4200  
 BINGHAM AL 779-9416+  
 BLACK DONALD L 779-7502  
 BOTTORFF TED 779-7923+  
 BRADSHAW RICHARD L 779-8071+  
 BRINK STEVE 779-2002  
 BROMAN KEITH 779-5862  
 BUTLER BILL R 779-7198+  
 BUTLER VINCE 779-5698  
 CAMACHO JOHN F 779-7464  
 CAREDIO LEN 779-3374  
 CIRKL CHARLES A 779-5339  
 CLAYTON ROBERT L JR 779-3447  
 COLI BARBARA J 779-5338  
 COLI JOSEPH 779-5338  
 CONFER RICHARD A 779-5438+  
 CONLEY LEO 779-7842+  
 EBLEN HAROLD 779-4784  
 ELLISON ROBERT 779-5387  
 EPPS JIM L 779-9000  
 EWOLHIN STEVE 779-7549  
 FIELDS VERONICA 779-9405  
 GEAR VELMA 779-3314  
 GONZALEZ RUBEN 779-4743  
 GOULARTE HARRY 779-5382+  
 GREEN PAUL L 779-8022+  
 GRIZZLE PAUL R 779-7429+  
 GUERRERO M 779-7609+  
 HARRISON A F 779-2040  
 HARRISON MARIAN 779-9502  
 HEFNER FRED J 779-9926+  
 HEINITZ CLIFFORD 779-4443  
 HUBBARD CHARLES D 779-5795  
 HULSE TED 779-2409+  
 INGRAHAM PAT 779-7946+  
 JEMSEN CAROL K 779-4670+  
 KELLY KEN G 779-5485+  
 LEONARD RICHARD 779-3812+  
 LOPEZ DOROTHY P 779-5945+  
 \*MADRONE MOBILE EST 225-3652  
 \*MADRONE MOBILE ESTS 779-4666  
 MALMSTROM ARTHUR 779-4595  
 MASON W F 779-3935  
 MATHEWSON DONALD H 779-7624+  
 MEDEIROS JOSEPH D 779-5042  
 MOM DANIEL A 779-4734+  
 MOSBY WALTER W 779-2680  
 MUNYON GAYLORD 779-4933+  
 NELSON LEE W 779-3738  
 NORTON ARDITH 779-9612  
 NULPH HAROLD S 779-5813+  
 NUNES MANUEL F 779-5379+  
 NUNES MANUEL 226-9942+  
 NYSTROM JACK R 779-2500+  
 PHILLIPS V W 779-5869  
 PORRAZZO NICKY 779-9981  
 PULSIPHER BYRON 779-2905  
 RILEY M S 779-5373  
 ROSE DANNY 779-4746  
 ROSE J 779-7018  
 ROSSO JOHN 779-2709  
 SALER HAROLD 779-4348  
 SANDERS DONALD A 779-3619  
 SCHLETTI WM 779-3023  
 SHERIDAN OLIVE G 779-9926+  
 SICKLER N 779-7775+  
 SILAR W 779-7724+  
 SIRIANNI MELVIN A 779-2535  
 SLOAN PETER G 779-5767  
 SMITH LOWELL R 779-7059  
 SOUTAR WM J 779-5636  
 STINE MARY H 779-3525+  
 STUCK LYLE D 779-5414+  
 TRAUTMANN THEADORE 779-5973  
 UTZ DONALD R 779-5628  
 WARREN C C 779-5794  
 WATSON FRED E 779-5902+  
 WILLIAMS LESLIE 779-3972  
 ZOELARICH W H 779-4353  
 200.....

19190\*COMMUNITY GARAGE 779-9717  
 \*PONZINIS CMNTY GRGE 779-9717  
 19210\*SINALOA CAFE 779-9740  
 19240 XXXX 00  
 19250 CARROLL CLAYTON W 779-4060  
 19260 JOAQUIN JOS J 779-3612  
 19280\*MORGAN HL CYCL SLVG 578-0672  
 \*MORGAN HL MTRCYCLE 779-5884  
 19380 XXXX 00  
 19400\*SOUTH VLY AUTOMOTVE 779-5959  
 19490\*SHELLWORTH OLSON 779-2136  
 19500\*CERAMIC KPSKS BY VH 779-8002  
 \*PEDRIZZETTI WINE SH 779-7774  
 NO # ARAGUZ TRINI 227-3592

BURNETT AV 95037 MORGAN HILL

105A KOBASHI E K 779-2521  
200\*LAMPLIGHTR MORGN HL779-4666  
\*MOBILE HSNH CNSTRCN779-4611  
330 REGGIARDO M 779-3096  
345 MASUDA TAK 779-3593

19190\*COMMUNITY GARAGE 779-9717  
19210\*SINALOA CAFE 779-9740

.. MONTEREY RD 95037 CONT.  
 19240\*ECHO MOTEL 779-9753  
 19250 ROUNTREE TRACY 779-9013  
 19260 JOAQUIN JOS J 779-3612  
 19280\*MORGAN HL STORGE YD779-9743  
 19380\*MORGAN MOTOR CO 779-2166  
 19490\*SHELLWORTH T CHVRLT779-2136  
 19500\*GALLERY THE 779-4216  
 \*PEDRIZZETTI WINE SH779-4512  
 NO # ADRAGNA LEO L 225-1619  
 NO # ARAGUIZ TRINI 227-3592

STREET NOT LISTED

779-2050

1190 Community Garage auto  
repr 779-9717

**Pebbles av intersects**

1210 Sinaloa Cafe 779-9740

1220 Vacant

1220½ Vacant

1230 Echo Motel 779-3834

Anderson Howard B ©

1240 Raggio Tina Mrs © 779-3097

1240a Griffin Brice

1250 Joe's Gun Clinic 779-3612

Joaquin Jos J

1260 Vacant

**Monterey N (MH)—Contd**

1280 Sanchez Auto Sales 779-  
2866

1350 Nordstrom Gus H

1380 Boyle Bill Ford auto dlr  
779-2171

1390 Shellworth Tom Chevrolet  
auto dlr 779-2136

1410 Sound Art Show Room

**Burnett av intersects**

STREET NOT LISTED

NO LISTINGS IN RANGE



# **Recorded Land Title Documents**



Issuing Policies of Chicago Title Insurance Company

Order No.: 98203786-982-CF-KC

TO:

South County Realty  
17045 Monterey Road, Ste A  
Morgan Hill, CA 95037

ATTN: **.Matt Telfer**  
YOUR REFERENCE:

Title Officer: Kenneth Connaker  
Email: kenneth.connaker@titlegroup.fntg.com

Escrow Officer: Corinne Fimbrez  
Email: corinne.fimbrez@ctt.com  
675 N. First St, Suite 300  
San Jose, CA 95112  
(408) 292-4212  
(408) 282-1404

**PROPERTY ADDRESS: 19380 Monterey Road, Morgan Hill, CA**

**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(s) of title insurance to be issued hereunder will be policy(s) 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 Company

By:   
Authorized Signature



By:   
ATTEST   
President  
Secretary



## PRELIMINARY REPORT

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**EFFECTIVE DATE:** March 11, 2021 at 7:30 a.m.

**ORDER NO.:** 98203786-982-CF-KC

The form of policy or policies of title insurance contemplated by this report is:

**CLTA Standard Coverage Policy (4-8-14)**

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:](#)

**FARV Monterey LLC, a California limited liability company**

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**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MORGAN HILL, IN THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Parcels B and C, as shown on that certain Map entitled "Parcel Map", which Map was filed for record in the Office of the Recorder of the County of Santa Clara, State of California, on October 24, 1975 in [Book 368 of Maps at Page\(s\) 18](#).

[APN: 726-42-001 \(Parcel C\) and 726-42-002 \(Parcel B\)](#)

### EXCEPTIONS

**AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:**

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2021-2022.

2. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area: 004-011  
Tax Identification No.: [726-42-001](#)  
Fiscal Year: 2020-2021  
1st Installment: \$11,294.22, Paid  
2nd Installment: \$11,294.22, Open  
Land: \$1,648,406.00  
Improvements: \$82,418.00  
Bill No.: 726-42-001-00

3. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area: 004-011  
Tax Identification No.: [726-42-002](#)  
Fiscal Year: 2020-2021  
1st Installment: \$2,170.14, Paid  
2nd Installment: \$2,170.14, Open  
Land: \$313,195.00  
Improvements: \$16,481.00  
Bill No.: 726-42-002-00

4. 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.

5. 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) 36-37 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.

6. 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.

7. Waiver of any claims for damages to said Land by reason of the location, construction, landscaping or maintenance of the street or highway adjoining said Land, as contained in the deed to the State of California

Recorded: December 3, 1937  
Recording No.: [Book 853, Page 225, of Official Records](#)

**EXCEPTIONS  
(Continued)**

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Laguna Seca Mobile Company  
Purpose: Ingress and egress and public utilities  
Recording Date: February 15, 1968  
Recording No.: [Book 8027, Page 200, of Official Records](#)  
Affects: A portion of said land

9. Matters contained in that certain document

Entitled: Agreement  
Dated: October 20, 1975  
Executed By: The City of Morgan Hill  
And Between: Albert Raggio  
Recording Date: November 25, 1975  
Recording No.: [5160205](#), Book B739, Page 532, of Official Records

Reference is hereby made to said document for full particulars.

10. Matters contained in that certain document

Entitled: Easement Deed by Court Order in Settlement of Landowner Action  
Dated: September 5, 2012  
Executed By: United States District Court for the Northern District of California San Francisco Division for Defendants being Qwest Communications Company LLC; Sprint Communications Company, L.P.; Level 3 Communications, LLC and Witel Communications, LLC  
Recorded: December 11, 2013  
Recording No.: [22469243](#), of Official Records

Reference is hereby made to said document for full particulars.

11. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$515,000.00  
Dated: August 14, 2014  
Trustor/Grantor: FARV Monterey LLC, a California limited liability company  
Trustee: Green Escrow Services, Inc., a California corporation  
Beneficiary: Leslie Alan Cezar and Jill Lorraine Anderson, Trustees of the Cezar-Anderson Living Revocable Trust dated July 24, 1997  
Loan No.: None Shown  
Recording Date: August 18, 2014  
Recording No.: [22681530](#), Official Records

and Re-Recording Date: May 5, 2015  
and Re-Recording No.: [22940717](#), of Official Records

An agreement recorded January 17, 2020 at [Recording No.: 24383676, of Official Records](#) which states that this instrument was subordinated to the document or interest described in the instrument

Recording Date: January 17, 2020  
Recording No.: [24383672](#), Official Records

**EXCEPTIONS  
(Continued)**

12. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$2,480,000.00  
Dated: January 9, 2020  
Trustor/Grantor: FARV Monterey LLC, a California limited liability company  
Trustee: Pinnacle Bank  
Beneficiary: Pinnacle Bank  
Loan No.: 520042900  
Recording Date: January 17, 2020  
[Recording No.:](#) [24383672, Official Records](#)

13. An assignment of all moneys due, or to become due as rental or otherwise from said Land, to secure payment of an indebtedness, shown below and upon the terms and conditions therein

Amount: \$2,480,000.00  
Assigned to: Pinnacle Bank  
Assigned By: FARV Monterey LLC, a California limited liability company  
Recording Date: January 17, 2020  
[Recording No.:](#) [24383673, of Official Records](#)

14. Matters contained in that certain document

Entitled: Hazardous Substances Certificate and Indemnity Agreement  
Executed By: FARV Monterey LLC and Pinnacle Bank  
Recording Date: January 17, 2020  
[Recording No.:](#) [24383674, of Official Records](#)

Reference is hereby made to said document for full particulars.

**EXCEPTIONS  
(Continued)**

15. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below:

Limited Liability Company: FARV Monterey LLC, a California limited liability company

- a) A copy of its operating agreement, if any, and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b) If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendments thereto with the appropriate filing stamps.
- c) If the Limited Liability Company is member-managed, a full and complete current list of members certified by the appropriate manager or member.
- d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity is currently domiciled.
- e) If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.
- f) If Limited Liability Company is a Single Member Entity, a Statement of Information for the Single Member will be required.
- g) Each member and manager of the LLC without an Operating Agreement must execute in the presence of a notary public the Certificate of California LLC (Without an Operating Agreement) Status and Authority form.

16. 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(s): FARV Monterey LLC, a California limited liability company

The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit.

17. 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.

18. 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.

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**END OF EXCEPTIONS**

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## NOTES

1. 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 a Commercial Property, known as 19380 Monterey Road, Morgan Hill, CA, to an Extended Coverage Loan Policy.
2. Note: The name(s) of the proposed insured(s) furnished with this application for title insurance is/are:  
  
Name(s) furnished: De Nova  
  
If these name(s) are incorrect, incomplete or misspelled, please notify the Company.
3. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
4. Note: The charge for a policy of title insurance, when issued through this application for title insurance, will be based on the Short Term Rate.
5. 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.
6. The application for title insurance was placed by reference to only a street address or tax identification number. The proposed Insured must confirm that the legal description in this report covers the parcel(s) of Land requested to be insured. If the legal description is incorrect, the proposed Insured must notify the Company and/or the settlement company in order to prevent errors and to be certain that the legal description for the intended parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.
7. 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.
8. 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 a Company agent, an authorized employee of the insured lender, or by using Bancserv or other Company-approved third-party service. If the above requirement cannot be met, please call the Company at the number provided in this report.
9. 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.
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.

**NOTES  
(Continued)**

11. Due to the special requirements of SB 50 (California Public Resources Code Section 8560 et seq.), any transaction that includes the conveyance of title by an agency of the United States must be approved in advance by the Company's State Counsel, Regional Counsel, or one of their designees.

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**END OF NOTES**

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Kenneth Connaker/878

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## 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 phone 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 Complaint Center:**  
<http://www.ic3.gov>



## **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 Company**

CTC – Chicago Title company  
CLTC – Commonwealth Land Title Company  
FNTC – Fidelity National Title Company of California  
FNTCCA - Fidelity National Title Company of California  
TICOR – Ticor Title Company of California  
LTC – Lawyer's Title Company  
SLTC – ServiceLink Title Company

### **Underwritten by FNF Underwriters**

CTIC – Chicago Title Insurance Company  
CLTIC - Commonwealth Land Title Insurance Company  
FNTIC – Fidelity National Title Insurance Company  
FNTIC - Fidelity National Title Insurance Company  
CTIC – Chicago Title Insurance Company  
CLTIC – Commonwealth Land Title Insurance Company  
CTIC – Chicago Title Insurance Company

### **Available Discounts**

#### **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 forty (40%) to fifty percent (50%) of the appropriate title insurance rate, depending on the type of coverage selected.

# FIDELITY NATIONAL FINANCIAL, INC. PRIVACY NOTICE

Effective January 1, 2021

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.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary’s website and this Privacy Notice does not apply.

## **Collection of 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.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- 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.

## **Collection of Browsing Information**

FNF automatically collects 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 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.

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 unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you 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 others’ products and services, jointly or independently.

## **When Information Is Disclosed**

We may disclose 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 may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

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.

### **Security of Your Information**

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

### **Choices With Your Information**

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request 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 without your consent.

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 additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

**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 your 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 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. 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 as required or authorized by contract with the mortgage loan servicer or lender, or 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; Use of Comments or Feedback**

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 Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

**Accessing and Correcting Information; Contact Us**

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, visit FNF's [Opt Out Page](#) or contact us by phone at (888) 934-3354 or by mail to:

Fidelity National Financial, Inc.  
601 Riverside Avenue  
Jacksonville, Florida 32204  
Attn: Chief Privacy Officer

## ATTACHMENT ONE (Revised 05-06-16)

### 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 of 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.

### 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:

	<b>Your Deductible Amount</b>	<b>Our Maximum Dollar Limit of Liability</b>
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

**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:}

### 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 in 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 that 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. }
7. {Variable exceptions such as taxes, easements, CC&R's, etc. shown here.}

## 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.

# **Agency Documents**

# PRR Plant Status

**Facility No.:** 16711

**Facility Name:** Alpine Recreation

**Legacy Plant No.:**

**Facility Address:** 19380 Monterey Road  
Morgan Hill CA , 95037-5037

**Legacy Site No.:** B6711

**Permit Expiration Date:** 2/1/2010

**Facility Status:** Shutdown 8/1/2009

**NAICS:** Automotive Body, Paint, and Interior  
Repair and Maintenance (811121)

**Owning Entity:**

BF16711  
Ownership Start Date:

**Current Operator Contact:** Brian Kennedy  
Alpine Recreation  
P O Box 70  
Morgan Hill , CA 95037-5037  
Email:  
Tel: (408) 779-4511  
Alt Tel:  
Fax:

**Current Owner Contact:**

,  
Email:  
Tel:  
Alt Tel:  
Fax:

# PRR Plant Status

## Reported Source Emissions

For Renewal Period 2/1/2009 to 2/1/2010

Source	Facility Source Description	Annual Average lbs/day				
		PM	Org	NOx	SO2	CO
	<b>TOTALS</b>	<b>0.00</b>	<b>0.82</b>			

### Historical Facility Information

Facility Status	Status Date	Legacy Facility No.	Facility Name	End Date
		16711	Alpine Recreation	8/1/2009

# Show Permit - Applications By Facility

Facility Number: 16711

Legacy Plant/GDF Number:

Legacy Site Number: B6711

Facility Name: Alpine Recreation

Facility Address: 19380 Monterey Road  
Morgan Hill , 95037-5037

Application No.	Legacy Plant/GDF No.	Application Submission Date	Application Name	Current Status	Current Status Date	Application Engineer
<u>11488</u>	16711	12/21/2004	New Facility - Truck Spray Booth	Approved	1/31/2005	Duncan Campbell

[EXT] RE: PRA 20-0820 Records Request - Morgan Hill

Wong, Melinda@Waterboards <Melinda.Wong@waterboards.ca.gov>

Thu 4/22/2021 12:20 PM

To: Jennifer Woods <Jennifer.Woods@apexcos.com>

**CAUTION**

Hello Jennifer,

The San Francisco Bay Regional Water Board received your April 15, 2021 file review request, which seeks records related to the address you described below. Based on a thorough search, the San Francisco Bay Water Board does not possess any records responsive to your request.

I would recommend please contact the local agency, Santa Clara Valley Water District for any further information they may have.

Thank you,

Melinda Wong  
Management Services Division  
San Francisco Bay Water Board  
1515 Clay Street, Suite 1400  
Oakland, CA 94612  
Phone: (510) 622-2430  
Fax: (510) 622-2095 direct line for Public Records Act request  
Email: [mwong@waterboards.ca.gov](mailto:mwong@waterboards.ca.gov)

---

**From:** Jennifer Woods <Jennifer.Woods@apexcos.com>  
**Sent:** Thursday, April 15, 2021 9:38 AM  
**To:** Wong, Melinda@Waterboards <Melinda.Wong@waterboards.ca.gov>  
**Subject:** Records Request - Morgan Hill

**EXTERNAL:**

Hello,

I would like to request any records you may have for 19380 Monterey Road, Morgan Hill, CA.

Thank you!

**Jennifer Woods**

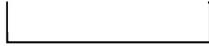
Associate Consultant III

**Apex Companies, LLC**

3621 S Harbor Blvd, Ste 115  
Santa Ana, CA 92704

O) 949-354-6362 M) 714-642-0405

Add me to your contact list!



**ENR Top 30 All-Environmental Firm**



***We've moved! Our new address is 3621 South Harbor Blvd. Suite 115, Santa Ana, CA 92704. Please update your contact list. Thanks.***

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[EXT] Re: Records Request - Morgan Hill

Kristie Duncan <kristie.duncan@sccfd.org>

Thu 4/15/2021 9:54 AM

To: Jennifer Woods <Jennifer.Woods@apexc.com>

**CAUTION**

Good morning,

Thank you for your application for Public Records. You'll want to check with the City of Morgan Hill Fire Department (Fire Prevention Office), as they have the records for this site. This is not within our jurisdiction. You may also want to reach out to the Santa Clara County Department of Hazardous Materials for possible records.

I hope this is helpful.

Thank you,

Kristie

**Kristie Duncan, Administrative Assistant II**  
**Community Education Services**  
**SANTA CLARA COUNTY FIRE DEPARTMENT**

Proudly serving the communities of Campbell, Cupertino, Los Altos, Los Altos Hills,  
Los Gatos, Monte Sereno and Saratoga  
16795 Lark Ave., Ste. 200, Los Gatos, CA 95032  
(408) 341-4490 phone • (408) 378-9342 fax  
[www.sccfd.org](http://www.sccfd.org)

---

**From:** "Jennifer Woods" <Jennifer.Woods@apexc.com>  
Jennifer.Woods@apexc.com  
**To:** "prevention" <prevention@sccfd.org>  
**Sent:** Thursday, April 15, 2021 9:37:42 AM  
**Subject:** Records Request - Morgan Hill

Hello,

Please see attached form, thanks!

**Jennifer Woods**

Associate Consultant III

**Apex Companies, LLC**

3621 S Harbor Blvd, Ste 115  
Santa Ana, CA 92704

O) 949-354-6362 M) 714-642-0405

Add me to your contact list!

***We've moved! Our new address is 3621 South Harbor Blvd. Suite 115, Santa Ana, CA 92704. Please update your contact list. Thanks.***

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This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**FAMILY ADVENTURES RV INC (CERSID: 10473610)****Facility Information Accepted May 11, 2020**

Submitted on 5/11/2020 1:41:45 PM by *Donna Paulines* of FAMILY ADVENTURES RV, INC (MORGAN HILL, CA)

Comments by Submitter: Nothing has changed sense last year and I want to ensure this was filled out correctly again this year. Please let me know if there is something that was missed on the forms asap so I can update. Thank You. Chrystal Del Castillo  
Chrystal@familyrv.com (408)612-4700

Submittal was **Accepted** on 5/11/2020 1:57:55 PM by David Ayers

Comments by regulator: Conditionally Accepted as administratively complete. A technical review may be conducted subsequently as part of your next facility inspection. On your next submittal, please update the Emergency Equipment section and the LOCATION of the emergency equipment located in the Emergency Response/Contingency Plan. Please contact me if you have any questions at David.Ayers@cep.scccgov.org or 408-918-8607.

- Business Activities
- Business Owner/Operator Identification

**Guidance Messages**

- **Warning:**
  1. Business Owner/Operator Identification - The Facility ID for CERSID: 10473610 has changed from: '190508\_274525' to '200511\_274525'.

**Hazardous Materials Inventory Accepted May 11, 2020**

Submitted on 5/11/2020 1:41:45 PM by *Donna Paulines* of FAMILY ADVENTURES RV, INC (MORGAN HILL, CA)

Comments by Submitter: Nothing has changed sense last year and I want to ensure this was filled out correctly again this year. Please let me know if there is something that was missed on the forms asap so I can update. Thank You. Chrystal Del Castillo  
Chrystal@familyrv.com (408)612-4700

Submittal was **Accepted** on 5/11/2020 1:57:55 PM by David Ayers

Comments by regulator: Conditionally Accepted as administratively complete. A technical review may be conducted subsequently as part of your next facility inspection. On your next submittal, please update the Emergency Equipment section and the LOCATION of the emergency equipment located in the Emergency Response/Contingency Plan. Please contact me if you have any questions at David.Ayers@cep.scccgov.org or 408-918-8607.

- Hazardous Material Inventory (4)
- Site Map (Official Use Only)
  - *MH-1* (Adobe PDF, 145KB)
  - *MAP* (Adobe PDF, 99KB)

**Emergency Response and Training Plans Accepted May 11, 2020**

Submitted on 5/11/2020 1:41:45 PM by *Donna Paulines* of FAMILY ADVENTURES RV, INC (MORGAN HILL, CA)

Comments by Submitter: Nothing has changed sense last year and I want to ensure this was filled out correctly again this year. Please let me know if there is something that was missed on the forms asap so I can update. Thank You. Chrystal Del Castillo  
Chrystal@familyrv.com (408)612-4700

Submittal was **Accepted** on 5/11/2020 1:57:55 PM by David Ayers

Comments by regulator: Conditionally Accepted as administratively complete. A technical review may be conducted subsequently as part of your next facility inspection. On your next submittal, please update the Emergency Equipment section and the LOCATION of the emergency equipment located in the Emergency Response/Contingency Plan. Please contact me if you have any questions at David.Ayers@cep.scccgov.org or 408-918-8607.

- Emergency Response/Contingency Plan
  - *Emergency Response Plan* (Adobe PDF, 1270KB)
- Employee Training Plan
  - Provided To Regulator on 5/11/2020

**Site Identification****FAMILY ADVENTURES RV INC**

19380 Monterey St  
Morgan Hill, CA 95037  
County  
Santa Clara

CERS ID  
**10473610**  
EPA ID Number  
CAL000392766

**Submittal Status**

Submitted on 5/11/2020 by *Donna Paulines* of FAMILY ADVENTURES RV, INC (MORGAN HILL, CA)

Comments by submitter: Nothing has changed sense last year and I want to ensure this was filled out correctly again this year. Please let me know if there is something that was missed on the forms asap so I can update.

Thank You.

Chrystal Del Castillo  
Chrystal@familyrv.com  
(408)612-4700

Submittal was **Accepted**; Processed on 5/11/2020 by *David Ayers* for Santa Clara County Environmental Health

Comments by regulator: Conditionally Accepted as administratively complete. A technical review may be conducted subsequently as part of your next facility inspection. On your next submittal, please update the Emergency Equipment section and the LOCATION of the emergency equipment located in the Emergency Response/Contingency Plan. Please contact me if you have any questions at David.Ayers@cep.scccgov.org or 408-918-8607.

**Hazardous Materials**

Does your facility have on site (for any purpose) at any one time, hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in ASTs and USTs); or is regulated under more restrictive inventory local reporting requirements (shown below if present); or the applicable Federal threshold quantity for an extremely hazardous substance specified in 40 CFR Part 355, Appendix A or B; or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?

**Yes****Underground Storage Tank(s) (UST)**

Does your facility own or operate underground storage tanks?

**No****Hazardous Waste**

Is your facility a Hazardous Waste Generator?

**Yes**

Does your facility treat hazardous waste on-site?

**No**

Is your facility's treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?

**No**

Does your facility consolidate hazardous waste generated at a remote site?

**No**

Does your facility need to report the closure/removal of a tank that was classified as hazardous waste and cleaned on-site?

**No**

Does your facility generate in any single calendar month 1,000 kilograms (kg) (2,200 pounds) or more of federal RCRA hazardous waste, or generate in any single calendar month greater than 1 kg (2.2 pounds) of RCRA acute hazardous waste; or generate more than 100 kg (220 pounds) of spill cleanup materials contaminated with RCRA acute hazardous waste.

**No**

Is your facility a Household Hazardous Waste (HHW) Collection site?

**No****Excluded and/or Exempted Materials**

Does your facility recycle more than 100 kg/month of excluded or exempted recyclable materials (per HSC 25143.2)?

**No**

Does your facility own or operate ASTs above these thresholds? Store greater than 1,320 gallons of petroleum products (new or used) in aboveground tanks or containers.

**No**

Does your facility have Regulated Substances stored onsite in quantities greater than the threshold quantities established by the California Accidental Release prevention Program (CalARP)?

**No****Additional Information**

No additional comments provided.

**Facility/Site****FAMILY ADVENTURES RV INC**

19380 Monterey St  
Morgan Hill, CA 95037

CERS ID  
**10473610**

**Submittal Status**

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**Identification****FAMILY ADVENTURES RV INC**

Operator Phone (408) 612-4700	Business Phone (408) 612-4700	Business Fax (408) 365-2002
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Beginning Date	Ending Date
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Dun & Bradstreet	SIC Code 5561	Primary NAICS
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**Facility/Site Mailing Address**

19380 Monterey St  
Morgan Hill, CA 95037

**Primary Emergency Contact**

John Kerley

Title

President

Business Phone (408) 612-4700	24-Hour Phone (510) 388-2178	Pager Number
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**Owner****FAMILY ADVENTURES RV INC**

(408) 612-4700  
19380 Monterey St  
Morgan Hill, CA 95037

**Secondary Emergency Contact**

Chrystal Del Castillo

Title

General Manager

Business Phone (408) 612-4700	24-Hour Phone (408) 612-4700	Pager Number
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**Billing Contact****DONNA PAULINES**

(408) 612-4700	donna@familyrv.com
19380 Monterey St	
Morgan Hill, CA 95037	

**Environmental Contact**

John Kerley

(408) 612-4700	john@familyrv.com
19380 Monterey St	
Morgan Hill, CA 95037	

Name of Signer	Signer Title	Document Preparer
John Kerley	John Kerley	Donna Paulines
Additional Information		

**Locally-collected Fields**

Some or all of the following fields may be required by your local regulator(s).

**Property Owner**

John Kerley

Phone

(408) 612-4700

Mailing Address

19380 Monterey St  
Morgan Hill, CA 95037

Assessor Parcel Number (APN)

Number of Employees

Facility ID

200511\_274525

## Hazardous Materials And Wastes Inventory Matrix Report

CERS Business/Org. <b>FAMILY ADVENTURES RV, INC</b>	Chemical Location <b>Inside building</b>	CERS ID <b>10473610</b>
Facility Name <b>FAMILY ADVENTURES RV INC</b> 19380 Monterey St, Morgan Hill 95037		Facility ID <b>200511_274525</b>
		Status <b>Submitted on 5/11/2020 1:41 PM</b>

DOT Code/Fire Haz. Class	Common Name	Unit	Quantities			Annual Waste Amount	Federal Hazard Categories	Hazardous Components (For mixture only)		
			Max. Daily	Largest Cont.	Avg. Daily			Component Name	% Wt	EHS CAS No.
Explosive	<b>Propane</b>	<b>Gallons</b>	<b>14</b>	<b>7</b>	<b>7</b>	<b>0</b>	- Physical			
	<u>CAS No</u>	<u>State</u>	<u>Storage Container</u>		<u>Pressue</u>	<u>Waste Code</u>	Flammable			
		<u>Gas</u>	<u>Cylinder</u>		<u>&gt; Ambient</u>		- Physical Gas			
		<u>Type</u>			<u>Temperature</u>		Under Pressure			
		<u>Pure</u>	<u>Days on Site: 0</u>		<u>Ambient</u>					
	<b>Used oil</b>	<b>Gallons</b>	<b>110</b>	<b>55</b>	<b>55</b>	<b>0</b>	- Health			
	<u>CAS No</u>	<u>State</u>	<u>Storage Container</u>		<u>Pressue</u>	<u>Waste Code</u>	Carcinogenicity			
		<u>Liquid</u>	<u>Steel Drum</u>		<u>Ambient</u>		- Health			
		<u>Type</u>			<u>Temperature</u>		Reproductive			
		<u>Waste</u>	<u>Days on Site: 0</u>		<u>Ambient</u>		Toxicity			
							- Health Skin			
							Corrosion			
							Irritation			
							- Health			
							Respiratory Skin			
							Sensitization			
							- Health Serious			
							Eye Damage Eye			
							Irritation			
							- Health Specific			
							Target Organ			
							Toxicity			
							- Health			
							Aspiration Hazard			
							- Health Germ			
							Cell Mutagenicity			

## Hazardous Materials And Wastes Inventory Matrix Report

CERS Business/Org. <b>FAMILY ADVENTURES RV, INC</b> Facility Name <b>FAMILY ADVENTURES RV INC</b> 19380 Monterey St, Morgan Hill 95037	Chemical Location <b>Outside, behind of building</b>	CERS ID <b>10473610</b> Facility ID <b>200511_274525</b> Status <b>Submitted</b> on 5/11/2020 1:41 PM
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DOT Code/Fire Haz. Class	Common Name	Unit	Quantities			Annual Waste Amount	Federal Hazard Categories	Hazardous Components (For mixture only)		
			Max. Daily	Largest Cont.	Avg. Daily			Component Name	% Wt	EHS CAS No.
	<b>Motor Oil (5W-30)</b>	<b>Gallons</b>	<b>120</b>	<b>120</b>	75	0	- Health Skin			
	<u>CAS No</u>	<u>State</u>	<u>Storage Container</u>		<u>Pressure</u>	<u>Waste Code</u>	Corrosion			
		<u>Liquid</u>	Aboveground Tank		Ambient		Irritation			
		<u>Type</u>			<u>Temperature</u>		- Health			
		Pure	Days on Site: 0		Ambient		Respiratory Skin			
							Sensitization			

## Hazardous Materials And Wastes Inventory Matrix Report

CERS Business/Org. <b>FAMILY ADVENTURES RV, INC</b> Facility Name <b>FAMILY ADVENTURES RV INC</b> 19380 Monterey St, Morgan Hill 95037	Chemical Location <b>Outside, in front of building</b>	CERS ID <b>10473610</b> Facility ID <b>200511_274525</b> Status <b>Submitted</b> on 5/11/2020 1:41 PM
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DOT Code/Fire Haz. Class	Common Name	Unit	Quantities			Annual Waste Amount	Federal Hazard Categories	Hazardous Components (For mixture only)		
			Max. Daily	Largest Cont.	Avg. Daily			Component Name	% Wt	EHS CAS No.
	<b>Propane</b>	<b>Gallons</b>	<b>400</b>	<b>400</b>	50	0	- Physical			
	<u>CAS No</u>	<u>State</u>	<u>Storage Container</u>		<u>Pressue</u>	<u>Waste Code</u>	Flammable			
		<u>Liquid</u>	Aboveground Tank		> Ambient		- Physical Gas			
		<u>Type</u>			<u>Temperature</u>		Under Pressure			
		<u>Pure</u>	Days on Site: 0		Ambient					

<b>Submittal Status</b>	<b>Submittal Date</b>

<b>A. Facility Information</b>	
<b>FAMILY ADVENTURES RV INC</b> 19380 Monterey St Morgan Hill , CA 95037	Facility ID FA0274525 CERS ID 10473610 EPA ID CAL000392766
Type of Business RV SALES RENTALS ,	Incidental Operations
This Plan Covers Chemical Spills, Fires, and Earthquakes Involving: <input checked="" type="checkbox"/> 1. HAZARDOUS MATERIALS <input checked="" type="checkbox"/> 2. HAZARDOUS WASTES	

<b>B. Internal Response</b>
Internal Facility Emergency Response Will Occur Via: <input checked="" type="checkbox"/> 1. CALLING PUBLIC EMERGENCY RESPONDERS (i.e., 9-1-1) <input type="checkbox"/> 2. CALLING HAZARDOUS WASTE CONTRACTOR <input type="checkbox"/> 3. ACTIVATING IN-HOUSE EMERGENCY RESPONSE TEAM

<b>C. Emergency Communications, Phone Numbers and Notifications</b>
Whenever there is an imminent or actual emergency situation such as an explosion, fire, or release, the Emergency Coordinator (or his/her designee when the Emergency Coordinator is on call) shall: 1. Activate internal facility alarms or communications systems, where applicable, to notify all facility personnel. 2. Notify appropriate local authorities (i.e., call 9-1-1). 3. Notify the California Emergency Management Agency at (800) 852-7550.
Before facility operations are resumed in areas of the facility affected by the incident, the emergency coordinator shall notify the California Department of Toxic Substances Control (DTSC), the local Unified Program Agency (UPA), and the local fire department’s hazardous materials program that the facility is in compliance with requirements to: 1. Provide for proper storage and disposal of recovered waste, contaminated soil or surface water, or any other material that results from an explosion, fire, or release at the facility; and 2. Ensure that no material that is incompatible with the released material is transferred, stored, or disposed of in areas of the facility affected by the incident until cleanup procedures are completed.

Internal Facility Emergency Communications or Alarm Notification Will Occur Via:
<input checked="" type="checkbox"/> 1. VERBAL WARNINGS <input checked="" type="checkbox"/> 2. PUBLIC ADDRESS OR INTERCOM SYSTEM <input checked="" type="checkbox"/> 3. TELEPHONE <input type="checkbox"/> 4. PAGERS <input type="checkbox"/> 5. ALARM SYSTEM <input checked="" type="checkbox"/> 6. PORTABLE RADIO

Notifications To Neighboring Facilities That May Be Affected By An Off-Site Release Will Occur By:
<input checked="" type="checkbox"/> 1. VERBAL WARNINGS <input type="checkbox"/> 2. PUBLIC ADDRESS OR INTERCOM SYSTEM <input type="checkbox"/> 3. TELEPHONE <input type="checkbox"/> 4. PAGERS <input type="checkbox"/> 5. ALARM SYSTEM <input type="checkbox"/> 6. PORTABLE RADIO

<b>EMERGENCY RESPONSE PHONE NUMBERS:</b>	AMBULANCE, FIRE, POLICE AND CHP    9-1-1 CALIFORNIA EMERGENCY MANAGEMENT AGENCY (CAL/EMA)    (800) 852-7550 NATIONAL RESPONSE CENTER (NRC)    (800) 424-8802 POISON CONTROL CENTER    (800) 222-1222 LOCAL UNIFIED PROGRAM AGENCY (UPA/CUPA)    (408) 918-3400
<b>NEAREST MEDICAL FACILITY/HOSPITAL NAME:</b>	St Louise Hospital    9400 No Name Uno, C
<b>AGENCY NOTIFICATION PHONE NUMBERS:</b>	CALIFORNIA DEPT. OF TOXIC SUBSTANCES CONTROL (DTSC)    (916) 255-3545 REGIONAL WATER QUALITY CONTROL BOARD    (510) -62-2-23 x 00 U.S. ENVIRONMENTAL PROTECTION AGENCY (US EPA)    (800) 300-2193 CALIFORNIA DEPT. OF FISH AND GAME (DFG)    (916) 358-2900 U.S. COAST GUARD    (202) 267-2180 CAL/OSHA    (916) 263-2800 STATE FIRE MARSHAL    (916) 445-8200

**D. Emergency Containment and Cleanup Procedures**

Spill Prevention, Containment, and Cleanup Procedures:

- 1. MONITOR FOR LEAKS, RUPTURES, PRESSURE BUILD-UP, ETC.
- 2. PROVIDE STRUCTURAL PHYSICAL BARRIERS (e.g., portable spill containment walls)
- 3. PROVIDE ABSORBENT PHYSICAL BARRIERS (e.g., pads, pigs, pillows)
- 4. COVER OR BLOCK FLOOR AND/OR STORM DRAINS
- 5. BUILT-IN BERM IN WORK/STORAGE AREA
- 6. AUTOMATIC FIRE SUPPRESSION SYSTEM
- 7. ELIMINATE SOURCES OF IGNITION FOR FLAMMABLE HAZARDS (e.g. flammable liquids, propane)
- 8. STOP PROCESSES AND/OR OPERATIONS
- 9. AUTOMATIC/ELECTRNOIC EQUIPMENT SHUT-OFF SYSTEM
- 10. SHUT-OFF WATER, GAS, ELECTRICAL UTILITIES AS APPROPRIATE
- 11. CALL 9-1-1 FOR PUBLIC EMERGENCY RESPONDER ASSISTANCE/MEDICAL AID
- 12. NOTIFY AND EVACUATE PERSONS IN ALL THREATENED AREAS
- 13. ACCOUNT FOR EVACUATED PERSONS IMMEDIATELY AFTER EVACUATION CALL
- 14. PROVIDE PROTECTIVE EQUIPMENT FOR ON-SITE RESPONSE TEAM
- 15. REMOVE OR ISOLATE CONTAINERS/AREA AS APPROPRIATE
- 16. HIRF LICENSED HAZARDOUS WASTE CONTRACTOR
- 17. USE ABSORBENT MATERIAL FOR SPILLS WITH SUBSEQUENT PROPER LABELING, STORAGE, AND HAZARDOUS WASTE DISPOSAL AS APPROPRIATE
- 18. SUCTION USING SHOP VACUUM WITH SUBSEQUENT PROPER LABELING, STORAGE, AND HAZARDOUS WASTE DISPOSAL AS APPROPRIATE
- 19. WASH/DECONTAMINATE EQUIPMENT WITH CONTAINMENT and DISPOSAL OF EFFLUENT/RINSATE AS HAZARDOUS WASTE
- 20. PROVIDE SAFE TEMPORARY STORAGE OF EMERGENCY-GENERATED WASTES
- 21. OTHER (Specify):

**E. Facility Evacuation**

The Following Alarm Signal(s) Will Be Used to Begin Evacuation of the Facility:

- 1. BELLS
- 2. HORNS/SIRENS
- 3. VERBAL (i.e., SHOUTING)
- 4. OTHER (Specify): Cell phones

The Following Location(s) is/are Evacuee Emergency Assembly Area(s):  
front parking lot

Note: The Emergency Coordinator must account for all on site employees and/or site visitors after evacuation.

- EVACUATION ROUTE MAP(S) POSTED AS REQUIRED

Note: The map(s) must show primary and alternate evacuation routes, emergency exits, and primary and alternate staging areas, and must be prominently posted throughout the facility in locations where it will be visible to employees and visitors.

**F. Arrangements For Emergency Services**

**Explanation of Requirement:** Advance arrangements with local fire and police departments, hospitals, and/or emergency services contractors should be made as appropriate for your facility. You may determine that such arrangements are not necessary.

Advance Arrangements For Local Emergency Services

- 1. HAVE BEEN DETERMINED NOT NECESSARY; *or*
- 2. THE FOLLOWING ARRANGEMENTS HAVE BEEN MADE (Specify):  
Santa Teresa Kaiser

Emergency Response and Training Plan – Page 3 of 4

G. Emergency Equipment			
TYPE	EQUIPMENT AVAILABLE	LOCATION	CAPABILITY (If applicable)
Safety and First Aid	<input checked="" type="checkbox"/> CHEMICAL PROTECTIVE SUITS, APRONS, OR VESTS		
	<input checked="" type="checkbox"/> CHEMICAL PROTECTIVE GLOVES		
	<input checked="" type="checkbox"/> CHEMICAL PROTECTIVE BOOTS		
	<input checked="" type="checkbox"/> SAFETY GLASSES/GOGGLES/SHIELDS		
	<input checked="" type="checkbox"/> HARD HATS		
	<input checked="" type="checkbox"/> CARTRIDGE RESPIRATORS		
	<input type="checkbox"/> SELF-CONTAINED BREATHING APPARATUS (SCBA)		
	<input checked="" type="checkbox"/> FIRST AID KITS/STATIONS		
	<input checked="" type="checkbox"/> PLUMBED EYEWASH FOUNTAIN/SHOWER		
	<input checked="" type="checkbox"/> PORTABLE EYEWASH KITS		
	<input type="checkbox"/> OTHER		
Fire Fighting	<input checked="" type="checkbox"/> PORTABLE FIRE EXTINGUISHERS		
	<input checked="" type="checkbox"/> FIXED FIRE SYSTEMS/SPRINKLERS/FIRE HOSES		
	<input type="checkbox"/> FIRE ALARM BOXES OR STATIONS		
	<input type="checkbox"/> OTHER		
Spill Control and Clean-Up	<input checked="" type="checkbox"/> ALL-IN-ONE SPILL KIT		
	<input checked="" type="checkbox"/> ABSORBENT MATERIAL		
	<input checked="" type="checkbox"/> CONTAINER FOR USED ABSORBENT		
	<input type="checkbox"/> BERMING/DIKING EQUIPMENT		
	<input checked="" type="checkbox"/> BROOM		
	<input checked="" type="checkbox"/> SHOVEL		
	<input checked="" type="checkbox"/> SHOP VAC		
	<input type="checkbox"/> EXHAUST HOOD		
	<input type="checkbox"/> EMERGENCY SUMP/HOLDING TANK		
	<input type="checkbox"/> CHEMICAL NEUTRALIZERS		
	<input type="checkbox"/> GAS CYLINDER LEAK REPAIR KIT		
Communications and Alarm Systems	<input checked="" type="checkbox"/> TELEPHONES (Includes cellular)		
	<input checked="" type="checkbox"/> INTERCOM/PA SYSTEM		
	<input checked="" type="checkbox"/> PORTABLE RADIOS		
	<input type="checkbox"/> AUTOMATIC ALARM CHEMICAL MONITORING EQUIPMENT		
Other	<input type="checkbox"/> OTHER		
	<input type="checkbox"/> OTHER		

## Emergency Response and Training Plan – Page 4 of 4

### H. Earthquake Vulnerability

Identify areas of the facility that are vulnerable to hazardous materials releases/spills due to earthquake-related motion. These areas require immediate isolation and inspection.

VULNERABLE AREAS: (Check all that apply)	LOCATIONS (e.g., shop, outdoor shed, forensic lab)
<input checked="" type="checkbox"/> 1. HAZARDOUS MATERIALS/WASTE STORAGE AREA	Shop
<input type="checkbox"/> 2. PROCESS LINES/PIPING	
<input type="checkbox"/> 3. LABORATORY	
<input type="checkbox"/> 4. WASTE TREATMENT AREA	

Identify mechanical systems vulnerable to releases/spills due to earthquake-related motion. These systems require immediate isolation and inspection.

VULNERABLE SYSTEMS: (Check all that apply)	LOCATIONS
<input checked="" type="checkbox"/> 1. SHELVES, CABINETS AND RACKS	Shop
<input checked="" type="checkbox"/> 2. TANKS (EMERGENCY SHUTOFF)	Shop
<input type="checkbox"/> 3. PORTABLE GAS CYLINDERS	
<input checked="" type="checkbox"/> 4. EMERGENCY SHUTOFF AND/OR UTILITY VALVES	Water shut off is located on the ground between brown building and service building. Electric shut off is in brown building and shop
<input checked="" type="checkbox"/> 5. SPRINKLER SYSTEMS	Just right outside Service building
<input checked="" type="checkbox"/> 6. STATIONARY PRESSURIZED CONTAINERS (e.g., propane dispensing tank)	Propane shut off is located outside brown building

### I. Employee Training

**Explanation of Requirement:** Employee training is required for all employees handling hazardous materials and hazardous wastes in day-to-day or clean-up operations including volunteers and/or contractors. Training must be:

- Provided within 6 months for new hires
- Amended as necessary prior to change in process or work assignment
- Given upon modification to the Emergency Response/Contingency Plan, and updated/refreshed annually for all employees.

Required content includes all of the following:

- Safety Data Sheets
- Hazard communication related to health and safety
- Methods for safe handling of hazardous substances
- Fire hazards of materials/processes
- Conditions likely to worsen emergencies
- Coordination of emergency response
- Notification procedures
- Applicable laws and regulations
- Communication and alarm systems
- Personal protective equipment
- Use of emergency response equipment (e.g. Fire extinguishers, respirators, etc.)
- Decontamination procedures
- Evacuation procedures
- Control and containment procedures
- UST monitoring system equipment and procedures (if applicable).

INDICATE HOW EMPLOYEE TRAINING PROGRAM IS ADMINISTERED (Check all that apply):

1. FORMAL CLASSROOM       2. VIDEOS       3. SAFETY/TAILGATE MEETINGS
4. STUDY GUIDES/MANUALS (Specify): Hazmat guide and safety guides are available to all employees.
5. OTHER (Specify):
6. NOT APPLICABLE BECAUSE FACILITY HAS NO EMPLOYEES

**Large Quantity Generator (LQG) Training Records:** Large quantity hazardous waste generators (i.e., who generate more than 270 gallons/1,000 kilograms of hazardous waste per month) must retain written documentation of employee hazardous waste management training sessions which includes:

- A written outline/agenda of the type and amount of both introductory and continuing training that will be given to persons filling each job position having responsibility for the management of hazardous waste (e.g., labeling, manifesting, compliance with accumulation time limits, etc.).
- The name, job title, and date of training for each hazardous waste management training session given to an employee filling such a job position; and
- A written job description for each of the above job positions that describes job duties and the skills, education, or other qualifications required of personnel assigned to the position.
- Current employee training records must be retained until closure of the facility.
- Former employee training records must be retained at least three years after termination of employment.

### J. List Of Attachments

(Check one of the following)

1. NO ATTACHMENTS ARE REQUIRED; *or*
2. THE FOLLOWING DOCUMENTS ARE ATTACHED:

### K. Signature/Certification

**Certification:** Based on my inquiry of those individuals responsible for obtaining the information, I certify under penalty of law that I have personally examined and am familiar with the information submitted and believe the information is true, accurate, and complete, and that a copy is available on site.

Name of Person Certifying Submittal

Title

Donna Paulines/Clyde Irwin

Accountant/Maintenance

# Application Coding and Computer Input Document (ACCID)

(Information in Red Font or Otherwise Highlighted Requires Data Entry)

Ownership Change  
  New Facility  
  Facility Closed  
  Add Record(s)  
  Modify Record(s)  
  Invoice Adjustment

Facility Name: **FAMILY ADVENTURES RV** Facility ID: **FA0274525**

Site Address: **19380 MONTEREY RD** City: **MORGAN HILL**

~~MODIFY OWNER RECORD:~~ Owner ID: **NEW**  Add/Remove Co-Owner

Bus Code: **01 - Corp or LLC**

Owner Name: **FAMILY ADVENTURES RV INC** DBA:

Care of: eMail:

Postal Address: **19380 MONTEREY RD, MORGAN HILL, CA 95037**

**MODIFY FACILITY RECORD:** Jurisdiction: City Code:

Last HMIRRP: CERS ID:

**ADD OR MODIFY GENERAL HEALTH PROGRAM & GENERAL PERMIT:**

Designated Employee (Inspector): **RAYMOND MAIDEN**

Set Date of Last Billing as: **7/1/2014** for **All Permits and Service Fees** effective **After Billing Now**

Program (PR) or Tank (TA) Record ID	PE	Current Status	Discount Code	License	Make	Year	VIN	Vehicle Type
<b>ALL</b>	<b>ALL</b>	<b>01 - Active</b>						

Permit is Valid from: **8/1/2013** Permit is Valid to: **7/31/2014** Bill/Rebill Now? **Yes**

**PERMIT CONDITIONS:**

**SWITCH RECORDS:**

Switch Facility Record from Owner **OW0700632** to Owner **NEW**.

Switch the following PRs to Facility :

**MODIFY ACCOUNTING RECORDS:** Account ID: **NEW** Mailing Code: **A - Account Mailing Address**

Responsible Party: Care of:

Postal Address: **Same as Owner** eMail:

**Fiscal Adjustment Information:**

Invoice ID:	Credit Amount:	Invoice ID:	Credit Amount:
Invoice ID:	Credit Amount:	Invoice ID:	Credit Amount:

Reasons for Adjustment: *(Check all that apply)*

Close Account;  
  Delete Charge;  
  Ownership Change;  
  Refer to DOR;  
  Refund;  
  Waive Delinquency;

Transfer Payment FROM Invoice ID TO Invoice ID

Other (describe):

**COMMENTS:** **New owner. Please close out current account and create new owner and account. Transfer facility to new owner, update name, set new permit dates and bill now. See attached. Thanks.**

Prepared by: **Matthew Burge** Date: **8/21/2014**  Label/Relabel File Folder(s)

Senior **APPROVED** Date: Input by: Date:

DEH-00 **By Greg Breshears at 5:14 pm, Aug 28, 2014**

# HMCD Application Coding and Computer Input Document (CID) (OK)

(Information in Red Font or Otherwise Highlighted Requires Data Entry)

New Facility/Owner    
  Facility Closed/Sold    
  Add Record(s)    
  Modify Record(s)    
  Invoice Adjustment

Facility Name: **ALPINE RECREATION**

Site Address: **19380 MONTEREY RD**

City: **MORGAN HILL**

**FACILITY:**

Facility ID: **FA0203198**

Facility Owner ID: **OW0155574**

Care of:

Location:

City Code:

Postal Address (line 1):

Postal Address (line 2):

City:

State:

Zip:

Last HMIRRP:

Business Code:

Business Type:

User-Defined Fields:

**GENERAL HEALTH PROGRAM & GENERAL PERMIT:**

Designated Employee (Inspector):

Mail to:

Set Date of Last Billing as:

for

effective

Program (PR) or Tank (TA) Record ID	Program Element	Current Status	Discount Code	Permit Status	Permit Type
ALL		OK			

Create Special Program/Surcharge Records:

Other: PE(s)

Permit is Valid from:

Permit is Valid to:

**SWITCH FACILITY / PROGRAM RECORD(S):**

	Owner Name	Owner ID #	Facility ID #	Program ID #
From:				
To:				

**ACCOUNTING:**

Account ID: \_\_\_\_\_

Bill/Rebill Now?

Account Status:

Set A/R Mailing Code To:

**Fiscal Adjustment Information:**

Invoice ID: **IN0938693**     Adjusted Amount: **\$1,037.00**     Invoice ID: \_\_\_\_\_     Adjusted Amount: \_\_\_\_\_

Reason(s) for Adjustment: (Check all that apply)

Close Account;  
  Delete Charge;  
  Ownership Change;  
  Refer to DOR;  
  Refund;  
  Waive Delinquency;

Transfer Payment FROM Invoice ID \_\_\_\_\_ TO Invoice ID \_\_\_\_\_

Other (describe): \_\_\_\_\_

**COMMENTS:** Facility closed

Prepared by: [Signature]

Date: 1/7/2010

Senior/Manager Initials: GB

Date: 1-11-2010

Input by: CW

Date: 1/13/10

2011-11-15 PM 3:15

12/11/09

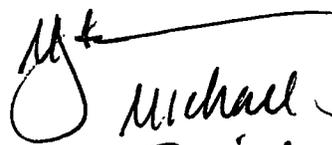
Santa Clara County  
Dept of Environmental Health

Re: Acct ID AR1260503

Dear SCC,

Alpine Recreation has been closed down since July, 2009. All remaining assets have been given to the bank. Please ~~not~~ close out any accts for Alpine Rec as they have no assets.

frank,

  
Michael Jacques  
President  
Alpine Rec



2008 NOV -5 PM 9:16

**OFFICIAL NOTICE OF INSPECTION**

Facility ID: FA0203198	Inspection Date: 10/6/2008
Facility Name: ALPINE RECREATION	
Site Address: 19380 MONTEREY RD MORGAN HILL, CA 95037	
Programs Inspected: HAZARDOUS WASTE GENERATOR;	
HW Generator Type: <1,000 KG/MO.	
Consent to Inspect Granted By: Rick Williams Service Manager	Pictures Taken: NO Samples Taken: NO

*Reviewed By: [Signature]*  
*Date: 11/06/09*  
*Reviewed & discarded attachments*

**Summary of Violations & Notice to Comply**

Program: PR0314695 - HAZARDOUS WASTE GENERATOR

Inspection Type: ROUTINE INSPECTION

VC	Class	Violation	Corrective Actions Taken
G010	M	<p><b>HAZARDOUS WASTE DETERMINATION</b></p> <p>Facility failed to determine whether a waste is a hazardous waste and/or keep copies of test results, waste analyses or other hazardous waste determination records</p> <p><b>- OILY RAGS ARE BEING DISPOSED OF TO THE TRASH. YOU MUST MAKE A HAZARDOUS WASTE DETERMINATION ON ALL OILY RAGS AND PROPERLY DISPOSE OF. A RAG SERVICE MAY BE USED IF ALL PROVISIONS OF G430 ARE FOLLOWED. CEASE THE NON-HAZ DISPOSAL IMMEDIATELY.</b></p> <p><b>- PAINT BOOTH FILTERS ARE BEING DISPOSED OF TO THE TRASH. YOU MUST PERFORM A HAZ WASTE DETERMINATION ON THIS WASTE AND PROPERLY DISPOSE OF. PROVIDE OUR OFFICE A COPY OF YOUR DETERMINATION.</b></p> <p>Determine whether the waste is hazardous using generator knowledge, or by having the waste analyzed by a state-certified environmental laboratory. Submit the results of your determination, including any laboratory reports, to HMCD. A list of state-certified laboratories is available at <a href="http://www.dhs.ca.gov/ps/ls/elap/">www.dhs.ca.gov/ps/ls/elap/</a>. Cease any disposal of the waste as non-hazardous waste until the determination is complete. Keep all hazardous waste determination documents for at least 3 years from the date the waste was last shipped. [CCR 66262.11, 66262.40(c)]</p>	<p>correctly labeled containers for oily rags and paint booth filters.</p> <p>Had removed by licensed transport company.</p> <p>Set up proper containers</p> <p>PEL transport.</p> <p>See attached document.</p>
G011	II	<p><b>ILLEGAL DISPOSAL OF HAZARDOUS WASTE</b></p> <p>Facility disposed of hazardous waste at an unpermitted facility or at an unauthorized location, such as the sewer, storm drain, trash can, trash dumpster, or ground.</p> <p><b>- OBSERVED RAGS, PAPER FILTERS, WIPES AND MIXING CONTAINERS CONTAMINATED WITH SOLVENTS BEING DISPOSED OF TO THE TRASH. YOU MUST NOT DISPOSE OF HAZARDOUS WASTES TO THE TRASH. REMOVE ALL CONTAMINATED WASTES FROM THE TRASH CANS AND PROPERLY DISPOSE OF.</b></p> <p>Immediately cease illegal disposal activities. Make arrangements for the proper disposal of all hazardous waste. [HSC 25189.5(a)]</p>	<p>Removed all materials from current trash containers.</p> <p>correctly labeled &amp; transported.</p> <p>Set up proper containers.</p> <p>See attached document.</p>
G020	M	<p><b>MARKING OF HAZARDOUS WASTE</b></p> <p>Facility failed to properly mark a hazardous waste tank and/or container.</p> <p><b>- OBSERVED 4 X 55GAL USED OIL NOT LABELED</b></p> <p><b>- OBSERVED 1 X 55GAL USED ANTIFREEZE NOT LABELED</b></p> <p><b>- OBSERVED 1 X 30GAL USED SEALANTS NOT LABELED</b></p> <p>Mark all hazardous waste tanks with the words "HAZARDOUS WASTE" and the accumulation start date. Mark all hazardous waste containers and portable tanks with the words "HAZARDOUS WASTE;" the accumulation start date; the name and address of the generator; and the composition, physical state, and hazardous properties of the waste. Additionally, mark used oil containers, aboveground tanks, and fill pipes for underground tanks with the words "USED OIL." [CCR 66262.34(f), 66279.21(b)]</p>	<p>properly label all containment &amp; secondary catch basins.</p>

*[Signature]*

## OFFICIAL NOTICE OF INSPECTION

<b>Facility ID:</b> FA0203198 <b>Facility Name:</b> ALPINE RECREATION <b>Site Address:</b> 19380 MONTEREY RD MORGAN HILL, CA 95037	<b>Inspection Date:</b> 10/6/2008
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VC	Class	Violation	Corrective Actions Taken
G023	M	<b>CONTAINER OPEN</b> Facility failed to keep a hazardous waste container closed at a time when it was not necessary to add or remove waste. - OBSERVED 4 X 55GAL USED OIL NOT CLOSED - OBSERVED 1 X 55GAL USED ANTIFREEZE NOT CLOSED - OBSERVED 2 TRASH BAGS IN THE CORNER OF THE PROPERTY CONTAINING SOLVENT/PAINT CONTAMINATED DEBRIS THAT WERE NOT CLOSED/SEALED. <b>PROPERLY DISPOSE OF THESE WASTES AND KEEP CLOSED AS REQUIRED.</b> Tightly close all hazardous waste containers. Ensure that they remain closed, except when it is necessary to add or remove waste. Containers are considered closed when all lids, gaskets, and locking rings are in place and secured. [CCR 66265.173(a), CFR 265.173(a)]	provided proper closure devices for all open containers.  PCL transport.
G043	M	<b>MANIFEST RETENTION</b> Facility failed to retain the original and/or treatment/storage/disposal facility (TSDF) -signed copy of a Uniform Hazardous Waste Manifest. Obtain a copy of each missing manifest. Keep the original manifest copy until you receive the TSDF-signed copy of that manifest. Keep the TSDF-signed copy for 3 years from the date of waste shipment. [CCR 66262.40(a)]	obtained all possible copies of manifests and created a system for future retention. Jan. copy present on file
G052	M	<b>CONSOLIDATED MANIFESTING: RECEIPT RETENTION</b> Facility failed to keep a consolidated manifest receipt for at least 3 years from the date of shipment. Obtain copies of all missing receipts from your hazardous waste hauler. [HSC 25160.2(b)(3)]	obtained all possible copies of previous docs and created a system for future retention.
G101	M	<b>CONTAINER AREA INSPECTIONS</b> Facility failed to inspect a hazardous waste container storage or transfer area weekly. Begin inspecting hazardous waste container transfer and storage areas at least weekly, looking for container leaks and deterioration. [CCR 66265.174, CFR 265.174]	create inspection log and assign inspection duty.
G110	M	<b>MAINTENANCE AND OPERATION OF FACILITY</b> Facility is not maintained or operated in a manner to minimize the possibility of a fire, explosion, or any unplanned release of hazardous waste to air, soil, or surface water that could threaten human health or the environment. - OBSERVED USED OIL SPILLAGE ON TOPS OF THE DRUMS AND IN THE SECONDARY CONTAINMENT FOR THE USED OIL/ANTIFREEZE. CLEAN UP ALL SPILLAGE IMMEDIATELY AND PROPERLY DISPOSE OF CONTAMINATED ABSORBANTS. Maintain and operate the facility in a manner that minimizes potential emergencies and unplanned releases. [CCR 66265.31, CFR 265.31]	cleaned up spillage on containers and in secondary containment. properly disposed of contaminated absorbants.
G111	M	<b>EMERGENCY RESPONSE EQUIPMENT</b> Facility does not have adequate emergency response equipment. - SPILL CONTROL EQUIPMENT WAS NOT AVAILABLE FOR THE USED OIL OR PAINT WASTE ACCUMULATION AREAS. Provide the following emergency equipment, unless none of the hazards posed by the wastes handled at the facility could require such equipment: 1) an internal communications or alarm system capable of providing emergency instruction to facility personnel; 2) a device immediately available at the scene of operations, such as a telephone or a hand-held two-way radio, capable of summoning external emergency assistance; 3) portable fire extinguishers and fire control equipment; 4) spill control equipment; 5) decontamination equipment; and 6) water at adequate volume and pressure to supply hoses, foam producing equipment, automatic sprinklers, or water spray systems with which the facility is equipped. [CCR 66265.32, CFR 265.32]	provide spill control absorbants at site of containers and additional at parts department.
G211	M	<b>EMERGENCY INFORMATION POSTED: SQG</b> Facility failed to post emergency response information next to the telephone, as required. Post the following information: 1) the name and phone number of all emergency coordinators; 2) the location of fire extinguishers, spill control materials, and any fire alarms; and 3) the phone number for the fire department. A sample poster (UN-051) is available at www.unidocs.org. [CFR 262.34(d)(5)(ii)]	place posters as required.

# OFFICIAL NOTICE OF INSPECTION

<b>Facility ID:</b> FA0203198 <b>Facility Name:</b> ALPINE RECREATION <b>Site Address:</b> 19380 MONTEREY RD MORGAN HILL, CA 95037	<b>Inspection Date:</b> 10/6/2008
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VC	Class	Violation	Corrective Actions Taken
G220	M	<b>TRAINING: SQG</b> <i>class scheduled 11/20/08</i> Personnel are not adequately trained on managing hazardous waste. Provide training to ensure that all personnel are thoroughly familiar with proper waste handling and emergency response procedures relevant to their responsibilities during normal facility operations and emergencies. [CFR 262.34(d)(5)(iii)]	Appoint Tim Attimiro as Hazmat Manager. Schedule to attend training. Distribute Safety Policy & Procedures to staff.
G414	M	<b>RECORDS: USED OIL/FUEL FILTERS</b> Facility transferred used oil/fuel filters without properly completing a bill of lading, and/or failed to keep bills of lading for 3 years from the date of transfer. Ensure that your hauler provides a bill of lading for the transfer of all used oil/fuel filters, and that the record contains: 1) the name, address, and telephone number of the generator; 2) the name, address, and telephone number of the transporter; 3) the name, address, and telephone number of the receiving facility; 4) the quantity and size of each filter container transferred; and 5) the date of transfer. Retain the bills of lading for 3 years from the date of transfer. [CCR 66266.130(c)(5), HSC 25250.22]	obtained all possible copies of previous records. set up file for record maintenance at disposal. instruct personnel
G421	M	<b>RECORDS: LEAD-ACID BATTERIES</b> Facility shipped more than 10 automotive-type lead-acid batteries without a manifest or bill of lading, and/or failed to retain shipping records for 3 years from the date of shipment. Record the shipment of automotive lead-acid batteries on a hazardous waste manifest or bill of lading. Keep these records for 3 years from the date of shipment. [CCR 66266.81(a)(4)(B)]	obtained all possible copies of previous records. Set up file for record maintenance at disposal instruct personnel.
G440	II	<b>ILLEGAL DISPOSAL OF UNIVERSAL WASTE</b> Facility disposed of Universal Waste to an unauthorized facility or at an unauthorized location, such as the sewer, storm drain, trash can, trash dumpster, or ground. - OBSERVED 2 NON-EMPTY AEROSOL CANS IN THE GARBAGE. REMOVE ALL AEROSOL CANS FROM THE GARBAGE AND PROPERLY DISPOSE OF. Immediately cease illegal disposal activities. Make arrangements to transfer the waste to another Universal Waste handler or an appropriate recycling or disposal facility. For assistance in locating an appropriate destination facility, call (408) 299-7300. [CCR 66273.11(a), 66273.31(a), 66273.81(a)]	Remove all aerosol cans from trash bins. Set up procedure to pierce, crush & dispose of spent aerosols.
G443	M	<b>CONTAINER MARKING: UNIVERSAL WASTE</b> Facility failed to properly label Universal Waste OBSERVED 1 X 30GAL NON-EMPTY AEROSOL CANS NOT LABELED. LABEL THIS AS "UNIVERSAL WASTE AEROSOLS". Clearly identify the waste type on all Universal Wastes or Universal Waste containers. The label wording must match that listed in the law or regulation for the type of Universal Waste. The labeling requirements are summarized in the Universal Waste Management Requirements document (HMCD-108) available at www.ehinfo.org/hazmat. [Note: Areas that have clear boundaries and are designated for the storage of electronic devices or CRT materials may be labeled in lieu of labeling individual wastes or waste containers.] [CCR 66273.14, 66273.34, 66273.84, HSC 25201.16(f)(6)]	properly labeled.
G446	M	<b>RECORDS: UNIVERSAL WASTE</b> Facility failed to keep adequate records of the shipment or receipt of Universal Waste for at least 3 years. Keep a record of Universal Waste shipments sent off-site or received on-site for at least 3 years from the shipment/receipt date. The record may take the form of a log, invoice, manifest, bill of lading or other shipping document. It must contain the name and address of the originating facility, name and address of the destination facility, quantity and type of waste sent, and date of shipment/receipt. [CCR 66273.19, 66273.39, 66273.89]	obtained all possible copies of previous records set up file for record maintenance at disposal instruct personnel.

# OFFICIAL NOTICE OF INSPECTION

<b>Facility ID:</b> FA0203198 <b>Facility Name:</b> ALPINE RECREATION <b>Site Address:</b> 19380 MONTEREY RD MORGAN HILL, CA 95037	<b>Inspection Date:</b> 10/6/2008
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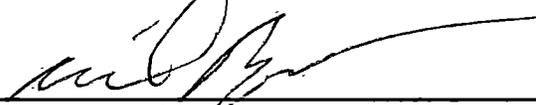
VC	Class	Violation	Corrective Actions Taken
G447	M	<b>TRAINING: SQH OF UNIVERSAL WASTE</b> Facility failed to inform all employees who handle Universal Waste of proper Universal Waste handling and emergency response procedures. Inform employees of proper Universal Waste handling and emergency response procedures, including how to respond to a release. This may be accomplished by posting written instructions in waste handling areas or by distributing the instructions to employees. [CCR 66273.16]	inform staff through formal letter of policies & procedures scheduled glass 11/20/08 see attached.

**Comments:** - PAPERWORK FOR DISPOSAL OF USED OIL, USED ANTIFREEZE, USED OIL FILTERS, PAINT WASTES, USED AEROSOLS, USED SEALANTS AND USED LEAD ACID BATTERIES WERE NOT AVAILABLE FOR REVIEW FOR THE LAST 3 YEARS. SOME RECORDS FOR THE END OF 2007 AND BEGINNING OF 2008 WERE REVIEWED FOR USED OIL, PAINT WASTE, AND USED OIL FILTERS. MAKE ALL RECORDS AVAILABLE FOR REVIEW.  
- SUBMIT AN UPDATED HAZARDOUS WASTE GENERATOR PERMIT APPLICATION ONCE WASTE DETERMINATIONS ARE COMPLETED.

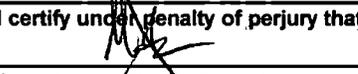
Correct all Class I and Class II violations immediately.  
Unless otherwise noted by the inspector, correct all minor violations no later than 11/05/2008.

Using the space provided, write a brief description of the actions taken by the facility to correct each violation. Attach additional pages if more space is needed. Within 5 days of achieving compliance or within 35 days of the inspection date, whichever comes first, sign the certification statement below and return a copy of this report to HMCD. Time granted for correction of violations does not preclude any enforcement action by HMCD or other agencies. This facility may be subject to reinspection at any time. [Authority: HSC 25185(c), 25187.8, 25404.1.2(c)]

  
\_\_\_\_\_  
Received By: Rick Williams

  
\_\_\_\_\_  
Inspected By: MICHAEL BALLIET / EE0010088

### Certification of Compliance

I certify under penalty of perjury that this facility has complied with directives specified in this Notice to Comply.	
 _____ Signature of Owner/Operator	11/4/08 _____ Date
Michael Malone _____ Printed Name of Owner/Operator	Pres _____ Title

# OFFICIAL NOTICE OF INSPECTION – SUPPLEMENTAL INFORMATION

This Official Notice of Inspection (NOI) documents the results of an inspection by HMCD, including a list of alleged violations, evidence in support of the alleged violations, corrective actions that must be taken by the facility, and general observations.

## What am I supposed to do upon receiving a NOI?

- Correct the violations within 30 days of the inspection date, unless otherwise noted.
- In the "Corrective Actions Taken" column, write a brief description of the actions taken by the facility to correct each violation. Attach additional pages if more space is needed.
- Certify that the facility has returned to compliance by signing the certification statement at the end of the report.
- Make a photocopy of the NOI and any attachments for your records.
- Within 5 days of achieving compliance or 35 days of the inspection date, whichever comes first, return the original copy of the report and any attachments to HMCD at 1555 Berger Drive, Suite 300, San Jose, CA 95112-2716.

## What if there are violations that cannot be corrected within 30 days?

For each violation that cannot be corrected within 30 days, submit a written Compliance Plan describing the corrective actions you propose to take and the date by which the actions will be completed. State law grants up to 30 days to correct minor violations without penalty. Minor violations that are uncorrected after 30 days, and class I and II violations may be subject to enforcement action. To lessen the possibility of enforcement action, correct all violations as soon as possible.

## What if I disagree with a violation on the NOI?

If you disagree with any violation listed in this NOI, you must submit a written Notice of Disagreement to HMCD within 30 days of the inspection date. Address such notices to the attention of the inspector who cited the violation. In your Notice of Disagreement, explain in detail why you believe the alleged violation was incorrectly cited.

## What about photographs or samples taken during the inspection?

Split samples will be given to you upon request if adequate sample volume is available. Photographs and sample analytical results will not generally be available until after the inspection has been concluded. A copy of photographs and/or analytical results will be provided to you upon written request. Photographs and sample analytical results may be withheld in the event of a criminal investigation or other ongoing investigation.

## Key to Acronyms and Regulatory Terms

CCR	California Code of Regulations, Title 22
CFR	Code of Federal Regulations, Title 40
Class	Violation classification: I = class I violation, II = class II violation, M = minor violation, C = corrected minor violation [HSC 25110.8.5, HSC 25117.6, CCR 66260.10]
DTSC	California Department of Toxic Substances Control
EPA	U.S. Environmental Protection Agency
HMCD	County of Santa Clara, Department of Environmental Health, Hazardous Materials Compliance Division
HSC	California Health and Safety Code
RCRA	Resource Conservation and Recovery Act
SCCO	Santa Clara County Ordinance Code
TSDF	Hazardous waste treatment, storage or disposal facility
UPCF	Unified Program Consolidated Form
VC	HMCD violation code

## Warning:

- It is a violation of State law to make a false statement that a facility has returned to compliance [HSC 25404.1.2(c)(2)].
- Making a false statement regarding a hazardous waste violation is punishable by a fine of not less than \$2,000 or more than \$25,000 and/or imprisonment in the county jail for up to one year [HSC §25191(b)].
- Making a false statement regarding an underground storage tank violation is punishable by a fine of not less than \$500 or more than \$5,000 [HSC 25299(a)(8), 25299(b)(7)].
- HMCD has the right to require the submittal of reasonable and necessary documentation in support of any claim of compliance made by your facility [HSC 25187.8(i)].



From the desk of: Rick Williams

[rwilliams@alpinerv.com](mailto:rwilliams@alpinerv.com)

Tuesday, October 28, 2008

**Regarding: Hazardous Waste Disposal Procedures & Emergency Management**

Attention All Service Department Employees,

Effective Immediately the following procedures will be met with regards to Hazardous Waste Disposal & Emergency Procedures Management.

**What are Hazardous Wastes?** Hazardous Wastes are off-specification, surplus or spent hazardous chemical products. Examples include, but are not limited to: USED OIL, USED ANTIFREEZE, SPENT SOLVENTS, USED FILTERS, USED ABSORBENTS, PESTICIDES, HERBICIDES, PAINT, SEALANTS, BATTERIES, ETC.

- 1) Oily Rags are to be disposed of to a specifically labeled and sealed containment bin located in the Northeast carport next to the oil barrels.
- 2) Paint Booth Filters will be disposed of in a properly labeled and sealed containment bin located in the first body shop bay at the South end of the Shop.
- 3) All paint, solvent, paper filters, wipes, mixing containers etc will be deposited in the appropriate labeled and sealed containment bins located in the first body shop bay at the South end of the shop.
- 4) All containment bins and secondary containment capture bins must remain properly labeled with the accumulation start date.
- 5) All containment bin locations must be inspected at least once weekly and a log sheet will be posted at each containment location for this purpose.
- 6) All containment bins must be kept closed when not in use. If it could tip over and spill the contents of the container it must have a clamp ring and a screw in lid to prevent leakage of hazardous fluids.
- 7) All documents regarding the disposal of hazardous waste must be kept on file at the dispatch office for at least three years, in addition to copies at the business office. This includes used oil, coolant, oil filters, paint, lead acid batteries, and other universal waste.
- 8) A log sheet, recording every hazardous waste disposal transaction in date order must be kept in the dispatch office for at least three years, in addition to a

copy to the business office as each page is filled. This includes used oil, coolant, oil filters, paint, lead acid batteries, and other universal waste.

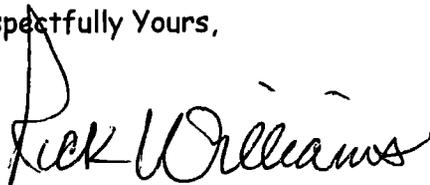
- 9) Any spillage on top of or around containment bins **MUST** be cleaned up immediately.
- 10) Spill control equipment and absorbents are available at the used oil bins, in the body shop bay and at the back counter for emergency clean up.
- 11) Emergency procedures placards and evacuation maps are posted at all telephones, building entrances and fire extinguisher locations.
- 12) The designated Hazardous Materials Handling Manager is Tim Altimirano. Report any spills, containment issues, transport requirements, etc to Tim for coordination.
- 13) Haz-Mat training will also be coordinated through Tim Altimirano.
- 14) All aerosol cans must be completely empty and disposed of in the 30 gallon can located in the Northwest corner of the shop. Once full, these cans must be disposed of by the appropriate disposal company. See the Haz-Mat Manager.
- 15) All sealant containers, silicone and roof sealant tubes for example, must be completely empty and disposed of in the 30 gallon can located in the Northwest corner of the shop. Once full, these cans must be disposed of by the appropriate disposal company. See the Haz-Mat Manager.
- 16) In the event of a large chemical spill, fire, earthquake or other natural disaster, the pre-arranged evacuation area is to the parking lot at the Northwest corner of the property. Please evacuate to that area for a roll call before leaving the facility for any purpose. The Haz-Mat Manager will be charged with accounting for all personnel.

Failure to observe any one of these procedures will be considered a severe violation of company policy.

Any individual involved in willful negligence with regards to these policies may be subject to immediate suspension and/or termination.

It is everyone's responsibility to prevent Hazardous Material Waste from entering our environment. Take your part. Clean up and manage the waste we generate.

Respectfully Yours,



Rick Williams  
Service Manager

**County of Santa Clara**  
**Department of Environmental Health**  
**Hazardous Materials Compliance Division (HMCD)**

1555 Berger Drive, Suite 300, San Jose, CA 95112-2716  
 Phone (408) 918-3400 Fax (408) 280-6479 www.EHinfo.org/hazmat

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**OFFICIAL NOTICE OF INSPECTION**

Facility ID: FA0203198 Facility Name: ALPINE RECREATION Site Address: 19380 MONTEREY RD MORGAN HILL, CA 95037	Inspection Date: 10/6/2008
Programs Inspected: HAZARDOUS WASTE GENERATOR;	
HW Generator Type: <1,000 KG/MO.	
Consent to Inspect Granted By: Rick Williams Service Manager	Pictures Taken: NO Samples Taken: NO

**Summary of Violations & Notice to Comply**

Program: PR0314695 - HAZARDOUS WASTE GENERATOR *2205*

Inspection Type: ROUTINE INSPECTION

VC	Class	Violation	Corrective Actions Taken
G010	M	<b>HAZARDOUS WASTE DETERMINATION</b> Facility failed to determine whether a waste is a hazardous waste and/or keep copies of test results, waste analyses or other hazardous waste determination records - <b>OILY RAGS ARE BEING DISPOSED OF TO THE TRASH. YOU MUST MAKE A HAZARDOUS WASTE DETERMINATION ON ALL OILY RAGS AND PROPERLY DISPOSE OF. A RAG SERVICE MAY BE USED IF ALL PROVISIONS OF G430 ARE FOLLOWED. CEASE THE NON-HAZ DISPOSAL IMMEDIATELY.</b> - <b>PAINT BOOTH FILTERS ARE BEING DISPOSED OF TO THE TRASH. YOU MUST PERFORM A HAZ WASTE DETERMINATION ON THIS WASTE AND PROPERLY DISPOSE OF. PROVIDE OUR OFFICE A COPY OF YOUR DETERMINATION.</b> Determine whether the waste is hazardous using generator knowledge, or by having the waste analyzed by a state-certified environmental laboratory. Submit the results of your determination, including any laboratory reports, to HMCD. A list of state-certified laboratories is available at <a href="http://www.dhs.ca.gov/ps/ls/elap/">www.dhs.ca.gov/ps/ls/elap/</a> . Cease any disposal of the waste as non-hazardous waste until the determination is complete. Keep all hazardous waste determination documents for at least 3 years from the date the waste was last shipped. [CCR 66262.11, 66262.40(c)]	
G011	II	<b>ILLEGAL DISPOSAL OF HAZARDOUS WASTE</b> Facility disposed of hazardous waste at an unpermitted facility or at an unauthorized location, such as the sewer, storm drain, trash can, trash dumpster, or ground. - <b>OBSERVED RAGS, PAPER FILTERS, WIPES AND MIXING CONTAINERS CONTAMINATED WITH SOLVENTS BEING DISPOSED OF TO THE TRASH. YOU MUST NOT DISPOSE OF HAZARDOUS WASTES TO THE TRASH. REMOVE ALL CONTAMINATED WASTES FROM THE TRASH CANS AND PROPERLY DISPOSE OF.</b> Immediately cease illegal disposal activities. Make arrangements for the proper disposal of all hazardous waste. [HSC 25189.5(a)]	
G020	M	<b>MARKING OF HAZARDOUS WASTE</b> Facility failed to properly mark a hazardous waste tank and/or container. - <b>OBSERVED 4 X 55GAL USED OIL NOT LABELED</b> - <b>OBSERVED 1 X 55GAL USED ANTIFREEZE NOT LABELED</b> - <b>OBSERVED 1 X 30GAL USED SEALANTS NOT LABELED</b> Mark all hazardous waste tanks with the words "HAZARDOUS WASTE" and the accumulation start date. Mark all hazardous waste containers and portable tanks with the words "HAZARDOUS WASTE;" the accumulation start date; the name and address of the generator; and the composition, physical state, and hazardous properties of the waste. Additionally, mark used oil containers, aboveground tanks, and fill pipes for underground tanks with the words "USED OIL." [CCR 66262.34(f), 66279.21(b)]	

*B*

*msy*

## OFFICIAL NOTICE OF INSPECTION

<b>Facility ID:</b> FA0203198 <b>Facility Name:</b> ALPINE RECREATION <b>Site Address:</b> 19380 MONTEREY RD MORGAN HILL, CA 95037	<b>Inspection Date:</b> 10/6/2008
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VC	Class	Violation	Corrective Actions Taken
G023	M	<b>CONTAINER OPEN</b> Facility failed to keep a hazardous waste container closed at a time when it was not necessary to add or remove waste. - <b>OBSERVED 4 X 55GAL USED OIL NOT CLOSED</b> - <b>OBSERVED 1 X 55GAL USED ANTIFREEZE NOT CLOSED</b> - <b>OBSERVED 2 TRASH BAGS IN THE CORNER OF THE PROPERTY CONTAINING SOLVENT/PAINT CONTAMINATED DEBRIS THAT WERE NOT CLOSED/SEALED. PROPERLY DISPOSE OF THESE WASTES AND KEEP CLOSED AS REQUIRED.</b> Tightly close all hazardous waste containers. Ensure that they remain closed, except when it is necessary to add or remove waste. Containers are considered closed when all lids, gaskets, and locking rings are in place and secured. [CCR 66265.173(a), CFR 265.173(a)]	
G043	M	<b>MANIFEST RETENTION</b> Facility failed to retain the original and/or treatment/storage/disposal facility (TSDF) -signed copy of a Uniform Hazardous Waste Manifest. Obtain a copy of each missing manifest. Keep the original manifest copy until you receive the TSDF-signed copy of that manifest. Keep the TSDF-signed copy for 3 years from the date of waste shipment. [CCR 66262.40(a)]	
G052	M	<b>CONSOLIDATED MANIFESTING: RECEIPT RETENTION</b> Facility failed to keep a consolidated manifest receipt for at least 3 years from the date of shipment. Obtain copies of all missing receipts from your hazardous waste hauler. [HSC 25160.2(b)(3)]	
G101	M	<b>CONTAINER AREA INSPECTIONS</b> Facility failed to inspect a hazardous waste container storage or transfer area weekly. Begin inspecting hazardous waste container transfer and storage areas at least weekly, looking for container leaks and deterioration. [CCR 66265.174, CFR 265.174]	
G110	M	<b>MAINTENANCE AND OPERATION OF FACILITY</b> Facility is not maintained or operated in a manner to minimize the possibility of a fire, explosion, or any unplanned release of hazardous waste to air, soil, or surface water that could threaten human health or the environment. - <b>OBSERVED USED OIL SPILLAGE ON TOPS OF THE DRUMS AND IN THE SECONDARY CONTAINMENT FOR THE USED OIL/ANTIFREEZE. CLEAN UP ALL SPILLAGE IMMEDIATELY AND PROPERLY DISPOSE OF CONTAMINATED ABSORBANTS.</b> Maintain and operate the facility in a manner that minimizes potential emergencies and unplanned releases. [CCR 66265.31, CFR 265.31]	
G111	M	<b>EMERGENCY RESPONSE EQUIPMENT</b> Facility does not have adequate emergency response equipment. - <b>SPILL CONTROL EQUIPMENT WAS NOT AVAILABLE FOR THE USED OIL OR PAINT WASTE ACCUMULATION AREAS.</b> Provide the following emergency equipment, unless none of the hazards posed by the wastes handled at the facility could require such equipment: 1) an internal communications or alarm system capable of providing emergency instruction to facility personnel; 2) a device immediately available at the scene of operations, such as a telephone or a hand-held two-way radio, capable of summoning external emergency assistance; 3) portable fire extinguishers and fire control equipment; 4) spill control equipment; 5) decontamination equipment; and 6) water at adequate volume and pressure to supply hoses, foam producing equipment, automatic sprinklers, or water spray systems with which the facility is equipped. [CCR 66265.32, CFR 265.32]	
G211	M	<b>EMERGENCY INFORMATION POSTED: SQG</b> Facility failed to post emergency response information next to the telephone, as required. Post the following information: 1) the name and phone number of all emergency coordinators; 2) the location of fire extinguishers, spill control materials, and any fire alarms; and 3) the phone number for the fire department. A sample poster (UN-051) is available at <a href="http://www.unidocs.org">www.unidocs.org</a> . [CFR 262.34(d)(5)(ii)]	

# OFFICIAL NOTICE OF INSPECTION

<b>Facility ID:</b> FA0203198 <b>Facility Name:</b> ALPINE RECREATION <b>Site Address:</b> 19380 MONTEREY RD MORGAN HILL, CA 95037	<b>Inspection Date:</b> 10/6/2008
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VC	Class	Violation	Corrective Actions Taken
G220	M	<b>TRAINING: SQG</b> Personnel are not adequately trained on managing hazardous waste. Provide training to ensure that all personnel are thoroughly familiar with proper waste handling and emergency response procedures relevant to their responsibilities during normal facility operations and emergencies. [CFR 262.34(d)(5)(iii)]	
G414	M	<b>RECORDS: USED OIL/FUEL FILTERS</b> Facility transferred used oil/fuel filters without properly completing a bill of lading, and/or failed to keep bills of lading for 3 years from the date of transfer. Ensure that your hauler provides a bill of lading for the transfer of all used oil/fuel filters, and that the record contains: 1) the name, address, and telephone number of the generator; 2) the name, address, and telephone number of the transporter; 3) the name, address, and telephone number of the receiving facility; 4) the quantity and size of each filter container transferred; and 5) the date of transfer. Retain the bills of lading for 3 years from the date of transfer. [CCR 66266.130(c)(5), HSC 25250.22]	
G421	M	<b>RECORDS: LEAD-ACID BATTERIES</b> Facility shipped more than 10 automotive-type lead-acid batteries without a manifest or bill of lading, and/or failed to retain shipping records for 3 years from the date of shipment. Record the shipment of automotive lead-acid batteries on a hazardous waste manifest or bill of lading. Keep these records for 3 years from the date of shipment. [CCR 66266.81(a)(4)(B)]	
G440	II	<b>ILLEGAL DISPOSAL OF UNIVERSAL WASTE</b> Facility disposed of Universal Waste to an unauthorized facility or at an unauthorized location, such as the sewer, storm drain, trash can, trash dumpster, or ground. <b>- OBSERVED 2 NON-EMPTY AEROSOL CANS IN THE GARBAGE. REMOVE ALL AEROSOL CANS FROM THE GARBAGE AND PROPERLY DISPOSE OF.</b> Immediately cease illegal disposal activities. Make arrangements to transfer the waste to another Universal Waste handler or an appropriate recycling or disposal facility. For assistance in locating an appropriate destination facility, call (408) 299-7300. [CCR 66273.11(a), 66273.31(a), 66273.81(a)]	
G443	M	<b>CONTAINER MARKING: UNIVERSAL WASTE</b> Facility failed to properly label Universal Waste <b>OBSERVED 1 X 30GAL NON-EMPTY AEROSOL CANS NOT LABELED. LABEL THIS AS "UNIVERSAL WASTE AEROSOLS".</b> Clearly identify the waste type on all Universal Wastes or Universal Waste containers. The label wording must match that listed in the law or regulation for the type of Universal Waste. The labeling requirements are summarized in the Universal Waste Management Requirements document (HMCD-108) available at <a href="http://www.ehinfo.org/hazmat">www.ehinfo.org/hazmat</a> . [Note: Areas that have clear boundaries and are designated for the storage of electronic devices or CRT materials may be labeled in lieu of labeling individual wastes or waste containers.] [CCR 66273.14, 66273.34, 66273.84, HSC 25201.16(f)(6)]	
G446	M	<b>RECORDS: UNIVERSAL WASTE</b> Facility failed to keep adequate records of the shipment or receipt of Universal Waste for at least 3 years. Keep a record of Universal Waste shipments sent off-site or received on-site for at least 3 years from the shipment/receipt date. The record may take the form of a log, invoice, manifest, bill of lading or other shipping document. It must contain the name and address of the originating facility, name and address of the destination facility, quantity and type of waste sent, and date of shipment/receipt. [CCR 66273.19, 66273.39, 66273.89]	



# OFFICIAL NOTICE OF INSPECTION

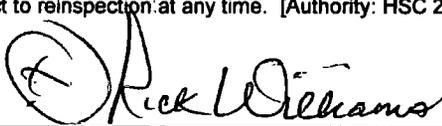
<b>Facility ID:</b> FA0203198 <b>Facility Name:</b> ALPINE RECREATION <b>Site Address:</b> 19380 MONTEREY RD MORGAN HILL, CA 95037	<b>Inspection Date:</b> 10/6/2008
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VC	Class	Violation	Corrective Actions Taken
G447	M	<b>TRAINING: SQH OF UNIVERSAL WASTE</b>  Facility failed to inform all employees who handle Universal Waste of proper Universal Waste handling and emergency response procedures. Inform employees of proper Universal Waste handling and emergency response procedures, including how to respond to a release. This may be accomplished by posting written instructions in waste handling areas or by distributing the instructions to employees. [CCR 66273.16]	

**Comments:** - PAPERWORK FOR DISPOSAL OF USED OIL, USED ANTIFREEZE, USED OIL FILTERS, PAINT WASTES, USED AEROSOLS, USED SEALANTS AND USED LEAD ACID BATTERIES WERE NOT AVAILABLE FOR REVIEW FOR THE LAST 3 YEARS. SOME RECORDS FOR THE END OF 2007 AND BEGINNING OF 2008 WERE REVIEWED FOR USED OIL, PAINT WASTE, AND USED OIL FILTERS. MAKE ALL RECORDS AVAILABLE FOR REVIEW.  
 - SUBMIT AN UPDATED HAZARDOUS WASTE GENERATOR PERMIT APPLICATION ONCE WASTE DETERMINATIONS ARE COMPLETED.

Correct all Class I and Class II violations immediately.  
 Unless otherwise noted by the inspector, correct all minor violations no later than 11/05/2008.

Using the space provided, write a brief description of the actions taken by the facility to correct each violation. Attach additional pages if more space is needed. Within 5 days of achieving compliance or within 35 days of the inspection date, whichever comes first, sign the certification statement below and return a copy of this report to HMCD. Time granted for correction of violations does not preclude any enforcement action by HMCD or other agencies. This facility may be subject to reinspection at any time. [Authority: HSC 25185(c), 25187.8, 25404.1.2(c)]

  
 \_\_\_\_\_

Received By: Rick Williams

  
 \_\_\_\_\_

Inspected By: MICHAEL BALLIET / EE0010088

### Certification of Compliance

I certify under penalty of perjury that this facility has complied with directives specified in this Notice to Comply.	
Signature of Owner/Operator	Date
Printed Name of Owner/Operator	Title



# County of Santa Clara

Department of Environmental Health  
 Hazardous Materials Compliance Division  
 2220 Moorpark Avenue  
 P.O. Box 28070  
 San Jose, CA 95159-8070  
 (408) 299-6930 Fax (408) 280-6479

Program Record ID	PE	SC	Time
314695	2205	01	<del>120</del> 120

## OFFICIAL NOTICE OF INSPECTION

Facility Name: <u>Alpine Recreation</u>	Inspection Date: <u>4/12/02</u>
Site Address: <u>19380 Monterey Del.</u>	Work Area:
Contact Person(s): <u>Brian Kennedy</u>	Employee No.: <u>6010</u>
Inspection Type: <input type="checkbox"/> Hazardous Materials <input checked="" type="checkbox"/> Hazardous Waste <input type="checkbox"/> Toxic Gas <input type="checkbox"/> Cal-Accidental Release Prevention Program <input type="checkbox"/> Medical Waste Storage/Treatment <input type="checkbox"/> Medical Waste Generator	Samples Taken? <input type="checkbox"/> Yes; <input checked="" type="checkbox"/> No. Photographs Taken? <input type="checkbox"/> Yes; <input checked="" type="checkbox"/> No.

**VIOLATIONS:** Codes noted below in the "Violation Code" column represent specific violations of State law and/or local Ordinance. These codes are defined in the attached Violation Codes document(s). Time granted for correction of violations does not preclude any enforcement action by this Department or other agencies. This facility may be subject to reinspection at any time.

Violation Codes	Summary of Violations, Notice to Comply, Observations, and Required Corrective Actions	Corrective Actions Taken
-	Facility now generates waste oil & filters. Contact County Fire & notify them as to change in inventory. Update site map & inventory on Haz. Mat. Business Plan & submit to County Fire.	
	Updated waste inventory taken at time of inspection.	
-	No violations observed at this time.	

All violations must be corrected within 30 days of the inspection date unless noted otherwise, above. Section 25187.8 of the State Health and Safety Code (H&SC) requires that you write a brief description of the corrective actions you have taken to bring this facility into compliance and submit it to this Department within 5 days of achieving compliance, or within 35 days of the inspection date, whichever comes first. (Note: Detailed instructions on actions you must take are printed on the reverse side of this page.)

Received by: [Signature] Inspected by: Mike Benjamin Entered by: [Signature]  
 5/10/02

Certification: I certify under penalty of perjury that this facility has complied with directives specified in this Notice to Comply.  
 Signature of Owner/Operator: \_\_\_\_\_ Title: \_\_\_\_\_ Date:   /  /  

FACILITY SENDS YELLOW COPY TO AGENCY, KEEPS PINK COPY.

## THE OFFICIAL NOTICE OF INSPECTION EXPLAINED

This Official Notice of Inspection (Notice of Inspection) describes the findings made during the inspection, including all violations and any actions that must be taken by the facility to correct the violations. All violations must be corrected within 30 days of the inspection date unless noted otherwise by the inspector.

Within five working days of achieving compliance, or within 35 days of the inspection, whichever comes first, you must submit a written response which describes the corrective actions you have taken or - for those violations which are impossible to correct within 30 days - propose to take in order to bring your facility into compliance. Where proposed corrective actions are described, you must specify a date by which you expect each violation to be corrected. After you have addressed each violation, complete the certification box located at the bottom of page 1 of the Notice of Inspection. Your description of corrective actions taken, along with your signed certification of the Notice of Inspection and any required supporting documents, will serve as your written response to the inspection. Your response must be mailed to the Santa Clara County Hazardous Materials Compliance Division (HMCD) at P.O. Box 28070, San Jose, CA 95159-8070.

### What Does the Information in Each Column Mean?

**Violation Code:** Codes listed in this column identify specific violations of laws, regulations, or codes which were observed during this inspection. Definitions of Violation Codes are listed on the attached Violation Codes document(s).

**Summary of Violations, Notice to Comply, Observations, and Required Corrective Actions:** Information noted in this column describes the circumstances of any violations noted in the first column and describes how the violations may be corrected. Additionally, the inspector may use this space to note any additional observations resulting from the inspection.

**Corrective Actions Taken:** This column on the Notice of Inspection has been provided so that you can note how you have corrected or propose to correct each violation. Where proposed corrective actions are described, you must specify a date by which you expect each violation to be corrected. If more space is needed, attach additional pages.

### Why Were Two Copies of the Notice of Inspection Given to Me?

You have been given two copies so you will have a copy for your own records after you submit your written response to HMCD. Do not separate the copies until you have described all of your corrective actions and signed the certification box on page 1. The yellow copy of each page must be submitted to HMCD. The pink copy is for your records.

### What if I Disagree With a Violation Noted on the Notice of Inspection?

If you disagree with any violation listed in this Notice of Inspection, you must submit a written Notice of Disagreement, within 35 days of the inspection date, to the inspector who cited the violation. In your Notice of Disagreement, you must explain in detail why the violation does not exist. If there is sufficient space, you may use the "Corrective Actions Taken" column of this Notice of Inspection to dispute violations.

### What About Photographs or Samples Taken During the Inspection?

Since this Notice of Inspection was prepared and given to you at the end of the inspection, any photographs and sampling or laboratory results associated with the inspection were not yet available. A copy of any photographs and/or analytical results from sampling taken during this inspection will be provided to you upon written request. Other pertinent information derived from the inspection is attached to this Notice of Inspection. Photographs and sample results may be withheld in the event of a criminal investigation or other ongoing investigation.

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### Hazardous Waste Violations

- ° Per H&SC, Section 25187.8(g)(1), failure to sign the certification on this Notice of Inspection and return it to this Department is a violation of State law.
- ° Per H&SC, Section 25191, a false statement that compliance has been achieved is a violation of State law punishable by a fine of not less than \$2,000 or more than \$25,000 and/or imprisonment in the county jail for up to one year.
- ° Per H&SC, Section 25187.8(j), this Department has the right to acquire the submittal of reasonable and necessary documentation in support of any claim of compliance made by your facility.



## HAZARDOUS WASTE GENERATOR PERMIT APPLICATION

First-Time Application  
 New Owner  
 Business Moved  
 Change of Information

Business Name (DBA): ALPINE RECREATION  
 Site Address: 19380 Monterey Rd City: Morgan Hill Zip: 95020  
 Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
If different from site address  
 Business Owner Name(s): PAT Kennedy  
 Proprietor/Billing Contact Name: \_\_\_\_\_  
If different from owner  
 Billing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
If different from mailing address  
 Facility Phone No.: (408) 779 4511 Fax No.: (408) 779 0754 Days/Hours of Operation: 8:00 - 4:30  
 Contact Person: Brian Kennedy Contact Phone No.: (408) 779 4511 ext. \_\_\_\_\_  
 Principal Type of Business (e.g. auto repair, photoprocessing): RV Sales and Service

Owned by Individual  
 Partnership  
 Corporation or LLC  
 Other

EPA ID Number: CAL 922843051 Primary Standard Industrial Classification (SIC) 4 Digit Code No.: \_\_\_\_\_

### Hazardous Waste Inventory Information:

The annual permit fee is determined by the total quantity of hazardous waste generated per year. Complete the table below for all hazardous waste inventory (e.g. used oil, used parts cleaning solvent, used oil filters, waste paint, spent fixer, etc.).

Name of Hazardous Waste	Treatment/Disposal Method(s) <i>(Definitions provided on back of form.)</i>	Annual Quantity Generated*
WASTE OIL	<input type="checkbox"/> Recycled on-site. <input type="checkbox"/> Treated on-site. <input checked="" type="checkbox"/> Shipped off-site for recycling/treatment/disposal.	250 <input checked="" type="checkbox"/> gal. <input type="checkbox"/> lbs.
WASTE SOLVENT	<input type="checkbox"/> Recycled on-site. <input type="checkbox"/> Treated on-site. <input checked="" type="checkbox"/> Shipped off-site for recycling/treatment/disposal.	90 <input checked="" type="checkbox"/> gal. <input type="checkbox"/> lbs.
	<input type="checkbox"/> Recycled on-site. <input type="checkbox"/> Treated on-site. <input type="checkbox"/> Shipped off-site for recycling/treatment/disposal.	<input type="checkbox"/> gal. <input type="checkbox"/> lbs.
	<input type="checkbox"/> Recycled on-site. <input type="checkbox"/> Treated on-site. <input type="checkbox"/> Shipped off-site for recycling/treatment/disposal.	<input type="checkbox"/> gal. <input type="checkbox"/> lbs.
	<input type="checkbox"/> Recycled on-site. <input type="checkbox"/> Treated on-site. <input type="checkbox"/> Shipped off-site for recycling/treatment/disposal.	<input type="checkbox"/> gal. <input type="checkbox"/> lbs.
	<input type="checkbox"/> Recycled on-site. <input type="checkbox"/> Treated on-site. <input type="checkbox"/> Shipped off-site for recycling/treatment/disposal.	<input type="checkbox"/> gal. <input type="checkbox"/> lbs.

\* Solids must be reported in pounds. Liquids may be reported in either pounds or gallons.

The undersigned hereby applies for a hazardous waste generator permit from the County of Santa Clara. I hereby certify that the submitted information is true, accurate, and complete. I understand that a new application will be required if this facility changes ownership, moves, or begins generating hazardous wastes which are not listed on this application.

Signature of Owner/Operator: [Signature] Title: SUS mhr Date: 4/12/02

**Definitions of Treatment/Disposal Methods**

**Recycled on-site:** The facility takes the waste or any constituent of the waste, treated or not, and reuses it on-site or ships it off-site as an Excluded Recyclable Material.

**Treated on-site:** The facility employs any method, technique, or process which changes or is designed to change the physical, chemical, or biological character or composition of the hazardous waste or any material contained therein, or removes or reduces its harmful properties or characteristics for any purpose including, but not limited to; energy recovery, material recovery, or reduction in volume (e.g. pH adjustment, evaporation, precipitation, filtration, distillation, compacting, etc.). If, after treatment, the material is reused at the facility, the "Recycled on-site" box in the waste inventory table should be checked.

**Shipped off-site for recycling/treatment/disposal:** The facility sends the waste, or any hazardous treatment residual, to an off-site permitted treatment, storage, or disposal facility (TSDF).

*Note: Depending on how a waste or its constituents are recycled and/or treated, more than one treatment/disposal category may apply. All applicable boxes in column 2 of the waste inventory table should be checked.*

*Note to medical facilities: Do not list medical (i.e. red bag) wastes on this form.*

**Agency Use Only**

**HMS STAFF**

**Business Code:**  
 01-Corporation;  02-Individual;  03-Partnership;  
 04-Local Agency;  05-County Agency;  06-State Agency;  
 07-Federal Agency;  99-Unknown

**City Code:**  
 01-Palo Alto;  02-Los Altos;  03-Los Altos Hills;  
 04-Mountain View;  05-Cupertino;  08-Milpitas;  
 09-Campbell;  10-Saratoga;  11-Los Gatos;  
 12-Monte Sereno;  13-San Jose;  14-Morgan Hill;  
 16-Unincorporated;  19-Stanford;  20-San Martin;  
 21-Moffett Field

**Business Type:**  
 04-HazWaste Only;  08-Multi-HazMat;  10-Multi-program

**Inspector Employee ID:** \_\_\_\_\_

**Program Element (PE):** \_\_\_\_\_  Program Record

**Permit Status:**  
 50-New permit;  14-Billed by County Fire  
 15-Billed by Mountain View;  16-Billed by Milpitas  
 17-Billed by Palo Alto;  18-Billed by San Jose

**Type of Permit:**  
 P-Permanent;  PE-Permanent Exempt

**Current Status:**  
 01-Active;  04-Active, exempt from billing

**Mail Correspondence To:**  
 01-Owner;  02-Facility

**Create Special Program Records:**  
 2599-General Storage Program Record - No Fee

**Create Surcharge Records:**  
 5001-State Hazardous Materials Service Fee

**SUPPORT STAFF**

**Owner ID:** \_\_\_\_\_

**Multiple Owner ID:** \_\_\_\_\_

**Multiple Owner ID:** \_\_\_\_\_

**Facility ID:** \_\_\_\_\_

**Program Record ID:** \_\_\_\_\_

**Program Record ID:** \_\_\_\_\_

**Permit Record ID:** \_\_\_\_\_

**Account Record ID:** \_\_\_\_\_

**Comments:**

**Prepared by:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Lead/Manager Initials:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Input by:** \_\_\_\_\_ **Date:** \_\_\_\_\_



# THE OFFICIAL NOTICE OF INSPECTION EXPLAINED

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\*\*\*\*\*

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- Per H&SC, Section 25191, a false statement that compliance has been achieved is a violation of State law punishable by a fine of not less than \$2,000 or more than \$25,000 and/or imprisonment in the county jail for up to one year.
- Per H&SC, Section 25187.8(j), this Department has the right to acquire the submittal of reasonable and necessary documentation in support of any claim of compliance made by your facility.

# County of Santa Clara

Department of Environmental Health  
 Hazardous Materials Compliance Division  
 2220 Moorpark Avenue  
 P.O. Box 28070  
 San Jose, CA 95159-8070  
 (408) 299-6930 Fax (408) 280-6479

Agency Use Only
PE: 2205
EMP: 6010
LC:
CT:
PS: 1
KG:

## HAZARDOUS WASTE GENERATOR PERMIT APPLICATION

- First-Time Application
- New Owner
- Business Moved
- Change of Information

Business Name (DBA): Alpine Recreation

Site Address: 19380 Monterey Rd. City: Morgan Hill Zip: 95037

Mailing Address: SAME City: \_\_\_\_\_ Zip: \_\_\_\_\_  
If different from site address

Business Owner Name(s): PATRICK KENNEDY

Proprietor/Billing Contact Name: \_\_\_\_\_  
If different from owner.

Billing Address: SAME City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
If different from mailing address

Facility Phone No.: (408) 779-4511 Fax No.: (408) 779-0754 Days/Hours of Operation: \_\_\_\_\_

Contact Person: Brian Contact Phone No.: (408) 779 4511

Principal Type of Business (e.g. auto repair, photoprocessing): RV Sales + Service

- Owned by Individual
- Partnership
- Corporation
- Other

EPA ID Number: \_\_\_\_\_ Primary Standard Industrial Classification (SIC) 4 Digit Code No.: 7538

### Hazardous Waste Inventory Information:

The annual permit fee is determined by the total quantity of hazardous waste generated per year. Complete the table below for all hazardous waste inventory (e.g. used oil, used parts cleaning solvent, used oil filters, waste paint, spent fixer, etc.). Additional space is provided on the other side of this form. [Note to medical facilities: Do not list medical (i.e. red bag) wastes on this form.]

Name of Hazardous Waste	Treatment/Disposal Method(s) <small>(Definitions provided on bottom of page 2)</small>	Annual Quantity Generated*
<u>solvent</u>	<input type="checkbox"/> Recycled on-site. <input type="checkbox"/> Treated on-site. <input checked="" type="checkbox"/> Shipped off-site for recycling/treatment/disposal.	<u>96</u> gal. <input type="checkbox"/> lbs.
	<input type="checkbox"/> Recycled on-site. <input type="checkbox"/> Treated on-site. <input type="checkbox"/> Shipped off-site for recycling/treatment/disposal.	<input type="checkbox"/> gal. <input type="checkbox"/> lbs.
	<input type="checkbox"/> Recycled on-site. <input type="checkbox"/> Treated on-site. <input type="checkbox"/> Shipped off-site for recycling/treatment/disposal.	<input type="checkbox"/> gal. <input type="checkbox"/> lbs.

\* Solids must be reported in pounds. Liquids may be reported in either pounds or gallons.

The undersigned hereby applies for a hazardous waste generator permit from the County of Santa Clara. I hereby certify that the submitted information is true, accurate, and complete. I understand that a new application will be required if this facility changes ownership, moves, or begins generating hazardous wastes which are not listed on this application.

Signature of Owner/Operator: [Signature] Title: Service mgr Date: 9/26/00

Hazardous Waste Inventory Information (Continued):

Name of Hazardous Waste	Treatment/Disposal Method(s) <i>(Definitions provided on bottom of page 2)</i>	Annual Quantity Generated*
	<input type="checkbox"/> Recycled on-site. <input type="checkbox"/> Treated on-site. <input type="checkbox"/> Shipped off-site for recycling/treatment/disposal.	<input type="checkbox"/> gal. <input type="checkbox"/> lbs.
	<input type="checkbox"/> Recycled on-site. <input type="checkbox"/> Treated on-site. <input type="checkbox"/> Shipped off-site for recycling/treatment/disposal.	<input type="checkbox"/> gal. <input type="checkbox"/> lbs.
	<input type="checkbox"/> Recycled on-site. <input type="checkbox"/> Treated on-site. <input type="checkbox"/> Shipped off-site for recycling/treatment/disposal.	<input type="checkbox"/> gal. <input type="checkbox"/> lbs.
	<input type="checkbox"/> Recycled on-site. <input type="checkbox"/> Treated on-site. <input type="checkbox"/> Shipped off-site for recycling/treatment/disposal.	<input type="checkbox"/> gal. <input type="checkbox"/> lbs.
	<input type="checkbox"/> Recycled on-site. <input type="checkbox"/> Treated on-site. <input type="checkbox"/> Shipped off-site for recycling/treatment/disposal.	<input type="checkbox"/> gal. <input type="checkbox"/> lbs.
	<input type="checkbox"/> Recycled on-site. <input type="checkbox"/> Treated on-site. <input type="checkbox"/> Shipped off-site for recycling/treatment/disposal.	<input type="checkbox"/> gal. <input type="checkbox"/> lbs.
	<input type="checkbox"/> Recycled on-site. <input type="checkbox"/> Treated on-site. <input type="checkbox"/> Shipped off-site for recycling/treatment/disposal.	<input type="checkbox"/> gal. <input type="checkbox"/> lbs.
	<input type="checkbox"/> Recycled on-site. <input type="checkbox"/> Treated on-site. <input type="checkbox"/> Shipped off-site for recycling/treatment/disposal.	<input type="checkbox"/> gal. <input type="checkbox"/> lbs.
	<input type="checkbox"/> Recycled on-site. <input type="checkbox"/> Treated on-site. <input type="checkbox"/> Shipped off-site for recycling/treatment/disposal.	<input type="checkbox"/> gal. <input type="checkbox"/> lbs.
	<input type="checkbox"/> Recycled on-site. <input type="checkbox"/> Treated on-site. <input type="checkbox"/> Shipped off-site for recycling/treatment/disposal.	<input type="checkbox"/> gal. <input type="checkbox"/> lbs.
	<input type="checkbox"/> Recycled on-site. <input type="checkbox"/> Treated on-site. <input type="checkbox"/> Shipped off-site for recycling/treatment/disposal.	<input type="checkbox"/> gal. <input type="checkbox"/> lbs.

\* Solids must be reported in pounds. Liquids may be reported in either pounds or gallons.

For the following questions, check the appropriate box:

- 1. Does this facility discharge process waste waters to sanitary sewer?  Yes;  No
- 2. Does this facility generate infectious/biomedical wastes?  Yes;  No

**Definitions of Treatment/Disposal Methods**

**Recycled on-site:** The facility takes the waste or any constituent of the waste, treated or not, and reuses it on-site or ships it off-site as an Excluded Recyclable Material.

**Treated on-site:** The facility employs any method, technique, or process which changes or is designed to change the physical, chemical, or biological character or composition of the hazardous waste or any material contained therein, or removes or reduces its harmful properties or characteristics for any purpose including, but not limited to, energy recovery, material recovery, or reduction in volume (e.g. pH adjustment, evaporation, precipitation, filtration, distillation, compacting, etc.). If, after treatment, the material is reused at the facility, the "Recycled on-site" box in the waste inventory table should be checked.

**Shipped off-site for recycling/treatment/disposal:** The facility sends the waste, or any hazardous treatment residual, to an off-site permitted treatment, storage, or disposal facility (TSDF).

*Note: Depending on how a waste or its constituents are recycled and/or treated, more than one treatment/disposal category may apply. All applicable boxes in column 2 of the waste inventory table should be checked.*

DATE: 3/2/01

Support of Employee ID: 1006J

**HMCD APPLICATION CODING & TRACKING FORM** 5-14-01

STAFF

SUPPORT STAFF

Business Code: 02

Owner ID: 155574

Hazardous Category: -

Multiple Owner ID: \_\_\_\_\_

City Code: 14

Multiple Owner ID: \_\_\_\_\_

Business Type: 04

Facility ID: 203198

Employee ID: 6010

Program Record ID: 314695

Program Element (P/E): 2205

Program Record ID: 361760

Permit Status: 3 50

Program Record ID: \_\_\_\_\_

Type of Permit: P

Permit Record ID: 405790

Current Status: 01/02

Permit Record ID: \_\_\_\_\_

Mail Correspondence To: 02

Account Record ID: 1260503

**Business Code:** 01-Corporation, 02-Individual, 03-Partnership, 04-Local Agency, 05-County Agency, 06-State Agency, 07-Federal Agency, 99-Unknown

**Business Type:** 01-Food, 02-Recreation, 03-Hazardous Materials, 04-Hazardous Waste Generator, 05-Water, 06-Solid Waste, 07-Medical Waste, 08-Multi-Hazardous Materials, 09-Pumper, 10-Multi-programs, 99-Unknown

**Hazard Category:** 1-Explosives, 2-Gases, 3-Flammable Liquids, 4-Flammable Solids, 5-Oxidizers-peroxides, 6-Poisons, 7-Radioactive Materials, 8-Corrosives, 9-ORM

**Permit Status:** 02-Inactive permit, 08-Tank removal, 10-Full permit, 21-Active, 50-New permit

**City Code:** 01-Palo Alto, 02-Los Altos, 03-Los Altos Hills, 04-Mountain View, 05-Cupertino, 06-Sunnyvale, 07-Santa Clara, 08-Milpitas, 09-Campbell, 10-Saratoga, 11-Los Gatos, 12-Monte Sereno, 13-San Jose, 14-Morgan Hill, 15-Gilroy, 16-County area, 17-County-at-large, 18-Out-of-County, 19-Stanford, 20-San Martin, 21-Moffett Field

**Type of Permit:** P-Permanent, PE-Permanent exempt

**Current Status:** 01-Active, 02-Inactive, 03-Temporarily inactive, 04-Active, exempt from billing

**Mail To:** 01-Owner, 02-Facility

**SWITCH**

	Owner Name	Owner ID #	Facility ID #	Program ID #	Permit ID #	Account ID #
Switch From:	<u>ALPINE RECREATION</u>	<u>112949</u>	<u>203198</u>	<u>314695</u> <u>361760</u>	<u>405790</u>	<u>1203198</u>
Switch To:	<u>patrick Kennedy.</u>	<u>155574</u>	↓	↓	↓	<u>1260503</u>

Comments:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**REVIEWED**

*By Richard Owens at 5:12 pm, Sep 15, 2015*



**OFFICIAL NOTICE OF INSPECTION**

<b>Facility ID:</b> FA0274525	<b>Inspection Date:</b> 07/09/2015
<b>Facility Name:</b> FAMILY ADVENTURES RV INC	
<b>Site Address:</b> 19380 Monterey St, Morgan Hill, CA 95037	
<b>HW Generator Type:</b> <1000 KG/MO.	<input type="checkbox"/> RCRA LQG
<b>Consent to Inspect Granted By:</b> CLYDE IRWIN, CUSTOMER SUPPORT	<input type="checkbox"/> Pictures Taken
	<input type="checkbox"/> Samples Taken

**Summary of Violations & Notice to Comply**

**Program:** PR0415128 - HAZARDOUS MATERIALS BUSINESS PLAN - BP01  
**Inspection Type:** ROUTINE INSPECTION-COMPLETED

VC	Class	Violation	Corrective Actions Taken
		No violations were observed during this inspection.	

*Comments: Conducted a Hazardous Materials Business Plan inspection with Clyde Irwin.*

*Facility is conducting required training and maintaining records as required.*

*Materials and volumes listed on CERS match inventory observed during today's inspection.*

*Spill equipment and fire extinguishers were located in several areas.*

*Emergency posting and area map were current.*

*For questions regarding this inspection, please contact Ray Maiden at 408-918-1980 or by email at ray.maiden@deh.sccgov.org.*

**Program:** PR0415127 - HAZARDOUS WASTE GENERATOR - 2205  
**Inspection Type:** ROUTINE INSPECTION-COMPLETED

VC	Class	Violation	Corrective Actions Taken
		No violations were observed during this inspection.	

*Comments: Conducted a hazardous waste inspection with Clyde Irwin and toured the site of areas where hazardous waste is accumulated.*

*Facility generated used oil and waste antifreeze from the vehicle service bay. All containers were properly marked and closed. All storage areas were free of spills.*

*Reviewed the weekly storage inspection log.*

*Spill equipment and fire extinguishers were located in several areas.*

*Emergency posting and area map were current.*

*Reviewed disposal records for used oil and waste antifreeze.*

*For questions regarding this inspection, please contact Ray Maiden at 408-918-1980 or by email at ray.maiden@deh.sccgov.org.*

**Immediately correct any violation designated as a Class I or Class II violation. Correct all other violations no later than 08/08/2015, unless otherwise noted by the inspector.**

Using the space provided, write a brief description of the actions taken by the facility to correct each violation. Attach additional pages if more space is needed. Within 5 days of achieving compliance or within 35 days of the inspection date, whichever comes first, sign the certification statement below and return a copy of this report to HMCD. Time granted for correction of violations does not preclude any enforcement action by HMCD or other agencies. This facility may be subject to reinspection at any time. [Authority: HSC 25185(c), 25187.8, 25404.1.2(c)]

**Summary of Violations & Notice to Comply**



Received By: Clyde Irwin  
Customer Support

Inspected By: EE0010267 - RAYMOND MAIDEN  
CA UST Inspector #8063022, Exp. 09/03/2016

**Certification of Compliance**

I certify under penalty of perjury that this facility has complied with directives specified in this Notice to Comply.

Signature of Owner/Operator

Date

Printed Name of Owner/Operator

Title

# OFFICIAL NOTICE OF INSPECTION - SUPPLEMENTAL INFORMATION

This Official Notice of Inspection (NOI) documents the results of an inspection by HMCD, including a list of alleged violations, evidence in support of the alleged violations, corrective actions that must be taken by the facility, and general observations.

## What am I supposed to do upon receiving a NOI?

- Correct the violations within 30 days of the inspection date, unless otherwise noted.
- In the “Corrective Actions Taken” column, write a brief description of the actions taken by the facility to correct each violation. Attach additional pages if more space is needed.
- Certify that the facility has returned to compliance by signing and dating the certification statement at the end of the report.
- Make a photocopy of the NOI and any attachments for your records.
- Within 5 days of achieving compliance or 35 days of the inspection date, whichever comes first, return the original copy of the report and any attachments to HMCD at 1555 Berger Drive, Suite 300, San Jose, CA 95112-2716.

## What if there are violations that cannot be corrected within 30 days?

For each violation that cannot be corrected within 30 days, submit a written Compliance Plan describing the corrective actions you propose to take and the date by which the actions will be completed. State law grants up to 30 days to correct minor violations without penalty. Minor violations that are uncorrected after 30 days, and class I and II violations may be subject to enforcement action. To lessen the possibility of enforcement action, correct all violations as soon as possible.

## What if I disagree with a violation on the NOI?

If you disagree with any violation listed in this NOI, you must submit a written Notice of Disagreement to HMCD within 30 days of the inspection date. Address such notices to the attention of the inspector who cited the violation. In your Notice of Disagreement, explain in detail why you believe the alleged violation was incorrectly cited.

## What about photographs or samples taken during the inspection?

A co-located sample will be given to you upon request if adequate sample volume is available. Photographs and sample analytical results will not generally be available until after the inspection has been concluded. A copy of photographs and/or analytical results will be provided to you upon written request. Photographs and sample analytical results may be withheld in the event of a criminal investigation or other ongoing investigation.

## Key to Acronyms and Regulatory Terms

XX CCR	California Code of Regulations, Title XX
XX CFR	Code of Federal Regulations, Title XX
Class	Violation classification: I = Class I violation, II = Class II violation, M = Minor violation, C = Corrected minor violation [HSC §25110.8.5, HSC §25117.6, CCR §66260.10]
DTSC	California Department of Toxic Substances Control
EPA	U.S. Environmental Protection Agency
HMCD	County of Santa Clara, Department of Environmental Health, Hazardous Materials Compliance Division
HSC	California Health and Safety Code
RCRA	Resource Conservation and Recovery Act
SCCO	Santa Clara County Ordinance Code
TSDF	Hazardous waste treatment, storage or disposal facility UPCF
Unified Program Consolidated Form	
UST	Underground storage tank
VC	HMCD violation code

## Warning:

- It is a violation of State law to make a false statement that a facility has returned to compliance [HSC §25404.1.2(c)(2)].
- Making a false statement regarding a hazardous waste violation is punishable by a fine of not less than \$2,000 or more than \$25,000 and/or imprisonment in the county jail for up to one year [HSC §25191(b)].
- Making a false statement regarding an underground storage tank violation is punishable by a fine of not less than \$500 or more than \$5,000 [HSC §§25299(a)(8), 25299(b)(7)].
- HMCD has the right to require the submittal of reasonable and necessary documentation in support of any claim of compliance made by your facility [HSC §25187.8(i)].

# County of Santa Clara

## Department of Environmental Health

### Hazardous Materials Compliance Division (HMCD)

1555 Berger Drive, Suite 300, San Jose, CA 95112-2716

Phone (408) 918-3400 Fax (408) 280-6479 www.EHinfo.org/hazmat

REVIEWED  
By Jonathan Blazo at 8:47 am, Apr 26, 2019



## OFFICIAL NOTICE OF INSPECTION

Facility ID: FA0274525 Inspection Date: 04/17/2019  
Facility Name: FAMILY ADVENTURES RV INC  
Site Address: 19380 Monterey St, Morgan Hill, CA 95037

HW Generator Type: <100 KG/MO.  
Consent to Inspect Granted By: CLYDE IRWIN, SAFETY MANAGER

- RCRA LQG  
 Pictures Taken  
 Samples Taken

### Summary of Violations & Notice to Comply

Program: PR0415127 - HAZARDOUS WASTE GENERATOR - 2205

Inspection Type: ROUTINE INSPECTION

VC	Class	Violation	Corrective Actions Taken
G020	M	<p><b>MARKING OF HAZARDOUS WASTE [3030007]</b></p> <p>Facility failed to properly mark a hazardous waste tank and/or container.</p> <p><b>Observed the following containers without appropriate marking:</b></p> <ul style="list-style-type: none"><li>1 x 55 gallon drum of used oil with no accumulation start date</li><li>1 x 55 gallon drum of used oil with no accumulation start date and illegible generator information</li><li>1 x 20 gallon used oil collection roller with no label</li><li>1 x 30 gallon drum of waste coolant with no label</li><li>1 x 55 gallon drum of consolidated used oil paper and metal-cased filters with label affixed to wall instead of drum</li><li>1 x 30 gallon trash bin of contaminated rags being treated as hazardous waste with no label</li></ul> <p>Mark all hazardous waste tanks with the words "HAZARDOUS WASTE" and the accumulation start date. Mark all hazardous waste containers and portable tanks with the words "HAZARDOUS WASTE;" the accumulation start date; the name and address of the generator; and the composition, physical state, and hazardous properties of the waste. Additionally, mark used oil containers, aboveground tanks, and fill pipes for underground tanks with the words "USED OIL." [CCR 66262.34(f), 66279.21(b)]</p>	
G023	M	<p><b>CONTAINER OPEN [3030017]</b></p> <p>Facility failed to keep a hazardous waste container closed at a time when it was not necessary to add or remove waste.</p> <p><b>Observed the following hazardous waste containers open while not in use:</b></p> <ul style="list-style-type: none"><li>1 x 30 gallon trash bin of rags being treated as hazardous waste</li></ul> <p>Tightly close all hazardous waste containers. Ensure that they remain closed, except when it is necessary to add or remove waste. Containers are considered closed when all lids, gaskets, and locking rings are in place and secured. [CCR 66265.173(a), CFR 265.173(a)]</p>	

# OFFICIAL NOTICE OF INSPECTION

**Facility ID:** FA0274525  
**Facility Name:** FAMILY ADVENTURES RV INC  
**Site Address:** 19380 Monterey St, Morgan Hill, CA 95037

**Inspection Date:** 04/17/2019

## Summary of Violations & Notice to Comply

VC	Class	Violation	Corrective Actions Taken
G035	II	<p><b>ACCUMULATION TIME: POINT OF GENERATION [3030057]</b></p> <p>Facility accumulated hazardous waste at the point of generation for longer than the allowed time limit.</p> <p><i>Mr. Irwin stated that the 30 gallon drum of waste coolant had not been picked up for 1 year and a half. 55 gallon drum of used oil paper and metal-cased filters had an accumulation start date of 9/15/17. Facility has 1 year from accumulation start date, or 180 days from when aforementioned waste stream reaches 55 gallons (whichever comes first), to dispose of waste. Arrange for the immediate disposal of these wastes through your hazardous waste hauler.</i></p> <p>Make arrangements for the immediate removal of the waste. Submit to HMCD a copy of the manifest or consolidated manifest receipt demonstrating that the waste was removed. Ensure that point of generation wastes are not held on-site for longer than one year, or the applicable accumulation time limit (90/180/270 days) after the date the quantity limit was reached, whichever comes first. The quantity limit for each wastestream is 55 gallons for hazardous waste, or 1 quart for acutely/extremely hazardous waste. [CCR 66262.34(e)(1)(B)]</p>	

**Comments:** *On-site with Loren Lim, Hazardous Materials Specialist II, to conduct a Hazardous Waste Generator inspection. Facility sell and maintains RVs. Facility walk-through was conducted with Clyde Irwin.*

**Hazardous waste streams observed include:**

- used oil*
- waste coolant*
- used oil metal-cased filters*
- used oil paper filters*
- saturated rags*

*State ID #CAL000399995 is active on date of inspection*

*Fire extinguishers were last serviced on 3/7/2019*

*Emergency response information is posted*

*Batteries are exchanged through Napa and Interstate*

*Hazardous waste area inspections are conducted at least weekly*

*Saturated rags are treated as hazardous waste*

*Absorbent is readily available*

*Document review included consolidated manifests for used oil pick ups in 2018 & 2016.*

**UNRESOLVED ISSUES:**

*Provide all consolidated manifests for 2017.*

# OFFICIAL NOTICE OF INSPECTION

**Facility ID:** FA0274525  
**Facility Name:** FAMILY ADVENTURES RV INC  
**Site Address:** 19380 Monterey St, Morgan Hill, CA 95037

**Inspection Date:** 04/17/2019

## Summary of Violations & Notice to Comply

**Program:** PR0415128 - HAZARDOUS MATERIALS BUSINESS PLAN - BP01

**Inspection Type:** ROUTINE INSPECTION

VC	Class	Violation	Corrective Actions Taken
B105	M	<p><b>HMBP FACILITY INFORMATION MISSING / INCOMPLETE [1010003]</b></p> <p>Facility operator failed to electronically submit and/or maintain accurate and complete Facility Information (i.e., Business Activities and Business Owner/Operator Identification) as part of the facility's Hazardous Materials Business Plan (HMBP).</p> <p><b>Facility reported only 100 gallons of used oil in CERS.</b>  <b>Updated Hazardous Materials Business Plan to include propane as shown in comments.</b></p> <p>Within 30 days, amend and electronically submit a HMBP, including accurate Facility Information, through either the Santa Clara County CUPA electronic reporting portal (<a href="http://FrontCounter.sccgov.org">http://FrontCounter.sccgov.org</a>) or the California Environmental Reporting System (<a href="http://cers.calepa.ca.gov">http://cers.calepa.ca.gov</a>). Be sure to submit all of the elements that comprise a complete HMBP (i.e., Facility Information, Hazardous Materials Inventory, and Emergency Response and Training Plans). See <a href="http://www.sccgov.org/sites/hazmat/programs/Pages/ereporting.aspx">www.sccgov.org/sites/hazmat/programs/Pages/ereporting.aspx</a> for more details on electronic reporting. [HSC 6.95 25508(a)(1), 19 CCR 4 2652(a)(1)]</p>	

**Comments:** On-site with Loren Lim, Hazardous Materials Specialist II, to conduct a Hazardous Materials Business Plan (HMBP) inspection. Facility sell and maintains RVs. Facility walk-through was conducted with Clyde Irwin.

**The following hazardous materials were observed at or above HMBP thresholds:**

- 2 x 55 gallon drums of used oil
- 1 x 400 gallon tank of propane
- 2 x 7 gallon cylinders of propane for forklift
- 1 x 120 gallon tank of 5W-30 oil

**Facility owner is also property owner**  
**Facility trains and documents yearly training for employees.**  
**HMBP was readily available.**

**Immediately correct any violation designated as a Class I or Class II violation. Correct all other violations no later than 05/17/2019, unless otherwise noted by the inspector.**

Using the space provided, write a brief description of the actions taken by the facility to correct each violation. Attach additional pages if more space is needed. Within 5 days of achieving compliance or within 35 days of the inspection date, whichever comes first, sign the certification statement below and return a copy of this report to HMCD. Time granted for correction of violations does not preclude any enforcement action by HMCD or other agencies. This facility may be subject to reinspection at any time. [Authority: HSC 25185(c), 25187.8, 25404.1.2(c)]



Received By: Clyde Irwin  
 Safety Manager



Inspected By: EE0010459 - YONI FAJARDO

## Certification of Compliance

I certify under penalty of perjury that this facility has complied with directives specified in this Notice to Comply.

Signature of Owner/Operator

Date

Printed Name of Owner/Operator

Title

# OFFICIAL NOTICE OF INSPECTION - SUPPLEMENTAL INFORMATION

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- Make a photocopy of the NOI and any attachments for your records.
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## What if there are violations that cannot be corrected within 30 days?

For each violation that cannot be corrected within 30 days, submit a written Compliance Plan describing the corrective actions you propose to take and the date by which the actions will be completed. State law grants up to 30 days to correct minor violations without penalty. Minor violations that are uncorrected after 30 days, and class I and II violations may be subject to enforcement action. To lessen the possibility of enforcement action, correct all violations as soon as possible.

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CERS	California Environmental Reporting System (cers.calepa.ca.gov)
DTSC	California Department of Toxic Substances Control
EPA	U.S. Environmental Protection Agency
HMCD	County of Santa Clara, Department of Environmental Health, Hazardous Materials Compliance Division
HSC	California Health and Safety Code
RCRA	Resource Conservation and Recovery Act
SCCO	Santa Clara County Ordinance Code
TSDF	Hazardous waste treatment, storage or disposal facility
UST	Underground storage tank
VC	HMCD violation code

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- Making a false statement regarding an underground storage tank violation is punishable by a fine of not less than \$500 or more than \$5,000 [HSC §§25299(a)(8), 25299(b)(7)].
- HMCD has the right to require the submittal of reasonable and necessary documentation in support of any claim of compliance made by your facility [HSC §25187.8(i), 25289(b)].

HMCD-014A

[www.EHinfo.org/hazmat](http://www.EHinfo.org/hazmat)

Rev. 01/02/18

# CERTIFICATE OF OCCUPANCY

## City of Morgan Hill

This certificate is issued pursuant to the requirement of Section 109 of the Uniform Building Code and the City of Morgan Hill Municipal Code certifies that at the time of issuance this structure was found to be in compliance with the various ordinances of the City regulating building construction and land use and that all conditions or development approval have been met.

BUILDING ADDRESS 19380 MONTEREY RD

ASSESSOR'S PARCEL 726-42-002

BUILDING PERMIT NO. BLD2005-00050

OWNER ALPINE RECREATION INVESTORS

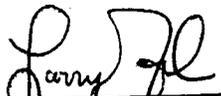
ADDRESS 19380 MONTEREY RD

MORGAN HILL, CA 95037

OCCUPANCY GROUP S-3

TYPE OF CONSTRUCTION VN

USE CLASSIFICATION REPAIR GARAGE - LIMITED TO EXCHANGE OF PARTS  
NO CUTTING OR WELDING

  
BUILDING OFFICIAL

5/16/05  
DATE

BUILDING ADDRESS <b>19380 MONTEREY RD</b>		SUB DIVISION / TRACT # <b>363PG 18</b>		LOT# <b>B</b>	RECEIVED BY <b>ASAENZ</b>	DATE <b>01/14/05</b>	PERMIT NUMBER <b>BLD2005-00050</b>
PROPERTY OWNER NAME <b>ALPINE RECREATION</b>		PHONE (HOME) <b>(408)779-4511</b>		APN# <b>726-42-002</b>		DATE ISSUED <b>02/28/05</b>	
MAILING ADDRESS <b>19380 MONTEREY RD</b>		CITY <b>MORGAN HILL</b>	STATE <b>CA</b>	ZIP <b>95037</b>	<input checked="" type="checkbox"/> BUILDING <input checked="" type="checkbox"/> ELECTRICAL <input checked="" type="checkbox"/> MECHANICAL <input type="checkbox"/> PLUMBING <input type="checkbox"/> REROOF <input type="checkbox"/> GRADING		
ARCHITECT NAME		LICENSE NO.	PHONE		<input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> REPAIR <input type="checkbox"/> FOUNDATION <input type="checkbox"/> MOVE		
MAILING ADDRESS		CITY	STATE	ZIP	<input type="checkbox"/> ASF <input type="checkbox"/> DEMOLITION <input type="checkbox"/> CHIMNEY REPAIR <input type="checkbox"/> FIRE REPAIR <input type="checkbox"/> MINOR <input type="checkbox"/> OTHER		
ENGINEER NAME <b>FOX ENGINEERING</b>		LICENSE NO. <b>21543</b>	PHONE <b>(562)806-1337</b>		<input type="checkbox"/> ACCESS BLDG. <input type="checkbox"/> CONDO <input type="checkbox"/> DUPLEX <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> SFD <input type="checkbox"/> SPA / POOL		
MAILING ADDRESS <b>8060 TELEGRAPH RD</b>		CITY <b>DOWNEY</b>	STATE <b>CA</b>	ZIP <b>90240</b>	FLOOR AREA	VALUATION <b>\$ 77,271.11</b>	PLAN NUMBER
CONTRACTOR NAME		LICENSE NO.	PHONE		GARAGE AREA	NO. OF UNITS	MAX OCC
MAILING ADDRESS		CITY	STATE	ZIP	DECK AREA	GROUP <b>S-3</b>	TYPE <b>VN</b>
I HEREBY AFFIRM THAT I AM LICENSED UNDER THE PROVISIONS OF CHAPTER 9 (COMMENCING WITH SECTION OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE, AND MY LICENSE IS IN FULL FORCE AND EFFECT.					PROPOSED WORK INSTALLATION OF PRE-FABRICATED SPRAY BOOTH - 770 SF (COMBO PERMIT)		
LICENSE CLASS	EXP. DATE	STATE LICENSE NUMBER					
SIGNATURE <b>X</b>		DATE					
HAZARDOUS MATERIALS: INDICATE IF THE INTENDED OCCUPANCY WILL USE CHEMICALS. INITIALING YES ACKNOWLEDGES THAT H & S CODE SECTIONS 25505, 25533 & 25534 AS WELL AS FILING DIRECTIONS WERE MADE AVAILABLE TO YOU.					<b>MIN OF 24 HOUR NOTICE FOR INSPECTION-CALL (408)776-9108</b>		
OWNER BUILDER DECLARATION I HEREBY AFFIRM THAT I AM EXEMPT FROM THE CONTRACTOR'S LICENSE LAW FOR THE FOLLOWING REASON (SEC. 7031.5, BUSINESS AND PROFESSIONS CODE: ANY CITY OR COUNTY WHICH REQUIRES A PERMIT TO CONSTRUCT, ALTER, IMPROVE, DEMOLISH, OR REPAIR ANY STRUCTURE, PRIOR TO ITS ISSUANCE, ALSO REQUIRES THE APPLICANT FOR SUCH PERMIT TO FILE A SIGNED STATEMENT THAT HE IS LICENSED PURSUANT TO THE PROVISIONS OF THE CONTRACTOR'S LICENSE LAW (CHAPTER 9 (COMMENCING WITH SECTION 7000) OF THE BUSINESS AND PROFESSIONS CODE) OR THAT HE IS EXEMPT THEREFROM AND THE BASIS FOR THE ALLEGED EXEMPTION. ANY VIOLATION OF SECTION 7031.5 BY ANY APPLICANT FOR A PERMIT SUBJECTS THE APPLICANT TO A CIVIL PENALTY OF NOT MORE THAN FIVE HUNDRED DOLLAR (\$500).):					BUILDING <b>\$1,168.95</b>		
<input type="checkbox"/> I, AS OWNER OF THE PROPERTY, OR MY EMPLOYER WITH WAGES AS THEIR SOLE COMPENSATION, WILL DO THE WORK, AND THE STRUCTURE IS NOT INTENDED OR OFFERED FOR SALE (SEC. 7044, BUSINESS AND PROFESSIONS CODE: THE CONTRACTOR'S LICENSE LAW DOES NOT APPLY TO AN OWNER OF PROPERTY WHO BUILDS OR IMPROVES THEREON, AND WHO DOES SUCH WORK HIMSELF OR THROUGH HIS OWN EMPLOYEES, PROVIDED THAT SUCH IMPROVEMENTS ARE NOT INTENDED OR OFFERED FOR SALE. IF, HOWEVER, THE BUILDING OR IMPROVEMENT IS SOLD WITHIN ONE YEAR OF COMPLETION, THE OWNER-BUILDER WILL HAVE THE BURDEN OF PROVING THAT HE DID NOT BUILD OR IMPROVE FOR THE PURPOSE OF SALE).					PLAN CHECK		
<input checked="" type="checkbox"/> I, AS OWNER OF THE PROPERTY, AM EXCLUSIVELY CONTRACTING WITH LICENSED CONTRACTORS TO CONSTRUCT THE PROJECT (SEC. 7044, BUSINESS AND PROFESSIONS CODE: THE CONTRACTOR'S LICENSE LAW DOES NOT APPLY TO AN OWNER OF PROPERTY WHO BUILDS OR IMPROVES THEREON, AND WHO CONTRACTS FOR SUCH PROJECTS WITH A CONTRACTOR(S) LICENSED PURSUANT TO THE CONTRACTOR'S LICENSE LAW).					ELECTRICAL		
<input type="checkbox"/> I AM EXEMPT UNDER SEC. _____ B. & P.C. FOR THIS REASON: _____					MECHANICAL		
SIGNATURE <b>X</b>					PLUMBING		
DATE <b>2/8/05</b>					GRADING		
WORKERS' COMPENSATION DECLARATION I HEREBY AFFIRM THAT I HAVE A CERTIFICATE OF CONSENT TO SELF-INSURE, OR A CERTIFICATE OF WORKERS' COMPENSATION INSURANCE OR A CERTIFIED COPY THEREOF. SEC. 3800, LAB. C)					GPA <b>\$58.45</b>		
POLICY NUMBER					MICROFILM <b>\$6.00</b>		
CERTIFIED COPY IS HEREBY FURNISHED <input type="checkbox"/>					SEISMIC <b>\$16.23</b>		
EXP. DATE					INV FEE		
VERIFIED					COPIES (BDPC)		
B I D					BUILDING SURVEY		
SIGNATURE <b>X</b>					OTHER MISC. FEES		
DATE					TOTAL FEES: <b>\$1,249.63</b>		
CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION (THIS SECTION NEED NOT BE COMPLETED IF THE PERMIT IS FOR ONE HUNDRED DOLLARS (\$100 OR LESS) I CERTIFY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED, I SHALL NOT EMPLOY ANY PERSON IN ANY MANNER AS TO BECOME SUBJECT TO THE WORKERS' COMPENSATION LAWS OF CALIFORNIA.					CITY BUS. LIC#		
SIGNATURE <b>X</b>					EXP. DATE		
NOTICE TO APPLICANT: IF AFTER MAKING THIS CERTIFICATE OF EXEMPTION, YOU SHOULD BECOME SUBJECT TO THE WORKERS' COMPENSATION PROVISIONS OF THE LABOR CODE, YOU MUST FORTHWITH COMPLY WITH SUCH PROVISIONS OR THIS PERMIT SHALL BE DEEMED REVOKED.					CONSTRUCTION LENDING AGENCY I HEREBY AFFIRM THAT THERE IS A CONSTRUCTION LENDING AGENCY FOR THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED (SEC. 3097, CIVC)		
I certify that I have read this application and state that the above information is correct. I agree to comply with all City and county ordinances and state laws relating to building construction, and hereby authorize representatives of this agency to enter upon the above-mentioned property for inspection purposes. I (we) further agree to save, indemnify, and keep harmless the City of Morgan Hill against liabilities, judgements, costs, and expenses which may in any way accrue against said City in consequence of the granting of this permit and will pay all expenses including attorney's fees in connection therewith. All work performed by virtue of this permit must conform to plans and specifications and application filed by the owner of the authorized agent with the Building Inspection Div. This permit does not constitute approval of any violation of the above recited provisions, nor of any state or city ordinance.					LENDER NAME:		
SIGNATURE <b>X</b>					MAILING ADDRESS		
DATE <b>2/28/05</b>					CITY STATE ZIP		

# County of Santa Clara

## Department of Environmental Health Hazardous Materials Compliance Division (HMCD)

1555 Berger Drive, Suite 300, San Jose, CA 95112-2716  
Phone (408) 918-3400 Fax (408) 280-6479 www.EHinfo.org/hazmat

**REVIEWED**

By yoni.fajardo at 1:35 pm, May 13, 2019



### OFFICIAL NOTICE OF INSPECTION

**Facility ID:** FA0274525  
**Facility Name:** FAMILY ADVENTURES RV INC  
**Site Address:** 19380 Monterey St, Morgan Hill, CA 95037

**Inspection Date:** 04/17/2019

**HW Generator Type:** <100 KG/MO.  
**Consent to Inspect Granted By:** CLYDE IRWIN, SAFETY MANAGER

- RCRA LQG  
 Pictures Taken  
 Samples Taken

#### Summary of Violations & Notice to Comply

**Program:** PR0415127 - HAZARDOUS WASTE GENERATOR - 2205

**Inspection Type:** ROUTINE INSPECTION

VC	Class	Violation	Corrective Actions Taken
G020	M	<p><b>MARKING OF HAZARDOUS WASTE [3030007]</b> Facility failed to properly mark a hazardous waste tank and/or container.</p> <p><b>Observed the following containers without appropriate marking:</b>                      1 x 55 gallon drum of used oil with no accumulation start date                      1 x 55 gallon drum of used oil with no accumulation start date and illegible generator information                      1 x 20 gallon used oil collection roller with no label                      1 x 30 gallon drum of waste coolant with no label                      1 x 55 gallon drum of consolidated used oil paper and metal-cased filters with label affixed to wall instead of drum                      1 x 30 gallon trash bin of contaminated rags being treated as hazardous waste with no label</p> <p>Mark all hazardous waste tanks with the words "HAZARDOUS WASTE" and the accumulation start date. Mark all hazardous waste containers and portable tanks with the words "HAZARDOUS WASTE;" the accumulation start date; the name and address of the generator; and the composition, physical state, and hazardous properties of the waste. Additionally, mark used oil containers, aboveground tanks, and fill pipes for underground tanks with the words "USED OIL." [CCR 66262.34(f), 66279.21(b)]</p>	<p>WASTE OIL PICKED UP 4/6/19</p> <hr/> <p>FILTERS &amp; ANTI-FREEZE PICKED UP 4/8/19</p> <hr/> <p>WILL HAVE PICKED UP @ 6 MONTH INTERVALS FULL OR NOT</p>
G023	M	<p><b>CONTAINER OPEN [3030017]</b> Facility failed to keep a hazardous waste container closed at a time when it was not necessary to add or remove waste.</p> <p><b>Observed the following hazardous waste containers open while not in use:</b>                      1 x 30 gallon trash bin of rags being treated as hazardous waste</p> <p>Tightly close all hazardous waste containers. Ensure that they remain closed, except when it is necessary to add or remove waste. Containers are considered closed when all lids, gaskets, and locking rings are in place and secured. [CCR 66265.173(a), CFR 265.173(a)]</p>	<p>HAVE LABELED AND PURCHASED AID FOR DIRTY RAGS</p> <hr/> <p>HAVE (2) OILY RAG CONTAINERS</p>

# OFFICIAL NOTICE OF INSPECTION

**Facility ID:** FA0274525  
**Facility Name:** FAMILY ADVENTURES RV INC  
**Site Address:** 19380 Monterey St, Morgan Hill, CA 95037

**Inspection Date:** 04/17/2019

## Summary of Violations & Notice to Comply

VC	Class	Violation	Corrective Actions Taken
G035	II	<p><b>ACCUMULATION TIME: POINT OF GENERATION [3030057]</b></p> <p>Facility accumulated hazardous waste at the point of generation for longer than the allowed time limit.</p> <p><b>Mr. Irwin stated that the 30 gallon drum of waste coolant had not been picked up for 1 year and a half. 55 gallon drum of used oil paper and metal-cased filters had an accumulation start date of 9/15/17. Facility has 1 year from accumulation start date, or 180 days from when aforementioned waste stream reaches 55 gallons (whichever comes first), to dispose of waste. Arrange for the immediate disposal of these wastes through your hazardous waste hauler.</b></p> <p>Make arrangements for the immediate removal of the waste. Submit to HMCD a copy of the manifest or consolidated manifest receipt demonstrating that the waste was removed. Ensure that point of generation wastes are not held on-site for longer than one year, or the applicable accumulation time limit (90/180/270 days) after the date the quantity limit was reached, whichever comes first. The quantity limit for each wastestream is 55 gallons for hazardous waste, or 1 quart for acutely/extremely hazardous waste. [CCR 66262.34(e)(1)(B)]</p>	<p style="font-size: 1.2em; font-weight: bold;">WASTE PICKED UP</p>

**Comments:** On-site with Loren Lim, Hazardous Materials Specialist II, to conduct a Hazardous Waste Generator inspection. Facility sell and maintains RVs. Facility walk-through was conducted with Clyde Irwin.

**Hazardous waste streams observed include:**

- used oil
- waste coolant
- used oil metal-cased filters
- used oil paper filters
- saturated rags

~~LEAD~~  
EMAILED 2017  
MANIFEST

- State ID #CAL000399995 is active on date of inspection
- Fire extinguishers were last serviced on 3/7/2019
- Emergency response information is posted
- Batteries are exchanged through Napa and Interstate
- Hazardous waste area inspections are conducted at least weekly
- Saturated rags are treated as hazardous waste
- Absorbent is readily available
- Document review included consolidated manifests for used oil pick ups in 2018 & 2016.

**UNRESOLVED ISSUES:**

Provide all consolidated manifests for 2017.

# OFFICIAL NOTICE OF INSPECTION

**Facility ID:** FA0274525  
**Facility Name:** FAMILY ADVENTURES RV INC  
**Site Address:** 19380 Monterey St, Morgan Hill, CA 95037

**Inspection Date:** 04/17/2019

## Summary of Violations & Notice to Comply

**Program:** PR0415128 - HAZARDOUS MATERIALS BUSINESS PLAN - BP01

**Inspection Type:** ROUTINE INSPECTION

VC	Class	Violation	Corrective Actions Taken
B105	M	<p><b>HMBP FACILITY INFORMATION MISSING / INCOMPLETE [1010003]</b></p> <p>Facility operator failed to electronically submit and/or maintain accurate and complete Facility Information (i.e., Business Activities and Business Owner/Operator Identification) as part of the facility's Hazardous Materials Business Plan (HMBP).</p> <p><b>Facility reported only 100 gallons of used oil in CERS.</b>  <b>Updated Hazardous Materials Business Plan to include propane as shown in comments.</b></p> <p>Within 30 days, amend and electronically submit a HMBP, including accurate Facility Information, through either the Santa Clara County CUPA electronic reporting portal (<a href="http://FrontCounter.sccgov.org">http://FrontCounter.sccgov.org</a>) or the California Environmental Reporting System (<a href="http://cers.calepa.ca.gov">http://cers.calepa.ca.gov</a>). Be sure to submit all of the elements that comprise a complete HMBP (i.e., Facility Information, Hazardous Materials Inventory, and Emergency Response and Training Plans). See <a href="http://www.sccgov.org/sites/hazmat/programs/Pages/ereporting.aspx">www.sccgov.org/sites/hazmat/programs/Pages/ereporting.aspx</a> for more details on electronic reporting. [HSC 6.95 25508(a)(1), 19 CCR 4 2652(a)(1)]</p>	<p><i>WILL RESUBMIT HMBP REPORT</i></p>

**Comments: On-site with Loren Lim, Hazardous Materials Specialist II, to conduct a Hazardous Materials Business Plan (HMBP) inspection. Facility sell and maintains RVs. Facility walk-through was conducted with Clyde Irwin**

**The following hazardous materials were observed at or above HMBP thresholds:**

- 2 x 55 gallon drums of used oil
- 1 x 400 gallon tank of propane
- 2 x 7 gallon cylinders of propane for forklift
- 1 x 120 gallon tank of 5W-30 oil

**Facility owner is also property owner**  
**Facility trains and documents yearly training for employees.**  
**HMBP was readily available.**

**Immediately correct any violation designated as a Class I or Class II violation. Correct all other violations no later than 05/17/2019, unless otherwise noted by the inspector.**

Using the space provided, write a brief description of the actions taken by the facility to correct each violation. Attach additional pages if more space is needed. Within 5 days of achieving compliance or within 35 days of the inspection date, whichever comes first, sign the certification statement below and return a copy of this report to HMCD. Time granted for correction of violations does not preclude any enforcement action by HMCD or other agencies. This facility may be subject to reinspection at any time. [Authority: HSC 25185(c), 25187.8, 25404.1.2(c)]

*Clyde Irwin*

*Yoni Fajardo*

**Received By:** Clyde Irwin  
Safety Manager

**Inspected By:** EE0010459 - YONI FAJARDO

### Certification of Compliance

I certify under penalty of perjury that this facility has complied with directives specified in this Notice to Comply.	
Signature of Owner/Operator <i>Clyde Irwin</i>	Date 5/2/2019
Printed Name of Owner/Operator	Title

**HAZARDOUS  
WASTE**

HANDLE WITH CARE!

**HAZARDOUS WASTE**



1-845-3520

**HAZARDOUS  
WASTE**

Family RV  
19150 Monterey St  
Madera CA  
93694

V.A.

HAZARDOUS WASTE  
HANDLE WITH CARE



**HAZARDOUS WASTE**

REGULATED UNDER FEDERAL AND STATE REGULATIONS  
A HAZARDOUS WASTE IS DEFINED AS A LIQUID, SOLID, SEMI-SOLID, OR GASEOUS SUBSTANCE WHICH IS EXTREMELY FLAMMABLE, EXTREMELY CORROSIVE, EXTREMELY TOXIC, OR EXTREMELY REACTIVE.

Form # 1  
Date: 10/15/04  
City: CA  
CAL 000167504

**HANDLE WITH CARE!**



DIRTY  
RAGS

A black plastic trash bin with a grey lid is positioned in a workshop. The bin has a white rectangular label with the words "DIRTY" and "RAGS" printed in bold, black, sans-serif capital letters. The bin is situated on a concrete floor next to a wooden workbench. The workbench has a light-colored wooden top and a vertical plywood panel on the right side. On the workbench, there are various items including a blue plastic container, a white container, and some tools. The background shows a pegboard wall and a roll of clear plastic sheeting.

# CERTIFICATE OF OCCUPANCY

## City of Morgan Hill

This certificate is issued pursuant to the requirements of the current edition of the California Building Code and the City of Morgan Hill Municipal Code. This structure was found to be in compliance with the ordinances of the City regulating building construction.

BUILDING PERMIT NO. BLD2013-00215

BUILDING ADDRESS 19380 MONTEREY RD

BUSINESS OWNER ALAN CEZAR

ADDRESS 1116 STARWOOD PL

CITY/STATE SAN JOSE, CA 95120

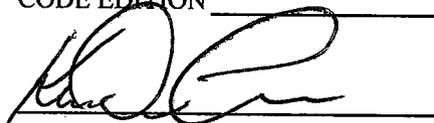
OCCUPANCY GROUP & USE M B (RV Sales)

OCCUPANT LOAD ≤ 50

TYPE OF CONSTRUCTION VB

CODE EDITION 2010

FIRE SPRINKLERS NO



BUILDING OFFICIAL

6/16/14

DATE

POST IN A CONSPICUOUS PLACE

**City of Morgan Hill  
Development Services Center**

17575 Peak Ave  
Morgan Hill, CA 95037  
(408)778-6480

**BUILDING PERMIT APPLICATION**  
Permit Number: **BLD2013-00215**

**BUILDING ADDRESS** 19380 MONTEREY RD **PARCEL/TRACT #** **LOT #** C **APN** 726-42-001

**Property Owner**

ALAN CEZAR  
[REDACTED]  
SAN JOSE, CA 95120  
Phone: [REDACTED]

**Architect**

Phone: Lic. # Exp:

RECEIVED DATE: 02/12/13

ISSUED DATE: 03/21/13

PROJECT NAME: FAMILY RV

VALUATION: \$50,000.00

CONSTRUCTION TYPE: .

OCCUPANCY GROUP: . .

EXISTING USE: Commercial

PROPOSED USE: Commercial

**Contractor**

Phone: MH Lic. #: Exp:

**Engineer**

MH ENGINEERING CO  
16075 VINEYARD BLVD  
MORGAN HILL, CA 95037  
Phone: (408) 779-7381 Lic. #: C24893 Exp: 12/31/13

**Description of Work**

INSTALL OFFICE TRAILERS, INSTALL NEW SEWER LINE TO NEW RV DUMPING STATION AND NEW OFFICE TRAILER LOCATION, NEW PARKING AREA FOR OFFICE TRAILER, SITE LIGHTING & RESURFACE EXISTING PARKING LOT

**Plan Check Fees**

Plan Check 1322.14  
LRP (15%) 198.32  
Paid Plan Check Fees: 1520.46

**Building Data**

**Permit Type**

BUILDING: Y  
ELECTRICAL: Y  
MECHANICAL: N  
PLUMBING: Y  
REROOF: N  
FIRE SPRINKLERS:  
HAZARDOUS MATERIAL:

**Permit Fees**

Bldg Standards Comm. Fee \$2.00  
Electrical Permit Fee \$152.82  
Micro Film Fee-\$2.00 per/Pg \$12.00  
Plumbing Permit Fee \$162.00  
Seismic Fee \$10.50  
Paid Permit Fees: \$339.32

LICENSED CONTRACTOR'S DECLARATION: I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. License Class: License Number:

SIGNATURE X DATE

OWNER-BUILDER DECLARATION: I hereby affirm under penalty of perjury that I am exempt from the Contractors' License Law for the following reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Sec. 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

I, as owner of the property, or my employees with wages as their sole compensation, will do  all of or  portions of the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law.)

I am exempt from licensure under the Contractors' State License Law for the following reasons:

By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following Web site: <http://www.leginfo.ca.gov/calaw/html>.

SIGNATURE X DATE 3/21/2013

WORKERS' COMPENSATION DECLARATION WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. Policy No.:

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: Policy No: Expiration Date:  
Name of Agent: Phone# ( )

I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

SIGNATURE X DATE

DECLARATION REGARDING CONSTRUCTION LENDING AGENCY: I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code). By my signature below, I certify to each of the following: I am the property owner or authorized to act on the property owner's behalf. I have read this application and the information I have provided is correct. I agree to comply with all applicable city and county ordinances and state laws relating to building construction. I authorize representatives of this city or county to enter the above-identified property for inspection purposes.

Lender's Name: Lender's Address:

SIGNATURE X DATE

I certify that I have read this application and state that the above information is correct. I agree to comply with all City and county ordinances and state laws relating to building construction, and hereby authorize representatives of this agency to enter upon the above-mentioned property for inspection purposes. I (we) further agree to save, indemnify, and keep harmless the City of Morgan Hill against liabilities, judgements, costs, and expenses which may in any way accrue against said City in consequence of the granting of this permit and will pay all expenses including attorney's fees in connection therewith. All work performed by virtue of this permit must conform to plans and specifications and application filed by the owner or his authorized agent with the Building Inspection Division. This permit does not constitute approval of any violation of the above recited provisions, nor of any state or city ordinance.

SIGNATURE X DATE 3/21/2013

BUILDING ADDRESS	PARCEL/TRACT #	LOT #	APN
19380 MONTEREY RD		C	726-42-001

Property Owner	Architect	RECEIVED DATE: 11/23/10
ALPINE INVESTORS LLC 2363 EL DORADO ST LOS OSOS, CA 93402 Phone: (805)528-7098	Phone: _____ Lic. # _____ Exp: _____	ISSUED DATE: 11/30/10
Contractor	Engineer	PROJECT NAME: _____
Phone: _____ MH Lic. #: _____ Exp: _____	Phone: _____ Lic. #: _____ Exp: _____	VALUATION: \$2,000.00
		CONSTRUCTION TYPE: . . .
		OCCUPANCY GROUP: . . .
		EXISTING USE: Commercial
		PROPOSED USE: Commercial

Description of Work	Plan Check Fees
TEMPORARY PERMIT FOR CHRISTMAS TREE LOT (11/26/10 through 12/20/10)	Paid Plan Check Fees: _____

Building Data	Permit Type	Permit Fees
	BUILDING: Y ELECTRICAL: Y MECHANICAL: N PLUMBING: N REROOF: N FIRE SPRINKLERS: HAZARDOUS MATERIAL:	Bldg Compliance Inspect Fee \$150.00 Micro Film Fee-\$2.00 per/Pg \$4.00 <b>Paid Permit Fees: \$154.00</b>

LICENSED CONTRACTOR'S DECLARATION: I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. License Class: \_\_\_\_\_ License Number: \_\_\_\_\_

SIGNATURE X \_\_\_\_\_ DATE \_\_\_\_\_

OWNER-BUILDER DECLARATION: I hereby affirm under penalty of perjury that I am exempt from the Contractors' License Law for the following reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Sec. 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

- I, as owner of the property, or my employees with wages as their sole compensation, will do  all of or  portions of the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not build or improved for the purpose of sale.).
- I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law.).
- I am exempt from licensure under the Contractors' State License Law for the following reasons: \_\_\_\_\_

By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year to completion of the improvements covered by this permit, cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following Web site: <http://www.leginfo.ca.gov/calaw/html>.

SIGNATURE X \_\_\_\_\_ DATE \_\_\_\_\_

WORKERS' COMPENSATION DECLARATION WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. Policy No.: \_\_\_\_\_

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: \_\_\_\_\_ Policy No: \_\_\_\_\_ Expiration Date: \_\_\_\_\_  
Name of Agent: \_\_\_\_\_ Phone# (\_\_\_\_\_) \_\_\_\_\_

I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation law of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

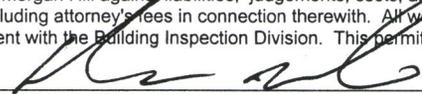
SIGNATURE X \_\_\_\_\_ DATE \_\_\_\_\_

DECLARATION REGARDING CONSTRUCTION LENDING AGENCY: I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code). By my signature below, I certify to each of the following: I am the property owner or authorized to act on the property owner's behalf. I have read this application and the information I have provided is correct. I agree to comply with all applicable city and county ordinances and state laws relating to building construction. I authorize representatives of this city or county to enter the above-identified property for inspection purposes.

Lender's Name: \_\_\_\_\_ Lender's Address: \_\_\_\_\_

SIGNATURE X \_\_\_\_\_ DATE \_\_\_\_\_

I certify that I have read this application and state that the above information is correct. I agree to comply with all City and county ordinances and state laws relating to building construction, and hereby authorize representatives of this agency to enter upon the above-mentioned property for inspection purposes. I (we) further agree to save, indemnify, and keep harmless the City of Morgan Hill against liabilities, judgements, costs, and expenses which may in any way accrue against said City in consequence of the granting of this permit and will pay all expenses including attorney's fees in connection therewith. All work performed by virtue of this permit must conform to plans and specifications and application filed by the owner or his authorized agent with the Building Inspection Division. This permit does not constitute approval of any violation of the above recited provisions, nor of any state or city ordinance.

SIGNATURE X  DATE 11/30/10

**City of Morgan Hill  
Development Services Center**

17575 Peak Ave  
Morgan Hill, CA 95037  
(408)778-6480

**BUILDING PERMIT APPLICATION**  
Permit Number: **BLD2013-00736**

BUILDING ADDRESS	PARCEL/TRACT #	LOT #	APN
19380 MONTEREY RD		C	726-42-001

Property Owner
AZEVEDO ROBERT L TRUSTEE & ET AL 19380 MONTEREY RD MORGAN HILL, CA 95037 Phone:
Contractor
AMERIGAS PROPANE 295 E VIRGINIA ST SAN JOSE, CA 95112 Phone: (800) 660-1252 MH Lic. #: 000191 Exp: 6/30/13

Architect
Phone: Lic. # Exp:
Engineer
Phone: Lic. # Exp:

RECEIVED DATE: 04/24/13
ISSUED DATE: 04/24/13
PROJECT NAME:
VALUATION: \$4,500.00
CONSTRUCTION TYPE: .
OCCUPANCY GROUP: . .
EXISTING USE: Commercial
PROPOSED USE: Commercial

**Description of Work**  
INSTALLATION OF (1) 499 GALLON ABOVE GROUND LPG TANK

Plan Check Fees	
LRP - PC.Fee 15%	\$23.29
Plan Check Fee - 95%	\$155.26

Building Data

Permit Type
BUILDING: Y ELECTRICAL: Y MECHANICAL: Y PLUMBING: N REROOF: N FIRE SPRINKLERS: HAZARDOUS MATERIAL:

Permit Fees	
Bldg Standards Comm. Fee	\$1.00
Combination Permit Fee	\$163.43
Fire Plan Check Fee	\$219.00
LRP Fee 15%	\$24.51
Micro Film Fee-\$2.00 per/Pg	\$8.75
Seismic Fee	\$0.95
<b>Paid Permit Fees:</b>	<b>\$417.64</b>

**LICENSED CONTRACTOR'S DECLARATION:** I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. License Class: STATE License Number: 717843 A, C20, C36  
SIGNATURE X [Signature] DATE 04-24-13

**OWNER-BUILDER DECLARATION:** I hereby affirm under penalty of perjury that I am exempt from the Contractors' License Law for the following reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Sec. 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

- I, as owner of the property, or my employees with wages as their sole compensation, will do  all of or  portions of the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale.).
- I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law.).
- I am exempt from licensure under the Contractors' State License Law for the following reasons: \_\_\_\_\_

By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following Web site: <http://www.leginfo.ca.gov/calaw/html>.  
SIGNATURE X \_\_\_\_\_ DATE \_\_\_\_\_

**WORKERS' COMPENSATION DECLARATION WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.**

I hereby affirm under penalty of perjury one of the following declarations:  
 I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. Policy No.: \_\_\_\_\_  
 I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:  
Carrier: Amerigas Policy No: WLR46784583 Expiration Date: 07/01/13  
Name of Agent: SAFECO INS. Phone# (303) 227-1895

I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.  
SIGNATURE X [Signature] DATE 04-24-13

**DECLARATION REGARDING CONSTRUCTION LENDING AGENCY:** I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code). By my signature below, I certify to each of the following: I am the property owner or authorized to act on the property owner's behalf. I have read this application and the information I have provided is correct. I agree to comply with all applicable city and county ordinances and state laws relating to building construction. I authorize representatives of this city or county to enter the above-identified property for inspection purposes.  
Lender's Name: \_\_\_\_\_ Lender's Address: \_\_\_\_\_  
SIGNATURE X \_\_\_\_\_ DATE \_\_\_\_\_

I certify that I have read this application and state that the above information is correct. I agree to comply with all City and county ordinances and state laws relating to building construction, and hereby authorize representatives of this agency to enter upon the above-mentioned property for inspection purposes. I (we) further agree to save, indemnify, and keep harmless the City of Morgan Hill against liabilities, judgements, costs, and expenses which may in any way accrue against said City in consequence of the granting of this permit and will pay all expenses including attorney's fees in connection therewith. All work performed by virtue of this permit must conform to plans and specifications and application filed by the owner or his authorized agent with the Building Inspection Division. This permit does not constitute approval of any violation of the above recited provisions, nor of any state or city ordinance.  
SIGNATURE X [Signature] DATE 04-24-13

# CERTIFICATE OF OCCUPANCY

## City of Morgan Hill

This certificate is issued pursuant to the requirements of the current edition of the California Building Code and the City of Morgan Hill Municipal Code. This structure was found to be in compliance with the ordinances of the City regulating building construction.

BUILDING PERMIT NO. BLD2013-00215

BUILDING ADDRESS 19380 MONTEREY RD

BUSINESS OWNER ALAN CEZAR

ADDRESS 1116 STARWOOD PL

CITY/STATE SAN JOSE, CA 95120

OCCUPANCY GROUP & USE M B (RV Sales)

OCCUPANT LOAD ≤ 50

TYPE OF CONSTRUCTION VB

CODE EDITION 2010

FIRE SPRINKLERS NO



BUILDING OFFICIAL

6/16/14

DATE

POST IN A CONSPICUOUS PLACE

**City of Morgan Hill  
Development Services Center**

17575 Peak Ave  
Morgan Hill, CA 95037  
(408)778-6480

**BUILDING PERMIT APPLICATION**  
Permit Number: **BLD2012-01047**

<u>BUILDING ADDRESS</u>	<u>PARCEL/TRACT #</u>	<u>LOT #</u>	<u>APN</u>
19380 MONTEREY RD		B	726-42-002

**Property Owner**  
ALAN CEZAR  
2828 MONTEREY RD  
SAN JOSE, CA 95111  
Phone: (408)365-1991

**Architect**  
Phone: \_\_\_\_\_ Lic. # \_\_\_\_\_ Exp: \_\_\_\_\_

RECEIVED DATE: 10/26/12  
ISSUED DATE: 11/02/12  
PROJECT NAME: FAMILY RV

**Contractor**  
Phone: \_\_\_\_\_ MH Lic. #: \_\_\_\_\_ Exp: \_\_\_\_\_

**Engineer**  
Phone: \_\_\_\_\_ Lic. #: \_\_\_\_\_ Exp: \_\_\_\_\_

VALUATION:  
CONSTRUCTION TYPE: VB,  
OCCUPANCY GROUP: B,  
EXISTING USE: Commercial  
PROPOSED USE: Commercial

**Description of Work**  
OCCUPANCY PERMIT FOR FAMILY RV

**Plan Check Fees**  
Paid Plan Check Fees:

**Building Data**

**Permit Type**  
BUILDING: N  
ELECTRICAL: N  
MECHANICAL: N  
PLUMBING: N  
REROOF: N  
FIRE SPRINKLERS: N  
HAZARDOUS MATERIAL:

**Permit Fees**  
Bldg Compliance Inspect Fee \$158.00  
Micro Film Fee-\$2.00 per/Pg \$6.00  
Paid Permit Fees: \$164.00

LICENSED CONTRACTOR'S DECLARATION: I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. License Class: \_\_\_\_\_ License Number: \_\_\_\_\_  
SIGNATURE X \_\_\_\_\_ DATE \_\_\_\_\_

OWNER-BUILDER DECLARATION: I hereby affirm under penalty of perjury that I am exempt from the Contractors' License Law for the following reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Sec. 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

I, as owner of the property, or my employees with wages as their sole compensation, will do  all of or  portions of the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale.).

I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law.).

I am exempt from licensure under the Contractors' State License Law for the following reasons: \_\_\_\_\_

By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following Web site: <http://www.leginfo.ca.gov/calaw/html>.

SIGNATURE X \_\_\_\_\_ DATE \_\_\_\_\_

WORKERS' COMPENSATION DECLARATION WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. Policy No.: \_\_\_\_\_

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: \_\_\_\_\_ Policy No: \_\_\_\_\_ Expiration Date: \_\_\_\_\_  
Name of Agent: \_\_\_\_\_ Phone# (\_\_\_\_\_) \_\_\_\_\_

I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

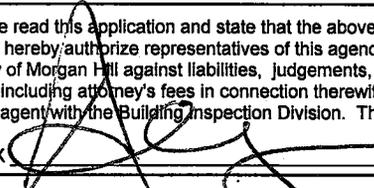
SIGNATURE X \_\_\_\_\_ DATE \_\_\_\_\_

DECLARATION REGARDING CONSTRUCTION LENDING AGENCY: I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code). By my signature below, I certify to each of the following: I am the property owner or authorized to act on the property owner's behalf. I have read this application and the information I have provided is correct. I agree to comply with all applicable city and county ordinances and state laws relating to building construction. I authorize representatives of this city or county to enter the above-identified property for inspection purposes.

Lender's Name: \_\_\_\_\_ Lender's Address: \_\_\_\_\_

SIGNATURE X \_\_\_\_\_ DATE \_\_\_\_\_

I certify that I have read this application and state that the above information is correct. I agree to comply with all City and county ordinances and state laws relating to building construction, and hereby authorize representatives of this agency to enter upon the above-mentioned property for inspection purposes. I (we) further agree to save, indemnify, and keep harmless the City of Morgan Hill against liabilities, judgements, costs, and expenses which may in any way accrue against said City in consequence of the granting of this permit and will pay all expenses including attorney's fees in connection therewith. All work performed by virtue of this permit must conform to plans and specifications and application filed by the owner or his authorized agent with the Building Inspection Division. This permit does not constitute approval of any violation of the above recited provisions, nor of any state or city ordinance.

SIGNATURE X  DATE 11/2/12



Building & Fire Prevention Division  
17575 Peak Ave  
Morgan Hill, CA 95037  
(408)778-6480

Permit Number: **ELEC2017-0043**

Date Issued: 3/8/2017

Building Address: **19380 MONTEREY RD**

Project Name:

APN: 72642001

Parcel Map No.:

Tract No.:

Lot No.:

Type: ELECTRICAL

Classification:

Description: INSTALLATION OF LIGHTS, SWITCHES & OUTLETS IN TENT STRUCTURE

Type of Construction:      Occupancy Group:      Residential  Commercial  Industrial

No. of Stories:    No. of Bedrooms:    No. of Bathrooms:    No. of Units:    Floor Area:    Garage:    Porch:

Valuation: \$10,478.00    Trades Included: Building: NO    Electrical: YES    Mechanical: NO    Plumbing: NO    Fire: NO

Property Owner: FARV MONTEREY LLC

Address: 19380 MONTEREY RD MORGAN HILL, CA 95037

Phone No.: (408)612-4700

Contractor: SELECTRIC SERVICES INC

Address: P O BOX 868 SAN MARTIN, CA 95046

Phone No.: (408)686-0390

License No.: 795183

Architect:

Address: ,

Phone No.:

License No.:

Engineer:

Address: ,

Phone No.:

License No.:

Plan Check Fees

Total: \$0.00

Permit Fees

CBSC FEE \$1.00

ELECTRICAL \$227.00

LRP - PERMIT \$34.05

MICROFILM \$4.00

Total: \$266.05

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. Lic. No.: 795183 Class: C10 Expiration: 11/30/2017

SIGNATURE

DATE

3/8/17

**WORKER'S COMPENSATION DECLARATION**

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL, PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I hereby affirm under penalty of perjury one of the following declarations:

( ) I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which the permit is issued. Policy No.:

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Policy No.: 57WECD86260 Expiration: 7/1/2017

Carrier: SENTINEL INSURANCE COMPANY LTD

Name of Agent: MARK VEY TSEK

Phone No.: (408)791-2599

( ) I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

SIGNATURE

DATE

3/8/17

**OWNER-BUILDER DECLARATION**

I hereby affirm under penalty of perjury that I am exempt from the Contractors' License Law for the following reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Sec. 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' License Law (Chapter 9 (commencing with Section 700) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

( ) I, as owner of the property, or my employees with wages as their sole compensation, will do ( ) all of or ( ) portions of the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale.).

( ) I, as owner of the property, am exclusively contracting with licensed Contractor to construct the project (Sec. 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law.).

( ) I am exempt from licensure under the Contractors' State License Law for the following reasons: \_\_\_\_\_

By my signature below I acknowledge that, except for my person residence in which I must have resided for at least one year to completion of the improvements covered by this permits, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following Web site: <http://www.leginfo.ca.gov/calaw/html>.

( ) DECLARATION REGARDING CONSTRUCTION LENDING AGENCY: I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 8172, Civil Code). Lenders Name \_\_\_\_\_ Lenders Address \_\_\_\_\_

SIGNATURE

DATE

I certify that I have read this application and state that the above information is correct. I agree to comply with all City and county ordinances and state laws relating to building construction, and hereby authorize representatives of this agency to enter upon the above-mentioned property for inspection purposes. I (we) further agree to save, indemnify, and keep harmless the City of Morgan Hill against liabilities, judgements, costs, and expenses which may in any way accrue against said City in consequence of the granting of this permit and will pay all expenses including attorney's fees in connection therewith. All work performed by virtue of this permit must conform to plans and specifications and application filed by the owner of his authorized agent with the Building Inspection Division. This permit does not constitute approval of any violation of the above recited provisions, nor of any state or city ordinance.

SIGNATURE

DATE

3/8/17

# CERTIFICATE OF OCCUPANCY

## City of Morgan Hill

This certificate is issued pursuant to the requirements of the current edition of the California Building Code and the City of Morgan Hill Municipal Code. This structure was found to be in compliance with the ordinances of the City regulating building construction.

BUILDING PERMIT NO. BLD2014-01424

BUILDING ADDRESS 19380 MONTEREY RD

BUSINESS OWNER FARV MONTEREY LLC

ADDRESS 19380 MONTEREY RD CITY/STATE MORGAN HILL, CA 95037

OCCUPANCY GROUP & USE B (RV Sales)

OCCUPANT LOAD ≤ 50 TYPE OF CONSTRUCTION VB

CODE EDITION 2013 FIRE SPRINKLERS NO



BUILDING OFFICIAL

8/19/14

DATE

POST IN A CONSPICUOUS PLACE

<b>BUILDING ADDRESS</b>	<b>PARCEL/TRACT #</b>	<b>LOT #</b>	<b>APN</b>
19380 MONTEREY RD		B	726-42-002

<b>Property Owner</b> FARV MONTEREY LLC 19380 MONTEREY RD MORGAN HILL, CA 95037 Phone: (408) 612-4700	<b>Architect</b> Phone: _____ Lic. # _____ Exp: _____	RECEIVED DATE: 08/19/14 ISSUED DATE: 08/19/14 PROJECT NAME: FAMILY RV VALUATION: CONSTRUCTION TYPE: VB, OCCUPANCY GROUP: B, EXISTING USE: Commercial PROPOSED USE: Commercial
<b>Contractor</b> Phone: _____ MH Lic. #: _____ Exp: _____	<b>Engineer</b> Phone: _____ Lic. #: _____ Exp: _____	

<b>Description of Work</b> OCCUPANCY PERMIT FOR FAMILY RV	<b>Plan Check Fees</b> Paid Plan Check Fees:
<b>Building Data</b> Commercial Floor Area      2,200.0      SFT	<b>Permit Type</b> BUILDING: N ELECTRICAL: N MECHANICAL: N PLUMBING: N REROOF: N FIRE SPRINKLERS: N
	<b>Permit Fees</b> Bldg Compliance Inspect Fee      \$164.00 Micro Film Fee-\$2.00 per/Pg      \$4.00 Paid Permit Fees:      \$168.00

LICENSED CONTRACTOR'S DECLARATION: I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. License Class: \_\_\_\_\_ License Number: \_\_\_\_\_  
 SIGNATURE X \_\_\_\_\_ DATE \_\_\_\_\_

OWNER-BUILDER DECLARATION: I hereby affirm under penalty of perjury that I am exempt from the Contractors' License Law for the following reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Sec. 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

I, as owner of the property, or my employees with wages as their sole compensation, will do  all of or  portions of the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale.)

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I am exempt from licensure under the Contractors' State License Law for the following reasons: \_\_\_\_\_

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SIGNATURE X \_\_\_\_\_ DATE \_\_\_\_\_

**WORKERS' COMPENSATION DECLARATION WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.**

I hereby affirm under penalty of perjury one of the following declarations:

I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. Policy No.: \_\_\_\_\_

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: \_\_\_\_\_ Policy No: \_\_\_\_\_ Expiration Date: \_\_\_\_\_  
 Name of Agent: \_\_\_\_\_ Phone# (\_\_\_\_\_) \_\_\_\_\_

I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

SIGNATURE X \_\_\_\_\_ DATE \_\_\_\_\_

DECLARATION REGARDING CONSTRUCTION LENDING AGENCY: I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code). By my signature below, I certify to each of the following: I am the property owner or authorized to act on the property owner's behalf. I have read this application and the information I have provided is correct. I agree to comply with all applicable city and county ordinances and state laws relating to building construction. I authorize representatives of this city or county to enter the above-identified property for inspection purposes.

Lender's Name: \_\_\_\_\_ Lender's Address: \_\_\_\_\_  
 SIGNATURE X \_\_\_\_\_ DATE \_\_\_\_\_

I certify that I have read this application and state that the above information is correct. I agree to comply with all City and county ordinances and state laws relating to building construction, and hereby authorize representatives of this agency to enter upon the above-mentioned property for inspection purposes. I (we) further agree to save, indemnify, and keep harmless the City of Morgan Hill against liabilities, judgments, costs, and expenses which may in any way accrue against said City in consequence of the granting of this permit and will pay all expenses including attorney's fees in connection therewith. All work performed by virtue of this permit must conform to plans and specifications and application filed by the owner or his authorized agent with the Building Inspection Division. This permit does not constitute approval of any violation of the above recited provisions, nor of any state or city ordinance.

SIGNATURE X \_\_\_\_\_ DATE 8/19/14



Building & Fire Prevention Division  
 17575 Peak Ave  
 Morgan Hill, CA 95037  
 (408)778-6480

Permit Number: **BCOM2016-0033**  
 Date Issued: 12/12/2016

Building Address: **19380 MONTEREY RD**

Project Name: FAMILY RV

APN: 72642001

Parcel Map No.:

Tract No.:

Lot No.:

Type: BUILDING COMMERCIAL

Classification: NEW

Description: INSTALLATION OF 2400 SQ FT TENT STRUCTURE FOR USE AS STORAGE ONLY

**PERMIT EXPIRED**

Type of Construction:  Residential  Commercial  Industrial

No. of Stories: 1 No. of Bedrooms: No. of Bathrooms: No. of Units: Floor Area: 2,400 Garage: Porch:

Valuation: \$34,000.00 Trades Included: Building: YES Electrical: YES Mechanical: NO Plumbing: NO Fire: NO

Property Owner: FARV MONTEREY LLC

Address: 19380 MONTEREY RD MORGAN HILL, CA 95037

Phone No.: (408)612-4700

Contractor:

Address: ,

Phone No.:

License No.:

Architect: SESHAT DESIGN

Address: 17545 CHESBRO LAKE DR MORGAN HILL, CA 95037

Phone No.: (408)778-5454

License No.: C30336

Engineer: ALEXANDER TOUNIAN

Address: 8945 HILARY LN STOCKTON, CA 95212

Phone No.: (209)931-4246

License No.: C30939

Plan Check Fees

Total:	\$1,403.41
Permit Fees	
BUILDING COMBO PERMIT	\$679.77
CBSC FEE	\$2.00
LRP - PERMIT	\$101.97
MICROFILM	\$24.00
SEISMIC	\$9.52
Total:	\$817.26

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. Lic. No.: Class: Expiration:

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

**WORKER'S COMPENSATION DECLARATION**

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL, PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I hereby affirm under penalty of perjury one of the following declarations:

( ) I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which the permit is issued. Policy No.: \_\_\_\_\_

( ) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Policy No.: Expiration:

Carrier: \_\_\_\_\_ Name of Agent: \_\_\_\_\_ Phone No.: \_\_\_\_\_

( ) I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

**OWNER-BUILDER DECLARATION**

I hereby affirm under penalty of perjury that I am exempt from the Contractors' License Law for the following reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Sec. 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

as owner of the property, or my employees with wages as their sole compensation, will do  all of or ( ) portions of the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale.).

( ) I, as owner of the property, am exclusively contracting with licensed Contractor to construct the project (Sec. 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law.).

( ) I am exempt from licensure under the Contractors' State License Law for the following reasons: \_\_\_\_\_

By my signature below I acknowledge that, except for my person residence in which i must have resided for at least one year to completion of the improvements covered by this permits, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following Web site: <http://www.leginfo.ca.gov/calaw/html>.

( ) DECLARATION REGARDING CONSTRUCTION LENDING AGENCY. I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 8172, Civil Code). Lenders Name \_\_\_\_\_ Lenders Address \_\_\_\_\_

SIGNATURE \_\_\_\_\_

DATE 12/12/16

I certify that I have read this application and state that the above information is correct. I agree to comply with all City and county ordinances and state laws relating to building construction, and hereby authorize representatives of this agency to enter upon the above-mentioned property for inspection purposes. I (we) further agree to save, indemnify, and keep harmless the City of Morgan Hill against liabilities, judgments, costs, and expenses which may in any way accrue against said City in consequence of the granting of this permit and will pay all expenses including attorney's fees in connection therewith. All work performed by virtue of this permit must conform to plans and specifications and application filed by the owner of his authorized agent with the Building Inspection Division. This permit does not constitute approval of any violation of the above recited provisions, nor of any state or city ordinance.

SIGNATURE \_\_\_\_\_

DATE 12/12/16

NO. \_\_\_\_\_

**APPLICATION FOR ISSUANCE  
OF CERTIFICATE OF OCCUPANCY  
TO THE CITY OF MORGAN HILL, CALIFORNIA**

In accordance with the Local Building Code, I herewith submit request for a Certificate of Occupancy in the City of Morgan Hill.

- 1. Kind of Business NEW USED SALES + SERVICE
  - 2. Location 19380 MONTGOMERY ST.
  - 3. Name of Owner AL SANCHEZ
  - 4. Address of Owner 190 WILBURN AVE GILROY CALIF
  - 5. Name of Owner of Property M.R. RAGGIO
  - 6. Address of Owner of Property SAN DIEGO
  - 7. Zoning District COMMERCIAL Fire Zone \_\_\_\_\_
- Date 2/14, 1973 Signed [Signature]  
Owner or Manager

**FOR OFFICE USE ONLY**

Application Referred To:

Department	Recommendation
PLANNING	_____
BUILDING	_____
FIRE	_____
<b>ACTION</b>	
(Granted or Denied)	
Building Inspector	
Certificate Issued _____, 19____	

NO. \_\_\_\_\_

**NOTICE OF APPLICATION FOR ISSUANCE  
OF CERTIFICATE OF OCCUPANCY  
TO PLANNING DEPARTMENT**

19\_\_\_\_

Name of Applicant \_\_\_\_\_  
Owner Business Name

Kind of Business \_\_\_\_\_  
Location

In accordance with the Local Building Code, an inspection has been made of the above premises and I hereby recommend that the certificate be \_\_\_\_\_

Remarks: \_\_\_\_\_

Date \_\_\_\_\_, 19\_\_\_\_ Signed \_\_\_\_\_  
Planner

NO. \_\_\_\_\_

**NOTICE OF APPLICATION FOR ISSUANCE  
OF CERTIFICATE OF OCCUPANCY  
TO BUILDING DEPARTMENT**

19\_\_\_\_

Name of Applicant \_\_\_\_\_  
Owner Business Name

Kind of Business \_\_\_\_\_  
Location

In accordance with the Local Building Code, an inspection has been made of the above premises and I hereby recommend that the certificate be \_\_\_\_\_

Remarks: \_\_\_\_\_

Date \_\_\_\_\_, 19\_\_\_\_ Signed \_\_\_\_\_  
Building Inspector

NO. \_\_\_\_\_

**NOTICE OF APPLICATION FOR ISSUANCE  
OF CERTIFICATE OF OCCUPANCY  
TO FIRE DEPARTMENT**

19\_\_\_\_

Name of Applicant \_\_\_\_\_  
Owner Business Name

Kind of Business \_\_\_\_\_  
Location

In accordance with the Local Building Code, an inspection has been made of the above premises and I hereby recommend that the certificate be \_\_\_\_\_

Remarks: \_\_\_\_\_

Date \_\_\_\_\_, 19\_\_\_\_ Signed \_\_\_\_\_  
Fire Department

**CITY OF MORGAN HILL  
APPLICATION FOR BUILDING PERMIT**

**No. 00093 1**

**DEPARTMENT OF PUBLIC WORKS — BUILDING INSPECTION DIVISION**

FOR APPLICANT TO FILL IN				BUILDING ADDRESS <b>19380</b>			
BUILDING ADDRESS <b>1350 N. Monterey</b>				<b>1350 N. Monterey Rd.</b>			
LOT NO.	IR. OF S. TRACT	NO. OF BLDGS. NOW ON LOT	FIRE ONE <b>2</b>	CONST. TYPE <b>1/11</b>	GROUP <b>F-2</b>	PROCESSED BY <b>JUNIOR</b>	
SIZE OF LOT <b>130 x 150</b>			ZONE <b>COM</b>	SPECIAL CONDITIONS	VARIANCE <b>V</b>	USE PERMIT ZP-	
OWNER <b>H. Raggio</b>				BUILDING SETBACKS: FRONT <b>105'</b> REAR <b>40'</b> R. SIDE <b>55'</b> L. SIDE <b>55'</b>			
MAIL ADDRESS <b>549 Avenida D</b>				MAP NO.			
CITY <b>APTO</b>		TEL. NO. <b>628-5117</b>	HWY. WIDTH		PLAN LINE	PARKING SPACES	ZONING O.K.
ARCHITECT/ENGINEER				INSPECTION RECORD			
ADDRESS				DESCRIPTION OF WORK			
CONTRACTOR <b>Photh...</b>				NEW <input checked="" type="checkbox"/> ADD <input type="checkbox"/> ALTER <input type="checkbox"/> REPAIR <input type="checkbox"/> DEMOLISH <input type="checkbox"/>			
ADDRESS <b>Bay...</b>				SQ. FT. <b>12 x 3</b> NO. OF STORIES <b>1</b> NO. OF FAMILIES			
STATE <b>CA</b> LIC. NO. <b>6678</b> CITY <b>APTO</b>				USE OF STRUCTURE <b>Sales Office - Auto Lot</b>			
DESCRIPTION OF WORK				SIGNATURE OF APPLICANT <b>H. Raggio</b>			
VALUATION <b>\$ 3,200.00</b>				FEE <b>12.00</b>			
I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State Laws regarding building construction. I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.				APPROVALS			
I HEREBY CERTIFY THAT I AM PROPERLY LICENSED OR THAT I AM EXEMPT FROM BEING LICENSED BY THE STATE OF CALIFORNIA CONTRACTOR'S LICENSE LAW.				FOUNDATION: LOCATION, FORMS, MATERIALS <b>2-21-66</b>			
SIGNATURE OF PERMITTEE <b>Robert L. Russell</b>				FRAME: FIRE STOPS, BRACING, BOLTS <b>3-8-66</b>			
FOR				FURNACE: LOCATION, GAS VENT, DUCTS <b>1-20-66</b>			
DATE REC'D <b>2-14-66</b> BY <b>J. Morris</b>				LATH. INT.			
P.C. NO. <b>0666</b> REF. FEE: <b>1.00</b>				LATH. EXT.			
VALIDATION				HOUSE NUMBER CORRECT AND POSTED			
				LANDSCAPING			
				PARKING AND GRADING <b>1-2-66</b>			
				IMPROVEMENTS COMPLETED <b>4-2-66</b>			
				FINAL <b>4-26-66</b>			

DISTRIBUTION: 1 - INSPECTION RECORD 2 - PERMITTEE 3 - FINANCE DEPARTMENT 4 - ASSESSOR 5 - INTERIM RECORD

070

070

070

**18.00**

**2-14-66**

**(Signature)**



111-430

CITY OF MORGAN HILL

No. 00083 1

APPLICATION FOR ELECTRIC PERMIT

DEPARTMENT OF PUBLIC WORKS - BUILDING INSPECTION DIVISION

FOR APPLICANT TO FILL IN				BUILDING ADDRESS	
ITEM	NUMBER	EACH	FEE		
OUTLETS		\$	\$	1350 N. Monterey Rd.	
LTS. 23 REC 17 SW. 6		.10	4.60	OWNER	A. RAGGIO
LIGHTING FIXTURES 18		.10	1.80	MAIL ADDRESS	311 BALTSVARD DR.
ELEC. RANG 'S CLO. DRYERS				CITY	M-H- APTOS TEL. NO.
WATER HEATERS		.75		ELECTRICIAN	W. S. MASON
DISHWASHERS				ADDRESS	82 184 ST
GARBAGE DISPOSERS		.25		CITY	M-H TEL. NO. 92700
AUTO WASHERS				STATE	
MOTORS: OVER INC. H.P.				LICENSE NO.	178563
0		.25		GROUP	F-2
2	1	.75	.75	USE ZONE	Com
2	5	1.00		PROCESSED BY	Com J. Williams
5	15	1.50		INSPECTION RECORD	
15	50	2.50			
50	200	5.00			
OVER 200		10.00			
SIGNS		1.50			
LAMPS @ 2c EA. TRANS. @ 50c EA.					
MISC.					
SERVICE UNDER 600V.	1	1.00	1.00		
SERVICE OVER 600V.		5.00			
TEMP. POLE		2.50			
WIRING PERMIT			2.00		
TOTAL FEE			10.15		

I hereby certify that I have read the applicable codes and regulations and understand the same and agree to comply with the same. I further certify that the work described hereby is to be done by a person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND OR LICENSED AS REQUIRED BY CITY OF MORGAN HILL AND STATE OF CALIFORNIA OR THAT I AM THE LEGAL OWNER OF THE ABOVE DESCRIBED RESIDENTIAL PROPERTY.

SIGNATURE OF PERMITTEE: *Ed Brumby*  
 (CONTRACTOR'S SIGNATURE MUST BE THAT OF LICENSEE)

APPROVALS		
	DATE	INSPECTOR'S SIG.
CONDUIT	3-8-66	<i>[Signature]</i>
ROUGH WIRING	3-8-66	<i>[Signature]</i>
SERVICE EQUIP.		
FIXTURES		
POWER		
UTILITY CO. NOTIFIED		
FINAL		

DISTRIBUTION: 1 - INSPECTION RECORD 2 - PERMITTEE 3 - FINANCE DEPARTMENT 4 - INTERIM RECORD

VALIDATION

FC

111-430

L-8...

8/10/66

3-7-66  
*[Signature]*



**CITY OF MORGAN HILL**  
**APPLICATION FOR BUILDING PERMIT**

**No. 00121 1**

**DEPARTMENT OF PUBLIC WORKS — BUILDING INSPECTION DIVISION**

FOR APPLICANT TO FILL IN				BUILDING ADDRESS			
BUILDING ADDRESS <u>1350 N. Monterey Rd</u>				<u>1350 N. Monterey, Calif</u>			
LOT NO.	R. OF S. TRACT	NO. OF BLDGS. NOW ON LOT	FIRE ZONE <u>2</u>	CONST. TYPE <u>KN</u>	GROUP <u>1</u>	PROCESSED BY <u>J. Williams</u>	
SIZE OF LOT	USE OF EXISTING BLDG. <u>Office Bldg.</u>		USE ZONE <u>C-2</u>	SPECIAL CONDITIONS	VARIANCE V.	USE PERMIT <u>ZP-</u>	
OWNER <u>A.L. Daggs</u>	MAIL ADDRESS <u>549 Crest</u>		BUILDING SETBACKS:		FRONT	REAR	R. SIDE
CITY <u>San Jose Calif</u>	ARCHITECT OR ENGINEER <u>Daniel J. Weatherly</u>	TEL. NO.	MAP NO.	HWY. WIDTH	PLAN LINE	PARKING SPA	ZONING O.K.
ADDRESS <u>6100 Buell</u>	CONTRACTOR <u>Young Sign Co</u>	TEL. NO. <u>842-4145</u>	INSPECTION RECORD				
ADDRESS <u>9-S. Siglerway St</u>	STATE LIC. NO. <u>97047 SCW</u>	<u>Wilroy</u>					
DESCRIPTION OF WORK							
<input checked="" type="checkbox"/> NEW	<input type="checkbox"/> ADD	<input type="checkbox"/> ALTER	<input type="checkbox"/> REPAIR	<input type="checkbox"/> DEMOLISH			
SO. FT. SIZE	NO. OF STORIES	NO. OF FAMILIES					
USE OF STRUCTURE	DESCRIPTION OF WORK <u>New Sign</u>						
SIGNATURE OF APPLICANT <u>Elmer C. Young</u>							
ADDRESS							
VALUATION \$ <u>2800<sup>00</sup></u>	FEE \$ <u>9<sup>00</sup></u>	APPROVALS					
I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State Laws regulating building construction. I certify that in doing the work and lead hereby I will not employ any person in violation of the Labor Code of the State of California relating to Women's Compensation Insurance.				FOUNDATION: LOCATION, FORMS, MATERIALS	DATE <u>4-25-66</u>	INSPECTOR'S SIG.	
I HEREBY CERTIFY THAT I AM PROPERLY LICENSED OR THAT I AM EXEMPT FROM BEING LICENSED BY THE STATE OF CALIFORNIA CONTRACTORS LICENSE LAW.				FRAME: FIRE STOPS, BRACING, BOLTS			
SIGNATURE OF PERMITTEE <u>Elmer C. Young</u>				FURNACE: LOCATION, GAS VENT, DUCTS			
FOR	DATE REC'D <u>4-25-66</u>	BY <u>J. Williams</u>		LATH. INT.			
P.C. NO.	P.C. FEE	VALUATION		LATH. EXT.			
		<u>2800</u>		HOUSE NUMBER CORRECT AND POSTED			
		<u>900</u>		LANDSCAPING, PARKING AND GRADING			
		<u>900</u>		IMPROVEMENTS COMPLETED			
		<u>900</u>		FINAL	<u>7-2-66</u>		

DISTRIBUTION: 1 - INSPECTION RECORD 2 - PERMITTEE 3 - FINANCE DEPARTMENT 4 - ASSESSOR 5 - INTERIM RECORD

P.C. NO. 850  
 P.C. FEE 900  
 VALUATION 2800  
900  
900  
4/25/66  
(JW)

M-453

CITY OF MORGAN HILL

No. 00091 1

APPLICATION FOR ELECTRIC PERMIT

DEPARTMENT OF PUBLIC WORKS - BUILDING INSPECTION DIVISION

FOR APPLICANT TO FILL IN:				BUILDING ADDRESS	
ITEM	NUMBER	EACH	FEE		
OUTLETS		\$	\$	1350 N. MONTIERREY RD	
LTS REC SW		.10		OWNER A. PAGLO	
LIGHTING FIXTURES		.10		MAIL ADDRESS 311 BALTSVARD DR.	
ELEC. RANGES CLO. DRYERS				CITY APTOS TEL. NO.	
WATER HEATERS		.75		ELECTRICIAN W.E. MASON JR.	
DISHWASHERS				ADDRESS 82 154TH ST	
GARBAGE DISPOSERS		.25		CITY M.H. TEL. NO. 7-2710	
AUTO WASHERS				STATE LICENSE NO. 198563 C-10	
MOTORS: OVER INC. H.P.				GROUP USE ZONE PROCESSED BY	
0		.25		F-2 Corr J. L. ...	
2		.75		INSPECTION RECORD	
2	5	1.00			
5	15	1.50			
15	50	2.50			
50	200	5.00			
OVER 200		10.00			
SIGNS		1.50			
LAMPS @ 2c EA. TRANS. @ 50c EA.					
MISC.					
1912500N NEGATIVE					
QUIRK 200 LAMPS 243		4.00			
SERVICE UNDER 600V.		1.00			
OVER 600V.		5.00			
TEMP. POLE		2.50			
WIRING PERMIT	/		2.00		
TOTAL FEE			\$		
<small>I hereby acknowledge and understand the above and state that the above is correct and agree to comply with all City Ordinances and State Laws regarding Electrical Work. I certify that in doing the work outlined herein I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.</small>				APPROVALS	
<small>I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND OR LICENSED AS REQUIRED BY CITY OF MORGAN HILL AND STATE OF CALIFORNIA OR THAT I AM THE LEGAL OWNER OF THE ABOVE DESCRIBED RESIDENTIAL PROPERTY.</small>				DATE	INSPECTOR'S SIG
SIGNATURE OF PERMITTEE <i>Ed Brumby</i>				CONDUIT	
(CONTRACTOR'S SIGNATURE MUST BE THAT OF LICENSEE)				ROUGH WIRING	
				SERVICE EQUIP.	
				FIXTURES	
				POWER	
				UTILITY CO. NOTIFIED	
				FINAL	

DISTRIBUTION: 1 - INSPECTION RECORD 2 - PERMITTEE 3 - FINANCE DEPARTMENT 4 - INTERIM RECORD

VALIDATION

020

2-NH

6.00

6-2-64

*(Signature)*

**CITY OF MORGAN HILL**  
**APPLICATION FOR BUILDING PERMIT**

**No. 00838 1**

**DEPARTMENT OF PUBLIC WORKS — BUILDING INSPECTION DIVISION**

FOR APPLICANT TO-FILL IN				BUILDING ADDRESS			
BUILDING ADDRESS		1350 N. Monterey		1350 N. Monterey R-1			
LOT NO.	R. OF S. TRACT	FIRE ZONE	CONST. TYPE	GROUP	PROCESSED BY		
		2	UN.	F2	TCU		
SIZE OF LOT	NO. OF BLDGS. NOW ON LOT	USE ZONE	SPECIAL CONDITIONS	VARIANCE V-	USE PERMIT ZP-		
		DM					
OWNER	A.L. Aguirre			BUILDING SETBACKS:	FRONT	REAR	R SIDE
MAIL ADDRESS	549 Curt			MAP NO.	HWY. WIDTH	PLAN LINE	PARKING SPACES
CITY	TEL. NO.	ARCHITECT OR ENGINEER	TEL. NO.	ZONING O...			
				INSPECTION RECORD			
ADDRESS							
CONTRACTOR							
ADDRESS							
STATE LIC. NO.							
CITY							
DESCRIPTION OF WORK							
NEW	ADD	ALTER	REPAIR	DEMOLISH			
SO. FT. SIZE	NO. OF STORIES	NO. OF FAMILIES					
USE OF STRUCTURE							
DESCRIPTION OF WORK							
TEMPORARY SIGN.							
SIGNATURE OF APPLICANT							
ADDRESS							
VALUATION		FEE		APPROVALS			
\$ 20.00		\$ 200		DATE:		INSPECTOR'S SIG.	
I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State Laws regarding building construction. I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.				FOUNDATION: LOCATION, FORMS, MATERIALS			
I HEREBY CERTIFY THAT I AM PROPERLY LICENSED OR THAT I AM EXEMPT FROM BEING LICENSED BY THE STATE OF CALIFORNIA CONTRACTORS' LICENSE LAW.				FRAME: FIRE STOPS, BRACING, BOLTS			
SIGNATURE OF PERMITTEE				FURNACE: LOCATION, GAS VENT. DUCTS			
FOR				LATH, INT.			
DATE REC'D				LATH, EXT.			
P.C. NO.				HOUSE NUMBER CORRECT AND POSTED			
P.C. FEE				LANDSCAPING			
				PARKING AND GRADING			
				IMPROVEMENTS COMPLETED			
				FINAL			

DISTRIBUTION: 1 - INSPECTION RECORD 2 - PERMITTEE 3 - FINANCE DEPARTMENT 4 - ASSESSOR 5 - INTERIM RECORD

VALIDATION  
 \$ 200  
 TW  
 9/22-69

**CITY OF MORGAN HILL  
APPLICATION FOR BUILDING PERMIT**

**No. 01984 1**

**DEPARTMENT OF PUBLIC WORKS — BUILDING INSPECTION DIVISION**

FOR APPLICANT TO FILL IN:

BUILDING ADDRESS <b>19380 Monterey Rd</b>		BUILDING ADDRESS <b>19380 Monterey Rd</b>	
LOT NO. <b>22</b>	TR. OF S. TRACT <b>727-17-22</b>	FIRE ZONE <b>2</b>	CONST. TYPE <b>YWI</b>
SIZE OF LOT <b>120 X 275</b>	NO. OF BLDGS. NOW ON LOT <b>3</b>	GROUP <b>F-2</b>	PROCESSED BY <b>J. Williams</b>
USE OF EXISTING BLDG. <b>Garage &amp; Bathrooms</b>	USE ZONE <b>C-117</b>	SPECIAL CONDITIONS	VARIANCE V. <b></b>
OWNER <b>Carl Roggio</b>	ARCHITECT OR ENGINEER <b>David Gibbels</b>	USE PERMIT ZP- <b></b>	
MAIL ADDRESS <b>17015 Monterey Rd</b>	CITY <b>Morgan Hill</b>	BUILDING SETBACKS: FRONT <b>OK</b> REAR <b>OK</b> R. SIDE <b>OK</b> L. SIDE <b>OK</b>	
CITY <b>Morgan Hill</b>	ARCHITECT OR ENGINEER <b>David Gibbels</b>	MAP NO.	HWY. WIDTH <b>OK</b> PLAN LINE <b>OK</b> PARKING SPACES <b>OK</b> ZONING O.K. <b>OK</b>
ADDRESS	CONTRACTOR <b>Richard Stewart</b>	INSPECTION RECORD	
CONTRACTOR <b>Richard Stewart</b>	ADDRESS <b>7816 Westwood Cir</b>		
STATE LIC. NO. <b>276359</b>	CITY <b>San Jose</b>		
DESCRIPTION OF WORK			
NEW <input checked="" type="checkbox"/>	ADD <input type="checkbox"/>	ALTER <input type="checkbox"/>	REPAIR <input type="checkbox"/>
NO. FT. <b>2400'</b>	NO. OF STORIES <b>1</b>	NO. OF FAMILIES <b>1</b>	NO. OF UNITS <b>1</b>
USE OF STRUCTURE <b>FRUIT STAND</b>			
DESCRIPTION OF WORK <b>FRUIT STAND</b>			
SIGNATURE OF APPLICANT <b>Carl Roggio</b>			
ADDRESS			
VALUATION \$ <b>82400</b>	FEE \$ <b>117.50</b>	APPROVALS	
I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinances and State Laws regarding Building Construction. I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to Workman's Compensation.			
I HEREBY CERTIFY THAT I AM PROPERLY LICENSED OR THAT I AM EXEMPT FROM BEING LICENSED BY THE STATE OF CALIFORNIA CONTRACTORS LICENSE LAW.			
SIGNATURE OF PERMITTEE <b>Richard Stewart</b>			
FOR			
DATE REC'D BY			
P.C. NO. <b>6775</b>	P.C. FEE <b>58.25</b>	FINAL	

DISTRIBUTION: 1 - INSPECTION RECORD 2 - PERMITTEE 3 - FINANCE DEPARTMENT 4 - ASSESSOR 5 - INTERIM RECORD

VALIDATION



**CITY OF MORGAN HILL  
APPLICATION FOR BUILDING PERMIT**

**No. 228 1**

**DEPARTMENT OF BUILDING INSPECTION**

FOR APPLICANT TO FILL IN		BUILDING ADDRESS <b>19380 Monterey</b>	
BUILDING ADDRESS <b>19380 Monterey</b>	LOT NO.	R. OF S. TRACT	NO. OF BLDGS. NOW ON LOT
SIZE OF LOT	USE OF EXISTING BLDG.		
OWNER <b>Mr. J. O. Walker Baker</b>	MAIL ADDRESS <b>19380 Monterey</b>		
CITY	TEL. NO.	ARCHITECT OR ENGINEER <b>M &amp; H Eng.</b>	
ADDRESS <b>Morgan Hill</b>	TEL. NO.	CONTRACTOR <b>Fordy Crest Co</b>	
ADDRESS <b>16735 Deibel ave</b>	STATE LIC. NO. <b>285513</b>	CITY <b>Silicon</b>	TEL. NO. <b>2267043</b>
DESCRIPTION OF WORK			
NEW	ADD	ALTER	REPAIR
DEMOLISH			
1. FT.	NO. OF STORIES		NO. OF FAMILIES
USE OF STRUCTURE DESCRIPTION OF WORK <b> paving of parking lot</b>			
SIGNATURE OF APPLICANT <b>R. Young</b>			
ADDRESS			
VALUATION <b>\$ 25,000</b>	FEE <b>167<sup>00</sup></b>		
<small>I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all City Ordinance and State Laws regulating building construction. I certify that in doing the work authorized hereby, I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance. I HEREBY CERTIFY THAT I AM PROPERLY LICENSED OR THAT I AM EXEMPT FROM BEING LICENSED BY THE STATE OF CALIFORNIA CONTRACTOR'S LICENSE LAW.</small>			
SIGNATURE OF PERMITTEE <b>R. Young</b>			
FOR	DATE REC'D		
P.C. NO.	BY <b>STH</b>	F.C. FEE <b>1.75</b>	
BUILDING ADDRESS <b>19380 Monterey</b>		FIRE ZONE	CONST. TYPE
USE ZONE		SPECIAL CONDITIONS	VARIANCE V. USE PERMIT ZP.
BUILDING SETBACKS:	FRONT	REAR	R. SIDE
MAP NO.	HWY. WIDTH	PLAN LINE	PARKING SPACES
ZONING O.K.			
INSPECTION RECORD			
APPROVALS			
FOUNDATION: LOCATION, FORMS, MATERIALS	DATE	INSPECTOR'S SIG.	
FRAME: FIRE STOPS, BRACING, BOLTS			
FURNACE: LOCATION, GAS VENT, DUCTS			
LATH. INT.			
LATH. EXT.			
HOUSE NUMBER CORRECT AND POSTED			
LANDSCAPING			
PARKING AND GRADING IMPROVEMENTS COMPLETED	<b>5/14/77</b>	<b>R. Young</b>	
FINAL			

DISTRIBUTION: 1 - INSPECTION RECORD 2 - INTERIM RECORD 3 - FINANCE DEPARTMENT 4 - PERMITTEE 5 - ASSESSOR

**VALIDATION**

LENDER: \_\_\_\_\_

BRANCH: \_\_\_\_\_

CITY: \_\_\_\_\_

COMMUNITY DEVELOPMENT DEPARTMENT  
BUILDING DIVISION

FOR APPLICANT TO FILL IN  
WITH BALL POINT PEN ONLY



PERM. NO. ER

85-541

APPLICATION & PERMIT BUILDING - ELECTRICAL  
PLUMBING - MECHANICAL

ADDRESS: 19380 MONTEREY RD APN 727-71-1  
 LOT: 721-17-056  
 SIZE: 3.93 AC NO OF BLDGS: NONE  
 EXISTING: NONE  
 OWNER: R. DENNIS + BARBARA W. HOLLER  
 MAIL ADDRESS: 21661 Dorothy Way  
 CITY: LOS GATOS CA. 95030 TEL NO: 408-353-2807  
 CONTRACTOR: ARI-COMA BUILDERS  
 ADDRESS: P.O. Box 1902  
 PHONE: 413458 (ALIE) CITY: Holliston  
 STATE LIC NO:

**BUILDING PERMIT INFORMATION**

Const. Type: [ ] Group: [ ]

DESCRIPTION OF WORK: (NEW) ADD ALTER REPAIR DEMOLISH

SO. FT. SIZE: [ ] NO. OF STORIES: [ ] NO. OF FAMILIES: [ ]

USE OF STRUCTURE: [ ] DESCRIPTION OF WORK: open-sided Bldg

VALUATION: 49,000.00 FEE: 278.50

APPROVALS

	DATE	INSPECTOR'S SIG.
FINAL		

CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 of the California Business and Professions Code and my license is in full force and effect.

Date: 10-1-85 License Number: 413458  
 Contractor: ARI-COMA BUILDERS

OWNERS DECLARATION

I hereby affirm that I am the owner of the property and I am not a contractor licensed under provisions of Chapter 9 of the California Business and Professions Code. I am not a contractor licensed under provisions of Chapter 9 of the California Business and Professions Code. I am not a contractor licensed under provisions of Chapter 9 of the California Business and Professions Code.

WORKERS COMPENSATION DECLARATION

I hereby affirm that I am a contractor licensed under provisions of Chapter 9 of the California Business and Professions Code and I am not a contractor licensed under provisions of Chapter 9 of the California Business and Professions Code.

Date: 10-1-85 Signature: [Signature]

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

This section need not be completed if the permit is for one hundred dollars (\$100) or less.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Law of California.

Date: 10-1-85 Signature: [Signature]

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 40977, C.C.).

Lender's Name: [Name] Lender's Address: [Address]

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-named property for inspection purposes.

Date: 10-1-85 Signature: [Signature]

ELECTRIC PERMIT

ITEM	NUMBER	EACH	FEE
OUTLETS	LTS REC SW	\$	\$
LIGHTING FIXTURES			
ELEC RANGES CLO DRYERS			
WATER HEATERS			
DISHWASHERS			
AUTO WASHERS			
GARBAGE DISPOSERS			
MOTORS OVER 1/2 HP			
MISC			
FLAT FEE (RES)			
TEMP POWER			
SERVICE	AMPS		
TEMP POLE			
WIRING PERMIT			
TOTAL FEE			\$

PLUMBING PERMIT

NO	ITEM	NO	ITEM	FEE
	WATER CLOSET		LAUNDRY TUB	
	BATH TUB		CLOTHES WASHER	
	SHOWER		DISPOSER	
	LAVATORY		FLOOR DRAIN	
	SINK		FLOOR SINK	
	DISHWASHER		DRINKING FOUNTAIN	
	TOTAL			\$
	MISCELLANEOUS ITEMS			
	HOUSE SEWER			
	WATER HEATER			
	WATER SYSTEM			
	WATER SOFTENER			
	LAWN SPRINKLER			
	GAS SYSTEM			
	ADDITIONAL OUTLETS			
	PERMIT			
	TEMP GAS METER			
	TOTAL FEE			\$

MECHANICAL PERMIT

NO	TYPE OF EQUIPMENT	PERMIT FEES
	CENTRAL HEAT - B.T.U.	M EACH \$
	GRAVITY SYSTEMS - B.T.U.	M EA
	FLOOR FURNACES - B.T.U.	M EA
	WALL HEATERS - B.T.U.	M EA
	UNIT HEATERS - B.T.U.	M EA
	BOILERS - H.P.	EA
	AIR COND UNITS - H.P.	EA
	REFRIGERATION UNITS - H.P.	EA
	EVAPORATIVE COOLERS	
	VENTILATION FAN	
	AIR HANDLING UNIT - C.F.M.	
	RANGE HOOD/JENN AIRE	
	HEAT PUMP	
	PERMIT	\$
	TOTAL FEE	\$

FEE SUMMARY

BUILDING	278.50
SEISMIC FEE	3.43
MICROFILM	
ELECTRIC	
PLUMBING	
MECHANICAL	
TOTAL	281.93

FIRE SPRINK

Y  N   
 ENERGY T-24  
 Y  N

PERMIT VALIDATION

281.93  
 CMF 10-15-85  
 ISSUANCE DATE  
 BLDG  ELECT  PLG  MECH

PERMIT EXPIRATION  
 PERMIT EXPIRES IF WORK IS NOT STARTED  
 WITHIN 180 DAYS OF PERMIT ISSUANCE OR  
 180 DAYS FROM LAST CALLED INSPECTION

Distribution: White-Inspector Record Green-Permitter Canby-Finance Department Pink-Interim Record Goldenrod-Assessor

COMMUNITY DEVELOPMENT DEPARTMENT  
BUILDING DIVISION

FOR APPLICANT TO FILL IN  
WITH BALL POINT PEN ONLY



APPLICATION & PERMIT BUILDING - ELECTRICAL  
PLUMBING MECHANICAL

PERMIT NUMBER  
897-0480

BUILDING ADDRESS 19380 MONTGOMERY AVE APN 727-71-001

LOT NO. 1 OF 1 TRACT

SIZE OF LOT 3 NO OF BLDGS NOW ON LOT 3

USE OF EXISTING BLDG R.V. REPAIRS

OWNER DEANNE HOLLER

MAIL ADDRESS 19380 MONTGOMERY AVE

CITY MORGAN HILL TEL NO 779-4511

CONTRACTOR AGRI CORN BOILERS TEL NO 637-7993

ADDRESS 1725 SAN FELICE RD

STATE LIC NO 983123 CITY HOLLISTON

ARCHITECT OR ENGINEER M & H INC TEL NO 637-1645

ADDRESS 221 SIXTH ST CITY HOLLISTON STATE LIC NO 17611

BUILDING PERMIT INFORMATION

Const. Type VN Group H4

DESCRIPTION OF WORK

NEW  ADD  ALTER  REPAIR  DEMOLISH

SQ. FT. SIZE 45,000 NO OF STORIES 382 NO OF FAMILIES 382

USE OF STRUCTURE EXISTING ROOFED STRUCTURE

VALUATION 45,000 FEE 382

APPROVALS

DATE \_\_\_\_\_ INSPECTOR'S SIG. \_\_\_\_\_

FINAL

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 commencing with Section 26000 of Division 4 of the Business and Professions Code, and my license is in full force and effect.

License No. 483123 Licensee AGRI CORN BOILERS

Date 6-27-89

ELECTRIC PERMIT

ITEM	NUMBER	EACH	FEE
OUTLETS			
LTS		\$	\$
REC			
SW			
LIGHTING FIXTURES			
FREC RANGES CLO DRYERS			
WATER HEATERS			
DISHWASHERS			
RANGE HOODS			
AUTO WASHERS			
DISPOSERS			
MOTORS OVER 1/2 HP			
G			
1 HP			
30 50			
50 100			
100 OVER			
MISC			
FLAT FEE FEE			
TEMP POWER			
SERVICE			
TEMP POLE			
WIRING PERMIT			
TOTAL FEE			\$

OWNER/OWNER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reasons: (Sec. 26115, Business and Professions Code) Any use of county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to the issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law of Chapter 9 commencing with Section 26000 of Division 4 of the Business and Professions Code, or that he is exempt from the provisions of the said law. Any violation of Section 26115 by any applicant for a permit subjects the applicant to civil penalties of not more than five hundred dollars (\$500).

I, as owner of the property, or my employees with wages as their sole compensation with the work, and the structure is not intended to be used for sale (Sec. 2644, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves the same, and who does such work through his own employees, provided that such employees are not intended or offered for sale. It is the obligation of an improvement as sold within one year of completion to the owner, builder and has the burden of proving that he did not build or improve for purposes of sale.

I, as owner of the property, am exclusively contracting with licensed contractors for the construction, alteration, improvement and Professions Code. The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.

I am exempt under Sec. \_\_\_\_\_ B & P.C. for this reason: \_\_\_\_\_

Owner \_\_\_\_\_ Date \_\_\_\_\_

PLUMBING PERMIT

NO.	ITEM	NO.	ITEM
	WATER CLOSET		LAUNDRY TUB
	BATH TUB		CLOTHES WASHER
	SHOWER		DISPOSER
	LAVATORY		FLOOR DRAIN
	SINK		FLOOR SINK
	DISHWASHER		DRINKING FOUNTAIN
TOTAL FEE			
MISCELLANEOUS ITEMS			
HOUSE SEWER			
WATER METER			
WATER SYSTEM			
WATER SOFTENER			
LAWN SPRINKLER			
GAS SYSTEM			
ADDITIONAL OUTLETS			
PERMIT			
TEMP GAS METER			
TOTAL FEE			\$

WORKERS COMPENSATION DECLARATION

I hereby affirm that I have a certificate of workers compensation insurance or a certificate of self-insurance in full force and effect.

Policy No. 6500388 Company STATE FUND

Applicant Paul Carl

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date \_\_\_\_\_ Applicant \_\_\_\_\_

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions of this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec 2097, Civ C)

Lender's Name \_\_\_\_\_

Lender's Address \_\_\_\_\_

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant or Agent Paul Carl Date \_\_\_\_\_

Signature of final on building permit indicates approval of certificate of occupancy.

Job card shall be posted on the job at all times of inspection to make the required entries thereon.

MECHANICAL PERMIT

NO.	TYPE OF EQUIPMENT	PERMIT FEES
	CENTRAL HEAT - B.T.U.	M EACH \$
	GRAVITY SYSTEMS - B.T.U.	M EA
	FLOOR FURNACES - B.T.U.	M EA
	WALL HEATERS - B.T.U.	M EA
	UNIT HEATERS - B.T.U.	M EA
	BOILERS - HP	EA
	AIR COND UNITS - HP	EA
	REFRIGERATION UNITS - HP	EA
	EVAPORATIVE COOLERS	
	VENTILATION FAN	
	AIR HANDLING UNIT	C.F.M.
	RANGE HOOD - EXHAUST	
	HEAT PUMP	
	PERMIT	\$
TOTAL FEE		

FEE SUMMARY

BUILDING	382
SEISMIC FEE	67
MICROFILM	4
ELECTRIC	
PLUMBING	
MECHANICAL	
TOTAL	392

FIRE SPRINK Y [ ] N [ ]

ENERGY T-24 Y [ ] N [ ]

PERMIT VALIDATION

39275

ISSUANCE DATE

6/27/89

BLDG. [X] ELECT [ ] PLG [ ] MECH [ ]

PERMIT EXPIRATION

PERMIT EXPIRES IF WORK IS NOT STARTED WITHIN 180 DAYS OF PERMIT ISSUANCE OR 180 DAYS FROM LAST CALLED INSPECTION

Distribution: White-Inspection Record Green-Permitter Canary-Finance Department Pink-Interim Record Goldenrod-Assess

FIRE DEPT. BE

HEALTH DEPT.

LANDSCAPING

PLANNING

PUBLIC WORKS

APPROVALS FOR ISSUANCE

APPROVALS FOR FINAL







**COMMUNITY DEVELOPMENT DEPARTMENT  
BUILDING DIVISION**

**FOR APPLICANT TO FILL IN  
WITH BALL POINT PEN ONLY**



PERMIT NUMBER

**APPLICATION & PERMIT BUILDING - ELECTRICAL  
PLUMBING - MECHANICAL**

BUILDING ADDRESS 19380 MONTEREY Rd. TEL NO 727-7601

LOT NO \_\_\_\_\_ NO OF BLDGS NOW ON LOT 3

USE OF EXISTING BLDG RECREATION VEHICLE SALES

CANON CANYON R.V.

MAIL ADDRESS 19390 MONTEREY Rd.

CITY MORGAN HILL, CA. TEL NO 729-4511

CONTRACTOR \_\_\_\_\_ TEL NO \_\_\_\_\_

ADDRESS \_\_\_\_\_ STATE LIC. NO. \_\_\_\_\_

ENGINEER, TOP ENGINEER \_\_\_\_\_ TEL NO \_\_\_\_\_ STATE LIC. NO. \_\_\_\_\_

ADDRESS \_\_\_\_\_ STATE LIC. NO. \_\_\_\_\_

BUILDING PERMIT INFORMATION		Const. Type	Group
DESCRIPTION OF WORK			
NEW ADD ALTER REPAIR DEMOLISH			
30 FT. SITE	NO. OF STORIES	NO. OF FAMILIES	
<u>5600</u>	<u>1</u>	<u>240</u>	
USE OF STRUCTURE <u>34,70 - warehouse</u>			
DESCRIPTION OF WORK <u>056,60 - 3200 sq</u>			
VALUATION <u>245,200</u>		FEE <u>1150</u>	
APPROVALS			
DATE		INSPECTOR'S SIG.	
FINAL			

**LICENSED CONTRACTORS DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 commencing with Section 26000 of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License No. \_\_\_\_\_ Ex. Number \_\_\_\_\_

Date \_\_\_\_\_ Contractor \_\_\_\_\_

**OWNER/BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractors License Law for the following reason: (Sec. 26115, Business and Professions Code). Any city or county which requires a permit to construct, alter, repair, demolish, or replace any structure, part thereof, or any equipment, appliance, or fixture, shall not require a permit for the construction, alteration, repair, or replacement of any structure, part thereof, or any equipment, appliance, or fixture, if the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractors License Law of Chapter 9 commencing with Section 26000 of Division 3 of the Business and Professions Code or that he is exempt thereunder and the basis for the alleged exemption. Any violation of Section 26114 by any applicant for a permit shall be a misdemeanor for the purposes of the Contractors License Law.

I am exempt under Sec. \_\_\_\_\_ B & P. Code.

Date \_\_\_\_\_

**WORKERS COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to insure or a certificate of Workers Compensation Insurance or a certified copy thereof (Sec. 26100, Labor Code).

Policy No. \_\_\_\_\_

Contracted copy is filed with the city inspection division.

Applicant \_\_\_\_\_

**CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE**

(This action need not be completed if the permit is for one hundred dollars (\$100) or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Date \_\_\_\_\_

**NOTICE TO APPLICANT:** If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 26127, Civil Code).

Lender's Name \_\_\_\_\_

Lender's Address \_\_\_\_\_

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant or Agent \_\_\_\_\_ Date \_\_\_\_\_

ITEM	NUMBER	EACH	FEE
OUTLETS	LTS REC SW		\$ \$
LIGHTING FIXTURES			
MISC RANGES CLO DRYERS			
WATER HEATERS			
DISHWASHERS	GARBAGE DISPOSERS		
MOTORS OVER 1/2 HP			
0 1			
1 10			
10 50			
50 100			
100 OVER			
TOTAL FEE \$			

NO	ITEM'S	NO	ITEM'S	FEE
	WATER CLOSET		LAUNDRY TUB	
	BATH TUB		CLOTHES WASHER	
	SHOWER		DISPOSER	
	LAVATORY		FLOOR DRAIN	
	SINK		FLOOR SINK	
	DISHWASHER		DRINKING FOUNTAIN	
TOTAL				\$

NO	MISCELLANEOUS ITEMS	FEE
	HOUSE SEWER	
	WATER HEATER	
	WATER SYSTEM	
	WATER SOFTENER	
	LAWN SPRINKLER	
	GAS SYSTEM	
	ADDITIONAL OUTLETS	
	PERMIT	
	TEMP GAS METER	
TOTAL FEE		\$

Signature of final on building permit indicates approval of certificate of occupancy. Job card shall be posted on the job at all times of inspection to make the required entries thereon.

MECHANICAL PERMIT		
NO	TYPE OF EQUIPMENT	PERMIT FEE
	CENTRAL HEAT - BTU	M EACH \$
	GRAVITY SYSTEMS - BTU	M EA
	FLOOR FURNACES - BTU	M EA
	WALL HEATERS - BTU	M EA
	UNIT HEATERS - BTU	M EA
	BOILERS - HP	EA
	AIR COND UNITS - HP	EA
	REFRIGERATION UNITS - HP	EA
	EVAPORATIVE COOLERS	
	VENTILATION FAN	
	AIR HANDLING UNIT -	C.F.M.
	HEAT PUMP	
	PERMIT	\$
TOTAL FEE		\$

FEE SUMMARY	
BUILDING	
SEISMIC FEE	
MICROFILM	
ELECTRIC	
PLUMBING	
MECHANICAL	
TOTAL	

**FIRE SPRINK**  
Y  N

**ENERGY T-24**  
Y  N

PERMIT VALIDATION

ISSUANCE DATE

BLDG.	ELECT	PLG.	MECH
-------	-------	------	------

PERMIT EXPIRATION  
PERMIT EXPIRES IF WORK IS NOT STARTED WITHIN 180 DAYS OF PERMIT ISSUANCE OR 180 DAYS FROM LAST CALLED INSPECTION

Distribution: White-Inspection Record Green-Permittee Canary-Finance Department Pink-Interim Record Goldenrod-Assessor

# **Previous Reports/Miscellaneous Documents**



**Property I.D.**<sup>®</sup>

DISCLOSE WITH CONFIDENCE<sup>™</sup>

## Mandatory Commercial Disclosure Report Environmental Hazards Report

**PROUDLY MADE IN THE USA**

**SUBJECT PROPERTY:**

19380 MONTEREY RD  
MORGAN HILL, CA 95037  
APN: 726-42-001  
SANTA CLARA COUNTY

**PROPERTY I.D. PLAZA, 1001 WILSHIRE BL., LOS ANGELES, CA 90017**

**P: (800) 626-0106 F: (800) 626-3863 • Platinum Services P: (800) 920-5603 F: (800) 920-5605**

**WWW.PROPERTYID.COM**

**IMPORTANT NOTICE** *For the convenience of real estate agents, escrow officers, sellers and buyers, a disclosure receipt is provided herein. It is important that the recipient of the report acknowledge acceptance of the report by signing the receipt. Thereafter each party to the transaction may retain a copy of the receipt for their records.*

*When Printed by Property I.D. Corporation, three original copies of the report are issued for distribution to the parties involved in the transaction.*

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# NATURAL HAZARD DISCLOSURE STATEMENT AND DISCLOSURE REPORT RECEIPT

This statement applies to the following property: 19380 MONTEREY RD MORGAN HILL, CA 95037; SANTA CLARA COUNTY; APN: 726-42-001 Date: 05/20/2020

This disclosure statement is intended to be a part of the

AIR STANDARD OFFER AGREEMENT AND ESCROW INSTRUCTIONS FOR PURCHASE OF REAL ESTATE or

\_\_\_\_\_ (the "Purchase Agreement") dated \_\_\_\_\_,

wherein \_\_\_\_\_ is the Seller and \_\_\_\_\_ is the Buyer.

Note: This disclosure statement is not designed nor intended to be used in place of the AIR standard Property Information Sheet.

THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA(S):

**A SPECIAL FLOOD HAZARD AREA** (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency. Refer to Report.

Yes \_\_\_ No X Do not know and information not available from local jurisdiction \_\_\_

**AN AREA OF POTENTIAL FLOODING SHOWN ON A DAM FAILURE INUNDATION MAP** pursuant to Section 8589.5 of the Government Code. Refer to Report.

Yes X No \_\_\_ Do not know and information not available from local jurisdiction \_\_\_

**A VERY HIGH FIRE HAZARD SEVERITY ZONE** pursuant to Section 51178 or 51179 of the Government Code. The owner of this property is subject to the maintenance requirements of Section 51182 of the Government Code. Refer to Report.

Yes \_\_\_ No X

**A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISKS AND HAZARDS** pursuant to Section 4125 of the Public Resources Code. The owner of this property is subject to the maintenance requirements of Section 4291 of the Public Resources Code. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a local agency for those purposes pursuant to Section 4142 of the Public Resources Code. Refer to Report.

Yes \_\_\_ No X

**AN EARTHQUAKE FAULT ZONE** pursuant to Section 2622 of the Public Resources Code. Refer to Report.

Yes \_\_\_ No X

**A SEISMIC HAZARD ZONE** pursuant to Section 2696 of the Public Resources Code. Refer to Report.

Yes (Landslide Zone) \_\_\_ Yes (Liquefaction Zone) X No \_\_\_ Map not yet released by state \_\_\_

The items listed below indicate additional statutory disclosures and legal information that are provided in the report.

- ◆ Additional Reports that are enclosed herein if ordered:  
(A) ENVIRONMENTAL RISK REPORT (Enclosed if ordered)
- ◆ Additional Statutory Disclosures:  
(A) INDUSTRIAL USE ZONE DETERMINATION (where available) (B) MILITARY ORDANCE FACILITIES pursuant to California Civil Code Sections 1102.15 and 1940.7. (C) MELLO-ROOS & SPECIAL ASSESSMENTS pursuant to Section 53311-53365.7 / 53754 of the California Government Code; Refer to Report.
- ◆ Additional Local Jurisdiction Hazards - May include the following:  
Airports, Airport Influence Area, Avalanche, Coastal Protection, Conservation Areas, Critical Habitats, Dam Failure Inundation, Duct Sealing Requirements, Erosion, Fault Zone, Fire, Groundwater, Landslide, Liquefaction, Methane Gas, Mines, Naturally Occurring Asbestos, Oil and Gas Well Proximity, Petrochemical Contamination, Property Taxes, Radon, Right to Farm, Soil Stability, Tsunami, Williamson Act, Wind Erosion. Refer to Report.
- ◆ General Notices:  
Methamphetamine Contamination, Megan's Law – Sex Offender Database, Abandoned Wells. Carbon Monoxide Devices, Natural Gas and Hazardous Liquid Pipelines, Water Conserving Plumbing Fixtures, Notice of Supplemental Property Tax Bill, AB 38 Notice, California Waterway Setback Requirements, SGMA Groundwater Basin Priority, BAAQMD Wood-Burning Devices Notice, Historical Significance Notice. Refer to Report.
- ◆ Governmental Guides are delivered with printed reports and linked on electronically delivered reports (also available at <https://propertyid.com/downloads>)  
(A) COMMERCIAL PROPERTY OWNER'S GUIDE TO EARTHQUAKE SAFETY pursuant to California Business and Professions Code Section 10147. Refer to Report.

The above disclosure statement, legal, and government information do not substitute any inspections or warranties the principal(s) may wish to obtain. No representation or recommendation is made by any broker as to the legal sufficiency, legal effect, or consequences of this document, or the purchase agreement to which it relates. The representations made in this Natural Hazard Disclosure Statement do not constitute all of the seller's or agent's disclosure obligations in this transaction.

This Report contains the Mandatory Commercial Natural Hazard Disclosure Report. The Environmental Risk Report is only enclosed if it has been ordered. To order the Environmental Risk Report, please contact Property I.D. Customer Service at 800-626-0106.

Signature of Seller(s) \_\_\_\_\_ Date \_\_\_\_\_  
Print Name \_\_\_\_\_

Signature of Seller(s) \_\_\_\_\_ Date \_\_\_\_\_  
Print Name \_\_\_\_\_

Signature of Buyer(s) \_\_\_\_\_ Date \_\_\_\_\_  
Print Name \_\_\_\_\_

Signature of Buyer(s) \_\_\_\_\_ Date \_\_\_\_\_  
Print Name \_\_\_\_\_



ORDER ID #: 3601892

ORDER DATE: 05/20/2020

RESEARCH DATE: 05/20/2020

ESCROW/TITLE FILE #: 98203066

**ESCROW/TITLE AGENT:**

CORINNE FIMBREZ  
CHICAGO TITLE  
675 N 1ST ST #300  
SAN JOSE, CA 95112

**SUBJECT PROPERTY:**

19380 MONTEREY RD  
MORGAN HILL, CA 95037  
SANTA CLARA COUNTY  
APN: 726-42-001

**REPORT ORDERED BY:**

MATT TELFER  
SOUTH COUNTY REALTY  
17045 MONTEREY HWY #A  
MORGAN HILL, CA 95037

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Safety Guides are included at the end of the Buyer's Copy of reports printed by Property I.D. Links to download the guides are included when reports are delivered electronically. Safety Guides included: "Residential Environmental Hazards", "Homeowner's Guide To Earthquake Safety", including the "Residential Earthquake Hazards Report Form", "Protect Your Family From Lead In Your Home", "Mold in My Home: What Do I Do?", and "What Is Your Home Energy Rating?"

**NOTICE TO BUYER:**

This report applies to the property described by the street address and/or county assessor's parcel number as shown above. Please verify this information for accuracy. If this report has been issued in connection with an identified escrow and your escrow transaction number fails to match the escrow number enumerated in this report, then this report is invalid and must be reordered.

This report is issued as of the date shown above and is based upon an examination of maps as published by government agencies. This report does not constitute an opinion as to the advisability of completing the transaction.



## SUMMARY OF RESULTS

For  
19380 MONTEREY RD, MORGAN HILL, CA 95037  
APN: 726-42-001

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### STATUTORY DISCLOSURES

DISCLOSURE	DETERMINATION	DISCLOSURE DETAIL
FEMA Flood Zone	NOT IN	SPECIAL FLOOD HAZARD AREA.THE PROPERTY IS IN ZONE X500 (NOT SPECIAL FLOOD HAZARD AREA).
Dam Inundation - CA OES	IN	DAM INUNDATION AREA (ANDERSON DAM, LEROY ANDERSON MAIN DAM)
Very High Fire Hazard Severity Zone	NOT IN	VERY HIGH FIRE SEVERITY ZONE
Wildland Fire Area	NOT IN	STATE FIRE RESPONSIBILITY AREA
Alquist-Priolo Fault Zone	NOT IN	ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE
CGS Landslide Hazard Zones	NOT IN	EARTHQUAKE-INDUCED LANDSLIDE HAZARD ZONE
CGS Liquefaction Hazard Zone	IN	LIQUEFACTION HAZARD ZONE

### STATE-WIDE DISCLOSURES

DISCLOSURE	DETERMINATION	DISCLOSURE DETAIL
Fire Hazard Rating	IN	AREA WITH LOW FIRE HAZARD SEVERITY RATING
CGS Faults	NOT WITHIN ¼ MILE	FAULT
USGS Faults	NOT WITHIN ¼ MILE	FAULT
FRAP Tree Mortality Fire Threat	NOT IN	HIGH HAZARD ZONE
CPUC Fire Threat	NOT IN	THE CPUC HIGH FIRE-THREAT DISTRICT
FRAP Wildland-Urban Interface	NOT IN	THE WILDLAND-URBAN INTERFACE
USFS Wildland-Urban Interface	IN	THE WILDLAND-URBAN INTERFACE
CISN Ground Shaking	IN	AREA SUBJECT TO VERY STRONG GROUND SHAKING AND MODERATE DAMAGE TO PROPERTY (MM VII) IN POTENTIAL EARTHQUAKE SCENARIOS
CGS Landslide Inventory	NOT IN	IDENTIFIED EARTH MOVEMENT
USGS Landslide Deposits	NOT IN	LANDSLIDE AREA
USDA Expansive Soils	IN	SOILS WITH LOW SHRINK-SWELL POTENTIAL
USGS Liquefaction	IN	AREA WITH MODERATE LIQUEFACTION SUSCEPTIBILITY
Naturally Occuring Asbestos	IN	AREA LIKELY TO CONTAIN NATURALLY OCCURRING ASBESTOS
CA Dept. Water Resources Groundwater Management	IN	CALIFORNIA STATEWIDE GROUNDWATER ELEVATION MONITORING PROGRAM HIGH PRIORITY GROUNDWATER BASIN
Radon Gas	IN	ZONE 2 FOR RADON GAS POTENTIAL

# SUMMARY OF RESULTS

(continued)

## STATE-WIDE DISCLOSURES

(continued)

DISCLOSURE	DETERMINATION	DISCLOSURE DETAIL
Protected Species / Habitats	IN	AREA WITH PROTECTED SPECIES, HABITATS, OR CONSERVATION PLAN AREAS: BURROWING OWL CONSERVATION ZONE (LOW-MODERATE VALUE) (CITY OF SAN JOSE) · HABITAT PLAN PERMIT AREA
CNDDDB Protected Species / Habitats	IN	AREA WHERE SIGHTINGS OF RARE SPECIES AND/OR NATURAL COMMUNITIES HAVE BEEN RECORDED: · CALIFORNIA TIGER SALAMANDER (THREATENED)
Duct Sealing Requirement	IN	ZONE SUBJECT TO CALIFORNIA ENERGY COMMISSION DUCT SEALING REQUIREMENTS
Airport Influence Area	NOT IN	AIRPORT INFLUENCE AREA
Airport Vicinity	NOT WITHIN 2 MILES OF	FAA APPROVED LANDING FACILITY
FUDS Military Facilities	NOT WITHIN 1 MILE	FORMERLY USED DEFENSE SITE
Military Facilities	NOT WITHIN 1 MILE	MILITARY SITE
Mining Operations	WITHIN 1 MILE	MINING OPERATIONS; POLAK PIT QUARRY-RECLAIMED - SAND AND GRAVEL OPEN PIT - RECLAIMED
Abandoned Mining Operations	NOT WITHIN 1 MILE	ABANDONED MINING OPERATIONS
USGS Mining Operations	NOT WITHIN ¼ MILE	MINE SITE IDENTIFIED BY THE U.S. GEOLOGICAL SURVEY
Oil and Gas Field Administrative Boundary	NOT WITHIN	THE ADMINISTRATIVE BOUNDARY OF OIL AND GAS FIELD
Oil and Gas Wells	NOT WITHIN 500FT OF	OIL OR GAS WELL, ACTIVE OR ABANDONED
Right to Farm	IN	AREA WITHIN ONE MILE OF AGRICULTURAL ACTIVITY
Land Conservation Act	NOT IN	LANDS UNDER CONTRACT PURSUANT TO THE CALIFORNIA LAND CONSERVATION (WILLIAMSON) ACT AT THE TIME THE DATA WAS OBTAINED
Special Tax Assessment District	IN	SPECIAL TAX ASSESSMENT DISTRICT
Ad Valorem Rate Based Taxes	SUBJECT TO	AD VALOREM TAXES
Mello-Roos Taxes	SUBJECT TO	MELLO-ROOS COMMUNITY FACILITIES DISTRICT TAXES

## LOCAL DISCLOSURES

DISCLOSURE	DETERMINATION	DISCLOSURE DETAIL
FEMA Community Rating System	IN	COMMUNITY THAT WAS GIVEN CLASS 7 RATING FOR FLOOD PREPAREDNESS BY THE NFIP. PROPERTIES IN THIS COMMUNITY MAY BE ELIGIBLE FOR DISCOUNTED FLOOD INSURANCE.
ABAG Ground Shaking	IN	AREA SUBJECT TO VERY STRONG GROUND SHAKING AND MODERATE-HEAVY DAMAGE TO PROPERTY (MM VIII) IN POTENTIAL EARTHQUAKE SCENARIOS
ABAG Liquefaction	IN	MODERATE LIQUEFACTION POTENTIAL DURING ANALYZED EARTHQUAKE SCENARIOS

# SUMMARY OF RESULTS

(continued)

## LOCAL DISCLOSURES

(continued)

DISCLOSURE	DETERMINATION	DISCLOSURE DETAIL
ABAG Land Use	IN OR ADJACENT TO	INDUSTRIAL AND/OR COMMERCIAL LAND USE (UNSPECIFIED COMMERCIAL AND SERVICES)
Dam Inundation - Santa Clara County	NOT IN	AREA WITH HIGH POTENTIAL FOR SALT WATER FLOODING FROM FAILURE OF DIKES
Santa Clara County Fault Rupture Zones	NOT IN	FAULT RUPTURE HAZARD ZONE
Santa Clara County Faults	NOT WITHIN ¼ MILE	FAULT
Santa Clara County Landslides	NOT IN	LANDSLIDE HAZARD ZONE
Santa Clara County Liquefaction	IN	LIQUEFACTION HAZARD ZONE
Santa Clara County Compressible Soils	NOT IN	AREA WITH HIGH POTENTIAL FOR COMPRESSIBLE SOILS AND DIFFERENTIAL SETTLEMENT
Santa Clara County Perchlorate	NOT IN	PERCHLORATE STUDY AREA
Santa Clara County Viewshed Protection Area	NOT IN	SANTA CLARA VALLEY VIEWSHED PROTECTION DESIGN REVIEW AREA
City of Morgan Hill Landslides	NOT IN	LANDSLIDE DEPOSITS

## DISCLOSURE NOTICES

COMMERCIAL ENERGY USE DISCLOSURE	see under DISCLOSURE NOTICES
METHAMPHETAMINE CONTAMINATION	see under DISCLOSURE NOTICES
MEGAN'S LAW - SEX OFFENDER DATABASE	see under DISCLOSURE NOTICES
ABANDONED WELLS	see under DISCLOSURE NOTICES
CARBON MONOXIDE DEVICES	see under DISCLOSURE NOTICES
NATURAL GAS AND HAZARDOUS LIQUID PIPELINES	see under DISCLOSURE NOTICES
WATER CONSERVING PLUMBING FIXTURES	see under DISCLOSURE NOTICES

## ENVIRONMENTAL HAZARDS

AN ENVIRONMENTAL HAZARDS REPORT IS INCLUDED WITH THIS REPORT	see ENVIRONMENTAL HAZARDS REPORT
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THIS "SUMMARY OF RESEARCH RESULTS" MERELY SUMMARIZES THE RESEARCH RESULTS CONTAINED IN THE PROPERTY I.D. MANDATORY DISCLOSURE REPORT AND DOES NOT OBIVATE THE NEED TO READ THE REPORT IN ITS ENTIRETY. THE TRANSFEROR(S) AND TRANSFEREE(S) MUST READ THE REPORT IN ITS ENTIRETY.

# FLOOD HAZARD ZONES

For  
19380 MONTEREY RD, MORGAN HILL, CA 95037  
APN: 726-42-001

Based on PROPERTY I.D.'s research of the Flood Insurance Rate Maps issued by the Federal Emergency Management Agency, the following determination is made:

A SPECIAL FLOOD HAZARD AREA (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency.  
Yes  No  Do not know and information not available from local jurisdiction

**SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.**

**THE PROPERTY IS IN ZONE X500 (NOT A SPECIAL FLOOD HAZARD AREA).**

## **DISCUSSION:**

Through its Flood Hazard Mapping Program, FEMA identifies flood hazards, assesses flood risks, and partners with communities to provide flood hazard maps to guide planning and mitigation actions. The National Flood Insurance Program (NFIP) relies on FEMA's Flood Insurance Rate Maps (FIRMs) and documents in determining a property's flood insurance requirements.

FEMA's assessment of flood hazards categorizes geographic zones by their likelihood to flood. Areas with a 1-percent or greater chance of flooding in any given year (i.e. a "100-year floodplain") are considered Special Flood Hazard Areas (SFHA). Properties found to be in an SFHA may be subject to Federal flood insurance requirements. Federally regulated lenders are required by law to determine if the structure is located in a SFHA and must provide the buyer with written notice that flood insurance will be required. For more information on FEMA's flood mapping and National Flood insurance Program (NFIP) go to [www.floodsmart.gov](http://www.floodsmart.gov).

You can also contact the FEMA Flood Map Service Center at (877) 336-2627, or by email at [FEMAMapSpecialist@riskmapcds.com](mailto:FEMAMapSpecialist@riskmapcds.com).

## **FEMA FLOOD ZONE DESIGNATIONS**

<b>A, AE, AH, AO, AR, A1-A30, A99</b>	Special Flood Hazard Area (SFHA): Areas of 100-Year flood
<b>V, V1-V30, VE</b>	Coastal SFHA: Areas of 100-Year coastal flood
<b>ACC, ACB, AEC*, AC*</b>	Contained Flooding: Areas where flooding is contained by a flood control measures such as a channel (ACC) or basin(ACB). Not an SFHA. While a property may be impacted by an AC* zone, structures on that property will not be impacted. (* represents a wildcard character)
<b>XPL, X500PL</b>	Protected Areas: Areas protected from 100-year flood by levee, dike, or other structure. Not an SFHA.
<b>B, C, X, X500</b>	Non-SFHA: Areas outside of 100-year floodplain or of undetermined flood hazards. Not an SFHA.
<b>D</b>	Not Studied: Areas where no analysis of flood hazards has been conducted, flood hazards are undetermined but possible. Not an SFHA.

**Multiple Flood Zones Note:** Property I.D.'s research is done for the entire lot. Flood hazard zones do not follow property boundaries, therefore it is possible for your property to be located in more than one zone. In these cases, the report will reflect multiple flood zones. Federally mandated flood insurance is required if any portion of the structure(s) is in a special flood hazard area. To determine your property's flood insurance requirements, please check with your lender or insurance agent.

## FLOOD HAZARD ZONES

(continued)

**Note:** The Biggert-Waters Flood Insurance Reform Act of 2012 (BW-12) as modified by the Homeowner Flood Insurance Affordability Act of 2014 may cause flood insurance premium rates to increase. Homeowners and business owners are encouraged to learn their flood risk and talk to their insurance agent regarding flood insurance. Insurance companies may require an elevation certificate to offer flood insurance for properties located in Special Flood Hazard Areas (SFHA). A property's seller, builder or developer may have a copy of the elevation certificate, or it may be recorded with a property's deed. The Community Floodplain Manager at the local city or county government office may also have a copy of the elevation certificate. If an elevation certificate is not available, one can be completed with an on-site inspection by a land surveyor, engineer, or architect legally authorized to certify elevation information. For further information on BW-12, go to [http://www.fema.gov/media-library-data/20130726-1912-25045-9380/bw12\\_qa\\_04\\_2013.pdf](http://www.fema.gov/media-library-data/20130726-1912-25045-9380/bw12_qa_04_2013.pdf). For further information on Elevation Certificates, see [https://propertyid.com/content/pdf/FEMA\\_ElevationCertificateFactSheet\\_Apr2015.pdf](https://propertyid.com/content/pdf/FEMA_ElevationCertificateFactSheet_Apr2015.pdf).

### FEMA COMMUNITY RATING SYSTEM

Based on PROPERTY I.D.'s research of the Community Rating System issued by the National Flood Insurance Program (NFIP), the following determination is made:

**SUBJECT PROPERTY IS LOCATED IN A COMMUNITY THAT WAS GIVEN A CLASS 7 RATING FOR FLOOD PREPAREDNESS BY THE NFIP. PROPERTIES IN THIS COMMUNITY MAY BE ELIGIBLE FOR DISCOUNTED FLOOD INSURANCE.**

#### DISCUSSION:

The National Flood Insurance Program (NFIP) evaluates entire communities for flood preparedness under their Community Rating System (CRS). (A community's participation in the program does NOT mean the subject property is in a Special Flood Hazard Area; that determination is made separately in this report.)

Communities can achieve higher CRS ratings by using flood management practices that exceed the minimum NFIP standards, with the goal of reducing flood damage. Property owners in a rated community are then eligible for discounted flood insurance according to their community's rate class. Depending on the level of participation, a community earns a class rating from 1 to 10, with class 1 communities being the best prepared. The rating can reduce premiums up to 45% in class 1 communities, with no discounts in class 10 communities. A specific property's discount is then based on the age and elevation of the insured structures, and which flood zone the structure is in.

For more information about the Community Rating System and eligibility, visit <https://www.fema.gov/national-flood-insurance-program-community-rating-system>.

You may also contact the FEMA Insurance Services Office by email at [nfipcrs@iso.com](mailto:nfipcrs@iso.com).

# DAM FAILURE INUNDATION

For  
19380 MONTEREY RD, MORGAN HILL, CA 95037  
APN: 726-42-001

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Based on PROPERTY I.D.'s research of specific maps or information from the Office of Emergency Services, the following determination is made:

AN AREA OF POTENTIAL FLOODING SHOWN ON A DAM FAILURE INUNDATION MAP pursuant to Section 8589.5 of the Government Code.		
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Do not know and information not available from local jurisdiction <input type="checkbox"/>

## **SUBJECT PROPERTY IS LOCATED IN A DESIGNATED DAM INUNDATION AREA (ANDERSON DAM, LEROY ANDERSON MAIN DAM)**

Based on PROPERTY I.D.'s research of specific maps or data for Santa Clara County, the following determination is made:

## **SUBJECT PROPERTY IS NOT LOCATED IN AN AREA WITH HIGH POTENTIAL FOR SALT WATER FLOODING FROM FAILURE OF DIKES**

### **DISCUSSION:**

Dam inundation refers to the area(s) downstream of dams that would flood in the event of a dam failure (breach), or an uncontrolled release of water. Dam failures may be structural, mechanical, or hydraulic in nature, and the flooding, damage, and potential for loss of life caused by said failures, can be much greater than that of a traditional flood from a body of water such as a stream, river, or lake. While the inundation maps outline the extent of damage to life and property that would occur in a worst case scenario, like a complete and sudden dam failure at full capacity, the likelihood of such an event is not disclosed in this report.

In response to Dam Failure Hazards in California, SB 92 and Section 8589.5 of the California Government Code, require dam owners to submit inundation maps to the Department of Water Resources for approval, which will then be used in creation and submittal of Emergency Action Plans to the California Office of Emergency Services. Updated plans and inundation maps must be submitted every 10 years, or sooner under certain conditions.

For more information, please visit the California Department of Water Resources Division of Safety of Dams website at <https://www.water.ca.gov/Programs/All-Programs/Division-of-Safety-of-Dams>.

### **Anderson Dam Retrofit Notice**

The Santa Clara Valley Water District has begun a project to retrofit and strengthen Anderson Dam to better withstand earthquakes. This effort is known as the Anderson Dam Seismic Retrofit Project. Construction is scheduled to begin in early 2022 and is estimated to take five years to complete. As with all major construction projects there will be impacts such as noise, dust, road closures and recreational impacts in the vicinity of the site. For further information visit: <https://www.valleywater.org/anderson-dam-project>.

**FIRE HAZARDS**  
For  
19380 MONTEREY RD, MORGAN HILL, CA 95037  
APN: 726-42-001

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**VERY HIGH FIRE HAZARD ZONE**

Based on PROPERTY I.D.'s research of the current maps and information issued by the California Department of Forestry and Fire Protection and Santa Clara County, the following determination is made:

**A VERY HIGH FIRE HAZARD SEVERITY ZONE** pursuant to Section 51178 or 51179 of the Government Code.  
The owner of this property is subject to the maintenance requirements of Section 51182 of the Government Code.  
Yes \_\_\_ No X

**SUBJECT PROPERTY IS NOT LOCATED IN A VERY HIGH FIRE SEVERITY ZONE**

**DISCUSSION:**

In an effort to prepare measures to retard the spread of fires, and reduce the potential intensity of uncontrolled fires that could destroy resources, life, or property, the California Department of Forestry and Fire Protection identifies Very High Fire Hazard Severity Zones. These areas are classified as such based upon fuel loading, slope, fire history, weather, and other relevant factors. For an area designated as a very high fire hazard severity zone, vegetation removal or management must be undertaken for fire prevention or suppression purposes. Other measures may be required, such as the maintenance of fire breaks around the property, clearance of brush and other flammable substances, the provision and maintenance of screens on chimneys and stovepipes, and a prescribed fire retardant roof.

Note: California Government Code §51179 provides that a local agency may choose to include or exclude areas from the State identified VHFHSZs in order to provide effective fire protection and fire prevention in the local jurisdiction. This provision allows a local agency, at its discretion, to make changes to the boundaries of VHFHSZs that may not be reflected on maps released by the CDF. For these reasons, the NHDS may be marked "Yes" for very high fire.

**WILDLAND FIRE (STATE FIRE RESPONSIBILITY AREA)**

Based on PROPERTY I.D.'s research of the current maps issued by the California Department of Forestry and Fire Protection, the following determination is made:

**A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISKS AND HAZARDS** pursuant to Section 4125 of the Public Resources Code. The owner of this property is subject to the maintenance requirements of Section 4291 of the Public Resources Code. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a local agency for those purposes pursuant to Section 4142 of the Public Resources Code.  
Yes \_\_\_ No X

**SUBJECT PROPERTY IS NOT LOCATED IN A DESIGNATED STATE FIRE RESPONSIBILITY AREA**

**DISCUSSION:**

A State Fire Responsibility Area (SRA) is the area where the State of California is financially responsible for the prevention and suppression of wildfires. The SRA does not include lands within incorporated city boundaries or federally owned land.

Pursuant to Assembly Bill X1 29 (ABX1 29), an annual SRA Fire Prevention Benefit Fee is applied to all habitable structures within the SRA. Effective July 1, 2013, the fee was levied at the rate of \$152.33 per habitable structure, to be adjusted annually for inflation. This fee funds fire prevention services in the SRA, such as fuel reduction, defensible space inspections, fire prevention engineering, evacuation planning, fire prevention education, fire hazard mapping, implementation of Fire Plans, and fire-related law enforcement activities. Owners of habitable structures that are also within the boundaries of a local fire protection agency may receive a reduction of \$35 per habitable structure.

## FIRE HAZARDS

(continued)

With the passing of Assembly Bill 398 (AB 398), the Fire Prevention Fee has been suspended for the 2017-2018 fiscal year, and will remain suspended through January 1, 2031. For the exact text of AB 398, please visit [https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=201720180AB398](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201720180AB398).

If you have questions regarding the Fire Prevention Fee program, or would like to appeal your SRA determination, please contact the Fire Prevention Fee Service Center at the following address or telephone number:

Fire Prevention Fee Service Center  
P.O. Box 2254  
Suisun City, CA 94585  
1-888-310-6447

Note: If the property is located in a State Fire Responsibility area, Seller shall, within the time specified, disclose this fact in writing to Buyer (Public Resources Code Section 4136). Government regulations may impose building restrictions and requirements that may substantially impact and limit construction and any remodeling or improvement.

### WILDLAND-URBAN INTERFACE

Based on PROPERTY I.D.'s research of the current maps and information issued by the United States Forest Service, the following determination is made:

#### **SUBJECT PROPERTY IS LOCATED IN THE WILDLAND-URBAN INTERFACE**

Based on PROPERTY I.D.'s research of the current maps and information issued by the California Department of Forestry and Fire Protection's Fire Resource and Assessment Program (FRAP), the following determination is made:

#### **SUBJECT PROPERTY IS NOT LOCATED IN THE WILDLAND-URBAN INTERFACE**

#### **DISCUSSION:**

The wildland-urban interface (WUI) is the area where structures and other human development meet or intermingle with undeveloped wildland, and is an environment in which fire can move readily between vegetation fuels and structures, increasing the threat to property and human life. As more and more Californians make their homes in woodland settings, they face the very real and growing danger of wildfire. Every year across California, homes are affected by wildfires. Those that survive the fire almost always do so because their owners had prepared for the eventuality of fire, which is an inescapable force of nature in fire-prone wildland areas. Living in a Wildland-Urban interface zone comes with some added need for understanding of fire dangers, and preparedness methods to protect your home and family.

**Wildland Urban Intermix:** Areas where structures and wildland vegetation directly intermingle

**Wildland Urban Interface:** Areas with sparse or no wildland vegetation in close proximity to dense wildland vegetation

**Wildfire Influence Zone:** Wildland vegetation up to 1.5 miles from Interface or Intermix

## FIRE HAZARDS

(continued)

For more information on Wildfire protection and preparedness, please visit the following websites from CAL FIRE:

<http://www.readyforwildfire.org/>

<https://osfm.fire.ca.gov/divisions/wildfire-prevention-planning-engineering/wildland-hazards-building-codes/>

<https://fire.ca.gov/programs/communications/defensible-space-prc-4291/>

### **CALIFORNIA PUBLIC UTILITIES COMMISSION UTILITY ASSOCIATED FIRE THREAT**

Based on PROPERTY I.D.'s research of the current maps issued by the California Public Utilities Commission and the California Department of Forestry and Fire Protection, the following determination is made:

#### **SUBJECT PROPERTY IS NOT LOCATED IN THE CPUC HIGH FIRE-THREAT DISTRICT**

##### **DISCUSSION:**

The California Public Utilities Commission has delineated a High Fire-Threat District (HFTD) designed specifically for the purpose of identifying areas where there is an increased risk for utility associated wildfires. Within the HFTD, revised and strengthened fire safety regulations have been implemented to further protect people and property from the effects of utility associated wildfires, and provide guidance on how to curtail fire threat during periods of extreme fire conditions.

Further information on the regulations, and the HFTD can be found on the CPUC Fire Threat page at <https://www.cpuc.ca.gov/firethreatmaps/>.

### **TREE MORTALITY FIRE THREAT**

Based on PROPERTY I.D.'s research of the current maps issued by California Department of Forestry and Fire Protection, the following determination is made:

#### **SUBJECT PROPERTY IS NOT LOCATED IN A HIGH HAZARD ZONE**

##### **DISCUSSION:**

Several consecutive years of drought between 2012 and 2017 in California exasperated wildfire conditions and precipitated a large outbreak of insects that attacked and killed large areas of conifer and hardwood trees in the Sierra Nevada mountains, and along the coast range in Southern and Northern California. The millions of recently dead trees have created locally increased hazards related to fire and potential falling trees, and greatly impacts public safety and forest health. In addition, the buildup in fuel loadings from higher tree mortality has the potential to increase emissions when wildfires occur.

In response to the expanding areas impacted by elevated tree mortality, Governor Brown declared a State of Emergency on October 30, 2015, and established the California Tree Mortality Task Force (now the Tree Mortality Working Group of the Forest Management Task Force). One goal of the task force was to identify and map areas of tree mortality that pose the greatest potential of harm to people and property. These areas, known as High Hazard Zones, are the areas prioritized for tree removal.

**Tier 1 High Hazard Zones:** Areas where tree mortality, caused by drought, coincides with critical infrastructure, including but not limited to roads, utilities, and public schools. They represent a direct threat to public safety and identify areas to be prioritized for hazardous tree removal.

**Tier 2 High Hazard Zones:** Areas defined by: 1) watersheds (HUC12, average 24,000 acres) that have significant tree mortality combined with community and natural resource assets; or 2) the perimeter of any wildland fire since 2012 (the beginning of the drought). Work at the Tier 2 level addresses the

## FIRE HAZARDS

(continued)

immediate threat of falling trees and fire risk, and supports broader forest health and landscape level fire planning issues. They represent areas to be prioritized for hazard mitigation as well as forest health restoration.

For further information on tree mortality fire threat, and the High Hazard Zones, visit FRAP's Tree Mortality page at <https://frap.fire.ca.gov/frap-projects/tree-mortality/>.

### **FIRE HAZARD SEVERITY RATING**

Based on PROPERTY I.D.'s research of the maps and information from the California Department of Forestry and Fire Protection, the following determination is made:

#### **SUBJECT PROPERTY IS LOCATED IN AN AREA WITH A LOW FIRE HAZARD SEVERITY RATING**

##### **DISCUSSION:**

Fire ratings can be used to estimate the potential for impacts on areas susceptible to fire. Impacts are more likely to occur and/or be of increased severity for the higher rating classes. These fire ratings are modeled based on vegetation fuels, terrain, weather, and fire history. The ratings break-down into four threat classes as follows: *low*, *moderate*, *high*, and *very high*. The fire hazard severity ratings are provided in this report as supplemental information where Very High Fire Hazard Severity Zone and Wildland Fire Zone information, discussed above, do not provide sufficient detail.

## NOTICE OF ASSEMBLY BILL 38: FIRE SAFETY, LOW-COST RETROFITS, REGIONAL CAPACITY REVIEW, WILDFIRE MITIGATION

Assembly Bill 38 (Wood) was signed into law by the Governor on October 2, 2019 and will establish a first ever statewide fire retrofit program to help communities and owners of homes in the fire zones (built prior to updated building codes in 2008), to harden their homes and make them more likely to survive future fires.

According to the California Department of Forestry and Fire Protection (CDF), approximately 2 Million residential structures (one in four homes) in California are located in “high” or “very high” fire hazard severity zones. Based on California’s recent wildfires and firestorms, the imminent and pressing need for wildfire prevention and minimization strategies in California prompted the passage of this law.

- ◆ Effective January 1, 2020, after completing construction, if Seller receives a final inspection report (where that report covers compliance with home hardening laws), Seller must give a copy of that report to Buyer, or information on where Buyer can get a copy of that report.
- ◆ Effective January 1, 2021, for homes built before 2010, Seller must give Buyer a written notice that includes language on how to harden a home against fire, and a list of features on the property that make the home vulnerable to wildfires and flying embers. The notice must state: *“This home is located in a high or very high fire hazard severity zone and this home was built before the implementation of the Wildfire Urban Interface building codes which help to fire harden a home. To better protect your home from wildfire, you might need to consider improvements. Information on fire hardening, including current building standards and information on minimum annual vegetation management standards to protect homes from wildfires, can be obtained on the internet website <http://www.readyforwildfire.org>.”* The list of features on the property that make a home vulnerable to wildfires and flying embers include, but are not limited to: Eave, soffit, and roof ventilation where the vents have openings in excess of one-eighth of an inch or are not flame and ember resistant, Roof coverings made of untreated wood shingles or shakes, Combustible landscaping or other materials within five feet of the home and under the footprint of any attached deck, Single pane or non-tempered glass windows, Loose or missing bird stopping or roof flashing, Rain gutters without metal or noncombustible gutter covers.
- ◆ Effective July 1, 2021, Seller must provide Buyer with documentation stating that the property complies with defensible space laws (properties with forest, brush, grass, or flammable material, or near mountains, must maintain a defensible space around the structure of at least 100 feet), and/or local vegetation management ordinances. This depends on whether local ordinances are already in existence.
- ◆ Effective July 1, 2021, Seller shall provide to Buyer documentation stating that the property (within 6 months preceding the sale) is in compliance with state and/or local vegetation management ordinances. If Seller has not obtained documentation of compliance, Seller and Buyer shall enter into a written agreement pursuant to which the Buyer agrees to obtain documentation of compliance within one year of the date of the close of escrow.
- ◆ Effective July 1, 2025, Seller must provide Buyer with a list of low-cost retrofits to harden a home against fire, and Seller must specify which items on the list Seller has completed.

# EARTHQUAKE FAULT ZONES

For  
19380 MONTEREY RD, MORGAN HILL, CA 95037  
APN: 726-42-001

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Based on PROPERTY I.D.'s research of maps or data obtained from the State of California in accordance with the Alquist-Priolo Earthquake Fault Zone Act, the following determination is made:

<b>AN EARTHQUAKE FAULT ZONE</b> pursuant to Section 2622 of the Public Resources Code. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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## **SUBJECT PROPERTY IS NOT LOCATED IN AN ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE**

### **DISCUSSION:**

If the Subject Property is partially or wholly within an OFFICIAL EARTHQUAKE FAULT ZONE, it may be subject to (city, county, or state) requirements necessitating geologic study prior to any new or additional construction. When a property is located in this zone, it may not mean that a fault line exists on the property. In certain areas, the zones around the faults being studied are more than one-quarter of a mile wide.

Earthquake Fault Zones are delineated and adopted by the State of California as part of the Alquist-Priolo Earthquake Fault Zone Act of 1972 to assure that homes, offices, hospitals, public buildings, and other structures for human occupancy are not built on active faults. Earthquake Fault Zones are areas on both sides of known or suspected active earthquake faults. The State Mining and Geology Board has adopted policies and criteria for implementing the zones.

Based on PROPERTY I.D.'s research of maps or data obtained from the United States Geological Survey, following determination is made:

## **SUBJECT PROPERTY IS NOT LOCATED WITHIN ¼ MILE OF A MAPPED FAULT**

Based on PROPERTY I.D.'s research of specific maps and/or information from the California Geological Survey, the following determination is made:

## **SUBJECT PROPERTY IS NOT LOCATED WITHIN ¼ MILE OF A MAPPED FAULT**

Based on PROPERTY I.D.'s research of specific maps or data for Santa Clara County, the following determination is made:

## **SUBJECT PROPERTY IS NOT LOCATED WITHIN ¼ MILE OF A MAPPED FAULT**

## **SUBJECT PROPERTY IS NOT LOCATED IN A FAULT RUPTURE HAZARD ZONE**

### **DISCUSSION:**

As a part of long-term planning, localities are required to include mapping of known seismic or other geologic hazards on a local level. Information may vary between jurisdictions, and may include information about all locally-known seismic hazard zones, including an area's susceptibility to strong ground shaking, liquefaction, landslides or other ground failure.

The absence of earthquake activity at a particular location does not necessarily mean that earthquakes will not occur there in the future. Moderate to large earthquakes have often been preceded by or followed by long periods

## EARTHQUAKE FAULT ZONES

(continued)

of quiescence. The apparent correlation between seismic activity and mapped faults should confine the areas of higher probability of earthquake occurrence to somewhat restricted zones.

Fault rupture can occur during moderate to large earthquakes and is a function of magnitude and the total length of the fault. Fault rupture accounts for only a small percentage of earthquake damage and may be rapid and sudden, as with a major earthquake, or can occur over an extended period of time.

### **DEFINITIONS:**

For fault disclosures that contain fault activity information, the definitions below describe these activity designations.

**Active** - "Active" faults are defined as faults that have been active within the last 0 to 11,000 years.

**Potentially Active** - "Potentially Active" faults are defined as faults that may have been active between 11,000 years and 500,000 years ago.

**Conditionally Active** - "Conditionally Active" faults are defined as faults that may have had activity 750,000 years ago or uncertain activity.

**LANDSLIDE SUSCEPTIBILITY**  
For  
19380 MONTEREY RD, MORGAN HILL, CA 95037  
APN: 726-42-001

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Based on PROPERTY I.D.'s research of the current maps and information issued by the California Geological Survey, the following determination is made:

<b>A SEISMIC HAZARD ZONE</b> pursuant to Section 2696 of the Public Resources Code.			
Yes (Landslide Zone) ___	Yes (Liquefaction Zone) <u>X</u>	No ___	Map not yet released by state ___

**SUBJECT PROPERTY IS NOT LOCATED IN AN OFFICIALLY DESIGNATED EARTHQUAKE-INDUCED LANDSLIDE HAZARD ZONE**

Note: Additional / local determination(s) below, when listed, may differ from the seismic hazard determination found in the Natural Hazard Disclosure Statement ("NHDS"). Differentiation can occur because the determination made in the NHDS is based on specific maps prepared by the California Geological Survey (State Seismic Hazard Mapping Act), while the determination(s) below are based on different official maps and/or information.

Based on PROPERTY I.D.'s research of maps and/or information obtained from the United States Geological Survey (USGS), the following determination is made:

**SUBJECT PROPERTY IS NOT LOCATED IN A LANDSLIDE AREA**

Based on PROPERTY I.D.'s research of specific maps or data for California, the following determination is made:

**SUBJECT PROPERTY IS NOT LOCATED IN AN AREA OF IDENTIFIED EARTH MOVEMENT**

Based on PROPERTY I.D.'s research of specific maps or data for Santa Clara County, the following determination is made:

**SUBJECT PROPERTY IS NOT LOCATED IN A LANDSLIDE HAZARD ZONE**

Based on PROPERTY I.D.'s research of specific maps or data for the City of Morgan Hill, the following determination is made:

**SUBJECT PROPERTY IS NOT LOCATED IN AN AREA OF LANDSLIDE DEPOSITS**

**DISCUSSION:**

Landslides and other ground failures may occur during earthquakes, triggered by the strain induced in soil and rock by the ground shaking vibrations, and during non-earthquake conditions, most frequently during the rainy season. Both natural and man-made factors contribute to these slope failures.

Although landslides due to slope failure are most frequent in "wet years" with above-average rainfall, they can occur at any time. The presence or absence of deep-rooted vegetation; surface and subsurface drainage conditions; thickness and engineering characteristics of soils and underlying weathered, partially-decomposed rock; orientation of bedding or locally-high rainfall can all affect slope stability.

The influence of bedrock lithology, steepness of slope, and rates of erosion, at the very least, must all be considered to generate an accurate susceptibility map. Any slope can be rendered unstable by construction activities and almost any unstable slope can also be mitigated by accepted geotechnical methods.

**LIQUEFACTION SUSCEPTIBILITY**  
For  
19380 MONTEREY RD, MORGAN HILL, CA 95037  
APN: 726-42-001

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Based on PROPERTY I.D.'s research of the current maps and information issued by the California Geological Survey, the following determination is made:

<b>A SEISMIC HAZARD ZONE</b> pursuant to Section 2696 of the Public Resources Code. Yes (Landslide Zone) ___ Yes (Liquefaction Zone) <input checked="" type="checkbox"/> No ___ Map not yet released by state ___
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**SUBJECT PROPERTY IS LOCATED IN AN OFFICIALLY DESIGNATED LIQUEFACTION HAZARD ZONE**

Note: Additional / local determination(s) below, when listed, may differ from the seismic hazard determination found in the Natural Hazard Disclosure Statement ("NHDS"). Differentiation can occur because the determination made in the NHDS is based on maps prepared by the California Geologic Survey in accordance with the State Seismic Hazard Mapping Act, while the determinations below are based on official maps prepared for another mapping program.

Based on PROPERTY I.D.'s research of the current maps issued by the United States Geological Survey (USGS), the following determination is made:

**SUBJECT PROPERTY IS LOCATED IN AN AREA WITH MODERATE LIQUEFACTION SUSCEPTIBILITY**

Based on PROPERTY I.D.'s research of specific maps or data for the Bay Area, the following determination is made:

**SUBJECT PROPERTY IS LOCATED IN AN AREA OF MODERATE LIQUEFACTION POTENTIAL DURING ANALYZED EARTHQUAKE SCENARIOS**

Based on PROPERTY I.D.'s research of specific maps or data for Santa Clara County, the following determination is made:

**SUBJECT PROPERTY IS LOCATED IN A LIQUEFACTION HAZARD ZONE**

**DISCUSSION:**

Liquefaction is the sudden loss of soil strength resulting from shaking during an earthquake. The effect on structures and buildings can be devastating, and is a major contributor to urban seismic risk. Areas most susceptible to liquefaction are underlain by non-cohesive soils, such as sand and silt, that are saturated by groundwater typically between 0 and 30 feet below the surface.

Mapped liquefaction areas are those where historic occurrence of liquefaction, or local geological, geotechnical conditions indicate a potential for permanent ground displacement such that mitigation as defined in Public Resources Code Section 2693(c) would be required. Section 2693(c) defines "mitigation" to mean those measures that are consistent with established practice and that will reduce seismic risk to acceptable levels.

Note: The map upon which this determination is based may not show all areas that have the potential for liquefaction or other earthquake and geologic hazards. Also, a single earthquake capable of causing liquefaction may not uniformly affect the entire area. Liquefaction zones may also contain areas susceptible to the effects of earthquake induced landslides. This situation typically exists at or near the toe of existing landslides, down slope from rock fall or debris flow source areas, or adjacent to steep stream banks.

# EARTHQUAKE GROUND SHAKING

For  
19380 MONTEREY RD, MORGAN HILL, CA 95037  
APN: 726-42-001

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Based on PROPERTY I.D.'s research of maps and data from the California Integrated Seismic Network (CISN), the following determinations are made:

## **SUBJECT PROPERTY IS LOCATED IN AN AREA SUBJECT TO VERY STRONG GROUND SHAKING AND MODERATE DAMAGE TO PROPERTY (MM VII) IN POTENTIAL EARTHQUAKE SCENARIOS**

### **MODIFIED MERCALLI (MM) INTENSITY SCALE - POTENTIAL SHAKING AND DAMAGE LEVELS**

- IV. Light Shaking, Minimal Damage:** Hanging objects swing, vibration like heavy trucks passing, windows and doors rattle
- V. Moderate Shaking, Minimal Damage:** Pictures move, liquids disturbed, sleepers awakened
- VI. Strong Shaking, Nonstructural Damage:** Objects fall, felt by all, pictures may fall off walls, shrubbery shakes
- VII. Very Strong Shaking, Moderate Damage:** Difficult to stand, some cracks in plaster, some damage to unreinforced masonry buildings
- VIII. Severe Shaking, Moderate-Heavy Damage:** Critical or extensive damage to stone buildings, steering of cars affected, fall of stucco and some masonry walls, fall of chimneys, homes move if on weak foundations
- IX. Violent Shaking, Heavy Damage:** Potential collapse of masonry buildings, many homes shifted off foundations, frames racked, underground pipes broken

Based on PROPERTY I.D.'s research of maps and data from the Association of Bay Area Governments (ABAG), the following determinations are made:

## **SUBJECT PROPERTY IS LOCATED IN AN AREA SUBJECT TO VERY STRONG GROUND SHAKING AND MODERATE-HEAVY DAMAGE TO PROPERTY (MM VIII) IN POTENTIAL EARTHQUAKE SCENARIOS**

### **ABAG: MODIFIED MERCALLI (MM) INTENSITY SCALE - POTENTIAL SHAKING AND DAMAGE LEVELS\***

- V. Light Shaking, Minimal Damage:** Pictures move, liquids disturbed
- VI. Moderate Shaking, Nonstructural Damage:** Objects fall, felt by all, pictures may fall off walls, some drywall cracks, some chimneys are damaged
- VII. Strong Shaking, Moderate Damage:** Difficult to stand, some cracks in plaster, some damage to unreinforced masonry buildings, many chimneys broken and some collapse
- VIII. Very Strong Shaking, Moderate-Heavy Damage:** Critical or extensive damage to stone buildings, steering of cars affected, fall of stucco and some masonry walls, fall of chimneys, homes move if on weak foundations
- IX. Violent Shaking, Heavy Damage:** Potential collapse of masonry buildings, homes can shift off foundations, frames damaged, underground pipes broken

# EARTHQUAKE GROUND SHAKING

(continued)

**X. Very Violent Shaking, Extreme Damage:** Most masonry and frame structures destroyed, some bridges destroyed, serious damage to most well-built structures

(\*Note: These descriptions of shaking and damage levels are specific to the ABAG Groundshaking disclosure, they should not be applied generally to the MMI)

## **DISCUSSION:**

Ground Shaking studies provide a prediction of what may happen in future earthquakes, including what kind of damage can occur and what types of soils will have problems. As a prediction, the information from Ground Shaking studies provide a generalized view of what can occur during a large earthquake, but specific damage to specific buildings cannot be predicted. Loose, soft, recently deposited soils are the most susceptible to ground shaking amplification, and other hazards associated with seismic activity.

Ground shaking hazards exist throughout California. The potential damages in strong earthquake scenarios range from minimal to extreme, with corresponding shaking severity ranging from very weak to very violent. Seismologists modeled various ground shaking scenarios for active faults to highlight the hazards shaking can present in a strong earthquake.

For further information about the CISN: <http://www.cisn.org/> and <http://www.cisn.org/shakemap/sc/shake/about.html>

For further Information about the ABAG Earthquake and Hazards Program: <http://resilience.abag.ca.gov/earthquakes/>

**SOIL HAZARDS**  
For  
19380 MONTEREY RD, MORGAN HILL, CA 95037  
APN: 726-42-001

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**EXPANSIVE SOILS**

Based on PROPERTY I.D.'s research of specific maps or data from the United States Department of Agriculture Natural Resources Conservation Service, the following determination is made:

**SUBJECT PROPERTY IS LOCATED IN AN AREA OF SOILS WITH LOW SHRINK-SWELL POTENTIAL**

**DISCUSSION:**

Shrink/Swell Potential or Soil Expansivity is the relative change in volume to be expected with changes in moisture content, that is, the extent to which the soil shrinks as it dries out or swells when it gets wet. Shrinking and swelling of soils can cause damage to building foundations, roads and other structures. Soil expansivity can cause damage due to differential settlement and could progressively deteriorate structures over time. As such, stricter construction and development requirements may apply that could affect building materials and standards used, including, but not limited to depth of footings, slab thickness and rebar installation. Structures located on expansive soils can experience more hairline cracks in the walls and slabs, however certain precautions can be taken in order to minimize cracking. These precautions include proper drainage after rain, installation of gutters and downspouts to direct water away from the structure, maintaining a uniform moisture condition around foundations, repairing any plumbing leaks, refraining from planting trees within approximately ten feet of the structure because trees tend to extract moisture in soil causing shrinkage, and contacting a soils engineer who specializes in expansive soils matters.

**SUBSIDENCE**

Based on PROPERTY I.D.'s research of specific maps or data for Santa Clara County, the following determination is made:

**SUBJECT PROPERTY IS NOT LOCATED IN AN AREA WITH HIGH POTENTIAL FOR COMPRESSIBLE SOILS AND DIFFERENTIAL SETTLEMENT**

**DISCUSSION:**

Subsidence is the gradual settling or sinking of the earth's surface with little or no horizontal motion due to the loss of solids or liquids from the subsurface. The compaction of alluvium and settling of the land surface is a process that occurs over several years, except when prompted by seismic shaking. Subsidence can cause property damage and could progressively deteriorate structures over time. As such, stricter construction and development requirements may apply that could affect building materials and standards used. Structures may experience more hairline cracks in the walls and slabs. Inundation or flooding may also be a secondary effect of subsidence.

In Santa Clara County Compressible Soils are an officially recognized Geologic Hazard Zone (GHZ.) In those areas, local ordinances require that the owner/applicant submit a geologic report (prepared and signed by a Certified Engineering Geologist [CEG]) for review by the County Geologist prior to approval of certain applications for construction.

# GROUNDWATER

For  
19380 MONTEREY RD, MORGAN HILL, CA 95037  
APN: 726-42-001

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Based on PROPERTY I.D.'s research of specific maps or data from the California Department of Water Resources, the following determination is made:

## **SUBJECT PROPERTY IS LOCATED IN A CALIFORNIA STATEWIDE GROUNDWATER ELEVATION MONITORING PROGRAM HIGH PRIORITY GROUNDWATER BASIN**

### **DISCUSSION:**

The Sustainable Groundwater Management Act (SGMA), signed into law on September 16, 2014, is a package of three bills (AB 1739, SB 1168, and SB 1319) that provides local agencies with a framework for managing groundwater basins in a sustainable manner. Recognizing that groundwater is most effectively managed at the local level, the SGMA empowers local agencies to achieve sustainability within 20 years. As part of this process, the Department of Water Resources (DWR), via the California Statewide Groundwater Elevation Monitoring (CASGEM) Program, has identified and prioritized groundwater basins throughout the state. Based on the priority designation, local agencies may form Groundwater Sustainability Agencies (GSAs), tasked with developing Groundwater Sustainability Plans (GSPs) within a certain time frame. The SGMA requires GSAs in high and medium priority basins to develop GSPs, while GSAs in low and very low priority basins are encouraged, but not required, to do so. With the adoption of these plans, potential changes to local groundwater management practices may affect your property. Any concerns should be directed to your local Planning Department, Groundwater Management Agency, and other related agencies.

Further information on the SGMA can be found at the following sites:

[http://www.waterboards.ca.gov/water\\_issues/programs/gmp/docs/sgma/sgma\\_brochure\\_jan2015.pdf](http://www.waterboards.ca.gov/water_issues/programs/gmp/docs/sgma/sgma_brochure_jan2015.pdf)

<https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management>

[http://www.waterboards.ca.gov/water\\_issues/programs/gmp/sgma.shtml](http://www.waterboards.ca.gov/water_issues/programs/gmp/sgma.shtml)

# NATURALLY OCCURRING ASBESTOS

For  
19380 MONTEREY RD, MORGAN HILL, CA 95037  
APN: 726-42-001

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Based on PROPERTY I.D.'s research of current maps and/or information issued by the California Geological Survey, the following determination is made:

## **SUBJECT PROPERTY IS LOCATED IN AN AREA LIKELY TO CONTAIN NATURALLY OCCURRING ASBESTOS**

### **DISCUSSION:**

Natural asbestos commonly occurs in association with altered ultramafic rocks, including serpentinite or serpentine - the California state rock. State and federal officials consider all types of asbestos to be hazardous because asbestos is a known carcinogen. Wind and water can carry asbestos fibers, and certain human activities such as mining, grading, quarrying operations, construction or driving over unpaved roads or driving on a road paved in part with asbestos-bearing rock, can release dust containing asbestos fibers. As with any other potential environmental hazard, it is recommended that Buyers fully investigate and satisfy themselves as to the existence of exposed naturally occurring asbestos / serpentine rock on the Property or within its vicinity or any serpentine-surfaced roads within the vicinity of the Property and the hazards, if any, posed thereby. That investigation should include consulting with appropriate expert(s) who can identify and test any exposed naturally occurring asbestos / serpentine rock on the Property or within its vicinity to determine whether it may present a health risk to Buyers. Buyers are encouraged to review all relevant information resulting from these studies and other information pertaining to the risk of exposure to harmful forms of naturally occurring asbestos fibers prior to removing their inspection contingency. Exposure to asbestos may create a significant health risk, and the presence of asbestos-bearing minerals may result in restrictions on the use or development of the Property. You should consider the potential risks associated with the Property before you complete your purchase and determine whether they are acceptable to you.

# RADON GAS POTENTIAL

For  
19380 MONTEREY RD, MORGAN HILL, CA 95037  
APN: 726-42-001

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Based on PROPERTY I.D.'s research of specific maps or data obtained from the U.S. Environmental Protection Agency, the following determination is made:

## **THE ENTIRE COUNTY IN WHICH THE SUBJECT PROPERTY IS LOCATED IS DESIGNATED AS A ZONE 2 FOR RADON GAS POTENTIAL**

### **DEFINITION:**

**Zone 1** - Highest Potential (greater than 4 pCi/L) (picocuries per liter)

**Zone 2** - Moderate Potential (from 2 to 4 pCi/L) (picocuries per liter)

**Zone 3** - Low Potential (less than 2 pCi/L) (picocuries per liter)

### **DISCUSSION:**

Radon is a naturally occurring colorless, odorless radioactive gas formed by the natural disintegration of uranium in soil, rock and ground water as it radioactively transmutes to form stable lead.

Radon gas forms from the decay of radioactive elements at depth. Air pressure inside a building is usually lower than pressure in the soil around the building's foundation. Because of this difference in pressure, buildings can act like a vacuum, drawing radon in through foundation cracks and other openings. As cracks develop in rocks, radon gas can rise into the local ground water and may also be present in well water and can be released into the air in buildings when water is used for showering and other household uses. In most cases, radon entering a building through water is a small risk compared with radon entering a building from the soil. In a small number of homes, the building materials can give off radon, although building materials alone rarely cause radon problems. The Surgeon General has warned that radon is the second leading cause of lung cancer in the United States. Only smoking causes more lung cancer deaths. Smokers that live in homes with high radon levels, are at an especially high risk for developing lung cancer.

The U.S. Environmental Protection Agency's (EPA) action level for indoor radon levels is 4 pCi/L, at which homes should be fixed. Even at lower levels Radon can still be dangerous, so the EPA recommends homeowners consider fixing their homes when the radon levels are between 2 pCi/L and 4 pCi/L.

The only way to determine radon levels for a specific property is by testing. For further information about radon testing and mitigation, contact the California Department of Public Health at <https://www.cdph.ca.gov/Programs/CEH/DRSEM/Pages/EMB/Radon/Radon.aspx>, The National Environmental Health Association (NEHA) at <http://www.neha.org>, and the National Environmental Radon Safety Board (NRSB) at <http://www.nrsb.org>.

## PROTECTED SPECIES / HABITATS

For  
19380 MONTEREY RD, MORGAN HILL, CA 95037  
APN: 726-42-001

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Based on PROPERTY I.D.'s research of the current maps and/or information obtained from federal, state, county, or local habitat conservation departments, the following determination is made:

**SUBJECT PROPERTY IS LOCATED IN AN AREA WITH PROTECTED SPECIES, HABITATS, OR CONSERVATION PLAN AREAS, INCLUDING THE FOLLOWING:**

- **BURROWING OWL CONSERVATION ZONE (LOW-MODERATE VALUE) (CITY OF SAN JOSE)**
- **HABITAT PLAN PERMIT AREA**

Based on PROPERTY I.D.'s research of the California Natural Diversity Database (CNDDDB), the following determination is made:

**SUBJECT PROPERTY IS LOCATED IN AN AREA WHERE SIGHTINGS OF RARE SPECIES AND/OR NATURAL COMMUNITIES HAVE BEEN RECORDED, INCLUDING THE FOLLOWING:**

- **CALIFORNIA TIGER SALAMANDER (THREATENED)**

**DISCUSSION:**

The species and/or habitat(s) listed above, if any, represent rare, sensitive, threatened, endangered, or special status plants, animals, natural communities, or habitats. Some of the species listed may not currently be considered endangered, threatened, sensitive, or protected, at the time of the report, but do have the potential of receiving an upgraded status.

Landowners with property in conservation areas may be subject to development fees at the time a grading permit is obtained, and/or may be required to secure a habitat assessment conducted by a biologist or specialist approved by the United States Fish and Wildlife Service, and/or the California Department of Fish and Wildlife, and/or the local jurisdiction habitat conservation department. Fee revenues are generally expended for land acquisition, biologic research and other conservation and mitigation activities necessary to help implement the applicable species habitat conservation plans. A habitat assessment involves a field survey to ascertain the actual presence of the particular species upon the Subject Property. These habitat preservation measures may also limit the landowner's ability to develop the property. Affected landowners should check the applicable jurisdiction's ordinances, mitigation fees, and local planning jurisdictions.

The CNDDDB provides location and natural history information on special status plants, animals, and natural communities to the public, government agencies, and conservation organizations. The data can help drive conservation decisions, aid in environmental review of projects, and provide baseline data helpful in recovering endangered species. Although proximity to a CNDDDB identified historic species and/or habitat sighting does not necessarily impact the landowner(s) directly, homeowners and buyers may wish to check applicable ordinances, mitigation fees, and local planning jurisdictions.

Contact information for your Department of Fish and Wildlife Regional Office can be found at <https://www.wildlife.ca.gov/Regions>.

## PROTECTED SPECIES / HABITATS

(continued)

Note: A lack of listed species and/or habitats in this report does not necessarily mean that there are no rare species or habitats in this area. Areas that have not been surveyed for rare species will not show results in this report. Land that has not been surveyed for rare plants and animals retains the potential to support rare elements.

**VIEWSHED PROTECTION STUDY AREA**  
For  
19380 MONTEREY RD, MORGAN HILL, CA 95037  
APN: 726-42-001

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Based on PROPERTY I.D.'s research of specific maps or data from Santa Clara County, the following determination is made:

**SUBJECT PROPERTY IS NOT LOCATED IN A SANTA CLARA VALLEY VIEWSHED  
PROTECTION DESIGN REVIEW AREA**

**DISCUSSION:**

On August 29, 2006, the Santa Clara County Board of Supervisors voted unanimously to adopt the draft general plan policy revisions, zoning ordinance amendments, and rezoning for the Viewshed Protection Study, following staff recommendations. The project includes a new section of the Growth & Development Chapter for Rural Unincorporated Area Issues & Policies to better address topics such as visual impacts of hillside development, use of Design Review zoning districts, grading approvals, development on slopes of 30% or more, and ridgeline development issues. Parcels within the Viewshed Protection Study Area may be subject to special development guidelines, and their status as such should be verified with the Santa Clara County Planning Office. For further information, go to <http://www.sccgov.org> and search "Viewshed Study".

# NOTICE OF DUCT SEALING REQUIREMENTS

For  
19380 MONTEREY RD, MORGAN HILL, CA 95037  
APN: 726-42-001

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Based on PROPERTY I.D.'s research of the official climate zone maps issued by the California Energy Commission, the following determination is made:

## **SUBJECT PROPERTY IS LOCATED IN A ZONE SUBJECT TO CALIFORNIA ENERGY COMMISSION DUCT SEALING REQUIREMENTS**

### **DISCUSSION:**

The California Energy Commission's ("CEC") duct sealing requirements, applicable to all climate zones in California per California Code of Regulations, Title 24, are in effect for all residential and non-residential properties. If a central air conditioner or furnace is installed or replaced, mandatory duct system sealing and leakage testing is required. Alterations and additions to ducted systems in existing buildings in all climate zones are also required to comply with applicable maximum leakage criteria. If significant leakage is found, repairs may be required to seal the ducts, with additional testing required to confirm the work was done properly. It is strongly recommended that all of this work be done by licensed contractors who should obtain all required permits. These current duct sealing requirements may impact a Seller's disclosure obligations and/or any negotiations between principals regarding replacing heating, ventilating and air conditions (HVAC) systems. These requirements may increase the costs associated with replacing or installing an HVAC system. Current information regarding these standards can be found at

<https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2019-building-energy-efficiency>.

14 SEER - Seasonal Energy Efficiency Ratio is the Federal Government's minimum standard efficiency rating in California for heating, ventilating, air conditioning, and heat pumps. The US Department of Energy requires central air conditioners and heat pumps to meet an efficiency rating of 14 SEER. For further information contact the California Energy Commission at 800-772-3300.

Note: Property I.D. cannot determine the condition, required testing, or sealing needed for the HVAC system of the Subject Property, nor can Property I.D. verify any information provided about the condition of the HVAC system.

## AIRPORT PROXIMITY

For  
19380 MONTEREY RD, MORGAN HILL, CA 95037  
APN: 726-42-001

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Based on PROPERTY I.D.'s research of specific maps or data obtained from local land use commissions, the following determination is made:

### **SUBJECT PROPERTY IS NOT LOCATED IN AN AIRPORT INFLUENCE AREA**

Based on PROPERTY I.D.'s research of specific maps or data for the Federal Aviation Administration (FAA) and the U.S. Department of Transportation, the following determination is made:

### **SUBJECT PROPERTY IS NOT LOCATED WITHIN 2 MILES OF AN FAA APPROVED LANDING FACILITY**

#### **DISCUSSION:**

NOTICE OF AIRPORT IN VICINITY - Pursuant to Section 1103.4 of the Civil Code: If the above-referenced property is located in the vicinity of an airport, within what is known as an Airport Influence Area, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations, such as noise, vibration, or odors. Per the California Code of Regulations Section 5006, the level of noise acceptable to a reasonable person residing in the vicinity of an airport is established as a community noise equivalent level (CNEL) value of 65 dB. This criterion level has been chosen for reasonable persons residing in urban residential areas where houses are of typical California construction and may have windows partially open. Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

For community involvement updates, and current news affecting specific airports, please see the following:

Ontario: [https://www.faa.gov/air\\_traffic/community\\_involvement/ont/](https://www.faa.gov/air_traffic/community_involvement/ont/)

Southern California: [https://www.faa.gov/air\\_traffic/community\\_involvement/socal/](https://www.faa.gov/air_traffic/community_involvement/socal/)

Note: In some instances the location of an airport facility's property line was not made available by the FAA. In those cases the FAA-designated central point of the facility was used as the center for the two mile proximity determination.

**MILITARY ORDNANCE AND DEFENSE SITES**  
For  
19380 MONTEREY RD, MORGAN HILL, CA 95037  
APN: 726-42-001

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**FUDS PROGRAM SITES**

Based on PROPERTY I.D.'s research of specific maps and information issued by the U.S. Army Corps of Engineers from the Defense Environmental Restoration Program Annual Report to Congress, the following determination is made:

**SUBJECT PROPERTY IS NOT LOCATED WITHIN 1 MILE OF A FORMERLY USED DEFENSE SITE**

**DISCUSSION:**

The Defense Environmental Restoration Program-Formerly Used Defense Site Program (DERP-FUDS) was established in 1984 by the United States Army with the mission to protect human health and safety, the environment, and natural resources by removing hazardous material from the environment. The FUDS Program is responsible for all properties that were formerly owned by, leased to, or otherwise possessed by the United States under the jurisdiction of the Department of Defense prior to October 1986, and is executed by the U.S. Army Corps of Engineers. The type of cleanup required, if any, varies from property to property and could include: removal of hazardous, toxic and radioactive waste, ordnance and explosives waste, building demolition and/or debris removal.

For more information, please see:

<http://www.usace.army.mil/Missions/Environmental/FormerlyUsedDefenseSites.aspx>

# MILITARY ORDNANCE AND DEFENSE SITES

(continued)

## ADDITIONAL MILITARY SITES

Based on PROPERTY I.D.'s research of specific maps or information issued by the U.S. Army Corps of Engineers in conjunction with the Department of Defense, individual base cleanup organizations, and local sources, the following determination is made:

### **SUBJECT PROPERTY IS NOT LOCATED WITHIN 1 MILE OF A MILITARY SITE**

#### **DISCUSSION:**

Former and current military sites exist throughout the country in various stages of use, closure, and cleanup. While some of these military sites are included in the FUDS program, those owned by, leased to, or otherwise possessed by the United States and under the jurisdiction of the Department of Defense after October 1986, are not eligible for inclusion in the FUDS program. These sites include but are not limited to sites where environmental cleanup has been completed such as previous FUDS program sites, or those that have been closed or realigned as part of the Base Realignment and Closure (BRAC) process.

For more information, please see:

<https://www.epa.gov/fedfac/base-realignment-and-closure-brac-sites-state>

<https://www.bracpmo.navy.mil/>

<http://www.usace.army.mil/Missions/Environmental/FormerlyUsedDefenseSites.aspx>

Note: The Military sites and their boundaries used in making these determinations are based on data made available at the source's discretion, and may be incomplete from the source. Certain sections of a site may be disclosed with other sections left out by the source. Some active military sites and bases may not be disclosed herein based on the discretion of the source.

# AREAS OF INDUSTRIAL / COMMERCIAL USE

For  
19380 MONTEREY RD, MORGAN HILL, CA 95037  
APN: 726-42-001

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## LAND USE AND PLANNING

Based on PROPERTY I.D.'s research of specific maps or data for the Bay Area, the following determination is made:

### **SUBJECT PROPERTY IS LOCATED IN OR ADJACENT TO AN AREA OF INDUSTRIAL AND/OR COMMERCIAL LAND USE (UNSPECIFIED COMMERCIAL AND SERVICES)**

#### **DISCUSSION:**

Industrial or commercial use zones or districts may be established by cities and/or counties wherein certain manufacturing, commercial or airport uses are expressly permitted.

Pursuant to Section 1102.17 of the Civil Code, the seller of residential real property subject to this article who has actual knowledge that the property is affected by, or zoned to allow, an industrial use described in Section 731a of the Code of Civil Procedure, which allows manufacturing, commercial or airport uses in zones that have been established under authority of law for those uses, shall give written notice of that knowledge as soon as practicable before transfer of title.

The existence of various conditions such as traffic, noise, odors, pollution, obstructed views, and other such conditions that are reasonable and necessary in Industrial Use Zones, cannot be enjoined or restrained, nor shall such use be deemed a nuisance as outlined in Section 731a of the Code of Civil Procedure.

*Note: The composition of Planned Developments may not be finalized and may eventually include areas of commercial or industrial use. For more information about a Planned Development in your area, contact the local planning department.*

*Note: Where not specifically identified, determinations may be based on maps or data made for Land Use and Planning purposes, and may not reflect all local zoning. Zoning changes occur often. This report should not be relied upon to provide any specific determination of the current zoning or allowed activities on or near the the Subject Property.*

## **HISTORICAL SIGNIFICANCE NOTICE**

Recognizing the need to identify and protect neighborhoods with distinct architectural and cultural resources, national, state, and local agencies have developed review processes for properties with historical significance. While the review process varies based on jurisdiction, a property deemed to be of historical significance may be subject to special rules, regulations, or building codes that could affect your ability to alter or improve said property.

While Property I.D. has not discovered if the subject property has any historical significance, and has no duty to do so, it is important to be aware that properties that contain older structures may have some historical significance, and you should contact your local Planning and/or Building Department(s) to confirm how your property may be affected, especially if any improvements are to be made.

For more information on historical sites in general, please visit the following:

National Register of Historic Places: <https://www.nps.gov/subjects/nationalregister/index.htm>

CA Register of Historical Resources: [http://ohp.parks.ca.gov/?page\\_id=21238](http://ohp.parks.ca.gov/?page_id=21238)

CA Points of Historical Interest: [http://ohp.parks.ca.gov/?page\\_id=21750](http://ohp.parks.ca.gov/?page_id=21750)

## NOTICE OF MINING OPERATIONS

For  
19380 MONTEREY RD, MORGAN HILL, CA 95037  
APN: 726-42-001

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Based on PROPERTY I.D.'s research of specific maps or data from the Division of Mines and Reclamation (DMR) at the Department of Conservation, pursuant to Section 2207 of the Public Resources Code, the following determinations are made:

### **SUBJECT PROPERTY IS LOCATED WITHIN 1 MILE OF MINING OPERATIONS, INCLUDING THE FOLLOWING:**

- **POLAK PIT QUARRY-RECLAIMED - SAND AND GRAVEL OPEN PIT - RECLAIMED**

Based on PROPERTY I.D.'s research of specific maps or data from the Division of Mines and Reclamation's Abandoned Mine Lands Unit, the following determinations are made:

### **SUBJECT PROPERTY IS NOT LOCATED WITHIN 1 MILE OF ABANDONED MINING OPERATIONS**

Based on PROPERTY I.D.'s research of specific maps or data from the United States Geological Survey (USGS), the following determinations are made:

### **SUBJECT PROPERTY IS NOT LOCATED WITHIN ¼ MILE OF A MINE SITE IDENTIFIED BY THE U.S. GEOLOGICAL SURVEY**

#### **DISCUSSION:**

If this property is located within one mile of a mine operation for which the mine owner or operator has reported mine location data to the Department of Conservation pursuant to Section 2207 of the Public Resources Code, then the property may be subject to inconveniences resulting from mining operations. You may wish to consider the impacts of these practices before you complete your transaction.

Mines have been dug and abandoned throughout the State of California. The result is that in the state there are tens of thousands of active and abandoned mines, many unmapped, that can pose inconveniences resulting from mining operations and potential safety, health, and environmental hazards. Sites can possess serious physical safety hazards, such as open shafts or tunnels, and many mines have the potential to contaminate surface water, groundwater.

Further information is available from the following:

Division of Mines and Reclamation: <http://www.conservation.ca.gov/dmr>

Division of Mines and Reclamation, Abandoned Mine Lands Unit: [http://www.conservation.ca.gov/dmr/abandoned\\_mine\\_lands](http://www.conservation.ca.gov/dmr/abandoned_mine_lands)

U.S. Geological Survey: <http://minerals.usgs.gov>.

# OIL AND GAS WELL PROXIMITY

For  
19380 MONTEREY RD, MORGAN HILL, CA 95037  
APN: 726-42-001

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Based on PROPERTY I.D.'s research of specific maps or data from the California Dept. of Conservation, the following determination is made:

**SUBJECT PROPERTY IS NOT LOCATED WITHIN THE ADMINISTRATIVE BOUNDARY OF AN OIL AND GAS FIELD**

**SUBJECT PROPERTY IS NOT LOCATED WITHIN 500FT OF AN IDENTIFIED OIL OR GAS WELL, ACTIVE OR ABANDONED**

## **DISCUSSION:**

Abandoned oil and gas wells dot the landscape of California. Identified wells have been mapped and are monitored by the California Department of Conservation; and are generally regulated by State and Local agencies. While abandoned wells that are properly capped and monitored present a low hazard risk, improper capping or plugging of abandoned wells can lead to a variety of problems. Improperly capped wells can release noxious chemicals into the air, or allow chemicals to leach into groundwater. Abandoned oil and gas wells are prone to buildup of methane gas which can create an explosion hazard if not properly monitored and cleaned. Improperly capped wells can lead to sinkhole development. Wells can pose a serious threat to the safety of humans, especially children, and to animals. Administrative field boundaries roughly outline the areal extent of an oil or gas field. Questions of jurisdiction and responsibility in regards to capping and maintenance of abandoned wells may exist.

For more information regarding abandoned oil and gas wells in California, contact the following agencies:

State of California Dept. of Conservation - Geologic Energy Management Division:

<http://www.conservation.ca.gov/dog/Pages/Index.aspx>

California Environmental Protection Agency <http://www.calepa.ca.gov>

Note: This hazard determination only identifies properties in proximity to abandoned wells that have been mapped by the California Department of Conservation. Unmapped abandoned wells that are not identified in this disclosure could exist on or near the Subject Property. Unmapped and unidentified wells can pose a greater risk to health and safety as they are not monitored and may not have received the appropriate mitigation measures.

**PERCHLORATE CONTAMINATION**  
For  
19380 MONTEREY RD, MORGAN HILL, CA 95037  
APN: 726-42-001

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Based on PROPERTY I.D.'s research of specific maps or data for Santa Clara County, the following determination is made:

**SUBJECT PROPERTY IS NOT LOCATED IN A PERCHLORATE STUDY AREA**

**DISCUSSION:**

Perchlorate is both a natural and man-made salt that is used as an oxidizer and used in the production of highway flares, rocket fuel, air bag inflators, matches, fireworks, dyes, lubricating oils, electroplating and medical specialty tests.

The extent of the contamination and the potential hazards to the health of residents in the perchlorate study area is the subject of ongoing investigation, but it is considered to have adverse health effects and water suspected to contain perchlorate should be avoided for drinking and cooking. Conventional water treatment methods, such as carbon filters, air stripping, household water filters, chlorination, aeration and boiling are not effective in removing perchlorate. However, reverse osmosis, distillation and specialized ion exchange resins can be successful in removing perchlorate.

The investigation area is bounded approximately by Tennant Avenue on the north, Masten Avenue on the south, Center Avenue on the east and Monterey Highway on the west. You should consider using bottled water if you obtain your drinking water from a well in the investigation area until the investigation is complete. The water district has an unlimited supply of bottled water for residents in the investigation area who have contacted the Perchlorate Hotline at 408-265-2607 Ext. 2649 to schedule a well test. For further information go to [www.valleywater.org](http://www.valleywater.org), or call the Perchlorate Hotline.

## NOTICE OF RIGHT TO FARM

For  
19380 MONTEREY RD, MORGAN HILL, CA 95037  
APN: 726-42-001

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Based on PROPERTY I.D.'s research of the current county-level GIS "Important Farmland Map," issued by the California Department of Conservation, Division of Land Resource Protection, the following determination is made:

### **SUBJECT PROPERTY IS LOCATED IN AN AREA WITHIN ONE MILE OF AGRICULTURAL ACTIVITY**

The following notice applies to properties located within one mile of agricultural activity.

#### **NOTICE:**

This property is located within one mile of farm or ranch land designated on the current county-level GIS "Important Farmland Map," issued by the California Department of Conservation, Division of Land Resource Protection. Accordingly, the property may be subject to inconveniences or discomforts resulting from agricultural operations that are a normal and necessary aspect of living in a community with a strong rural character and a healthy agricultural sector. Customary agricultural practices in farm operations may include, but are not limited to, noise, odors, dust, light, insects, the operation of pumps and machinery, the storage and disposal of manure, bee pollination, and the ground or aerial application of fertilizers, pesticides, and herbicides. These agricultural practices may occur at any time during the 24-hour day. Individual sensitivities to those practices can vary from person to person. You may wish to consider the impacts of such agricultural practices before you complete your purchase. Please be advised that you may be barred from obtaining legal remedies against agricultural practices conducted in a manner consistent with proper and accepted customs and standards pursuant to Section 3482.5 of the Civil Code or any pertinent local ordinance.

# SANTA CLARA COUNTY RIGHT TO FARM NOTICE

## REAL ESTATE TRANSFER DISCLOSURE

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY LOCATED IN THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, DESCRIBED AS 19380 MONTEREY RD, MORGAN HILL, CA 95037, APN: 726-42-001. THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH ORDINANCE NUMBER NS-300.705, § 3 OF THE COUNTY CODE AS OF JANUARY 14, 2003. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPLE(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.

### I

#### SELLER'S INFORMATION

The Seller discloses the following information with the knowledge that even though this is not a warranty, perspective buyers may rely upon this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property. THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER AS REQUIRED BY THE COUNTY OF SANTA CLARA AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.

THE COUNTY OF SANTA CLARA RECOGNIZES AND SUPPORTS THE RIGHT TO FARM AGRICULTURAL LANDS AND PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE COUNTY. If the subject property is adjacent to or near property used for agricultural operations or on agricultural lands, you may be subject to inconveniences or discomforts arising from such operations, including but not limited to noise, odors, fumes, dust, the operation of machinery of any kind during any 24-hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Santa Clara County has determined that inconveniences or discomforts associated with such agricultural operations shall not be considered to be a nuisance if such operations are consistent with accepted customs and standards. Santa Clara County has established a Grievance Committee to assist in the resolution of any disputes which might arise between residents of this County regarding agricultural operations. If you have any questions concerning this policy or the Grievance Committee, please contact the Santa Clara County Department of Agriculture and Resource Management.

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller.

Seller\* \_\_\_\_\_ Date \_\_\_\_\_

Seller\* \_\_\_\_\_ Date \_\_\_\_\_

BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER(S) AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Seller\* \_\_\_\_\_ Date \_\_\_\_\_ Buyer\* \_\_\_\_\_ Date \_\_\_\_\_

Seller\* \_\_\_\_\_ Date \_\_\_\_\_ Buyer\* \_\_\_\_\_ Date \_\_\_\_\_

Agent (Broker) Representing Seller\* \_\_\_\_\_ Date \_\_\_\_\_

By (Associate Licensee or Broker)\* \_\_\_\_\_ Date \_\_\_\_\_

Agent (Broker) Representing Buyer\* \_\_\_\_\_ Date \_\_\_\_\_

By (Associate Licensee or Broker)\* \_\_\_\_\_ Date \_\_\_\_\_

Present A.P. No. \_\_\_\_\_

A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT WITH YOUR ATTORNEY.

\*NOTE: Your signature on the NHDS Report Receipt page is sufficient to acknowledge delivery/receipt of this information.

# LAND CONSERVATION DETERMINATION

For  
19380 MONTEREY RD, MORGAN HILL, CA 95037  
APN: 726-42-001

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Based on PROPERTY I.D.'s research of specific maps or data for the California Department of Conservation, Division of Land Resource Protection and in conjunction with local county agencies, the following determination is made:

## **SUBJECT PROPERTY IS NOT / WAS NOT LOCATED IN LANDS UNDER CONTRACT PURSUANT TO THE CALIFORNIA LAND CONSERVATION (WILLIAMSON) ACT AT THE TIME THE DATA WAS OBTAINED**

### **DISCUSSION:**

The Williamson Act was passed by the California Legislature in 1965 to preserve agricultural and open space lands in Agricultural Preserves by discouraging premature and unnecessary conversion to urban uses. The term "Agricultural Preserve" is an area for which a city or county will enter into contracts with landowners to devote land to agricultural or open-space uses, pursuant to the California Land Conservation (Williamson) Act. Preserves are regulated by rules and restrictions designated in the resolution to ensure that the land within the Preserve is maintained for agricultural or open space use.

The Williamson Act authorizes local governments and property owners to (voluntarily) enter into 10-year rolling term contracts to commit land to specified uses. In return, restricted parcels may be assessed for property tax purposes at a rate consistent with their actual use, rather than potential market value. However, a Williamson Act contract on the property does not by itself necessarily guarantee that the property will be assessed at a reduced value for property tax purposes. A Williamson Act contract runs with the land and is binding on all successors in interest of the landowner. A landowner's failure to meet the conditions of the contract may be considered a breach of the contract, which will allow the local government to sue the landowner and/or not renew the contract.

Additionally, if the Subject Property is located at or near Agricultural Preserves, inconvenience or discomfort may arise from the use of the land for agricultural activity or processing activity in a manner consistent with proper and accepted customs and standards. Agricultural activity, operation, or facility, or appurtenances thereof shall include, but not be limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing, and harvesting of any agricultural commodity including timber, viticulture, apiculture, or horticulture, the raising of livestock, fur bearing animals, fish, or poultry, and any practices performed by a farmer or on a farm as incident to or in conjunction with those farming operations, including preparation for market, delivery to storage or to market, or delivery to carriers for transportation to market. Agricultural processing activity, operation, facility, or appurtenances thereof includes, but is not limited to, the canning or freezing of agricultural products, the processing of dairy products, the production and bottling of beer and wine, the processing of meat and egg products, the drying of fruits and grains, the packaging and cooling of fruits and vegetables, and the storage or warehousing of any agricultural products, and includes processing for wholesale or retail markets of agricultural products.

# PROPERTY TAX RECORDS

For  
19380 MONTEREY RD, MORGAN HILL, CA 95037  
APN: 726-42-001

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Based on Property I.D.'s research of available tax records from Santa Clara County the following determinations are made:

## Tax Totals for the 2019-2020 tax year:

Variable (Ad Valorem) Tax Rate:	1.174900%
Variable (Ad Valorem) Tax Total:	\$19,936.73
Mello-Roos Total:	\$330.70
Special Assessment/1915 Total:	\$2,921.20
<b>2019-2020 Property Tax Bill Total:*</b>	<b>\$23,188.63</b>

\*The Annual Tax Total amount represents the total property tax fees on the subject property as billed at the beginning of the listed tax year. The levies and amounts listed in this report are based on the levies and property valuation on record at the beginning of the listed tax year. Items not found on the property tax bill provided by the county for the listed tax year, and/or deferred items, may not be found in this report. (Property I.D. reserves the right to update these records during the course of the tax year, at Property I.D.'s discretion.)

**NOTE:** The taxes listed are for the tax year shown above. The amounts and levies are subject to change pursuant to the purchase price of the property, changes to the assessed value, or changes in the tax rolls. Supplemental tax bills and penalty fees are not included in this report. **To see an estimate of the future taxes based on purchase price, please visit the Property I.D. Future Tax Estimator below.**

Property I.D.  
Future Tax Estimator

## Mello-Roos Community Facilities District Levies - Details

### Notice of Special Tax

#### **SUBJECT PROPERTY IS SUBJECT TO MELLO-ROOS COMMUNITY FACILITIES DISTRICT TAXES**

The **Mello-Roos** Community Facilities District Act, enacted in 1982, allows local governments to create tax districts to finance infrastructure, services, and public facilities such as sewers, parks, electrical upgrades, etc. Establishing a Mello-Roos tax requires a 2/3 majority vote. The electors in a Mello-Roos vote consist of the registered voters in the new tax district, provided the district contains at least 12 registered voters. Otherwise, the qualified electors are the land owners within the district, with each land owner entitled to one or more voters based on the amount of land owned within the district. In some cases, there may be a single owner or developer voting.

Note: By voter approval new Mello-Roos taxes may be levied against this property in the future. Items not found on the property tax bill provided by the county for the listed tax year, and/or deferred items, may not be found in this report.

District	Purpose	Contact	Start/End Year	Amount
LIBRARY JPA CFD 2013-1 (FundNo: 851)	LIBRARY FACILITIES AND SERVICES	SANTA CLARA COUNTY LIBRARY DIST (408)293-2326X300 3	2014 / 2034	\$330.70
<p><b>Maximum Potential Tax Rate:</b> IN FY 2014-15, GREATER OF MAXIMUM SPECIAL TAX RATE (SFR: \$33.66/UNIT, CONDO/TOWNHOUSE: \$33.66/UNIT, MFR: \$16.83/UNIT, OTHER RESIDENTIAL: \$16.83/UNIT, RETAIL: LESSER OF \$84.15/ACRE OR \$2524.50/PARCEL, NON-RETAIL BUSINESS: LESSER OF \$252.50/ACRE OR \$7575.00/PARCEL, MISC AG/VACANT: LESSER OF \$6.73/ACRE OR \$67.30/PARCEL, TRANSPORTATION/UTILITIES: LESSER OF \$84.15/ACRE OR \$2524.50/PARCEL) OR \$3.00.</p> <p><b>Annual Escalator:</b> NONE SPECIFIED; CALL CONTACT FOR EXACT RATE</p>				

**Mello-Roos Total: \$330.70**

Note: The assessed levy amount listed for Mello-Roos property taxes is provided by the Tax Collector's office and is accurate based on the levies listed in the identified tax record as of the beginning of the identified tax year. Items not found on the property tax bill provided by the county for the listed tax year, and/or deferred items, may not be found in this report. Attribute information such as End Year and Max % Increase is neither provided nor updated by the Tax Collector and can vary from property to property, therefore attribute information may be subject to inconsistencies. Customers who require verification of the Mello-Roos attribute information are recommended to call the contact listed for that levy or Property I.D.'s Customer Service Department for further information.

## Special Assessment and 1915 Bond Act Levies - Details

### Notice of Special Assessment

#### SUBJECT PROPERTY IS LOCATED IN A SPECIAL TAX ASSESSMENT DISTRICT

**Special Assessments** are taxes levied against parcels for public projects in which the amount of the charge is based on the benefit of the project to the parcel. Assessments based on the 1915 Bond Act are among special assessments, and are generally used to fund public improvement projects such as streets and sewer systems.

Note: By voter approval new Special Assessment taxes may be levied against this property in the future. Items not found on the property tax bill provided by the county for the listed tax year, and/or deferred items, may not be found in this report.

Code	Description	Contact	Phone	Amount
728	SCVWD SAFE, CLEAN WATER	SANTA CLARA VALLEY WATER DIST	(408)630-2810	\$2128.52
883	SCVWD FLOOD ASSMT, EAST	SPECIAL TAX BEN. ASSMT HOTLINE	(408)630-2810	\$655.08
848	MOSQUITO ASMT #2	JEANETTE HYNSON	(800)273-5167	\$83.60
991	SCCOSA MEASURE Q	SCI CONSULTING GROUP	(800)273-5167	\$24.00
847	S.C. COUNTY - VECTOR CONTROL DIST	JEANETTE HYNSON	(800)273-5167	\$18.00
980	SFBRA MEASURE AA	SFBRA	(888)508-8157	\$12.00

**Special Assessment/1915 Total: \$2,921.20**

## Property Value Adjusted (Ad Valorem) Levies - Details

### SUBJECT PROPERTY IS SUBJECT TO AD VALOREM TAXES

**Ad Valorem** taxes, also known as "Rate-Based Taxes" are charges calculated as a percentage of the total value of real property, including improvement and land values as determined by the county assessor. California's standard 1% property tax is included among these rate based taxes.

Note: By voter approval new Ad Valorem taxes may be levied against this property in the future.

Code	Description	Contact	Phone	Rate	Amount
1	PROP 13 STANDARD 1% TAX	SANTA CLARA COUNTY TAX COLLECTOR	(408)808-7900	1%	\$16968.87 *
13541	MORGAN HILL UNIF 2012	SANTA CLARA COUNTY TAX COLLECTOR	(408)808-7900	0.0504%	\$855.23 *
20	CO RETIREMENT LEVY	SANTA CLARA COUNTY TAX COLLECTOR	(408)808-7900	0.0388%	\$658.39 *
13122	GAVILAN JT CCD 2018	SANTA CLARA COUNTY TAX COLLECTOR	(408)808-7900	0.0244%	\$414.04 *
13540	MORGAN HILL UNIF 1999	SANTA CLARA COUNTY TAX COLLECTOR	(408)808-7900	0.0192%	\$325.80 *
13121	GAVILAN COMMUNITY COLLEGE 04	SANTA CLARA COUNTY TAX COLLECTOR	(408)808-7900	0.0187%	\$317.32 *
105	CO. HOUSING BOND 2016	SANTA CLARA COUNTY TAX COLLECTOR	(408)808-7900	0.01%	\$169.69 *
100	VMC 2008	SANTA CLARA COUNTY TAX COLLECTOR	(408)808-7900	0.0069%	\$117.09 *
77001	SCVWD-STATE WATER PROJ	SANTA CLARA COUNTY TAX COLLECTOR	(408)808-7900	0.0041%	\$69.57 *
90	COUNTY LIBRARY	SANTA CLARA COUNTY TAX COLLECTOR	(408)808-7900	0.0024%	\$40.73 *

**Variable (Ad Valorem) Tax Total: \$19,936.73 @ 1.174900%**

\*This amount represents the fees based on the property valuation as listed in the identified tax records as of the beginning of the identified tax year. This amount is subject to change pursuant to the purchase price of the property and/or changes to the assessed value and does not include supplemental tax bills. Items not found on the property tax bill provided by the county for the listed tax year, and/or deferred items, may not be found in this report.

**DISCUSSION:**

THIS IS A NOTIFICATION TO YOU PRIOR TO YOUR PURCHASING THIS PROPERTY. If this property is within the above-named assessment district(s), the assessment district(s) issued bonds to finance the acquisition or construction of the certain public improvements that are of direct and special benefit to property within the assessment districts. The bonds will be repaid from annual assessment installments on the property within the assessment districts. If this property is subject to annual assessment installments, the assessment districts will appear on the property tax bills, in addition to the regular property taxes and any other charges and levies that will be listed on the property tax bill. Assessment installments will be collected each year until the assessment bonds are repaid. These facilities may not yet have all been constructed or acquired and it is possible that some may never be constructed or acquired. If you fail to pay this tax when due each year, the property may be foreclosed upon and sold. The tax is used to provide public facilities and/or services that are likely to particularly benefit the property. YOU SHOULD TAKE THIS TAX AND THE BENEFITS FROM THE PUBLIC FACILITIES AND SERVICES FOR WHICH IT PAYS INTO ACCOUNT IN DECIDING WHETHER TO BUY THIS PROPERTY. By signing the NHDS and Disclosure Report Receipt, Buyer(s) ACKNOWLEDGE THAT BUYER(S) HAVE RECEIVED A COPY OF THIS NOTICE. BUYER(S) UNDERSTAND THAT BUYER(S) MAY TERMINATE THE CONTRACT TO PURCHASE OR DEPOSIT RECEIPT AFTER RECEIVING THIS NOTICE FROM THE OWNER OR AGENT SELLING THE PROPERTY. THE CONTRACT MAY BE TERMINATED WITHIN THREE DAYS IF THE NOTICE WAS RECEIVED IN PERSON OR WITHIN FIVE DAYS AFTER IT WAS DEPOSITED IN THE MAIL BY GIVING WRITTEN NOTICE OF THAT TERMINATION TO THE OWNER OR AGENT SELLING THE PROPERTY. This disclosure notice is made pursuant to Government Code Sections 53340.2, 53754 and Civil Code Section 1102.6b and satisfies the 1915 Bond and Special Assessment disclosure requirements.

Note: The applicable county tax assessor/collector and Property I.D. update their Tax Assessment information yearly or quarterly. Only Assessments that were levied against properties at the time Property I.D. obtained the tax records are disclosed. This information is subject to change and Property I.D. is not responsible for any changes that may occur. No study of the public records was made by Property I.D. to determine the presence of any other tax or assessment. The above

explanation of Special Assessments is intended to be general in nature and is not a substitute for a tax bill, title report or title insurance. Detailed information may be available by contacting the agency that administers the Special Assessment. If detailed information is desired, Property I.D. recommends that an appropriate professional consultant be retained.

In some cases (including some condos, mobile homes, and new subdivisions), the tax roll data disclosed may represent the entire amount for the main parcel when the individual parcels have not been segregated. In other cases, taxes levied on the main parcel may not show up on bills for the individual units, but paid for via HOA dues or other fees.

## **NOTICE OF YOUR SUPPLEMENTAL PROPERTY TAX BILL**

California property tax law requires the Assessor to revalue real property at the time the ownership of the property changes. Because of this law, you may receive one or two supplemental tax bills, depending on when your loan closes. The supplemental tax bills are not mailed to your lender. If you have arranged for your property tax payments to be paid through an impound account, the supplemental tax bills will not be paid by your lender. It is your responsibility to pay these supplemental bills directly to the Tax Collector. If you have any question concerning this matter, please call your local Tax Collector's Office.

Note: This is a notice to you that the County Assessor will revalue the property and you will be responsible for paying the taxes due according to the reassessed value. It is not a disclosure of actual supplemental property taxes.

**To see an estimate of the supplemental tax bills based on purchase price, please click below.**

Property I.D.  
Future Tax Estimator

## **GENERAL NOTICE OF TRANSFER FEE DISCLOSURE**

Some properties may be affected by transfer fees. In the event that the property being transferred is subject to a transfer fee, the transferor is required to make this disclosure. A transferor may request the title company that issued the preliminary title report to provide copies of the documents for review in order for the transferor to determine if the property being transferred is subject to a transfer fee.

A "transfer fee" is any fee payment requirement imposed within a covenant, condition or restriction (CC&R), contained in any deed, contract, security instrument, or other document affecting the transfer or sale of, or any interest in, real property that requires a fee be paid upon transfer of the real property.

If the property being transferred is subject to a transfer fee, the transferor shall provide, at the same time as the transfer disclosure statement is provided, an additional disclosure that includes (1) notice that payment of a transfer fee is required upon transfer of the property; (2) the amount of the fee required for the asking price of the real property and a description of how the fee is calculated; (3) notice that the final amount of the fee may be different if the fee is based upon a percentage of the final sale price; (4) the entity to which funds from the fee will be paid; (5) the purpose for which the funds from the fee will be used; (6) the date or circumstances under which the obligation to pay the transfer fee expires, if any.

You may wish to investigate and determine whether the imposition of a transfer fee, if any, is acceptable to you and your intended use of the property before you complete your transaction.

## **ACCELERATED FORECLOSURE NOTICE**

It is extremely important that the real property tax bill be paid on time to prevent accelerated foreclosure. If this property is part of a Mello-Roos District (Community Facilities District), a 1915 Act Assessment District, or certain other special financing districts, it may be subject to accelerated foreclosure. Even though the County must wait five years to foreclose on a property because of delinquent taxes, unpaid Mello-Roos and Assessment districts can begin foreclosure proceedings 150-180 days after one of their tax charges becomes delinquent. If the real property is subject to such an assessment and the taxes are not paid promptly, the real property may be foreclosed upon and sold at public auction on an expedited basis.

# GENERAL NOTICES OF REQUIRED DISCLOSURES

## **BUILDING ENERGY USE BENCHMARKING AND PUBLIC DISCLOSURE PROGRAM**

Assembly Bill 802 (Williams, 2015) directed the California Energy Commission to create a statewide building energy use benchmarking and public disclosure program for buildings larger than 50,000 square feet. The Commission's regulations require building owners to report building characteristic information and energy use data to the Commission by June 1 annually, beginning in 2018 for buildings with no residential utility accounts, and in 2019 for buildings with 17 or more residential utility accounts. Building owners will complete their reporting using ENERGY STAR Portfolio Manager, a free online tool provided by the United States Environmental Protection Agency.

Assembly Bill 802 also requires, effective January 1, 2017, that energy utilities provide building-level energy use data to building owners, owners' agents, and operators upon request for buildings with no residential utility accounts and for buildings with five or more utility accounts.

The Energy Commission will publicly disclose some of the reported information beginning in 2019 for buildings with no residential utility accounts, and 2020 for buildings with residential utility accounts.

**Assembly Bill 802, Chapter 590:** [http://energy.ca.gov/benchmarking/documents/AB\\_802\\_chapter\\_590.pdf](http://energy.ca.gov/benchmarking/documents/AB_802_chapter_590.pdf)

### **Building Energy Benchmarking Regulations:**

[http://docketpublic.energy.ca.gov/PublicDocuments/15-OIR-05/TN222916\\_20180307T143335\\_California\\_Benchmarking\\_Regulations\\_Final\\_20180301.pdf](http://docketpublic.energy.ca.gov/PublicDocuments/15-OIR-05/TN222916_20180307T143335_California_Benchmarking_Regulations_Final_20180301.pdf)

### **ENERGY STAR Portfolio Manager:**

<https://www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings/use-portfolio-manager>

For further information, please visit <http://www.energy.ca.gov/benchmarking/>, or contact the CA Energy Commission Benchmarking Hotline at (855) 279-6460, or by email at [Erik.Jensen@energy.ca.gov](mailto:Erik.Jensen@energy.ca.gov).

You may also contact the U.S. Environmental Protection Agency Energy Star Program for further information on Benchmarking and energy use at <http://www.energystar.gov/buildings/index.cfm> or <http://www.energystar.gov/>

### **Local Benchmarking and Public Disclosure Programs**

The cities of San Francisco, Berkeley, and Los Angeles have local benchmarking and public disclosure programs whose requirements exceed those of the state program. Per the state regulations, a local jurisdiction may request that the Energy Commission provide an exemption from the state reporting requirement for buildings located in the local jurisdiction. If the exemption is approved, the owners of buildings in that jurisdiction may report to the local jurisdiction only, and will not be required to report to the Commission.

## GENERAL NOTICES OF REQUIRED DISCLOSURES

(continued)

### **METHAMPHETAMINE & FENTANYL CONTAMINATION**

Methamphetamine and Fentanyl use and production are growing throughout the State of California. Properties may be contaminated by hazardous chemicals used or produced in the manufacture of methamphetamine or fentanyl where those chemicals remain and where the contamination has not been remediated. Once the methamphetamine or fentanyl laboratories have been closed, the public may be harmed by the material and residues that remain.

Because the methamphetamine and fentanyl manufacturing processes lead to chemical contamination, the Methamphetamine or Fentanyl Contaminated Property Cleanup Act requires a property owner to disclose in writing to a prospective buyer if local health officials have issued an order prohibiting the use or occupancy of a property contaminated by methamphetamine or fentanyl laboratory activity. The owner must also provide the buyer with a copy of the pending order to acknowledge receipt in writing. Property owner(s) must retain a methamphetamine laboratory site remediation firm that is an authorized contractor meeting certain requirements, as defined, to remediate the contamination caused by a methamphetamine or fentanyl laboratory activity. Civil penalties up to \$5,000 can be imposed upon a property owner who does not provide a notice or disclosure required by the act, or upon a person who violates an order issued by the local health officer prohibiting use or occupancy of a property contaminated by a methamphetamine or fentanyl laboratory activity. In addition, local health and law enforcement agencies are required to take specified action, including the filing of a lien against a property for cleanup of the contamination.

Realtors and Property I.D. do not have the requisite expertise to determine the need for testing or cleanup of methamphetamine or fentanyl contamination and cannot verify the information provided about such contamination by others.

### **MEGAN'S LAW - SEX OFFENDER DATABASE**

Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet website maintained by the Department of Justice at [www.meganslaw.ca.gov](http://www.meganslaw.ca.gov). This site provides access to information on persons required to register in California as sex offenders. Specific home addresses are displayed for many offenders in the California communities; as to these persons, the site displays the last registered address reported by the offender. Additional offenders are included on the site with listing by ZIP Code, city, and county. Information on other offenders is not included on this site, but is known to law enforcement personnel.

The California Legislature has created this statewide website to enable the public to secure information regarding the location of registered sex offenders. Anyone who is interested in this information should go on-line at [www.meganslaw.ca.gov](http://www.meganslaw.ca.gov) prior to removing their inspection contingency. Brokers and Property I.D. cannot and will not verify the information provided by the Government. Neither Brokers nor Property I.D. make any representations or guarantees as to the timeliness or accuracy of the information supplied at this website.

### **ABANDONED WELLS**

The Department of Water Resources estimates that there are approximately 750,000 water wells scattered throughout the State of California - some of these wells are abandoned. Wells that have been abandoned pose a serious threat to the safety of humans, especially children, and to animals. Section 24400 of the California Health and Safety Code requires that abandoned excavations be fenced, covered, or filled. In addition, abandoned wells may act as conduits for the contamination of groundwater since inadequately constructed wells provide a physical connection between sources of pollution and useable water.

## GENERAL NOTICES OF REQUIRED DISCLOSURES

(continued)

### **WELL STIMULATION TREATMENTS NOTICE: HYDRAULIC FRACTURING**

Hydraulic fracturing, (also known as hydrofracturing, “fracking”, or “fracing”) is the process of creating small cracks, or fractures, in underground geological formations to allow oil or natural gas to flow into the wellbore and thereby increase production. Prior to initiating hydraulic fracturing, engineers and geologists study and model the physical characteristics of the hydrocarbon bearing rock formations, including the formation permeability, porosity, and thickness. Using this information, the well operator designs the process to keep the resulting fractures within the target formation.

In order to regulate well stimulation treatments such as hydraulic fracturing, California Senate Bill 4 was signed into law on September 20, 2013. On December 30, 2014 the California Office of Administrative Law approved the formal rulemaking process for Well Stimulation Treatment Regulations, which went into effect on July 1, 2015. Senate Bill 4 regulates the entire process from permits to disclosure of chemicals used in fracturing process to closure of the well.

For further information on SB4, Well Stimulation Treatment Locations, and many other issues surrounding well stimulation in California, please see the Division of Oil, Gas & Geothermal Resources Well Stimulation Page at <http://www.conservation.ca.gov/dog/Pages/WST.aspx>.

### **CARBON MONOXIDE DEVICES**

Pursuant to the Carbon Monoxide Poisoning Prevention Act of 2010, carbon monoxide detectors must be installed in every dwelling unit intended for human occupancy. Carbon monoxide is a gas produced when any fuel is burned, such as gas, oil, kerosene, wood, or charcoal. Because it is not possible to see, taste, or smell it, carbon monoxide can kill in minutes at high levels. Carbon monoxide detectors are similar to smoke detectors in that they will signal detection of carbon monoxide in the air. These carbon monoxide detectors should be installed outside of each separate sleeping area in the immediate vicinity of bedrooms, on every level including basements within which fuel fired appliances are installed, and in dwellings that have attached garages.

Links to additional information on carbon monoxide:

**U.S. EPA, An Introduction to Indoor Air Quality (IAQ), Basic Information on Pollutants and Sources of Indoor Air Pollution, Carbon Monoxide**

<http://www.epa.gov/iaq/co.html>

**Center for Disease Control and Prevention (CDC), Carbon Monoxide Poisoning**

<http://www.cdc.gov/co>

**American Lung Association, Carbon Monoxide Indoors**

<http://www.lungusa.org/healthy-air/home/resources/carbon-monoxide-indoors.html>

**Consumer Product Safety Commission (CPSC), Carbon Monoxide Questions and Answers**

<http://www.cpsc.gov/en/Safety-Education/Safety-Education-Centers/Carbon-Monoxide-Information-Center/Carbon-Monoxide-Questions-and-Answers/>

# GENERAL NOTICES OF REQUIRED DISCLOSURES

(continued)

## NATURAL GAS AND HAZARDOUS LIQUID PIPELINES

### NOTICE REGARDING GAS AND HAZARDOUS LIQUID TRANSMISSION PIPELINES

This notice is being provided simply to inform you that information about the general location of gas and hazardous liquid transmission pipelines is available to the public via the National Pipeline Mapping System (NPMS) Internet Web site maintained by the United States Department of Transportation at <http://www.npms.phmsa.dot.gov/>. To seek further information about possible transmission pipelines near the property, you may contact your local gas utility or other pipeline operators in the area, some of which are included below. Contact information for pipeline operators is searchable by ZIP Code and county on the NPMS Internet Web site.

SoCalGas Natural Gas Pipeline Maps:

<https://www.socalgas.com/stay-safe/pipeline-and-storage-safety/natural-gas-pipeline-map>

PG&E Gas Transmission Line Maps:

<http://www.pge.com/en/safety/systemworks/gas/transmissionpipelines/index.page>

SDG&E Natural Gas Pipeline Maps: <http://regarchive.sdge.com/safety/naturalgas/map.shtml>

This notice is made pursuant to Section 2079.10.5 to the California Civil Code which provides that upon delivery of this notice to the transferee of the real property, the seller or broker is not required to provide information in addition to that contained in this notice regarding gas and hazardous liquid transmission pipelines. The information in this notice shall be deemed to be adequate to inform the transferee about the existence of a statewide database of the locations of gas and hazardous liquid transmission pipelines and information from the database regarding those locations. Nothing in this section shall alter any existing duty under any other statute or decisional law imposed upon the seller or broker, including, but not limited to, the duties of a seller or broker under this article, or the duties of a seller or broker under Article 1.5 (commencing with Section 1102) of Chapter 2 of Title 4 of Part 4 of Division 2.

## GENERAL NOTICES OF REQUIRED DISCLOSURES

(continued)

### WATER CONSERVING PLUMBING FIXTURES

**For All Real Estate Sales - Residential and Commercial:** On and after January 1, 2017, a seller or transferor of single-family residential real property, multifamily residential real property, or commercial real property shall disclose to a purchaser or transferee, in writing, specified requirements for replacing plumbing fixtures, and whether the real property includes non-compliant plumbing fixtures.

**For All Single Family Residences:** On or before January 1, 2017, all non-compliant plumbing fixtures in any single-family residential real property shall be replaced by the property owner with water-conserving plumbing fixtures.

**For Commercial and Multifamily Residences:** On or before January 1, 2019, all non-compliant plumbing fixtures in multifamily residential real property and commercial real property, as defined, be replaced with water-conserving plumbing fixtures.

**For Building Alterations - Single Family Residences:** On and after January 1, 2014, for all building alterations or improvements to single-family residential real property, water-conserving plumbing fixtures shall replace other noncompliant plumbing fixtures as a condition for issuance of a certificate of final completion and occupancy or final permit approval by the local building department.

**For Building Alterations - Commercial and Multifamily Residences:** On and after January 1, 2014, for specified building alterations or improvements to multifamily residential real property and commercial real property, water-conserving plumbing fixtures shall replace other non-compliant plumbing fixtures as a condition for issuance of a certificate of final completion and occupancy or final permit approval by the local building department.

California Civil Code Sections 1101.1 et seq.

### CALIFORNIA WATERWAY SETBACK REQUIREMENTS

Creeks and streams are valuable resources providing pollutant removal, drainage, flood control, and necessary riparian habitats important to several species of plants and animals. With the numerous benefits provided by healthy waterways, regulating development near streams and other waterways in order to reduce the environmental impact has become an important part of watershed management throughout the state.

While the State of California provides its own set of regulations regarding development near streams and other protected waterways, several cities and counties have added their own stream protection ordinances to the local general plan or municipal code. It is important to check with your local regulatory agency to see what types of rules and regulations your property may be subject to regarding development, expansion, or even land use in relation to streams and other watershed features on or near your property.

## GENERAL NOTICES OF REQUIRED DISCLOSURES

(continued)

### **BAY AREA AIR QUALITY MANAGEMENT DISTRICT WOOD BURNING DEVICES NOTICE**

The Bay Area Air Quality Management District (BAAQMD), through Regulation 6, Rule 3, regulates wood-burning devices to reduce the amount of smoke and other harmful emissions, and protect the health of Bay Area residents and the environment. The regulation puts in place mandatory requirements on what, when, and how burning may take place within the district, and includes a disclosure requirement, requiring anyone selling, renting, or leasing a property in the Bay Area, to disclose the potential health impacts from air pollution caused from burning wood or any solid fuel as a source of heat.

When wood and other solid fuels are burned, the smoke emitted contains fine particulate air pollution (also known as PM<sub>2.5</sub>). Because they are so small (about 1/70th the width of a human hair), these tiny particles can pass deep into the lungs, bloodstream, brain, and other vital organs and cells. High levels of fine particulates can cause a wide range of negative long and short-term health effects, including difficulty breathing, asthma, bronchitis, impaired lung development in children, hardening of the arteries, heart attack, stroke, and even premature death for people with heart or lung disease.

Buyers should consult with a licensed professional to inspect, properly maintain, and operate a wood burning stove or fireplace insert according to manufacturer's specifications to help reduce wood smoke pollution. BAAQMD encourages the use of cleaner and more efficient, non-wood-burning heating options, such as gas-fueled or electric fireplace inserts, to help reduce emissions and exposure to fine particulates.

For further information on Regulation 6, Rule 3, and hazards associated with particulate matter, please visit the following BAAQMD sites:

Full Regulation 6, Rule 3:

<http://www.baaqmd.gov/~media/dotgov/files/rules/reg-6-rule-3-woodburning-devices/documents/rg0603.pdf?la=en>

Regulation 6, Rule 3 FAQ:

<http://www.baaqmd.gov/~media/files/compliance-and-enforcement/wood-burning/faqs-10-1-2015-final-pdf.pdf?la=en>

Information on Wood Smoke:

<http://www.baaqmd.gov/rules-and-compliance/wood-smoke/information-and-data>

Air Quality and Air District Information by County:

<http://www.baaqmd.gov/in-your-community>

# ENVIRONMENTAL HAZARDS REPORT

For  
19380 MONTEREY RD, MORGAN HILL, CA 95037  
APN: 726-42-001

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This Environmental Hazards Report provides information on known, existing and historic hazardous substance contaminated sites that may be on or near the Subject Property, as listed by the Environmental Protection Agency and/or other specified regulatory bodies.

## RECORDS SUMMARY

Mapped Sites			
Type	Description	Regulatory Info	# Sites
NPL/SEMS	National Priorities List / Superfund Enterprise Management System	EPA	0
RCRA	Resource Conservation and Recovery Act	EPA	10
ENVIROSTOR	Hazardous Substance Contamination Sites, Site Mitigation & Brownfield Reuse Program Sites	CA Department of Toxic Substances Control	1
SWIS	Solid Waste Information System	CalRecycle	0
GEOTRACKER	Underground Storage Tanks, Department of Defense Site Cleanup Program, Land Disposal Sites	CA Water Resources Control Board	3

Unmapped Sites			
Type	Description	Regulatory Info	# Sites
NPL/SEMS - Unmapped	National Priorities List / Superfund Enterprise Management System	EPA	1
RCRA - Unmapped	Resource Conservation and Recovery Act	EPA	3
ENVIROSTOR - Unmapped	Hazardous Substance Contamination Sites, Site Mitigation & Brownfield Reuse Program Sites	CA Department of Toxic Substances Control	1
SWIS - Unmapped	Solid Waste Information System	CalRecycle	0
GEOTRACKER - Unmapped	Underground Storage Tanks, Department of Defense Site Cleanup Program, Land Disposal Sites	CA Water Resources Control Board	0

## NPL/SEMS Site Details

The SEMS is the Superfund Enterprise Management System that contains information on hazardous waste sites, potentially hazardous waste sites and remedial activities across the nation. SEMS is based on the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), commonly known as Superfund, enacted by Congress on December 11, 1980. The database includes sites that are on the National Priorities List (NPL), proposed for the NPL, partially and/or fully deleted from the NPL. The NPL is the Environmental Protection Agency's (EPA) database of uncontrolled or abandoned hazardous waste sites identified for remedial actions under the Superfund program. A site must meet or surpass a predetermined hazard ranking system (HRS) score to be eligible for placement on the NPL. Only sites on the NPL are eligible for Superfund Trust Fund-financed remedial actions. More information can be obtained from <https://www.epa.gov/superfund>.

This report lists SEMS sites identified as being within 1 mile of Subject Property, if any are found.

\*NOTE: Properties marked as "Inactive" and/or "Archived" may have been remediated, with no further activities on site that could be subject to CERCLA, or to a state's authorized hazardous waste program. This designation has no legal significance and does not constitute a legally enforceable or binding determination about the status of a particular site or the obligations of an owner or operator.

### **NO MAPPED NPL/SEMS SITES WERE FOUND IN PROXIMITY OF THE SUBJECT PROPERTY**

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## RCRA Site Details

RCRA is the Resource Conservation and Recovery Act, which was enacted by Congress in 1976. RCRA's primary goals are to protect human health and the environment from the potential hazards of waste disposal, to conserve energy and natural resources, to reduce the amount of waste generated, and to ensure that wastes are managed in an environmentally sound manner. Specifically, RCRA regulates the management of hazardous wastes from the point of origin to the point of final disposal. Additional information is available on [www.epa.gov/epawaste/index.htm](http://www.epa.gov/epawaste/index.htm) website.

This report lists RCRA sites identified as being within 1/2 mile of Subject Property, if any are found.

\*NOTE: Properties marked as "Inactive" may have been remediated, with no further activities on site that could be subject to the Resource Conservation and Recovery Act, Subtitle C, or to a state's authorized hazardous waste program. This designation has no legal significance and does not constitute a legally enforceable or binding determination about the status of a particular site or the obligations of an owner or operator.

## RCRA Site Details (continued)

RCRA SITE ID: CAL000399995	
Family Adventures Rv Inc 19380 Monterey St Morgan Hill, CA, 95037-2605	Distance: 0.01 mi Direction: SW Lat, Lon: 37.1525, -121.6735
<b>Land Type:</b> Not provided, though not located on indian land	<b>Owner Type:</b> Other
<b>Owner/Operator:</b> Family Adventures Rv Inc	<b>Operator Type:</b>
<b>Generator Status:</b> Not a generator	<b>Environmental Controls:</b> Environmental controls not in place
<b>Institutional Controls:</b> Institutional controls not in place	<b>Human Exposure Controls:</b> Insufficient information to determine if human exposure under control
<b>Ground Water Controls:</b> Insufficient information to determine if groundwater controls in place	<b>Activity Status:</b> Active
<b>Industrial Activity Classification:</b> Recreational vehicle dealers	
<b>Hazardous Waste Type:</b>	
<b>Used Oil Type:</b>	
<b>Misc Site Activities:</b> Haz waste transporter, on site universal waste destination	
<b>Active Site Activities:</b> Handler activities	

RCRA SITE ID: CAL000413527	
Superior Automotive & Rv 19280 Monterey St Morgan Hill, CA, 95037	Distance: 0.02 mi Direction: SE Lat, Lon: 37.1519, -121.6723
<b>Land Type:</b> Not provided, though not located on indian land	<b>Owner Type:</b> Other
<b>Owner/Operator:</b> Steve Marlborough	<b>Operator Type:</b>
<b>Generator Status:</b> Not a generator	<b>Environmental Controls:</b> Environmental controls not in place
<b>Institutional Controls:</b> Institutional controls not in place	<b>Human Exposure Controls:</b> Insufficient information to determine if human exposure under control
<b>Ground Water Controls:</b> Insufficient information to determine if groundwater controls in place	<b>Activity Status:</b> Active
<b>Industrial Activity Classification:</b> General automotive repair	
<b>Hazardous Waste Type:</b>	
<b>Used Oil Type:</b>	
<b>Misc Site Activities:</b> Haz waste transporter, on site universal waste destination	
<b>Active Site Activities:</b> Handler activities	

**RCRA  
Site Details**  
(continued)

RCRA SITE ID: CAL000189616 Irish Construction Controller 19490 Monterey Hwy Morgan Hill, CA, 95037-0000		Distance: 0.02 mi Direction: NW Lat, Lon: 37.1538, -121.6739
<b>Land Type:</b> Not provided, though not located on indian land	<b>Owner Type:</b> Other	
<b>Owner/Operator:</b> Irish Contruction	<b>Operator Type:</b>	
<b>Generator Status:</b> Not a generator	<b>Environmental Controls:</b> Environmental controls not in place	
<b>Institutional Controls:</b> Institutional controls not in place	<b>Human Exposure Controls:</b> Insufficient information to determine if human exposure under control	
<b>Ground Water Controls:</b> Insufficient information to determine if groundwater controls in place	<b>Activity Status:</b> Active	
<b>Industrial Activity Classification:</b> Water, sewer, and pipeline construction		
<b>Hazardous Waste Type:</b>		
<b>Used Oil Type:</b>		
<b>Misc Site Activities:</b> Haz waste transporter, on site universal waste destination		
<b>Active Site Activities:</b> Handler activities		

RCRA SITE ID: CAD102108404 South County Chevrolet Geo 19490 Monterey St Morgan Hill, CA, 95037		Distance: 0.05 mi Direction: W Lat, Lon: 37.1534, -121.6745
<b>Land Type:</b> Private	<b>Owner Type:</b>	
<b>Owner/Operator:</b> Not Required	<b>Operator Type:</b> Not provided	
<b>Generator Status:</b> Small quantity generator	<b>Environmental Controls:</b> Environmental controls not in place	
<b>Institutional Controls:</b> Institutional controls not in place	<b>Human Exposure Controls:</b> Insufficient information to determine if human exposure under control	
<b>Ground Water Controls:</b> Insufficient information to determine if groundwater controls in place	<b>Activity Status:</b> Active	
<b>Industrial Activity Classification:</b> Automotive body, paint, and interior repair and maintenance		
<b>Hazardous Waste Type:</b>		
<b>Used Oil Type:</b>		
<b>Misc Site Activities:</b>		
<b>Active Site Activities:</b> Handler activities		

**RCRA  
Site Details**  
(continued)

RCRA SITE ID: CAD982011306	
Dent Clinic The 19490 Monterey Rd Morgan Hill, CA, 95037	Distance: 0.05 mi Direction: W Lat, Lon: 37.1534, -121.6745
<b>Land Type:</b> Not provided, though not located on indian land	<b>Owner Type:</b> Private
<b>Owner/Operator:</b> James L York Vice Pres	<b>Operator Type:</b>
<b>Generator Status:</b> Small quantity generator	<b>Environmental Controls:</b> Environmental controls not in place
<b>Institutional Controls:</b> Institutional controls not in place	<b>Human Exposure Controls:</b> Insufficient information to determine if human exposure under control
<b>Ground Water Controls:</b> Insufficient information to determine if groundwater controls in place	<b>Activity Status:</b> Active
<b>Industrial Activity Classification:</b>	
<b>Hazardous Waste Type:</b>	
<b>Used Oil Type:</b>	
<b>Misc Site Activities:</b>	
<b>Active Site Activities:</b> Handler activities	

RCRA SITE ID: CAL000042610	
Ponzini's Community Garage & Towing 19190 N Monterey Morgan Hill, CA, 95037-0000	Distance: 0.1 mi Direction: SE Lat, Lon: 37.1507, -121.6713
<b>Land Type:</b> Not provided, though not located on indian land	<b>Owner Type:</b> Other
<b>Owner/Operator:</b> Gary Ponzini	<b>Operator Type:</b>
<b>Generator Status:</b> Not a generator	<b>Environmental Controls:</b> Environmental controls not in place
<b>Institutional Controls:</b> Institutional controls not in place	<b>Human Exposure Controls:</b> Insufficient information to determine if human exposure under control
<b>Ground Water Controls:</b> Insufficient information to determine if groundwater controls in place	<b>Activity Status:</b> Active
<b>Industrial Activity Classification:</b> General automotive repair	
<b>Hazardous Waste Type:</b>	
<b>Used Oil Type:</b>	
<b>Misc Site Activities:</b> Haz waste transporter, on site universal waste destination	
<b>Active Site Activities:</b> Handler activities	

**RCRA  
Site Details**  
(continued)

RCRA SITE ID: CAL000141958	
Cal. Salvage & Auto Parts 18960 Monterey St Morgan Hill, CA, 95037-2802	Distance: 0.3 mi Direction: SE Lat, Lon: 37.1493, -121.6687
<b>Land Type:</b> Not provided, though not located on indian land	<b>Owner Type:</b> Other
<b>Owner/Operator:</b> Bill Miner	<b>Operator Type:</b>
<b>Generator Status:</b> Not a generator	<b>Environmental Controls:</b> Environmental controls not in place
<b>Institutional Controls:</b> Institutional controls not in place	<b>Human Exposure Controls:</b> Insufficient information to determine if human exposure under control
<b>Ground Water Controls:</b> Insufficient information to determine if groundwater controls in place	<b>Activity Status:</b> Active
<b>Industrial Activity Classification:</b> Automotive parts and accessories stores, motor vehicle and motor vehicle parts and supplies wholesalers, motor vehicle parts (used) wholesalers	
<b>Hazardous Waste Type:</b>	
<b>Used Oil Type:</b>	
<b>Misc Site Activities:</b> Haz waste transporter, on site universal waste destination	
<b>Active Site Activities:</b> Handler activities	

**RCRA  
Site Details**  
(continued)

RCRA SITE ID: CAL000414068	
Jimenez Commercial Tire & Truck Trailer Repair 20000 Monterey Rd Morgan Hill, CA, 95037	Distance: 0.4 mi Direction: NW Lat, Lon: 37.1578, -121.6793
<b>Land Type:</b> Not provided, though not located on indian land	<b>Owner Type:</b> Other
<b>Owner/Operator:</b> Israel Jimenez	<b>Operator Type:</b>
<b>Generator Status:</b> Not a generator	<b>Environmental Controls:</b> Environmental controls not in place
<b>Institutional Controls:</b> Institutional controls not in place	<b>Human Exposure Controls:</b> Insufficient information to determine if human exposure under control
<b>Ground Water Controls:</b> Insufficient information to determine if groundwater controls in place	<b>Activity Status:</b> Inactive
<b>Industrial Activity Classification:</b> All other waste management services	
<b>Hazardous Waste Type:</b>	
<b>Used Oil Type:</b>	
<b>Misc Site Activities:</b>	
<b>Active Site Activities:</b>	

**RCRA  
Site Details**  
(continued)

RCRA SITE ID: CAL000430092	
Harris Corporation 18705 Madrone Pkwy Morgan Hill, CA, 95037	Distance: 0.4 mi Direction: SE Lat, Lon: 37.1502, -121.6652
<b>Land Type:</b> Not provided, though not located on indian land	<b>Owner Type:</b> Other
<b>Owner/Operator:</b> Harris Corporation	<b>Operator Type:</b>
<b>Generator Status:</b> Not a generator	<b>Environmental Controls:</b> Environmental controls not in place
<b>Institutional Controls:</b> Institutional controls not in place	<b>Human Exposure Controls:</b> Insufficient information to determine if human exposure under control
<b>Ground Water Controls:</b> Insufficient information to determine if groundwater controls in place	<b>Activity Status:</b> Active
<b>Industrial Activity Classification:</b> Search, detection, navigation, guidance, aeronautical, and nautical system and instrument manufacturing	
<b>Hazardous Waste Type:</b>	
<b>Used Oil Type:</b>	
<b>Misc Site Activities:</b> Haz waste transporter, on site universal waste destination	
<b>Active Site Activities:</b> Handler activities	

## RCRA Site Details (continued)

RCRA SITE ID: CAR000260414	
Paramit Corporation 18735 Madrone Pkwy Morgan Hill, CA, 95037	Distance: 0.4 mi Direction: SE Lat, Lon: 37.1485, -121.6682
<b>Land Type:</b> Private	<b>Owner Type:</b> Private
<b>Owner/Operator:</b> Paramit Corporation	<b>Operator Type:</b>
<b>Generator Status:</b> Small quantity generator	<b>Environmental Controls:</b> Environmental controls not in place
<b>Institutional Controls:</b> Institutional controls not in place	<b>Human Exposure Controls:</b> Insufficient information to determine if human exposure under control
<b>Ground Water Controls:</b> Insufficient information to determine if groundwater controls in place	<b>Activity Status:</b> Active
<b>Industrial Activity Classification:</b> Surgical and medical instrument manufacturing, printed circuit assembly (electronic assembly) manufacturing	
<b>Hazardous Waste Type:</b>	
<b>Used Oil Type:</b>	
<b>Misc Site Activities:</b>	
<b>Active Site Activities:</b> Handler activities	

## EnviroStor Site Details

The California Department of Toxic Substances Control (DTSC) has developed the EnviroStor database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems, including but not limited to, sites or facilities where DTSC is involved with site investigation or cleanup that fit the broad federal definition of brownfields. Brownfields are properties that are contaminated, or thought to be contaminated, and are underutilized due to perceived remediation costs and/or liability concerns. The EnviroStor database is used by the Site Mitigation and Brownfield Reuse Program's staff as a tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.

Further information can be found at the following locations:

<http://www.envirostor.dtsc.ca.gov/public/EnviroStor%20FAQ.pdf>

[https://www.waterboards.ca.gov/water\\_issues/programs/brownfields](https://www.waterboards.ca.gov/water_issues/programs/brownfields)

This report lists EnviroStor sites identified as being within 1/2 mile of Subject Property, if any are found.

EnviroStor ID: 43010024	
Ann Sobrato High School 11230 Monterey Highway San Jose, CA 95037	Distance: 0.4 mi Direction: NE Lat, Lon: 37.1591, -121.6685
<b>NPL Status:</b> No	<b>Site Type:</b> School Investigation

## EnviroStor Site Details (continued)

<b>Regulatory Agency:</b> Smbrrp	<b>Site Status:</b> No Further Action
<b>Lead Agency:</b> Smbrrp	<b>Status Date:</b> 2004-06-28
<b>Special Program:</b>	<b>Site Management:</b>
<b>Funding:</b> School District	<b>Restricted Use:</b> No
<b>Potential Media Affected:</b> Soil	
<b>Past Uses:</b> Agricultural - Row Crops	
<b>Potential Contaminants:</b> Lead, Ddd, Dde, Ddt	
<b>Confirmed Contaminants:</b> Ddt-Not Confirmed Above Risk Level, Lead-Not Confirmed Above Risk Level, Ddd-Not Confirmed Above Risk Level, Dde-Not Confirmed Above Risk Level	

## SWIS Site Details

The Solid Waste Information System (SWIS) database is provided by the California Department of Resources and Recycling and Recovery (CalRecycle). The SWIS database contains information on regulated solid waste facilities, operations, and disposal sites throughout the State of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites. For more information contact CalRecycle at: Tel: (916) 322-4027, email: [Cody.Oquendo@CalRecycle.ca.gov](mailto:Cody.Oquendo@CalRecycle.ca.gov), and URL: <http://www.calrecycle.ca.gov/SWFacilities/Directory>.

This report lists SWIS sites identified as being within 1/2 mile of Subject Property, if any are found.

**NO MAPPED SWIS SITES WERE FOUND IN PROXIMITY OF THE SUBJECT PROPERTY**

## GeoTracker Site Details

The GeoTracker is the State Water Board's system for managing sites that impact groundwater, especially those that require groundwater cleanup such as Leaking Underground Storage Tanks (LUST), Site Cleanup Program Sites, and Military Cleanup Sites. The GeoTracker system is also used to manage permitted facilities like land disposal sites. The sites monitored by the State Water Board through the GeoTracker system may currently have, or have had in the past, unauthorized releases (leaks) that can pose a danger to public health and the environment. Cleanup of soil and groundwater contamination is overseen by the State Water Board based on application of existing laws, regulations, plans, and policies.. Additional information is available on the State Water Board's GeoTracker website at <http://geotracker.waterboards.ca.gov/>.

This report lists GeoTracker sites identified as being within 1/2 mile of Subject Property, if any are found.

GLOBAL ID: T10000010723	
Flores Property 19400 Monterey Rd. Morgan Hill, CA 95037	Distance: 0.01 mi Direction: SW

## GeoTracker Site Details (continued)

<b>Case Type:</b> Non-Case Information	<b>Case Open Date:</b> 2017-05-10 00:00:00
<b>Recent Activity:</b> Informational Item	<b>Recent Activity Date:</b> 2017-07-31 00:00:00
<b>Regional Board:</b>	<b>Regional Case No.:</b>
<b>Local Agency:</b> SANTA CLARA COUNTY LOP	<b>Local Case No.:</b> 2017-05ER
<b>Lead Agency:</b> SANTA CLARA COUNTY LOP	
<b>Potential Media Affected:</b> Other Groundwater (uses other than drinking water), Soil, Soil Vapor	
<b>Potential Contaminants:</b> Total Petroleum Hydrocarbons (TPH), Waste Oil / Motor / Hydraulic / Lubricating	
<b>Site History:</b>	

GLOBAL ID: T0608502025	
Cochrane Plaza Chevrolet 19490 Monterey Rd Unincorporated, CA 95037	Distance: 0.02 mi Direction: NW
<b>Case Type:</b> LUST Cleanup Site	<b>Case Open Date:</b> 1991-01-01 00:00:00
<b>Recent Activity:</b> Completed - Case Closed	<b>Recent Activity Date:</b> 1998-01-15 00:00:00
<b>Regional Board:</b> SAN FRANCISCO BAY RWQCB (REGION 2)	<b>Regional Case No.:</b>
<b>Local Agency:</b> SANTA CLARA COUNTY LOP	<b>Local Case No.:</b>
<b>Lead Agency:</b> SANTA CLARA COUNTY LOP	
<b>Potential Media Affected:</b> Aquifer used for drinking water supply	
<b>Potential Contaminants:</b> Waste Oil / Motor / Hydraulic / Lubricating	
<b>Site History:</b>	

GLOBAL ID: T10000009098	
PONZINI'S COMMUNITY GARAGE 19190 MONTEREY ROAD MORGAN HILL, CA 95112	Distance: 0.1 mi Direction: SE
<b>Case Type:</b> Non-Case Information	<b>Case Open Date:</b> 2016-06-15 00:00:00
<b>Recent Activity:</b> Informational Item	<b>Recent Activity Date:</b> 2016-08-24 00:00:00
<b>Regional Board:</b>	<b>Regional Case No.:</b>
<b>Local Agency:</b> SANTA CLARA COUNTY LOP	<b>Local Case No.:</b> NA 7183
<b>Lead Agency:</b> SANTA CLARA COUNTY LOP	
<b>Potential Media Affected:</b>	
<b>Potential Contaminants:</b>	
<b>Site History:</b>	

## UNMAPPED SITES

Although the Environmental Site records are official, some of the records may contain missing, non-specific, or incorrect information regarding the names, addresses or other attributes, due to errors and omissions prior to their submission to the governing regulatory body. This factor prevents some sites from being precisely located. It is for this reason that a site may be listed in this "unmapped sites" section of the report.

The information in the environmental report comes directly from the official hazardous substance site lists, which include sites with incomplete information as well. Accordingly, Property I.D. includes those unmapped sites that may or may not be within one half-mile of the Subject Property, based upon the available information provided by the EPA and/or other regulatory bodies.

### NPL/SEMS - Unmapped Site Details

EPA ID: CAD983659426	
SAN FELIPE RD. GAS CYL. LOT # 7 SAN FELIPE ROAD MORGAN HILL, CA, 95037	Distance: (exact location not mapped) Direction: (exact location not mapped)
<b>Region:</b> 9	<b>Active Site Indicator:</b> Inactive
<b>Site Status:</b> Archived	<b>Federal Facility:</b> No
<b>NPL Status:</b> Not NPL	<b>Ready for Use:</b> No
<b>Non-NPL Status:</b> Referred to Cleanup Program	<b>Native American Interest:</b> No
<b>Non-NPL Status Sub Category:</b> Submitted to or Addressed by Superfund Removal Program	<b>Ecological Contaminant Concern:</b> No
<b>Non-NPL Status Date:</b> 1993-08-05	<b>Human Health Concern:</b> No
<b>Partial NPL Deletion:</b> No	<b>Human Exposure:</b> Status Unavailable
<b>Site Type:</b>	<b>Groundwater Mitigation:</b> Status Unavailable
<b>Site Type Sub Category:</b>	<b>SAA:</b> No
<b>Contaminant Media:</b> Soil, Solid Waste	
<b>Contaminants:</b> OXIRANE, BROMOMETHANE, DICHLORODIFLUOROMETHANE, ETHENE	

## RCRA - Unmapped Site Details

RCRA SITE ID: CAL000450091 Kiewit Cross Valley Pipeline Construction Project Lat/Long_Used Morgan Hill, CA, 95037		Distance: (exact location not mapped) Direction: (exact location not mapped)
<b>Land Type:</b> Not provided, though not located on indian land	<b>Owner Type:</b>	
<b>Owner/Operator:</b> Kiewit Lp	<b>Operator Type:</b>	
<b>Generator Status:</b> Not a generator	<b>Environmental Controls:</b> Environmental controls not in place	
<b>Institutional Controls:</b> Institutional controls not in place	<b>Human Exposure Controls:</b> Insufficient information to determine if human exposure under control	
<b>Ground Water Controls:</b> Insufficient information to determine if groundwater controls in place	<b>Activity Status:</b> Inactive	
<b>Industrial Activity Classification:</b> All other waste management services		
<b>Hazardous Waste Type:</b>		
<b>Used Oil Type:</b>		
<b>Misc Site Activities:</b>		
<b>Active Site Activities:</b>		

RCRA SITE ID: CAC003020929 Bridge Group Investments, Llc 755 Jarvis Drive Morgan Hill, CA, 95037		Distance: (exact location not mapped) Direction: (exact location not mapped)
<b>Land Type:</b> Not provided, though not located on indian land	<b>Owner Type:</b>	
<b>Owner/Operator:</b> George Mersho	<b>Operator Type:</b>	
<b>Generator Status:</b> Not a generator	<b>Environmental Controls:</b> Environmental controls not in place	
<b>Institutional Controls:</b> Institutional controls not in place	<b>Human Exposure Controls:</b> Insufficient information to determine if human exposure under control	
<b>Ground Water Controls:</b> Insufficient information to determine if groundwater controls in place	<b>Activity Status:</b> Active	
<b>Industrial Activity Classification:</b> All other waste management services		
<b>Hazardous Waste Type:</b>		
<b>Used Oil Type:</b>		
<b>Misc Site Activities:</b> On site universal waste destination, universal waste generator or receiver		
<b>Active Site Activities:</b> Handler activities		

## RCRA - Unmapped Site Details

(continued)

RCRA SITE ID: CAC002984361 Del Monte Condominiums Association Del Monte Lane Morgan Hill, CA, 95037		Distance: (exact location not mapped) Direction: (exact location not mapped)
<b>Land Type:</b> Not provided, though not located on indian land	<b>Owner Type:</b>	
<b>Owner/Operator:</b> Del Monte Condominiums Association	<b>Operator Type:</b>	
<b>Generator Status:</b> Not a generator	<b>Environmental Controls:</b> Environmental controls not in place	
<b>Institutional Controls:</b> Institutional controls not in place	<b>Human Exposure Controls:</b> Insufficient information to determine if human exposure under control	
<b>Ground Water Controls:</b> Insufficient information to determine if groundwater controls in place	<b>Activity Status:</b> Inactive	
<b>Industrial Activity Classification:</b> All other waste management services		
<b>Hazardous Waste Type:</b>		
<b>Used Oil Type:</b>		
<b>Misc Site Activities:</b> On site universal waste destination		
<b>Active Site Activities:</b>		

## EnviroStor - Unmapped Site Details

EnviroStor ID: 60002858 Italix Company, Inc. 120 Mast Street Morgan Hill, CA 95037		Distance: (exact location not mapped) Direction: (exact location not mapped)
<b>NPL Status:</b> No	<b>Site Type:</b> Tiered Permit	
<b>Regulatory Agency:</b> Smbrrp	<b>Site Status:</b> Active	
<b>Lead Agency:</b> Smbrrp	<b>Status Date:</b> 2019-07-29	
<b>Special Program:</b>	<b>Site Management:</b>	
<b>Funding:</b> Responsible Party	<b>Restricted Use:</b> No	
<b>Affected Media:</b> None Specified		
<b>Past Uses:</b> None Specified		
<b>Potential Contaminants:</b> None Specified		
<b>Confirmed Contaminants:</b> None Specified		

# COMMERCIAL PROPERTY EARTHQUAKE SAFETY GUIDE

## FOR

### COMMERCIAL PROPERTIES IN CALIFORNIA

The booklets listed below are prepared by governmental entities and are provided as links in the body of the original email sent by Property I.D. when delivering the report electronically, and as a printed booklet when a hardcopy report delivery is requested with the your NHD order. The booklets contain important information about various topics including radon, mold, lead hazards, environmental hazards, earthquake safety, and energy conservation. You can obtain another copy of these important booklets for free by clicking on the links below, or by going to <https://propertyid.com/downloads>.

#### **California Homeowner's Guide to Earthquake Safety (© 2006)**

<http://www.propertyid.com/govbooklets/govbookletsearthquakecomm.pdf>

## TERMS AND CONDITIONS

The Report is subject to each of the following Terms and Conditions. Each Recipient (as that term is defined below) of the Report hereby acknowledges and agrees that the Report is subject to the following Terms and Conditions, and each Recipient agrees to be bound by such Terms and Conditions. Use of this Report by any Recipient constitutes acceptance of the Terms and Conditions to the Report. The Terms and Conditions below are hereby incorporated by this reference into the Report. This Report is not an insurance policy.

The following persons or entities are deemed "Recipients" of this Report: (1) the seller of the real property that is the subject of the specific transaction for which this Report was issued; (2) that seller's agent and broker; (3) the buyer of the real property that is the subject of the specific transaction for which this Report was issued; (4) that buyer's agent and broker; and (5) the escrow officer and escrow company handling the specific transaction for which this Report was issued. This Report is for the exclusive use of the Recipients. No person or entity, other than the Recipients, shall be entitled to use or rely on the Report. This Report may not be used, referred to, or relied upon by any person or entity other than the Recipients. No person or entity, other than the Recipients, shall be deemed, treated, or considered to be a beneficiary (intended or otherwise) of this Report. Recipients are obligated to make disclosures that are within their actual knowledge. This Report has been issued in connection with a particular transaction for the sale of the real property described in the Report. The Report may only be used in connection with that particular transaction. If an escrow number has been provided to Property I.D., then this Report may only be used in connection with that particular escrow. The Report may not be used for any other transaction or escrow.

The Report may not be used, for any purpose, if the Recipients have not paid for the Report.

This Report is made for the real property specifically described in the Report (the "Subject Property"). The Subject Property shall not include any property beyond the boundaries of the real property described in the Report. The Subject Property shall not include any structures (whether located on the Subject Property, or not), easements, or any right, title, interest, estate, or easement in any abutting streets, roads, alleys, lanes, ways, or waterways.

No determination is made and no opinion is expressed, or intended, by this Report concerning the right, entitlement, or ability to develop or improve the Subject Property. Property I.D. has no information concerning whether the Subject Property can be developed or improved. Property I.D. expresses no opinion or view, and assumes no responsibility, with respect to the development or improvement of the Subject Property.

No determination is made and no opinion is expressed, or intended, by this Report as to title to the Subject Property. No determination is made and no opinion is expressed, or intended, by this Report concerning whether the Subject Property is comprised of legal lots in conformance with the California Subdivision Map Act or local ordinances.

No determination is made and no opinion is expressed, or intended, by this Report concerning architectural, structural, mechanical, engineering, or legal matters. No determination is made and no opinion is expressed, or intended, by this Report concerning structures or soils on or outside of the Subject Property, including, without limitation, habitability of structures or the Subject Property, suitability of the Subject Property for construction or improvement, potential for soil settlement, drainage, soil subsidence, or other soil or site conditions. No determination is made and no opinion is expressed, or intended, by this Report concerning the marketability or value of the Subject Property. Property I.D. has not conducted any testing of the Subject Property. Property I.D. has not conducted any physical or visual examination or inspection of the Subject Property. This Report is not a substitute for a physical or visual examination or inspection of the Subject Property. If detailed on-site information regarding geologic, environmental, engineering, planning, or other professional studies is desired, Property I.D. recommends that an appropriate qualified professional consultant be retained.

No determination is made and no opinion is expressed, or intended, by this Report concerning the existence of hazardous or toxic materials or substances, or any other defects, on or under the Subject Property, unless specifically described in the Report.

No determination is made and no opinion is expressed, or intended, by this Report concerning any condition of the Subject Property, unless that condition is specifically described in the Report. The Report is intended to address only those matters expressly described in the text of the Report. The Report is not intended to address any matter (either expressly or impliedly) not specifically described in the text of the Report.

This Report is issued as of the date identified in the Report. Property I.D. shall have no obligation to advise any Recipient of any information learned or obtained after the date of the Report even if such information would modify or otherwise affect the Report. Subsequent to Property I.D.'s acquisition of Government Records, changes may be made to said Government Records and Property I.D. is not responsible for advising the Recipients of any changes. Property I.D. will update this Report upon request and at no charge during the transaction process for which this Report was issued, but not to exceed one year from the date of the Report. Likewise, Property I.D. is not liable for any impact on the Subject Property that any change to the Government Records may have.

No determination is made and no opinion is expressed, or intended, by this Report concerning the need to purchase earthquake or flood insurance for the Subject Property. In preparing the Report, Property I.D. has accurately reported on information contained in Government Records. Property I.D. has reviewed and relied upon those Government Records specifically identified and described in the Report. Property I.D. has not reviewed or relied upon any Government Records that are not specifically identified in the Report. Property I.D. also has not reviewed any parcel maps, plat maps, survey maps, surveyor maps, assessor maps, assessor parcel maps, developer maps, or engineering maps, whether or not such maps have been recorded. No determination is made and no opinion is expressed, or intended, by the Report concerning any matters identified in Government Records that were not reviewed by Property I.D. If any Recipient has a question concerning the specific Government Records reviewed (or not reviewed) by Property I.D., then the Recipients should contact Property I.D.'s Customer Service Department at (800) 920-5603.

Mapped hazard zones may represent generalized hazard information. If the questionable edge of a hazard zone impacts any portion of the Property, the report will reflect that the Property is "IN" the zone. If the Subject Property shares a common area with other properties (examples include condominiums, planned developments, town homes, and mobile homes) and any portion of the common area of the complex in which the Subject Property is located is situated in the specified hazard zone, due to the quality and availability of the parcel boundary information supplied by the county, "IN" may be reported even if the property/unit/lot that is the subject of this report is itself not in the specified hazard zone. If the county's parcel boundaries include only the individual unit's boundaries and do not include common areas for which property owners may also be responsible, hazards that exist only in the common areas may not be reported as "IN". When found in the hazard determination the terms "zone", "area", or "mapped" are words strictly defined as geographic locations delineated by specific boundaries identified in the maps and/or data prepared by the applicable governmental agency.

Property I.D. has relied upon the Government Records specifically identified in the Report without conducting an independent investigation of their accuracy. Property I.D. assumes no responsibility for the accuracy of the Government Records identified in the Report.

To the extent that any Recipient has provided information to Property I.D. (including, without limitation, a legal description of the Subject Property), Property I.D. has relied upon that information in preparing this Report. Property I.D. has not conducted an independent investigation of the accuracy of the information provided by the Recipient. Property I.D. assumes no responsibility for the accuracy of information provided by the Recipient. Property I.D. shall be subrogated to all rights of any claiming party against anyone including, but not limited to, another party who had actual knowledge of a matter and failed to disclose it to the Recipients in writing prior to the close of escrow.

Except as specifically described in the Report, Property I.D. makes no warranty or representation of any kind, express or implied, with respect to the Report. Property I.D. expressly disclaims and excludes any and all other express and implied warranties, including, without limitation, warranties of merchantability or fitness for a particular purpose.

Property I.D. shall have no responsibility, or liability, for any lost profits, consequential damages, special damages, indirect damages, or incidental damages allegedly suffered as a result of the use of, or reliance on, the Report.

The Report shall be governed by, and construed in accordance with, the laws of the State of California.

This Report constitutes the entire, integrated agreement between Property I.D. and Recipients, and supersedes and replaces all prior statements, representations, negotiations, and agreements.

If any provision of the Terms and Conditions to this Report is determined to be invalid or unenforceable for any reason, then such provision shall be treated as severed from the remainder of the Terms and Conditions, and shall not affect the validity and enforceability of all of the other provisions of the Terms and Conditions. Any dispute, controversy, or claim arising out of, or relating in any way, to the Report, shall be resolved by arbitration in Los Angeles, California, in accordance with the arbitration rules of the Judicial Arbitration and Mediation Service ("JAMS"). The prevailing party in the arbitration shall be entitled to its attorneys' fees and costs, including, without limitation, the fees of the arbitrator.



# Phase-1 Environmental Services

"Taking the Complexity out of Environmental Due Diligence"

*Silicon Valley Environmental Group, Inc*

5216 Harwood Rd, San Jose, CA 95124

## PHASE I ENVIRONMENTAL SITE ASSESSMENT

Sept. 09, 2019

**19380 MONTEREY ROAD, MORGAN HILL, CA 95037**

APN # 726-42-001 & 002

Project: P2-08-05-19

**Prepared for:**

Pinnacle Bank

18181 Butterfield Blvd, Ste 135

Morgan Hill, CA 95037

Phase-1 Environmental Services is pleased to submit our report describing the findings of the Phase I Environmental Site Assessment (ESA) at the above referenced Property. This assessment was prepared in general accordance with the American Society of Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM Designation: E-1527-13).

The purpose of the Phase I ESA was to identify, to the extent feasible, recognized environmental concerns in connection with the property. This assessment included a site reconnaissance as well as research and interviews with representatives of the occupants and property management.

This report may be distributed and relied upon by **Pinnacle Bank**, Their successors, and assigns. Reliance on the information and conclusions in this report by any other person or entity is not authorized without the express written consent from Phase-1 Environmental Services.

"I, Stuart G. Solomon, declare that to the best of my professional knowledge and belief: I meet the definition of Environmental Professional as defined in 312.10 of 40 CFR Part 312, and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed All Appropriate Inquiries (AAI) in conformance with the standards and practices set forth in 40 CFR Part 312."

If you have any questions or require further clarification of the report findings, please contact the undersigned at your convenience. Thank you for the opportunity to be of service.

Yours very truly,

**Phase-1 Environmental Services**

Stuart G. Solomon

Senior Partner, Assessor

ASTM Qualified Environmental Professional

[www.sveginc.com](http://www.sveginc.com)



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**Phase I Environmental Site Assessment – September 2019**

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## 1) INTRODUCTION

Pinnacle Bank (the Client) engaged Phase-1 Environmental Services (Phase-1 ES) to conduct a Phase I Environmental Site Assessment (ESA) of the property consisting of two parcels located at 19380 Monterey Road, in the City of Morgan Hill, County of Santa Clara, California, subsequently referred to in this report as the "Property". This assessment was prepared in general accordance with the American Society of Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM Designation: E-1527-13).

### 1.1) Purpose

The purpose of the Phase I ESA was to identify, to the extent feasible, Recognized Environmental Conditions (REC's) relating to the property. This assessment included a site reconnaissance as well as research of past studies performed on the Property, interviews with representatives of the occupants and property management, and research of various available environmental databases and agencies.

### 1.2) Scope of Services

The Scope of Services for the performance of this Phase I ESA included the following tasks:

- On-site visual reconnaissance of the Property to evaluate on-site activities in respect to hazardous materials use, storage, and disposal activities.
- On-site visual survey of the current uses of the immediately adjacent sites, and surrounding area.
- Review of selected historic documentation for the Property to determine what activities have occurred at the subject site since the Property's first developed use.
- Review of reasonably ascertainable regulatory agency files concerning hazardous material use, storage and disposal at the Property and at adjacent and surrounding sites.
- Acquisition and detailed professional review of a current environmental sites radius report (MapHazardsPro Radius Report).
- Preparation of this report in general accordance with the document entitled *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (The American Society for Testing and Materials [ASTM], Designation E 1527-13).
- Interviews with available Property contacts, regulatory officials and personnel associated with the subject and adjoining properties.

### **1.3) Deviations**

No deviations from the recommended scope of ASTM Standard E 1527-13 were required as part of this Phase I Environmental Assessment.

### **1.4) Significant Assumptions**

While this report provides an overview of potential environmental concerns, both past and present, the environmental assessment is limited by the availability of information at the time of the assessment. It is possible that unreported disposal of waste or illegal activities impairing the environmental status of the Property may have occurred which could not be identified. The conclusions and recommendations regarding environmental conditions that are presented in this report are based on a scope of work authorized by the Client. Note, however, that virtually no scope of work, no matter how exhaustive, can identify all contaminants or all conditions above and below ground.

### **1.5) Limitations and Exceptions**

This Phase I Environmental Site Assessment does not guarantee the condition of the Property. Phase-1 Environmental Services (Phase-1 ES) is not be responsible for conditions or consequences arising from facts and information that is withheld or concealed, or not fully disclosed at the time this evaluation is performed. Conclusions and recommendations made in the report for the Property aerial imagery in nature and are based wholly upon the data obtained and available information reviewed during the assessment. Phase-1 ES is not responsible for errors or omissions in agency or provided files or databases or non-disclosure by Property owners or representatives. To achieve the study objectives for this project we are required to base Phase-1 ES conclusions and recommendations on the best information available during the period the investigation was conducted. Phase-1 ES professional services are performed using the degree of care and skill ordinarily exercised by environmental consultants practicing in this or similar fields. The findings are mainly based upon examination or historic records and reports, maps, aerial photographs, and governmental agencies lists. It should be noted that governmental agencies often do not list all sites with environmental contamination; the lists and data used could be inaccurate and/or incomplete. Recommendations are based on the historic land use of the subject property, as well as features noted during the site inspection.

The absence or potential gross contamination sources, historic or present, does not necessarily imply that the subject property is free of any contamination. This Phase I Site Assessment did not include the recovery, sampling, or reporting of the nature or extent of Asbestos Containing Materials, the presence of Lead-based Paint or any Mold Issues.

Phase-1 ES does not warrant or guarantee that no significant events, releases, or conditions could have arisen during the periods or situations with data gaps (if they exist). The Phase I Site Assessment does not include information or advice relating to any environmental issues, laws or environmentally related business decisions that have not been stated in the above outline. No warranties, therefore, are expressed or implied. Phase-1 ES has no liability towards consequential damages. In some cases, an environmental compliance audit may be necessary for a Property. The information and opinions rendered in the report will exclusively for use by the Client. Phase-1 ES will not distribute or publish the report without the Client's consent except as required by law or court order. Phase-1 ES has no responsibilities or liability whatsoever to persons or entities other than the Client if they so choose to use this report.

## 1.6) Limitations of Liability

Phase-1 ES' total liability to the client for any-and-all injuries, claims, losses, expenses or damages whatsoever directly or indirectly arising out of or in any way related to this report from any cause or causes, including but not limited to Phase-1 ES' negligence, errors, omissions, strict liability, or breach of contract shall not exceed the total amount of the contract for this project. Phase-1 ES shall not be liable for latent or hidden conditions, conditions not actually observed by Phase-1 ES, the potential consequences of observable conditions, conditions of which client had knowledge of at the time of the services, or any unauthorized assignment or reuse of the report. Notwithstanding the prior sentence, in no event shall Phase-1 ES be liable to client for any exemplary, punitive, direct, or indirect, incidental special or consequential (including lost profits) damages arising from or in any way connected with its performance or failure to perform under the agreement, even if the affected party has knowledge of the possibility of such damages.

## 1.7) Special Terms and Conditions

The Client for this project requested no special terms, conditions, or extraneous services. Therefore, Phase-1 ES implemented no special terms, conditions, or extraneous services for this project. Business Environmental Risk concerns have not been addressed for this project. Controlled substances information has not been included, as it is outside the scope of E 1527-13 unless specifically requested by the Client.

## 1.8) Recognized Environmental Condition Definitions

**Note:** By current ASTM Standards, *Di Minimis* indicates; “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 government agencies”. Di Minimis conditions are not RECs.

A **Recognized Environmental Condition (REC)** is defined by the ASTM Standard Practice E1527-13 as; “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to 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.”

A **Controlled Recognized Environmental Condition (CREC)** is defined by the ASTM Standard Practice E1527-13 as; “a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.”

A **Historical Recognized Environmental Condition (HREC)** is defined by the ASTM Standard Practice E1527-13 as; “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.”

**Other Environmental Considerations** that warrant discussion, but do not qualify as RECs, include; *de minimis* conditions and/or environmental considerations such as; the presence of Asbestos Containing Materials (ACMs), Lead Based Paint (LBP), Radon, and Mold, which can affect the liabilities and financial obligations of the Client, the health and safety of site occupants, and the value and marketability of the Property.

**REC Summary Table**

Section	Section Name	No Further Action	REC	CREC	HREC	Other Environmental Considerations	Notes & Recommended Action(s)
5)	Structures, Improvements, Usage Characteristics	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7)	Previous Environmental Reports	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2014 Partner Engineering – No RECs. (See <b>Attach. D</b> )
8) 8.2)	Site Reconnaissance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Old abandoned underground hydraulic hoist - see <b>Section 8.2) “REC Discovery”</b> .
10)	Historical Information	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
11)	Regulatory Records Review	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No major violations.
12)	Regulatory Agency Database Review	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4.4)	FEMA Flood Zone Determination	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FEMA Flood Zone X, with a 0.2% chance of annual flooding. Mandatory flood insurance is not required.
Non-Scope	Lead-Based Paint (LBP), and Asbestos-Containing Materials (ACM)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Non-Scope	Mold	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	There were no signs of Mold presence noted in the building areas that were inspected.
Non-Scope	Radon Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The Property is in a Radon Zone 2 – an area with a medium potential for indoor Radon Gas.

**2) REPORT SUMMARY & FINDINGS**

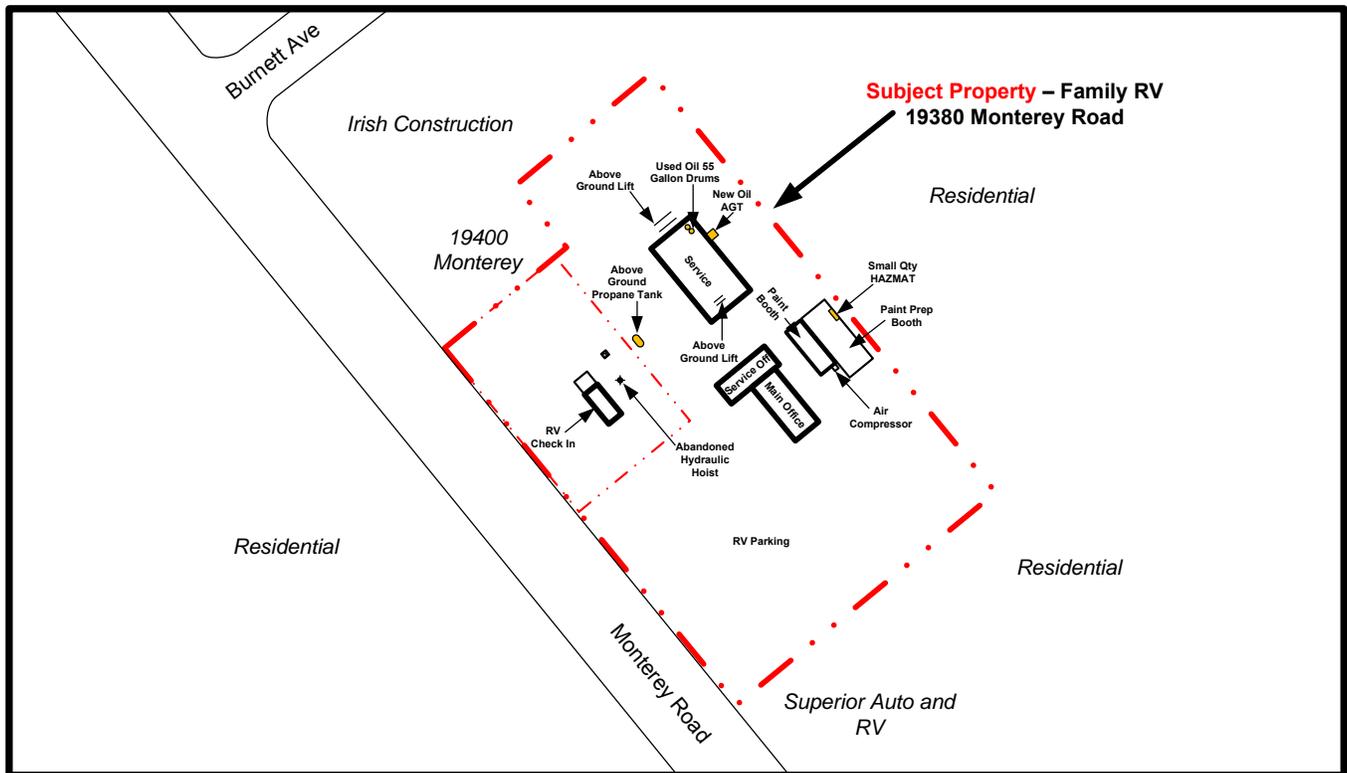
**2.1) Discussion of REC Findings**

*The one REC discovered was the presence of an old abandoned underground hydraulic vehicle hoist in an exterior area of the Property. Section 8.2) on Page 12 discusses details and shows pictures. This will require testing soils at the base of the hoist for the presence of oil containing PCE, and determination of whether oil is still present within the hoist cylinder. Please see Section 15) Conclusions and Recommendations for suggested actions. No additional RECs were discovered at the Property, and none were discovered near the Property that, in our opinion, would cause significant environmental liability or risk to the Property - under its current uses and occupancy.*

### 3) SUMMARY OF PROPERTY LEGAL DESCRIPTION & BUILDING INFORMATION

PROPERTY INFORMATION	
<b>Name</b>	Family RV
<b>Street Addresses</b>	19380 Monterey Road
<b>City, State, Zip</b>	Morgan Hill, CA 95037
<b>County</b>	Santa Clara
<b>Zoning</b>	MU-F (Mixed Use Flex)
<b>Approx. Acreage</b>	3.93 (parcel -001) and 0.737 (parcel -002). 4.67 acres combined.
<b>Assessor's APN# (s)</b>	726-42-001 and -002
<b>Current Owner, Usage/Occupants</b>	Owner: FARV Monterey, LLC. Occupants: Family RV - Recreational Vehicle sales, service, rentals.
BUILDING INFORMATION	
<b># Building &amp; apx. Sf.</b>	Four – about 9,540 sf. (total) + Paint booth: 1,200-sf.
<b>Exterior Construction</b>	Service bldg: steel. Offices: wood (2 pre-fab), 1 wood. Paint booth: steel
<b>Year Constructed</b>	Parcel -002 bldg.: 1966. Parcel -001 bldgs.: 1985
<b>Stories/Floors</b>	Single
<b>Basement(s)</b>	None
<b>Foundation Type</b>	Concrete

Below is a diagram showing the physical locations and feature descriptions of the Property (also shown in Figure 2).



## 4) SITE AND VICINITY GEOLOGIC DESCRIPTION

### 4.1) Topographic Map Overview

The Property is located at an elevation of approximately 347 feet above mean sea level (U.S. Geological Survey "Morgan Hill, CA" Map MRC 37121B6 - 7.5 Minute Topographic map). The immediate area of the Property is relatively flat. Regionally, the general topographic slope is to the southwest. The Topographical Map Overview is attached as **Figure 5**.

### 4.2) General Site Setting

The Subject Site is in the northwestern-most region of the city of Morgan Hill, California, a little less than 2-miles to the northwest from downtown Morgan Hill, a little less than 2.6-miles to the west southwest from Anderson Lake, and a little over 18-miles to the northeast from the California coastline at Aptos, CA. The general region consists primarily of residential and commercial properties.

### 4.3) Hydrogeologic Review

#### **Santa Clara Valley Groundwater Basin, Santa Clara Subbasin**

- Groundwater Basin Number: 2-9.02
- County: Santa Clara
- Surface Area: 153,600 acres (240 square miles)

#### **Basin Boundaries and Hydrology**

The Santa Clara subbasin occupies a structural trough parallel to the northwest trending Coast Ranges. The Diablo Range bounds it on the west and the Santa Cruz Mountains form the basin boundary on the east. It extends from the northern border of Santa Clara County to the groundwater divide near the town of Morgan Hill. The dominant geohydrologic feature is a large inland valley (Fio and Leighton 1995). The valley is drained to the north by tributaries to San Francisco Bay including Coyote Creek, the Guadalupe River, and Los Gatos Creek. Annual precipitation for the Santa Clara basin ranges from less than 16 inches in the valley to more than 28 inches in the upland areas.

#### **Hydrogeologic Information**

##### ***Water Bearing Formations***

The water bearing formations of the Santa Clara subbasin include Pliocene to Holocene age continental deposits of unconsolidated to semi-consolidated gravel, sand, silt and clay. Two members form this group, the Santa Clara Formation of Plio-Pleistocene age and the younger alluvium of Pleistocene to Holocene age (DWR 1975). Lithologic similarities make distinction between these two units difficult based on available well data. The combined thickness of these two units probably exceeds 1500 feet (DWR 1967).

##### ***Groundwater Level Trends***

Historically, since the early 1900's through the mid-1960's water level declines from groundwater pumpage have induced subsidence in the Santa Clara subbasin and caused degradation of the aquifer adjacent to the bay

from saltwater intrusion. Prior to importation of surface water via the Hetch Hetchy Aqueduct and South Bay Aqueduct and the introduction of an artificial recharge program water levels declined more than 200 feet in the Santa Clara Valley (Poland and Ireland 1988). Groundwater levels have generally increased since 1965 as a result of increase in recharge and decreases in pumpage (Fio and Leighton 1995). Current hydrographs of index wells within the subbasin maintained by Santa Clara Valley Water District support this trend ([www.scvwd.dst.ca/gwuse/gwmimap.htm](http://www.scvwd.dst.ca/gwuse/gwmimap.htm), 2001).

**4.4) FEMA Flood Zone Determination**

According to FEMA, the Property is in a Flood Hazard Zone X, with a 0.2% chance of annual flooding. Mandatory flood insurance is not required.

There were no wetlands observed on the Property.

**5) STRUCTURES, IMPROVEMENTS, USAGE CHARACTERISTICS**

A Property Vicinity Map and Property Site Plan are attached to this report as **Figures 1 and 2** - respectively.



**Structures**

The Property is improved with four buildings totaling approximately 9,540-sf., and an approx. 1,200 sf. paint booth. One office building on the smaller -002 parcel is a 360-sf. wood structure which appears to have a concrete foundation. This building was constructed in 1966. There are 2 additional office buildings on parcel -001 which are pre-fab wood-constructed, with wooden foundations. Both are about 2,000-sf. each. The main service building is steel-constructed approximately 5,200-sf. structure, and founded on slab-on-grade concrete, and the appx. 1,200-sf. paint booth is also steel, and slab-on-grade founded. There is a tall, 2,400-sf. tented storage area next to the paint booth. The main service building and the paint booth are both fire sprinkled. The wood and pre-fab office buildings are not.

**Roads or Railways**

There are no roads or railways on the Property.

## Mechanical Systems

Mechanical systems observed at or on the Property included; Above-ground vehicle lifts, air compressor, a pressure washer, miter saw, portable hydraulic vehicle lifts, power generator, and propane fork lifts.

## Solid Waste and Sewage Disposal

Trash and recycling containers were observed in several areas and are serviced by Recology Systems, south valley. Sewage is disposed of via City sewer lines.

## Heating and Cooling Systems

No central heating or cooling systems were observed in any of the buildings onsite.

## Source of Potable Water

Potable water to the premises is provided by the municipal City supply.

## Hazardous Materials Storage, Use, Disposal

Hazardous materials observed at the Property included; welding gas tanks in the Main Service building and tented area, Oils, hydraulic fluids, antifreeze, and small quantity lubricants stored on storage racks in the Main Service building, various gas cans, 30-gallon used oil totes, a parts cleaner tub, acetone, 20 and 33-lb. propane tanks, small quantities of brake cleaner, liquid wrench, spray paints and solvents on shelves in the Service areas. Diesel Exhaust Fluid (DEF) is stored on pallets in the area of the Service building.

Bulk New oil is stored in an above-ground double-wall tank on the outside near the northern corner of the Service Building which is covered. Used/Waste oil is stored in properly labeled 55-gallon drums on secondary containments on the inside of the Service Building at its northern corner.

There is a 490-gallon above-ground bulk propane tank and pump island outside near the center of the Property – properly placarded and safety-bolstered. ***There was no evidence of improper or illegal use, storage, or disposal of hazardous materials or wastes on the Property or within the building areas that were inspected at the Property.***

## Wells

There was no evidence of current or past water supply, irrigation, oil, injection, or dry wells observed on the Property.

## Interior and Exterior Drains and Sumps

No interior floor drains or sumps were noted in any building. There was no staining near this drain and there were no chemical odors noted. There was one external storm drain noted just to the west of the bulk propane tank landing area. There was no significant surficial staining or odors noted in the vicinity of this drain. Other storm drains may be onsite that were covered by vehicles.

### Storage Tanks

There is a 490-gallon above-ground bulk propane tank and pump island outside near the center of the Property – properly placarded and safety-bolstered. New oil is stored in a covered above-ground double-wall steel storage tank near the northern outside corner of the Service Building. 55-gallon drums on secondary containment pallets store waste oils and waste antifreeze – kept within the Service Building at its northern corner. There was no evidence of underground storage tanks or additional aboveground storage tanks at the Property.

### Stained Soil or Pavement

There was no significant surficial oil staining in the asphalted or concreted parking lot areas. No soil staining or chemically distressed vegetation was noted in any of the planter or bare soil areas on the Property.

### Current Uses of Adjoining Properties

- To the north of the Property is Irish Construction company and yard, and single-family residences.
- To the south of the Property are single-family residences and Monterey Road – across from which are single-family residences.
- To the east are single-family residences.
- To the west is Irish Construction Co., and Monterey Road, across from which are single-family residences.

## **6) USER PROVIDED INFORMATION**

### **TITLE RECORDS, ENVIRONMENTAL LIENS, ACTIVITIES AND USE LIMITATIONS, SPECIALIZED KNOWLEDGE, VALUE REDUCTION FOR ENVIRONMENTAL ISSUES, COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION.**

Phase-1 ES was not provided with a Preliminary Title Report. There was no information regarding environmental liens, activity and use limitations, specialized knowledge, or value reductions for environmental issues on the Property found in any of the agency files or databases that were reviewed.

## **7) PREVIOUS ENVIRONMENTAL REPORTS AND STUDIES**

A Phase I ESA was performed on the Property in 2014 by Partner Engineering – no RECs were noted. A Phase II study was performed on the adjoining property to the north in 2016 by Basics Environmental. The property was cleared of environmental concern. Both study documents (less Appendices) are contained in **Attachment D**.

## **8) SITE RECONNAISSANCE/ ENVIRONMENTAL INSPECTION**

On August 29, 2019, a Phase-1 ES professional inspector conducted a visual reconnaissance of the Property.

## 8.1) Methodology and Limiting Conditions

The Phase-1 ES Professional inspected all accessible areas of the Property during the reconnaissance.

## 8.2) Exterior Environmental Conditions

Asphalt in the vast parking areas of the Property is mostly in good condition, with little cracking and no significant mottling observed. This was also the case with the exterior areas that are concreted. Little oil staining was observed and there were no spills and no significant subsurface contaminant pathways noted.

Near the center of the Property is an above-ground bulk propane storage tank and dispenser. This unit appears to be fully compliant.

To the west of the propane tank and island is a concreted area next to which is the only noted storm drain on the Property (although there may be more covered by vehicles). No staining or odors were noted here. **REC Discovery:** To the southeast of the concrete slab is an abandoned in-ground hydraulic vehicle hoist (see photos on the right). This is obviously an older hoist that was likely installed for the original RV business at the Property which began in 1972-73. Its existence is a REC because it was likely installed during a time when PCBs were commonly used in hydraulic oils. It is unknown how the hoist was decommissioned and whether its oil was removed. Soil near the base of this unit will need to be tested for PCB contaminants. The hoist should also be accessed and checked for oil content. If oil is found within it, it will need to be removed and disposed of.

Planters and bare soil areas with mature trees, shrubbery and hedges align the Property along Monterey Road, and in several perimeter and interior areas. There were no signs of stained soil or chemically-stressed vegetation noted in any of these areas of the Property. There was no evidence of current or past wells noted in any exterior areas.



There was no evidence of illegal or improper use, storage, or disposal of hazardous materials or wastes on any of the exterior areas of the Property. Aside from the abandoned underground hydraulic hoist, there were no additional RECs discovered in the exterior areas of the Property.

### 8.3) Interior Environmental Conditions

Concrete flooring in the main Service Building and the paint booth is in good condition with very little cracking and no significant staining noted. The same is true for the asphalt beneath the large tented storage area.

Small quantities of brake cleaner, motor oil, antifreeze, lubricants and cleaners were observed stored on racks and workbenches within the Service Building. Used oil is collected in 30-gal. metal totes and stored in properly labeled 55-gal. drums on top of secondary containment pallets.

Welding gas tanks were observed in the main Service Building and in the tented storage area, as were small containers of flammable solvents – each properly labeled.

There was no evidence of current or past illegal or improper hazardous materials use, storage, or disposal in any of the interior areas of the Property.



## 9) INTERVIEWS AND QUESTIONNAIRES

### 9.1) Owner & Property Manager Information and Interviews

The current owner of the Property is; FARV Monterey, LLC. Mr. John Kedey is the Property Manager.

### 9.2) ASTM Environmental Questionnaire

The Property owner representative, Mr. John Kedey, returned an ASTM environmental questionnaire 09/9/2019. Aside from waste oil storage and questions concerning auto repair, all other answers within the questionnaire were answered “No” or “Unk”.

The Property Owner Environmental Questionnaire is contained in **Appendix B**.

## 10) HISTORICAL INFORMATION

Standards developed by ASTM E 1527-05 require that the history of a site be established from the present back to the time the Property was first used for residential, agricultural, commercial, industrial, or governmental purposes, or back to 1940, whichever is earlier. Sources of such information are typically: interviews, aerial photographs, Fire Insurance Maps, historic city directories, topographical maps, and local fire, building and health department file reviews and records. Other historical sources include internet sites, community organizations, local libraries and historical societies, and current owner/occupants of neighboring property.

Phase-1 ES purchased and evaluated available Topographical and Fire Insurance Maps, City Directories, and Historical Aerial Photographs. The following information is a compilation of these reviews.

### 10.1) Historic Fire Insurance Maps

Fire Insurance Maps for the Property location were not available through Phase-1 ES sources.

### 10.2) Aerial Photograph Review

Phase-1 ES reviewed low-altitude, black-and-white and color aerial photographs taken in 1948, 1953, 1956, 1968, 1980, 1987, 1993, 1998, 2004, 2005, 2007, 2009, 2010, 2012, 2013, 2014, 2016 & 2018 to identify areas of possible environmental concerns related to previous land use at the Site or adjacent properties. Photographs were provided by Historical Aerials, library sources, and the later photos by Google Earth Maps. The observations from the aerial photographs of the Site and immediate vicinity are described below.

#### 1948, 1953, 1956

SUBJECT SITE	NORTHERN	SOUTHERN	EASTERN	WESTERN
1948: 2 farm-type structures onsite amongst a fruit orchard. 1953: No structures. 1956: Farmland and perhaps a farm residence – no orchard remaining.	1948-53: Fruit orchard. 1956: Fruit orchard and farmland.	1948-53: Fruit orchard & Monterey Rd. – across farmland. 1956: Farmland & Monterey Rd. – across farmland.	All years: fruit orchard – perhaps small farm building.	All years: Monterey Rd. – across farmland.

#### 1968 Through 1998

SUBJECT SITE	NORTHERN	SOUTHERN	EASTERN	WESTERN
1968: Small building (fruit stand) & parking on lot -002. 1980: Additional building on lot -001 and RV parking. 1987: 3 <sup>rd</sup> building & more	1968: Currently existing building constructed. 1980-87: NW-commercially occupied. NE-fully residential. Little change thereafter.	1968: Farmland, Monterey Rd. & farmland. 1980-87: Developed & farmland, Monterey Rd. – across farmland.	1968: Small bldg. & farmland. 1980-87, 93, 98: Fully developed residential.	Little change – all years.

RV parking. Little change thereafter.				
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### 2005 Through 2018

SUBJECT SITE	NORTHERN	SOUTHERN	EASTERN	WESTERN
Paint booth added in 2005 - Little change.	Little change.	2005: Residential across Monterey Rd. Little change thereafter.	Little change – all years.	2005: residential development across Monterey Rd. beginning. 2009: Fully developed – little change thereafter.

**No environmental concerns were noted in any of the aerial photographs that were reviewed.**

### 10.3) Historical Topographic Map Review

Phase-1 ES reviewed 12 Topographical maps relating to the Property between 1917 and 2015 to identify areas of possible environmental concerns, bodies of water and evidence of structures.

The Topographical Maps between 1917 and 1947 show the Property with a single residential structure on it. All surrounding properties are undeveloped. In 1956 the Property and surroundings to its east are shown as part of a fruit orchard. To the immediate south are 2 residences. In 1969, there are 4 commercial buildings shown on the Property, and the current Irish Construction building to the north appears. The fruit orchard is still shown. To the east are 3 small commercial buildings. The west, across Monterey Road is undeveloped. In 1975, building 5 shows up on the Property. The residential development to the east is now shown. There is a Post Office to the immediate southeast. There are few changes through the 2015 Topographical map.

**No environmental concerns were noted in any of the topographical maps reviewed.**

The aerial and topographical map presentation is contained in **Appendix E**. Note: Some copywritten aerial photos and topographical maps were reviewed and included in our study. Those that were copywritten are not contained in the Appendix. Our review was performed and presented in accordance with current ASTM Phase I Report standards. The copywritten aerials and topographical maps not contained in the Appendix can be view at: <https://www.historicaerials.com/viewer> by typing in the Property address.

### 10.4) Local Historic City Directory Review

City Directories have been published for major cities and towns across the United States since the 18th century. Originally, these Directories, published in the 20<sup>th</sup> century, also included a street index. For each street address, the Directory lists the name of the businesses that were listed operating from this address during given years. City Directories can be a resourceful source of historical information as to site tenancy and use. Directories for rural areas were not often published.

Phase-1 ES obtained historic City directories from Historic Information Gatherers (HIG). The complete HIG report is contained in **Appendix F**. Below are excerpts from the HIG report for the specific Property addresses:

**19380 Monterey Road, Morgan Hill, CA**

- 2006 ALPINE RECREATION
- 2000-01 ALPINE RECREATION
- 1995-96 ALPINE RECREATION
- 1990-91 CANYON R V
- 1985 CANYON R V
- 1985 CANYON R V SALES
- 1985 HI LO TRLR SALES
- 1980 CANYON R V
- 1980 CANYON R V SALES
- 1980 HI LO TRAILER SALES
- 1980 HI LO TRLR SALES
- 1975 □□□□

**10.5) Subject Property and Surrounding Historic Occupancies**

The following was compiled from all historic records and source data.

Tenants on the Property included; Reggio Fruit Stand (1966-1973); Hi Lo Trailer Sales (from at least as early as 1975 to 1985); Canyon RV Sales (from at least as early as 1980 to 1990); Alpine Recreation (at least as early as 1993 to 2012); and Family RV (2012 to Present).

Surrounding property historic occupancies are as follows:

**Year    Occupant Listed**

- 1973 - Morgan Hill Storage Yard (19280 Monterey Road); Shellworth T Chevrolet (19490 Monterey Rd)
- 1975 - Morgan Hill Cycle Salvage, Morgan Hill Motorcycle (19280 Monterey Road); South Valley Automotive (19400 Monterey Road); Shellworth Olson (19490 Monterey Road)
- 1980 - Rainwater Spas (19280 Monterey Road); South Valley Automotive (19400 Monterey Road); Shellworth Chevrolet (19490 Monterey Road)
- 1984 - (19280 Monterey Road); South Valley Automotive (19400 Monterey Road); Don Murtos Chevrolet (19490 Monterey Road)
- 1988 - Sotelo Forklift, Inc. (19280 Monterey Road); South Valley Automotive (19400 Monterey Road); Don Murtos Chevrolet, The Dent Clinic (19490 Monterey Road)
- 1993 - Sotelo Bros Forklift (19280 Monterey Road); Don Murtos Chevrolet, The Dent Clinic, Cochrane (19490 Monterey Road)
- 1997 - Hallmark Equipment, Inc. (19280 Monterey Road).
- 1998
- 2002 - Hallmark Equipment, Inc. (19280 Monterey Road); Irish Construction (19490 Monterey Road).
- 2003
- 2013 - Hallmark Equipment, Inc., Superior Automotive & Radiator Service (19280 Monterey Road); Irish Construction (19490 Monterey Road)

**11) REGULATORY AGENCY RECORDS**

**11.1) Environmental Health Hazardous Materials (The Cal EPA CUPA Agency)**

Regulatory Agency Data	
<b>Name of Agency:</b>	Santa Clara County Department of Environmental Health

**Point of Contact:** Melissa Belloso - Sr. Office Specialist  
**Agency Address:** 1555 Berger Dr, San Jose, CA - <https://siteportal.calepa.ca.gov>  
**Date of Contact:** 08/26/2019  
**Method of Communication:** Next Request

**Summary:** Records Received –

**2000** – Inspection – Alpine Recreation - No violations.  
**2002** – Inspection – Alpine Recreation – No violations.  
**2008** – Inspection – Minor violations – all corrected.  
**2019** – Inspection – Minor violations – all corrected.

No significant violations that were not corrected, and no incidents of significant environmental concern were noted.

A copy of the Santa Clara County Environmental Health (CUPA) and CERS records are contained in **Appendix C**.

### 11.2) Building, Fire Prevention Division Records

Regulatory Agency Data	
<b>Name of Agency:</b>	City of Morgan Hill Building & Fire Prevention Division
<b>Point of Contact:</b>	Caitlin Souza
<b>Agency Address:</b>	17575 Peak Ave., Morgan Hill, CA 95037
<b>Agency Phone Number:</b>	(408) 778-6480
<b>Date of Contact:</b>	08/26/2019
<b>Method of Communication:</b>	Over counter

**Summary:** Building records dated back to the Property 1963-66 development and included permits through 2014. There were no environmental concerns found in any of the permit records. Please refer to **Appendix C** for the building and planning permit documents.

### 11.3) Regional Water Quality Control Board

Regulatory Agency Data	
<b>Name of Agency:</b>	Bay Area RWQCB
<b>Agency Address:</b>	1515 Clay Street # 1400, Oakland, CA 94612
<b>Agency Phone Number:</b>	(510) 622-2300
<b>Date of Contact:</b>	08/26/2019
<b>Method of Communication:</b>	GeoTracker - <a href="https://geotracker.waterboards.ca.gov/">https://geotracker.waterboards.ca.gov/</a>

**Summary:** No records are on file for Property address on the GeoTracker database. See **Figure 6** for the GeoTracker overview.

## 11.4) Department of Toxic Substances Control (DTSC) Manifest Records

Regulatory Agency Data	
<b>Name of Agency:</b>	Department of Toxic Substances Control
<b>Point of Contact:</b>	Hazardous Waste Transportation System Reports Search
<b>Internet Address:</b>	<a href="https://hwts.dtsc.ca.gov/report_search.cfm?id=5">https://hwts.dtsc.ca.gov/report_search.cfm?id=5</a>
<b>Date of Contact:</b>	08/26/2019
<b>Method of Communication:</b>	Online report generation

**Summary:** DTSC listings included registrations for Stockdales Hotrod Paint, Family RV, Family Adventures RV, Inc, and Alpine Recreation. Disposal listings included Stockdales Hotrod Paint in 2011 disposing of solvent mixture, and Alpine Recreation in 2003, 2006, 2008 and 2009 also for solvents and organic solids. No other disposal manifests were in the records. See **Appendix C** for a copy of the DTSC facility report.

## 12) REGULATORY AGENCY DATABASES REVIEW

### ENVIRONMENTAL DATABASES SEARCH FOR THE PROPERTY AND SURROUNDING SITES WITHIN A ONE-MILE RADIUS

The following is extrapolated from an environmental research database report generated by MapHazardsPro on August 25, 2019 for the Property and surrounding sites. The complete MHP report is contained in **Appendix G** of this ESA.

#### 12.1) Environmental Database Summary - Subject Property

The Property itself is listed on the HAZMAT, HAZNET, and GENERATOR regulatory databases under Family RV and Family Adventures RV, Inc., Stockdale’s Hotrod paint, and Alpine Recreation, as having EPA Numbers to store, use, generate, and dispose, of hazardous wastes from 1992 through 2019. We found no violations in DTSC files.

#### 12.2) Database - Surrounding Sites Highlights and Summary

There are 6 listings within a mile of the Property, representing 4 actual cases that are on the CSL (Potential Contaminant or Clean-up Sites) list. All of these are Closed, No Further Action cases and of no environmental concern, risk, or liability to the Property.

There are 2 LUST (Leaking Underground Storage Tank) listings within a mile of the Property representing one actual case. This case is also Closed, and of no liability to the Property.

There are 4 TSD (Treatment, Storage, and Disposal) facility listings within 1 mile of the Property. There were minor violations in the files from one of these facilities, however, they were corrected, and the business brought back into compliance. These facilities are of no significant environmental liability or risk to the Property.

There are; 6 additional HAZMAT listings within ¼ mile, 23 additional HAZNET and 6 additional GENERATOR listings within ⅛ mile of the Property that have either; stored or disposed of hazardous wastes or materials in the past or continue to do so today. Many of these are in an “Inactive” status. We found some violations in these records, but none that were significant, not corrected, and the facilities brought back into regulatory compliance. These sites are not of significant environmental concern or liability to the Property.

There is one SWLF (Solid Waste Landfill) listing within ½-mile. This is a Wetlands Fill & Dredge Materials landfill, and of no environmental concern or liability to the Property.

Based on the results of the environmental database review, it is our professional opinion that there are no sites in the surrounding areas of the Property that pose a significant environmental liability or risk to the Property.

The following page summarizes the environmental database listings. The complete MapHazardsPro database report is contained in **Appendix G**.

# MapHazardsPro Radius Search Report

## Site Summary

Subject Property	Up to 1/8 mile	1/8 mile to 1/4 mile	1/4 mile to 1/2 mile	1/2 mile to 1 mile	Total
------------------	----------------	----------------------	----------------------	--------------------	-------

### Databases Searched to One mile(s)

<b>NPL</b> National Priority List (Superfund) Sites	0	0	0	0	0	0
<b>CORRACT</b> Corrective Action Sites	0	0	0	0	0	0
<b>TSD</b> Treatment, Storage and Disposal Sites	0	0	0	0	4	4
<b>DEFENSE</b> Unused and Formerly Used Defense Sites	0	0	0	0	0	0
<b>BROWN</b> Brownfields Cleanup and Reuse Sites	0	0	0	0	0	0
<b>CSL</b> Contaminated Sites List	0	0	0	2	4	6
<b>DEED</b> Deed Restrictions/Environmental Covenants	0	0	0	0	0	0

### Databases Searched to One-Half mile(s)

<b>SUPERFUND</b> Superfund Database	0	0	0	0	-	0
<b>CONTROLS</b> Institutional and Engineering Controls	0	0	0	0	-	0
<b>LUST</b> Leaking Underground Storage Tanks	0	2	0	0	-	2
<b>SWLF</b> Solid Waste Landfills	0	0	0	1	-	1

### Databases Searched to One-Quarter mile(s)

<b>WELLS</b> Water Wells	0	0	0	-	-	0
<b>HAZMAT</b> Hazardous Materials Storage and Incident Records	2	4	2	-	-	8

### Databases Searched to One-Eighth mile(s)

<b>ERNS</b> Emergency Response Notification System	0	0	-	-	-	0
<b>GENERATOR</b> Small and Large Quantity Generators	2	6	-	-	-	8
<b>UST</b> Underground Storage Tank Sites	0	0	-	-	-	0
<b>AST</b> Aboveground Storage Tanks	0	0	-	-	-	0
<b>EMISSIONS</b> Air Emissions Sites	0	0	-	-	-	0
<b>HAZNET</b> Hazardous Waste Information System	6	23	-	-	-	29
<b>Totals</b>	10	35	2	3	8	58

### 12.3) Supplemental to The MapHazardsPro Database Report

There were no supplemental studies necessary to the MapHazardsPro Database Report for this Phase I ESA.

## 13) DOCUMENT DATA GAPS

ASTM Standard E 1527-13 requires the ESA report to note any data failure from historical research sources, and if any; to give reasons why such sources were excluded; and discuss if data failure significantly affects the ability of the Environmental Professional to identify RECs for this ESI.

No significant data gaps were encountered during this Phase I ESA study.

## 14) RECOGNIZED ENVIRONMENTAL CONDITIONS

The goal of the processes established by the practice for conducting environmental site assessments is to identify recognized environmental conditions (REC's). Recognized environmental conditions indicate the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release into structures on the Property or into the ground, ground water, or surface water of the Property. The term is not intended to include *de minimis* conditions that generally do 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. Conditions determined to be *de minimis* are not recognized environmental conditions.

One REC was discovered at the Property concerning the existence of an abandoned underground hydraulic hoist that is believed to have been installed in about 1973. Details are discussed in the following **Section 15**).

## 15) CONCLUSIONS AND RECOMMENDATIONS

To the southeast of the small concrete slab near the center of the Property is an abandoned in-ground hydraulic vehicle hoist. [Section 8.2](#) contains details and photographs (click highlight to path to this Section). This is obviously an older hoist that was most likely installed by the original RV business at the Property which started in 1972-73. Its existence is a REC because it was likely installed during a time when PCBs were commonly used in hydraulic oils. How the hoist was decommissioned and whether its oil was removed is undocumented. It is recommended that soil near the base of this unit be sampled and tested for PCB contaminants. The hoist should also be accessed and checked for oil content. If oil is found within it, we recommend it be removed and properly disposed of.

The site inspection discovered no evidence of illegal or improper past or present use, storage, or disposal of hazardous materials or wastes on any of the areas within the buildings that were inspected at the Property. There was no evidence of significant environmental concern on or in the exterior areas of the Property.

Regulatory agency records on file concerning the use or disposal of hazardous materials and wastes by tenants at this facility did not contain any environmental incidents or conditions that were of significant environmental concern. What minor violations were noted, were each corrected.

After reviewing the pertinent vicinity environmental regulatory databases and available historic information, it is our professional opinion that there are no sites in the vicinity of the Property that are of significant environmental concern or liability to the Property. There are no Open or active environmental cases in the vicinity of the Property. No significant violations were found in available agency files for nearby hazardous waste disposers or generators, that were not answered and corrected.

It is our Professional opinion that; aside from the abandoned underground hoist, there are no issues at or on this Property, and no past uses or practices at the Property that are of significant environmental concern or liability risk to the Property - under its current zoning and uses.

If reconstruction or demolition is planned of the small building on the -002 parcel, because of the building's 1966 construction date, professional testing for Lead based Paint and Asbestos Construction Materials will be required prior to reconstruction or demolition if it has not previously been tested for these materials.

Under its current uses and occupancy, aside from the abandoned UG hoist discussed above, no further investigation, environmental work or study is recommended at this time. Please refer to the Executive Summary of this report and other report Sections for additional comments and data regarding these conclusions and recommendations.

## **16) STATEMENT OF PROFESSIONAL QUALIFICATIONS**

### **Stuart G. Solomon, Co-Founder, CEO Environmental Professional**

**B.A. Sociology, California REA, California Superior Court; Declared Expert Environmental Witness**

#### **Environmental Experience, Management, and History:**

- **Environmental Regulatory compliance consultant – 35+ years.**
- **Founder, President/CEO, Environmental Technology and Gen-Tech Environmental; 1980-1992.**
  - ◆ Regulatory compliance A-Engineering contractor. Geotechnical engineering.
  - ◆ Removal of 3,000+ underground fuel and chemical storage tanks between 1980 and 1992.
  - ◆ Soil and groundwater geotechnical investigations at 2,000+ sites.
  - ◆ Soil and groundwater contamination remedial clean-up performed at 1,500+ sites.
  - ◆ Partial Client List: Bechtel Corporation, Reliance Steel, Santa Clara University, DiSalvo Trucking, Dan Caputo Construction, Golden Gate Petroleum, Selby Petroleum, Lloyd Wise Auto Dealerships, Western States Oil (Pacific Pride), Quikrete, State of California, Valero.
- **Founder, President, PIERS Environmental Services, San Jose, CA – 1992-1999.**

- ◆ Phase I Site Assessment Specialists. 3,000+ Phase I ESA's performed.
  - ◆ Partial Client List: Borel Bank, Union Bank, Bank of Santa Clara, Cupertino Bank, Washington Mutual, Fremont Bank, Bank of the West, Silicon Valley Bank.
  - ◆ PIERS was sold to its employees in 1999 and is still a leading Environmental Risk Assessment company in the San Francisco Bay area.
- **Co-founder, President, E-Risk Information Services, Inc. - 1997.** Developed a GIS platform database for environmental and natural hazard real estate disclosures - first automated system of its type in America.
    - ◆ E-Risk was acquired by Vista Information Solutions, Inc. in late 1999 and the E-Risk NHD system was subsequently acquired from Vista by Fidelity National Title Co. Fidelity renamed it: "Disclosure Source".
  - **2000-2007 – Co-Founder Environmental Restoration Services South** – President, Environmental Consultant – A-Engineering Contractor - Service Station regulatory compliance, new construction, fueling and monitoring system upgrades.
  - **2007-2014 – Research and Development** of environmental emissions reduction and alternative fuel systems for diesel engines. Environmental regulatory consulting.
  - **2013-Present – Co-Founder Phase-1 Environmental Services** – Phase I Environmental real estate transactions. Environmental Consulting, project planning and management.

## 17) REFERENCES

RWQCB GeoTracker Case Files.

DTSC EnviroStor Case Files.

The State Waterboards Bulletin 118 - Section 4.3) Hydrogeologic Review.

Department of Toxic Substances Control manifest records.

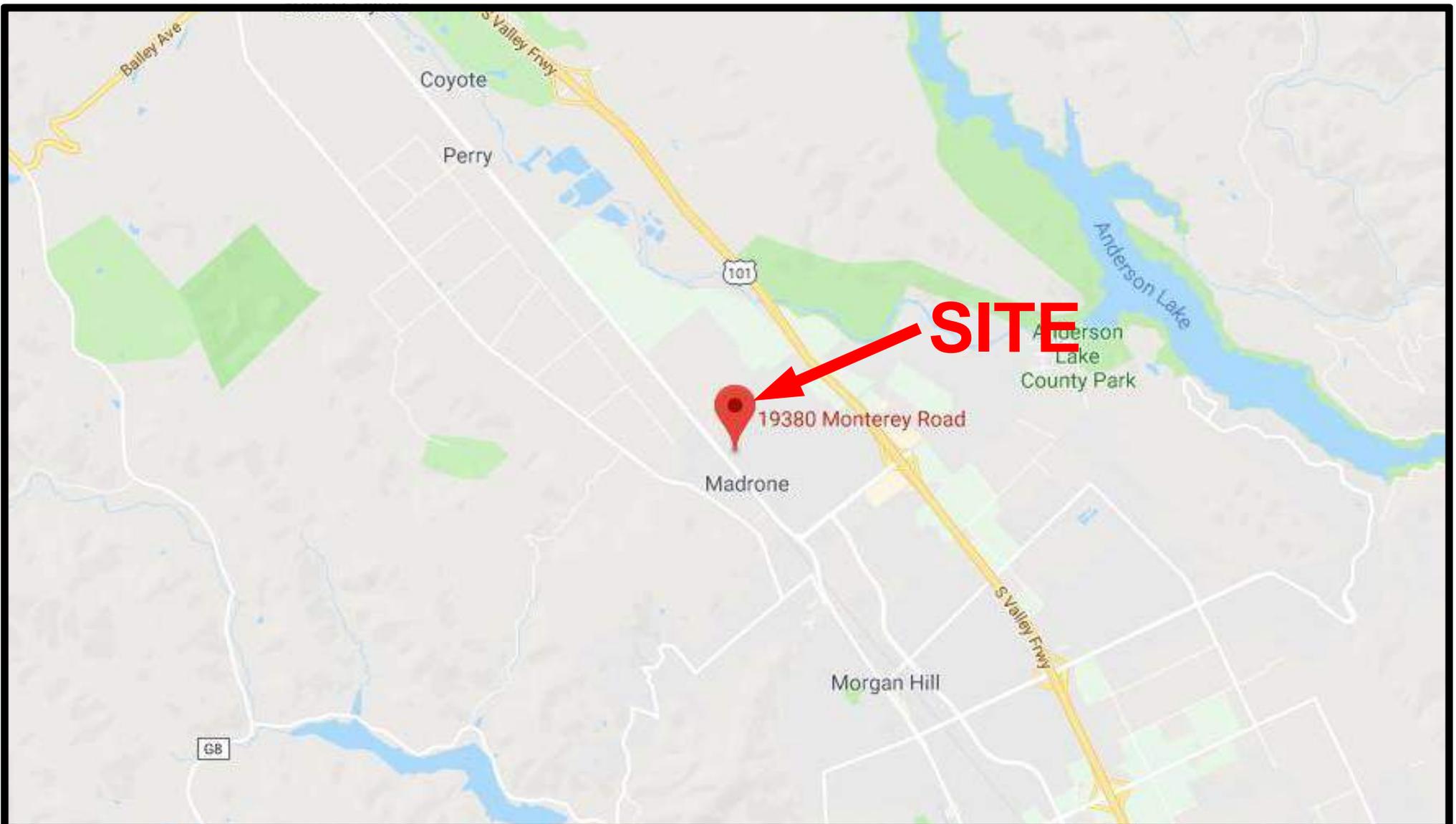
Partner Engineering & Science, Inc. 2014 Phase I ESA – Subject Property

## **FIGURES**

- 1) SITE VICINITY MAP**
- 2) SITE PLAN**
- 3) PARCEL MAP**
- 4) AERIAL MAP**
- 5) TOPOGRAPHICAL MAP**
- 6) GEOTRACKER MAP OVERVIEW**

## **APPENDICIES**

- A) Property Photographs**
- B) Property Owner ASTM Environmental Questionnaire**
- C) Environmental Health (CUPA), Building/Fire, and DTSC File Records**
- D) 2014 Subject Property Phase-1 & Basics 2016 Phase II Study on Adjoining Lot**
- E) Select Aerial Photographs and Topographical Maps**
- F) Historic City Directories by HIG**
- G) MapHazardsPro Environmental Database Radius Report**



**Legend**



**Phase-1**  
**Environmental Services**

*Silicon Valley Environmental Group*

[www.sveginc.com](http://www.sveginc.com)

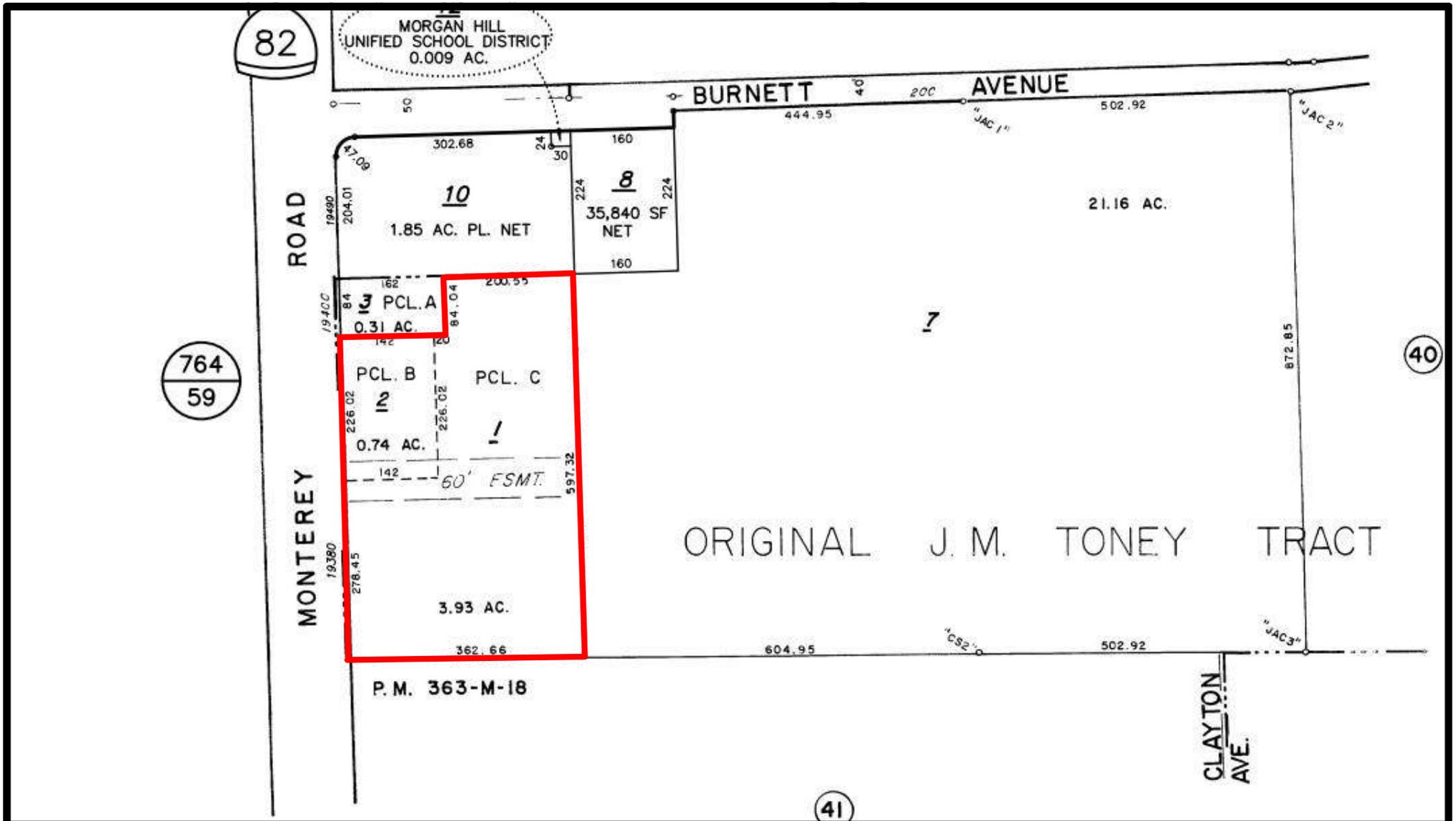
**Figure 1**  
**SITE VICINITY MAP**

19380 MONTEREY ROAD, MORGAN HILL, CA 95037

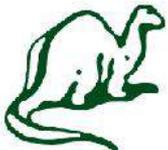
APN # 726-42-001 & 002

Project: P2-08-05-18



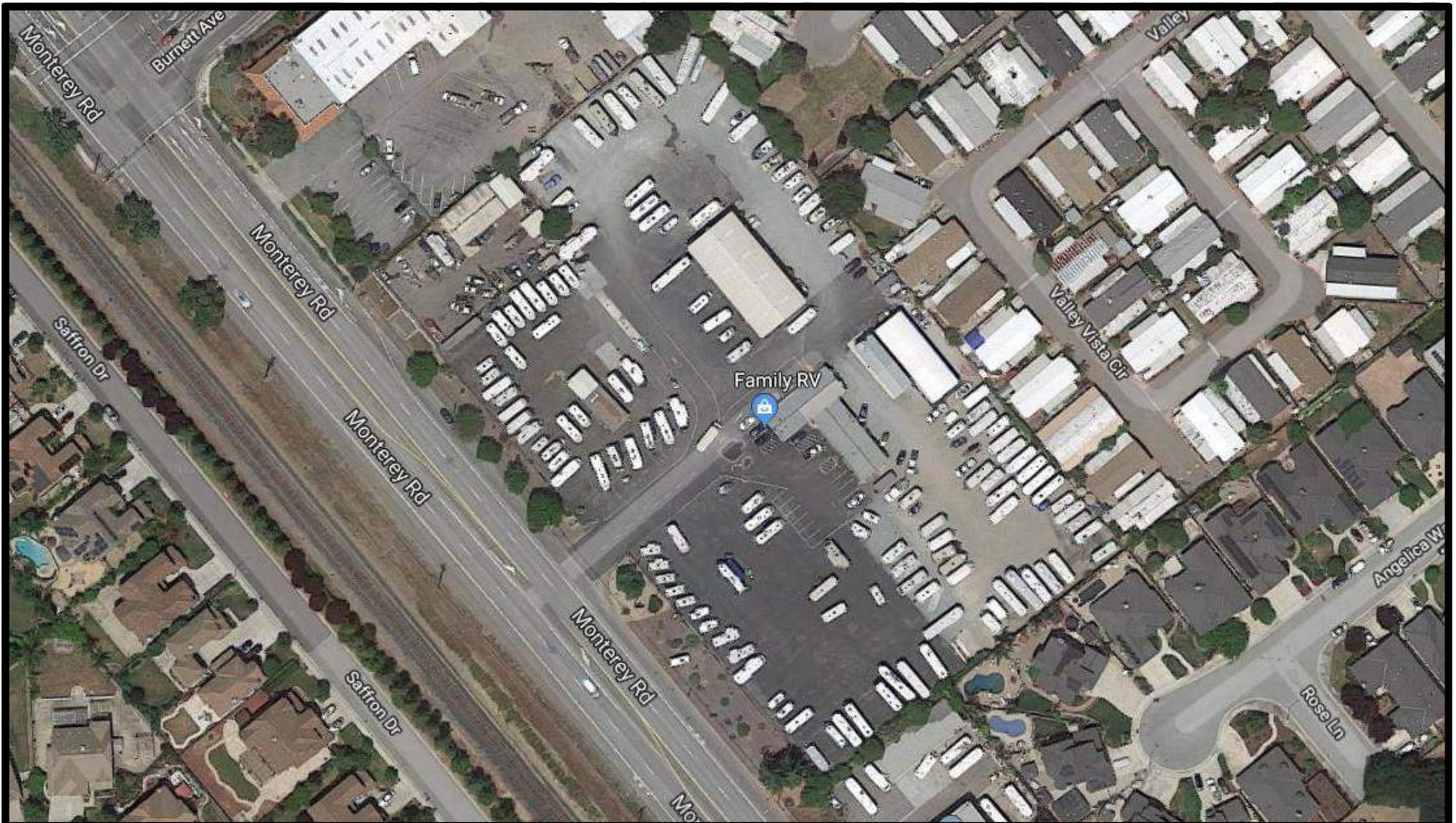


**Legend**



**Phase-1**  
**Environmental Services**  
*Silicon Valley Environmental Group*  
[www.sveginc.com](http://www.sveginc.com)

**Figure 3**  
**PARCEL MAP**  
 19380 MONTEREY ROAD, MORGAN HILL, CA 95037  
 APN # 726-42-001 & 002  
 Project: P2-08-05-19



**Legend**



**Phase-1**  
**Environmental Services**

*Silicon Valley Environmental Group*

[www.sveginc.com](http://www.sveginc.com)

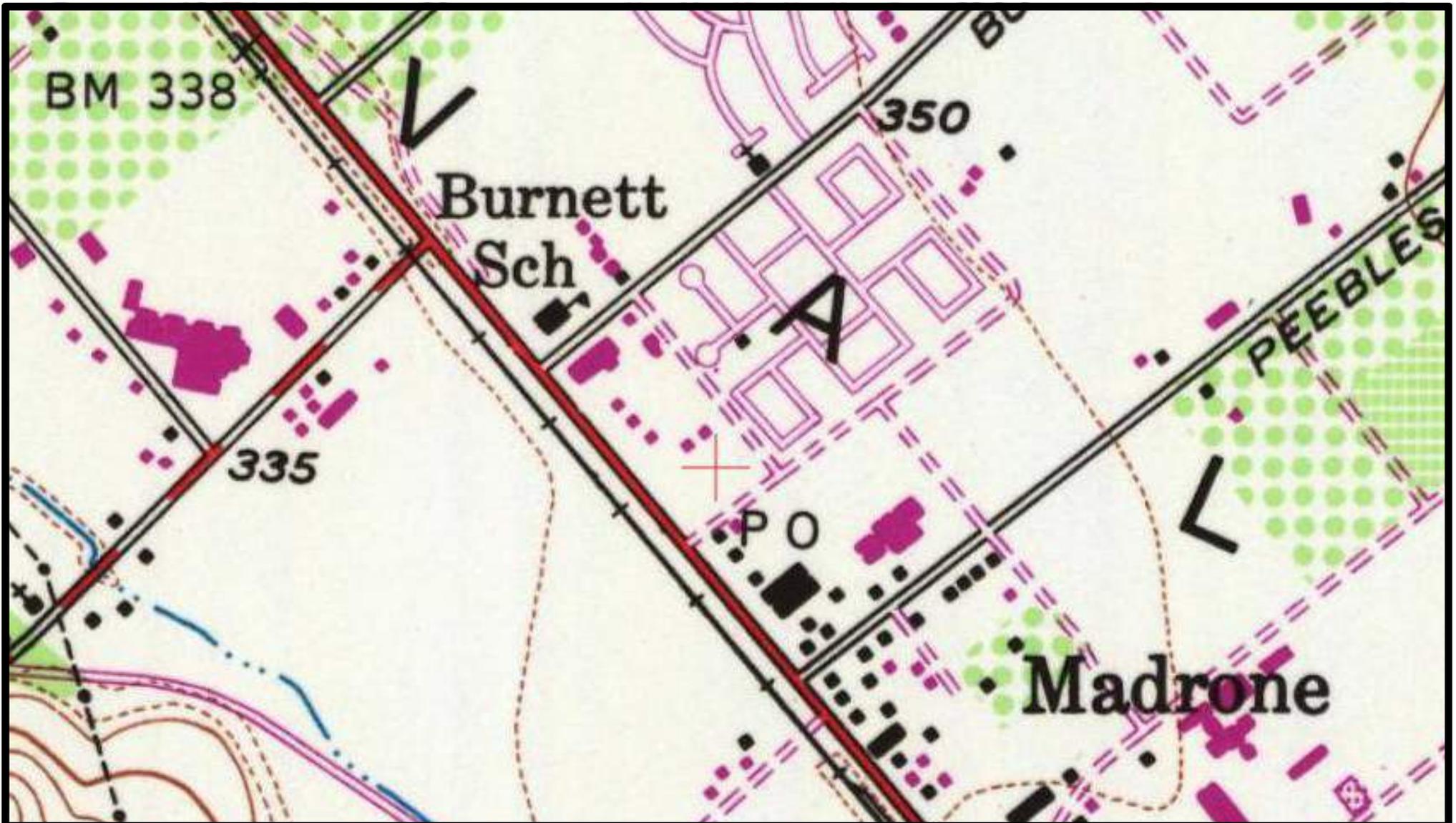
**Figure 4**  
**AERIAL PHOTOGRAPH**

19380 MONTEREY ROAD, MORGAN HILL, CA 95037

APN # 726-42-001 & 002

Project: P2-08-05-19





**Legend**

Topographical Map: Morgan Hill, CA Map MRC: 37121B6  
 Site is approx. 347' Above MSL



**Phase-1**  
**Environmental Services**

*Silicon Valley Environmental Group*

[www.sveginc.com](http://www.sveginc.com)

**Figure 5**

**TOPOGRAPHICAL MAP**

19380 MONTEREY ROAD, MORGAN HILL, CA 95037

APN # 726-42-001 & 002

Project: P2-08-05-19

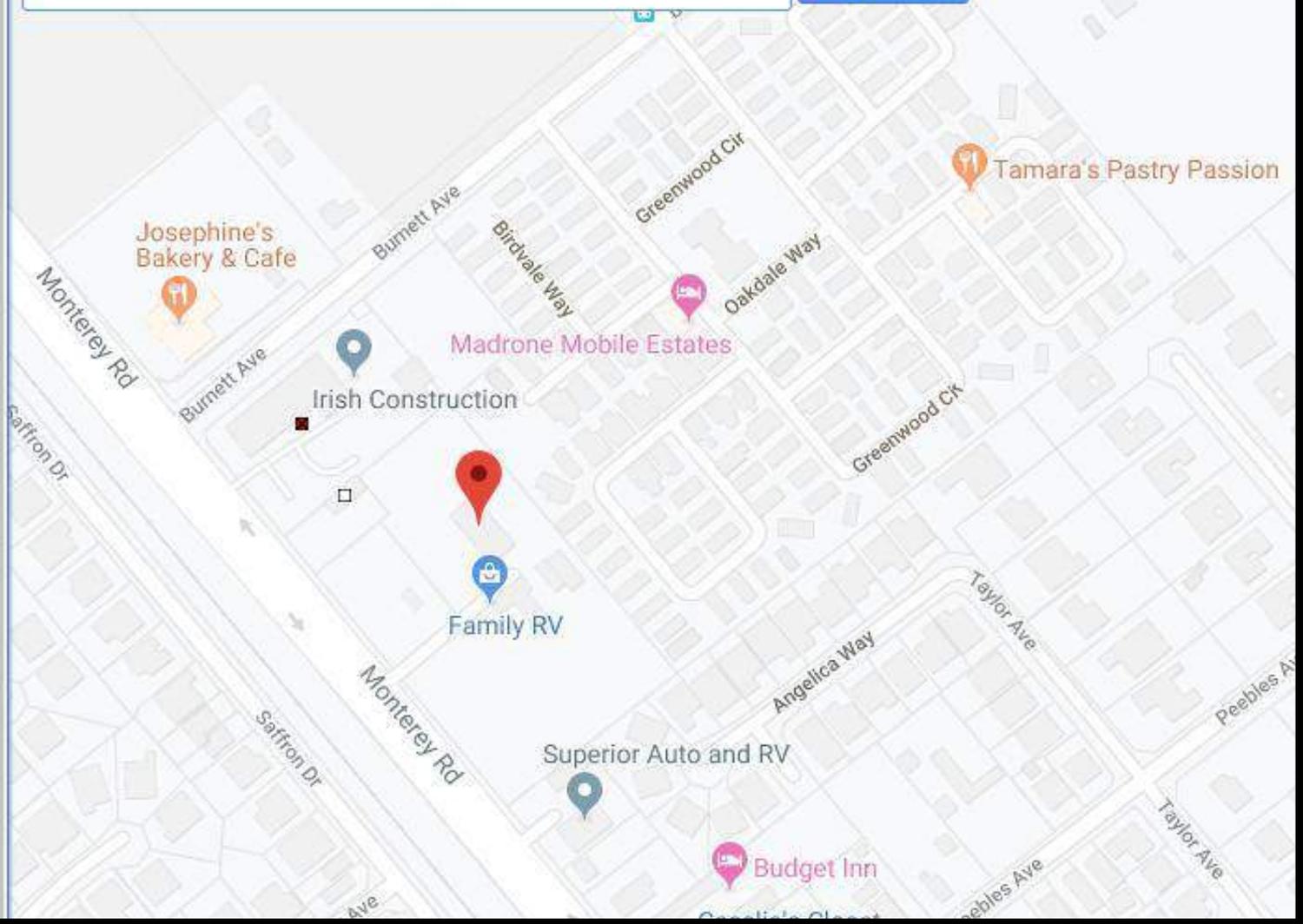


# GEOTRACKER

- Sites and Facilities - INFO**
- Cleanup Sites**
  - LUST Cleanup Sites
  - Cleanup Program Sites
  - Military Cleanup Sites
  - DTSC Cleanup Sites
- Permitted Facilities**
  - Waste Discharge Requirements (WDR) Sites
  - Permitted USTs - INFO
  - DTSC [Hazardous Waste](#) Sites
  - Land Disposal Sites - [SELECT](#)
- NONE**
  - Burn Dump
  - Compost Facility
  - Illegal Disposal Site
  - Other
  - Pre-Title 27 - CAI
  - Title 27 - Land Treatment Unit
  - Title 27 - Mining Unit
  - Title 27 - Municipal Solid Waste Landfill
  - Title 27 - Non-Municipal Solid Waste Landfill
  - Title 27 - Surface Impoundment
  - Title 27 - Waste Pile

19380 Monterey Road, Morgan Hill, CA 95037

Map Address



## Legend

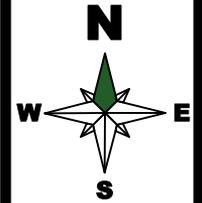
*Subject Site is not listed in the GeoTracker database  
Refer to section 12.3 for a detailed description of surrounding Sites*



**Phase-1**  
**Environmental Services**  
*Silicon Valley Environmental Group*  
[www.sveginc.com](http://www.sveginc.com)

## Figure 6 GEOTRACKER OVERVIEW

19380 MONTEREY ROAD, MORGAN HILL, CA 95037  
APN # 726-42-001 & 002  
Project: P2-08-05-19



**Attachment A**

**Property Photographs**

**Property Photographs**  
**19380 Monterey Road, Morgan Hill, CA**

**Photo Collection #1**



**Subject Property - 19380 Monterey Road - Family RV**



**Looking northwest bordering Subject Property frontage along Monterey Rd**



**Across Monterey Road to the west**



**Entrance to Subject Property - Family RV**



**View of Subject Property lot**



**RV check-in shack**



**Random concrete slab with evidence of an abandoned underground hydraulic lift**



**Close view of hydraulic lift**

**Property Photographs**  
**19380 Monterey Road, Morgan Hill, CA**

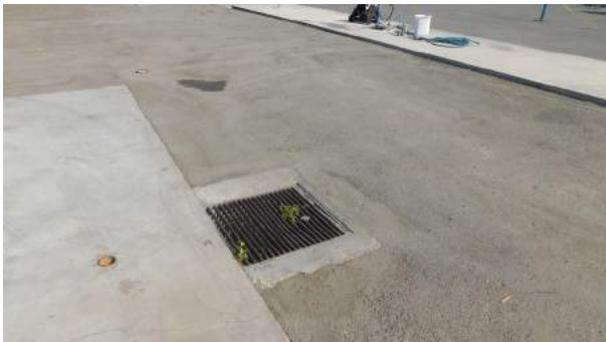
**Photo Collection #2**



**55 gallon drums DEF fluid next to RV check-in area**



**Above ground propane tank**



**Storm water drain between propane tank and RV check-in area**



**Subject Building interior lobby**



**North west view of Service center - Wash fluids and above ground lift**



**Northeast view of service center - above ground new oil tank**



**Close view of above ground new oil tank**



**Southeast view of service center**

**Property Photographs**

**19380 Monterey Road, Morgan Hill, CA**

**Photo Collection #3**



**View within service center**



**Small quantity oils and lubricants within service center**



**55 gallon and 30 gallon drums of used oil on secondary containment - service center**



**Paint booth (Refer to Site Plan)**



**Air compressor at the southern exterior of the paint booth**



**View within paint booth - No observable staining or spills**



**Paint prep booth - Next to paint booth**



**Small quantity of strippers and cleaners within paint prep booth**

**Property Photographs**  
**19380 Monterey Road, Morgan Hill, CA**

**Photo Collection #4**



**Main office**



**View of RV parking area**

## **Attachment B**

### **Property Owner ASTM Environmental Questionnaire**

19380 Monterey Rd., Morgan Hill, CA 95037

# ASTM Environmental Questionnaire

Name of person filling out this Questionnaire: John Kerley

Association to Property: Owner  Occupant  Lender

Name of current property owner: FARV Monterey LLC

How long has the current property owner owned the property: 5 years

Please answer the questions below to the best of your knowledge.

1 Is the *property* or any *adjoining property* currently used for industrial use?

Yes	No	Unk
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If Yes, please explain:

Property to the south is listed as a landscape maintenance but stores auto's and may have some auto repair activity. The property to the north is used for RV and auto repair. Property subject to this report is an RV rental, sale

2 To the best of your knowledge, has the *property* or any *adjoining property* been used for an industrial use in the past?

Yes	No	Unk
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If Yes, please explain:

**See above**

3 Is the *property* or any *adjoining property* used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?

Yes	No	Unk
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If Yes, please explain:

**RV Rental, Sales and Service**

4 To the best of your knowledge has the *property* or any *adjoining property* been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?

Yes	No	Unk
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If Yes, please explain:

**Unknown**

- 5 Are there currently, or to the best of your knowledge have there been previously, any damaged or discarded automobile or industrial batteries, or pesticides, paints, or other chemicals in individual containers of greater than 5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?

Yes	No	Unk
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If Yes, please explain:

**No, to the best of my knowledge.**

- 6 Are there currently, or to the best of your knowledge have there been previously, any industrial drums (typically 55 gal [208 L]) or sacks of chemicals located on the property or at the facility?

Yes	No	Unk
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If Yes, please explain:

**19380 Monterey Road contains properly contained and legally stored used motor oil in 55 gal drums.**

- 7 Has fill dirt been brought onto the property that originated from a contaminated site or that is of an unknown origin?

Yes	No	Unk
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If Yes, please explain:

- 8 Are there currently, or to the best of your knowledge have there been previously, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?

Yes	No	Unk
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If Yes, please explain:

--

9 Is there currently, or to the best of your knowledge have there been previously, any stained soil on the property?

Yes	No	Unk
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If Yes, please explain:

--

10 Are there currently, or to the best of your knowledge have there been previously, any registered or unregistered storage tanks (above or underground) located on the property?

Yes	No	Unk
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If Yes, please explain:

--

11 Are there currently, or to the best of your knowledge have there been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property adjacent to any structure located on the property?

Yes	No	Unk
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If Yes, please explain:

--

12 Are there currently, or to the best of your knowledge have there been previously, any flooring, drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors?

Yes	No	Unk
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If Yes, please explain:

--

13 If the property is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system or has the well been designated contaminated by any government environmental/health agency?

Yes	No	Unk
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If Yes, please explain:

14 Does the owner or occupant of the property have any knowledge of environmental liens or governmental notification relating to the past or recurrent violations of environmental laws with respect to the property or any facility located on the property?

Yes	No	Unk
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If Yes, please explain:

15 Has the owner or occupant of the property been informed of the past or current existence of hazardous substances or petroleum products or environmental violations with respect to the property or any facility located on the property?

Yes	No	Unk
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If Yes, please explain:

16 Does the owner or occupant of the property have any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property?

Yes	No	Unk
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If Yes, please explain:

17 Does the owner or occupant of the property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property?

Yes	No	Unk
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If Yes, please explain:

18 Does the property discharge wastewater on or adjacent to the property other than storm water into a sanitary sewer system?

Yes	No	Unk
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If Yes, please explain:

19 To the best of your knowledge, have any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned on the property?

Yes	No	Unk
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If Yes, please explain:

20 Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCB's on the property?

Yes	No	Unk
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

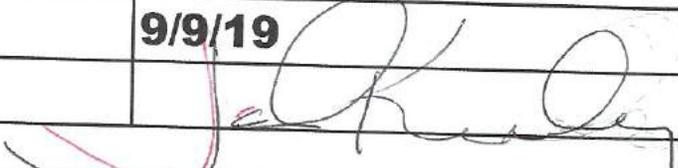
If Yes, please explain:

21 Has there ever been a Phase I Report or any other environmental study performed at the property in the past ?

Yes	No	Unk
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



This questionnaire was completed by:

Name:	<b>John Kerley</b>
Title:	<b>President/CEO</b>
Firm:	<b>Family Adventures RV Inc.</b>
Address:	<b>19380 Monterey Road</b>
Phone:	<b>(408) 612-4700</b>
Date:	<b>9/9/19</b>
Signature:	

*Preparer represents that to the best of his/her knowledge the above statements and facts are true and correct and to the best of his/her actual knowledge no material facts have been suppressed or misstated.*

Email Questionnaire to [admin@phase-1environmental.com](mailto:admin@phase-1environmental.com) or fax to 408-784-7165

## **Attachment C**

### **Environmental Health (CUPA), Building/Fire, and DTSC File Records**



## Property Details

---

Property address	<b>19380 Monterey Rd Morgan Hill, CA 95037</b>
County	<b>Santa Clara</b>
Parcel ID	<b>726-42-001</b>
Tax rate area	<b>004-011</b>
Lot sqft	<b>171,190</b>
Property class	<b>Retail Uses in Other Than Regional, Community and Neighborhood Shopping Centers (58)</b>
Zoning	<b></b>
Year built	<b>1985</b>
Square footage	<b>6,000</b>
Stories	<b>1</b>
Units	<b>1</b>

## Property Details

Property address

**19380 Monterey Rd  
Morgan Hill, CA 95037**

County

**Santa Clara**

Parcel ID

**726-42-002**

Tax rate area

**004-011**

Lot sqft

**32,092**

Property class

**Retail Uses in Other Than Regional,  
Community and Neighborhood  
Shopping Centers (58)**

Zoning



Year built

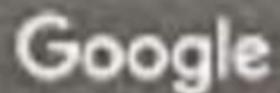
**1966**

Square footage

**360**

Stories

**1**



**FAMILY ADVENTURES RV INC (CERSID: 10473610)****Facility Information Accepted May 9, 2019**

Submitted on 5/8/2019 2:22:53 PM by *Donna Paulines* of FAMILY ADVENTURES RV, INC (MORGAN HILL, CA)

Submittal was **Accepted** on 5/9/2019 5:41:24 PM by Xavier Dupree

Comments by regulator: Conditionally accepted. On your next submittal, please fill out the locations of your emergency response equipment. Please contact me at [xavier.dupree@cep.sccgov.org](mailto:xavier.dupree@cep.sccgov.org) or 408-918-4674 if you require assistance in updating this information.

- Business Activities
- Business Owner/Operator Identification

**Hazardous Materials Inventory Accepted May 9, 2019**

Submitted on 5/8/2019 2:22:53 PM by *Donna Paulines* of FAMILY ADVENTURES RV, INC (MORGAN HILL, CA)

Submittal was **Accepted** on 5/9/2019 5:41:24 PM by Xavier Dupree

Comments by regulator: Conditionally accepted. On your next submittal, please fill out the locations of your emergency response equipment. Please contact me at [xavier.dupree@cep.sccgov.org](mailto:xavier.dupree@cep.sccgov.org) or 408-918-4674 if you require assistance in updating this information.

- Hazardous Material Inventory (4)
- Site Map (Official Use Only)
  - *MAP* (Adobe PDF, 99KB)
  - *MH-1* (Adobe PDF, 145KB)

**Emergency Response and Training Plans Accepted May 9, 2019**

Submitted on 5/8/2019 2:22:53 PM by *Donna Paulines* of FAMILY ADVENTURES RV, INC (MORGAN HILL, CA)

Submittal was **Accepted** on 5/9/2019 5:41:24 PM by Xavier Dupree

Comments by regulator: Conditionally accepted. On your next submittal, please fill out the locations of your emergency response equipment. Please contact me at [xavier.dupree@cep.sccgov.org](mailto:xavier.dupree@cep.sccgov.org) or 408-918-4674 if you require assistance in updating this information.

- Emergency Response/Contingency Plan
  - *Emergency Response Plan* (Adobe PDF, 1268KB)
- Employee Training Plan
  - Provided To Regulator on 5/8/2019

**Site Identification****FAMILY ADVENTURES RV INC**

19380 Monterey St  
Morgan Hill, CA 95037  
County  
Santa Clara

CERS ID  
**10473610**  
EPA ID Number  
CAL000392766

**Submittal Status**

Submitted on 5/8/2019 by *Donna Paulines* of FAMILY ADVENTURES RV, INC (MORGAN HILL, CA)  
Submittal was **Accepted**; Processed on 5/9/2019 by *Xavier Dupree* for Santa Clara County Environmental Health  
Comments by regulator: Conditionally accepted. On your next submittal, please fill out the locations of your emergency response equipment. Please contact me at [xavier.dupree@cep.sccgov.org](mailto:xavier.dupree@cep.sccgov.org) or 408-918-4674 if you require assistance in updating this information.

**Hazardous Materials**

Does your facility have on site (for any purpose) at any one time, hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in ASTs and USTs); or is regulated under more restrictive inventory local reporting requirements (shown below if present); or the applicable Federal threshold quantity for an extremely hazardous substance specified in 40 CFR Part 355, Appendix A or B; or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?

**Yes****Underground Storage Tank(s) (UST)**

Does your facility own or operate underground storage tanks?

**No****Hazardous Waste**

Is your facility a Hazardous Waste Generator?

**Yes**

Does your facility treat hazardous waste on-site?

**No**

Is your facility's treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?

**No**

Does your facility consolidate hazardous waste generated at a remote site?

**No**

Does your facility need to report the closure/removal of a tank that was classified as hazardous waste and cleaned on-site?

**No**

Does your facility generate in any single calendar month 1,000 kilograms (kg) (2,200 pounds) or more of federal RCRA hazardous waste, or generate in any single calendar month, or accumulate at any time, 1 kg (2.2 pounds) of RCRA acute hazardous waste; or generate or accumulate at any time more than 100 kg (220 pounds) of spill cleanup materials contaminated with RCRA acute hazardous waste.

**No**

Is your facility a Household Hazardous Waste (HHW) Collection site?

**No****Excluded and/or Exempted Materials**

Does your facility recycle more than 100 kg/month of excluded or exempted recyclable materials (per HSC 25143.2)?

**No**

Does your facility own or operate ASTs above these thresholds? Store greater than 1,320 gallons of petroleum products (new or used) in aboveground tanks or containers.

**No**

Does your facility have Regulated Substances stored onsite in quantities greater than the threshold quantities established by the California Accidental Release prevention Program (CalARP)?

**No****Additional Information**

No additional comments provided.

**Facility/Site****FAMILY ADVENTURES RV INC**19380 Monterey St  
Morgan Hill, CA 95037CERS ID  
**10473610****Submittal Status**Submitted on 5/8/2019 by *Donna Paulines* of FAMILY ADVENTURES RV, INC (MORGAN HILL, CA)Submittal was **Accepted**; Processed on 5/9/2019 by *Xavier Dupree* for Santa Clara County Environmental HealthComments by regulator: Conditionally accepted. On your next submittal, please fill out the locations of your emergency response equipment. Please contact me at [xavier.dupree@cep.sccgov.org](mailto:xavier.dupree@cep.sccgov.org) or 408-918-4674 if you require assistance in updating this information.**Identification**

## FAMILY ADVENTURES RV INC

Operator Phone  
(408) 612-4700Business Phone  
(408) 612-4700Business Fax  
(408) 365-2002

Beginning Date

Ending Date

Dun &amp; Bradstreet

SIC Code  
5561

Primary NAICS

**Facility/Site Mailing Address**19380 Monterey St  
Morgan Hill, CA 95037**Primary Emergency Contact**

John Kerley

Title

President

Business Phone  
(408) 612-470024-Hour Phone  
(510) 388-2178

Pager Number

**Owner**

## FAMILY ADVENTURES RV INC

(408) 612-4700

19380 Monterey St  
Morgan Hill, CA 95037**Secondary Emergency Contact**

Chrystal Del Castillo

Title

General Manager

Business Phone  
(408) 612-470024-Hour Phone  
(408) 612-4700

Pager Number

**Billing Contact**

## DONNA PAULINES

(408) 612-4700

[donna@familyrv.com](mailto:donna@familyrv.com)19380 Monterey St  
Morgan Hill, CA 95037**Environmental Contact**

John Kerley

(408) 612-4700

[john@familyrv.com](mailto:john@familyrv.com)19380 Monterey St  
Morgan Hill, CA 95037

Name of Signer

John Kerley

Signer Title

John Kerley

Document Preparer

Donna Paulines

Additional Information

**Locally-collected Fields**

Some or all of the following fields may be required by your local regulator(s).

**Property Owner**

John Kerley

Phone

(408) 612-4700

Mailing Address

19380 Monterey St  
Morgan Hill, CA 95037

Assessor Parcel Number (APN)

Number of Employees

Facility ID

190508\_274525

## Hazardous Materials And Wastes Inventory Matrix Report

CERS Business/Org. <b>FAMILY ADVENTURES RV, INC</b> Facility Name <b>FAMILY ADVENTURES RV INC</b> 19380 Monterey St, Morgan Hill 95037	Chemical Location <b>Inside building</b>	CERS ID <b>10473610</b> Facility ID <b>190508_274525</b> Status <b>Submitted on 5/8/2019 2:22 PM</b>
--	---	--

DOT Code/Fire Haz. Class	Common Name	Unit	Quantities			Annual Waste Amount	Federal Hazard Categories	Hazardous Components (For mixture only)		
			Max. Daily	Largest Cont.	Avg. Daily			Component Name	% Wt	EHS CAS No.
Explosive	<b>Propane</b>	<b>Gallons</b>	<b>14</b>	<b>7</b>	<b>7</b>	<b>0</b>				
	<u>CAS No</u>	<u>State</u>	<u>Storage Container</u>		<u>Pressue</u>	<u>Waste Code</u>				
		Gas	Cylinder		> Ambient					
		<u>Type</u>			<u>Temperature</u>					
	Pure	Days on Site: 0			Ambient					
	<b>Used oil</b>	<b>Gallons</b>	<b>110</b>	<b>55</b>	<b>55</b>	<b>0</b>				
	<u>CAS No</u>	<u>State</u>	<u>Storage Container</u>		<u>Pressue</u>	<u>Waste Code</u>				
		Liquid	Steel Drum		Ambient					
		<u>Type</u>			<u>Temperature</u>					
	Waste	Days on Site: 0			Ambient					

## Hazardous Materials And Wastes Inventory Matrix Report

CERS Business/Org. <b>FAMILY ADVENTURES RV, INC</b> Facility Name <b>FAMILY ADVENTURES RV INC</b> 19380 Monterey St, Morgan Hill 95037	Chemical Location <b>Outside, behind of building</b>	CERS ID <b>10473610</b> Facility ID <b>190508_274525</b> Status <b>Submitted on 5/8/2019 2:22 PM</b>
--	---	--

DOT Code/Fire Haz. Class	Common Name	Unit	Quantities			Annual Waste Amount	Federal Hazard Categories	Hazardous Components (For mixture only)		
			Max. Daily	Largest Cont.	Avg. Daily			Component Name	% Wt	EHS CAS No.
	<b>Motor Oil (5W-30)</b>	<b>Gallons</b>	<b>120</b>	<b>120</b>	<b>75</b>	<b>0</b>				
	<u>CAS No</u>	<u>State</u>	<u>Storage Container</u>		<u>Pressue</u>	<u>Waste Code</u>				
		<u>Liquid</u>	Aboveground Tank		<u>Ambient</u>					
		<u>Type</u>			<u>Temperature</u>					
		<u>Pure</u>	Days on Site: 0		<u>Ambient</u>					

## Hazardous Materials And Wastes Inventory Matrix Report

CERS Business/Org. <b>FAMILY ADVENTURES RV, INC</b> Facility Name <b>FAMILY ADVENTURES RV INC</b> 19380 Monterey St, Morgan Hill 95037	Chemical Location <b>Outside, in front of building</b>	CERS ID <b>10473610</b> Facility ID <b>190508_274525</b> Status <b>Submitted</b> on 5/8/2019 2:22 PM
--	---	--

DOT Code/Fire Haz. Class	Common Name	Unit	Quantities			Annual Waste Amount	Federal Hazard Categories	Hazardous Components (For mixture only)		
			Max. Daily	Largest Cont.	Avg. Daily			Component Name	% Wt	EHS CAS No.
	<b>Propane</b>	<b>Gallons</b>	<b>400</b>	<b>400</b>	<b>50</b>	<b>0</b>				
	<u>CAS No</u>	<u>State</u>	<u>Storage Container</u>		<u>Pressue</u>	<u>Waste Code</u>				
		<u>Liquid</u>	Aboveground Tank		> Ambient					
		<u>Type</u>			<u>Temperature</u>					
		Pure	Days on Site: 0		Ambient					

<b>Submittal Status</b>	<b>Submittal Date</b>

<b>A. Facility Information</b>	
<b>FAMILY ADVENTURES RV INC</b> 19380 Monterey St Morgan Hill , CA 95037	Facility ID FA0274525 CERS ID 10473610 EPA ID CAL000392766
Type of Business RV SALES RENTALS ,	Incidental Operations
This Plan Covers Chemical Spills, Fires, and Earthquakes Involving: <input checked="" type="checkbox"/> 1. HAZARDOUS MATERIALS <input checked="" type="checkbox"/> 2. HAZARDOUS WASTES	

<b>B. Internal Response</b>
Internal Facility Emergency Response Will Occur Via: <input checked="" type="checkbox"/> 1. CALLING PUBLIC EMERGENCY RESPONDERS (i.e., 9-1-1) <input type="checkbox"/> 2. CALLING HAZARDOUS WASTE CONTRACTOR <input type="checkbox"/> 3. ACTIVATING IN-HOUSE EMERGENCY RESPONSE TEAM

<b>C. Emergency Communications, Phone Numbers and Notifications</b>
Whenever there is an imminent or actual emergency situation such as an explosion, fire, or release, the Emergency Coordinator (or his/her designee when the Emergency Coordinator is on call) shall: 1. Activate internal facility alarms or communications systems, where applicable, to notify all facility personnel. 2. Notify appropriate local authorities (i.e., call 9-1-1). 3. Notify the California Emergency Management Agency at (800) 852-7550.
Before facility operations are resumed in areas of the facility affected by the incident, the emergency coordinator shall notify the California Department of Toxic Substances Control (DTSC), the local Unified Program Agency (UPA), and the local fire department’s hazardous materials program that the facility is in compliance with requirements to: 1. Provide for proper storage and disposal of recovered waste, contaminated soil or surface water, or any other material that results from an explosion, fire, or release at the facility; and 2. Ensure that no material that is incompatible with the released material is transferred, stored, or disposed of in areas of the facility affected by the incident until cleanup procedures are completed.

Internal Facility Emergency Communications or Alarm Notification Will Occur Via:
<input checked="" type="checkbox"/> 1. VERBAL WARNINGS <input checked="" type="checkbox"/> 2. PUBLIC ADDRESS OR INTERCOM SYSTEM <input checked="" type="checkbox"/> 3. TELEPHONE <input type="checkbox"/> 4. PAGERS <input type="checkbox"/> 5. ALARM SYSTEM <input checked="" type="checkbox"/> 6. PORTABLE RADIO

Notifications To Neighboring Facilities That May Be Affected By An Off-Site Release Will Occur By:
<input checked="" type="checkbox"/> 1. VERBAL WARNINGS <input type="checkbox"/> 2. PUBLIC ADDRESS OR INTERCOM SYSTEM <input type="checkbox"/> 3. TELEPHONE <input type="checkbox"/> 4. PAGERS <input type="checkbox"/> 5. ALARM SYSTEM <input type="checkbox"/> 6. PORTABLE RADIO

<b>EMERGENCY RESPONSE PHONE NUMBERS:</b>	AMBULANCE, FIRE, POLICE AND CHP    9-1-1 CALIFORNIA EMERGENCY MANAGEMENT AGENCY (CAL/EMA)    (800) 852-7550 NATIONAL RESPONSE CENTER (NRC)    (800) 424-8802 POISON CONTROL CENTER    (800) 222-1222 LOCAL UNIFIED PROGRAM AGENCY (UPA/CUPA)    (408) 918-3400
<b>NEAREST MEDICAL FACILITY/HOSPITAL NAME:</b>	St Louise Hospital    9400 No Name Uno, C
<b>AGENCY NOTIFICATION PHONE NUMBERS:</b>	CALIFORNIA DEPT. OF TOXIC SUBSTANCES CONTROL (DTSC)    (916) 255-3545 REGIONAL WATER QUALITY CONTROL BOARD    Local U.S. ENVIRONMENTAL PROTECTION AGENCY (US EPA)    (800) 300-2193 CALIFORNIA DEPT. OF FISH AND GAME (DFG)    (916) 358-2900 U.S. COAST GUARD    (202) 267-2180 CAL/OSHA    (916) 263-2800 STATE FIRE MARSHAL    (916) 445-8200

**D. Emergency Containment and Cleanup Procedures**

Spill Prevention, Containment, and Cleanup Procedures:

- 1. MONITOR FOR LEAKS, RUPTURES, PRESSURE BUILD-UP, ETC.
- 2. PROVIDE STRUCTURAL PHYSICAL BARRIERS (e.g., portable spill containment walls)
- 3. PROVIDE ABSORBENT PHYSICAL BARRIERS (e.g., pads, pigs, pillows)
- 4. COVER OR BLOCK FLOOR AND/OR STORM DRAINS
- 5. BUILT-IN BERM IN WORK/STORAGE AREA
- 6. AUTOMATIC FIRE SUPPRESSION SYSTEM
- 7. ELIMINATE SOURCES OF IGNITION FOR FLAMMABLE HAZARDS (e.g. flammable liquids, propane)
- 8. STOP PROCESSES AND/OR OPERATIONS
- 9. AUTOMATIC/ELECTRNOIC EQUIPMENT SHUT-OFF SYSTEM
- 10. SHUT-OFF WATER, GAS, ELECTRICAL UTILITIES AS APPROPRIATE
- 11. CALL 9-1-1 FOR PUBLIC EMERGENCY RESPONDER ASSISTANCE/MEDICAL AID
- 12. NOTIFY AND EVACUATE PERSONS IN ALL THREATENED AREAS
- 13. ACCOUNT FOR EVACUATED PERSONS IMMEDIATELY AFTER EVACUATION CALL
- 14. PROVIDE PROTECTIVE EQUIPMENT FOR ON-SITE RESPONSE TEAM
- 15. REMOVE OR ISOLATE CONTAINERS/AREA AS APPROPRIATE
- 16. HIRF LICENSED HAZARDOUS WASTE CONTRACTOR
- 17. USE ABSORBENT MATERIAL FOR SPILLS WITH SUBSEQUENT PROPER LABELING, STORAGE, AND HAZARDOUS WASTE DISPOSAL AS APPROPRIATE
- 18. SUCTION USING SHOP VACUUM WITH SUBSEQUENT PROPER LABELING, STORAGE, AND HAZARDOUS WASTE DISPOSAL AS APPROPRIATE
- 19. WASH/DECONTAMINATE EQUIPMENT WITH CONTAINMENT and DISPOSAL OF EFFLUENT/RINSATE AS HAZARDOUS WASTE
- 20. PROVIDE SAFE TEMPORARY STORAGE OF EMERGENCY-GENERATED WASTES
- 21. OTHER (Specify):

**E. Facility Evacuation**

The Following Alarm Signal(s) Will Be Used to Begin Evacuation of the Facility:

- 1. BELLS
- 2. HORNS/SIRENS
- 3. VERBAL (i.e., SHOUTING)
- 4. OTHER (Specify): Cell phones

The Following Location(s) is/are Evacuee Emergency Assembly Area(s):  
front parking lot

Note: The Emergency Coordinator must account for all on site employees and/or site visitors after evacuation.

- EVACUATION ROUTE MAP(S) POSTED AS REQUIRED

Note: The map(s) must show primary and alternate evacuation routes, emergency exits, and primary and alternate staging areas, and must be prominently posted throughout the facility in locations where it will be visible to employees and visitors.

**F. Arrangements For Emergency Services**

**Explanation of Requirement:** Advance arrangements with local fire and police departments, hospitals, and/or emergency services contractors should be made as appropriate for your facility. You may determine that such arrangements are not necessary.

Advance Arrangements For Local Emergency Services

- 1. HAVE BEEN DETERMINED NOT NECESSARY; *or*
- 2. THE FOLLOWING ARRANGEMENTS HAVE BEEN MADE (Specify):  
Santa Teresa Kaiser

Emergency Response and Training Plan – Page 3 of 4

G. Emergency Equipment			
TYPE	EQUIPMENT AVAILABLE	LOCATION	CAPABILITY (If applicable)
Safety and First Aid	<input checked="" type="checkbox"/> CHEMICAL PROTECTIVE SUITS, APRONS, OR VESTS		
	<input checked="" type="checkbox"/> CHEMICAL PROTECTIVE GLOVES		
	<input checked="" type="checkbox"/> CHEMICAL PROTECTIVE BOOTS		
	<input checked="" type="checkbox"/> SAFETY GLASSES/GOGGLES/SHIELDS		
	<input checked="" type="checkbox"/> HARD HATS		
	<input checked="" type="checkbox"/> CARTRIDGE RESPIRATORS		
	<input type="checkbox"/> SELF-CONTAINED BREATHING APPARATUS (SCBA)		
	<input checked="" type="checkbox"/> FIRST AID KITS/STATIONS		
	<input checked="" type="checkbox"/> PLUMBED EYEWASH FOUNTAIN/SHOWER		
	<input checked="" type="checkbox"/> PORTABLE EYEWASH KITS		
	<input type="checkbox"/> OTHER		
	<input type="checkbox"/> OTHER		
Fire Fighting	<input checked="" type="checkbox"/> PORTABLE FIRE EXTINGUISHERS		
	<input checked="" type="checkbox"/> FIXED FIRE SYSTEMS/SPRINKLERS/FIRE HOSES		
	<input type="checkbox"/> FIRE ALARM BOXES OR STATIONS		
	<input type="checkbox"/> OTHER		
Spill Control and Clean-Up	<input checked="" type="checkbox"/> ALL-IN-ONE SPILL KIT		
	<input checked="" type="checkbox"/> ABSORBENT MATERIAL		
	<input checked="" type="checkbox"/> CONTAINER FOR USED ABSORBENT		
	<input type="checkbox"/> BERMING/DIKING EQUIPMENT		
	<input checked="" type="checkbox"/> BROOM		
	<input checked="" type="checkbox"/> SHOVEL		
	<input checked="" type="checkbox"/> SHOP VAC		
	<input type="checkbox"/> EXHAUST HOOD		
	<input type="checkbox"/> EMERGENCY SUMP/HOLDING TANK		
	<input type="checkbox"/> CHEMICAL NEUTRALIZERS		
	<input type="checkbox"/> GAS CYLINDER LEAK REPAIR KIT		
	<input checked="" type="checkbox"/> SPILL OVERPACK DRUMS		
<input type="checkbox"/> OTHER			
Communications and Alarm Systems	<input checked="" type="checkbox"/> TELEPHONES (Includes cellular)		
	<input checked="" type="checkbox"/> INTERCOM/PA SYSTEM		
	<input checked="" type="checkbox"/> PORTABLE RADIOS		
	<input type="checkbox"/> AUTOMATIC ALARM CHEMICAL MONITORING EQUIPMENT		
Other	<input type="checkbox"/> OTHER		
	<input type="checkbox"/> OTHER		

## Emergency Response and Training Plan – Page 4 of 4

### H. Earthquake Vulnerability

Identify areas of the facility that are vulnerable to hazardous materials releases/spills due to earthquake-related motion. These areas require immediate isolation and inspection.

VULNERABLE AREAS: (Check all that apply)	LOCATIONS (e.g., shop, outdoor shed, forensic lab)
<input checked="" type="checkbox"/> 1. HAZARDOUS MATERIALS/WASTE STORAGE AREA	
<input type="checkbox"/> 2. PROCESS LINES/PIPING	
<input type="checkbox"/> 3. LABORATORY	
<input type="checkbox"/> 4. WASTE TREATMENT AREA	

Identify mechanical systems vulnerable to releases/spills due to earthquake-related motion. These systems require immediate isolation and inspection.

VULNERABLE SYSTEMS: (Check all that apply)	LOCATIONS
<input checked="" type="checkbox"/> 1. SHELVES, CABINETS AND RACKS	
<input checked="" type="checkbox"/> 2. TANKS (EMERGENCY SHUTOFF)	
<input type="checkbox"/> 3. PORTABLE GAS CYLINDERS	
<input checked="" type="checkbox"/> 4. EMERGENCY SHUTOFF AND/OR UTILITY VALVES	
<input checked="" type="checkbox"/> 5. SPRINKLER SYSTEMS	
<input checked="" type="checkbox"/> 6. STATIONARY PRESSURIZED CONTAINERS (e.g., propane dispensing tank)	

### I. Employee Training

**Explanation of Requirement:** Employee training is required for all employees handling hazardous materials and hazardous wastes in day-to-day or clean-up operations including volunteers and/or contractors. Training must be:

- Provided within 6 months for new hires
- Amended as necessary prior to change in process or work assignment
- Given upon modification to the Emergency Response/Contingency Plan, and updated/refreshed annually for all employees.

Required content includes all of the following:

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>• Safety Data Sheets</li> <li>• Hazard communication related to health and safety</li> <li>• Methods for safe handling of hazardous substances</li> <li>• Fire hazards of materials/processes</li> <li>• Conditions likely to worsen emergencies</li> <li>• Coordination of emergency response</li> <li>• Notification procedures</li> <li>• Applicable laws and regulations</li> </ul> | <ul style="list-style-type: none"> <li>• Communication and alarm systems</li> <li>• Personal protective equipment</li> <li>• Use of emergency response equipment (e.g. Fire extinguishers, respirators, etc.)</li> <li>• Decontamination procedures</li> <li>• Evacuation procedures</li> <li>• Control and containment procedures</li> <li>• UST monitoring system equipment and procedures (if applicable).</li> </ul> |
|--|--|

INDICATE HOW EMPLOYEE TRAINING PROGRAM IS ADMINISTERED (Check all that apply):

1. FORMAL CLASSROOM       2. VIDEOS       3. SAFETY/TAILGATE MEETINGS
4. STUDY GUIDES/MANUALS (Specify): **Hazmat guide and safety guides are available to all employees.**
5. OTHER (Specify):
6. NOT APPLICABLE BECAUSE FACILITY HAS NO EMPLOYEES

**Large Quantity Generator (LQG) Training Records:** Large quantity hazardous waste generators (i.e., who generate more than 270 gallons/1,000 kilograms of hazardous waste per month) must retain written documentation of employee hazardous waste management training sessions which includes:

- A written outline/agenda of the type and amount of both introductory and continuing training that will be given to persons filling each job position having responsibility for the management of hazardous waste (e.g., labeling, manifesting, compliance with accumulation time limits, etc.).
- The name, job title, and date of training for each hazardous waste management training session given to an employee filling such a job position; and
- A written job description for each of the above job positions that describes job duties and the skills, education, or other qualifications required of personnel assigned to the position.
- Current employee training records must be retained until closure of the facility.
- Former employee training records must be retained at least three years after termination of employment.

### J. List Of Attachments

(Check one of the following)

1. NO ATTACHMENTS ARE REQUIRED; *or*
2. THE FOLLOWING DOCUMENTS ARE ATTACHED:

### K. Signature/Certification

**Certification:** Based on my inquiry of those individuals responsible for obtaining the information, I certify under penalty of law that I have personally examined and am familiar with the information submitted and believe the information is true, accurate, and complete, and that a copy is available on site.

Name of Person Certifying Submittal

Title

Donna Paulines/Clyde Irwin

Accountant/Maintenance

# HMCD Application Coding and Computer Input Document (CID) (ok)

(Information in Red Font or Otherwise Highlighted Requires Data Entry)

New Facility/Owner   
  Facility Closed/Sold   
  Add Record(s)   
  Modify Record(s)   
  Invoice Adjustment

Facility Name: **ALPINE RECREATION**

Site Address: **19380 MONTEREY RD**

City: **MORGAN HILL**

**FACILITY:**

Facility ID: **FA0203198**

Facility Owner ID: **OW0155574**

Care of:

Location:

City Code:

Postal Address (line 1):

Postal Address (line 2):

City:

State:

Zip:

Last HMIRRP:

Business Code:

Business Type:

User-Defined Fields:

**GENERAL HEALTH PROGRAM & GENERAL PERMIT:**

Designated Employee (Inspector):

Mail to:

Set Date of Last Billing as:

for

effective

Program (PR) or Tank (TA) Record ID	Program Element	Current Status	Discount Code	Permit Status	Permit Type
ALL		OK			

Create Special Program/Surcharge Records:

Other: PE(s)

Permit is Valid from:

Permit is Valid to:

**SWITCH FACILITY / PROGRAM RECORD(S):**

	Owner Name	Owner ID #	Facility ID #	Program ID #
From:				
To:				

**ACCOUNTING:**

Account ID: \_\_\_\_\_

Bill/Rebill Now?

Account Status:

Set A/R Mailing Code To:

**Fiscal Adjustment Information:**

Invoice ID: IN0938693    Adjusted Amount: **\$1,037.00**    Invoice ID: \_\_\_\_\_    Adjusted Amount: \_\_\_\_\_

Reason(s) for Adjustment: (Check all that apply)

Close Account;  
  Delete Charge;  
  Ownership Change;  
  Refer to DOR;  
  Refund;  
  Waive Delinquency;

Transfer Payment FROM Invoice ID \_\_\_\_\_ TO Invoice ID \_\_\_\_\_

Other (describe): \_\_\_\_\_

**COMMENTS:** Facility closed

Prepared by: [Signature]

Date: 1/7/2010

Senior/Manager Initials: GB    Date: 1-11-2010

Input by: CW    Date: 1/13/10

(10255) JR

Rev. 06/02/09  
1/13/10

2011-15-11-3:15

12/11/09

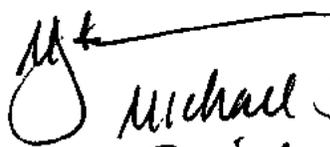
Santa Clara County  
Dept of Environmental Health

Re: Acct ID AR1260503

Dear SCC,

Alpine Recreation has been closed down since July, 2009. All remaining assets have been given to the bank. Please ~~not~~ close out any accts for Alpine Rec as they have no assets.

frank,

  
Michael Jacques  
President  
Alpine Rec



2008 NOV -5 PM 9:16

**OFFICIAL NOTICE OF INSPECTION**

Facility ID: FA0203198	Inspection Date: 10/6/2008
Facility Name: ALPINE RECREATION	
Site Address: 19380 MONTEREY RD MORGAN HILL, CA 95037	
Programs Inspected: HAZARDOUS WASTE GENERATOR;	
HW Generator Type: <1,000 KG/MO.	
Consent to Inspect Granted By: Rick Williams Service Manager	Pictures Taken: NO Samples Taken: NO

*Reviewed By: [Signature]*  
*Date: 11/06/09*  
*Permitted & discarded attachments*

**Summary of Violations & Notice to Comply**

Program: PR0314695 - HAZARDOUS WASTE GENERATOR      Inspection Type: ROUTINE INSPECTION

VC	Class	Violation	Corrective Actions Taken
G010	M	<b>HAZARDOUS WASTE DETERMINATION</b> Facility failed to determine whether a waste is a hazardous waste and/or keep copies of test results, waste analyses or other hazardous waste determination records - OILY RAGS ARE BEING DISPOSED OF TO THE TRASH. YOU MUST MAKE A HAZARDOUS WASTE DETERMINATION ON ALL OILY RAGS AND PROPERLY DISPOSE OF. A RAG SERVICE MAY BE USED IF ALL PROVISIONS OF G430 ARE FOLLOWED. CEASE THE NON-HAZ DISPOSAL IMMEDIATELY. - PAINT BOOTH FILTERS ARE BEING DISPOSED OF TO THE TRASH. YOU MUST PERFORM A HAZ WASTE DETERMINATION ON THIS WASTE AND PROPERLY DISPOSE OF. PROVIDE OUR OFFICE A COPY OF YOUR DETERMINATION. Determine whether the waste is hazardous using generator knowledge, or by having the waste analyzed by a state-certified environmental laboratory. Submit the results of your determination, including any laboratory reports, to HMCD. A list of state-certified laboratories is available at www.dhs.ca.gov/ps/its/elap/. Cease any disposal of the waste as non-hazardous waste until the determination is complete. Keep all hazardous waste determination documents for at least 3 years from the date the waste was last shipped. [CCR 66262.11, 66262.40(c)]	Correctly labeled containers for oily rags and paint booth filters. Had removed by licensed transport company. Set up proper containers PEL transport. See attached document.
G011	II	<b>ILLEGAL DISPOSAL OF HAZARDOUS WASTE</b> Facility disposed of hazardous waste at an unpermitted facility or at an unauthorized location, such as the sewer, storm drain, trash can, trash dumpster, or ground. - OBSERVED RAGS, PAPER FILTERS, WIPES AND MIXING CONTAINERS CONTAMINATED WITH SOLVENTS BEING DISPOSED OF TO THE TRASH. YOU MUST NOT DISPOSE OF HAZARDOUS WASTES TO THE TRASH. REMOVE ALL CONTAMINATED WASTES FROM THE TRASH CANS AND PROPERLY DISPOSE OF. Immediately cease illegal disposal activities. Make arrangements for the proper disposal of all hazardous waste. [HSC 25189.5(a)]	Removed all materials from current trash containers. Correctly labeled & transported. Set up proper containers. See attached document.
G020	M	<b>MARKING OF HAZARDOUS WASTE</b> Facility failed to properly mark a hazardous waste tank and/or container. - OBSERVED 4 X 55GAL USED OIL NOT LABELED - OBSERVED 1 X 55GAL USED ANTIFREEZE NOT LABELED - OBSERVED 1 X 30GAL USED SEALANTS NOT LABELED Mark all hazardous waste tanks with the words "HAZARDOUS WASTE" and the accumulation start date. Mark all hazardous waste containers and portable tanks with the words "HAZARDOUS WASTE," the accumulation start date; the name and address of the generator; and the composition, physical state, and hazardous properties of the waste. Additionally, mark used oil containers, aboveground tanks, and fill pipes for underground tanks with the words "USED OIL." [CCR 66262.34(f), 66279.21(b)]	properly label all containment & secondary catch basins.

*[Signature]*

# OFFICIAL NOTICE OF INSPECTION

<b>Facility ID:</b> FA0203198 <b>Facility Name:</b> ALPINE RECREATION <b>Site Address:</b> 19380 MONTEREY RD MORGAN HILL, CA 95037	<b>Inspection Date:</b> 10/6/2008
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VC	Class	Violation	Corrective Actions Taken
G023	M	<b>CONTAINER OPEN</b> Facility failed to keep a hazardous waste container closed at a time when it was not necessary to add or remove waste. - OBSERVED 4 X 55GAL USED OIL NOT CLOSED - OBSERVED 1 X 55GAL USED ANTIFREEZE NOT CLOSED - OBSERVED 2 TRASH BAGS IN THE CORNER OF THE PROPERTY CONTAINING SOLVENT/PAINT CONTAMINATED DEBRIS THAT WERE NOT CLOSED/SEALED. PROPERLY DISPOSE OF THESE WASTES AND KEEP CLOSED AS REQUIRED. Tightly close all hazardous waste containers. Ensure that they remain closed, except when it is necessary to add or remove waste. Containers are considered closed when all lids, gaskets, and locking rings are in place and secured. [CCR 66265.173(a), CFR 265.173(a)]	provided proper closure devices for all open containers.  PCL transport.
G043	M	<b>MANIFEST RETENTION</b> Facility failed to retain the original and/or treatment/storage/disposal facility (TSDF) -signed copy of a Uniform Hazardous Waste Manifest. Obtain a copy of each missing manifest. Keep the original manifest copy until you receive the TSDF-signed copy of that manifest. Keep the TSDF-signed copy for 3 years from the date of waste shipment. [CCR 66262.40(a)]	obtained all possible copies of manifests and created a system for future retention. Jan. copy present on file.
G052	M	<b>CONSOLIDATED MANIFESTING: RECEIPT RETENTION</b> Facility failed to keep a consolidated manifest receipt for at least 3 years from the date of shipment. Obtain copies of all missing receipts from your hazardous waste hauler. [HSC 25160.2(b)(3)]	obtained all possible copies of previous docs and created a system for future retention.
G101	M	<b>CONTAINER AREA INSPECTIONS</b> Facility failed to inspect a hazardous waste container storage or transfer area weekly. Begin inspecting hazardous waste container transfer and storage areas at least weekly, looking for container leaks and deterioration. [CCR 66265.174, CFR 265.174]	create inspection log and assign inspection duty.
G110	M	<b>MAINTENANCE AND OPERATION OF FACILITY</b> Facility is not maintained or operated in a manner to minimize the possibility of a fire, explosion, or any unplanned release of hazardous waste to air, soil, or surface water that could threaten human health or the environment. - OBSERVED USED OIL SPILLAGE ON TOPS OF THE DRUMS AND IN THE SECONDARY CONTAINMENT FOR THE USED OIL/ANTIFREEZE. CLEAN UP ALL SPILLAGE IMMEDIATELY AND PROPERLY DISPOSE OF CONTAMINATED ABSORBANTS. Maintain and operate the facility in a manner that minimizes potential emergencies and unplanned releases. [CCR 66265.31, CFR 265.31]	cleaned up spillage on containers and in secondary containment. properly disposed of contaminated absorbents.
G111	M	<b>EMERGENCY RESPONSE EQUIPMENT</b> Facility does not have adequate emergency response equipment. - SPILL CONTROL EQUIPMENT WAS NOT AVAILABLE FOR THE USED OIL OR PAINT WASTE ACCUMULATION AREAS. Provide the following emergency equipment, unless none of the hazards posed by the wastes handled at the facility could require such equipment: 1) an internal communications or alarm system capable of providing emergency instruction to facility personnel; 2) a device immediately available at the scene of operations, such as a telephone or a hand-held two-way radio, capable of summoning external emergency assistance; 3) portable fire extinguishers and fire control equipment; 4) spill control equipment; 5) decontamination equipment; and 6) water at adequate volume and pressure to supply hoses, foam producing equipment, automatic sprinklers, or water spray systems with which the facility is equipped. [CCR 66265.32, CFR 265.32]	provide spill control absorbents at site of containers and additional at parts department.
G211	M	<b>EMERGENCY INFORMATION POSTED: SQG</b> Facility failed to post emergency response information next to the telephone, as required. Post the following information: 1) the name and phone number of all emergency coordinators; 2) the location of fire extinguishers, spill control materials, and any fire alarms; and 3) the phone number for the fire department. A sample poster (UN-051) is available at www.unidocs.org. [CFR 262.34(d)(5)(II)]	place posters as required.

# OFFICIAL NOTICE OF INSPECTION

**Facility ID:** FA0203198  
**Facility Name:** ALPINE RECREATION  
**Site Address:** 19380 MONTEREY RD  
 MORGAN HILL, CA 95037

**Inspection Date:** 10/6/2008

VC	Class	Violation	Corrective Actions Taken
G220	M	<b>TRAINING: SQG</b> <i>class scheduled 11/20/08</i> Personnel are not adequately trained on managing hazardous waste. Provide training to ensure that all personnel are thoroughly familiar with proper waste handling and emergency response procedures relevant to their responsibilities during normal facility operations and emergencies. [CFR 262.34(d)(5)(iii)]	Appoint Tim Attimuro as Hazmat Manager. Schedule to attend training. Distribute Safety Policy & Procedures to staff.
G414	M	<b>RECORDS: USED OIL/FUEL FILTERS</b> Facility transferred used oil/fuel filters without properly completing a bill of lading, and/or failed to keep bills of lading for 3 years from the date of transfer. Ensure that your hauler provides a bill of lading for the transfer of all used oil/fuel filters, and that the record contains: 1) the name, address, and telephone number of the generator; 2) the name, address, and telephone number of the transporter; 3) the name, address, and telephone number of the receiving facility; 4) the quantity and size of each filter container transferred; and 5) the date of transfer. Retain the bills of lading for 3 years from the date of transfer. [CCR 66266.130(c)(5), HSC 25250.22]	obtained all possible copies of previous records. set up file for record maintenance at disposal. instruct personnel
G421	M	<b>RECORDS: LEAD-ACID BATTERIES</b> Facility shipped more than 10 automotive-type lead-acid batteries without a manifest or bill of lading, and/or failed to retain shipping records for 3 years from the date of shipment. Record the shipment of automotive lead-acid batteries on a hazardous waste manifest or bill of lading. Keep these records for 3 years from the date of shipment. [CCR 66266.81(a)(4)(B)]	obtained all possible copies of previous records. Set up file for record maintenance at disposal instruct personnel.
G440	II	<b>ILLEGAL DISPOSAL OF UNIVERSAL WASTE</b> Facility disposed of Universal Waste to an unauthorized facility or at an unauthorized location, such as the sewer, storm drain, trash can, trash dumpster, or ground. <b>- OBSERVED 2 NON-EMPTY AEROSOL CANS IN THE GARBAGE. REMOVE ALL AEROSOL CANS FROM THE GARBAGE AND PROPERLY DISPOSE OF.</b> Immediately cease illegal disposal activities. Make arrangements to transfer the waste to another Universal Waste handler or an appropriate recycling or disposal facility. For assistance in locating an appropriate destination facility, call (408) 299-7300. [CCR 66273.11(a), 66273.31(a), 66273.81(a)]	Remove all aerosol cans from trash bins. Set up procedure to pierce, crush & dispose of spent aerosols.
G443	M	<b>CONTAINER MARKING: UNIVERSAL WASTE</b> Facility failed to properly label Universal Waste <b>OBSERVED 1 X 30GAL NON-EMPTY AEROSOL CANS NOT LABELED. LABEL THIS AS "UNIVERSAL WASTE AEROSOLS".</b> Clearly identify the waste type on all Universal Wastes or Universal Waste containers. The label wording must match that listed in the law or regulation for the type of Universal Waste. The labeling requirements are summarized in the Universal Waste Management Requirements document (HMCD-108) available at <a href="http://www.ehinfo.org/hazmat">www.ehinfo.org/hazmat</a> . [Note: Areas that have clear boundaries and are designated for the storage of electronic devices or CRT materials may be labeled in lieu of labeling individual wastes or waste containers.] [CCR 66273.14, 66273.34, 66273.84, HSC 25201.16(f)(6)]	properly labeled.
G446	M	<b>RECORDS: UNIVERSAL WASTE</b> Facility failed to keep adequate records of the shipment or receipt of Universal Waste for at least 3 years. Keep a record of Universal Waste shipments sent off-site or received on-site for at least 3 years from the shipment/receipt date. The record may take the form of a log, invoice, manifest, bill of lading or other shipping document. It must contain the name and address of the originating facility, name and address of the destination facility, quantity and type of waste sent, and date of shipment/receipt. [CCR 66273.19, 66273.39, 66273.89]	obtained all possible copies of previous records set up file for record maintenance at disposal instruct personnel.

# OFFICIAL NOTICE OF INSPECTION

<b>Facility ID:</b> FA0203198 <b>Facility Name:</b> ALPINE RECREATION <b>Site Address:</b> 19380 MONTEREY RD MORGAN HILL, CA 95037	<b>Inspection Date:</b> 10/6/2008
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VC	Class	Violation	Corrective Actions Taken
G447	III	<b>TRAINING: SQH OF UNIVERSAL WASTE</b> Facility failed to inform all employees who handle Universal Waste of proper Universal Waste handling and emergency response procedures. Inform employees of proper Universal Waste handling and emergency response procedures, including how to respond to a release. This may be accomplished by posting written instructions in waste handling areas or by distributing the instructions to employees. [CCR 66273.16]	<i>inform staff through formal letter of policies &amp; procedures scheduled glass on 11/20/08 see attached.</i>

**Comments:** - PAPERWORK FOR DISPOSAL OF USED OIL, USED ANTIFREEZE, USED OIL FILTERS, PAINT WASTES, USED AEROSOLS, USED SEALANTS AND USED LEAD ACID BATTERIES WERE NOT AVAILABLE FOR REVIEW FOR THE LAST 3 YEARS. SOME RECORDS FOR THE END OF 2007 AND BEGINNING OF 2008 WERE REVIEWED FOR USED OIL, PAINT WASTE, AND USED OIL FILTERS. MAKE ALL RECORDS AVAILABLE FOR REVIEW.  
 - SUBMIT AN UPDATED HAZARDOUS WASTE GENERATOR PERMIT APPLICATION ONCE WASTE DETERMINATIONS ARE COMPLETED.

Correct all Class I and Class II violations immediately.  
 Unless otherwise noted by the inspector, correct all minor violations no later than 11/05/2008.

Using the space provided, write a brief description of the actions taken by the facility to correct each violation. Attach additional pages if more space is needed. Within 5 days of achieving compliance or within 35 days of the inspection date, whichever comes first, sign the certification statement below and return a copy of this report to HMCD. Time granted for correction of violations does not preclude any enforcement action by HMCD or other agencies. This facility may be subject to reinspection at any time. [Authority: HSC 25185(c), 25187.8, 25404.1.2(c)]

*Rick Williams*  
 Received By: Rick Williams

*Michael Balliet*  
 Inspected By: MICHAEL BALLIET / EED010088

**Certification of Compliance**

I certify under penalty of perjury that this facility has complied with directives specified in this Notice to Comply.	
<i>Michael Salove</i> Signature of Owner/Operator	11/4/08 Date
Michael Salove Printed Name of Owner/Operator	Pres Title

# OFFICIAL NOTICE OF INSPECTION - SUPPLEMENTAL INFORMATION

This Official Notice of Inspection (NOI) documents the results of an inspection by HMCD, including a list of alleged violations, evidence in support of the alleged violations, corrective actions that must be taken by the facility, and general observations.

## What am I supposed to do upon receiving a NOI?

- Correct the violations within 30 days of the inspection date, unless otherwise noted.
- In the "Corrective Actions Taken" column, write a brief description of the actions taken by the facility to correct each violation. Attach additional pages if more space is needed.
- Certify that the facility has returned to compliance by signing the certification statement at the end of the report.
- Make a photocopy of the NOI and any attachments for your records.
- Within 5 days of achieving compliance or 35 days of the inspection date, whichever comes first, return the original copy of the report and any attachments to HMCD at 1555 Berger Drive, Suite 300, San Jose, CA 95112-2716.

## What if there are violations that cannot be corrected within 30 days?

For each violation that cannot be corrected within 30 days, submit a written Compliance Plan describing the corrective actions you propose to take and the date by which the actions will be completed. State law grants up to 30 days to correct minor violations without penalty. Minor violations that are uncorrected after 30 days, and class I and II violations may be subject to enforcement action. To lessen the possibility of enforcement action, correct all violations as soon as possible.

## What if I disagree with a violation on the NOI?

If you disagree with any violation listed in this NOI, you must submit a written Notice of Disagreement to HMCD within 30 days of the inspection date. Address such notices to the attention of the inspector who cited the violation. In your Notice of Disagreement, explain in detail why you believe the alleged violation was incorrectly cited.

## What about photographs or samples taken during the inspection?

Split samples will be given to you upon request if adequate sample volume is available. Photographs and sample analytical results will not generally be available until after the inspection has been concluded. A copy of photographs and/or analytical results will be provided to you upon written request. Photographs and sample analytical results may be withheld in the event of a criminal investigation or other ongoing investigation.

## Key to Acronyms and Regulatory Terms

CCR	California Code of Regulations, Title 22
CFR	Code of Federal Regulations, Title 40
Class	Violation classification: I = class I violation, II = class II violation, M = minor violation, C = corrected minor violation [HSC 25110.8.5, HSC 25117.6, CCR 66260.10]
DTSC	California Department of Toxic Substances Control
EPA	U.S. Environmental Protection Agency
HMCD	County of Santa Clara, Department of Environmental Health, Hazardous Materials Compliance Division
HSC	California Health and Safety Code
RCRA	Resource Conservation and Recovery Act
SCCO	Santa Clara County Ordinance Code
TSDF	Hazardous waste treatment, storage or disposal facility
UPCF	Unified Program Consolidated Form
VC	HMCD violation code

## Warning:

- It is a violation of State law to make a false statement that a facility has returned to compliance [HSC 25404.1.2(c)(2)].
- Making a false statement regarding a hazardous waste violation is punishable by a fine of not less than \$2,000 or more than \$25,000 and/or imprisonment in the county jail for up to one year [HSC §25191(b)].
- Making a false statement regarding an underground storage tank violation is punishable by a fine of not less than \$500 or more than \$5,000 [HSC 25299(a)(8), 25299(b)(7)].
- HMCD has the right to require the submittal of reasonable and necessary documentation in support of any claim of compliance made by your facility [HSC 25187.8(i)].



From the desk of: Rick Williams

[rwilliams@alpinerv.com](mailto:rwilliams@alpinerv.com)

Tuesday, October 28, 2008

**Regarding: Hazardous Waste Disposal Procedures & Emergency Management**

Attention All Service Department Employees,

Effective Immediately the following procedures will be met with regards to Hazardous Waste Disposal & Emergency Procedures Management.

**What are Hazardous Wastes?** Hazardous Wastes are off-specification, surplus or spent hazardous chemical products. Examples include, but are not limited to: USED OIL, USED ANTIFREEZE, SPENT SOLVENTS, USED FILTERS, USED ABSORBENTS, PESTICIDES, HERBICIDES, PAINT, SEALANTS, BATTERIES, ETC.

- 1) Oily Rags are to be disposed of to a specifically labeled and sealed containment bin located in the Northeast carport next to the oil barrels.
- 2) Paint Booth Filters will be disposed of in a properly labeled and sealed containment bin located in the first body shop bay at the South end of the Shop.
- 3) All paint, solvent, paper filters, wipes, mixing containers etc will be deposited in the appropriate labeled and sealed containment bins located in the first body shop bay at the South end of the shop.
- 4) All containment bins and secondary containment capture bins must remain properly labeled with the accumulation start date.
- 5) All containment bin locations must be inspected at least once weekly and a log sheet will be posted at each containment location for this purpose.
- 6) All containment bins must be kept closed when not in use. If it could tip over and spill the contents of the container it must have a clamp ring and a screw in lid to prevent leakage of hazardous fluids.
- 7) All documents regarding the disposal of hazardous waste must be kept on file at the dispatch office for at least three years, in addition to copies at the business office. This includes used oil, coolant, oil filters, paint, lead acid batteries, and other universal waste.
- 8) A log sheet, recording every hazardous waste disposal transaction in date order must be kept in the dispatch office for at least three years, in addition to a

copy to the business office as each page is filled. This includes used oil, coolant, oil filters, paint, lead acid batteries, and other universal waste.

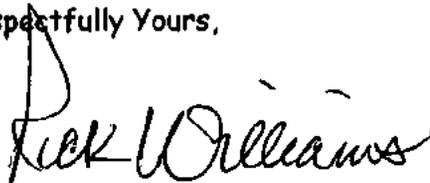
- 9) Any spillage on top of or around containment bins **MUST** be cleaned up immediately.
- 10) Spill control equipment and absorbents are available at the used oil bins, in the body shop bay and at the back counter for emergency clean up.
- 11) Emergency procedures placards and evacuation maps are posted at all telephones, building entrances and fire extinguisher locations.
- 12) The designated Hazardous Materials Handling Manager is Tim Altimirano. Report any spills, containment issues, transport requirements, etc to Tim for coordination.
- 13) Haz-Mat training will also be coordinated through Tim Altimirano.
- 14) All aerosol cans must be completely empty and disposed of in the 30 gallon can located in the Northwest corner of the shop. Once full, these cans must be disposed of by the appropriate disposal company. See the Haz-Mat Manager.
- 15) All sealant containers, silicone and roof sealant tubes for example, must be completely empty and disposed of in the 30 gallon can located in the Northwest corner of the shop. Once full, these cans must be disposed of by the appropriate disposal company. See the Haz-Mat Manager.
- 16) In the event of a large chemical spill, fire, earthquake or other natural disaster, the pre-arranged evacuation area is to the parking lot at the Northwest corner of the property. Please evacuate to that area for a roll call before leaving the facility for any purpose. The Haz-Mat Manager will be charged with accounting for all personnel.

Failure to observe any one of these procedures will be considered a severe violation of company policy.

Any individual involved in willful negligence with regards to these policies may be subject to immediate suspension and/or termination.

It is everyone's responsibility to prevent Hazardous Material Waste from entering our environment. Take your part. Clean up and manage the waste we generate.

Respectfully Yours,



Rick Williams  
Service Manager

County of Santa Clara

Department of Environmental Health

Hazardous Materials Compliance Division (HMCD)

1555 Berger Drive, Suite 300, San Jose, CA 95112-2716

Phone (408) 918-3400 Fax (408) 280-6479 www.EHinfo.org/hazmat

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OFFICIAL NOTICE OF INSPECTION

Facility ID: FA0203198	Inspection Date: 10/6/2008
Facility Name: ALPINE RECREATION	
Site Address: 19380 MONTEREY RD MORGAN HILL, CA 95037	
Programs Inspected: HAZARDOUS WASTE GENERATOR;	
HW Generator Type: <1,000 KG/MO.	
Consent to Inspect Granted By: Rick Williams Service Manager	Pictures Taken: NO Samples Taken: NO

Summary of Violations & Notice to Comply

Program: PR0314695 - HAZARDOUS WASTE GENERATOR *2205*

Inspection Type: ROUTINE INSPECTION

VC	Class	Violation	Corrective Actions Taken
G010	M	<p><b>HAZARDOUS WASTE DETERMINATION</b></p> <p>Facility failed to determine whether a waste is a hazardous waste and/or keep copies of test results, waste analyses or other hazardous waste determination records</p> <p><b>- OILY RAGS ARE BEING DISPOSED OF TO THE TRASH. YOU MUST MAKE A HAZARDOUS WASTE DETERMINATION ON ALL OILY RAGS AND PROPERLY DISPOSE OF. A RAG SERVICE MAY BE USED IF ALL PROVISIONS OF G430 ARE FOLLOWED. CEASE THE NON-HAZ DISPOSAL IMMEDIATELY.</b></p> <p><b>- PAINT BOOTH FILTERS ARE BEING DISPOSED OF TO THE TRASH. YOU MUST PERFORM A HAZ WASTE DETERMINATION ON THIS WASTE AND PROPERLY DISPOSE OF. PROVIDE OUR OFFICE A COPY OF YOUR DETERMINATION.</b></p> <p>Determine whether the waste is hazardous using generator knowledge, or by having the waste analyzed by a state-certified environmental laboratory. Submit the results of your determination, including any laboratory reports, to HMCD. A list of state-certified laboratories is available at <a href="http://www.dhs.ca.gov/ps/ls/elap/">www.dhs.ca.gov/ps/ls/elap/</a>. Cease any disposal of the waste as non-hazardous waste until the determination is complete. Keep all hazardous waste determination documents for at least 3 years from the date the waste was last shipped. [CCR 66262.11, 66262.40(c)]</p>	
G011	II	<p><b>ILLEGAL DISPOSAL OF HAZARDOUS WASTE</b></p> <p>Facility disposed of hazardous waste at an unpermitted facility or at an unauthorized location, such as the sewer, storm drain, trash can, trash dumpster, or ground.</p> <p><b>- OBSERVED RAGS, PAPER FILTERS, WIPES AND MIXING CONTAINERS CONTAMINATED WITH SOLVENTS BEING DISPOSED OF TO THE TRASH. YOU MUST NOT DISPOSE OF HAZARDOUS WASTES TO THE TRASH. REMOVE ALL CONTAMINATED WASTES FROM THE TRASH CANS AND PROPERLY DISPOSE OF.</b></p> <p>Immediately cease illegal disposal activities. Make arrangements for the proper disposal of all hazardous waste. [HSC 25189.5(a)]</p>	
G020	M	<p><b>MARKING OF HAZARDOUS WASTE</b></p> <p>Facility failed to properly mark a hazardous waste tank and/or container.</p> <p><b>- OBSERVED 4 X 55GAL USED OIL NOT LABELED</b>  <b>- OBSERVED 1 X 55GAL USED ANTIFREEZE NOT LABELED</b>  <b>- OBSERVED 1 X 30GAL USED SEALANTS NOT LABELED</b></p> <p>Mark all hazardous waste tanks with the words "HAZARDOUS WASTE" and the accumulation start date. Mark all hazardous waste containers and portable tanks with the words "HAZARDOUS WASTE," the accumulation start date; the name and address of the generator; and the composition, physical state, and hazardous properties of the waste. Additionally, mark used oil containers, aboveground tanks, and fill pipes for underground tanks with the words "USED OIL." [CCR 66262.34(f), 66279.21(b)]</p>	

*B*

*msy*

# OFFICIAL NOTICE OF INSPECTION

**Facility ID:** FA0203196  
**Facility Name:** ALPINE RECREATION  
**Site Address:** 19380 MONTEREY RD  
 MORGAN HILL, CA 95037

**Inspection Date:** 10/6/2008

VC	Class	Violation	Corrective Actions Taken
G023	M	<b>CONTAINER OPEN</b> Facility failed to keep a hazardous waste container closed at a time when it was not necessary to add or remove waste. <b>- OBSERVED 4 X 55GAL USED OIL NOT CLOSED</b> <b>- OBSERVED 1 X 55GAL USED ANTIFREEZE NOT CLOSED</b> <b>- OBSERVED 2 TRASH BAGS IN THE CORNER OF THE PROPERTY CONTAINING SOLVENT/PAINT CONTAMINATED DEBRIS THAT WERE NOT CLOSED/SEALED. PROPERLY DISPOSE OF THESE WASTES AND KEEP CLOSED AS REQUIRED.</b> Tightly close all hazardous waste containers. Ensure that they remain closed, except when it is necessary to add or remove waste. Containers are considered closed when all lids, gaskets, and locking rings are in place and secured. [CCR 66265.173(a), CFR 265.173(a)]	
G043	M	<b>MANIFEST RETENTION</b> Facility failed to retain the original and/or treatment/storage/disposal facility (TSDF) -signed copy of a Uniform Hazardous Waste Manifest. Obtain a copy of each missing manifest. Keep the original manifest copy until you receive the TSDF-signed copy of that manifest. Keep the TSDF-signed copy for 3 years from the date of waste shipment. [CCR 66262.40(a)]	
G052	M	<b>CONSOLIDATED MANIFESTING: RECEIPT RETENTION</b> Facility failed to keep a consolidated manifest receipt for at least 3 years from the date of shipment. Obtain copies of all missing receipts from your hazardous waste hauler. [HSC 25160.2(b)(3)]	
G101	M	<b>CONTAINER AREA INSPECTIONS</b> Facility failed to inspect a hazardous waste container storage or transfer area weekly. Begin inspecting hazardous waste container transfer and storage areas at least weekly, looking for container leaks and deterioration. [CCR 66265.174, CFR 265.174]	
G110	M	<b>MAINTENANCE AND OPERATION OF FACILITY</b> Facility is not maintained or operated in a manner to minimize the possibility of a fire, explosion, or any unplanned release of hazardous waste to air, soil, or surface water that could threaten human health or the environment. <b>- OBSERVED USED OIL SPILLAGE ON TOPS OF THE DRUMS AND IN THE SECONDARY CONTAINMENT FOR THE USED OIL/ANTIFREEZE. CLEAN UP ALL SPILLAGE IMMEDIATELY AND PROPERLY DISPOSE OF CONTAMINATED ABSORBANTS.</b> Maintain and operate the facility in a manner that minimizes potential emergencies and unplanned releases. [CCR 66265.31, CFR 265.31]	
G111	M	<b>EMERGENCY RESPONSE EQUIPMENT</b> Facility does not have adequate emergency response equipment. <b>- SPILL CONTROL EQUIPMENT WAS NOT AVAILABLE FOR THE USED OIL OR PAINT WASTE ACCUMULATION AREAS.</b> Provide the following emergency equipment, unless none of the hazards posed by the wastes handled at the facility could require such equipment: 1) an internal communications or alarm system capable of providing emergency instruction to facility personnel; 2) a device immediately available at the scene of operations, such as a telephone or a hand-held two-way radio, capable of summoning external emergency assistance; 3) portable fire extinguishers and fire control equipment; 4) spill control equipment; 5) decontamination equipment; and 6) water at adequate volume and pressure to supply hoses, foam producing equipment, automatic sprinklers, or water spray systems with which the facility is equipped. [CCR 66265.32, CFR 265.32]	
G211	M	<b>EMERGENCY INFORMATION POSTED: SQG</b> Facility failed to post emergency response information next to the telephone, as required. Post the following information: 1) the name and phone number of all emergency coordinators; 2) the location of fire extinguishers, spill control materials, and any fire alarms; and 3) the phone number for the fire department. A sample poster (UN-051) is available at <a href="http://www.unidocs.org">www.unidocs.org</a> . [CFR 262.34(d)(5)(ii)]	

# OFFICIAL NOTICE OF INSPECTION

<b>Facility ID:</b> FA0203198 <b>Facility Name:</b> ALPINE RECREATION <b>Site Address:</b> 19380 MONTEREY RD MORGAN HILL, CA 95037	<b>Inspection Date:</b> 10/6/2008
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VC	Class	Violation	Corrective Actions Taken
G220	M	<b>TRAINING: SQG</b> Personnel are not adequately trained on managing hazardous waste. Provide training to ensure that all personnel are thoroughly familiar with proper waste handling and emergency response procedures relevant to their responsibilities during normal facility operations and emergencies. [CFR 262.34(d)(5)(iii)]	
G414	M	<b>RECORDS: USED OIL/FUEL FILTERS</b> Facility transferred used oil/fuel filters without properly completing a bill of lading, and/or failed to keep bills of lading for 3 years from the date of transfer. Ensure that your hauler provides a bill of lading for the transfer of all used oil/fuel filters, and that the record contains: 1) the name, address, and telephone number of the generator; 2) the name, address, and telephone number of the transporter; 3) the name, address, and telephone number of the receiving facility; 4) the quantity and size of each filter container transferred; and 5) the date of transfer. Retain the bills of lading for 3 years from the date of transfer. [CCR 66266.130(c)(5), HSC 25250.22]	
G421	M	<b>RECORDS: LEAD-ACID BATTERIES</b> Facility shipped more than 10 automotive-type lead-acid batteries without a manifest or bill of lading, and/or failed to retain shipping records for 3 years from the date of shipment. Record the shipment of automotive lead-acid batteries on a hazardous waste manifest or bill of lading. Keep these records for 3 years from the date of shipment. [CCR 66266.81(a)(4)(B)]	
G440	II	<b>ILLEGAL DISPOSAL OF UNIVERSAL WASTE</b> Facility disposed of Universal Waste to an unauthorized facility or at an unauthorized location, such as the sewer, storm drain, trash can, trash dumpster, or ground. <b>- OBSERVED 2 NON-EMPTY AEROSOL CANS IN THE GARBAGE. REMOVE ALL AEROSOL CANS FROM THE GARBAGE AND PROPERLY DISPOSE OF.</b> Immediately cease illegal disposal activities. Make arrangements to transfer the waste to another Universal Waste handler or an appropriate recycling or disposal facility. For assistance in locating an appropriate destination facility, call (408) 299-7300. [CCR 66273.11(a), 66273.31(a), 66273.81(a)]	
G443	M	<b>CONTAINER MARKING: UNIVERSAL WASTE</b> Facility failed to properly label Universal Waste <b>OBSERVED 1 X 30GAL NON-EMPTY AEROSOL CANS NOT LABELED. LABEL THIS AS "UNIVERSAL WASTE AEROSOLS".</b> Clearly identify the waste type on all Universal Wastes or Universal Waste containers. The label wording must match that listed in the law or regulation for the type of Universal Waste. The labeling requirements are summarized in the Universal Waste Management Requirements document (HMCD-108) available at <a href="http://www.ehinfo.org/hazmat">www.ehinfo.org/hazmat</a> . [Note: Areas that have clear boundaries and are designated for the storage of electronic devices or CRT materials may be labeled in lieu of labeling individual wastes or waste containers.] [CCR 66273.14, 66273.34, 66273.84, HSC 25201.16(f)(6)]	
G446	M	<b>RECORDS: UNIVERSAL WASTE</b> Facility failed to keep adequate records of the shipment or receipt of Universal Waste for at least 3 years. Keep a record of Universal Waste shipments sent off-site or received on-site for at least 3 years from the shipment/receipt date. The record may take the form of a log, invoice, manifest, bill of lading or other shipping document. It must contain the name and address of the originating facility, name and address of the destination facility, quantity and type of waste sent, and date of shipment/receipt. [CCR 66273.19, 66273.39, 66273.89]	



# OFFICIAL NOTICE OF INSPECTION

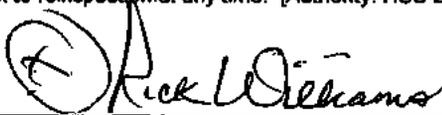
<b>Facility ID:</b> FA0203198 <b>Facility Name:</b> ALPINE RECREATION <b>Site Address:</b> 19380 MONTEREY RD MORGAN HILL, CA 95037	<b>Inspection Date:</b> 10/6/2008
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VC	Class	Violation	Corrective Actions Taken
G447	M	<b>TRAINING: SQH OF UNIVERSAL WASTE</b>  Facility failed to inform all employees who handle Universal Waste of proper Universal Waste handling and emergency response procedures. Inform employees of proper Universal Waste handling and emergency response procedures, including how to respond to a release. This may be accomplished by posting written instructions in waste handling areas or by distributing the instructions to employees. [CCR 66273.16]	

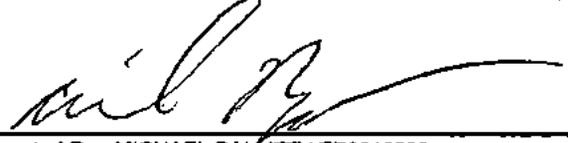
**Comments:** - PAPERWORK FOR DISPOSAL OF USED OIL, USED ANTIFREEZE, USED OIL FILTERS, PAINT WASTES, USED AEROSOLS, USED SEALANTS AND USED LEAD ACID BATTERIES WERE NOT AVAILABLE FOR REVIEW FOR THE LAST 3 YEARS. SOME RECORDS FOR THE END OF 2007 AND BEGINNING OF 2008 WERE REVIEWED FOR USED OIL, PAINT WASTE, AND USED OIL FILTERS. MAKE ALL RECORDS AVAILABLE FOR REVIEW.  
 - SUBMIT AN UPDATED HAZARDOUS WASTE GENERATOR PERMIT APPLICATION ONCE WASTE DETERMINATIONS ARE COMPLETED.

Correct all Class I and Class II violations immediately.  
 Unless otherwise noted by the inspector, correct all minor violations no later than 11/05/2008.

Using the space provided, write a brief description of the actions taken by the facility to correct each violation. Attach additional pages if more space is needed. Within 5 days of achieving compliance or within 35 days of the inspection date, whichever comes first, sign the certification statement below and return a copy of this report to HMCD. Time granted for correction of violations does not preclude any enforcement action by HMCD or other agencies. This facility may be subject to reinspection at any time. [Authority: HSC 25185(c), 25187.8, 25404.1.2(c)]



Received By: Rick Williams



Inspected By: MICHAEL BALLIET / EE0010088

### Certification of Compliance

I certify under penalty of perjury that this facility has complied with directives specified in this Notice to Comply.	
Signature of Owner/Operator	Date
Printed Name of Owner/Operator	Title



# County of Santa Clara

Department of Environmental Health  
 Hazardous Materials Compliance Division  
 2220 Moorpark Avenue  
 P.O. Box 28070  
 San Jose, CA 95159-8070  
 (408) 299-6930 Fax (408) 280-6479

Program Record ID	PE	SC	Time
314695	2205	01	<del>120</del> 120

## OFFICIAL NOTICE OF INSPECTION

Facility Name: <u>Alpine Recreation</u>	Inspection Date: <u>4/12/02</u>
Site Address: <u>19380 Monterey Del.</u>	Work Area:
Contact Person(s): <u>Brian Kennedy</u>	Employee No.: <u>6010</u>
Inspection Type: <input type="checkbox"/> Hazardous Materials <input checked="" type="checkbox"/> Hazardous Waste <input type="checkbox"/> Toxic Gas <input type="checkbox"/> Cal-Accidental Release Prevention Program <input type="checkbox"/> Medical Waste Storage/Treatment <input type="checkbox"/> Medical Waste Generator	Samples Taken? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Photographs Taken? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**VIOLATIONS:** Codes noted below in the "Violation Code" column represent specific violations of State law and/or local Ordinance. These codes are defined in the attached Violation Codes document(s). Time granted for correction of violations does not preclude any enforcement action by this Department or other agencies. This facility may be subject to reinspection at any time.

Violation Codes	Summary of Violations, Notice to Comply, Observations, and Required Corrective Actions	Corrective Actions Taken
-	Facility now generates waste oil & filters. Contact County Fire & notify them as to change in inventory. Update site map & inventory on Haz. Mat. Business Plan & submit to County Fire.	
	Updated waste inventory taken at time of inspection.	
-	No violations observed at this time.	

All violations must be corrected within 30 days of the inspection date unless noted otherwise, above. Section 25187.8 of the State Health and Safety Code (H&SC) requires that you write a brief description of the corrective actions you have taken to bring this facility into compliance and submit it to this Department within 5 days of achieving compliance, or within 35 days of the inspection date, whichever comes first. (Note: Detailed instructions on actions you must take are printed on the reverse side of this page.)

Received by: [Signature] Inspected by: Mike Benjamin Entered by: [Signature]  
 5/6/02

Certification: I certify under penalty of perjury that this facility has complied with directives specified in this Notice to Comply.  
 Signature of Owner/Operator: \_\_\_\_\_ Title: \_\_\_\_\_ Date:   /  /  

FACILITY SENDS YELLOW COPY TO AGENCY, KEEPS PINK COPY.

## THE OFFICIAL NOTICE OF INSPECTION EXPLAINED

This Official Notice of Inspection (Notice of Inspection) describes the findings made during the inspection, including all violations and any actions that must be taken by the facility to correct the violations. All violations must be corrected within 30 days of the inspection date unless noted otherwise by the inspector.

Within five working days of achieving compliance, or within 35 days of the inspection, whichever comes first, you must submit a written response which describes the corrective actions you have taken or - for those violations which are impossible to correct within 30 days - propose to take in order to bring your facility into compliance. Where proposed corrective actions are described, you must specify a date by which you expect each violation to be corrected. After you have addressed each violation, complete the certification box located at the bottom of page 1 of the Notice of Inspection. Your description of corrective actions taken, along with your signed certification of the Notice of Inspection and any required supporting documents, will serve as your written response to the inspection. Your response must be mailed to the Santa Clara County Hazardous Materials Compliance Division (HMCD) at P.O. Box 28070, San Jose, CA 95159-8070.

### What Does the Information in Each Column Mean?

**Violation Code:** Codes listed in this column identify specific violations of laws, regulations, or codes which were observed during this inspection. Definitions of Violation Codes are listed on the attached Violation Codes document(s).

**Summary of Violations, Notice to Comply, Observations, and Required Corrective Actions:** Information noted in this column describes the circumstances of any violations noted in the first column and describes how the violations may be corrected. Additionally, the inspector may use this space to note any additional observations resulting from the inspection.

**Corrective Actions Taken:** This column on the Notice of Inspection has been provided so that you can note how you have corrected or propose to correct each violation. Where proposed corrective actions are described, you must specify a date by which you expect each violation to be corrected. If more space is needed, attach additional pages.

### Why Were Two Copies of the Notice of Inspection Given to Me?

You have been given two copies so you will have a copy for your own records after you submit your written response to HMCD. Do not separate the copies until you have described all of your corrective actions and signed the certification box on page 1. The yellow copy of each page must be submitted to HMCD. The pink copy is for your records.

### What if I Disagree With a Violation Noted on the Notice of Inspection?

If you disagree with any violation listed in this Notice of Inspection, you must submit a written Notice of Disagreement, within 35 days of the inspection date, to the inspector who cited the violation. In your Notice of Disagreement, you must explain in detail why the violation does not exist. If there is sufficient space, you may use the "Corrective Actions Taken" column of this Notice of Inspection to dispute violations.

### What About Photographs or Samples Taken During the Inspection?

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### Hazardous Waste Violations

- ° Per H&SC, Section 25187.8(g)(1), failure to sign the certification on this Notice of Inspection and return it to this Department is a violation of State law.
- ° Per H&SC, Section 25191, a false statement that compliance has been achieved is a violation of State law punishable by a fine of not less than \$2,000 or more than \$25,000 and/or imprisonment in the county jail for up to one year.
- ° Per H&SC, Section 25187.8(j), this Department has the right to acquire the submittal of reasonable and necessary documentation in support of any claim of compliance made by your facility.



## HAZARDOUS WASTE GENERATOR PERMIT APPLICATION

First-Time Application  
 New Owner  
 Business Moved  
 Change of Information

Business Name (DBA): ALPINE RECREATION

Site Address: 19380 Monterey Rd City: Morgan Hill Zip: 95020

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
If different from site address

Business Owner Name(s): PAT Kennedy

Proprietor/Billing Contact Name: \_\_\_\_\_  
If different from owner

Billing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
If different from mailing address

Facility Phone No.: (408) 779 4511 Fax No.: (408) 779 0754 Days/Hours of Operation: 8:00 - 4:30

Contact Person: Brian Kennedy Contact Phone No.: (408) 779 4511 ext. \_\_\_\_\_

Principal Type of Business (e.g. auto repair, photoprocessing): RV Sales and Service

Owned by Individual  
 Partnership  
 Corporation or LLC  
 Other

EPA ID Number: CAL 922843051 Primary Standard Industrial Classification (SIC) 4 Digit Code No.: \_\_\_\_\_

### Hazardous Waste Inventory Information:

The annual permit fee is determined by the total quantity of hazardous waste generated per year. Complete the table below for all hazardous waste inventory (e.g. used oil, used parts cleaning solvent, used oil filters, waste paint, spent fixer, etc.).

Name of Hazardous Waste	Treatment/Disposal Method(s) <small>(Definitions provided on back of form.)</small>	Annual Quantity Generated*
WASTE OIL	<input type="checkbox"/> Recycled on-site. <input type="checkbox"/> Treated on-site. <input checked="" type="checkbox"/> Shipped off-site for recycling/treatment/disposal.	250 <input checked="" type="checkbox"/> gal. <input type="checkbox"/> lbs.
WASTE SOLVENT	<input type="checkbox"/> Recycled on-site. <input type="checkbox"/> Treated on-site. <input checked="" type="checkbox"/> Shipped off-site for recycling/treatment/disposal.	90 <input checked="" type="checkbox"/> gal. <input type="checkbox"/> lbs.
	<input type="checkbox"/> Recycled on-site. <input type="checkbox"/> Treated on-site. <input type="checkbox"/> Shipped off-site for recycling/treatment/disposal.	<input type="checkbox"/> gal. <input type="checkbox"/> lbs.
	<input type="checkbox"/> Recycled on-site. <input type="checkbox"/> Treated on-site. <input type="checkbox"/> Shipped off-site for recycling/treatment/disposal.	<input type="checkbox"/> gal. <input type="checkbox"/> lbs.
	<input type="checkbox"/> Recycled on-site. <input type="checkbox"/> Treated on-site. <input type="checkbox"/> Shipped off-site for recycling/treatment/disposal.	<input type="checkbox"/> gal. <input type="checkbox"/> lbs.
	<input type="checkbox"/> Recycled on-site. <input type="checkbox"/> Treated on-site. <input type="checkbox"/> Shipped off-site for recycling/treatment/disposal.	<input type="checkbox"/> gal. <input type="checkbox"/> lbs.
	<input type="checkbox"/> Recycled on-site. <input type="checkbox"/> Treated on-site. <input type="checkbox"/> Shipped off-site for recycling/treatment/disposal.	<input type="checkbox"/> gal. <input type="checkbox"/> lbs.

\* Solids must be reported in pounds. Liquids may be reported in either pounds or gallons.

The undersigned hereby applies for a hazardous waste generator permit from the County of Santa Clara. I hereby certify that the submitted information is true, accurate, and complete. I understand that a new application will be required if this facility changes ownership, moves, or begins generating hazardous wastes which are not listed on this application.

Signature of Owner/Operator: [Signature] Title: SUS mhr Date: 4/12/02

**Definitions of Treatment/Disposal Methods**

**Recycled on-site:** The facility takes the waste or any constituent of the waste, treated or not, and reuses it on-site or ships it off-site as an Excluded Recyclable Material.

**Treated on-site:** The facility employs any method, technique, or process which changes or is designed to change the physical, chemical, or biological character or composition of the hazardous waste or any material contained therein, or removes or reduces its harmful properties or characteristics for any purpose including, but not limited to; energy recovery, material recovery, or reduction in volume (e.g. pH adjustment, evaporation, precipitation, filtration, distillation, compacting, etc.). If, after treatment, the material is reused at the facility, the "Recycled on-site" box in the waste inventory table should be checked.

**Shipped off-site for recycling/treatment/disposal:** The facility sends the waste, or any hazardous treatment residual, to an off-site permitted treatment, storage, or disposal facility (TSDF).

*Note: Depending on how a waste or its constituents are recycled and/or treated, more than one treatment/disposal category may apply. All applicable boxes in column 2 of the waste inventory table should be checked.*

*Note to medical facilities: Do not list medical (i.e. red bag) wastes on this form.*

**Agency Use Only**

**HMS STAFF**

**Business Code:**  
 01-Corporation;  02-Individual;  03-Partnership;  
 04-Local Agency;  05-County Agency;  06-State Agency;  
 07-Federal Agency;  99-Unknown

**City Code:**  
 01-Palo Alto;  02-Los Altos;  03-Los Altos Hills;  
 04-Mountain View;  05-Cupertino;  08-Milpitas;  
 09-Campbell;  10-Saratoga;  11-Los Gatos;  
 12-Monte Sereno;  13-San Jose;  14-Morgan Hill;  
 16-Unincorporated;  19-Stanford;  20-San Martin;  
 21-Moffett Field

**Business Type:**  
 04-HazWaste Only;  08-Multi-HazMat;  10-Multi-program

**Inspector Employee ID:** \_\_\_\_\_

**Program Element (PE):** \_\_\_\_\_  Program Record

**Permit Status:**  
 50-New permit;  14-Billed by County Fire  
 15-Billed by Mountain View;  16-Billed by Milpitas  
 17-Billed by Palo Alto;  18-Billed by San Jose

**Type of Permit:**  
 P-Permanent;  PE-Permanent Exempt

**Current Status:**  
 01-Active;  04-Active, exempt from billing

**Mail Correspondence To:**  
 01-Owner;  02-Facility

**Create Special Program Records:**  
 2599-General Storage Program Record - No Fee

**Create Surcharge Records:**  
 5001-State Hazardous Materials Service Fee

**SUPPORT STAFF**

**Owner ID:** \_\_\_\_\_

**Multiple Owner ID:** \_\_\_\_\_

**Multiple Owner ID:** \_\_\_\_\_

**Facility ID:** \_\_\_\_\_

**Program Record ID:** \_\_\_\_\_

**Program Record ID:** \_\_\_\_\_

**Permit Record ID:** \_\_\_\_\_

**Account Record ID:** \_\_\_\_\_

**Comments:**

**Prepared by:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Lead/Manager Initials:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Input by:** \_\_\_\_\_ **Date:** \_\_\_\_\_



# THE OFFICIAL NOTICE OF INSPECTION EXPLAINED

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## Hazardous Waste Violations

- Per H&SC, Section 25187.8(g)(1), failure to sign the certification on this Notice of Inspection and return it to this Department is a violation of State law.
- Per H&SC, Section 25191, a false statement that compliance has been achieved is a violation of State law punishable by a fine of not less than \$2,000 or more than \$25,000 and/or imprisonment in the county jail for up to one year.
- Per H&SC, Section 25187.8(j), this Department has the right to acquire the submittal of reasonable and necessary documentation in support of any claim of compliance made by your facility.

# County of Santa Clara

Department of Environmental Health  
 Hazardous Materials Compliance Division  
 2220 Moorpark Avenue  
 P.O. Box 28070  
 San Jose, CA 95159-8070  
 (408) 299-6930 Fax (408) 280-6479

Agency Use Only
PE: 2205
EMP: 6010
LC:
CT:
PS: 1
KG:

## HAZARDOUS WASTE GENERATOR PERMIT APPLICATION

- First-Time Application
- New Owner
- Business Moved
- Change of Information

Business Name (DBA): Alpine Recreation

Site Address: 19380 Monterey Rd. City: Morgan Hill Zip: 95037

Mailing Address: SAME City: \_\_\_\_\_ Zip: \_\_\_\_\_  
If different from site address

Business Owner Name(s): PATRICK KENNEDY

Proprietor/Billing Contact Name: \_\_\_\_\_  
If different from owner.

Billing Address: SAME City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
If different from mailing address

Facility Phone No.: (408) 779-4511 Fax No.: (408) 779-0754 Days/Hours of Operation: \_\_\_\_\_

Contact Person: Brian Contact Phone No.: (408) 779-4511

Principal Type of Business (e.g. auto repair, photoprocessing): RV Sales + Service

- Owned by Individual
- Partnership
- Corporation
- Other

EPA ID Number: \_\_\_\_\_ Primary Standard Industrial Classification (SIC) 4 Digit Code No.: 7538

### Hazardous Waste Inventory Information:

The annual permit fee is determined by the total quantity of hazardous waste generated per year. Complete the table below for all hazardous waste inventory (e.g. used oil, used parts cleaning solvent, used oil filters, waste paint, spent fixer, etc.). Additional space is provided on the other side of this form. [Note to medical facilities: Do not list medical (i.e. red bag) wastes on this form.]

Name of Hazardous Waste	Treatment/Disposal Method(s) <small>(Definitions provided on bottom of page 2)</small>	Annual Quantity Generated*
<u>solvent</u>	<input type="checkbox"/> Recycled on-site. <input type="checkbox"/> Treated on-site. <input checked="" type="checkbox"/> Shipped off-site for recycling/treatment/disposal.	<u>96</u> gal. <input type="checkbox"/> lbs.
	<input type="checkbox"/> Recycled on-site. <input type="checkbox"/> Treated on-site. <input type="checkbox"/> Shipped off-site for recycling/treatment/disposal.	<input type="checkbox"/> gal. <input type="checkbox"/> lbs.
	<input type="checkbox"/> Recycled on-site. <input type="checkbox"/> Treated on-site. <input type="checkbox"/> Shipped off-site for recycling/treatment/disposal.	<input type="checkbox"/> gal. <input type="checkbox"/> lbs.

\* Solids must be reported in pounds. Liquids may be reported in either pounds or gallons.

The undersigned hereby applies for a hazardous waste generator permit from the County of Santa Clara. I hereby certify that the submitted information is true, accurate, and complete. I understand that a new application will be required if this facility changes ownership, moves, or begins generating hazardous wastes which are not listed on this application.

Signature of Owner/Operator: [Signature] Title: Service Mgr Date: 9/26/00

Hazardous Waste Inventory Information (Continued):

Name of Hazardous Waste	Treatment/Disposal Method(s) <i>(Definitions provided on bottom of page 2)</i>	Annual Quantity Generated*
	<input type="checkbox"/> Recycled on-site. <input type="checkbox"/> Treated on-site. <input type="checkbox"/> Shipped off-site for recycling/treatment/disposal.	<input type="checkbox"/> gal. <input type="checkbox"/> lbs.
	<input type="checkbox"/> Recycled on-site. <input type="checkbox"/> Treated on-site. <input type="checkbox"/> Shipped off-site for recycling/treatment/disposal.	<input type="checkbox"/> gal. <input type="checkbox"/> lbs.
	<input type="checkbox"/> Recycled on-site. <input type="checkbox"/> Treated on-site. <input type="checkbox"/> Shipped off-site for recycling/treatment/disposal.	<input type="checkbox"/> gal. <input type="checkbox"/> lbs.
	<input type="checkbox"/> Recycled on-site. <input type="checkbox"/> Treated on-site. <input type="checkbox"/> Shipped off-site for recycling/treatment/disposal.	<input type="checkbox"/> gal. <input type="checkbox"/> lbs.
	<input type="checkbox"/> Recycled on-site. <input type="checkbox"/> Treated on-site. <input type="checkbox"/> Shipped off-site for recycling/treatment/disposal.	<input type="checkbox"/> gal. <input type="checkbox"/> lbs.
	<input type="checkbox"/> Recycled on-site. <input type="checkbox"/> Treated on-site. <input type="checkbox"/> Shipped off-site for recycling/treatment/disposal.	<input type="checkbox"/> gal. <input type="checkbox"/> lbs.
	<input type="checkbox"/> Recycled on-site. <input type="checkbox"/> Treated on-site. <input type="checkbox"/> Shipped off-site for recycling/treatment/disposal.	<input type="checkbox"/> gal. <input type="checkbox"/> lbs.
	<input type="checkbox"/> Recycled on-site. <input type="checkbox"/> Treated on-site. <input type="checkbox"/> Shipped off-site for recycling/treatment/disposal.	<input type="checkbox"/> gal. <input type="checkbox"/> lbs.
	<input type="checkbox"/> Recycled on-site. <input type="checkbox"/> Treated on-site. <input type="checkbox"/> Shipped off-site for recycling/treatment/disposal.	<input type="checkbox"/> gal. <input type="checkbox"/> lbs.
	<input type="checkbox"/> Recycled on-site. <input type="checkbox"/> Treated on-site. <input type="checkbox"/> Shipped off-site for recycling/treatment/disposal.	<input type="checkbox"/> gal. <input type="checkbox"/> lbs.
	<input type="checkbox"/> Recycled on-site. <input type="checkbox"/> Treated on-site. <input type="checkbox"/> Shipped off-site for recycling/treatment/disposal.	<input type="checkbox"/> gal. <input type="checkbox"/> lbs.

\* Solids must be reported in pounds. Liquids may be reported in either pounds or gallons.

For the following questions, check the appropriate box:

- 1. Does this facility discharge process waste waters to sanitary sewer?  Yes;  No
- 2. Does this facility generate infectious/biomedical wastes?  Yes;  No

**Definitions of Treatment/Disposal Methods**

**Recycled on-site:** The facility takes the waste or any constituent of the waste, treated or not, and reuses it on-site or ships it off-site as an Excluded Recyclable Material.

**Treated on-site:** The facility employs any method, technique, or process which changes or is designed to change the physical, chemical, or biological character or composition of the hazardous waste or any material contained therein, or removes or reduces its harmful properties or characteristics for any purpose including, but not limited to, energy recovery, material recovery, or reduction in volume (e.g. pH adjustment, evaporation, precipitation, filtration, distillation, compacting, etc.). If, after treatment, the material is reused at the facility, the "Recycled on-site" box in the waste inventory table should be checked.

**Shipped off-site for recycling/treatment/disposal:** The facility sends the waste, or any hazardous treatment residual, to an off-site permitted treatment, storage, or disposal facility (TSDF).

*Note: Depending on how a waste or its constituents are recycled and/or treated, more than one treatment/disposal category may apply. All applicable boxes in column 2 of the waste inventory table should be checked.*

DATE: 3/2/01

Support of Employee ID: 1006J

**HMCD APPLICATION CODING & TRACKING FORM** 5-14-01

STAFF

SUPPORT STAFF

Business Code: 02

Owner ID: 155574

Hazardous Category: -

Multiple Owner ID: \_\_\_\_\_

City Code: 14

Multiple Owner ID: \_\_\_\_\_

Business Type: 04

Facility ID: 203198

Employee ID: 6010

Program Record ID: 314695

Program Element (P/E): 2205

Program Record ID: 361740

Permit Status: 50

Program Record ID: \_\_\_\_\_

Type of Permit: P

Permit Record ID: 405790

Current Status: 01/02

Permit Record ID: \_\_\_\_\_

Mail Correspondence To: 02

Account Record ID: 1260503

**Business Code:** 01-Corporation, 02-Individual, 03-Partnership, 04-Local Agency, 05-County Agency, 06-State Agency, 07-Federal Agency, 99-Unknown

**Business Type:** 01-Food, 02-Recreation, 03-Hazardous Materials, 04-Hazardous Waste Generator, 05-Water, 06-Solid Waste, 07-Medical Waste, 08-Multi-Hazardous Materials, 09-Pumper, 10-Multi-programs, 99-Unknown

**Hazard Category:** 1-Explosives, 2-Gases, 3-Flammable Liquids, 4-Flammable Solids, 5-Oxidizers-peroxides, 6-Poisons, 7-Radioactive Materials, 8-Corrosives, 9-ORM

**Permit Status:** 02-Inactive permit, 08-Tank removal, 10-Full permit, 21-Active, 50-New permit

**City Code:** 01-Palo Alto, 02-Los Altos, 03-Los Altos Hills, 04-Mountain View, 05-Cupertino, 06-Sunnyvale, 07-Santa Clara, 08-Milpitas, 09-Campbell, 10-Saratoga, 11-Los Gatos, 12-Monte Sereno, 13-San Jose, 14-Morgan Hill, 15-Gilroy, 16-County area, 17-County-at-large, 18-Out-of-County, 19-Stanford, 20-San Martin, 21-Moffett Field

**Type of Permit:** P-Permanent, PE-Permanent exempt

**Current Status:** 01-Active, 02-Inactive, 03-Temporarily inactive, 04-Active, exempt from billing

**Mail To:** 01-Owner, 02-Facility

**SWITCH**

	Owner Name	Owner ID #	Facility ID #	Program ID #	Permit ID #	Account ID #
Switch From:	<u>ALPINE RECREATION</u>	<u>112949</u>	<u>203198</u>	<u>314695</u> <u>361740</u>	<u>405790</u>	<u>1203198</u>
Switch To:	<u>PATRICK KENNEDY</u>	<u>155574</u>	↓	↓	↓	<u>1260503</u>

Comments:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# Application Coding and Computer Input Document (ACCID)

(Information in Red Font or Otherwise Highlighted Requires Data Entry)

Ownership Change  
  New Facility  
  Facility Closed  
  Add Record(s)  
  Modify Record(s)  
  Invoice Adjustment

Facility Name: **FAMILY ADVENTURES RV** Facility ID: **FA0274525**

Site Address: **19380 MONTEREY RD** City: **MORGAN HILL**

**MODIFY OWNER RECORD:** Owner ID: **NEW**  Add/Remove Co-Owner

Bus Code: **01 - Corp or LLC**

Owner Name: **FAMILY ADVENTURES RV INC** DBA:

Care of: eMail:

Postal Address: **19380 MONTEREY RD, MORGAN HILL, CA 95037**

**MODIFY FACILITY RECORD:** Jurisdiction: City Code:

Last HMIRRP: CERS ID:

**ADD OR MODIFY GENERAL HEALTH PROGRAM & GENERAL PERMIT:**

Designated Employee (Inspector): **RAYMOND MAIDEN**

Set Date of Last Billing as: **7/1/2014** for **All Permits and Service Fees** effective **After Billing Now**

Program (PR) or Tank (TA) Record ID	PE	Current Status	Discount Code	License	Make	Year	VIN	Vehicle Type
<b>ALL</b>	<b>ALL</b>	<b>01 - Active</b>						

Permit is Valid from: **8/1/2013**

Permit is Valid to: **7/31/2014**

Bill/Rebill Now? **Yes**

**PERMIT CONDITIONS:**

**SWITCH RECORDS:**

Switch Facility Record from Owner **OW0700632** to Owner **NEW**.

Switch the following PRs to Facility :

**MODIFY ACCOUNTING RECORDS:** Account ID: **NEW**

Mailing Code: **A - Account Mailing Address**

Responsible Party:

Care of:

Postal Address: **Same as Owner**

eMail:

**Fiscal Adjustment Information:**

Invoice ID: Credit Amount:

Invoice ID: Credit Amount:

Invoice ID: Credit Amount:

Invoice ID: Credit Amount:

Reasons for Adjustment: (Check all that apply)

Close Account;  
  Delete Charge;  
  Ownership Change;  
  Refer to DOR;  
  Refund;  
  Waive Delinquency;

Transfer Payment FROM Invoice ID TO Invoice ID

Other (describe):

**COMMENTS:** **New owner. Please close out current account and create new owner and account. Transfer facility to new owner, update name, set new permit dates and bill now. See attached. Thanks.**

Prepared by: **Matthew Burge**

Date: **8/21/2014**

Label/Relabel File Folder(s)

Senior **APPROVED** Date:

Input by: \_\_\_\_\_ Date: \_\_\_\_\_

DEH-00 **By Greg Breshears at 5:14 pm, Aug 28, 2014**

**REVIEWED**

*By Richard Owens at 5:12 pm, Sep 15, 2015*



**OFFICIAL NOTICE OF INSPECTION**

<b>Facility ID:</b>	FA0274525	<b>Inspection Date:</b> 07/09/2015
<b>Facility Name:</b>	FAMILY ADVENTURES RV INC	
<b>Site Address:</b>	19380 Monterey St, Morgan Hill, CA 95037	
<b>HW Generator Type:</b>	<1000 KG/MO.	<input type="checkbox"/> RCRA LQG
<b>Consent to Inspect Granted By:</b>	CLYDE IRWIN, CUSTOMER SUPPORT	<input type="checkbox"/> Pictures Taken
		<input type="checkbox"/> Samples Taken

**Summary of Violations & Notice to Comply**

**Program:** PR0415128 - HAZARDOUS MATERIALS BUSINESS PLAN - BP01  
**Inspection Type:** ROUTINE INSPECTION-COMPLETED

VC	Class	Violation	Corrective Actions Taken
		No violations were observed during this inspection.	

*Comments: Conducted a Hazardous Materials Business Plan inspection with Clyde Irwin.*

*Facility is conducting required training and maintaining records as required.*

*Materials and volumes listed on CERS match inventory observed during today's inspection.*

*Spill equipment and fire extinguishers were located in several areas.*

*Emergency posting and area map were current.*

*For questions regarding this inspection, please contact Ray Maiden at 408-918-1980 or by email at ray.maiden@deh.sccgov.org.*

**Program:** PR0415127 - HAZARDOUS WASTE GENERATOR - 2205  
**Inspection Type:** ROUTINE INSPECTION-COMPLETED

VC	Class	Violation	Corrective Actions Taken
		No violations were observed during this inspection.	

*Comments: Conducted a hazardous waste inspection with Clyde Irwin and toured the site of areas where hazardous waste is accumulated.*

*Facility generated used oil and waste antifreeze from the vehicle service bay. All containers were properly marked and closed. All storage areas were free of spills.*

*Reviewed the weekly storage inspection log.*

*Spill equipment and fire extinguishers were located in several areas.*

*Emergency posting and area map were current.*

*Reviewed disposal records for used oil and waste antifreeze.*

*For questions regarding this inspection, please contact Ray Maiden at 408-918-1980 or by email at ray.maiden@deh.sccgov.org.*

**Immediately correct any violation designated as a Class I or Class II violation. Correct all other violations no later than 08/08/2015, unless otherwise noted by the inspector.**

Using the space provided, write a brief description of the actions taken by the facility to correct each violation. Attach additional pages if more space is needed. Within 5 days of achieving compliance or within 35 days of the inspection date, whichever comes first, sign the certification statement below and return a copy of this report to HMCD. Time granted for correction of violations does not preclude any enforcement action by HMCD or other agencies. This facility may be subject to reinspection at any time. [Authority: HSC 25185(c), 25187.8, 25404.1.2(c)]

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**Summary of Violations & Notice to Comply**



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**Received By:** Clyde Irwin  
Customer Support

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**Inspected By:** EE0010267 - RAYMOND MAIDEN  
CA UST Inspector #8063022, Exp. 09/03/2016

**Certification of Compliance**

I certify under penalty of perjury that this facility has complied with directives specified in this Notice to Comply.

---

**Signature of Owner/Operator**

---

**Date**

---

**Printed Name of Owner/Operator**

---

**Title**

# OFFICIAL NOTICE OF INSPECTION - SUPPLEMENTAL INFORMATION

This Official Notice of Inspection (NOI) documents the results of an inspection by HMCD, including a list of alleged violations, evidence in support of the alleged violations, corrective actions that must be taken by the facility, and general observations.

## What am I supposed to do upon receiving a NOI?

- Correct the violations within 30 days of the inspection date, unless otherwise noted.
- In the “Corrective Actions Taken” column, write a brief description of the actions taken by the facility to correct each violation. Attach additional pages if more space is needed.
- Certify that the facility has returned to compliance by signing and dating the certification statement at the end of the report.
- Make a photocopy of the NOI and any attachments for your records.
- Within 5 days of achieving compliance or 35 days of the inspection date, whichever comes first, return the original copy of the report and any attachments to HMCD at 1555 Berger Drive, Suite 300, San Jose, CA 95112-2716.

## What if there are violations that cannot be corrected within 30 days?

For each violation that cannot be corrected within 30 days, submit a written Compliance Plan describing the corrective actions you propose to take and the date by which the actions will be completed. State law grants up to 30 days to correct minor violations without penalty. Minor violations that are uncorrected after 30 days, and class I and II violations may be subject to enforcement action. To lessen the possibility of enforcement action, correct all violations as soon as possible.

## What if I disagree with a violation on the NOI?

If you disagree with any violation listed in this NOI, you must submit a written Notice of Disagreement to HMCD within 30 days of the inspection date. Address such notices to the attention of the inspector who cited the violation. In your Notice of Disagreement, explain in detail why you believe the alleged violation was incorrectly cited.

## What about photographs or samples taken during the inspection?

A co-located sample will be given to you upon request if adequate sample volume is available. Photographs and sample analytical results will not generally be available until after the inspection has been concluded. A copy of photographs and/or analytical results will be provided to you upon written request. Photographs and sample analytical results may be withheld in the event of a criminal investigation or other ongoing investigation.

## Key to Acronyms and Regulatory Terms

XX CCR	California Code of Regulations, Title XX
XX CFR	Code of Federal Regulations, Title XX
Class	Violation classification: I = Class I violation, II = Class II violation, M = Minor violation, C = Corrected minor violation [HSC §25110.8.5, HSC §25117.6, CCR §66260.10]
DTSC	California Department of Toxic Substances Control
EPA	U.S. Environmental Protection Agency
HMCD	County of Santa Clara, Department of Environmental Health, Hazardous Materials Compliance Division
HSC	California Health and Safety Code
RCRA	Resource Conservation and Recovery Act
SCCO	Santa Clara County Ordinance Code
TSDF	Hazardous waste treatment, storage or disposal facility UPCF
Unified Program Consolidated Form	
UST	Underground storage tank
VC	HMCD violation code

## Warning:

- It is a violation of State law to make a false statement that a facility has returned to compliance [HSC §25404.1.2(c)(2)].
- Making a false statement regarding a hazardous waste violation is punishable by a fine of not less than \$2,000 or more than \$25,000 and/or imprisonment in the county jail for up to one year [HSC §25191(b)].
- Making a false statement regarding an underground storage tank violation is punishable by a fine of not less than \$500 or more than \$5,000 [HSC §§25299(a)(8), 25299(b)(7)].
- HMCD has the right to require the submittal of reasonable and necessary documentation in support of any claim of compliance made by your facility [HSC §25187.8(i)].

# County of Santa Clara

## Department of Environmental Health

### Hazardous Materials Compliance Division (HMCD)

1555 Berger Drive, Suite 300, San Jose, CA 95112-2716

Phone (408) 918-3400 Fax (408) 280-6479 www.EHinfo.org/hazmat

REVIEWED  
By Jonathan Blazo at 8:47 am, Apr 26, 2019



## OFFICIAL NOTICE OF INSPECTION

Facility ID: FA0274525 Inspection Date: 04/17/2019  
Facility Name: FAMILY ADVENTURES RV INC  
Site Address: 19380 Monterey St, Morgan Hill, CA 95037

HW Generator Type: <100 KG/MO.  
Consent to Inspect Granted By: CLYDE IRWIN, SAFETY MANAGER

- RCRA LQG  
 Pictures Taken  
 Samples Taken

### Summary of Violations & Notice to Comply

Program: PR0415127 - HAZARDOUS WASTE GENERATOR - 2205

Inspection Type: ROUTINE INSPECTION

VC	Class	Violation	Corrective Actions Taken
G020	M	<p><b>MARKING OF HAZARDOUS WASTE [3030007]</b></p> <p>Facility failed to properly mark a hazardous waste tank and/or container.</p> <p><b>Observed the following containers without appropriate marking:</b></p> <ul style="list-style-type: none"><li>1 x 55 gallon drum of used oil with no accumulation start date</li><li>1 x 55 gallon drum of used oil with no accumulation start date and illegible generator information</li><li>1 x 20 gallon used oil collection roller with no label</li><li>1 x 30 gallon drum of waste coolant with no label</li><li>1 x 55 gallon drum of consolidated used oil paper and metal-cased filters with label affixed to wall instead of drum</li><li>1 x 30 gallon trash bin of contaminated rags being treated as hazardous waste with no label</li></ul> <p>Mark all hazardous waste tanks with the words "HAZARDOUS WASTE" and the accumulation start date. Mark all hazardous waste containers and portable tanks with the words "HAZARDOUS WASTE;" the accumulation start date; the name and address of the generator; and the composition, physical state, and hazardous properties of the waste. Additionally, mark used oil containers, aboveground tanks, and fill pipes for underground tanks with the words "USED OIL." [CCR 66262.34(f), 66279.21(b)]</p>	
G023	M	<p><b>CONTAINER OPEN [3030017]</b></p> <p>Facility failed to keep a hazardous waste container closed at a time when it was not necessary to add or remove waste.</p> <p><b>Observed the following hazardous waste containers open while not in use:</b></p> <ul style="list-style-type: none"><li>1 x 30 gallon trash bin of rags being treated as hazardous waste</li></ul> <p>Tightly close all hazardous waste containers. Ensure that they remain closed, except when it is necessary to add or remove waste. Containers are considered closed when all lids, gaskets, and locking rings are in place and secured. [CCR 66265.173(a), CFR 265.173(a)]</p>	

# OFFICIAL NOTICE OF INSPECTION

**Facility ID:** FA0274525  
**Facility Name:** FAMILY ADVENTURES RV INC  
**Site Address:** 19380 Monterey St, Morgan Hill, CA 95037

**Inspection Date:** 04/17/2019

## Summary of Violations & Notice to Comply

VC	Class	Violation	Corrective Actions Taken
G035	II	<p><b>ACCUMULATION TIME: POINT OF GENERATION [3030057]</b></p> <p>Facility accumulated hazardous waste at the point of generation for longer than the allowed time limit.</p> <p><i>Mr. Irwin stated that the 30 gallon drum of waste coolant had not been picked up for 1 year and a half. 55 gallon drum of used oil paper and metal-cased filters had an accumulation start date of 9/15/17. Facility has 1 year from accumulation start date, or 180 days from when aforementioned waste stream reaches 55 gallons (whichever comes first), to dispose of waste. Arrange for the immediate disposal of these wastes through your hazardous waste hauler.</i></p> <p>Make arrangements for the immediate removal of the waste. Submit to HMCD a copy of the manifest or consolidated manifest receipt demonstrating that the waste was removed. Ensure that point of generation wastes are not held on-site for longer than one year, or the applicable accumulation time limit (90/180/270 days) after the date the quantity limit was reached, whichever comes first. The quantity limit for each wastestream is 55 gallons for hazardous waste, or 1 quart for acutely/extremely hazardous waste. [CCR 66262.34(e)(1)(B)]</p>	

**Comments:** *On-site with Loren Lim, Hazardous Materials Specialist II, to conduct a Hazardous Waste Generator inspection. Facility sell and maintains RVs. Facility walk-through was conducted with Clyde Irwin.*

**Hazardous waste streams observed include:**

- used oil*
- waste coolant*
- used oil metal-cased filters*
- used oil paper filters*
- saturated rags*

- State ID #CAL000399995 is active on date of inspection*
- Fire extinguishers were last serviced on 3/7/2019*
- Emergency response information is posted*
- Batteries are exchanged through Napa and Interstate*
- Hazardous waste area inspections are conducted at least weekly*
- Saturated rags are treated as hazardous waste*
- Absorbent is readily available*
- Document review included consolidated manifests for used oil pick ups in 2018 & 2016.*

**UNRESOLVED ISSUES:**

- Provide all consolidated manifests for 2017.*

# OFFICIAL NOTICE OF INSPECTION

**Facility ID:** FA0274525  
**Facility Name:** FAMILY ADVENTURES RV INC  
**Site Address:** 19380 Monterey St, Morgan Hill, CA 95037

**Inspection Date:** 04/17/2019

## Summary of Violations & Notice to Comply

**Program:** PR0415128 - HAZARDOUS MATERIALS BUSINESS PLAN - BP01

**Inspection Type:** ROUTINE INSPECTION

VC	Class	Violation	Corrective Actions Taken
B105	M	<p><b>HMBP FACILITY INFORMATION MISSING / INCOMPLETE [1010003]</b></p> <p>Facility operator failed to electronically submit and/or maintain accurate and complete Facility Information (i.e., Business Activities and Business Owner/Operator Identification) as part of the facility's Hazardous Materials Business Plan (HMBP).</p> <p><b>Facility reported only 100 gallons of used oil in CERS.</b>  <b>Updated Hazardous Materials Business Plan to include propane as shown in comments.</b></p> <p>Within 30 days, amend and electronically submit a HMBP, including accurate Facility Information, through either the Santa Clara County CUPA electronic reporting portal (<a href="http://FrontCounter.sccgov.org">http://FrontCounter.sccgov.org</a>) or the California Environmental Reporting System (<a href="http://cers.calepa.ca.gov">http://cers.calepa.ca.gov</a>). Be sure to submit all of the elements that comprise a complete HMBP (i.e., Facility Information, Hazardous Materials Inventory, and Emergency Response and Training Plans). See <a href="http://www.sccgov.org/sites/hazmat/programs/Pages/ereporting.aspx">www.sccgov.org/sites/hazmat/programs/Pages/ereporting.aspx</a> for more details on electronic reporting. [HSC 6.95 25508(a)(1), 19 CCR 4 2652(a)(1)]</p>	

**Comments:** On-site with Loren Lim, Hazardous Materials Specialist II, to conduct a Hazardous Materials Business Plan (HMBP) inspection. Facility sell and maintains RVs. Facility walk-through was conducted with Clyde Irwin.

*The following hazardous materials were observed at or above HMBP thresholds:*

- 2 x 55 gallon drums of used oil
- 1 x 400 gallon tank of propane
- 2 x 7 gallon cylinders of propane for forklift
- 1 x 120 gallon tank of 5W-30 oil

**Facility owner is also property owner**  
**Facility trains and documents yearly training for employees.**  
**HMBP was readily available.**

**Immediately correct any violation designated as a Class I or Class II violation. Correct all other violations no later than 05/17/2019, unless otherwise noted by the inspector.**

Using the space provided, write a brief description of the actions taken by the facility to correct each violation. Attach additional pages if more space is needed. Within 5 days of achieving compliance or within 35 days of the inspection date, whichever comes first, sign the certification statement below and return a copy of this report to HMCD. Time granted for correction of violations does not preclude any enforcement action by HMCD or other agencies. This facility may be subject to reinspection at any time. [Authority: HSC 25185(c), 25187.8, 25404.1.2(c)]




**Received By:** Clyde Irwin  
 Safety Manager

**Inspected By:** EE0010459 - YONI FAJARDO

## Certification of Compliance

I certify under penalty of perjury that this facility has complied with directives specified in this Notice to Comply.	
_____ Signature of Owner/Operator	_____ Date
_____ Printed Name of Owner/Operator	_____ Title

# OFFICIAL NOTICE OF INSPECTION - SUPPLEMENTAL INFORMATION

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- In the "Corrective Actions Taken" column, write a brief description of the actions taken by the facility to correct each violation. Attach additional pages if more space is needed.
- Certify that the facility has returned to compliance by signing and dating the certification statement at the end of the report.
- Make a photocopy of the NOI and any attachments for your records.
- Within 5 days of achieving compliance or 35 days of the inspection date, whichever comes first, return the original copy of the report and any attachments to HMCD at 1555 Berger Drive, Suite 300, San Jose, CA 95112-2716 or via e-mail to the inspector noted on the "Inspected By" line of the report.

## What if there are violations that cannot be corrected within 30 days?

For each violation that cannot be corrected within 30 days, submit a written Compliance Plan describing the corrective actions you propose to take and the date by which the actions will be completed. State law grants up to 30 days to correct minor violations without penalty. Minor violations that are uncorrected after 30 days, and class I and II violations may be subject to enforcement action. To lessen the possibility of enforcement action, correct all violations as soon as possible.

## What if I disagree with a violation on the NOI?

If you disagree with any violation listed in this NOI, you must submit a written Notice of Disagreement to HMCD within 30 days of the inspection date. Address such notices to the attention of the inspector who cited the violation. In your Notice of Disagreement, explain in detail why you believe the alleged violation was incorrectly cited.

## What about photographs or samples taken during the inspection?

A co-located sample will be given to you upon request if adequate sample volume is available. Photographs and sample analytical results will not generally be available until after the inspection has been concluded. A copy of photographs and/or analytical results will be provided to you upon written request. Photographs and sample analytical results may be withheld in the event of a criminal investigation or other ongoing investigation.

## Key to Acronyms and Regulatory Terms

XX CCR	California Code of Regulations, Title XX
XX CFR	Code of Federal Regulations, Title XX
Class	Violation classification: I = Class I violation, II = Class II violation, M = Minor violation, C = Corrected minor violation [HSC §25110.8.5, HSC §25117.6, CCR §66260.10]
CERS	California Environmental Reporting System (cers.calepa.ca.gov)
DTSC	California Department of Toxic Substances Control
EPA	U.S. Environmental Protection Agency
HMCD	County of Santa Clara, Department of Environmental Health, Hazardous Materials Compliance Division
HSC	California Health and Safety Code
RCRA	Resource Conservation and Recovery Act
SCCO	Santa Clara County Ordinance Code
TSDF	Hazardous waste treatment, storage or disposal facility
UST	Underground storage tank
VC	HMCD violation code

## Warning:

- It is a violation of State law to make a false statement that a facility has returned to compliance [HSC §25404.1.2(c)(2)].
- Making a false statement regarding a hazardous waste violation is punishable by a fine of not less than \$2,000 or more than \$50,000 and/or imprisonment in the county jail for up to one year [HSC §25191(b)].
- Making a false statement regarding an underground storage tank violation is punishable by a fine of not less than \$500 or more than \$5,000 [HSC §§25299(a)(8), 25299(b)(7)].
- HMCD has the right to require the submittal of reasonable and necessary documentation in support of any claim of compliance made by your facility [HSC §25187.8(i), 25289(b)].

HMCD-014A

[www.EHinfo.org/hazmat](http://www.EHinfo.org/hazmat)

Rev. 01/02/18

# County of Santa Clara

Department of Environmental Health  
 Hazardous Materials Compliance Division (HMCD)

1555 Berger Drive, Suite 300, San Jose, CA 95112-2716  
 Phone (408) 918-3400 Fax (408) 280-6479 www.EHinfo.org/hazmat

**REVIEWED**

By yoni.fajardo at 1:35 pm, May 13, 2019



## OFFICIAL NOTICE OF INSPECTION

Facility ID: FA0274525  
 Facility Name: FAMILY ADVENTURES RV INC  
 Site Address: 19380 Monterey St, Morgan Hill, CA 95037

Inspection Date: 04/17/2019

HW Generator Type: <100 KG/MO.  
 Consent to Inspect Granted By: CLYDE IRWIN, SAFETY MANAGER

- RCRA LQG
- Pictures Taken
- Samples Taken

### Summary of Violations & Notice to Comply

Program: PR0415127 - HAZARDOUS WASTE GENERATOR - 2205  
 Inspection Type: ROUTINE INSPECTION

VC	Class	Violation	Corrective Actions Taken
G020	M	<p><b>MARKING OF HAZARDOUS WASTE [3030007]</b>                      Facility failed to properly mark a hazardous waste tank and/or container.  <i>Observed the following containers without appropriate marking:</i>                      1 x 55 gallon drum of used oil with no accumulation start date                      1 x 55 gallon drum of used oil with no accumulation start date and illegible generator information                      1 x 20 gallon used oil collection roller with no label                      1 x 30 gallon drum of waste coolant with no label                      1 x 55 gallon drum of consolidated used oil paper and metal-cased filters with label affixed to wall instead of drum                      1 x 30 gallon trash bin of contaminated rags being treated as hazardous waste with no label</p> <p>Mark all hazardous waste tanks with the words "HAZARDOUS WASTE" and the accumulation start date. Mark all hazardous waste containers and portable tanks with the words "HAZARDOUS WASTE;" the accumulation start date; the name and address of the generator; and the composition, physical state, and hazardous properties of the waste. Additionally, mark used oil containers, aboveground tanks, and fill pipes for underground tanks with the words "USED OIL." [CCR 66262.34(f), 66279.21(b)]</p>	<p>WASTE OIL PICKED UP 4/6/19</p> <hr/> <p>FILTERS &amp; ANTI-FREEZE PICKED UP 4/8/19</p> <hr/> <p>WILL HAVE PICKED UP @ 6 MONTH INTERVALS FULL OR NOT</p>
G023	M	<p><b>CONTAINER OPEN [3030017]</b>                      Facility failed to keep a hazardous waste container closed at a time when it was not necessary to add or remove waste.  <i>Observed the following hazardous waste containers open while not in use:</i>                      1 x 30 gallon trash bin of rags being treated as hazardous waste</p> <p>Tightly close all hazardous waste containers. Ensure that they remain closed, except when it is necessary to add or remove waste. Containers are considered closed when all lids, gaskets, and locking rings are in place and secured. [CCR 66265.173(a), CFR 265.173(a)]</p>	<p>HAVE LABELED AND PURCHASED AID FOR DIRTY RAGS</p> <hr/> <p>HAVE (2) OILY RAG CONTAINERS</p>

# OFFICIAL NOTICE OF INSPECTION

**Facility ID:** FA0274525  
**Facility Name:** FAMILY ADVENTURES RV INC  
**Site Address:** 19380 Monterey St, Morgan Hill, CA 95037

**Inspection Date:** 04/17/2019

## Summary of Violations & Notice to Comply

VC	Class	Violation	Corrective Actions Taken
G035	II	<p><b>ACCUMULATION TIME: POINT OF GENERATION [3030057]</b></p> <p>Facility accumulated hazardous waste at the point of generation for longer than the allowed time limit.</p> <p><i>Mr. Irwin stated that the 30 gallon drum of waste coolant had not been picked up for 1 year and a half. 55 gallon drum of used oil paper and metal-cased filters had an accumulation start date of 9/15/17. Facility has 1 year from accumulation start date, or 180 days from when aforementioned waste stream reaches 55 gallons (whichever comes first), to dispose of waste. Arrange for the immediate disposal of these wastes through your hazardous waste hauler.</i></p> <p>Make arrangements for the immediate removal of the waste. Submit to HMCD a copy of the manifest or consolidated manifest receipt demonstrating that the waste was removed. Ensure that point of generation wastes are not held on-site for longer than one year, or the applicable accumulation time limit (90/180/270 days) after the date the quantity limit was reached, whichever comes first. The quantity limit for each wastestream is 55 gallons for hazardous waste, or 1 quart for acutely/extremely hazardous waste. [CCR 66262.34(e)(1)(B)]</p>	<p style="font-size: 1.2em; font-weight: bold;">WASTE PICKED UP</p>

**Comments:** On-site with Loren Lim, Hazardous Materials Specialist II, to conduct a Hazardous Waste Generator inspection. Facility sell and maintains RVs. Facility walk-through was conducted with Clyde Irwin.

**Hazardous waste streams observed include:**

- used oil
- waste coolant
- used oil metal-cased filters
- used oil paper filters
- saturated rags

~~2017~~  
EMAILED 2017  
MANIFEST

State ID #CAL000399995 is active on date of inspection  
 Fire extinguishers were last serviced on 3/7/2019  
 Emergency response information is posted  
 Batteries are exchanged through Napa and Interstate  
 Hazardous waste area inspections are conducted at least weekly  
 Saturated rags are treated as hazardous waste  
 Absorbent is readily available  
 Document review included consolidated manifests for used oil pick ups in 2018 & 2016.

**UNRESOLVED ISSUES:**  
Provide all consolidated manifests for 2017.

# OFFICIAL NOTICE OF INSPECTION

**Facility ID:** FA0274525  
**Facility Name:** FAMILY ADVENTURES RV INC  
**Site Address:** 19380 Monterey St. Morgan Hill, CA 95037

**Inspection Date:** 04/17/2019

## Summary of Violations & Notice to Comply

**Program:** PR0415128 - HAZARDOUS MATERIALS BUSINESS PLAN - BP01

**Inspection Type:** ROUTINE INSPECTION

VC	Class	Violation	Corrective Actions Taken
B105	M	<p><b>HMBP FACILITY INFORMATION MISSING / INCOMPLETE [1010003]</b></p> <p>Facility operator failed to electronically submit and/or maintain accurate and complete Facility Information (i.e., Business Activities and Business Owner/Operator Identification) as part of the facility's Hazardous Materials Business Plan (HMBP).</p> <p><i>Facility reported only 100 gallons of used oil in CERS. Updated Hazardous Materials Business Plan to include propane as shown in comments.</i></p> <p>Within 30 days, amend and electronically submit a HMBP, including accurate Facility Information, through either the Santa Clara County CUPA electronic reporting portal (<a href="http://FrontCounter.sccgov.org">http://FrontCounter.sccgov.org</a>) or the California Environmental Reporting System (<a href="http://cers.calepa.ca.gov">http://cers.calepa.ca.gov</a>). Be sure to submit all of the elements that comprise a complete HMBP (i.e., Facility Information, Hazardous Materials Inventory, and Emergency Response and Training Plans). See <a href="http://www.sccgov.org/sites/hazmat/programs/Pages/ereporting.aspx">www.sccgov.org/sites/hazmat/programs/Pages/ereporting.aspx</a> for more details on electronic reporting. [HSC 6.95 25508(a)(1), 19 CCR 4 2652(a)(1)]</p>	<p><i>WILL RESUBMIT HMBP REPORT</i></p>

**Comments:** On-site with Loren Lim, Hazardous Materials Specialist II, to conduct a Hazardous Materials Business Plan (HMBP) inspection. Facility sell and maintains RVs. Facility walk-through was conducted with Clyde Irwin

**The following hazardous materials were observed at or above HMBP thresholds:**

- 2 x 55 gallon drums of used oil
- 1 x 400 gallon tank of propane
- 2 x 7 gallon cylinders of propane for forklift
- 1 x 120 gallon tank of 5W-30 oil

*Facility owner is also property owner  
 Facility trains and documents yearly training for employees.  
 HMBP was readily available.*

Immediately correct any violation designated as a Class I or Class II violation. Correct all other violations no later than **05/17/2019**, unless otherwise noted by the inspector.

Using the space provided, write a brief description of the actions taken by the facility to correct each violation. Attach additional pages if more space is needed. Within 5 days of achieving compliance or within 35 days of the inspection date, whichever comes first, sign the certification statement below and return a copy of this report to HMCD. Time granted for correction of violations does not preclude any enforcement action by HMCD or other agencies. This facility may be subject to reinspection at any time. [Authority: HSC 25185(c), 25187.8, 25404.1.2(c)]

*[Handwritten signature]*

*Yoni Fajardo*

**Received By:** Clyde Irwin  
Safety Manager

**Inspected By:** EE0010459 - YONI FAJARDO

### Certification of Compliance

I certify under <del>penalty of perjury</del> that this facility has complied with directives specified in this Notice to Comply.	
Signature of Owner/Operator <i>[Handwritten Signature]</i>	Date 5/2/2019
Printed Name of Owner/Operator	Title



1845-3520

**HAZARDOUS  
WASTE**

Form #1  
19180  
Mesa, AZ  
CAL 401110

HAZARDOUS WASTE  
UNCLASIFIED



**HAZARDOUS WASTE**

Produced by  
Produced at

**HANDLE WITH CARE**

A black plastic bucket with a grey lid sits on a concrete floor in a workshop. The bucket has a white rectangular label with the words "DIRTY RAGS" printed in bold, black, sans-serif capital letters. The bucket is positioned in front of a wooden workbench. On the workbench, there are various tools and equipment, including a blue container and a grey cabinet. The background shows a pegboard wall and a wooden shelf. The floor is made of concrete tiles.

**DIRTY  
RAGS**

- Permits
  - Search Permit
- Projects
  - Search Projects
- Contractor
  - Search Contractors
- Properties
  - Search Property
- Inspections
  - Schedule
  - Cancel
- Code Enforcement
  - Search
- Contact
  - Contact us

### Permit Search

Search By: Parcel Number (APN) Equals 72642002

[Click here for search examples](#)

### Search Results

Permit#
BLD2005-00050
BLD2012-01047
BLD2014-01424

### Permit #BLD2005-00050

Permit Info Site Info

**Type:** BLD ARCHIVE

**Subtype:**

**Short Description:** INSTALLATION OF PRE-FABRICATED SPRAY BOOTH - 770 SF (COMBO)

**Status:** FINALED

**Applied Date:** 1/14/2005

**Approved Date:**

**Issued Date:** 2/28/2005

**Finalized Date:** 5/13/2005

**Expiration Date:** 11/8/2005

**Notes:** 1/14/2005 12:00:00 AM INSTALLATION OF PRE-FABRICATED SPRAY BOOTH - 770 SF (COMBO PERMIT)

The City of Morgan Hill, CA makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of this website indicates understanding and acceptance of this statement along with your express agreement that your use of this site is at your sole risk. The City of Morgan Hill will not be liable for any damages of any kind arising from the use of this site, including, but not limited to, direct, indirect, incidental, consequential and punitive damages.

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BLD2005-00050
BLD2012-01047
BLD2014-01424

### Permit #BLD2014-01424

Permit Info Site Info

**Type:** BLD ARCHIVE

**Subtype:**

**Short Description:** OCCUPANCY PERMIT FOR FAMILY RV

**Status:** FINALED

**Applied Date:** 8/19/2014

**Approved Date:**

**Issued Date:** 8/19/2014

**Final Date:** 8/19/2014

**Expiration Date:**

**Notes:** 8/19/2014 8:35:20 AM OCCUPANCY PERMIT FOR FAMILY RV

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<b>BLD2012-01047</b>
BLD2014-01424

### Permit #BLD2012-01047

Permit Info Site Info

**Type:** BLD ARCHIVE

**Subtype:**

**Short Description:** OCCUPANCY PERMIT FOR FAMILY RV

**Status:** FINALED

**Applied Date:** 10/26/2012 9:31:15 AM

**Approved Date:**

**Issued Date:** 11/2/2012

**Final Date:** 6/16/2014

**Expiration Date:** 3/31/2014

**Notes:** 10/26/2012 9:31:15 AM OCCUPANCY PERMIT FOR FAMILY RV

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### Permit #BLD2014-01424

Permit Info Site Info

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**Subtype:**

**Short Description:** OCCUPANCY PERMIT FOR FAMILY RV

**Status:** FINALED

**Applied Date:** 8/19/2014

**Approved Date:**

**Issued Date:** 8/19/2014

**Final Date:** 8/19/2014

**Expiration Date:**

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Plant number ..... 16711 B6711  
Business name ..... Alpine Recreation  
Location address ..... 19380 Monterey Road  
City ..... Morgan Hill, CA 95037  
Telephone .....  
Mailing address ..... P O Box 70  
City ..... Morgan Hill, CA 95037  
SIC ..... 7532  
NAICS ..... 811121  
Contact ..... Brian Kennedy, Owner  
Address ..... P O Box 70  
City ..... Morgan Hill, CA 95037  
Telephone ..... (408) 779-4511  
Permit engineer ..... Duncan F Campbell (1028)  
Ownership type ..... Private  
Plant centroid, UTM .... 617.851 Horizontal, 4112.539 Vertical  
Ceased operation ..... Aug 1, 2009 , Closed

Plant #: 21904  
Company name: Family RV  
Location: 19380 Monterey Highway, Morgan Hill, CA 95037

Application #: 25364  
Project title: Paint Spray Booth  
Engineer: Duncan F Campbell [1028]  
Received: 04/22/13  
Final disposition: Canceled, 07/31/13

Plant number ..... 21904 E1904  
Business name ..... Family RV  
Location address ..... 19380 Monterey Highway  
City ..... Morgan Hill, CA 95037  
Telephone .....  
Mailing address ..... 2828 Monterey Highway  
City ..... San Jose, CA 95111  
SIC ..... 7532  
NAICS ..... 811121  
Contact ..... Alan Cezar, Owner  
Address ..... 2828 Monterey Highway  
City ..... San Jose, CA 95111  
Telephone ..... (408) 365-1991  
e-mail ..... alan@familyrv.com  
Permit engineer ..... Duncan F Campbell (1028)  
Permits to Operate ..... None

Plant #: 16711  
Company name: Alpine Recreation  
Location: 19380 Monterey Road, Morgan Hill, CA 95037

Application #: 11488  
Project title: New Facility - Truck Spray Booth  
Engineer: Duncan F Campbell [1028]  
Received: 12/21/04  
Final disposition: Waived A/C, 01/31/05

# Application Coding and Computer In

(Information in Red Font or Otherwise Highlighted Requires Data Entry)

**APPROVED**

By Jennifer Kaahaaina at 3:37 pm, Mar 03, 2014

Ownership Change    New Facility    Facility Closed    Add Record(s)    Modify Record(s)    Invoice Adjustment

FA 0274525

Facility Name: ALPINE RECREATION Family RV Facility ID: \_\_\_\_\_

Site Address: 19380 MONTEREY RD City: MORGAN HILL

**MODIFY OWNER RECORD:** Owner ID: \_\_\_\_\_  Add/Remove Co-Owner

Bus Code: \_\_\_\_\_

Owner Name: \_\_\_\_\_ DBA: \_\_\_\_\_

Care of: \_\_\_\_\_ eMail: \_\_\_\_\_

Postal Address: \_\_\_\_\_

**MODIFY FACILITY RECORD:** Jurisdiction: \_\_\_\_\_ City Code: \_\_\_\_\_

Last HMIRRP: \_\_\_\_\_ CERS ID: \_\_\_\_\_

**ADD OR MODIFY GENERAL HEALTH PROGRAM & GENERAL PERMIT:**

Designated Employee (Inspector): \_\_\_\_\_

Set Date of Last Billing as: \_\_\_\_\_ for \_\_\_\_\_ effective

Program (PR) or Tank (TA) Record ID	PE	Current Status	Discount Code	License	Make	Year	VIN	Vehicle Type
PR 0415127	2205	01 - Active						
PR 0415129	5001	01 - Active						
PR 0415128	BP01	01 - Active						
PR 0415130	1850	01 - Active						

Permit is Valid from: \_\_\_\_\_ Permit is Valid to: \_\_\_\_\_ Bill/Rebill Now? **Yes**

**PERMIT CONDITIONS:**

**SWITCH RECORDS:** OW0155574

Switch Facility Record from Owner **CURRENT** to Owner **OW0700632**.

Switch the following PRs to Facility : AR1303583

**MODIFY ACCOUNTING RECORDS:** Account ID: **NEW** Mailing Code: **A - Account Mailing Address**

Responsible Party: **SEE ATTACHED** AR1260503 Care of: \_\_\_\_\_

Postal Address: \_\_\_\_\_ eMail: \_\_\_\_\_

**Fiscal Adjustment Information:**

Invoice ID: \_\_\_\_\_ Credit Amount: \_\_\_\_\_ Invoice ID: \_\_\_\_\_ Credit Amount: \_\_\_\_\_  
 Invoice ID: \_\_\_\_\_ Credit Amount: \_\_\_\_\_ Invoice ID: \_\_\_\_\_ Credit Amount: \_\_\_\_\_  
 Reasons for Adjustment: (Check all that apply)  
 Close Account;  Delete Charge;  Ownership Change;  Refer to DOR;  Refund;  Waive Delinquency;  
 Transfer Payment FROM Invoice ID \_\_\_\_\_ TO Invoice ID \_\_\_\_\_  
 Other (describe): \_\_\_\_\_

**COMMENTS:** Facility moved to new location from San Jose. Please move facility to proper owner record, add new PRs, activate the noted PRs and bill now. Thanks.

Prepared by: Matthew Burge Date: 2/13/2014  Label/Relabel File Folder(s)

Senior/Manager Initials: \_\_\_\_\_ Date: \_\_\_\_\_ Input by: \_\_\_\_\_ Date: \_\_\_\_\_

## Facility/Site

## FAMILY RV

19380 Monterey St  
Morgan Hill, CA 95037

CERS ID  
10473610

## Submittal Status

Submitted on 12/12/2013 by Donna Paulnes of FAMILY RV (SAN JOSE, CA)

## Identification

## FAMILY RV

Operator Phone  
(408) 612-4700

Business Phone  
(408) 612-4700

Business Fax  
(408) 365-2002

## Beginning Date

12/12/2013

Dun & Bradstreet

## Ending Date

12/11/2014

SIC Code

Primary NAICS

## Facility/Site Mailing Address

19380 MONTEREY ROAD

## Primary Emergency Contact

ALAN CEZAR

Title

OWNER

Business Phone

(408) 612-4700

24-Hour Phone

(408) 594-2741

Pager Number

## Owner

ALAN CEZAR

(408) 612-4700

19380 MONTEREY ROAD  
MORGAN HILL, CA 95037

## Secondary Emergency Contact

Title

Business Phone

24-Hour Phone

Pager Number

## Billing Contact

DONNA PAULINES

(408) 612-4700

donna@familyrv.com

19380 MONTEREY ROAD  
MORGAN HILL, CA 95037

## Environmental Contact

JUSTIN CEZAR

(408) 612-4700

justin@familyrv.com

19380 MONTEREY ROAD  
MORGAN HILL, CA 95037

## Name of Signer

Donna Paulines

Additional Information

## Signer Title

Bookkeeper

## Document Preparer

## Locally-collected Fields

Some or all of the following fields may be required by your local regulator(s).

## Property Owner

ALAN CEZAR

Phone

(408) 612-4700

Mailing Address

19380 MONTEREY ROAD  
MORGAN HILL, CA 95037

Assessor Parcel Number (APN)

Number of Employees

15

Facility ID

19390 MONTEREY RD

2 OF 4

MEMO

TO: City Administrator  
FROM: Planning Officer  
DATE: October 27, 1972  
SUBJECT: USE PERMIT - MONTEREY STREET; RAGGIO

It is being proposed to build a fruit stand on Monterey St. in a commercial thoroughfare zone.

The General Plan and the existing zoning does allow for the requested use. It is important to allow for these types of uses, but it is even more important to insure that all development is to the highest quality. It was the decision of the Planning Commission to approve this use permit by a vote of 7 to 0.

If this use permit is approved, it should be subject to the following conditions:

1. Standard street and utility improvements on Monterey St. on southern end of property.
2. Dedication of Monterey St. on southern end of property to future ROW width.
3. Conform to Parking, Building and Fire Code requirements.
4. Architectural design shall be approved prior to issuance of use permit.
5. Use permit shall be for one year renewable at that time.
6. Installation of public restrooms.
7. Driveways shall be a minimum of 30 feet on Monterey St.
8. Conform to Sign Code requirements.
9. It was the Planning Commission's recommendation to defer the improvement of street on the southern end of the property.

Zonings: C-T  
Use: Allowed with Use Permit  
General Plan: Commercial (Highway Services)

GTC/abr

Geary T. Coats  
Planning Officer

DATE FILED: 11-2-72

AN CHECK # 6735

CITY OF MORGAN HILL  
BUILDING DEPARTMENT

*11 pages*

GENERAL PLAN CORRECTION LIST

JOB ADDRESS: 19390 Monterey Rd

OWNER'S NAME: Carl Raggio

OWNER'S ADDRESS: 17015 Monterey Rd

TELEPHONE NUMBER: \_\_\_\_\_

ZONE USE: COM

OCCUPANCY USE: FR

TYPE OF CONSTRUCTION: UN

FIRE ZONE: 2

NO. OF STORIES: 1

TOTAL ALLOWABLE FLOOR AREA: 6000

SQ. FT.

BASIS FOR INCREASE: \_\_\_\_\_

TOTAL FLOOR AREA PROPOSED: 2400

SQ. FT. OK

OCCUPANT LOAD: \_\_\_\_\_

COMMENTS OR ASSUMPTIONS: \_\_\_\_\_

Corrections checked below are to be made on plans before permit is issued. The approval of plans and specifications does not permit the violation of any section of the Building Code or other City Ordinance or State Law.

1. Valuation should be \$ \_\_\_\_\_.
2. Place Lot No., Tract No. and street address on plans.
3. Place name of owner on plans.
4. Person responsible for plans shall sign each sheet of plans and calculations.
5. Submit fully dimensioned plot plan.
6. Give all dimensions on plot plan.
7. Building location encroaches into required setbacks; easements.
8. Show driveway and parking lot layout and construction to be in accordance with Parking Ordinance.

9. Provide \_\_\_\_\_ open parking spaces 10' x 20' each.
10. Provide \_\_\_\_\_ covered parking spaces 10' x 22' each.
11. Show locations of all utilities at property line and where entering building.
12. Obtain clearance from Public Works Department for all street improvements and pay all required off-site utility charges prior to picking up building permit. *for Sanitation Sewer Connection & Street opening - etc.*
13. Provide soils report from Soils Engineer.
14. Ground elevations shall be shown at corners of the building and at changes of ground slope. The ground elevations should be taken at the lowest point between the exterior wall and a point 5 ft. out or at property line, if closer. Where the exterior wall is parallel to and within 5 ft. of a public sidewalk, alley or other public way, the ground elevations should be the elevation of the public way. The number of stories in this building cannot be determined until this data is furnished.
15. The total floor area is limited to \_\_\_\_\_ sq. ft. Sec. 505 & 506.
16. Unobstructed yards of \_\_\_\_\_ ft. shall be maintained on \_\_\_\_\_ sides of the building for area proposed. Section 506.
17. Provide details to show that \_\_\_\_\_ hour area separation walls should comply with Section 505(c).
  - (a) Extend vertically from the foundation to a point 30 inches above the roof.
  - (b) Total width of all openings limited to 25 percent of the wall length in the story under consideration.
  - (c) All openings protected with fire assemblies having a fire-resistive rating of one and one-half hours.
  - (d) Ducts through area separation walls should be avoided. If allowed, fire dampers on each side of the wall are required. (See U.B.C. Standard No. 43-7).
18. A fire resistive occupancy separation in conformance with Table No. 5-B and Section 503 is required between the
 

	( _____ hours)
	( _____ hours)
	( _____ hours)
19. Horizontal occupancy separations shall be supported with a structural system having equivalent fire-resistive protection. Section 503(d).
20. The building is limited to \_\_\_\_\_ stories ( \_\_\_\_\_ feet in height) as a Type \_\_\_\_\_ structure. Section 507 and Table No. 5-D.

**TYPE OF CONSTRUCTION**

21. Type V (III-N) (IV-N) buildings are not permitted in Fire Zone No. 1. Section 1602(a).
22. Roof coverings shall be fire retardant. Section 1603(a) or 1704. Details or specifications complying with Section 3203(e) are required.
23. Exterior court walls within \_\_\_\_\_ feet of lines shall be of \_\_\_\_\_ hour construction. Section \_\_\_\_\_ 03(a) and local amendments.
24. Openings in exterior (court) walls within \_\_\_\_\_ feet of property lines shall be protected with three-fourths-hour fire assemblies. Section \_\_\_\_\_ 03(b) and local amendments.
25. Usable space under the first floor except in Group I(J) occupancies should be enclosed as required in Section 1703.
26. Fire-resistive construction for structural elements in the exterior walls shall comply with Footnote No. 1 of Table No. 17A and Section \_\_\_\_\_. See Section 1702 for clarification.

27. Building paper shall be applied to exterior walls as specified in Section 1707(a).
  28. Enclosures for floor openings shall comply with Table No. 17-A, Section 1706, and Chapter 30. Details shall clearly indicate this.
  29. Structural members carrying masonry or concrete walls in buildings over one story in height shall be protected with minimum one-hour fire protection. Section 1708.
- 
- 

30. Nonabsorbent finish and backing for toilet room walls and floor shall conform with Section 1711(a).
  31. Shower stall walls shall be finished with a hard, nonabsorbent surface to a height of 6 feet. Section 1711(b).
  32. Doors and panels for shower and bathtub enclosure shall comply with Section 1711(c) to (e).
  33. Parapet walls not less than \_\_\_\_\_ inches in height are required. Section 1709.
  34. Eave overhangs and similar architectural projections shall comply with Section 1710.
- 
- 

35. Metal roofing (siding) shall be bonded and grounded in conformance with the local electrical code Section 1715.
  36. Projections beyond the exterior wall shall conform with the least restrictive of the following:
    - (a) A point one-third the distance to the property line from an exterior wall. Section 504(b).
    - (b) A point one-third the distance from an assumed vertical plane located where fire-resistive protection of openings is first required due to location of property. Section 504(b).
- 
- 

37. Envelope ceilings shall satisfy the following conditions (Section 4303(b)6):
  - (a) Shall not be used to provide fire protection beam and girders supporting more than one floor.
  - (b) Columns shall be individually fire protected.
  - (c) Duct and outlet openings are limited to 100 square inches in each 100 square feet of ceiling area and shall be protected with approved fire dampers.
  - (d) Electrical outlet boxes shall be of steel and not greater than 16 square inches in area.
38. Gypsum board ceilings in conjunction with fire-resistive assemblies shall be supported at intervals not exceeding 16 inches. Item 25, Table No. 43-C.
39. Wood stripping or suspended wood systems for gypsum board ceilings shall be not less than 2-inch nominal thickness. Section 4704(b). (Section 4703(b) for wall stripping)

40. Final partition layouts and details shall be submitted prior to installation to justify compliance with occupancy, fire-resistive, structural, and exit requirements.
41. Justifying test data in conformance with Section 106 or an ICBO research recommendation is required for \_\_\_\_\_.
42. Rooms in which rubbish (linen) chutes terminate shall be separated from the remainder of the building with a one-hour occupancy separation. Section 3003.
43. Openings into rubbish and linen chutes shall not be located in required exit corridors or stairways. Section 3003.

#### SPECIAL OCCUPANCY REQUIREMENTS

##### GROUP B

44. B-3 Occupancies shall be of one-hour fire-resistive construction if located in a basement or above the first story. Section 702(b).
45. B-2 Occupancies with an occupant load of 1000 or more shall be in Type I, II, or III one-hour buildings. The assembly room shall not be in a basement if it contains this high occupant load. Section 702(b).
46. The main entrance shall front directly upon or have a 20-foot wide access to a public way at least 20 feet in width. Section 703.
47. Light and ventilation shall comply with Section 705.
48. A one-hour fire-resistive occupancy separation is required between the boiler or central heating plant and the rest of the building. Section 708.
48. Exterior openings for rooms containing a boiler or central heating plant shall be protected with three-fourths-hour fire-resistive assemblies that are fixed, automatic, or self-closing if located below openings in another story or if less than 10 feet from other doors or windows in the same building. Section 708.

##### GROUP C

49. Buildings housing Group C Occupancies shall be of one-hour fire-resistive construction throughout. Section 802(a) and Table No. 5-C.
50. Use of rooms shall be clarified. Note that rooms having an occupant load of more than 100 and rooms used for kindergarten, first, or second grade cannot be located above the first story above grade except in Type I construction. Section 802(b).
51. A one-hour fire-resistive separation is required between laboratories, shops, storage rooms. These areas shall also be separated from other classrooms. Section 802(b).
52. One required exit shall front directly upon, or have a 20-foot wide access to, a public way at least 20 feet in width. Section 803(a).
53. Sanitary facilities shall be provided in accordance with Section 805.
54. Light and ventilation shall comply with Section 805.
55. A one-hour fire-resistive occupancy separation is required between the boiler or central heating plant and the rest of the building. Section 808.

##### GROUP D

56. Group D, Division 1 Occupancies shall be of Type I or II construction unless complying with the Exception in Section 902(b).
57. Group D, Division 2 (3) Occupancies shall be of one-hour fire-resistive construction throughout. Table No. 5-C.
58. Light and ventilation shall comply with Section 905.

59. A one-hour fire-resistive occupancy separation is required between the boiler or central heating plant and the rest of the building. Section 908.
60. Exterior openings for rooms containing a boiler or central heating plant shall be protected with three-fourths-hour fire-resistive assemblies that are fixed, automatic, or self-closing if located below openings in another story or if less than 10 feet from other doors or windows in the same building. Section 908.

GROUP F

61. Motor vehicle service stations shall be of noncombustible or one-hour fire-resistive construction. Section 1102(b).
62. Storage areas in excess of 1000 square feet in connection with wholesale or retail sales shall be separated from the public areas by a one-hour fire-resistive occupancy separation unless the building is equipped throughout with an automatic fire-extinguishing system. Section 1102(b).
63. Light and ventilation shall comply with Section 1105.
64. Exhaust ventilation at or near floor level is required by Section 1105.
65. A one-hour fire-resistive occupancy separation is required between a boiler room or central heating plant and the rest of the building. Section 1108.

GROUP H

66. A Group H occupancy more than two stories in height or having more than 3000 square feet above the first floor shall be of one-hour fire-resistive construction throughout. Section 1302(b).
67. The following rooms shall have window areas as specified in Section 1305(a), one-half of which is operable.

- 
68. Mechanical ventilating system in bathrooms shall provide a five-minute air change directly to the outside. Section 1305(a).
  69. Windows from \_\_\_\_\_ shall not be considered as furnishing required light or ventilation since they do not open to a yard, court, or street in accordance with Section 1305(a).
  70. Courts bounded on four sides with walls shall be at least 10 feet in length. For courts more than two stories in height, the required width shall be increased by one foot and the required length by 2 ft. for each additional story. Section 1306(c).
  71. Habitable rooms in cellars are not allowed. See "habitable room" definition in Section 409. The intent is to prohibit such rooms to be formed with retaining walls.
  72. \_\_\_\_\_ room does not have the minimum ceiling height required in Section 1307(a).
  73. \_\_\_\_\_ room shall have a minimum superficial floor area of \_\_\_\_\_ square feet. Section 1307(b).
  74. A toilet room shall not open directly into a kitchen. Section 1305(b).
  75. Efficiency dwelling units shall comply with Section 1308.
  76. A one-hour fire-resistive occupancy separation is required between a boiler room or central heating plant and the rest of the building. Section 1312.
  77. Every dwelling unit and guest room shall have comfort heating facilities as specified in Section 1311.

GROUP J

78. Group J Occupancies are limited to 1000 (3000) square feet in floor area and one story in height. Section 1502.
79. Exhaust ventilation openings in a garage are required by Section 1504.
80. Garages shall not open directly into a room used for sleeping purposes. Section 1504.
81. An approved noncombustible material is required for garage floor surfaces. Section 1504. Asphaltic concrete does not comply.

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EXIT REQUIREMENTS

82. An occupant load sign is required in classrooms, assembly areas, etc., having an occupant load of more than 50. Section 3301(j). See \_\_\_\_\_
- 
83. Conforming exits are required from the areas below as specified in Section 3302(a).
- 
84. Exits should have a minimum separation of one-fifth the perimeter of the room or area served. Section 3302(c). Note that "perimeter" is along the outer boundary of the room or area served.
- 
85. No point in the building shall be more than 150 (200) feet from an exterior exit, horizontal exit, enclosed stairway, or exit passageway, measured in the direction of travel. Section 3302(d).
- 
86. Exit doors shall swing in the direction of egress. Section 3303(b). See doors \_\_\_\_\_
87. Double acting doors are not allowed where serving a tributary occupant load of more than 100. Section 3303(b).
88. Exit doors shall be openable from the inside without the use of a key, special knowledge, or effort. Section 3303(c). Note also that flush bolts or surface bolts are prohibited.
89. Exit doors shall be a minimum size of 3' x 6'8" with a minimum door swing of 90 degrees. Section 3303(d).
90. The net dimension (clear width) at doorways shall be used in determining exit widths required by Section 3302(b), Section 3303(d). In consideration of door thicknesses, panic hardware, door swing, etc., the required exit widths have not been furnished. See door \_\_\_\_\_
- 
91. A floor or landing not more than 2 inches below the threshold is required on each side of an exit door. Section 3303(h).
92. Doors shall not project more than 7 inches into the required corridor width when fully opened or more than one-half into the required corridor width when in any position. Section 3304(c)
- 
93. Revolving (sliding) (overhead) doors are not permitted as exit doors. Section 3303(f).
94. Exit doors shall provide immediate access to an approved means of egress. Section 3303(g). Exiting through another room does not comply.

95. A landing or floor that is level or not more than 2 inches lower than the threshold is required on each side of an exit door. Section 3304(h).
96. Corridors shall have a minimum width of 44 inches. Section 3304(b).
97. Corridors serving nonambulatory persons shall have an 8-foot minimum width. Section 3318(c).
98. Dead end of corridors and exit balconies are limited to 20 feet. Section 3304(e).
99. Walls and ceilings of corridors shall be of one-hour fire-resistive construction. Section 3304(f). An architectural section through the corridor is necessary to determine how this is accomplished.
100. Exterior exit balconies cannot project into an area where protected openings are required. Section 3304(f).
101. Interior openings into corridors shall be protected as set forth in Table No. 33-B and Section 3304(g).
102. Openings located between the end of an exterior exit balcony and the nearest stairway shall be protected as required for corridors. Section 3304(g).
103. Stairway \_\_\_\_\_ shall have a minimum width of \_\_\_\_\_ inches. Trim and handrails shall not project more than  $3\frac{1}{2}$  inches into the required width. Section 3305(b).
104. Risers on stairways shall not exceed  $7\frac{1}{2}$  inches and runs shall not be less than 10 inches. Section 3305(c).
105. Landings on stairways shall have a dimension in the direction of travel equal to the width of the stairway but need not exceed 4 feet. Section 3305(f).
106. Basement portion of stairways shall have an approved barrier where continuous to upper floors in an exit enclosure. Section 3305(g).
107. Vertical distances between stairway landings are limited to 12 feet. Section 3305(h).
108. Handrails shall be placed not less than 30 inches nor more than 34 inches above the tread. Section 3305(i). Two handrails are required where stairways exceed 44 inches in width.
109. Guardrails for stairs, balconies, and landings shall conform with Section 1714. Note that maximum clearance between intermediate rails is 9 inches.
110. Openings in exterior walls within 10 feet of exterior stairways should be protected with self-closing three-fourths-hour fire-resistive assemblies. Section 3305(k).
111. Enclosed usable space under interior stairways shall be protected on the enclosed side as required for one-hour fire-resistive construction. Section 3305(l).
112. Noncombustible exterior stairs are required. Section 3305(m).
113. Exterior stairs shall not project into an area (yards or courts) where wall openings must be protected. Section 3305(m).
114. One stairway shall extend to the roof. Section 3305(n). It must be in a smokeproof enclosure in buildings over four stories in height. Section 3309(b).
115. Six-foot 6-inch minimum headroom clearance for stairways shall be indicated on plans. Section 3305(o). Note that this is from a plane tangent to the stairway tread nosings.
116. Ramp slopes shall not exceed one foot in \_\_\_\_\_ FEET. Section 3306(e)(d).
117. Surface of ramps shall be roughened or of a nonslip material. Section 3306(f).

118. Stairways shall be enclosed as specified in Section 3308.
- (a) One (two)-hour fire-resistive walls are required.
  - (b) Only exit doors are allowed to open into exit enclosures.
  - (c) ~~Doors shall be labeled one (one-and-one-half)-hour fire assemblies.~~
  - (d) Exit enclosures shall include a corridor on the ground floor extending to the exterior. Fire-resistive construction shall be as required for the exit enclosure, including protected openings. Only exit doors are permitted to open into the corridor.
  - (e) An approved barrier is required at the ground floor to prevent people from accidentally continuing to the lower level.
  - (f) Usable space is not allowed under the stairs.
119. One exit from the building shall be a smokeproof enclosure complying with Section 3309.
120. Openings into exit courts less than 10 feet wide shall be protected with labeled 45-minute fire assemblies. Section 3311(e). Also see "exit court" definition in Section 3301(c). Openings more than 10 feet above the court floor are exempted.
121. No openings other than required exits are permitted in exit passageways. The passageways shall be of \_\_\_\_\_-hour fire-resistive construction. Section 3311(a).
122. Exit illumination and signs shall be provided in conformance with Section 3312.
123. Aisle (cross aisle) in auditorium shall have a minimum width of \_\_\_\_\_, Section 3313(b). Section 3313(e).
124. Panic hardware is required on exit doors serving Group B Occupancies having an occupant load of more than 100. Section 3316(a). In lieu of this, doors shall have no locks or latches.
125. Main and side exits in conformance with Section 3315 are required for B-2(1) Occupancies. Section 3316(a).
126. Corridors of Group C Occupancies shall have a width required by Section 3302 plus 2 feet, but not less than 6 feet. Section 3317(a).
127. Each floor above or below the ground floor level of Group C Occupancies shall have no less than two exit stairs. Section 3317(c).
128. Exit stairs serving an occupant load of more than 100 in a Group C Occupancy shall have a minimum clear width of 5 feet. Section 3317(c).
129. Exit doors cannot be more than 2 feet narrower than the required corridor width in Group C Occupancies. Section 3317(d).
130. Exit doors from schoolrooms shall swing in the direction of egress. Section 3317(d).
131. Rooms of Group C Occupancies used by pupils and located below grade shall have one exit leading directly to the exterior of the building. Section 3317(e).
132. Panic hardware is required on exit doors serving rooms containing more than 100 occupants and in corridors of Group C Occupancies. Section 3317(f).
133. Every room in a Group D Occupancy shall have access to at least two legal means of egress. Section 3318(a).
134. Doors from bedrooms and wards of Group I Occupancies and all exit openings where nonambulatory patients are housed shall have a minimum clear width of 44 inches. No projections in this width are allowed. Section 3318(b).
135. Panic hardware is required on exit doors serving more than 50 occupants in Group D Occupancies unless there is no latch or lock. Section 3318(f).

136. Every sleeping room below the fourth floor shall have one openable window or exterior door conforming to Section 3320 for emergency exit or rescue.

FLOOR, ROOF CONSTRUCTION, COVERING, SKYLIGHTS, ROOF STRUCTURES

137. The space between wood floor construction and a suspended ceiling below shall be divided into areas not exceeding 1000 square feet. Section 3103.
138. Attics of combustible material shall be divided into areas not exceeding 2500 (7500) square feet. Section 3205(b).
139. Roof drainage shall be conducted under the public sidewalk. Section 3206(e).
140. Overflow drains having the same size as roof drains and on independent drain lines are required. In lieu of this, overflow scuppers three times the size of roof drains should be installed in parapet walls. Overflow system shall have inlets located 2 inches above the low points of the roof. Section 3206(c).
141. The aggregate area of penthouses and other roof structures cannot exceed 33-1/3 per cent of the supporting roof area. Section 3601(b).

FIRE-EXTINGUISHING SYSTEM

142. An approved automatic fire-extinguishing system in the \_\_\_\_\_ is required. Section 3801. This includes blind spaces enclosed wholly or partly by combustible construction. U.B.C. Standard No. 38.160(k).
143. Dry standpipes are required in buildings four or more stories in height. Section 3804.
144. Wet standpipes are required as specified in Sections 3805 and 3806.
145. Fire-extinguishing system plans shall be submitted to you to determine compliance with applicable building, plumbing, and fire codes.

PIREPLACES AND CHIMNEYS

146. Chimneys shall comply with Section 3702.
147. Fireplaces and barbecues shall comply with Section 3704.

FINISH WORK

148. The interior wall and ceiling finishes shall be specified and comply with Table No. 42-B and Section 4203.
149. Gypsum wallboard (interior lath and plaster) cannot be installed on weather-exposed surfaces. Sections 4705, 4710. See Section 424 for definition of weather-exposed surface.
150. Skylights shall comply with Chapter 34. Plastic skylights are allowed only under the conditions specified in Section 5205.
151. Glass and glazing shall comply with Chapter 54. Type and thickness of glass should be specified.
152. Glass and glazing in hazardous locations shall comply with Section 5406.

STRUCTURAL

153. Special inspection in conformance with Section 305 is required for the following work:
- (a) Structural concrete where the design is based on an ultimate compressive strength in excess of 2000 pounds per square inch.
- (b) All welding except where done in the shop of an approved fabricator.

- (c) Installation of high strength bolts.  
 (d) Prestressing work.
154. Soil classification in conformance with Table No. 28-B and                      pounds per square foot soil bearing value used in design should be specified on plans. Section 2803(a).
155. The foundation investigation report mentioned in plans was not included in data forwarded to us. It shall be submitted for review.
156. All masonry or concrete elements resisting seismic forces shall qualify as reinforced elements. Section 2314(k) 3.
157. Precast concrete wall panels are limited to an h/t ratio of 36 (25). Section 2622(f).
158. Wood members may support loads from masonry or concrete only under the conditions specified in Section 2510.
159. Structural calculations shall be submitted to justify the adequacy of the structural system in resisting seismic and wind loads and supporting dead and live loads. This includes foundations. Justifying calculations and details shall be provided for Vert.  
+ lateral loads on Bldg.
161. Roofs shall be designed for snow loads of                      pounds per square foot. Section 2305(c).
162. The roof shall be designed for uplift wind pressures with due consideration for lateral support of compression flanges of flexural members.
163. Floor load shall consider a 20-pound per square foot partition load. Section 2302(b).
164. Marquees shall be designed for a 60-pound per square foot live load. Table No. 23-A.
165. Garages for the storage of private pleasure cars shall be designed for a minimum 2000-pound wheel load. Section 2302(b).
166. Live load signs are required. Section 2309. See
167. Glued-laminated lumber shall be fabricated in accordance with Section 2513(c). A certificate of inspection should be submitted to you. Section 2513(e).
168. Allowable stress in glued-laminated members over 12 inches in depth shall consider a depth reduction factor. Section 2513(a) 4.
169. Cross grain tension in wood is limited to approximately one-third the allowable stress in shear. Roof and floor ledgers shall be justified for this tension resulting from a 200-pound per lineal foot horizontal force specified in Section 2313 in combination with dead loads, both causing eccentric moments.
170. Bolted connections exposed to the weather are limited to 75 per cent of the allowable load under protected conditions. U.B.C. Standard No. 25.1711(c).
171. Anchorage of concrete and masonry walls shall comply with Section 2313.
172. Plywood grades shall conform with Table No. 25-C.
173. Justification is required that sufficient slope or camber is available to assure adequate roof drainage after long time deflections. In lieu of this, roofs must be designed for possible ponding of water. Section 2305(f).
174. Details on stressing method and hardware along with justifying data are required on prestressed concrete work. This data shall be submitted and approved prior to ordering of material. Note that all tendons shall comply with Section 4303(e)3, for fire-resistive purposes.

- 175. Welding data or details for steel decking used as a diaphragm shall be provided. Information should comply with a specific ICBO research recommendation or test data submitted in compliance with Section 106.
- 176. Details shall be provided on roof (floor) diaphragm connections that indicate how the shears are transferred to vertical shear-resisting elements. Connections shall be justified with structural calculations for compliance with allowable values.
- 177. Nailing for gypsum board (lath, sheathing board) used structurally on shear walls shall be specified and comply with Table No. 47-1.
- 178. Shear walls utilizing gypsum board (lath, sheathing board) cannot be used to resist loads imposed by masonry or concrete walls. Footnote 1. Table No. 47-1.
- 179. Railings shall be designed to withstand a 20-pound per foot horizontal force. Section 2304.
- 180. Ceiling joists shall be designed for total load of not less than 10 pounds per square foot. Section 2304.
- 181. Interior partitions shall be justified structurally for strength and deflection criteria specified in Section 2312(b).
- 182. \_\_\_\_\_ shall comply with a specific ICBO research recommendation or justifying test data should be submitted in compliance with Section 106.
- 183. Wood members entering masonry or concrete shall comply with Section 2509(f).
- 184. Plans shall indicate that foundations extend below the frost line.
- 185. Provide complete specification in conformance with the design for \_\_\_\_\_

ADDITIONAL CORRECTIONS:

*See drawings*

*Return this correction list and marked drawings with corrected plans*

These sheets are a part of the plans and shall remain attached thereto.

Rechecked and Approved \_\_\_\_\_

Corrections as above indicated will be complied with.

Date \_\_\_\_\_

(Sign here) \_\_\_\_\_  
(Owner or Applicant)

*Return 12/2/72*

Checked by \_\_\_\_\_

Date \_\_\_\_\_

MEMO

TO: Planning Commission  
FROM: Planning Officer  
DATE: January 19, 1973  
SUBJECT: USE PERMIT - MONTEREY ST.; RAGGIO

A Use Permit is being requested for a parcel located on the east side of Monterey St. south of Burnett Ave.

A Use Permit was previously granted on this parcel for the operation of a fruit stand. In reviewing this permit the owner will not have need for all this parcel for the fruit stand operation and Shellworth Chevrolet has requested the use of approximately 11,700 square feet for the extension of their car storage.

Staff recommends approval of this Use Permit subject to the following requirements:

1. Fill in septic tank and connect to City sewer system
2. Dedication of Monterey St. on southern end of property to future ROW width
3. Conform to Parking Code Requirements - *Building Codes*
4. Use permit shall be for one year renewable at that time
5. Conform to Sign Code requirements
6. Internal circulation to be worked out with staff

GTC/sbr

Geary T. Coats  
Planning Officer

MEMO

TO: Planning Commission

FROM: Planning Officer

DATE: February 9, 1973

SUBJECT: SUBDIVISION - TENTATIVE MAP - MONTEREY ST.; RAGGIO

It is being requested to subdivide 4.8 acres into two 2.4 acre lots located on Monterey Street.

The property is presently zoned C-T and the minimum lot size in a C-T zone is 7,000 square feet on a corner lot.

Staff recommends approval subject to the following conditions:

1. Standard street and utility improvements on Monterey St. and side street
2. Dedication on Monterey and side street to future ROW width.

GTC/sbr

Geary T. Coats  
Planning Officer

MEMO

TO: Planning Commission  
FROM: Planning Officer  
DATE: October 5, 1972  
SUBJECT: USE PERMIT - MONTEREY STREET; RAGGIO

It is being proposed to build a fruit stand on Monterey St. in a commercial thoroughfare zone.

The General Plan and the existing zoning does allow for the requested use. It is important to allow for these types of uses, but it is even more important to insure that all development is to the highest quality.

If this use permit is approved, it should be subject to the following conditions:

1. Standard street and utility improvements on Monterey St. on southern end of property.
2. Dedication of Monterey St. on southern end of property to future ROW width.
3. Conform to Parking, Building, and Fire Code requirements.
4. Architectural design shall be approved prior to issuance of use permit.
5. Use permit shall be for one year renewable at that time.
6. Installation of public restrooms.
7. Driveways shall be a minimum of 24 feet on Monterey St.
8. Conform to Sign Code requirements.

Zoning: C-T  
Use: Allowed with Use Permit  
General Plan: Commercial (Highway Services)

GTC/sbr

Geary T. Coats  
Planning Officer



# City of Morgan Hill

17555 Peak Avenue, Morgan Hill, CA 95037

September 30, 1981

R. & B. Holler  
21661 Dorothy Way  
Los Gatos, CA 95030

Dear Mr. Holler:

Recently, the City Council of Morgan Hill has directed the Community Development Department, Building Division, staff to proceed with a vigorous sign code enforcement program for the purpose of achieving a major clean up of the City. I am writing you to seek your cooperation in bringing your signs (or signs on your property) into conformance with the Sign Code (adopted 1967).

According to the Sign Code the sign(s) located at 19380 Monterey Rd. are in violation of the following provisions:

- Section 3-VII-9-3.05 - Electric signs shall be constructed of incombustible materials, except for approved plastics. The enclosed shell of electric signs shall be watertight, excepting that service holes fitted with covers shall be provided into each compartment of such signs.
- Section 3-VII-9-3.05-1 - Installation - Electrical equipment used in connection with display signs shall be installed in accordance with local ordinances regulating electrical installations.
- Section 4-VII-9-4.01 - All signs except off-tract subdivision signs for subdivisions under construction in the city and are identification signs, shall be erected only upon the premises occupied by the persons or business sought to be identified or advertised by such sign.
- Section 4-VII-9-4.01 - Signs shall not project more than one (1) foot beyond the street property line.

- Section 4-VII-9-4.03 - No merchandise shall be displayed and no person shall post, paste, paint, print, nail, tack, or otherwise fasten or leave a card, banner, handbill, sign, sticker, poster, or advertisement or notice of any kind or cause the same to be done, on any real or personal property including but not limited to any street, curb, sidewalk, alley, billboard, fencepost, tree, pole, hydrant, bridge, real property or personal property or other structure within the corporate limits of the City of Morgan Hill, except as may be required by law.
- Section 4-VII-9-4.04 - Illuminated signs shall not incorporate flashing or animated lights.
- Section 4-VII-9-4.06 - All signs together with all of their supports, braces, guys, and anchors shall be kept in proper state of preservation. The display surface of all signs shall be kept neatly painted or posted at all times. There shall be no nails, tacks, or wires, protruding from the sign or other advertising structure.
- Section 4-VII-9-4.10 Any sign or sign structure now or hereafter existing which no longer advertises a bonafide business conducted or a produce available for purchase by the public on the property or premises upon which said sign is located shall be taken down and removed by the owner, agent or person having the beneficial use of the building or structure or land upon which such sign may be found within thirty days after written notice to do so from the Building Official.
- Section 4-VII-9-5.01 - No sign or sign structure hereinafter shall be erected, constructed or maintained until a permit for the same has been issued by the Building Official. Application for a sign permit shall be made in writing upon forms furnished by the Building Official.
- Section 7-VII-9-7.03-1(a) - Not more than one free standing sign structure shall be permitted for each street frontage of any lot or parcel, or any group of lots or parcels occupied by a single building.
- Section 7-VII-9-7.03-1(b) - One business located in a separate building from any other business on any lot or parcel or group of lots or parcels, shall be permitted one square foot of sign area upon the free standing sign structure for each linear foot of street frontage occupied by said business.
- Section 7-VII-9-7.03-1(c) - Where more than one business is located on the same lot or in the same building on a lot or parcel or group of lots or parcels, one square foot of sign area shall be permitted on the free standing structure for each linear foot of street frontage occupied by said businesses up to a maximum of 250 square feet. Each business in the building shall be permitted the same proportion of the allowed sign area as the respective proportion of building frontage occupied by said business. The permitted sign area for each business may be combined in order to display a common designation applying to all businesses within the building or shopping center.

19380 M.

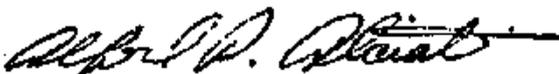
- ☐ Section 7-VII-9-7.03-1(d) - No such sign shall exceed a height of thirty-five feet or project over any public right of way. The bottom of such signs shall be not less than eighteen inches above ground except when within twenty-five feet of any street intersection in which case the signs shall be no lower than eight feet above ground.
- ☐ Section 7-VII-9-7.03-2 - Business signs attached to or painted on the wall, roof or windows of any building, shall be permitted provided that: (1) The aggregate area of all such signs shall not exceed two square feet for each linear foot of building frontage to which the sign applies. (2) No such sign shall extend more than ten feet above the roof line or extend over the building line in excess of one (1) foot.
- ☐ Section 7-VII-9-8.02 - Not more than two signs each not to exceed 250 square feet in area are permitted each new subdivision provided that such signs and their structures are removed at the end of two years after the permit or said sign is issued, or upon the completion or sale or lease of all units within said Subdivision, whichever occurs first: the applicant shall post, for each sign, a one hundred dollar cash deposit to be refunded to the applicant if said signs are removed within the specified time limit.
- ☐ Section 9-VII-9-9.01-3 - In use districting zones C-N, C-C, C-T, and C.G. & P. and M.L. & M.H. & M.P. not more than one sign per street frontage shall be permitted provided that such sign does not exceed thirty-two square feet in area.
- ☐ Section 13-VII-9-13.02-1 - No more than three such signs per agricultural stand shall be permitted within the City Limits and these signs shall be counted as part of the eight advertising signs permitted within the unincorporated area of Santa Clara County.
- ☐ Other 4-10-01 NO BILLBOARDS ALLOWED EXCEPT IN INDUSTRIAL DISTRICTS  
PROPERTY IS ZONED COMMERCIAL.

You may be visited by the Sign Subcommittee, a group of business and government representatives selected by the City Council to assist in the preparation of the new Sign Ordinance and to further sign enforcement and beautification of the City.

Failure to comply with provisions of the Sign Ordinance within 30 days is an infraction under the Municipal Code for which a criminal prosecution may be processed.

Please contact the Community Development Department, Building Division, (phone 778-7241), Dave Mendoza, Building Inspector, if you have any questions regarding this notice of violation.

Very truly yours,



Alfred P. Alciati  
CHIEF BUILDING INSPECTOR

cc: Chamber of Commerce  
Hi-Lo Trailer Sales Inc.

APA:cmf

# CANYON R.V.

FROM SAN JOSE  
225-9034

19380 MONTEREY ROAD  
MORGAN HILL, CA 95037

MORGAN HILL  
778-4511

October 8, 1985

City of Morgan Hill  
James B. Rowe, Assoc. Planner  
17555 Peak Ave.  
Morgan Hill, CA 95037

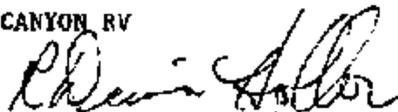
SUBJECT: Canyon RV Landscape Plan

This letter is to confirm our agreement to modify our proposed landscape plan as follows:

Replace juniper tam with low-growing, broad leaf evergreen shrub.

Interject areas of flowering plants at the entrance and at other points along the frontage landscaping.

CANYON RV



R. Dennis Holler  
President



# City of Morgan Hill

17555 Peak Avenue, Morgan Hill, CA 95037

September 17, 1985

Mr. Dennis Holler  
19380 Monterey Rd.  
Morgan Hill, CA. 95037

SUBJECT: Canyon RV Landscape Plan

This letter will confirm the decision of the Architectural and Site Review Board (ARB), given at its meeting of September 12, 1985 to approve the subject landscape plan with the following modifications:

- Replace Juniper tree with low growing, broad leaf evergreen shrub variety.
- Interject some color, i.e. flower arrangements into planter areas at the entrance and at other points along the frontage landscaping.

The above modifications should be included in a revised landscape plan, submitted for city staff approval prior to installation. Submittal of the revised landscape plan will satisfy condition 6 (a) of Resolution 85-007, approving architectural plans for the proposed 4000 sq.ft. accessory building on site.

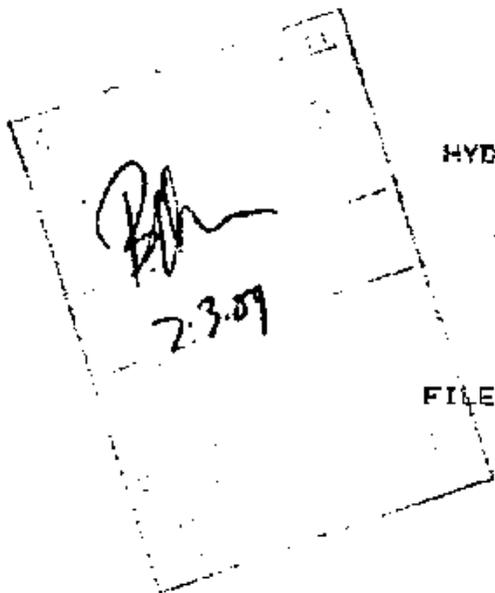
CITY OF MORGAN HILL

James B. Rowe  
Associate Planner

4 pages

COUSCO FIRE PROTECTION, INC.  
4233 WEST SIERRA MADRE AVENUE, SUITE 100  
FRESNO, CA 93722

DATE: 6/13/89  
BY: [Signature]



HYDRAULIC CALCULATIONS

FOR

CANYON R.V.  
MORGAN HILLS

FILE NUMBER: FR-637  
Jun 13, 1989

-DESIGN DATA-

OCCUPANCY CLASSIFICATION:	ORD. HAZ. GRP II
DENSITY:	0.19 gpm/sq. ft.
AREA OF APPLICATION:	1500 sq. ft.
COVERAGE PER SPRINKLER:	125 sq. ft.
NUMBER OF SPRINKLERS CALCULATED:	12 heads
TOTAL SPRINKLER WATER FLOW REQUIRED:	366.0 gpm
TOTAL WATER REQUIRED (including hose):	616.0 gpm
FLOW & PRESSURE (at base of riser):	366 gpm @ 49.8 psi
SPRINKLER DRIFICE SIZE:	17/32 inch
NAME OF CONTRACTOR:	CENTRAL COAST AGRI-BUILDERS
DESIGN/LAYOUT BY:	FERRY EMERSON
AUTHORITY HAVING JURISDICTION:	MORGAN HILL F.D.
CONTRACTOR CERTIFICATION #:	C-16# 486867
CALCS INCLUDE 100FT IDENTIONAL BLDG.	

CALCULATIONS BY HISS COMPUTER PROGRAM  
HIS SYSTEMS, INC.  
ATLANTA, GA

SPRINKLER SYSTEM HYDRAULIC ANALYSIS

Date: Jun 13, 1985  
JOB TITLE: CAYON RV  
WATER SUPPLY DATA

SOURCE NODE TAG	STATIC PRESS. (PSI)	RESID. PRESS. (PSI)	FLOW # (GPM)	AVAIL. PRESS. (PSI)	TOTAL DEMAND (GPM)	REQ'D PRESS. (PSI)
24	96.0	66.0	1181.0	93.0	616.0	73.2

AGGREGATE FLOW ANALYSIS:

TOTAL FLOW AT SOURCE	616.0 GPM
TOTAL HOSE STREAM ALLOWANCE AT SOURCE	150.0 GPM
OTHER HOSE STREAM ALLOWANCES	100.0 GPM
TOTAL DISCHARGE FROM ACTIVE SPRINKLERS	366.0 GPM

NODE ANALYSIS DATA

NODE TAG	ELEVATION (FT)	NODE TYPE	PRESSURE (PSI)	DISCHARGE (GPM)
1	19.4	K= 8.20	12.5	28.9
2	19.4	K= 8.20	15.1	31.8
3	19.4	- - - -	24.1	- - -
4	19.4	K= 8.20	17.2	34.0
5	19.4	K= 8.20	10.2	26.2
6	19.4	K= 8.20	8.4	23.8
7	19.4	K= 8.20	12.6	29.1
8	19.4	K= 8.20	15.2	32.0
9	19.4	- - - -	24.3	- - -
10	19.4	K= 8.20	17.4	34.2
11	19.4	K= 8.20	10.3	26.3
12	19.4	K= 8.20	8.5	23.9
13	19.4	- - - -	29.1	- - -
14	19.4	K= 8.20	23.4	39.7
15	19.4	K= 8.20	19.5	36.2
16	18.6	- - - -	30.0	- - -
17	18.6	- - - -	30.2	- - -
18	18.6	- - - -	31.2	- - -
19	18.6	- - - -	40.4	- - -
20	12.0	- - - -	41.2	- - -
21	0.0	HOSE STREAM	49.8	100.0
22	2.5	- - - -	60.8	- - -
23	2.5	- - - -	51.0	- - -
24	-4.0	SOURCE	73.2	616.0

SPRING SYSTEM HYDRAULIC ANALYSIS

JOB TITLE: CAYON RV  
PIPE DATA

PIPE TAG	END	ELEV.	NOZ.	PT	DISC.	Q (GPM)	DIA (IN)	LENGTH	PRESS.
NODES	(FT)	(K)	(PSI)	(GPM)	VEL (FPS)	HW (C)	(FT)	SUM.	
						F.L./FT		(PSI)	
	Pipe: 1					-28.9	1.049	PL 10.00	PF 2.6
1	19.4	8.2	12.5	28.9	10.7	120	FTG	-----	PE 0.0
2	19.4	8.2	15.1	31.8		0.258	TL 10.00		PV 0.8
	Pipe: 2					-60.8	1.049	PL 3.90	PF 9.0
2	19.4	8.2	15.1	31.8	22.6	120	FTG	T	PE 0.0
3	19.4	0.0	24.1	0.0		1.017	TL 8.90		PV 3.4
	Pipe: 3					84.0	1.380	PL 6.10	PF 6.9
3	19.4	0.0	24.1	0.0	18.0	120	FTG	T	PE 0.0
4	19.4	8.2	17.2	34.0		0.486	TL 14.10		PV 2.2
	Pipe: 4					49.9	1.049	PL 10.00	PF 7.1
4	19.4	8.2	17.2	34.0	18.5	120	FTG	-----	PE 0.0
5	19.4	8.2	10.2	26.2		0.706	TL 10.00		PV 2.3
	Pipe: 5					23.8	1.049	PL 10.00	PF 1.6
5	19.4	8.2	10.2	26.2	8.8	120	FTG	-----	PE 0.0
6	19.4	8.2	8.4	23.8		0.179	TL 10.00		PV 0.5
	Pipe: 6					-29.1	1.049	PL 10.00	PF 2.6
7	19.4	8.2	12.6	29.1	10.8	120	FTG	-----	PE 0.0
8	19.4	8.2	15.2	32.0		0.260	TL 10.00		PV 0.6
	Pipe: 7					-61.0	1.049	PL 3.90	PF 9.1
8	19.4	8.2	15.2	32.0	22.7	120	FTG	T	PE 0.0
9	19.4	0.0	24.3	0.0		1.025	TL 8.90		PV 3.5
	Pipe: 8					84.3	1.380	PL 6.10	PF 6.9
9	19.4	0.0	24.3	0.0	18.1	120	FTG	T	PE 0.0
10	19.4	8.2	17.4	34.2		0.490	TL 14.10		PV 2.2
	Pipe: 9					50.1	1.049	PL 10.00	PF 7.1
10	19.4	8.2	17.4	34.2	18.6	120	FTG	-----	PE 0.0
11	19.4	8.2	10.3	26.3		0.712	TL 10.00		PV 2.3
	Pipe: 10					23.9	1.049	PL 10.00	PF 1.6
11	19.4	8.2	10.3	26.3	8.9	120	FTG	-----	PE 0.0
12	19.4	8.2	8.5	23.9		0.180	TL 10.00		PV 0.5
	Pipe: 11					75.9	1.380	PL 6.10	PF 5.7
13	19.4	0.0	25.1	0.0	16.3	120	FTG	T	PE 0.0
14	19.4	8.2	23.4	39.7		0.404	TL 14.10		PV 1.6
	Pipe: 12					36.2	1.049	PL 10.00	PF 3.2
14	19.4	8.2	23.4	39.7	13.5	120	FTG	-----	PE 0.0
15	19.4	8.2	19.5	36.2		0.391	TL 10.00		PV 1.2
	Pipe: 13					-144.7	1.610	PL 0.83	PF 5.6
7	19.4	0.0	24.1	0.0	22.8	120	FTG	T	PE 0.0
16	18.6	0.0	30.0	0.0		0.529	TL 8.25		PV 3.6

SPRINKLER SYSTEM HYDRAULIC ANALYSIS

JOB TITLE: CAYON RV  
 PIPE DATA (cont'd)

PIPE TAG	END	ELEV.	NOR.	PT	DISC.	Q (GPM)	DIA (IN)	LENGTH	PRESS.
	NODES	(FT)	(K)	(PSI)	(GPM)	VEL (FPS)	HW (C)	(FT)	SLM.
							F.L. / FT		(PSI)
Pipe: 14						-144.7	3.260 PL	12.50	PF 0.3
16		18.6	0.0	30.0	0.0	5.6	120 FTG	----	PE 0.0
17		18.6	0.0	30.2	0.0		0.020 TL	12.50	PV 0.2
Pipe: 15						-145.4	1.610 PL	0.83	PF 5.6
9		19.4	0.0	24.3	0.0	22.9	120 FTG	T	PE 0.3
17		18.6	0.0	30.2	0.0		0.634 TL	8.83	PV 3.5
Pipe: 16						-290.1	3.260 PL	12.50	PF 0.9
17		18.6	0.0	30.2	0.0	11.2	120 FTG	----	PE 0.0
18		18.6	0.0	31.2	0.0		0.073 TL	12.50	PV 0.8
Pipe: 17						-75.9	1.610 PL	0.83	PF 1.7
13		19.4	0.0	29.1	0.0	12.0	120 FTG	T	PE 0.3
18		18.6	0.0	31.2	0.0		0.191 TL	8.83	PV 1.0
Pipe: 18						-366.0	3.260 PL	66.75	PF 9.2
18		18.6	0.0	31.2	0.0	14.1	120 FTG	T	PE 0.0
19		18.6	0.0	40.4	0.0		0.113 TL	66.75	PV 1.0
Pipe: 19						-366.0	4.260 PL	20.42	PF 0.8
19		18.6	0.0	40.4	0.0	8.2	120 FTG	L	PE 0.0
20		18.6	0.0	41.2	0.0		0.031 TL	26.42	PV 0.5
Pipe: 20						-366.0	4.260 PL	18.60	PF 0.6
20		18.6	0.0	41.2	0.0	9.2	120 FTG	----	PE 8.1
21		0.0	H.S.	49.8	100.0		0.031 TL	18.60	PV 0.5
Pipe: 21						-466.0	4.234 PL	310.00	PF 12.7
21		0.0	H.S.	49.8	100.0	10.6	150 FTG	T4L	PE 1.1
23		2.5	0.0	61.0	0.0		0.033 TL	376.49	PV 0.8
Pipe: 22						FIXED PRESSURE LOSS DEVICE			
22		2.5	0.0	60.8	0.0	7.5 psi. 466.0 gpm			
23		2.5	0.0	61.0	0.0				
Pipe: 23						-466.0	4.234 PL	10.00	PF 1.6
22		2.5	0.0	60.8	0.0	10.6	150 FTG	TL	PE 2.8
24		-4.0	SR22	73.2	(N/A)		0.033 TL	49.29	PV 0.8

NOTES:

(1) Calculations were performed by the HASS 5.2.1 computer program under license no. 4 C12579 granted by HRF Systems, Inc. 1190 Peachtree Dr., N.E. Atlanta, GA 30349

(2) The system has been balanced to provide an average imbalance at each node of 0.076 gpm and a maximum imbalance at any node of 0.075 gpm.

JOB TITLE: CAYON RV

(3) Velocity pressures are printed for information only, and are not used in balancing the system. Maximum water velocity in any pipe is 22.9 ft/sec.

SPRINKLER SYSTEM HYDRAULIC ANALYSIS

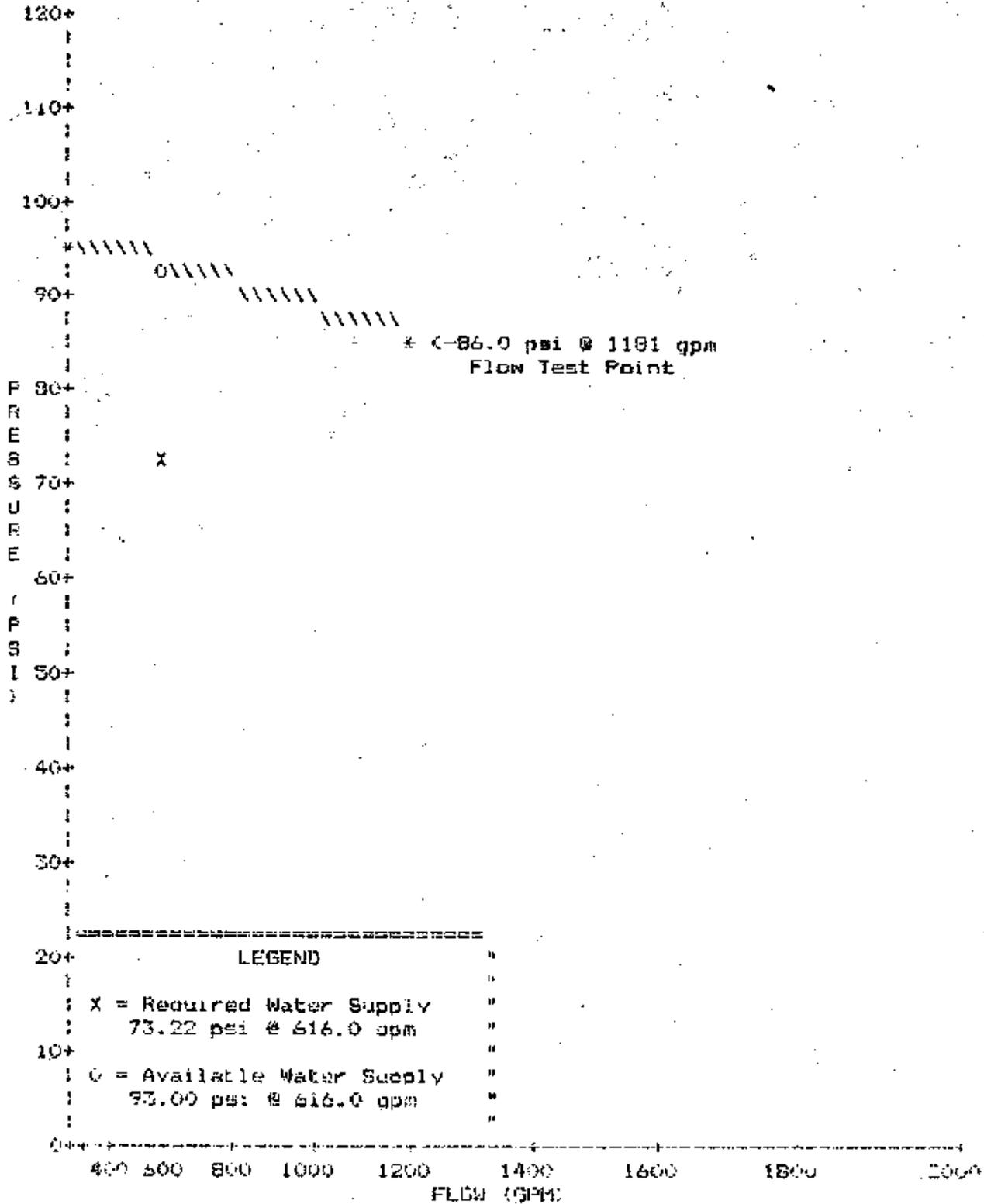
JOB TITLE: CAYON RV  
 PIPE FITTINGS TABLE

Nominal Diameter (in)	Equivalent Fitting Lengths in Feet (C=120)							
	E	T	L	C	B	G	A	D
1.00	2.00	5.00	2.00	5.00	6.00	1.00	10.00	10.00
1.25	3.00	6.00	2.00	7.00	6.00	1.00	10.00	10.00
1.50	4.00	8.00	2.00	9.00	6.00	1.00	10.00	10.00
2.00	5.00	10.00	3.00	11.00	6.00	1.00	10.00	10.00
2.50	6.00	12.00	4.00	14.00	7.00	1.00	10.00	10.00
3.00	7.00	15.00	5.00	16.00	10.00	1.00	13.00	10.00
4.00	10.00	20.00	6.00	22.00	12.00	2.00	20.00	10.00
6.00	14.00	30.00	9.00	32.00	10.00	3.00	28.00	17.00
8.00	18.00	35.00	12.00	45.00	12.00	4.00	35.00	27.00
10.00	22.00	50.00	16.00	55.00	19.00	5.00	40.00	29.00
12.00	27.00	60.00	18.00	65.00	21.00	6.00	49.00	35.00
16.00	35.00	70.00	28.00	86.00	22.00	7.00	63.00	45.00
18.00	39.00	85.00	33.00	98.00	39.00	8.00	70.00	50.00

Fitting Code Letters: E=standard ell T=tee L=long turn ell  
 C=check valve B=butterfly valve G=gate valve  
 A=alarm check valve D=dry pipe valve

SPRINKLER SYSTEM HYDRAULIC ANALYSIS

JOB TITLE: LAYDN RV  
 WATER SUPPLY CURVE





# MH engineering Co.

16075 Vineyard Blvd.  
P.O. Box 1029  
Morgan Hill, CA 95037  
779-7381  
226-3050

225 Sixth Street, St. B  
P.O. Box 1037  
Hollister, CA 95023  
637-1645

November 21, 1989

Al Alciati, Building Official  
City of Morgan Hill  
17555 Peak Ave  
Morgan Hill CA 95037

RE: Inspection of premanufactured metal building erection  
Canyon RV

Dear Al,

This letter is to verify that I inspected the installation of the metal sheathing and overhead doors on the existing metal canopy frame and that the work was done in accordance with the plans and specifications of Butler Manufacturing, the metal building manufacturer, good construction practice, and the 1985 edition of the Uniform Building Code.

If you have any questions, please contact me.

MH engineering

  
George A. Lewis  
RCE 17611 exp 6/30/90



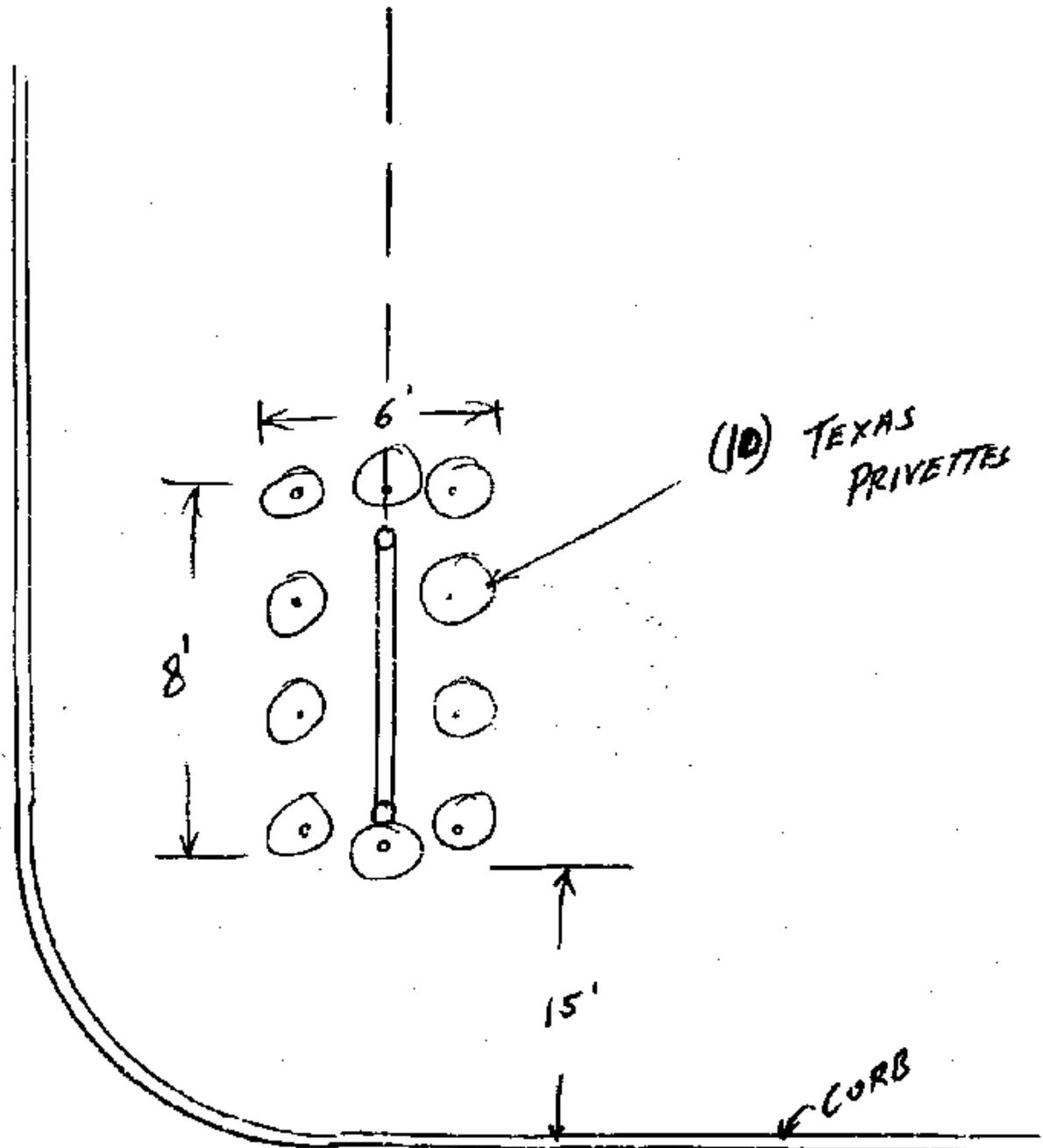
87062

# AGRI-COMM BUILDERS, INC.

Contractor's License No. 463123

1725 San Felipe Road, Suite 2 • Hollister, CA 95023  
(408) 637-7493 • FAX (408) 637-8253

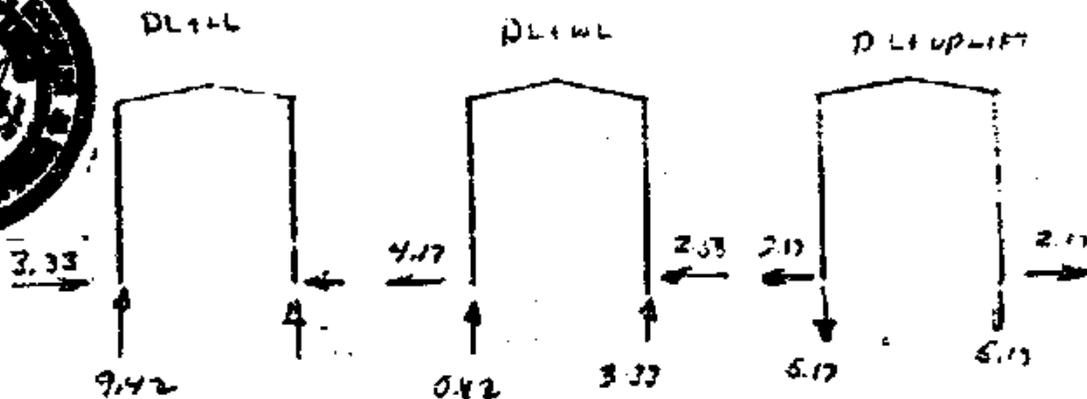
CANYON R.V.



BY \_\_\_\_\_ DATE \_\_\_\_\_  
 CNKD. BY \_\_\_\_\_ DATE \_\_\_\_\_

SUBJECT Canyon RV  
50' x 100' x 20' Bay  
LRFE 1/2:12

SHEET NO. 1 OF 4  
 JOB NO. 19387  
19380 Monterey



WIND BRACE COLUMN

$$M = (3.9)(20) = 78 \text{ K FT}$$

VERT Load - 9420<sup>#</sup>      Allowable Soil Bearing 1500 PSF

$$A = 6.28 \text{ DI } 20" \times 46" \times 24" \text{ Day}$$

Lateral - 3330<sup>#</sup>

$$1' \times 300^{\#} \times \frac{46}{12} = 1150^{\#}$$

wire mesh - 6x6x10 GA 286<sup>#</sup>/wire - 7.5 wires

$$7.5 \times 2 = 15 = 7'6" \text{ spread}$$

use #4 @ Hampton 15' long

UPLIFT 5170<sup>#</sup>

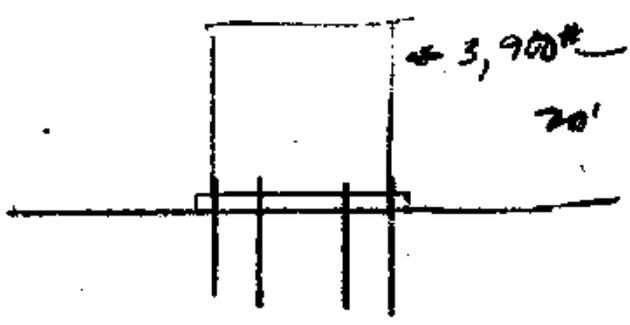
$$F_{TG} = \frac{(20/4(1/2))}{144} = 150 \text{ } 1916^{\#}$$

BY \_\_\_\_\_ DATE \_\_\_\_\_ SUBJECT Canyon R.V. SHEET NO. 2 of 4  
 CHKD. BY \_\_\_\_\_ DATE \_\_\_\_\_ ( 50x100x20' Roof on 1 ) JOB NO. HES87  
LRF II 1/2:12

10' SURROUND WALL -  $(10' - \frac{4\frac{1}{2}''}{12}) (\frac{10 \times 16}{12 \times 12}) (150)$  1028#

SLAB (100 str - 1256)  $(\frac{4}{12}) (150) 2$  4372#  
7316# 7512# ✓

Wind Brace Column



Use Case Structural Forum Foundation 6' deep 2' wide

$d = \frac{(4.25)(3900)(20)}{(2) \cdot 1800}$   $d = 9.6'$

Try 6' deep 3' wide

$d = 7.84'$



BY \_\_\_\_\_ DATE \_\_\_\_\_

SUBJECT Canyon R.V.

SHEET NO. 4 OF 7

CHKD. BY \_\_\_\_\_ DATE \_\_\_\_\_

50x100x20' Roof (24  
LEF II 1/2:12

JOB NO. H8567

13'1"  $\frac{11''}{3/4 \times 12'' \text{ AB}}$

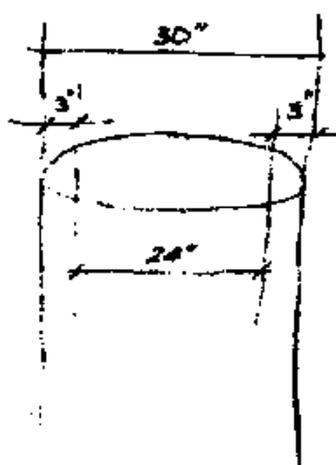
BY \_\_\_\_\_ DATE \_\_\_\_\_ SUBJECT CANYON RV SHEET NO. 1 OF 1  
 CHGD. BY \_\_\_\_\_ DATE \_\_\_\_\_ ADGENBVM JOB NO. 19380/ Monterey

WIND COLUMNS PIER REDUCED FROM 36" TO 30"  
 MOMENT @ FOOTING TOP = 78,000 FT LB

$d = 24"$

$A_s = \frac{78,000 (12)}{(20,000)(.86)(24)} = \underline{\underline{2.27}} \text{ } \square"$

USE B # 5 @ 3" OC

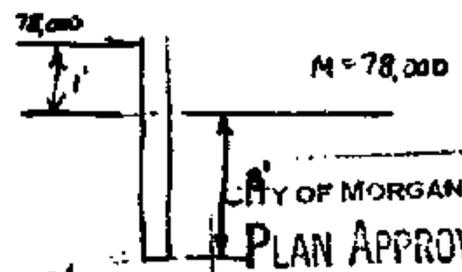


DEPTH OF FOOTING

$d^2 = \frac{9.25 P l}{S_b} \text{ TRY } 8'$

$\sqrt{\frac{78,000 (12)}{(300)(8)}} = 2.15 \text{ } \square" = d = 24"$

USE 6' DEPTH



CITY OF MORGAN HILL  
 PLAN APPROVED  
*[Signature]*  
 M.L.G. INSPECTOR  
 10/16/65  
 THIS CONSTRUCTION TO COMPLY WITH UNIFORM BUILDING CODE CHAPTER 3, SEC. 302 AND CHANGES NOTED ON PLAN.



BY  
CHKD. BY

DATE  
DATE

SUBJECT

SHEET NO. 3 OF  
JOB NO.

Try 6' deep 3'6" wide

$$d = 7.25'$$

Try 7' deep 3' wide

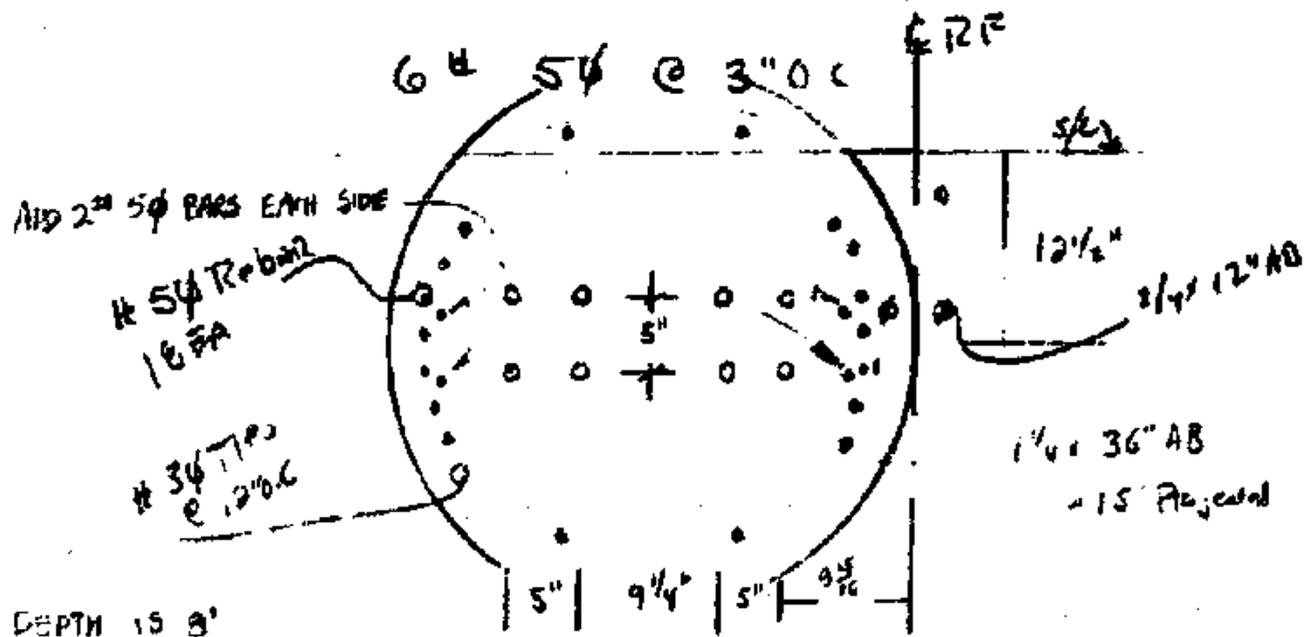
$$d = 7.25 \text{ feet}$$

use 7'4" deep 3'4" Flg

Moment @ FOUNC TOP = 78,000 lb

$$d = 30"$$

$$A_{s2} = \frac{(78,000)(12)}{(20,000)(.86)(30)} = 1.81 \text{ in}^2$$



BUTLER

# AG-MASTER 2:12



# AG-MASTER 2:12

## THE BEAUTIFULLY PRACTICAL BUILDING

**T**he new Ag-Master 2:12 is one of the most affordable and finest quality buildings ever. It features a wide range of interior and exterior finishes and is available in a variety of sizes.

It has a simple, clean design and is built with durable, long-lasting materials. The interior is finished with a variety of options, including wood paneling, vinyl flooring, and more.

The exterior is finished with a variety of options, including aluminum siding, vinyl siding, and more. The building is built with a strong, steel frame and is designed to last for many years.

It is a beautiful and practical building that is perfect for a variety of uses, including as a workshop, storage building, or office.

The Ag-Master 2:12 is a beautiful and practical building that is perfect for a variety of uses. It is built with durable materials and is designed to last for many years.

It is a beautiful and practical building that is perfect for a variety of uses, including as a workshop, storage building, or office.



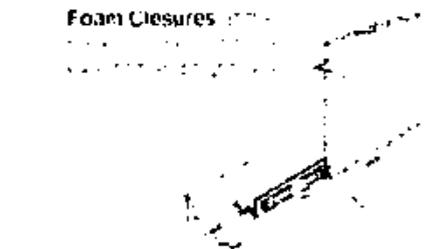
The Ag-Master 2:12 is built with a strong, steel frame and is designed to last for many years. It is a beautiful and practical building that is perfect for a variety of uses.

The Ag-Master 2:12 is a beautiful and practical building that is perfect for a variety of uses. It is built with durable materials and is designed to last for many years. It is a beautiful and practical building that is perfect for a variety of uses, including as a workshop, storage building, or office.

The Ag-Master 2:12 is a beautiful and practical building that is perfect for a variety of uses. It is built with durable materials and is designed to last for many years. It is a beautiful and practical building that is perfect for a variety of uses, including as a workshop, storage building, or office.

### Foam Closures

100% Polystyrene  
1/2" Thick



### Permanent Foundations

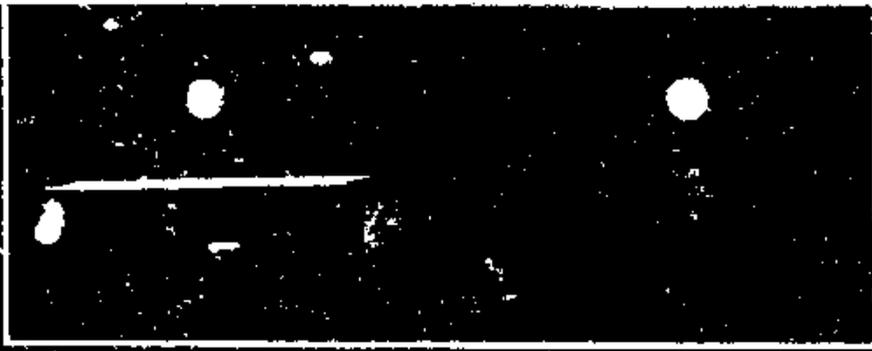
100% Concrete  
4" Thick



### Gutter and Trim

100% Aluminum  
1/2" Thick

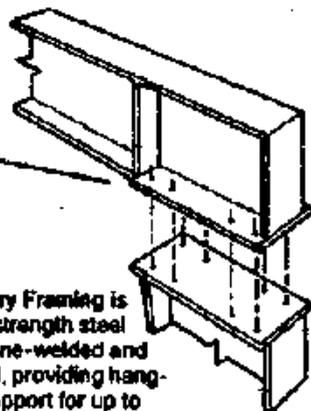
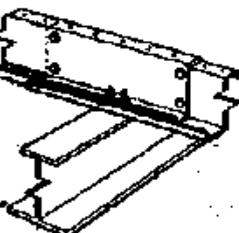




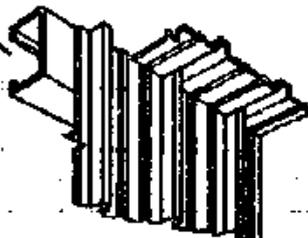
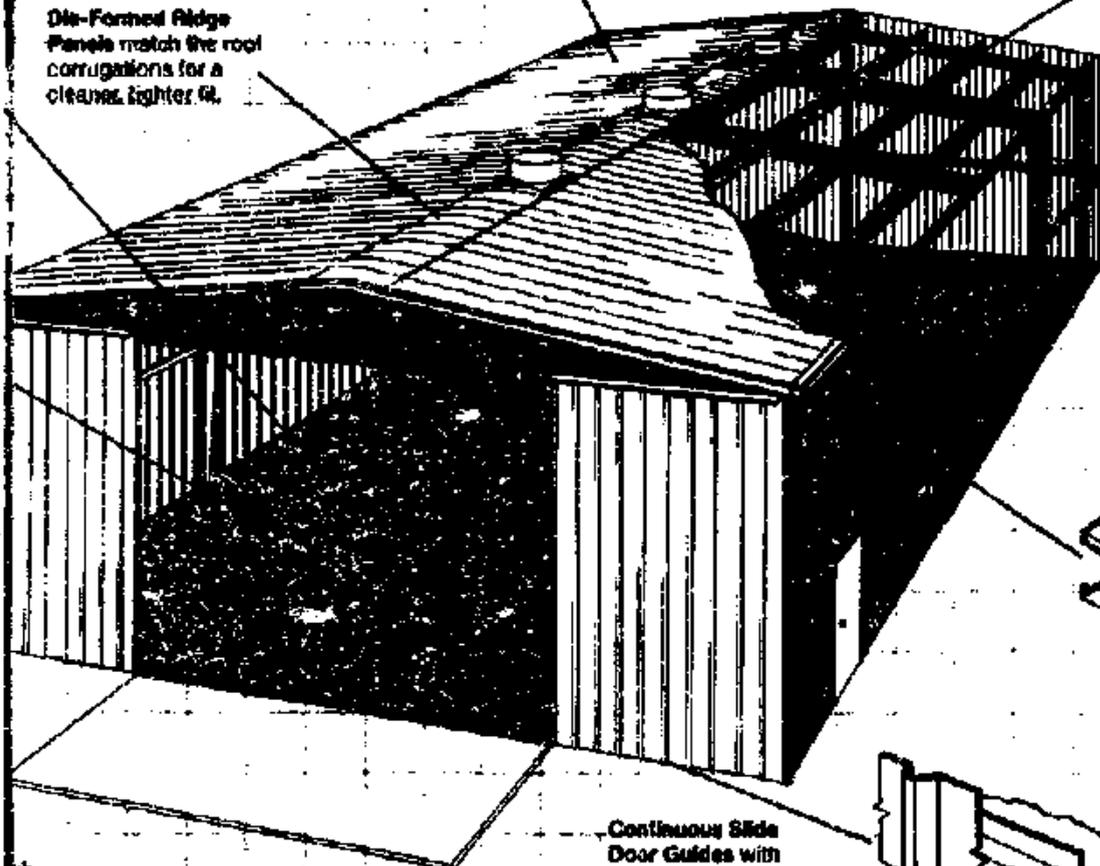
Wind-Resistant Roof Design earns a Class 60 or Class 90 UL rating (depending upon panels used).

Strong Steel Purlins support the roof panels against snow loads up to 50 PSF. Each is factory-punched for quick construction and a plumb, square fit.

Die-Formed Ridge Panels match the roof corrugations for a cleaner, tighter fit.

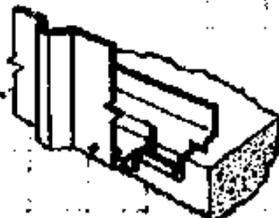


Primary Framing is high-strength steel machine-welded and bolted, providing hanging support for up to 3,750 lbs.



Mitered Panels at the eave seal out weather and pests without flashing or closures.

Continuous Slide Door Guides with permanent-lubricated bearings secure the high, wide doors even during wind-gusts.



**BUTLER ACCESSORIES**

Many accessories are available to personalize your Butler Ag-Master 2:12 to your specific needs or needs. They include:

Walk-In Beams, with all-steel construction and weather seal on all sides, are available with or without insulation.  
 Aluminum Windows with screens, wood, steel or rot.

Weather-tight channels match panels.  
 Overhead Door Openings are available, when specified.  
 Fluorescent Light Fixtures (lighting in both insulated and uninsulated versions available)

energy-free natural lighting through roof or sidewalls.  
 Choice of insulation (either Styrofoam, Mineral or rigid board) to reduce temperature extremes and cut energy bills.

BUTLER

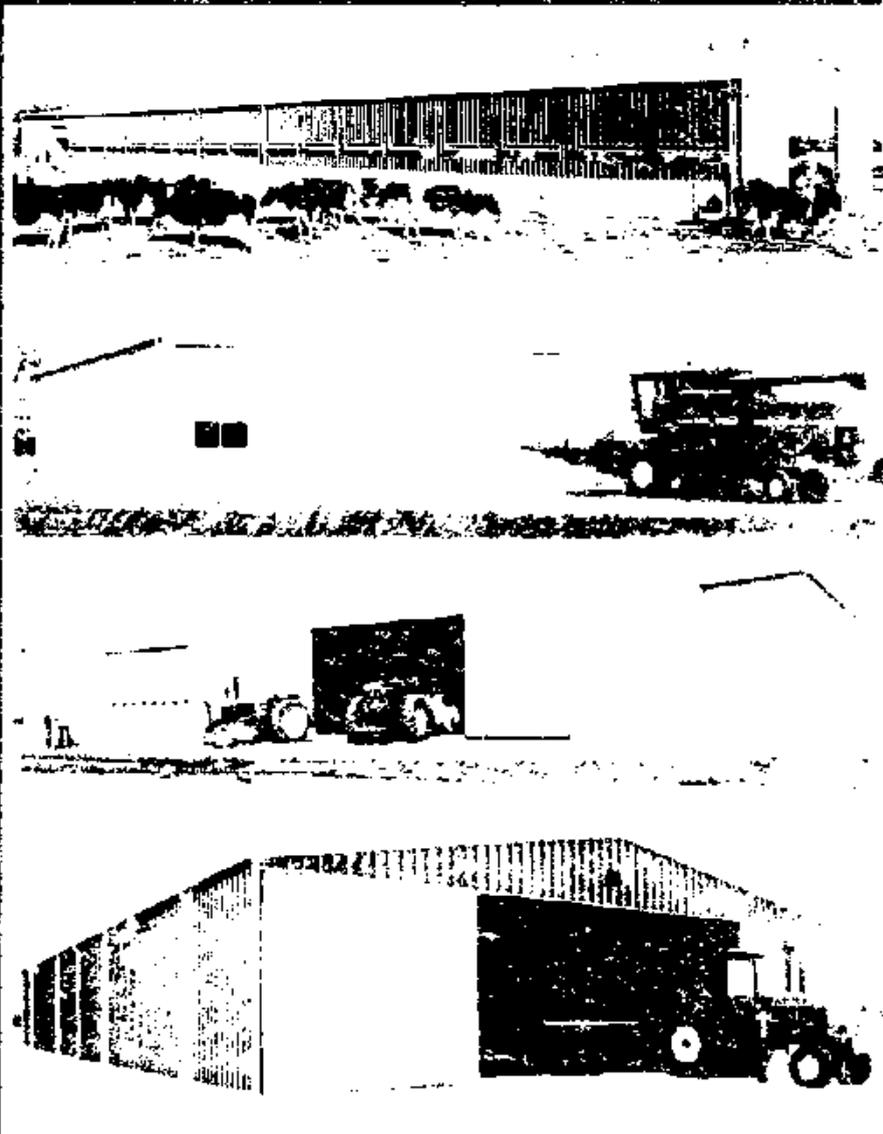
## THE BEAUTY OF BUTLER: A SIZE AND SHAPE FOR PRACTICALLY ANY NEED

**W**hether you need a sturdy shop, a livestock facility or storage for equipment or grain, look no further than Butler. With the help of your nearby Butler Agri-Builder® you are assured that your building will be selected, sized and equipped to fit your application, your budget and your specific needs.

You can also rest assured that every part of your Butler building is the product of Butler's extensive and ongoing commitment to research. One example is the testing of every new Butler roof system in a special chamber that simulates wind loads of up to 200 mph.

Besides the very best in buildings and farm equipment, your Butler Agri-Builder provides you with a single source of responsibility for future adjustments or expansion. He can even help you find the financing that is right for you, including Butler's financing program.

What's more, long after your new building is started, your Butler Agri-Builder will stand behind it with a warranty that is as strong as Butler, a company that has served the American farmer since 1906.



In the interest of technological progress, Butler Manufacturing Company reserves the right to change specifications without prior notice. Some buildings shown with optional equipment.

© 1984, Butler Mfg. Co.

Butler, Agri-Builder, Agri-Builder, Liv' Park and Eco-Cool are TM's of Butler Mfg. Co.

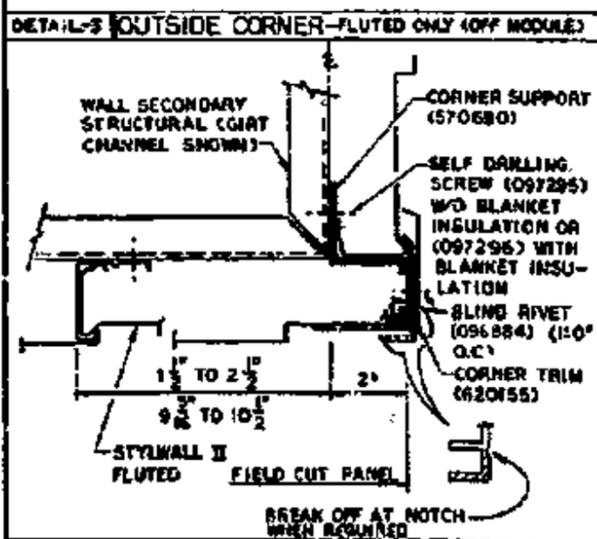
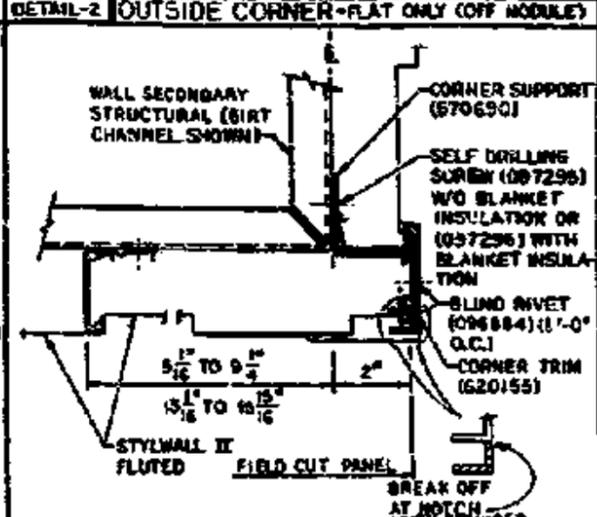
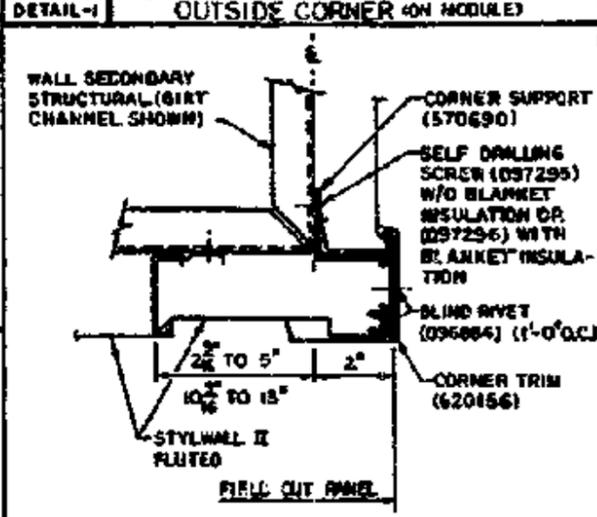
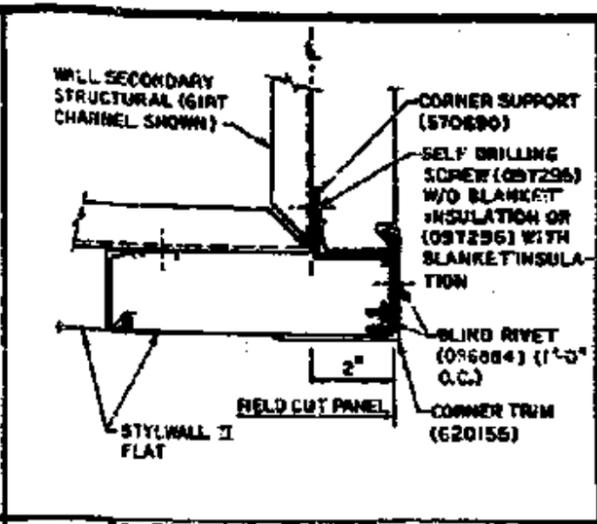
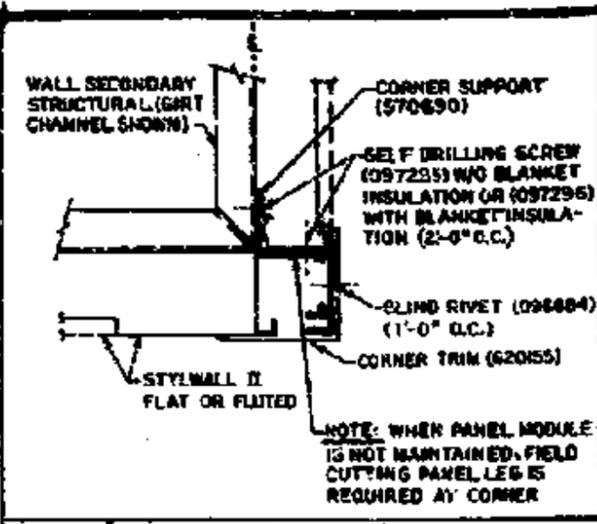
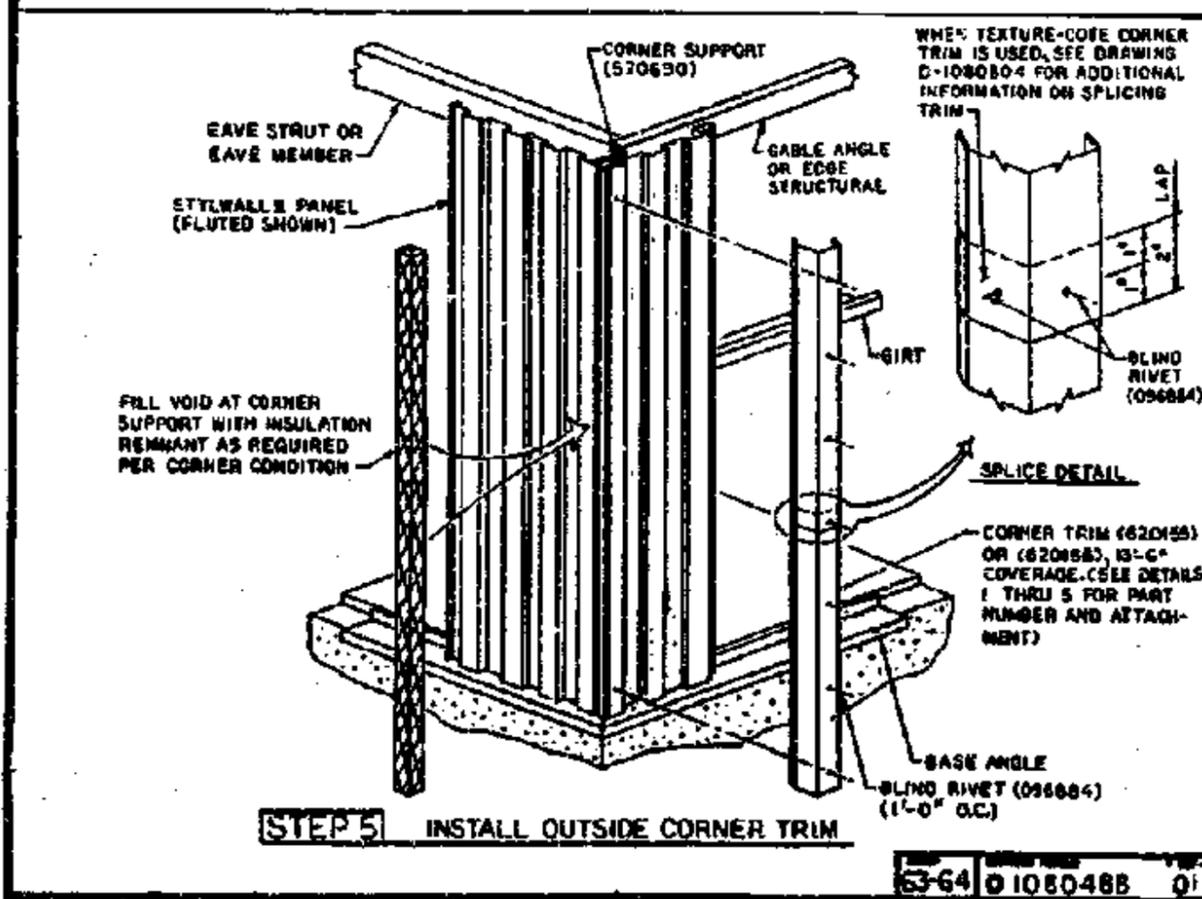
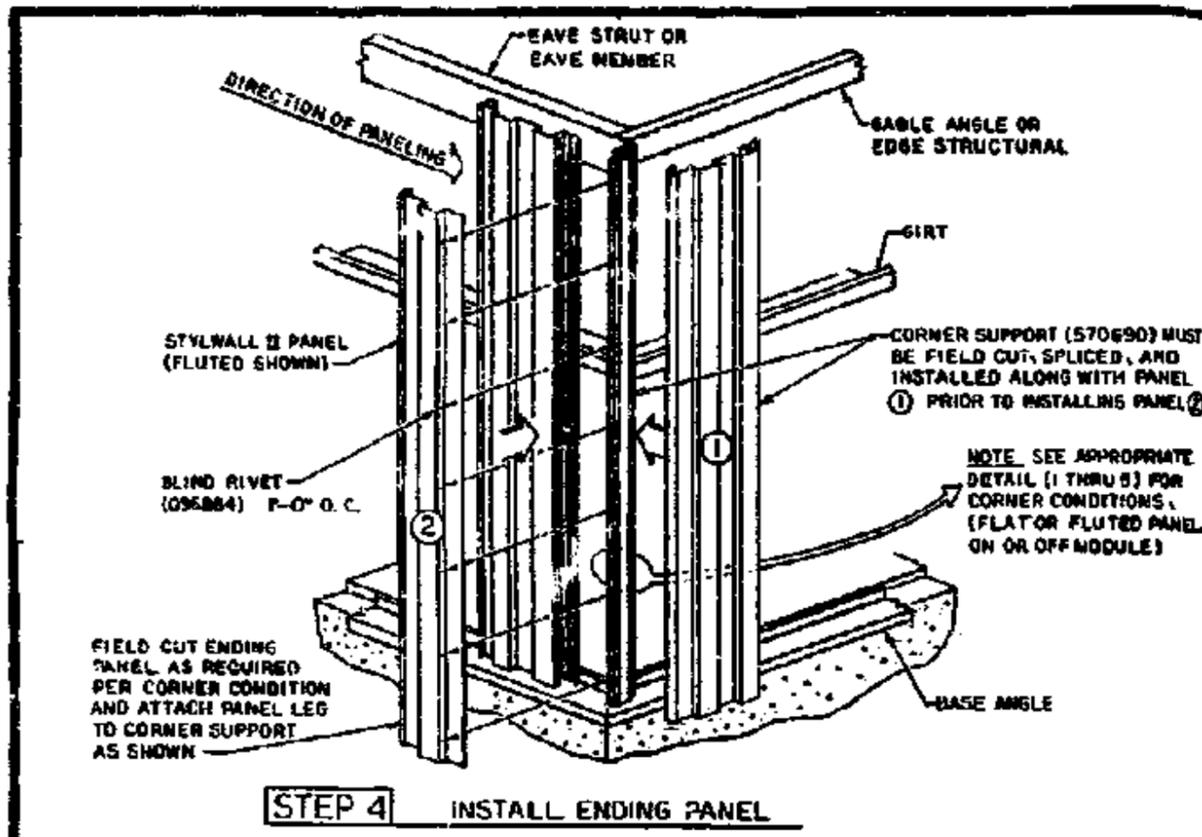
Printed in U.S.A.

011313

Form No. 456-3-84

BUTLER

BUTLER MANUFACTURING COMPANY



COMPLETE GENERAL INFORMATION STEP 1 AND STEP 2 (DRAWING D-108048-1) AND STEP 3 (DRAWING D-108048-2) PRIOR TO COMPLETING STEP 4 AND STEP 5 (THIS DRAWING).

**ERECTION SEQUENCE:** (STEP 4 AND STEP 5)

**STEP 4:** INSTALL ENDING PANEL

1. ENSURE THAT CORNER SUPPORT AND STARTING PANEL OF NEXT RUN ARE INSTALLED PRIOR TO INSTALLING ENDING PANEL.
2. SELECT APPROPRIATE ENDING DETAILS (DETAILS 1, 2, 3, 4 OR 5) AND FIELD CUT ENDING PANEL IF REQUIRED. BREAK OFF OUTER PORTION OF CORNER SUPPORT ONLY WHEN REQUIRED BY PANEL FIT-UP.
3. ATTACH ENDING PANEL TO CORNER SUPPORT USING BLIND RIVETS OR SELF-DRILLING SCREWS AS REQUIRED.

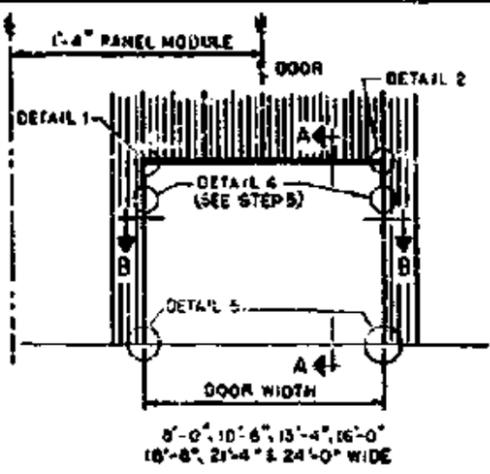
**STEP 5:** INSTALL OUTSIDE CORNER TRIM

1. FILL VOID AT CORNER SUPPORT WITH SCRAP INSULATION AS REQUIRED FOR CORNER CONDITION.
2. SELECT APPROPRIATE CORNER TRIM PART NUMBER BASED ON ENDING CONDITIONS SHOWN IN DETAILS 1, 2, 3, 4 OR 5.
3. DETERMINE LENGTH OF CORNER TRIM REQUIRED AND ATTACH WITH BLIND RIVETS AS SHOWN.

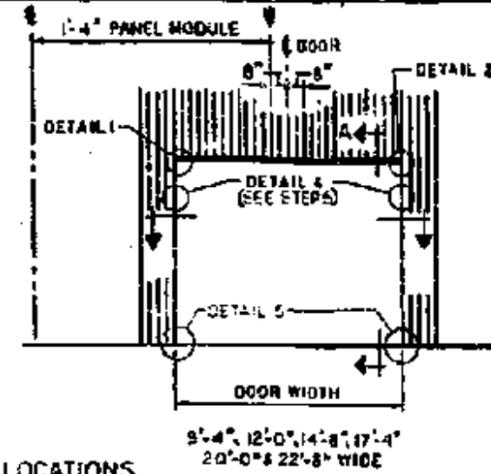
**63-64** **D 108048B** **01**

**WIDESPAN LANDMARK** **GENERAL INSTALLATION AND OUTSIDE CORNER TRIM** **STYLWALL II FLAT & FLUTED**

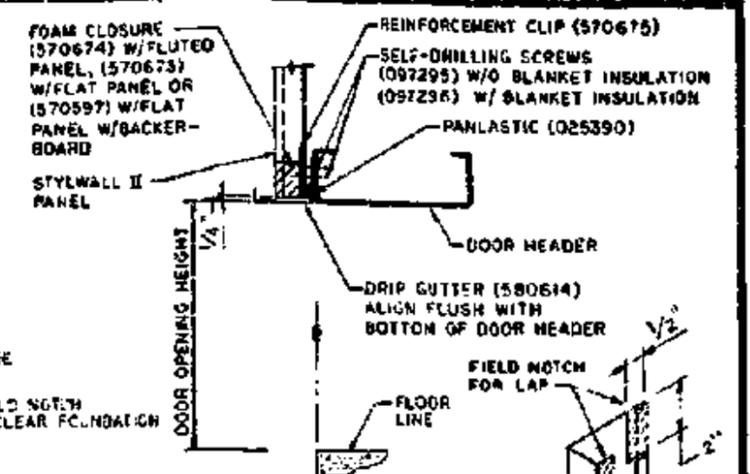
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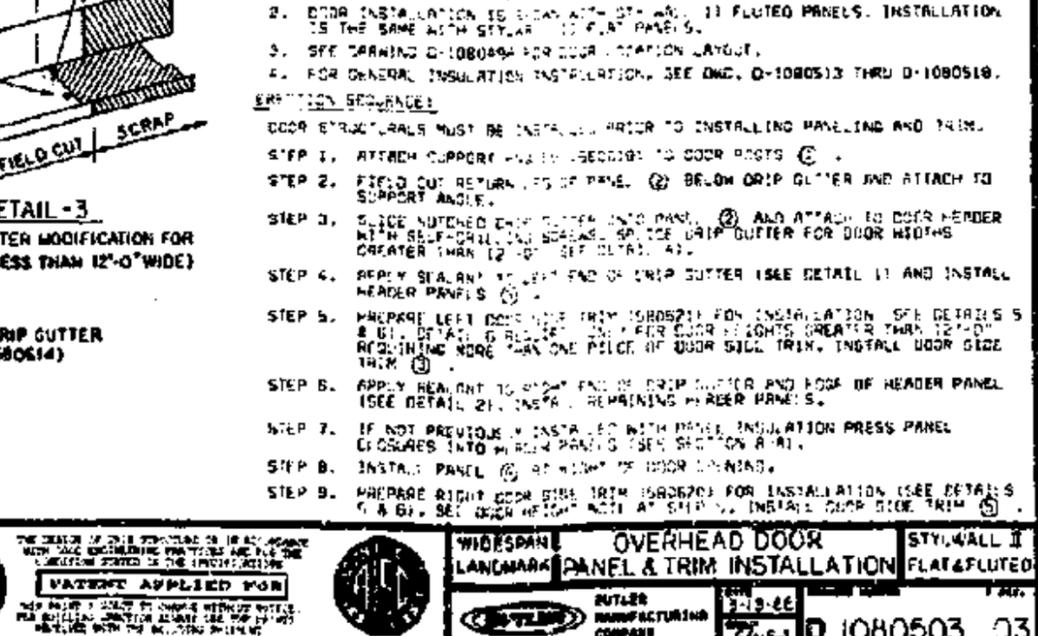
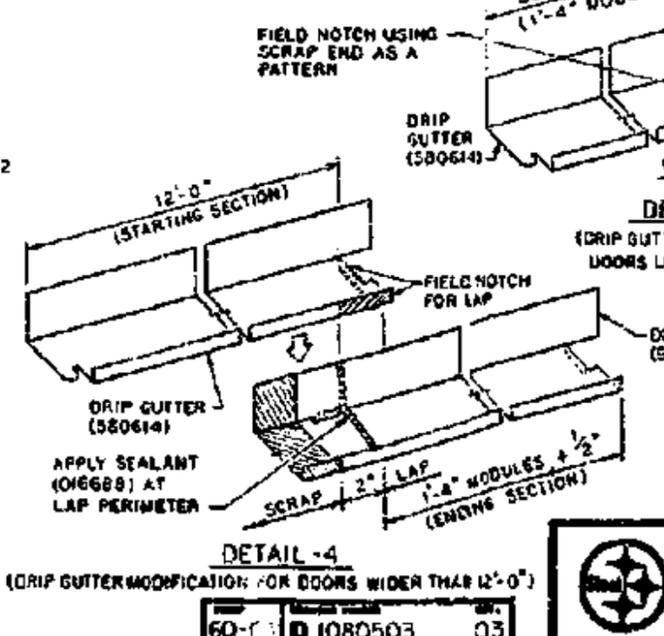
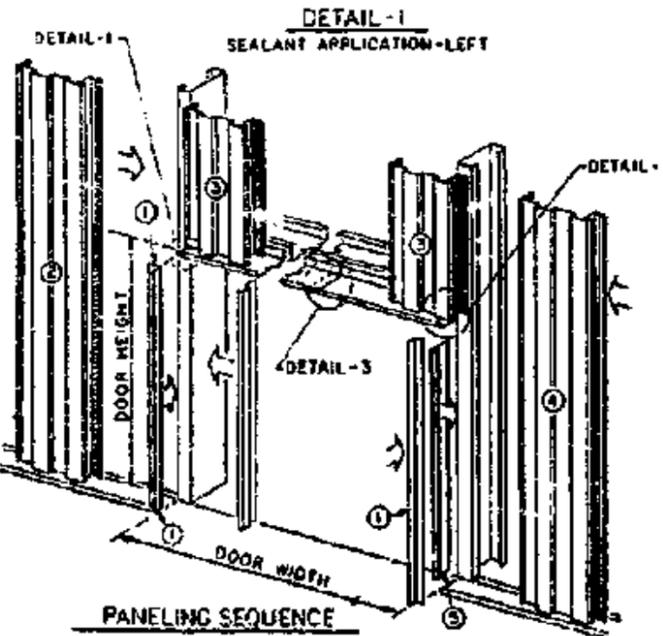
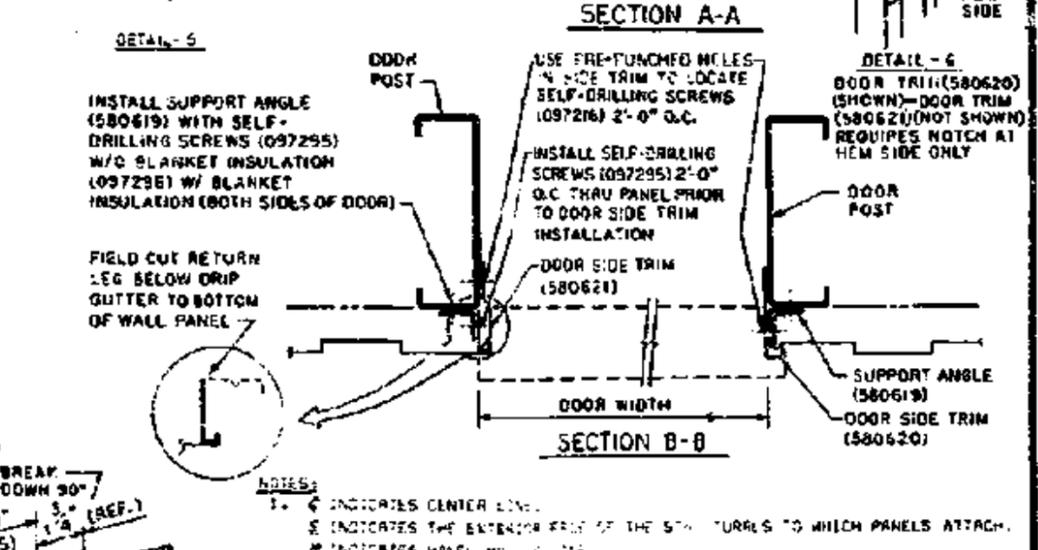
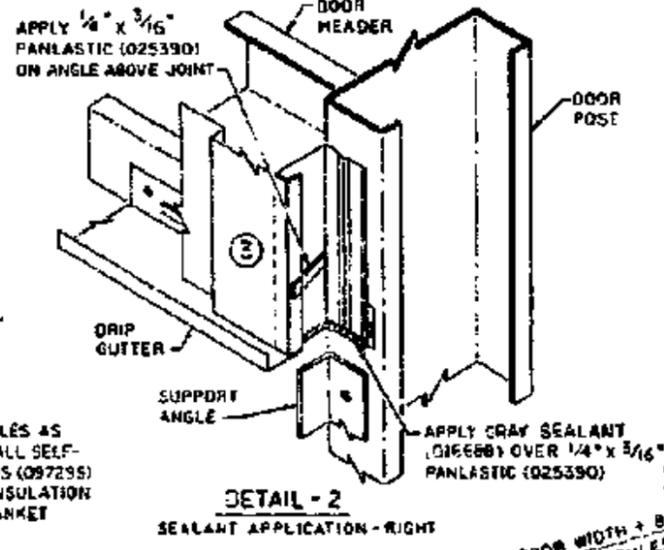
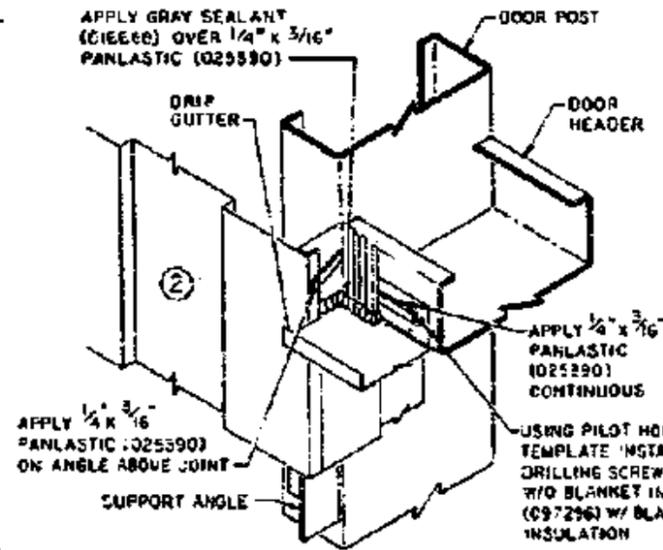
DOOR WIDTH	NUMBER OF HEADER PANELS REQUIRED
8'-0"	6
10'-8"	8
13'-4"	10
16'-0"	12
18'-8"	14
21'-4"	16
24'-0"	18



DOOR WIDTH	NUMBER OF HEADER PANELS REQUIRED
9'-4"	7
12'-0"	9
14'-8"	11
17'-4"	13
20'-0"	15
22'-8"	17



**OVERHEAD DOOR LOCATIONS**



- NOTES:**
1. Ⓢ INDICATES CENTER LINE.
  2. Ⓢ INDICATES THE EXTENSION POINT OF THE STRUCTURE TO WHICH PANELS ATTACH.
  3. Ⓢ INDICATES PANEL MODULE CENTER.
  4. DOOR INSTALLATION IS IDENTICAL WITH STYLLWALL II FLUTED PANELS. INSTALLATION IS THE SAME WITH STYLLWALL II FLAT PANELS.
  5. SEE DRAWING Q-108049 FOR DOOR LOCATION LAYOUT.
  6. FOR GENERAL INSULATION INSTALLATION, SEE DWG. Q-1080513 THRU Q-1080519.
- ERECTOR SEQUENCE:**
- DOOR STRUCTURE MUST BE INSTALLED PRIOR TO INSTALLING PANELING AND TRIM.
- STEP 1. ATTACH SUPPORT ANGLE (SECTION 2) TO DOOR POSTS (3).
  - STEP 2. FIELD CUT RETURN LEG OF PANEL (2) BELOW DRIP GUTTER AND ATTACH TO SUPPORT ANGLE.
  - STEP 3. SLIDE NOTCHED END OF GUTTER INTO PANEL (2) AND ATTACH TO DOOR HEADER WITH SELF-DRILLING SCREWS. SPACE DRIP GUTTER FOR DOOR WIDTHS GREATER THAN 12'-0" (SEE DETAIL 4).
  - STEP 4. APPLY SEALANT TO LEFT END OF DRIP GUTTER (SEE DETAIL 1) AND INSTALL HEADER PANELS (4).
  - STEP 5. PREPARE LEFT DOOR SIDE TRIM (580621) FOR INSTALLATION. SEE DETAILS 5 & 6. DETAIL 6 REQUIRES NOTCH AT HEM SIDE IF DOOR SIDE TRIM IS GREATER THAN 12'-0" REQUIRING MORE THAN ONE PIECE OF DOOR SIDE TRIM. INSTALL DOOR SIDE TRIM (5).
  - STEP 6. APPLY SEALANT TO RIGHT END OF DRIP GUTTER AND EDGE OF HEADER PANEL (SEE DETAIL 2). INSTALL REMAINING HEADER PANELS.
  - STEP 7. IF NOT PREVIOUSLY INSTALLED WITH PANEL INSULATION PRESS PANEL CLOSURES INTO HEADER PANELS (SEE SECTION A-A).
  - STEP 8. INSTALL PANEL (6) ON RIGHT OF DOOR OPENING.
  - STEP 9. PREPARE RIGHT DOOR SIDE TRIM (580621) FOR INSTALLATION (SEE DETAILS 5 & 6). SEE DOOR HEIGHT NOTE AT STEP 11. INSTALL DOOR SIDE TRIM (5).

**PANELING SEQUENCE**

**DETAIL - 4**  
 (DRIP GUTTER MODIFICATION FOR DOORS WIDER THAN 12'-0")

60-1 D 1080503 03

THE DESIGN OF THIS STRUCTURE OR ITS COMPONENTS WITH THIS ENGINEERING PRACTICES ARE THE SOLE PROPERTY OF THE ENGINEERING FIRM.

WARRANTY APPLIED FOR

WIDESPAN OVERHEAD DOOR  
 LANDMARK PANEL & TRIM INSTALLATION  
 STYLLWALL II  
 FLAT & FLUTED

DATE: 3-7-88  
 DRAWING NO: 66-64  
 PROJECT NO: D 1080503 03

# City of Morgan Hill

17565 Peak Avenue, Morgan Hill, CA 95037

COMMUNITY DEVELOPMENT  
DEPARTMENT

Building Division  
(408) 779-7241  
FAX (408) 779-3117

August 22, 1990

Mr. R. Dennis Holler  
Canyon RV  
19380 Monterey Road  
Morgan Hill, CA 95037

RE: Addition to the building at Canyon RV

You have indicated on the Hazardous Materials (HAZMAT) Disclosure form that the applicant or future building occupant of the above-mentioned building will use equipment or devices which emit hazardous air contaminants as defined by the Bay Area Air Quality Management District (BAAQMD).

BAAQMD requires us to fill out and mail a notification card for any permit application in which the business might produce air pollutant emissions. We have already mailed a card similar to the one enclosed for your use. You are required to fill out and mail the corresponding card to notify BAAQMD of the nature of your business so they can determine whether a permit is required and send the appropriate applications and information that might be necessary. Even if you might eventually be deemed exempt by BAAQMD, you must still provide information to them about your business.

Please fill out and mail the enclosed card as soon as possible, to help expedite the plan review process. Refer to the enclosed pamphlet for more information about BAAQMD.

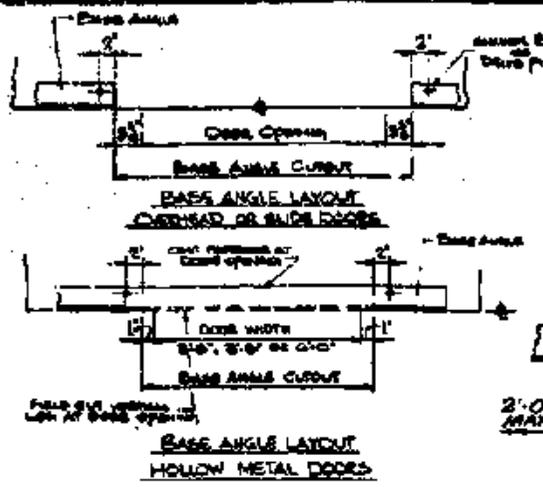
Sincerely,

*Joseph H. Cain*

Joseph H. Cain  
Plan Checker, Building Dept.

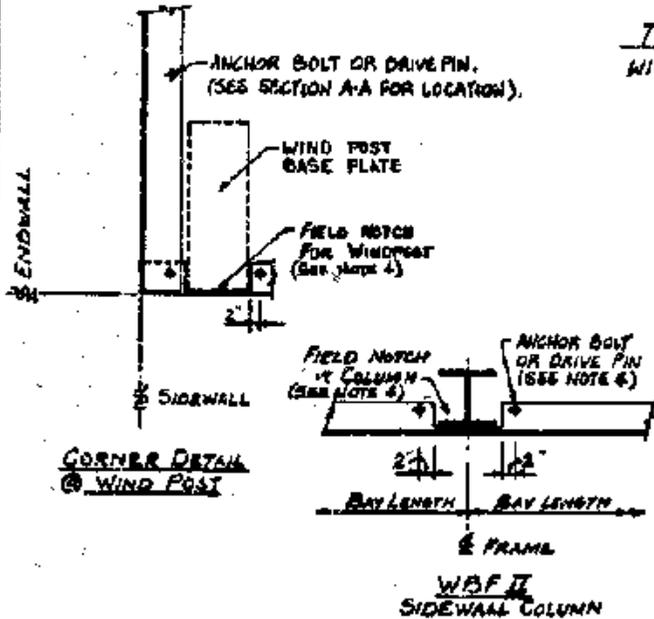
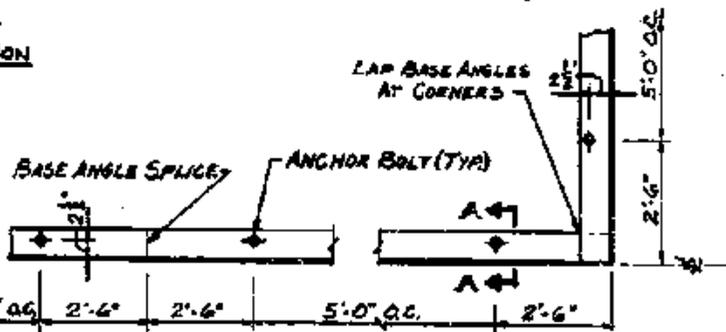
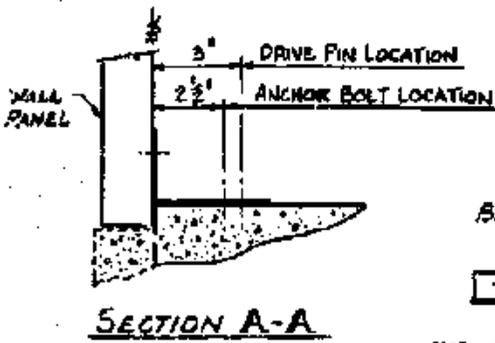
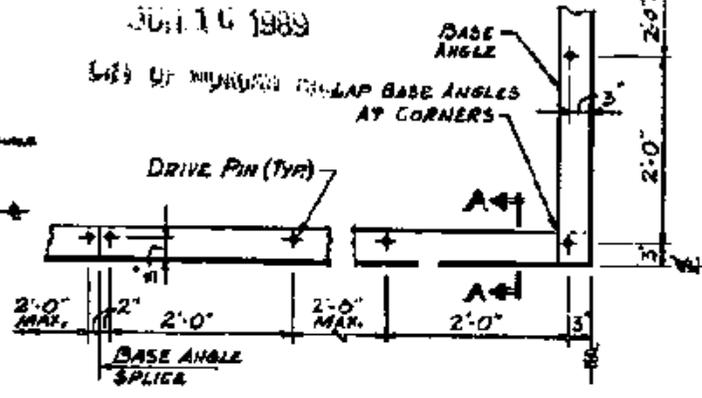
enclosures

10 pages  
19380 W. Lintner



BUILDING DEPT.  
JUN 16 1989

SEE W/ WINDOW OVERLAP BASE ANGLES AT CORNERS



**NOTES:**

1. BASE ANGLE (S470SD) HAS A NOMINAL 25'-0" COVERAGE (26'-1 1/2" ACTUAL LENGTH). FIELD CUT ALL BASE ANGLES AS REQUIRED. EXTREME CARE MUST BE EXERCISED TO INSURE PROPER ALIGNMENT OF PANEL FASTENER HOLES. FOR APPROXIMATE SHADOWING WITH SELF-DRILLERS SEE SET HOLES PER DIMS. D-1080535 & D-1080534.
2. **BASE ANGLE ATTACHMENT:** REGARDLESS OF ATTACHMENT METHOD A MINIMUM SHEAR STRENGTH OF 160 POUNDS PER LINEAR FOOT MUST BE MAINTAINED. RECOMMENDED DRIVE PINS ARE 1/8" DIA. x 1 1/2" LENGTH, RAMSET RED TIP, OR EQUIVALENT. PENETRATION SHOULD BE 6-8 TIMES THE PIN DIAMETER. MINIMUM SPACING BETWEEN PINS SHOULD BE 2 1/2". ALWAYS USE THE WEAKEST POWER LOAD FOR FIRST FASTENING. INCREASE POWER IF NECESSARY, UNTIL PROPER PENETRATION IS OBTAINED. RECOMMENDED ANCHOR BOLTS ARE 1/2" x 4" BOLTS WITH 1" THREAD PROJECTION ABOVE THE CONCRETE.
3. ANCHOR BOLTS OR DRIVE PINS NOT BY B.M.C.
4. BE CAREFUL WHEN NOTCHING HORIZONTAL LEG OF BASE ANGLE - LEAVE VERTICAL LEG & AS MUCH OF HORIZONTAL LEG AS POSSIBLE TO SEAL.



THE DESIGN OF THIS STRUCTURE IS IN ACCORDANCE WITH THE ENGINEERING PRACTICE AND FOR THE DESIGN LISTED IN THE SPECIFICATIONS

**PATENT APPLIED FOR**

THIS ITEM SUBJECT TO CHANGE WITHOUT NOTICE. FOR BILLING INSTRUCTIONS PLEASE USE THE PRINTS RECEIVED WITH THE BUILDING SHIPMENT.

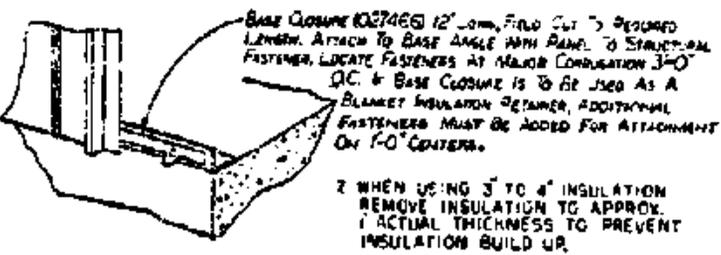
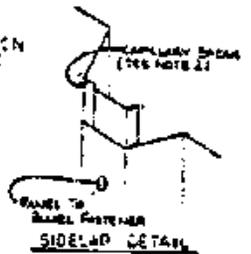
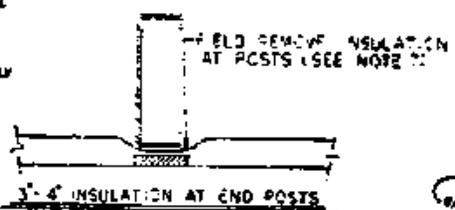
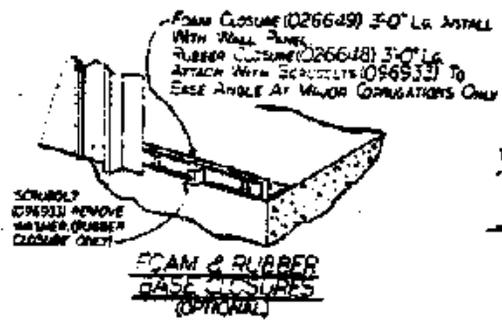
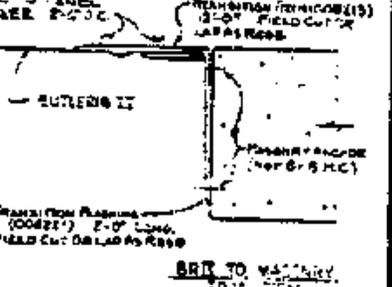
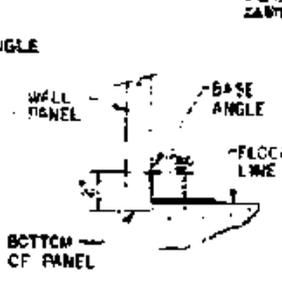
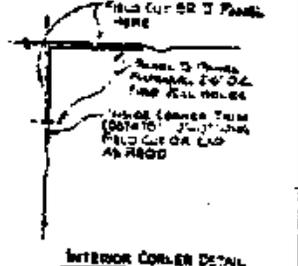
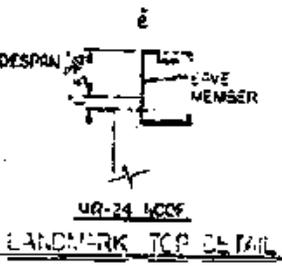
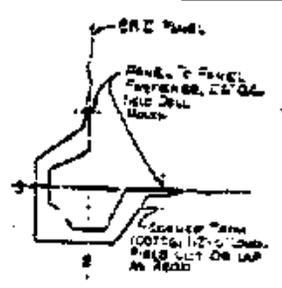
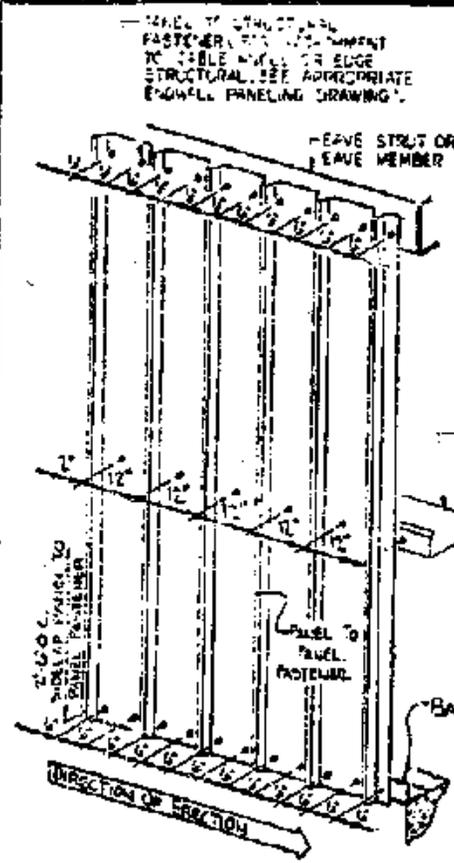


**BUTLER MANUFACTURING COMPANY**  
GENERAL OFFICE: HANCOCK CITY, INDIANA

**BUTLER II BASE ANGLE**

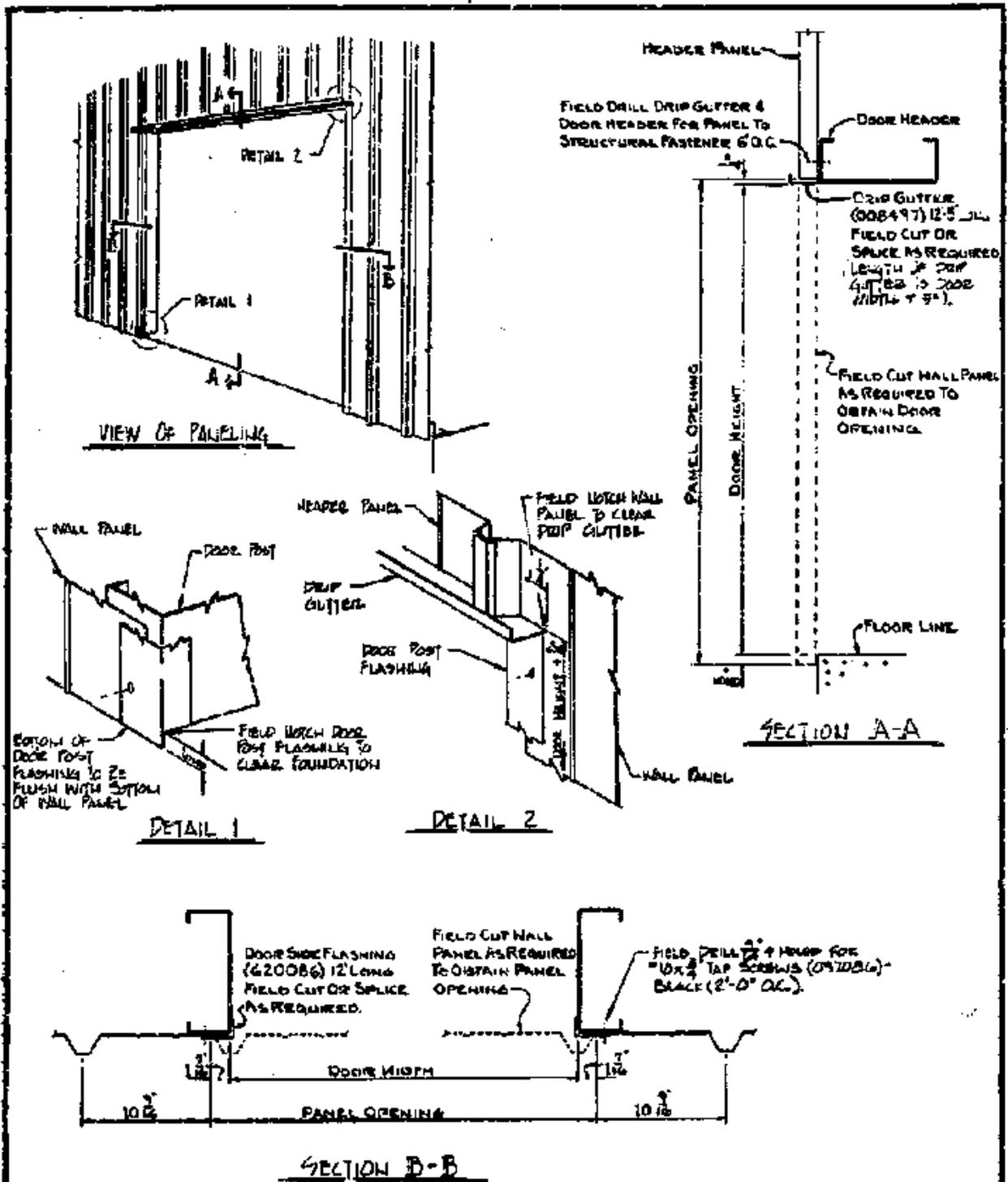


DATE: 4-23-87 GROUP: 54-28  
E/104161-07



- NOTES:**
1. STRUCTURAL SYSTEM MUST BE PLUMB BEFORE STARTING PANELING.
  2. AS YOU FACE THE BUILDING FROM THE OUTSIDE THE CORRUGATION WITH THE CARROLL-BROWN IS ON THE RIGHT HAND SIDE OF THE PANEL AND THE PANELING MUST BE APPLIED FROM LEFT TO RIGHT.
  3. DUE TO THE FLEXIBILITY OF THE PANEL CARE MUST BE TAKEN TO MAINTAIN PANEL MIDDLE.
  4. ALL PANEL AND TRIM HOLES ARE TO BE FIELD DRILLED EXCEPT FOR THE BASE AND EAVE ATTACHMENT HOLES ON FACTORY FINISHED PANELS.
  5. PANELS ARE TO BE FIELD CUT TO CLEAR CANOPY AND OVERHANG STRUCTURES.
  6. TYPES OF PANEL FASTENERS WILL VARY DUE TO BUILDING SPECIFICATIONS, REFER TO SHIPPING MANIFEST FOR USAGE.

	<b>BUTLER II WALL PANEL INSTALLATION</b>		<b>WIDESPAN OR LANDMARK</b>
		<b>BUTLER MANUFACTURING COMPANY</b>	<b>C-104217-C</b>



**NOTES:**

1. 4' OR EVEN WIDTH DOOR MUST BE LOCATED ON 14" INTERVALS FROM ENDWALL OR SIDEWALL &.
2. 6' OR ODD WIDTH DOOR MUST BE LOCATED AWAY FROM 14" INTERVALS FROM ENDWALL OR SIDEWALL &.

ALL RIGHTS OF THIS PATENT ARE IN ACCORDANCE WITH U.S. PATENT OFFICE PATENT NO. 2,778,800.

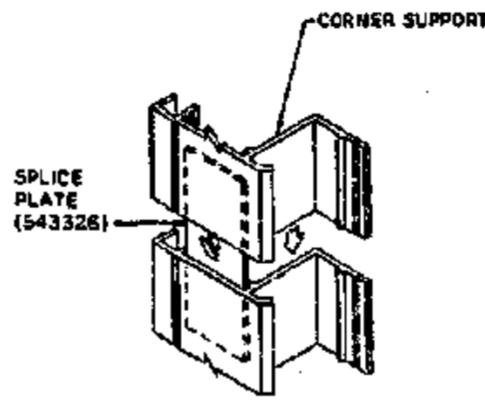
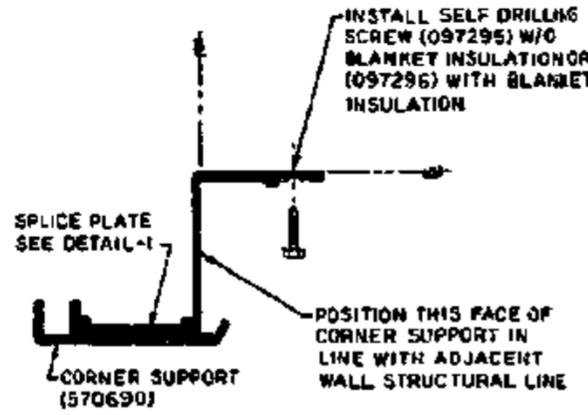
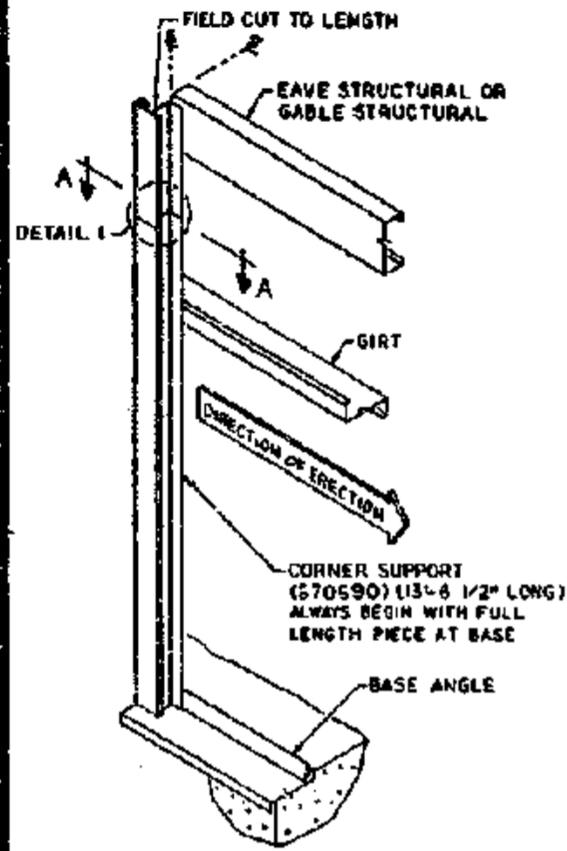
PATENT APPLIED FOR

THIS DRAWING IS TO BE USED WITHOUT COST AND WITHOUT LIABILITY TO BUTLER MANUFACTURING COMPANY.

**BUTLER MANUFACTURING COMPANY**  
GENERAL OFFICE: RAINBOW CITY, ALABAMA

Br. U WALL	OVERHEAD DOOR PANELING		DATE	GROUP: 20-32
			5-3-74	104219-02





NOTE: PRESS UPPER SECTION OF CORNER SUPPORT SNUGLY AGAINST LOWER SECTION WITH SPLICE PLATE FULLY ENGAGING BOTH SECTIONS

**DETAIL - 1**

CORNER SUPPORT SPLICE IS REQUIRED WHEN BUILDING HEIGHT IS GREATER THAN 14'-0"

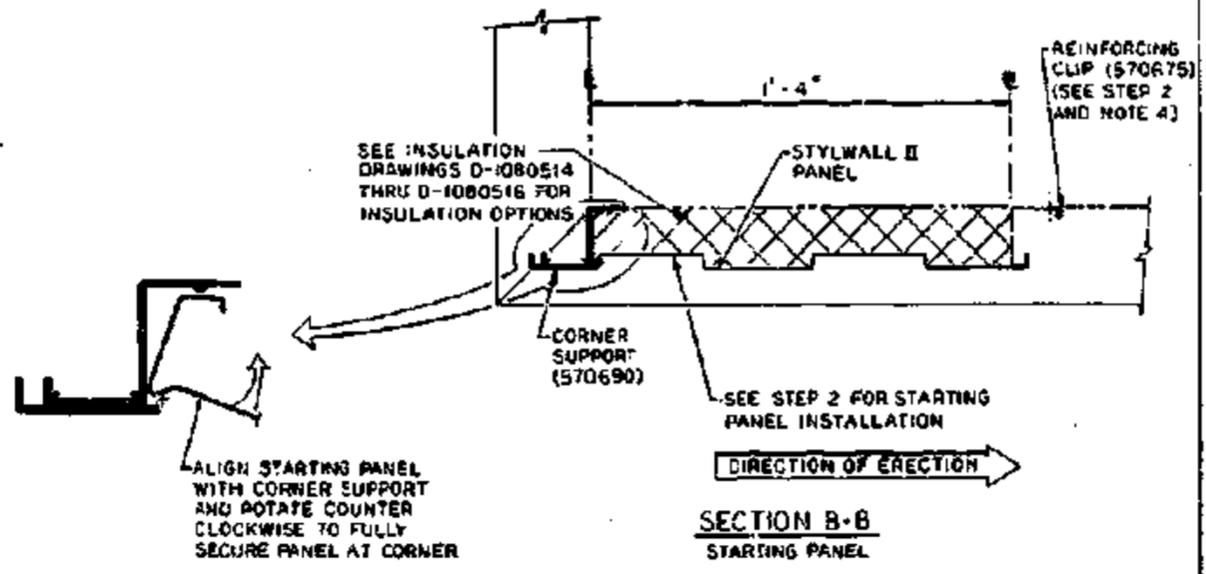
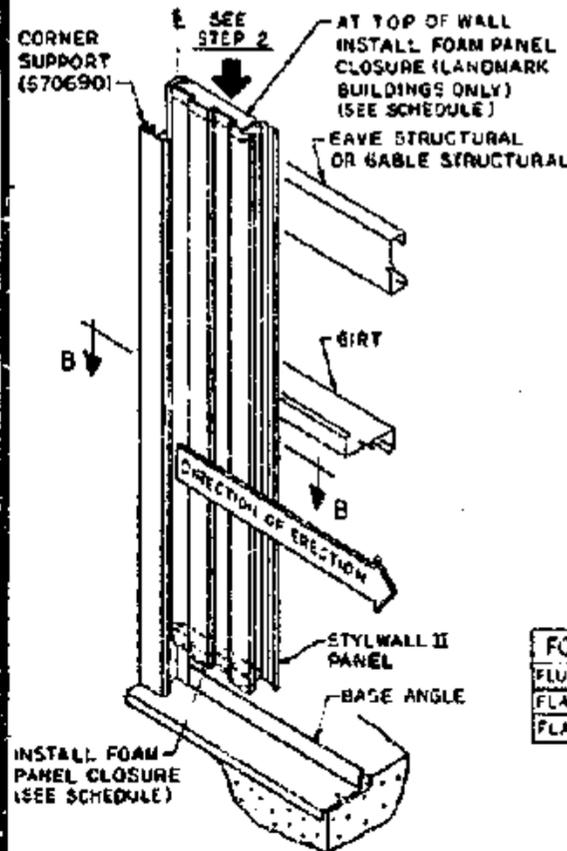
**STEP 1 INSTALL CORNER SUPPORT**

**GENERAL PANEL INSTALLATION ERECTION SEQUENCE:**  
(DRAWINGS D-1080486, D-1080487, AND D-1080488)

- BEFORE STARTING TO INSTALL PANELS, BE SURE BUILDING IS SQUARE AND PLUMB. ALL BASE ANGLES, GIRTS AND EAVE STRUCTURALS OR GABLE STRUCTURALS MUST BE IN PLACE. IF STRUCTURALS ARE NOT SQUARE AND PLUMB, OIL CRACKING MAY BE INDUCED IN PANELS.
- STEP 1. INSTALL CORNER SUPPORT AT BUILDING AS SHOWN IN SECTION A-A BY ATTACHING TO STRUCTURAL MEMBERS WITH SELF-DRILLING SCREWS. USING ONE SCREW AT EACH STRUCTURAL ATTACHMENT. IF EAVE HEIGHT EXCEEDS A NOMINAL 14'-0", BEGIN WITH A FULL LENGTH CORNER SUPPORT AND INSTALL SPLICE PLATE BETWEEN SECTIONS OF CORNER SUPPORTS AS SHOWN IN DETAIL 1. CORNER SUPPORT IS FURNISHED 13'-6 1/2" LONG. IF PANEL LENGTH IS LESS THAN 13'-6 1/2", FIELD CUT CORNER SUPPORT TO APPROXIMATE LENGTH OF STARTING PANEL AND SAVE DROP-OFF FOR POSSIBLE USE ELSEWHERE ON BUILDING. DO NOT DISCARD OR DAMAGE THIS DROP-OFF UNTIL ALL STYLWALL II HAS BEEN INSTALLED. FOR SHORT LENGTHS REQUIRED WITH PANEL LENGTHS GREATER THAN 13'-6 1/2", USE DROP-OFF WHEREVER POSSIBLE.
  - STEP 2. INSTALL STARTING PANEL BY PLACING LEFT EDGE OF PANEL BEHIND OUTER FLANGE OF CORNER SUPPORT. THEN ROTATE PANEL COUNTER CLOCKWISE TOWARD GIRTS. SNAP PANEL INTO JOINT AND THEN FASTEN PANEL TO STRUCTURALS USING SELF-DRILLING SCREWS AND REINFORCING CLIPS. SEE PER ORDER PANEL PLAYS FOR APPROPRIATE PANELS FOR EACH WALL. SEE INSULATION DRAWINGS FOR RECOMMENDED METHODS OF INSTALLING INSULATION.
  - STEP 3. INSTALL INTERMEDIATE PANELS AS SHOWN IN STEP 3 ON DRAWING D-1080487. LOCATE AND INSTALL WALL ACCESSORIES AT THEIR REQUIRED LOCATIONS ALONG WALL. INSTALL WALL ACCESSORIES DURING INTERMEDIATE PANEL INSTALLATION. SEE ACCESSORY INSTALLATION DRAWING FOR PROPER INSTALLATION PROCEDURE.
  - STEP 4. TO INSTALL ENDING PANEL, SEE STEP 4 ON DRAWING D-1080488. IF WALL ENDS AT AN INSIDE CORNER, SEE DRAWING D-1080489 FOR STRUCTURAL AND PANELING DETAILS.
  - STEP 5. INSTALL OUTSIDE CORNER TRIM AS SHOWN IN STEP 5 ON DRAWING D-1080488. IF WALL ENDS AT AN INSIDE CORNER, SEE DRAWING B-1080489 FOR INSIDE CORNER TRIM DETAILS.
  - STEP 6. INSTALL APPROPRIATE EDGE OF ROOF TRIM. SEE DRAWINGS D-1080490 THRU D-1080492 FOR INSTALLATION DETAILS.

**NOTES:**

1. REFERENCE STYLWALL II DRAWING INDEX D-1080483 FOR APPROPRIATE INSULATION DRAWING.
2. INSULATION THICKNESS MAY REQUIRE TRIMMING AT ALL STRUCTURALS AND ACCESSORIES (MAXIMUM 4" FIBERGLASS BLANKET INSULATION WITHOUT TRIMMING).
3. INSTALLATION OF PANEL CLOSURES AND CORNER SUPPORT IS THE SAME FOR FLAT STYLWALL II PANELS WITH OR WITHOUT BACKER-BOARD.
4. ADDITIONAL SELF-DRILLING FASTENER MAY BE REQUIRED FOR FLAT STYLWALL W/BACKER-BOARD. SEE DRAWING D-1080803 FOR ADDITIONAL INFORMATION.



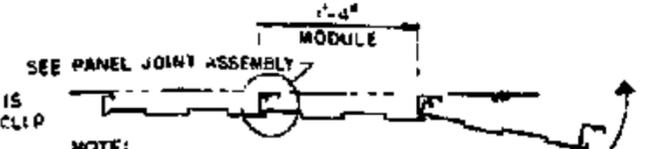
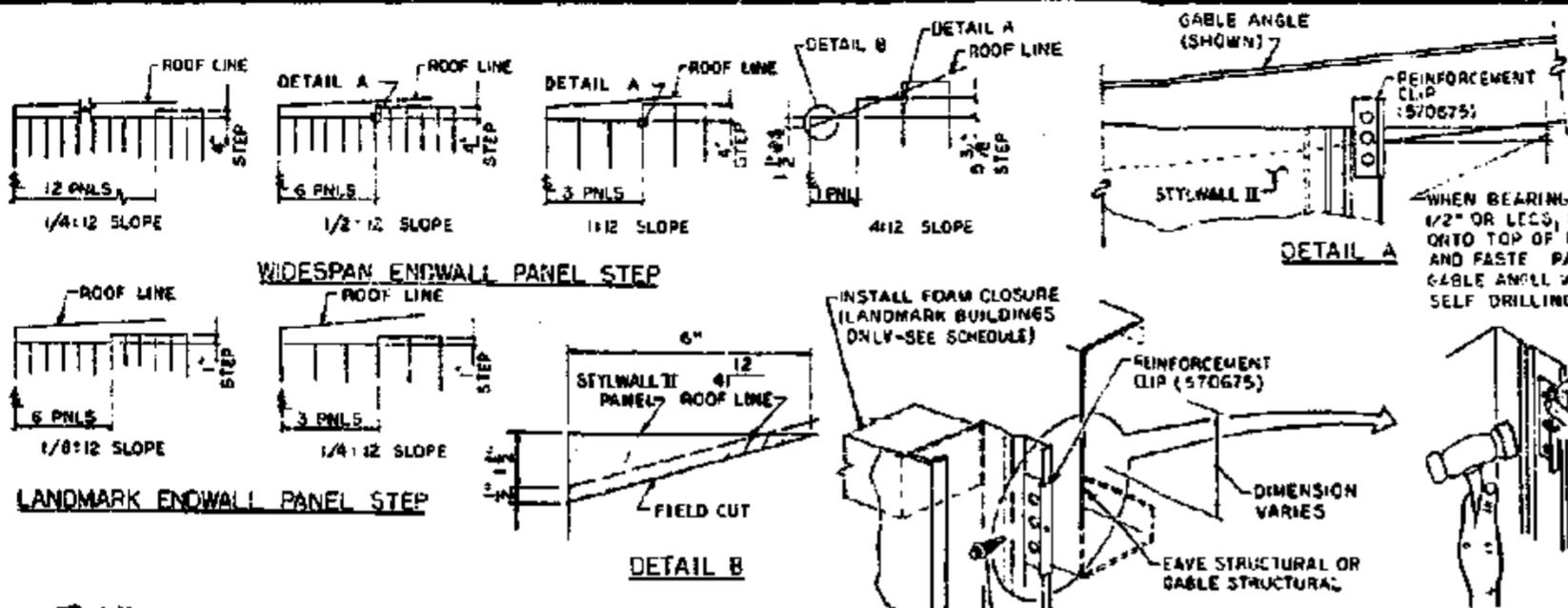
FOAM CLOSURE SCHEDULE	
FLUTED STYLWALL	570674
FLAT WITH BACKER-BOARD	570697
FLAT W/O BACKER-BOARD	570673

**STEP 2 INSTALL STARTING PANEL**

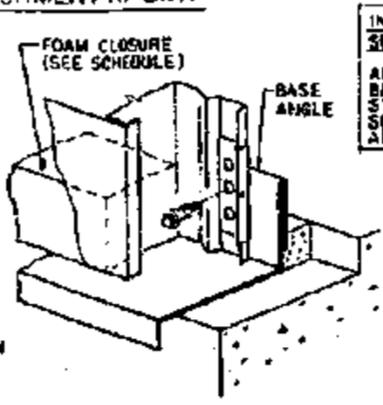
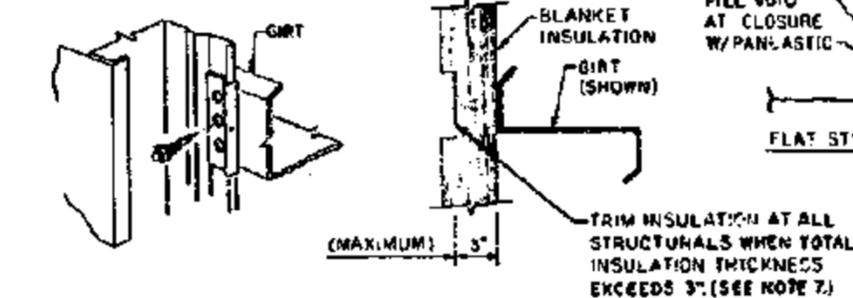
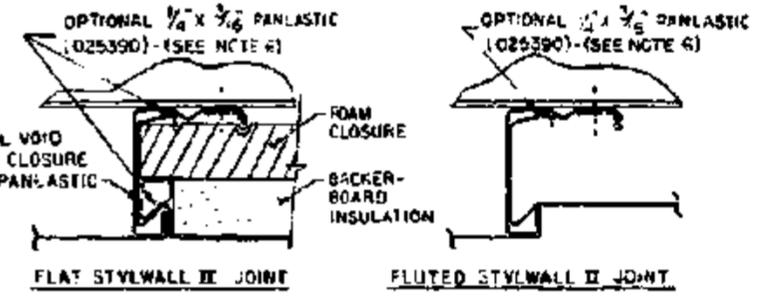
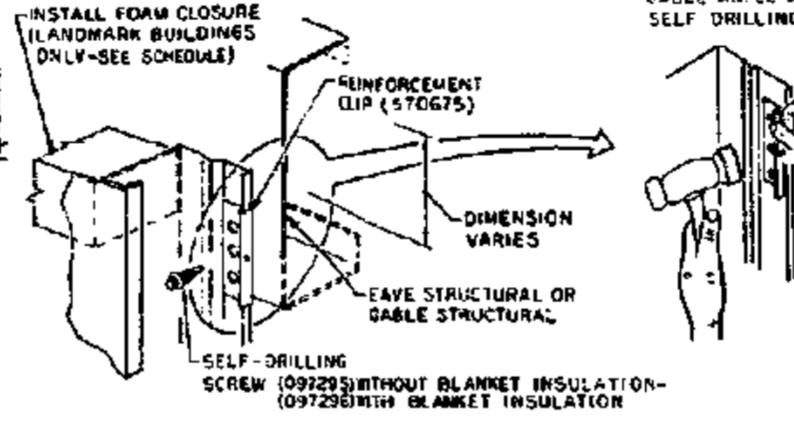
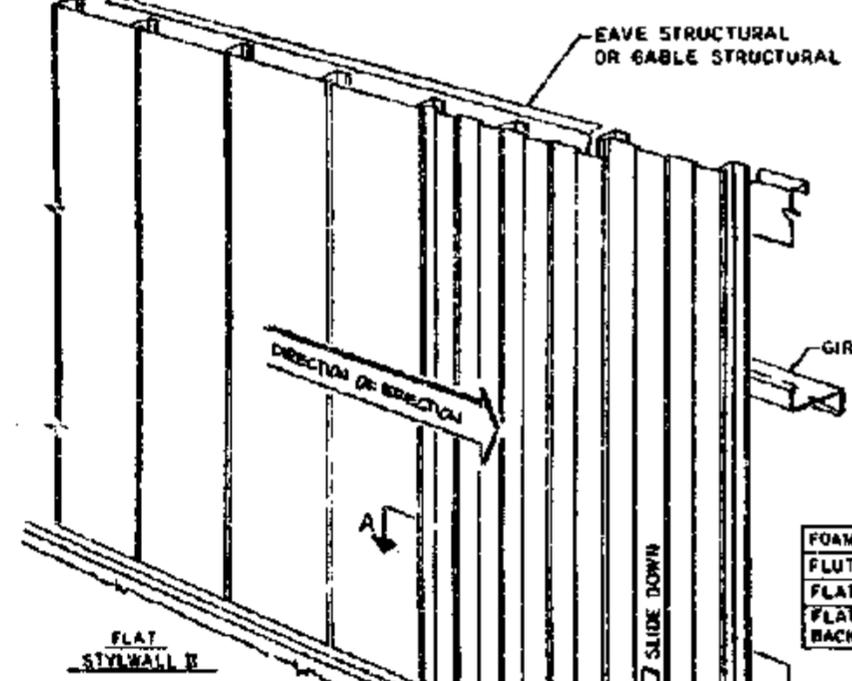
63-54 D 1080486 02

PATENT APPLIED FOR

WIDESPAN	GENERAL INSTALLATION	STYLWALL II
LANDMARK	CORNER SUPPORT & STARTING PANEL	FLAT & FLUTED
BUELER MANUFACTURING COMPANY		3-18-86
D 1080486		-02



- NOTE:**
- 1) PANEL JOINT ENGAGEMENT TO BE MADE BY ROTATING AND SNAPPING MALE SIDE INTO PLACE AS SHOWN. WITH BOTTOM OF PANEL 1" TO 2" ABOVE BASE ANGLE. THEN SLIDE PANEL DOWN TO BASE ANGLE AS SHOWN IN STEP 3.
  - 2) FOR LONGER PANELS THAT REQUIRE EXTRA CARE DURING PANEL JOINT ENGAGEMENT ROTATE PANEL TOWARD BASE ANGLE AND APPLY SMALL IMPACT OF PRESSURE TO CENTER OF PANEL WITH PALM OF HAND.



FOAM CLOSURE SCHEDULE	
FLUTED	570674
FLAT	570673
FLAT W/ BACKER-BOARD	570597

**IMPORTANT NOTE -- SELF-DRILLING SCREWS**  
 ADDITIONAL FASTENER MAY BE REQUIRED FOR FLAT STYLWALL W/ BACKER-BOARD. SEE DWG. D-1080803 FOR ADDITIONAL INFORMATION.

- NOTES:**
1. FLAT AND FLUTED STYLWALL II PANELS CAN BE USED TOGETHER IN THE SAME RUN.
  2. CHECK MODULARITY ON EVERY PANEL TO ENSURE PROPER COVERAGE AND FIT OF TRIM AT ACCESSORIES.
  3. FOR CORRECT INSTALLATION OF SELF-DRILLING SCREWS, A VARIABLE SPEED SCREW GUN WITH CAPABILITY OF 1600 TO 2500 RPM IS REQUIRED.
  4. REFERENCE STYLWALL II DRAWING INDEX D-1080483 FOR APPROPRIATE INSTALLATION DRAWING.
  5. FOR PANEL LENGTH CALCULATION, SEE DRAWING D-1080435 (W/ GIRT) OR D-1080436 (W/ GABLE).
  6. OPTIONAL 1/4" x 3/8" PANLASTIC (025390) MAY BE ORDERED BY PARTS ADD AND INSTALLED TO MINIMIZE AIR INFILTRATION.
  7. MORE THAN 3" COMBINED THICKNESS OF UNFACED BATT AND BLANKET INSULATION MAY CAUSE UNSIGHTLY BOW IN EXTERIOR SURFACE OF WALL. SEE DRAWING D-1080515 FOR MORE INFORMATION.

PANEL IDENTIFICATION CHART		
PANEL TYPE	LOCATION	PART NUMBER
FLUTED	ENDWALL	570682
FLUTED	SIDEWALL	570683
FLAT W/BACKER-BD.	ENDWALL	570584
FLAT W/BACKER-BD.	SIDEWALL	570585
FLAT W/BACKER-BD. AND TEXTURE-COTE	ENDWALL	570594
FLAT W/BACKER-BD. AND TEXTURE-COTE	SIDEWALL	570595
FLAT W/TEXTURE-COTE	ENDWALL	570598
FLAT W/TEXTURE-COTE	SIDEWALL	570599
FLAT	ENDWALL	570680
FLAT	SIDEWALL	570681

**STEP 3**  
**INSTALL INTERMEDIATE PANELS**  
 (SIDEWALL SHOWN-ENWALL SIMILAR)

**IMPORTANT - THIS IS CRITICAL TO INSTALLATION PROCEDURE (SEE NOTES 1 & 2 - SECTION A-A)**

WIDESPAN LANDMARK GENERAL INSTALLATION OF INTERMEDIATE PANELS STYLWALL II FLAT & FLUTED

OUTLET MANUFACTURING COMPANY

D-1080487 - 0-

8/22/90

(City/County Official Use Only)

№ 0855

To: Permit Services Division CITY OF MORGAN HILL  
BUILDING DEPARTMENT  
From: JOE CAIN 17555 PEAK AVENUE  
MORGAN HILL, CA 95037

The following source/project may produce air pollutant emissions:

Business/project name: CANYON KV

Location: 19380 MONTEREY RD., MORGAN HILL, CA 95037  
NUMBER STREET CITY ZIP

Applicant's name: R. DENNIS HOLLER OR TROY HILL

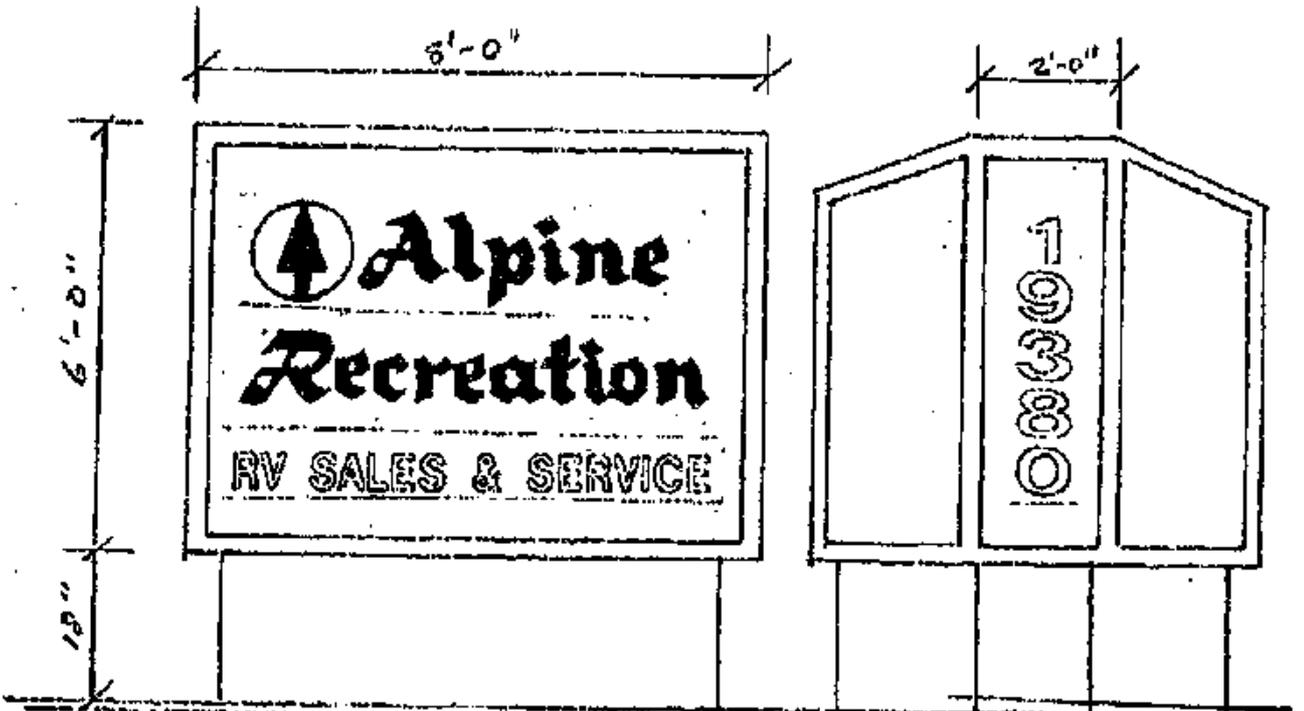
Address: SAME

Telephone: (408) 779-4511

1/24/90

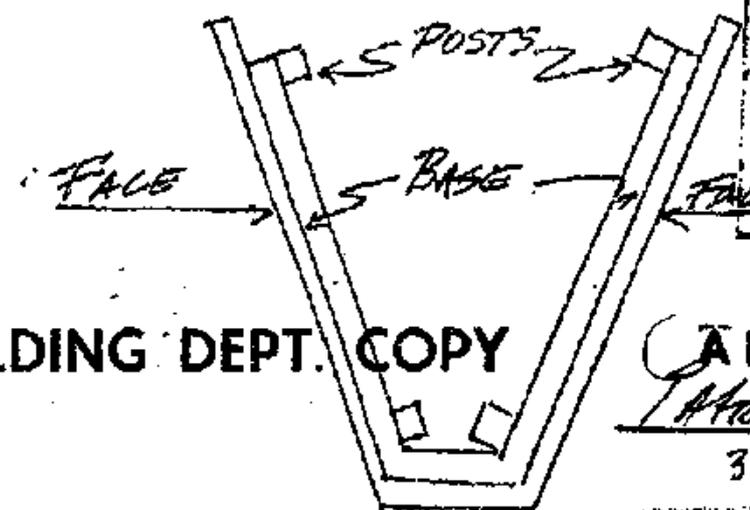
building

Sign #1 for area South of Driveway  
Lettering + Border in Dark Green  
Background in Ivory



SIDE ELEVATION

CITY OF MORGAN HILL  
**PLAN APPROVED**  
 FRONT ELEVATION  
*[Signature]*  
 BLDG. INSPECTOR  
 6/2/94  
 DATE  
 THIS CONSTRUCTION TO  
 COMPLY WITH UNIFORM  
 BUILDING CODE CHAPTER  
 3, SEC. 302 AND CHANGES  
 LISTED ON PLAN.



BUILDING DEPT. COPY

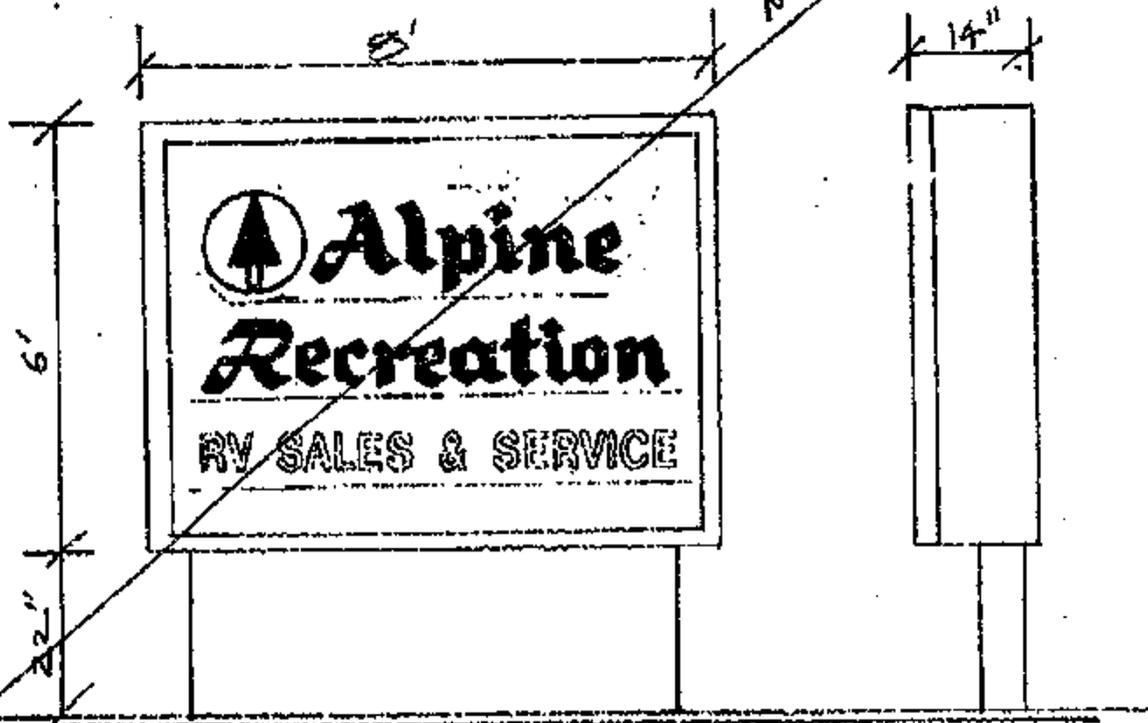
**APPROVED:**  
*[Signature]*  
 3-15-94

Subject to conditions - see attached letter.

19380 MONTEREY RD.

Sign #2 for planter box on north end of property.

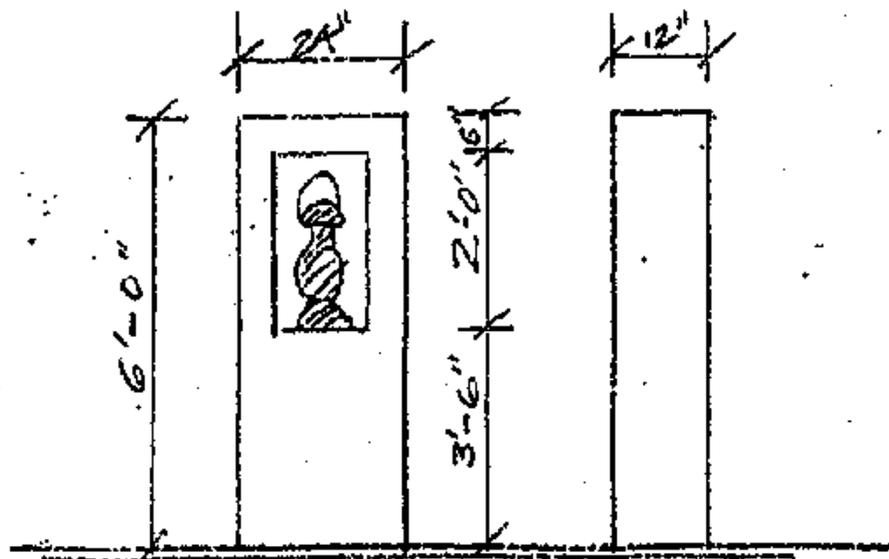
*Not Approved P.M.*



FRONT ELEVATION

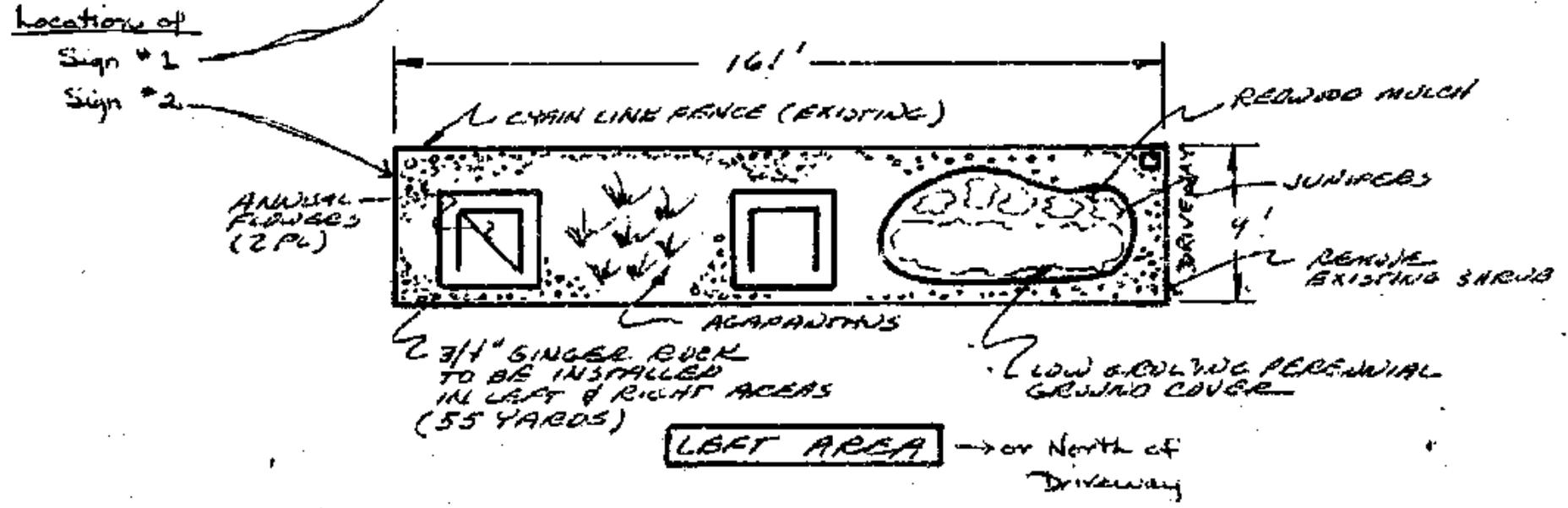
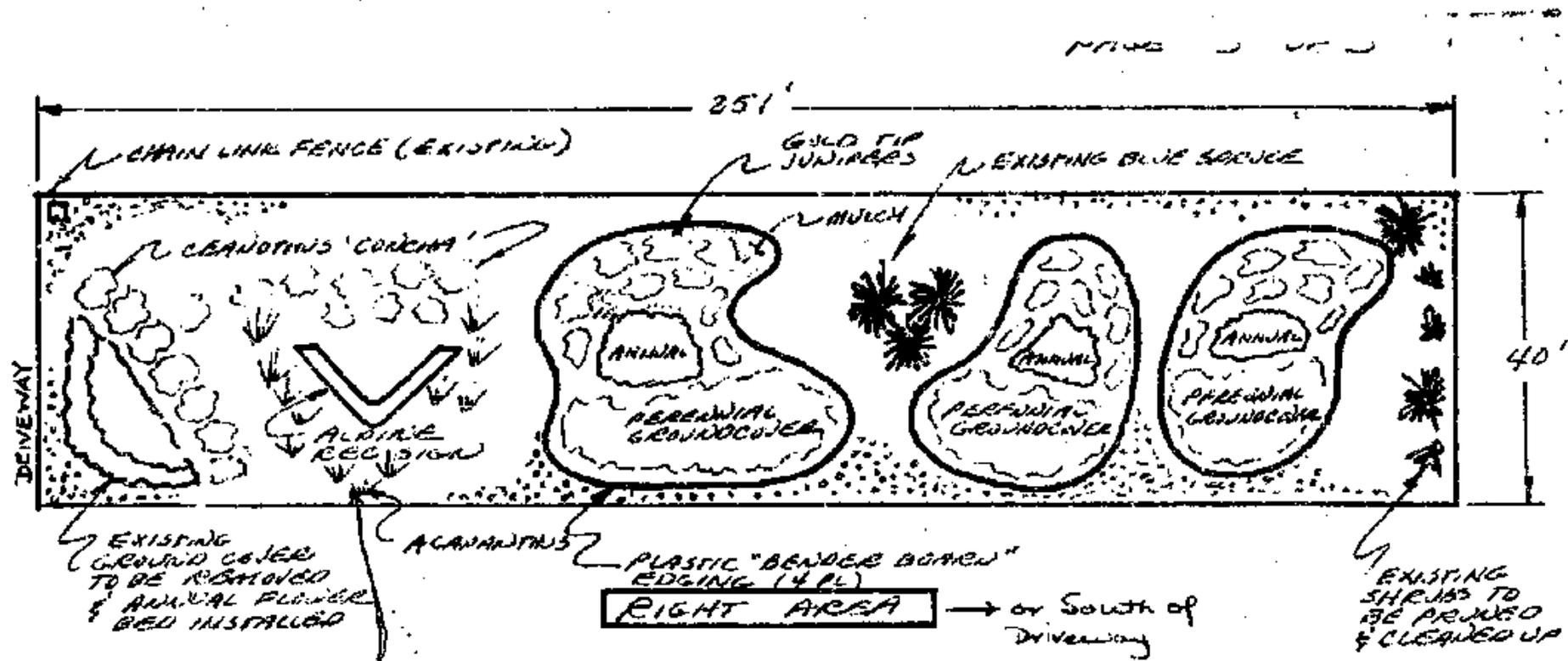
SIDE ELEVATION

Lamp posts



SIDE ELEVATION

FRONT ELEVATION



□ Location of lamp posts

12-01-99  
 N&K GARDENING SERVICE  
 SCALE: NONE

- ⑧ WORK DOES NOT INCLUDE REMOVAL OF "BLACK WALNUT" STREET TREE. OWNER WILL HAVE TO OBTAIN PERMIT FROM CITY.
- ⑨ INSTALLATION OF ROCK / MULCH / PLANTS / ETC AS SPECIFIED ON ATTACHED PLANS (PAGE 3)
- ⑩ CLEANUP AND HAULING OF DEBRIS GENERATED FROM JOB.

ALL DROUGHT TOLERANT PLANTINGS WILL BE UTILIZED

- (A) PERENNIAL GROUNDCOVER 20 FLATS
- (B) ANNUAL FLOWERS 15 FLATS
- (C) GERANIUMS 'CONCHA' 12-5 GALLON
- (D) JUNIPERUS CHINENSIS 'OLD GOLD' 60-5 GALLON
- (E) AGAPANTHUS 'QUEEN ANNE' 30-5 GALLON
  
- (F) GINGER ROCK 55 YARDS
- (G) REDWOOD MULCH 20 YARDS
- (H) BENDER BOARD TBD
- (I) SOIL AMENDMENTS TBD
- (J) SPRINKLER SYSTEM PARTS TBD
- (K) ROUNDUP (GRASS KILLER) - 2 APPLICATIONS
- (L) ROBENT CONTROL PRODUCTS (PMDOKIN)
- (M) KUBOTA TRACTOR USE (2 DAYS)
  
- (N) LAOR
- (P) DUMP COSTS



## CITY OF MORGAN HILL

17555 PEAK AVENUE MORGAN HILL CALIFORNIA 95037

March 15, 1994

Bob and Marty Azevedo  
Alpine Recreation  
19380 Monterey Road  
Morgan Hill, CA 95037

RE: SP 94-02: Monterey - Azevedo, Sign Permit

Dear Mr. and Mrs. Azevedo:

The City of Morgan Hill hereby issues a sign permit for a monument sign on Monterey Road south of Burnett Avenue. The permit is issued subject to the submitted plans and to the following conditions:

- 1) Number of Signs. The "V" shaped monument sign is the only sign permitted under this approval. Any additional signs, such as directional entry and exit signs, are subject to the provisions of the City's Sign Code and must be approved by the Community Development Department. The approved monument sign should replace any existing, non-conforming signs along the Monterey frontage.
- 2) Location. The monument sign will be located within a landscaped area at least five (5) feet distant from the ultimate property line on Monterey Road.

Please be sure to secure a building permit prior to the construction of your sign. If I can answer any questions for you, or if we can be of further assistance, please do not hesitate to contact me at 779-7248. Thank you for your participation in the City of Morgan Hill sign review process.

Sincerely,

Patrick L. Morris

**HANNA & BRUNE, II**  
 Civil Engineers - Land Surveyors  
 7651 Eagleberry Street  
 GILROY, CA 95020  
 (408) 842-2173

JOB 24021 (ALPINE RECREATION)  
 SHEET NO. \_\_\_\_\_ OF 4  
 CALCULATED BY OH DATE 5-20-75  
 CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 SCALE \_\_\_\_\_

SIGN FOOTING DESIGN FOR ALPINE RECREATION (MORGAN HILL, CA)

ASSUMPTIONS:

WT. OF SIGN 200 #  
 WT. OF CONCR. 150 PSF

WIND: P =  
 EXPOSURE C, WIND SPEED 70 MPH

$C_e = 1.06$   
 $C_d = \text{MEAN } Z' = 1.30$   
 $g = 1.0$

IMPORTANCE FACTOR = 1.0

$P = 1.06(150)(1.30)(1.0) = \underline{17.36 \text{ PSF}}$

SEISMIC:  $F_p =$

DIMENSIONS OF SIGN:  $7\frac{1}{2}' \times 8' = 60 \text{ SQ FT}$  (WINDWARDLY SIDE)

WT. OF SIGN 200 #

FORCE OF SEISMIC  $= 1.5 \times 450 \times \frac{1}{2} = 225 \#$  PER FACE  $\therefore 3.75 \text{ PSF}$

$F_p = 0.40 \times 1.0 \times 2.0 \times (3.75) = 3.0 \text{ PSF}$  WIND GOVERNS



WIND:

$$W = 17.36 \cdot 4.0 = 69.44$$

$$P_r = 69.44 \cdot 7.5 = 520.8 \#$$

$$V = 520.8 \#$$

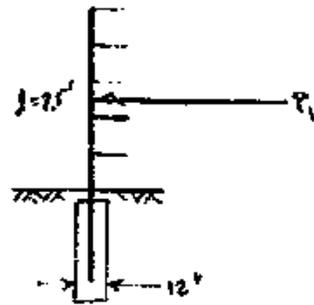
$$M = P_r \left( \frac{7.5}{2} \right) = 520.8 \left( \frac{7.5}{2} \right) = 1953 \# \cdot \text{FT.}$$

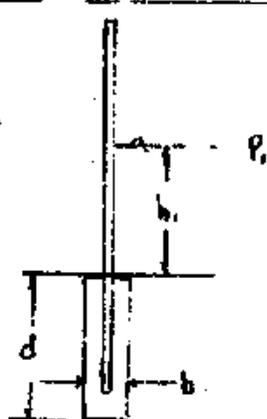
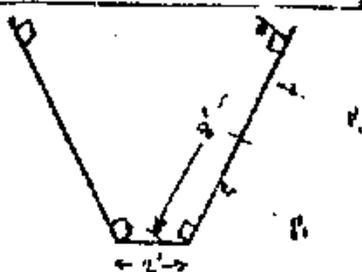
$$S = \frac{M}{F_b} = \frac{(1953)(12)}{(200)(\frac{1}{2})} = 14.65 \text{ IN}$$

16 FT 12 1/2 IN  
200

$$4 \times 4 \text{ POST} = 12.25 \text{ IN}$$

∴ USE 6" x 6" POST. (PRESSURE CREATED)



POST CAISON

$$d = \frac{A}{2} \left( 1 + \sqrt{1 + \frac{4.34h}{A}} \right); A = \frac{2.34 P}{S_1 b}$$

$$P = 521, h = 3.75$$

$$\text{LET } d = 2', b = 1'$$

$$S_1 = (150 \times 1) \times \left(\frac{1}{3}\right) \times \frac{1}{2} (2' \text{ deep}) = 133.3$$

$$A = \frac{2.34 (521)}{133.3 (1)} = 9.14$$

$$d = \frac{9.14}{2} \left( 1 + \sqrt{1 + \frac{4.34(3.75)}{9.14}} \right) = 12.20 > 2 \quad \text{NO GOOD}$$

$$\text{LET } d = 4', b = 1'$$

$$S_1 = (150 \times 1) \times \left(\frac{1}{3}\right) \times \frac{1}{2} (4') = 266.6$$

$$A = \frac{2.34 (521)}{266.6} = 4.57$$

$$d = \frac{4.57}{2} \left( 1 + \sqrt{1 + \frac{4.34(3.75)}{4.57}} \right) = 7.17 > 4 \quad \text{NO GOOD}$$

$$\text{LET } d = 6', b = 1'$$

$$S_1 = (150 \times 1) \times \left(\frac{1}{3}\right) \times \frac{1}{2} (6') = 400$$

$$A = \frac{2.34 (521)}{400} = 3.05$$

$$d = \frac{3.05}{2} \left( 1 + \sqrt{1 + \frac{4.34(3.75)}{3.05}} \right) = 5.3 \approx 5' \quad \text{OK}$$

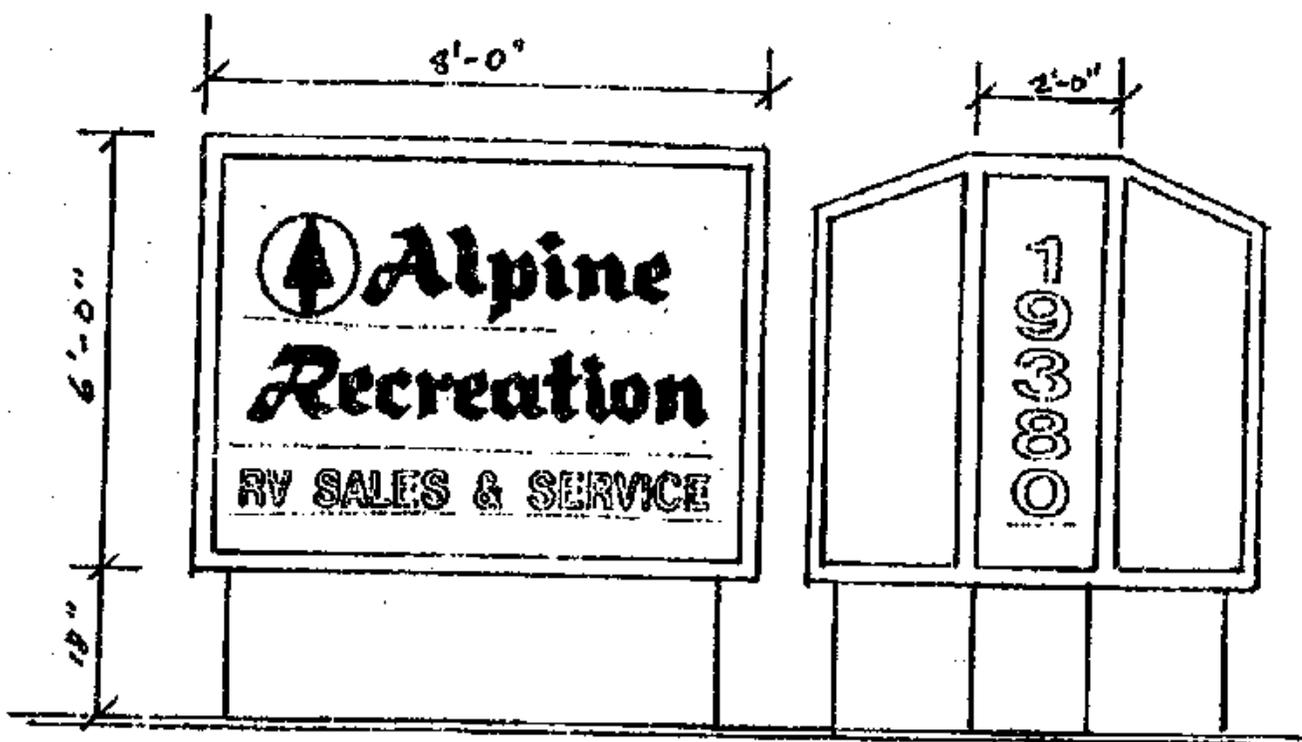
$$\text{TRY } d = 4', b = 18''$$

$$S_1 = (150 \times 1.5) \times \left(\frac{1}{3}\right) \times \frac{1}{2} (4') = 400$$

$$A = \frac{2.34 (521)}{(400)(1.5)} = 2.03$$

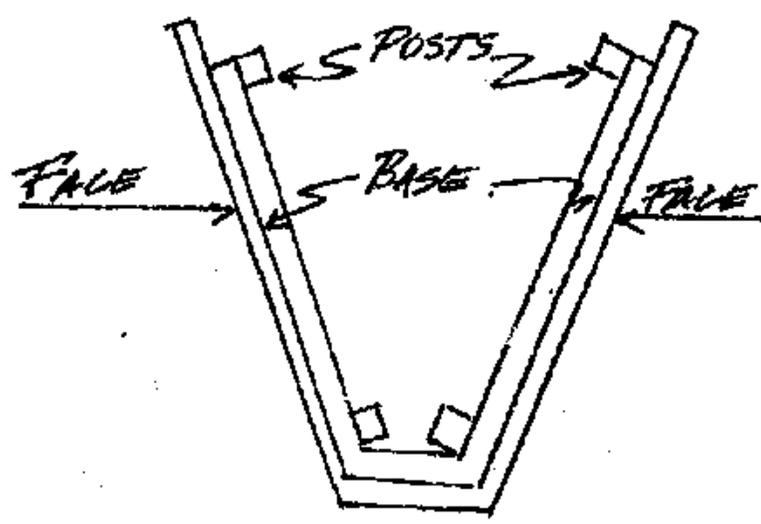
$$d = \frac{2.03}{2} \left( 1 + \sqrt{1 + \frac{4.34(3.75)}{2.03}} \right) = 4.0 = 4' \quad \text{OK}$$

• USE 6'-4" DEEP, 12" DIA  
OR 4'-0" DEEP, 18" DIA  
POST CAISONS



SIDE ELEVATION

FRONT ELEVATION



TOP ELEVATION

YOUNG SIGNS / GILROY • 842-4145

2617 EAST 14TH STREET  
OAKLAND, CA 94601  
510.836.5000  
510.877.740

FEB. 26. 2010

*NOAH'S ARK  
18900 MONTEREY RD.*

To Whom it may concern

Re: crawl space ventilation

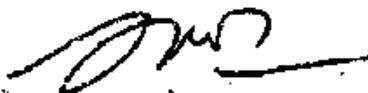
Due to the enclosed crawl space, therefore in order to meet the requirements  
For crawl space ventilation (2317.7) we proposed to used mechanical fan  
Total area of crawl space: 900sf

Proposed mechanical vent  
(please see attached cut sheet)

Fan: model # SC 51  
Duct dia: 4"  
Cfm @ .0 sp : 108cfm

If there are any question, please call

Sincerely yours,



Anthony Pham  
3-8-2000



Sent By: Rescom Painting/Noah's Ark;

408 578 1239

Feb-17-00 8:15AM;

Page 1

## CENTRIFUGAL IN-LINE DUCT FANS AND ACCESSORIES

### PLASTIC CENTRIFUGAL IN-LINE DUCT FANS

- For use in commercial and residential outdoor and vent locations applications such as spa and hot tub venting.
- Fans are available in plastic, stainless steel, and aluminum.
- Durable mounted fans have lower sound levels than comparable ceiling mounted fans.
- UL listed (E120017) for outdoor use/vent locations and in conditions atmosphere of up to 140°F.
- Housing of high impact GE Meryl plastic is UL Recognized and UV protected.
- Totally enclosed, 115V, 60 Hz, ball bearing motor.
- Mounting bracket and duct clamps included; vertical or horizontal mounting.
- External wiring compartment.
- Speed control.



5-YEAR FANCOIL LIMITED WARRANTY

Typical warranty excludes all electrical components. Motor and wiring are not covered.

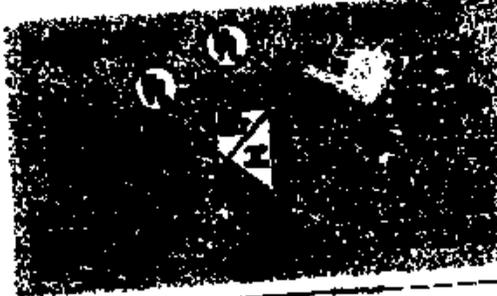
Waterproof gasket keeps wiring compartment dry.

SC203 speed control listed below.

See installation instructions.

Model	115V		208V		230V		240V		Motor	Watts	CFM	Sound	Weight	Housing	Material	UL	Listed	UL	Listed
	SC	SC	SC	SC	SC	SC	SC	SC											
SC203	115V	60 Hz	1/2 HP	375	100	55 dBA	12 lbs	Rectangular	Plastic	UL	UL	UL	UL						
SC204	115V	60 Hz	1/2 HP	375	100	55 dBA	12 lbs	Rectangular	Plastic	UL	UL	UL	UL						
SC205	115V	60 Hz	1/2 HP	375	100	55 dBA	12 lbs	Rectangular	Plastic	UL	UL	UL	UL						
SC206	115V	60 Hz	1/2 HP	375	100	55 dBA	12 lbs	Rectangular	Plastic	UL	UL	UL	UL						
SC207	115V	60 Hz	1/2 HP	375	100	55 dBA	12 lbs	Rectangular	Plastic	UL	UL	UL	UL						
SC208	115V	60 Hz	1/2 HP	375	100	55 dBA	12 lbs	Rectangular	Plastic	UL	UL	UL	UL						
SC209	115V	60 Hz	1/2 HP	375	100	55 dBA	12 lbs	Rectangular	Plastic	UL	UL	UL	UL						
SC210	115V	60 Hz	1/2 HP	375	100	55 dBA	12 lbs	Rectangular	Plastic	UL	UL	UL	UL						

### CENTRIFUGAL IN-LINE DUCT FANS



- Externally mounted terminal box, 1 1/2" deep.
- Direct-drive in-line fans for industrial, commercial or residential use for heating, ventilating and cooling applications.
- Galvanized steel housing with powder coated, baked enamel finish.
- Totally enclosed, 115V, 60 Hz, ball bearing, class B motor.
- Maximum operating temperature 140°F.
- Protected fans include mounting bracket.
- Remote mounted fans have lower sound levels than comparable ceiling mounted fans.
- External wiring box for easy connection.
- Speed control available, see listing below.
- Horizontal or vertical mounting.

Model	115V		208V		230V		240V		Motor	Watts	CFM	Sound	Weight	Housing	Material	UL	Listed	UL	Listed
	SC	SC	SC	SC	SC	SC	SC	SC											
SC211	115V	60 Hz	1/2 HP	375	100	55 dBA	12 lbs	Rectangular	Steel	UL	UL	UL	UL						
SC212	115V	60 Hz	1/2 HP	375	100	55 dBA	12 lbs	Rectangular	Steel	UL	UL	UL	UL						
SC213	115V	60 Hz	1/2 HP	375	100	55 dBA	12 lbs	Rectangular	Steel	UL	UL	UL	UL						
SC214	115V	60 Hz	1/2 HP	375	100	55 dBA	12 lbs	Rectangular	Steel	UL	UL	UL	UL						
SC215	115V	60 Hz	1/2 HP	375	100	55 dBA	12 lbs	Rectangular	Steel	UL	UL	UL	UL						
SC216	115V	60 Hz	1/2 HP	375	100	55 dBA	12 lbs	Rectangular	Steel	UL	UL	UL	UL						
SC217	115V	60 Hz	1/2 HP	375	100	55 dBA	12 lbs	Rectangular	Steel	UL	UL	UL	UL						
SC218	115V	60 Hz	1/2 HP	375	100	55 dBA	12 lbs	Rectangular	Steel	UL	UL	UL	UL						
SC219	115V	60 Hz	1/2 HP	375	100	55 dBA	12 lbs	Rectangular	Steel	UL	UL	UL	UL						
SC220	115V	60 Hz	1/2 HP	375	100	55 dBA	12 lbs	Rectangular	Steel	UL	UL	UL	UL						

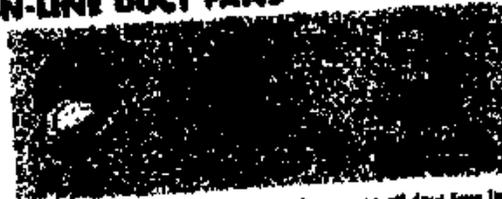
### ACCESSORIES FOR IN-LINE DUCT FANS

Adjustable Mount Brackets. For use on all duct fans.

Model	115V	208V	230V	240V	UL	Listed	UL	Listed
SC221	115V	60 Hz	115V	60 Hz	115V	60 Hz	115V	60 Hz
SC222	115V	60 Hz	115V	60 Hz	115V	60 Hz	115V	60 Hz
SC223	115V	60 Hz	115V	60 Hz	115V	60 Hz	115V	60 Hz
SC224	115V	60 Hz	115V	60 Hz	115V	60 Hz	115V	60 Hz
SC225	115V	60 Hz	115V	60 Hz	115V	60 Hz	115V	60 Hz
SC226	115V	60 Hz	115V	60 Hz	115V	60 Hz	115V	60 Hz
SC227	115V	60 Hz	115V	60 Hz	115V	60 Hz	115V	60 Hz
SC228	115V	60 Hz	115V	60 Hz	115V	60 Hz	115V	60 Hz
SC229	115V	60 Hz	115V	60 Hz	115V	60 Hz	115V	60 Hz
SC230	115V	60 Hz	115V	60 Hz	115V	60 Hz	115V	60 Hz

Ball-Bearing Bearings. Spring tension. Standard size only.

Model	115V	208V	230V	240V	UL	Listed	UL	Listed
SC231	115V	60 Hz	115V	60 Hz	115V	60 Hz	115V	60 Hz
SC232	115V	60 Hz	115V	60 Hz	115V	60 Hz	115V	60 Hz
SC233	115V	60 Hz	115V	60 Hz	115V	60 Hz	115V	60 Hz
SC234	115V	60 Hz	115V	60 Hz	115V	60 Hz	115V	60 Hz
SC235	115V	60 Hz	115V	60 Hz	115V	60 Hz	115V	60 Hz
SC236	115V	60 Hz	115V	60 Hz	115V	60 Hz	115V	60 Hz
SC237	115V	60 Hz	115V	60 Hz	115V	60 Hz	115V	60 Hz
SC238	115V	60 Hz	115V	60 Hz	115V	60 Hz	115V	60 Hz
SC239	115V	60 Hz	115V	60 Hz	115V	60 Hz	115V	60 Hz
SC240	115V	60 Hz	115V	60 Hz	115V	60 Hz	115V	60 Hz



Variable Speed Control, 2.0 Amps. For use on all duct fans listed above.

No. SC240, Reg. wt. 0.2 lb. List \$24.00 Each.

Ordering is Easy... Phone, Fax, Visit A Branch, Or Go Online.

GRANIER 3678

19380 MONTEREY RD

3 OF 4

CANYON RV

# WIDESPAN DESIGN DATA

79 pages

BUILDER Central Coast Agri BMC ORDER NUMBER 04-167012-1  
CUSTOMER [REDACTED] BLDG. LOCATION [REDACTED]

## BUILDING DESCRIPTION

WIDTH 50 LENGTH 100 NOM. EAVE HGT. 18 BLDG. TYPE LPF  
ROOF SLOPE 1/2:12 BAY SPACING 5 @ 20  
FRONT ENDWALL TYPE B + P REAR ENDWALL TYPE B + P

## DESIGN CRITERIA

LIVE LOAD 12/20 (PSF) COLLATERAL - (PSF) DEAD LOAD 20.5 (PSF) + FRAME  
WIND LOAD 15 BLDG. CODE UBC EDITION 1979  
SEISMIC ZONE - BMC CODE ID NUMBER 7

## CONTENTS

SUBJECT

FILE NO.

### PRIMARY FRAMING

5016-010 Std Frame  
Spec. Frame Review

A11033

167012

(A)

### ENDWALL FRAMING

B103-01

### ROOF SECONDARY FRAMING

8'  9 1/2'

BAY LENGTH 20' SIMPLE  CONTINUOUS

C11-00

BAY LENGTH     SIMPLE  CONTINUOUS

BAY LENGTH     SIMPLE  CONTINUOUS

### SIDEWALL SECONDARY FRAMING

8'  9 1/2'

SIMPLE  CONTINUOUS

D02-01

### WIND BRACING

### PANELING

ROOF PANEL TYPE BR II 28 ga

WALL PANEL TYPE BR II 28 ga

WALL PANEL TYPE        

5016-010  
503-00  
504-00  
CL

*Manning Weigel*

BUTLER MFG. COMPANY ENGINEERING DATA

AT1088

FORM NO. 260-10

JOB	TABLE OF CONTENTS	DESIGNED BY	DATE	PAGE	OF
		SCS	6 28 84		
		REVISION			
		1			
		2			

5016 LRF II  
FRAME KEY NO. 013

TABLE OF CONTENTS

<u>SUBJECT</u>	<u>PAGES</u>
SPECIFICATIONS	1, 2
FRAME CROSS SECTION	3
ANCHOR BOLT AND BASE PLATE	4
KNEE SPLICE	5-11
INTERMEDIATE ROOF BEAM SPLICE	-
RIDGE ROOF BEAM SPLICE	12-14
FRAME DESIGN	COMPUTER ANALYSIS

# BUTLER MFG. COMPANY ENGINEERING DATA

FORM NO. 200-10

11038

JOB	DESIGN	CHK. BY	DATE	REV.	OF
	SCS		6 26 84	1	14
SPECIFICATIONS - LRF II - 1/2:12		REV. NO.			
		1			
		2			

## 1.0 GENERAL:

The primary structural system is a clear span rigid frame with a gabled roof having a slope of 1/2:12.

### 1.1 Rigid Frames

The rigid frame consists of tapered welded-up plate section columns and roof beams with bolted splices, and pinned connections at column bases. The minimum yield stress of the steel is 50 k.s.i.

## 2.0 DESIGN SPECIFICATION:

The rigid frame is designed in accordance with 1978 edition of the AISC "Specification for the Design, Fabrication, and Erection of Structural Steel for Buildings".

## 3.0 METHOD OF ANALYSIS:

The stiffness analysis method is used to analyze the rigid frame. This method consists of solving the following equation:

$$\{F\} = [K] \cdot \{X\}$$

Where  $\{F\}$  - is Force Matrix

$[K]$  - is Stiffness Matrix

$\{X\}$  - is Displacement Matrix

# BUTLER MFG. COMPANY ENGINEERING DATA

FORM NO. 200-10

REF. NO. **11038**

200	DESIGN BY	CHK. BY	DATE	PAGE	OF
	SCS		6 26 84	2	14
SPECIFICATIONS - LRF II - 1/2:12		REV. NO.			
		1			
		2			

## 4.0 - Loads - Rigid Frame

### 4.1 Dead Load

The dead load used in design of the frame is:

Roof Beam = Actual wt. calculated by program

Purlins = 1.2 p.s.f.

Roof Panels = 1.4 p.s.f.

Insulation + Misc. = 0.4 p.s.f.

Total Dead Load = 3.0 p.s.f. + Roof Beam

### 4.2 Live Load\*

Roof live load is in accordance with the specified building code.

### 4.3 Wind Load\*

Wind load applied to enclosed buildings as per specified building code.

Importance Factor = 1.0 (For MBMA '81 & UBC '82 building codes)

### 4.4 Load Combinations\*

Dead loads, live load and wind loads are combined as per specified building code.

\*Refer to rigid frame design data (computer analysis) for design loads and load combinations used.

BUTLER MFG. COMPANY ENGINEERING DATA

FRAME CROSS SECTION

SO LRF

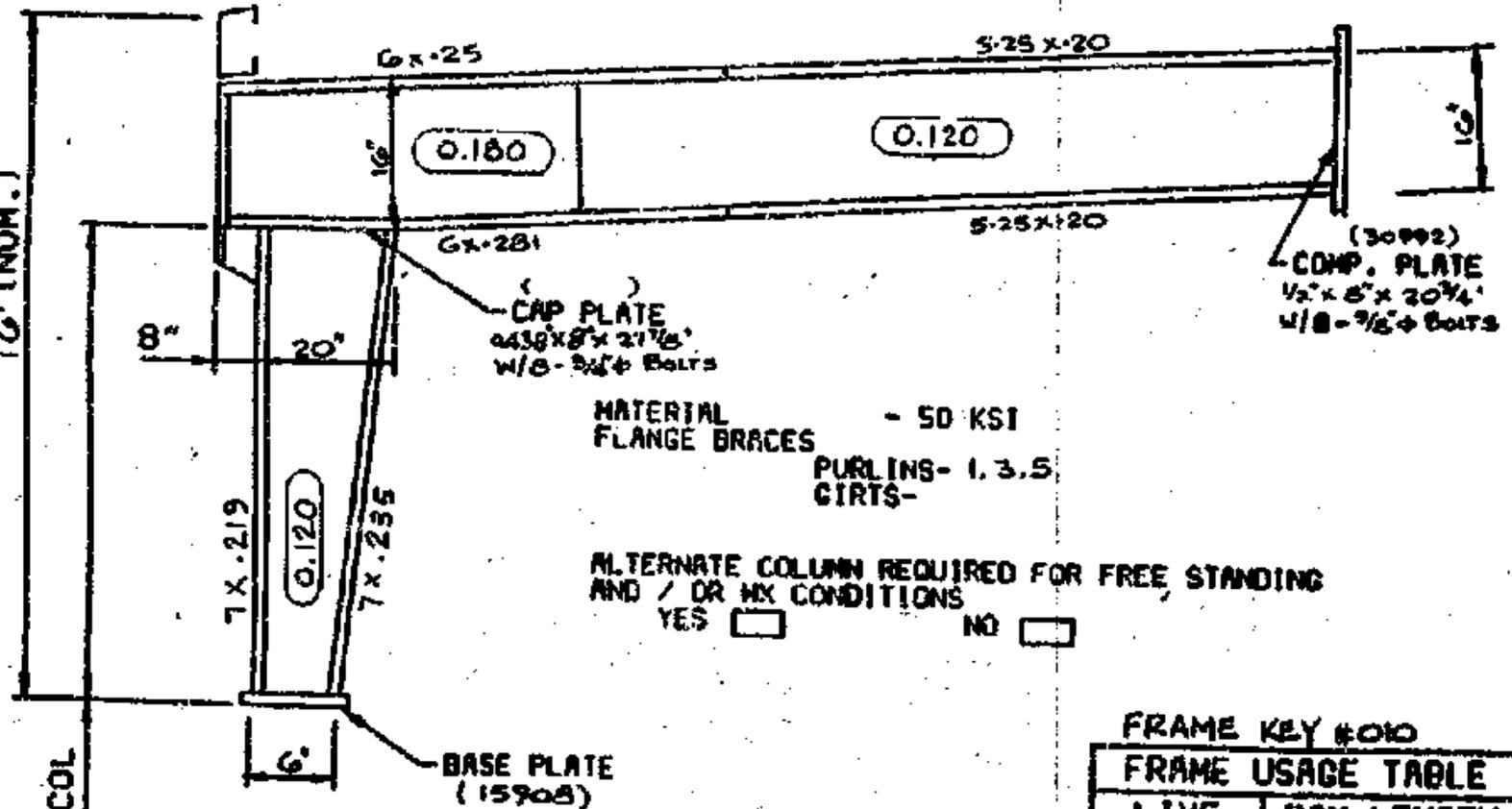
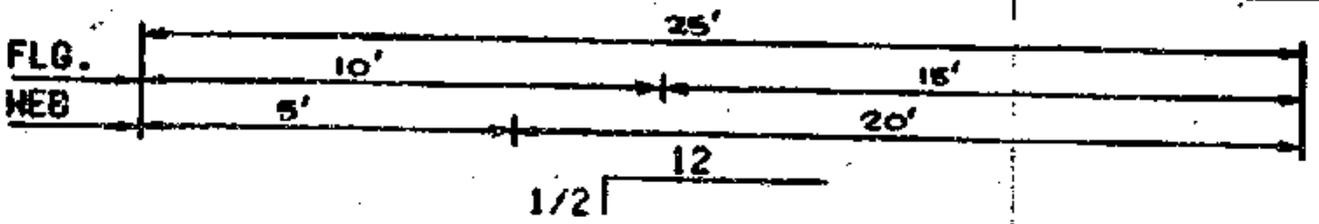
NO. 1

GR. 20

NO. 3

14

4103



(30992)  
 - COMP. PLATE  
 1/2" x 5" x 20 3/4"  
 w/ 8 - 3/8" Bolts

- CAP PLATE  
 1/4" x 8" x 21 1/2"  
 w/ 8 - 3/8" Bolts

MATERIAL - 50 KSI  
 FLANGE BRACES  
 PURLINS- 1, 3, 5  
 GIRTS-

ALTERNATE COLUMN REQUIRED FOR FREE STANDING  
 AND / OR WX CONDITIONS  
 YES  NO

BASE PLATE  
 (15908)

ANCHOR BOLT  
 DETAIL A31

FRAME KEY #010

LIVE LOAD	FRAME USAGE TABLE		
	BAY LENGTH		
	30'	25'	20'
12	-	X	X

16' (NOM.)

ALT COL

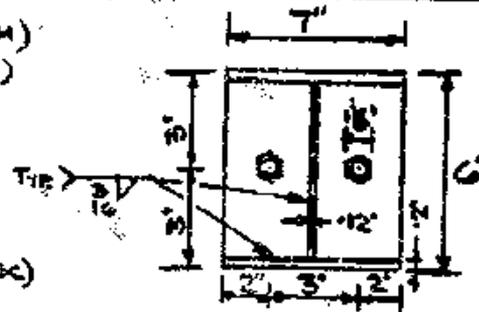
**BUTLER MFG. COMPANY ENGINEERING DATA**

A11888

FORM NO. 200-10

JOB <b>BASE PLATE AND ANCHOR BOLT DESIGN</b>	REVISED	DESIGN	DATE	PAGE	OF
	SCS	BAZ	3/8/84	4	14
<b>BASE DETAIL - A31</b>	REV. NO.				
	1				
	2				

BASE PLATE -  $\frac{1}{2} \times 7 \times 6$  (50 ksi)  
 A. BOLT -  $2 - \frac{3}{4} \times 12$  (A-307)  
            $\frac{1}{2}$ " PROJ.  
 CONCRETE - 3000 PSI



ALLOWABLE LOADS

P (MAX) DOWN  
 $F_p = 0.35 f_c$  (SECT. 15.5 AISC)  
 $= 0.35 \times 3000 / 1000$   
 $= 1.05 \text{ ksi}$

$\therefore P(\text{MAX}) = 7 \times 6 \times 1.05 = 44.10 \text{ k}$

CHECK PLATE THICKNESS (SEL 3-176)

$b = 3.44 \text{ in.}$  ;  $d = 5.0 \text{ in.}$  ;  $Q = d/b = 1.423$

$Z = \sqrt{\frac{b}{4} + \frac{1}{4Q^2}} - \frac{1}{2Q} = \sqrt{\frac{3.44}{4} + \frac{1}{4(1.423)^2}} - \frac{1}{2(1.423)} = 0.612$

$t = 1.21 b Z \sqrt{\frac{F_p}{F_y(1-Z^2)}} = 1.21(3.44)(0.612) \sqrt{\frac{1.05}{50(1-0.612^2)}} = 0.467 \text{ in.} < 0.5 \text{ in.}$   
 OK

$\therefore P(\text{MAX}) \text{ DOWN} = 44.10 \text{ k}$

ALLOWABLE SHEAR (WITHOUT TENSION)

$H = 2 \times 4.4 = 8.8 \text{ k (D&L)}$  (AISC PAGE 4-5)  
 $= 11.73 \text{ k (DMU)}$

ALLOWABLE UPLIFT (WITHOUT SHEAR)

$U = 2 \times 8.8 \times \frac{4}{3} = 23.46 \text{ k (DMU)}$  (AISC, PAGE 4-3)

CHECK MAX. ALLOWABLE BOLT TENSION FOR  $\frac{1}{2}$ " PLATE

LET  $T = \text{TENS. / BOLT}$  ; BOLT LOAD TO WEB =  $\frac{T}{1 + (\frac{1.25}{3})^2 \times 2} = 0.8T$

$M = T \cdot d = (0.8T) \left( \frac{5 - 1.25 - 1.25}{2} \right)$   
 $= 0.702 T$

$t = \sqrt{\frac{6M}{B F_t}} \Rightarrow M = \frac{t^2 B F_t}{6} = \frac{(0.5)^2 \times 3 \times (75460 \times \frac{1}{2})}{6} = 6.25 \text{ k}$

$\therefore T(\text{MAX}) = \frac{6.25}{0.702} = 8.9 \text{ k}$

$\therefore \text{MAX. ALLOW UPLIFT FOR } \frac{1}{2} \text{ PLATE } \& 2 \text{ BOLTS} = U = 2 \times 8.9 = 17.8 \text{ k}$

CHECK ALLOWABLE LOADS FOR COMBINED SHEAR & TENSION (2 BOLTS)

$F_t = 26 - 1.8 f_v \leq 20.0$  (SECT. 1.6.3 AISC)

$U(\text{MAX})$ KIPS	$H(\text{MAX})$ KIPS
10.0	11.46
17.8	7.13

NOTE: Foundation design and anchor bolts not furnished by BNC. Anchor bolt length shown is for estimation only and proper embedment length must be designed by foundation design engineer.

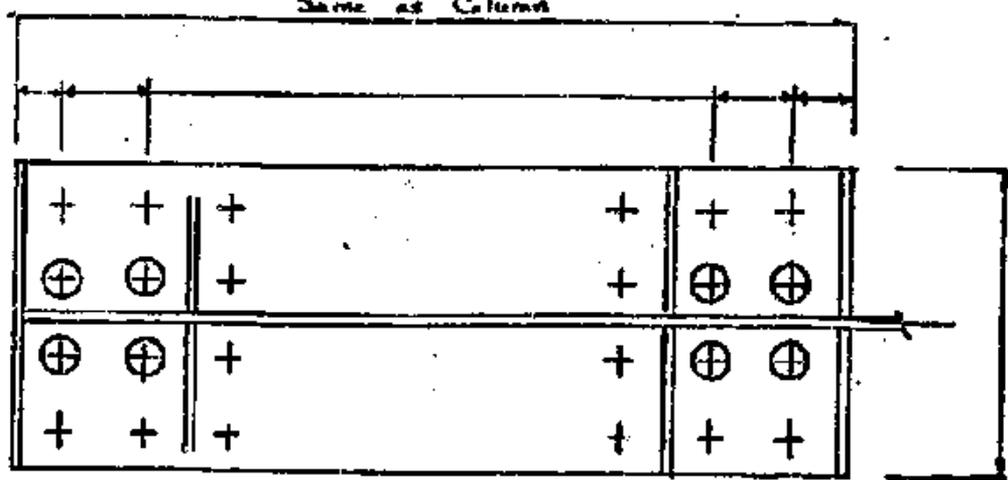
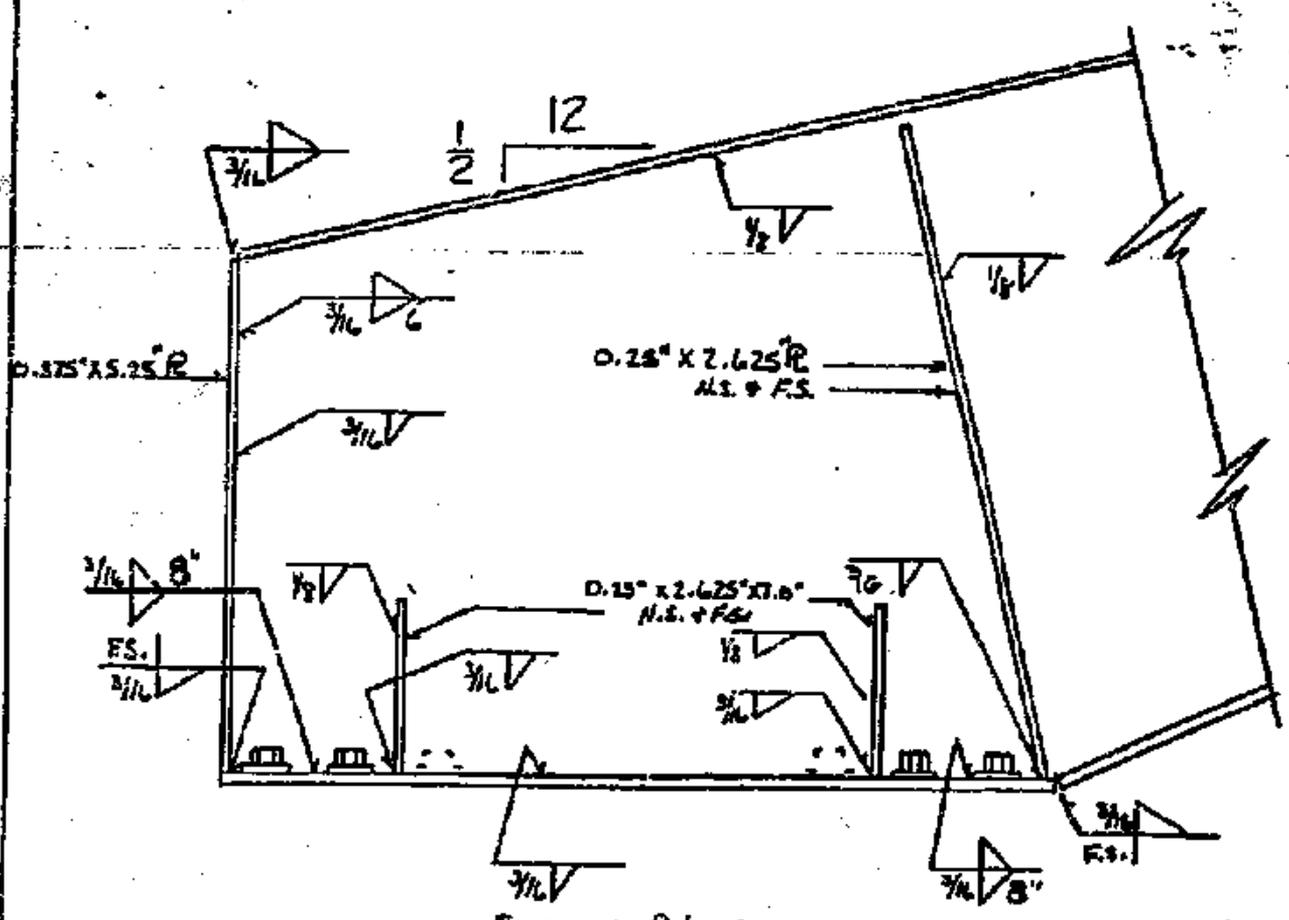


BUTLER MFG. COMPANY ENGINEERING DATA

FORM NO. 17-  
1957

FILE NO.  
**A11088**

Knee Splice - Roof Beam	MADE BY	CHK. BY DATE			PAGE	OF
	DME	4 17 84			6	14
50' Long Gr. of LRF II	REVISION				NOV.	
	1					
	2					



FS. Full Strength

BUTLER MFG. COMPANY ENGINEERING DATA

A11088

50' LEF	Gr. #1	BAZ		04, 17, 84	7	14
Knee Splice - Negative Moment		row	1			
			2			

PROGRAM KNEE1 ----- KNEE SPLICE

Actual Moment (-neg.) -1215. Shear per Bolt .72  
 Thrust (+comp., -tens.) 9.  
 Roof Beam Knee Depth 16. Wind Factor 1.333  
 Fy Allowable (ksi) 50. Cap Plate Len. 27.875

Bolt Diameter .75 Number of bolts Row 1 2.  
 Number of bolts Row 2 2. Number of bolts Row 3  
 Dist. to bolts Row 1 6.875 Dist. to bolts Row 2 6.375  
 Dist. to bolts Row 3 Inner Bolt Gage 3.25  
 Outer Bolt Gage

F1 Thickness .25 F1 Width 5.25 F2 Thickness .25  
 F2 Width 5.25 F3 Thickness .25 F3 Width 5.25  
 F4 Thickness .375 F4 Width 5.25 F3 Len. if Gus. 7.  
 W1 Thickness .12 W2 Thickness .12 W3 Thickness .25  
 Roof Beam Web Thickness .18

Hammerhead Gus. Len. Outer 6. Hammerhead Gus. Len. Inner 10.  
 Distance to F2 7.875 Distance to F3 7.875  
 Roof Pitch P (P to 12) .5  
 Bolt Type (0 if A325, 1 if A490)  
 Washers (1 if washers, 0 if none)

KNEE SPLICE NEGATIVE MOMENT

Moment 1215.0 in.-kips Thrust 9.00 kips Ybar = 10.552 in.  
 .750 Dia. Bolts ASTM A325 Without Washers

Section	No. of Bolts	Area	Arm	AD <sup>2</sup>	I(0-0)
Bolts Row 1	2	.884	15.448	216.88	
Bolts Row 2	2	.884	10.946	165.92	
Web		1.236	5.151	32.80	10.932
Gussets		1.283	2.552	8.35	
Flange		1.313	10.427	142.68	
Total Area		5.598		I(x-x)	511.56

Stresses In Knee Splice  
 $F = P/A \pm MC/I = 9.00/ 5.598 \pm 1215.0 C/ 511.56$

Load In Bolts Row 1 15.50 kips/bolt Allowable 25.91 kips/bolt  
 Load In Bolts Row 2 10.70 kips/bolt Allowable 25.91 kips/bolt  
 Shear in Bolts .72 kips/bolt Allowable 12.37 kips/bolt

Stress in F1 26.669 ksi Allowable 39.990 ksi

D1 = 1.600 D2 = 4.500 D3 = 1.625 D4 = 0.000  
 G1 = 3.2500 G2 = 0.0000

Load to Element = Load to Bolt / L

BUTLER MFG. COMPANY ENGINEERING DATA

111023

50' LRF	GL. #1	BAZ	4.17.84	8	4
Knee Splice - Negative Mom.		REV	1		
			2		

Where L = (1+ (Distance to Element/Distance to Adjacent Element)) \* L

Load to F4 From Row 1 (Inner) 14.624 kips  
 Load to F3 From Row 2 (Inner) 10.770 kips  
 Load to M3 From Row 1 16.377 kips  
 Row 2 10.770 kips

Gusset Plate

Shear at End Plate =  $14.624 / (.250 * 6.0) = 9.749$  ksi  
 Allowable = 26.66 ksi

Shear at Outer Flg. =  $41.779 / (.250 * 10.0) = 16.711$  ksi  
 Allowable = 26.66 ksi

Tension in Gusset =  $16.377 / (.250 * 3.3) = 19.776$  ksi  
 Allowable = 39.99 ksi

Tension in Rb Web =  $16.377 / (.180 * 3.3) = 27.466$  ksi  
 Allowable = 39.99 ksi

Weld R3 Web and Gusset to Column Cap Plate  
 $16.377 / (3.000 * 1.33) = 4.095$  kips/in.  
 Use .1875 in. Fillet Weld  
 Both Sides

Weld Gusset to End Plate  
 $14.624 / (5.750 * 1.33) = 1.909$  kips/in.  
 Use .1875 in. Fillet Weld  
 One Side

Weld Gusset to Outside Column Flange  
 $41.779 / (9.750 * 1.33) = 3.215$  kips/in.  
 Use .2500 in. Fillet Weld  
 One Side

Weld F4 to Cap Plate  
 $7.312 / (2.250 * 1.33) = 2.438$  kips/in.  
 Use .1875 in. Fillet Weld  
 One Side

Weld F3 to Cap Plate  
 (Left Side)  $5.389 / (2.500 * 1.33) = 1.617$  kips/in.  
 Use .1250 in. Fillet Weld  
 One Side

Weld F3 to Web  
 $5.389 / (6.750 * 1.33) = .599$  kips/in.  
 Use .1250 in. Fillet Weld  
 One Side

BUTLER MFG. COMPANY ENGINEERING DATA

111088

50' LRF	GR #1	BA2		4, 17, 04	9	14
Knee Splice - Negative mom.		rev	1	1	1	1
			2	1	1	

~~Gap Plate Thickness~~ - ~~Controlled by Load to W3 From Bolts Row 1~~

Moment =  $PL/2 = 8.188 * .660 / 2 = 2.702$  in. kips  
 Section Modulus Required =  $2.702 / (.75 * 58.00 * 1.33) = .054$   
 Thickness Required = Square Root of  $((6 * .054) / 2.535) = .356$  in.  
 Tension in F4 =  $14.624 / (.375 * 5.25) = 7.43$  ksi Allowable = 39.59 ksi

Check Roof Beam Knee For Shear

Shear = 52.557 kips Shear Stress =  $52.557 / (.18000 * 15.104) = 19.33$  ksi  
 $H/T = .83.91$   $R/H = 1.85$   
 $H = 15.10$   $T = .18000$   $R = 27.80$   
 Allowable Shear Stress = 20.58 ksi

No Intermediate Stiffeners Required

DO YOU WANT TO REVISE YOUR DATA AND RUN THIS PROGRAM AGAIN ? (YES=1, NO=0)

BUTLER MFG. COMPANY ENGINEERING DATA

A11033

50 LAF	61. #1	B42		04.17.84	P 10	14
Knee splice - Positive moment		rev 1				
		2				

PROGRAM KNEE1 ----- KNEE SPLICE

Actual Moment(-neg.) 1191.      Shear per Bolt      .44

Thrust(+comp.,-tens.) -12.67

Roof Beam Knee Depth .6.      Wind Factor      1.333

Fy Allowable (ksi) 50.      Cap Plate Len.      27.875

Bolt Diameter .75      Number of bolts Row 1 2.

Number of bolts Row 2 2.      Number of bolts Row 3

Dist. to bolts Row 1 5.875      Dist. to bolts Row 2 6.375

Dist. to bolts Row 3      Inner Bolt Gage 3.25

Outer Bolt Gage

F1 Thickness .375      F1 Width 5.25      F2 Thickness .25

F2 Width 5.25      F3 Thickness .25      F3 Width 5.25

F4 Thickness .25      F4 Width 5.25      F3 Len. if Gus. 7.

W1 Thickness .25      W2 Thickness .12      W3 Thickness .12

Roof-Beam-Web-Thickness .18

Hammerhead Gus. Len. Outer 6.      Hammerhead Gus. Len. Inner 10.

Distance to F2 7.875      Distance to F3 7.875

Roof Pitch P (P to 12) .5

Bolt Type (0 if A325, 1 if A490)

Washers (1 if washers, 0 if none)

KNEE SPLICE POSITIVE MOMENT

Moment 1191.0 in.-kips      Thrust -12.67 kips      Ybar = 6.746 in.

.750 Dia. Bolts Astm A325 Without Washers

Section	No. of Bolts	Area	Arm	AD**2	I(O-O)
Bolts Row 1	2	.884	17.254	263.85	
Bolts Row 2	2	.884	12.754	143.73	
Web		1.988	4.400	38.32	5.866
Gussets		1.283	.746	.71	
Flange		1.969	8.558	144.28	
Total Area		6.998		I(x-x)	595.89

Stresses In Knee Splice

$F = P/A \pm MC/I = -12.67 / 6.998 \pm 1191.0 / 595.89$

Load In Bolts Row 1 16.04 kips/bolt      Allowable 25.91 kips/bolt

Load In Bolts Row 2 12.06 kips/bolt      Allowable 25.91 kips/bolt

Shear in Bolts .44 kips/bolt      Allowable 12.37 kips/bolt

Stress in F1 15.670 ksi      Allowable 39.990 ksi

D1 = 1.750      D2 = 4.500      D3 = 1.625      D4 = 0.000

G1 = 3.2000      G2 = 0.0000

Load to Element = Load to Bolt / L

\*\*\*\*\*  
 DETAILED PART INFORMATION  
 \*\*\*\*\*

1	PART NO.	1	TYPE EXTERIOR COLUMN		
2	PART LOCATION -		BOTH SIDES		
3	START PLATE P/N	15908	PINNED BASE PLATE		
4	END PLATE P/N	40829	HORIZ KNEE SPLICE		
5	FIRST GIRT (FT)	0.000	15	OUTR FL WIDTH (IN)	0.000
6	DIST TO LAST GIRT (FT)	0.000	16	OUTR FL THICKNESS (IN)	0.000
7	START DEPTH (IN)	6.000	17	INNR FL WIDTH (IN)	6.000
8	DIST TO NEXT DEPTH (FT)	15.763	18	INNER FL THICKNESS (IN)	0.250
9	NEXT DEPTH (IN)	20.000	19	DIST TO FL CHG (FT)	0.000
10	DIST TO NEXT DEPTH (FT)	0.000	20	INNR FL WIDTH (IN)	0.000
11	NEXT DEPTH (IN)	0.000	21	INNR FL THICKNESS (IN)	0.000
12	OUTR FL WIDTH (IN)	6.000	22	WEB THICKNESS (IN)	0.120
13	OUTR FL THICKNESS (IN)	0.250	23	DIST TO WEB CHG (FT)	0.000
14	DIST TO FL CHG (FT)	0.000	24	WEB THK (IN)	0.000
25	GIRT/PURLIN DEPTH (IN)	8.000	28	RB END FL LENGTH (IN)	0.000
26	MEMBER SLOPE (X:12)	0.000	29	DIST TO RB KNEE DEP (FT)	0.000
27	GIRT/PURLIN SPACING (FT)	0.000	30	YIELD STRESS (KSI)	50.000

1	PART NO.	510542	TYPE E-R ROOFBEAM		
2	PART LOCATION -		BOTH SIDES		
3	START PLATE P/N	40829	HORIZ KNEE SPLICE		
4	END PLATE P/N	30992	RIDGE SPLICE		
5	KNEE LENGTH (IN)	28.000	15	OUTR FL WIDTH (IN)	5.250
6	DIST TO LAST PURLIN (FT)	23.916	16	OUTR FL THICKNESS (IN)	0.200
7	START DEPTH (IN)	16.000	17	INNR FL WIDTH (IN)	6.000
8	DIST TO NEXT DEPTH (FT)	25.000	18	INNER FL THICKNESS (IN)	0.281
9	NEXT DEPTH (IN)	16.000	19	DIST TO FL CHG (FT)	10.000
10	DIST TO NEXT DEPTH (FT)	0.000	20	INNR FL WIDTH (IN)	5.250
11	NEXT DEPTH (IN)	0.000	21	INNR FL THICKNESS (IN)	0.200
12	OUTR FL WIDTH (IN)	6.000	22	WEB THICKNESS (IN)	0.180
13	OUTR FL THICKNESS (IN)	0.250	23	DIST TO WEB CHG (FT)	5.000
14	DIST TO FL CHG (FT)	10.000	24	WEB THK (IN)	0.120
25	GIRT/PURLIN DEPTH (IN)	8.000	28	RB END FL LENGTH (IN)	14.847
26	MEMBER SLOPE (X:12)	0.500	29	DIST TO RB KNEE DEP (FT)	2.278
27	GIRT/PURLIN SPACING (FT)	5.000	30	YIELD STRESS (KSI)	50.000

\*\*\*\*\*  
LOADINGS  
\*\*\*\*\*

DEAD LOAD = 2.50 PSF + FRAME DL  
 COLLATERAL LOAD = 0.00 PSF  
 LIVE LOAD = 12.00 PSF  
 VERTICAL WIND LOAD LEFT (UBC) = 15.00 PSF  
 VERTICAL WIND LOAD RIGHT (UBC) = 15.00 PSF  
 UPLIFT (UBC) = 15.00 PSF

NOTE - COLLATERAL LOAD IS TREATED AS A SEPARATE LOAD CASE  
 (IE. DEAD LOAD, LIVE LOAD, ETC.), AND IS INCLUDED  
 IN ANALYSIS ONLY AS THE LOAD COMBINATIONS INDICATE.

\*\*\*\*\*  
CODE COEFFICIENTS  
\*\*\*\*\*

BUILDING CODE SELECTED FOR DESIGN = UBC

WIND COEFFICIENTS

	WIND LEFT	WIND RIGHT
WINDWARD WALL (VERT. PROG)	1.000	1.000
WINDWARD ROOF (VERT. PROG)	1.000	1.000
LEEWARD ROOF (VERT. PROG)	0.000	0.000
LEEWARD WALL (VERT. PROG)	0.000	-0.000

UPLIFT COEFFICIENTS

ROOF (LEFT SIDE)	-0.750	-0.750
ROOF (RIGHT SIDE)	-0.750	-0.750

\*\*\*\*\*  
 LOADING COMBINATIONS  
 \*\*\*\*\*

NO.	LOADING COMBINATION DESCRIPTION	LOAD TYPE	FACTOR	LOAD TYPE	FACTOR	LOAD TYPE	FACTOR
1	DL+LL	DL	1.00	LL	1.00		
2	DL+VERT WLL	DL	1.00	WLL	1.00		
3	DL+VERT WLR	DL	1.00	WLR	1.00		
4	DL+UPLIFT	DL	1.00	UPLF	1.00		

THE STRESS INCREASE FACTOR FOR WIND, SEISMIC ETC. IS 1.333

WIND INCREASE SUMMARY

NO	NAME	STRESS INCREASE FACTOR
1	DL+LL	NO
2	DL+VERT WLL	YES
3	DL+VERT WLR	YES
4	DL+UPLIFT	YES

\*\*\*\*\*  
 FRAME REACTIONS  
 \*\*\*\*\*

LOAD COMBINATION NO. 1 DL+LL

JOINT NUMBER	HORIZONTAL REACTION (KIPS)	VERTICAL REACTION (KIPS)	MOMENT REACTION (IN-KIPS)
1	3.23	7.86	0.00
5	-3.23	7.86	0.00

LOAD COMBINATION NO. 2 DL+VERT WLL

JOINT NUMBER	HORIZONTAL REACTION (KIPS)	VERTICAL REACTION (KIPS)	MOMENT REACTION (IN-KIPS)
1	-3.31	0.76	0.00
5	-2.30	2.94	0.00

LOAD COMBINATION NO. 3 DL+VERT WLR

JOINT NUMBER	HORIZONTAL REACTION (KIPS)	VERTICAL REACTION (KIPS)	MOMENT REACTION (IN-KIPS)
1	2.30	2.94	0.00
5	3.31	0.76	0.00

LOAD COMBINATION NO. 4 DL+UPLIFT

JOINT NUMBER	HORIZONTAL REACTION (KIPS)	VERTICAL REACTION (KIPS)	MOMENT REACTION (IN-KIPS)
1	-1.67	-3.76	0.00
5	1.67	-3.76	0.00

\*\*\*\*\*  
**SECTION PROPERTIES**  
 \*\*\*\*\*

MEMBER NO. 1 AND 4

PT	DIST (FT)	DEPTH (IN)	AREA (IN <sup>2</sup> )	IX (IN <sup>4</sup> )	IY (IN <sup>4</sup> )	SX0 (IN <sup>3</sup> )	SXI (IN <sup>3</sup> )	H/T RATIO
1	0.00	6.00	3.66	26.48	9.00	8.83	8.83	45.83
2	3.94	9.50	4.08	71.46	9.00	15.05	15.05	74.99
3	7.50	12.66	4.46	133.53	9.00	21.09	21.09	101.34
4	7.88	13.00	4.50	141.42	9.00	21.76	21.76	104.15
5	11.82	16.50	4.92	238.52	9.00	28.97	28.97	133.31
6	12.50	17.10	4.99	258.77	9.00	30.26	30.26	139.35
7	15.76	20.00	5.34	366.53	9.00	36.66	36.66	162.46

PT	RX (IN)	RY (IN)	RTO (IN)	RTI (IN)	LUBD (FT)	LUBI (FT)	QSO	QSI	QA
1	2.69	1.57	1.57	1.67	7.51	15.77	1.000	1.000	1.000
2	4.19	1.49	1.64	1.64	7.51	15.77	1.000	1.000	1.000
3	5.47	1.42	1.61	1.61	7.51	15.77	0.999	0.999	1.000
4	5.61	1.41	1.60	1.60	5.00	15.77	0.996	0.996	1.000
5	6.97	1.35	1.57	1.57	5.00	15.77	0.968	0.968	1.000
6	7.20	1.34	1.57	1.57	5.00	15.77	0.963	0.963	1.000
7	8.29	1.30	1.54	1.54	3.26	15.77	0.944	0.944	1.000

PT	WRX (IN)	WRY (IN)	WRTD (IN)	WRTI (IN)	WDAFD (IN)	WDAFI (IN)
1	5.57	1.49	1.64	1.60	6.22	8.67
2	5.57	1.49	1.64	1.60	6.22	8.67
3	5.57	1.49	1.64	1.60	6.22	8.67
4	5.57	1.38	1.59	1.60	9.92	8.67
5	5.57	1.38	1.59	1.60	9.92	8.67
6	5.57	1.38	1.59	1.60	9.92	8.67
7	5.57	1.32	1.56	1.60	12.37	8.67

BUTLER MFG. COMPANY ENGINEERING DATA

11038

50' LRF	Gr. #1	BA2		06, 17, 24	F 11	14
Knee Splice - Positive Moment		rev	1	:	:	
			2	:	:	

Where L = (1+ (Distance to Element/Distance to Adjacent Element)\*2)

Load to F4 From Row 1 (Inner) 14.260 kips  
 Load to F3 From Row 2 (Inner) 12.062 kips  
 Load to M3 From Row 1 17.911 kips  
 Row 2 12.062 kips

Weld F4 to Cap Plate  
 $7.130 / ( 2.295 * 1.33 ) = 2.341$  kips/in.  
 Use .1875 in. Fillet Weld  
 One Side

Weld F3 to Cap Plate  
 (Left Side)  $6.031 / ( 2.500 * 1.33 ) = 1.810$  kips/in.  
 Use .1250 in. Fillet Weld  
 One Side

Weld F3 to Web  
 $6.031 / ( 6.750 * 1.33 ) = .670$  kips/in.  
 Use .1250 in. Fillet Weld  
 One Side

Cap Plate Thickness Controlled by Load to M3 From Bolts Row 1

Moment = PL/2 =  $8.905 * .690 / 2 = 3.072$  in. kips  
 Section Modulus Required =  $3.072 / (.75 * 50.00 * 1.33) = .061$   
 Thickness Required = Square Root of  $((6 * .061) / 2.630) = .374$  in.  
 Tension in F4 =  $14.260 / (.250 * 3.25) = 18.87$  ksi Allowable = 39.99 ksi

Weld Web to Cap Plate  
 $17.911 / ( 3.070 * 1.33 ) = 4.352$  kips/in.  
 Use .1875 in. Fillet Weld  
 Both Sides

Stress in Web  $17.911 / ( 3.250 * .1200 ) = 45.669$  ksi Allowable = 39.99 ksi

Check Roof Beam Knee For Shear

Shear = 56.196 kips Shear Stress =  $56.196 / (.10000 * 15.734) = 10.84$  ksi  
 H/T = 87.41 A/H = 1.77  
 H = 15.73 T = .10000 A = 27.68  
 Allowable Shear Stress = 20.15 ksi

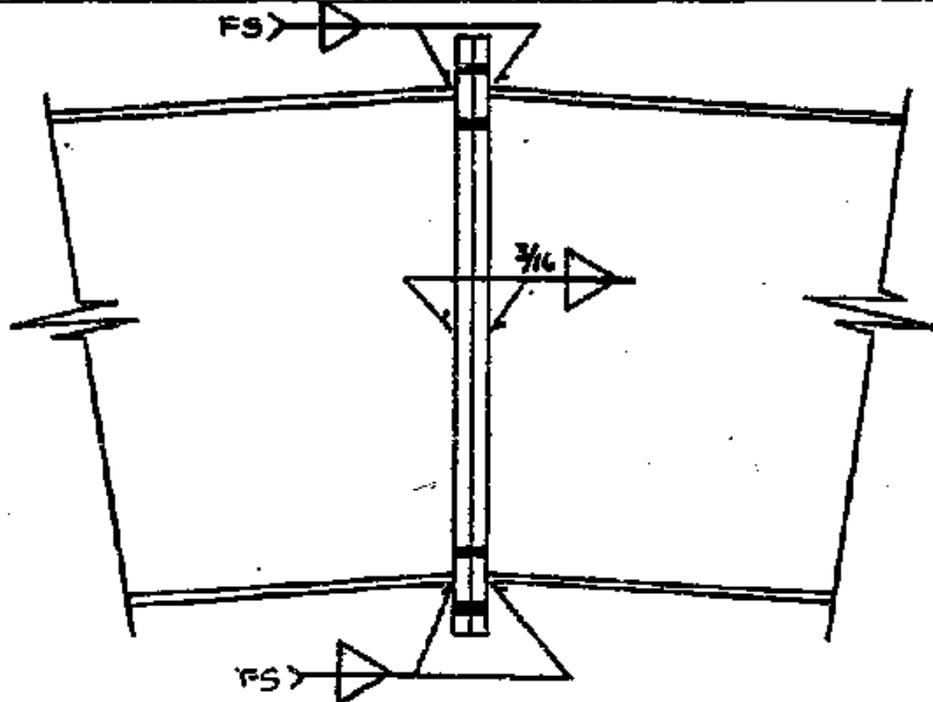
No Intermediate Stiffeners Required

DO YOU WANT TO REVISE YOUR DATA AND RUN THIS PROGRAM AGAIN ? (YES=1, NO=0)

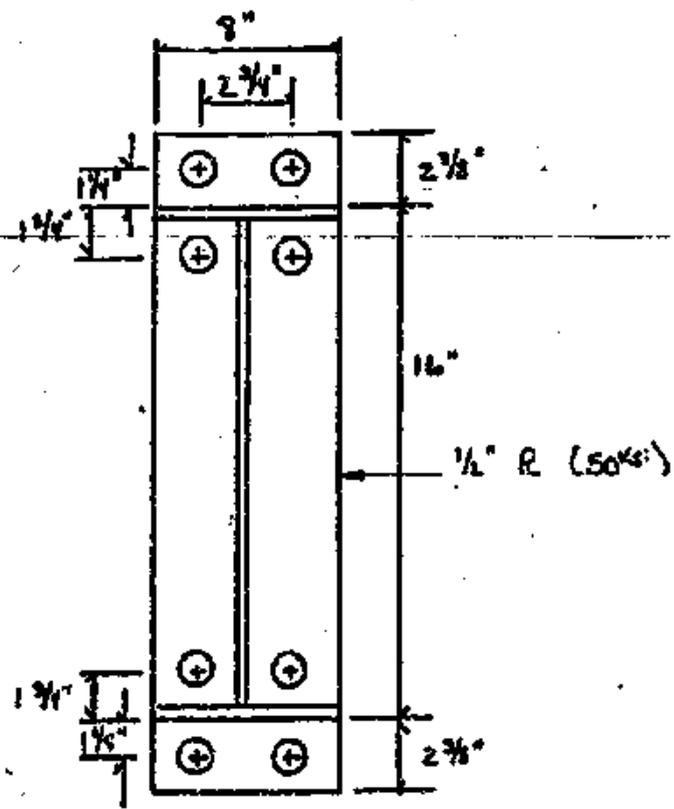
BUTLER MFG. COMPANY ENGINEERING DATA

DRAWN BY <b>ALISON</b>	
PAGE <b>12</b>	OF <b>14</b>

FORM NO. 200 JOB	MADE BY <b>BAZ</b>	CAL. BY/DATE
<b>Roof Beam - Ridge Splice</b>		<b>4 17 04</b>
FR. KEY # <b>010</b>	REV. 1 NO. 2	



All Bolts are 3/8" Ø A325 w/o washers



BUTLER MFG. COMPANY ENGINEERING DATA

11088

50LRF	Gr #1	NWR	11.6.83	13	14
R.B. - Ridge Splice		row	1	2	

PROGRAM RDG1 ----- RIDGE COMPRESSION SPLICE

Moment (Abs. Value in-kips)	518.5	Thrust (+comp., -tens.)	3.59
Shear (kips)	.14	1 if Mind, 0 if NO Mind	0.
Fy (ksi)	58.	Bolt Diameter (in.)	.625
Tot. no. of bolts	8.	Roof Slope P (P to 12)	.5
Dist. to Bolts Row 1 (in.)	1.125	Dist. to Bolts Row 2 (in.)	4.125
Dist. to Bolts Row 3 (in.)		Bolt Gage (ins.)	2.75

Flange Thk. .18	Flange Width 5.25	Web Thk. .12
Stiff. Thk.	Stiff. Width	Stiff. Len.
Gusset Thk.	Sect. Mod. @ Ridge of Roof Beam	19.81

S(1) cannot be 0 (in.)	2.375	S(2) (in.)	
S(3) (in.)	16.	S(4) (in.)	
Thk. of Comp. Stiff. (in.)		Mid. of Comp. Stiff. (in.)	

Bolt Type (0 if A325, 1 if A490) 0.  
 Washers (1 if washers, 0 if not) 0.

Splice is designed for Actual Moment, Thrust and Shear due to design loads, or 50% of strength of section at splice for Moment with actual thrust and shear.

ACTUAL MOMENT, THRUST AND SHEAR

Moment = 518.5 in.-kips Thrust = 3.59 kips Shear .14 kips

50 Percent of Allowable M = 19.81 \* 38.00 \* .5 = 297.2 in.-kips

$\bar{y}$  = 7.471 .625 Dia. Bolts ASTM A325 Without Washers

Section	Area	Area	AD+2	(C-Q)
Bolts Row 1	.614	9.779	58.67	
Bolts Row 2	.614	6.779	28.19	
Web	.897	3.736	12.51	4.17
Flange	.923	7.381	58.27	

Total Area 3.846 I(xx) 153.82

Stresses in Splice  $F = P/A \pm MC/I =$   
 $3.59 / 3.846 \pm 518.5 C / 153.82$

Load in Bolts Row 1	9.75 kips/bolt	Allowable	19.50 kips/bolt
Load in Bolts Row 2	6.65 kips/bolt	Allowable	19.50 kips/bolt

Load to Element = Load to Bolt / L  
 Where L = (1 + (Distance to Element / Distance to Adjacent Element) \* 3)

BUTLER MFG. COMPANY ENGINEERING DATA

11088

50LRF	Gr. #1	NWR		11, 6, 83	14	14
R.B. - Ridge Splice		row	1			
			2			

Load to Flange from Row 1 19.562 kips  
 Row 2 4.619 kips

Load to Web From Row 2 9.479 kips

Weld Flange to Compression Plate

Load From Bolts Row 1  $9.75 / (2.569 * 1.00) = 3.800$  kips/in.  
 Use .3125 Fillet Weld One Side

Load From Bolts Row 2  $2.41 / (2.569 * 1.00) = .939$  kips/in.  
 Use .1250 Fillet Weld One Side

Weld Web to Compression Plate  $9.48 / (2.630 * 1.00) = 3.224$  kips/in.  
 Use .1250 Fillet Weld Both Sides

Compression Plate Thickness

Controlled by Load to Flange From Bolts Row 1

Moment =  $PL/2 = 9.751 * .468 / 2 = 2.283$  in.-kips  
 Section Modulus Required =  $2.283 / (.75 * 50.00 * 1.00) = .661$  in<sup>3</sup>  
 Thickness Required = Square Root of  $(6 * .661) / 2.000 = .427$  in.

DO YOU WANT TO REVISE YOUR DATA AND RUN THIS PROGRAM AGAIN? (YES=1, NO=0)

(A)

\*\*\*\*\*  
\* MRF RIGID FRAME ANALYSIS \*  
\* DEVELOPED BY \*  
\* BUTLER MANUFACTURING COMPANY \*  
\* RELEASE 1 PHASE 1 \*  
\*\*\*\*\*

JOB TITLE : 5018 LRF 20B 12/15 UBC 79  
DESIGNER : SWB  
FILE NO. : 167012  
DATE : 7-16-85

THE DATA IS SAVED AS FRAME NUMBER 1 OF ORDER NUMBER 04-167012-1

OUTPUT OPTIONS SELECTED :

1 - STANDARD REPORTS

\*\*\*\*\*  
FRAME DATA  
\*\*\*\*\*

BUILDING WIDTH = 50.00 FT  
DESIGN BAY = 20.00 FT

FRAME MODULES

TOTAL NUMBER OF MODULES EQUALS 1  
MODULE NO. ( 1 ) EQUALS 50.000 FT

NOTE: SYMMETRICAL FRAME  
ROOF SLOPE (BOTH SIDES) = 0.500  
PURLIN DEPTH = 8.000 IN  
GIRT DEPTH = 8.000 IN

YIELD STRESS = 50.000 KSI  
QS SELECTED = BUTLER'S QS CALCULATION

\*\*\*\*\*  
 FRAME GEOMETRY  
 \*\*\*\*\*

BUILDING DIMENSIONS

	LEFT SIDE (FT)	RIGHT SIDE (FT)
FRAME WIDTH	25.000	25.000
RIDGE HEIGHT	18.709	18.709
EAVE HEIGHT	17.668	17.668
FRAME HEIGHT	17.000	17.000
COLUMN HEIGHT	15.763	15.763

STRUCTURE LINE COORDINATES

NO	X COORD (FT)	Y COORD (FT)
1	0.000	0.000
2	0.000	17.668
3	25.000	18.709
4	50.000	17.668
5	50.000	0.000

JOINT DATA

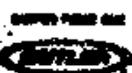
NO	JOINT COORDINATES		RESTRAINTS		
	X COORD (FT)	Y COORD (FT)	XR	YR	NR
1	0.917	0.000	1	1	0
2	1.524	16.409	0	0	0
3	25.000	17.375	0	0	0
4	48.476	16.409	0	0	0
5	49.083	0.000	1	1	0

(0=FREE, 1=FIXED)

MEMBER DATA

NO	JOINTS	PARTS	KX	KY	E (KSI) / 1000	MOMENT RELEASES	
1	1 2	1 0 0 0	1.50	1.00	29.00	0	0
2	2 3	2 0 0 0	1.50	1.00	29.00	0	0
3	4 3	2 0 0 0	1.50	1.00	29.00	0	0
4	5 4	1 0 0 0	1.50	1.00	29.00	0	0

(0=FRAMED, 1=REL.)



\*\*\*\*\*  
 SECONDARY MEMBER LOCATIONS  
 AND ANALYSIS POINTS  
 \*\*\*\*\*

CONNECTION TYPES

- |                       |                         |
|-----------------------|-------------------------|
| 0 - NO CONNECTION     | 5 - INT COL - RB SPLICE |
| 1 - PINNED BASE PLATE | 6 - INTERMEDIATE SPLICE |
| 2 - FIXED BASE PLATE  | 7 - RIDGE SPLICE        |
| 3 - HORIZ KNEE SPLICE | 8 - WELDED SPLICE       |
| 4 - VERT KNEE SPLICE  | 9 - ROOF STEP           |

SECONDARY MEMBER LOCATIONS FOR MEMBER NOS. 1 AND 4

NUMBER	1	2	3	4
DIST (FT)	0.000	7.500	12.500	17.000
BRACING	0-1F	0 FL	0 FL	0-1F

ANALYSIS POINTS FOR MEMBER NO 1 AND 4

NUMBER	1	2	3	4	5	6	7
DIST (FT)	0.000	3.939	7.500	7.879	11.818	12.500	15.753
CONN	1	0	0	0	0	0	3

SECONDARY MEMBER LOCATIONS FOR MEMBER NOS. 2 AND 3

NUMBER	1	2	3	4	5	6
DIST (FT)	0.000	3.916	8.916	13.916	18.916	23.916
BRACING	0 FL	0-1F	0 FL	0-1F	0 FL	0-1F

ANALYSIS POINTS FOR MEMBER NO 2 AND 3

NUMBER	1	2	3	4	5	6	7	8
DIST (FT)	2.278	3.916	4.995	5.005	8.916	9.995	10.005	13.916
CONN	0	0	8	8	0	8	8	0

NUMBER	9	10	11
DIST (FT)	18.916	23.916	24.995
CONN	0	0	7

\*\*\*\*\*  
 STRESS CHECKS  
 \*\*\*\*\*

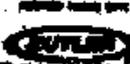
MEMBER NO. 1 & 4- CONTROLLING STRESSES

AXIAL + BENDING:

CONTROLLING PT LOAD COMBINATION	AXIAL KIPS	MOMENT IN-KIPS	ALLOWABLE STRESSES			COMB STRESS
			FA KSI	FBO KSI	FBI KSI	RATIO CSR
1 DL+LI	7.98	0.00	30.00	30.00	30.00	0.073
2 DL+LL	7.98	-138.78	30.00	30.00	20.35	0.518
3 DL+LL	7.92	-264.28	30.00	30.00	20.35	0.675
4 DL+LL	7.87	-277.65	30.00	30.00	20.35	0.685
5 DL+LL	7.87	-416.62	30.00	30.00	20.35	0.760
6 DL+LL	7.80	-440.68	30.00	30.00	20.35	0.768
7 DL+LL	7.79	-555.72	30.00	30.00	20.35	0.793

SHEAR:

CONTROLLING PT LOAD COMBINATION	ACTUAL SHEAR KIPS	ALLOWABLE SHEAR KIPS	SHEAR STRESS RATIO SSR
1 DL+LL	-2.93	14.40	0.204
2 DL+LL	-2.93	16.33	0.180
3 DL+LL	-2.94	12.30	0.239
4 DL+LL	-2.94	11.96	0.246
5 DL+LL	-2.94	9.26	0.317
6 DL+LL	-2.94	8.92	0.330
7 DL+LL	-2.94	7.66	0.389



\*\*\*\*\*  
SECTION PROPERTIES  
\*\*\*\*\*

MEMBER NO. 2 AND 3

PT	DIST (FT)	DEPTH (IN)	AREA (IN2)	IX (IN4)	IY (IN4)	SX0 (IN3)	SXI (IN3)	H/T RATIO
1	2.28	16.00	5.97	252.39	9.57	30.65	32.50	85.94
2	3.92	16.00	5.97	252.39	9.57	30.65	32.50	85.94
3	4.99	16.00	5.97	252.39	9.57	30.65	32.50	85.94
4	5.01	16.00	5.04	233.81	9.56	28.24	30.28	128.91
5	8.92	16.00	5.04	233.81	9.56	28.24	30.28	128.91
6	9.99	16.00	5.04	233.81	9.56	28.24	30.28	128.91
7	10.01	16.00	3.97	169.03	4.83	21.13	21.13	130.00
8	13.92	16.00	3.97	169.03	4.83	21.13	21.13	130.00
9	18.92	16.00	3.97	169.03	4.83	21.13	21.13	130.00
10	23.92	16.00	3.97	169.03	4.83	21.13	21.13	130.00
11	25.00	16.00	3.97	169.03	4.83	21.13	21.13	130.00

PT	RX (IN)	RY (IN)	RTO (IN)	RTI (IN)	LUB0 (FT)	LUB1 (FT)	QSO	QSI	QA
1	6.50	1.27	1.51	1.54	3.92	1.64	1.000	1.000	1.000
2	6.50	1.27	1.51	1.54	5.00	10.01	1.000	1.000	1.000
3	6.50	1.27	1.51	1.54	5.00	10.01	1.000	1.000	1.000
4	6.81	1.38	1.57	1.60	5.00	10.01	0.972	1.000	1.000
5	6.81	1.38	1.57	1.60	5.00	10.01	0.972	1.000	1.000
6	6.81	1.38	1.57	1.60	5.00	10.01	0.972	1.000	1.000
7	6.52	1.10	1.33	1.33	5.00	10.01	0.927	0.927	1.000
8	6.52	1.10	1.33	1.33	5.00	10.01	0.927	0.927	1.000
9	6.52	1.10	1.33	1.33	5.00	10.01	0.927	0.927	1.000
10	6.52	1.10	1.33	1.33	5.00	10.01	0.927	0.927	1.000
11	6.52	1.10	1.33	1.33	2.16	2.16	0.927	0.927	1.000

PT	WRX (IN)	WRY (IN)	WRT0 (IN)	WRT1 (IN)	WDAFO (IN)	WDAFI (IN)
1	6.58	1.27	1.51	1.54	10.67	9.49
2	6.58	1.35	1.56	1.49	10.67	11.74
3	6.58	1.35	1.56	1.49	10.67	11.74
4	6.58	1.35	1.56	1.49	10.67	11.74
5	6.58	1.35	1.56	1.49	10.67	11.74
6	6.58	1.16	1.38	1.49	14.25	11.74
7	6.58	1.16	1.38	1.49	14.25	11.74
8	6.58	1.16	1.38	1.49	14.25	11.74
9	6.58	1.10	1.33	1.33	15.24	15.24
10	6.58	1.10	1.33	1.33	15.24	15.24
11	6.58	1.10	1.33	1.33	15.24	15.24

\*\*\*\*\*  
 STRESS CHECKS  
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MEMBER NO. 2 #3 CONTROLLING STRESSES

AXIAL + BENDING:

CONTROLLING PT LOAD COMBINATION	AXIAL KIPS	MOMENT IN-KIPS	ALLOWABLE STRESSES			COMB STRESS
			FA KSI	FBD KSI	FBI KSI	RATIO CSR
1 DL+LL	3.51	-526.59	30.00	30.00	30.00	0.560
2 DL+LL	3.51	-391.70	30.00	30.00	28.69	0.439
3 DL+LL	3.46	-319.02	30.00	30.00	28.69	0.361
4 DL+LL	3.46	-318.36	30.00	30.00	28.69	0.389
5 DL+VERT MLR	2.39	-229.51	39.99	39.99	34.57	0.231
6 DL+VERT MLR	2.38	-205.70	39.99	39.99	34.57	0.208
7 DL+VERT MLR	2.38	-204.87	39.99	39.99	34.57	0.295
8 DL+LL	3.39	182.65	30.00	27.81	30.00	0.339
9 DL+LL	3.33	333.02	30.00	27.81	30.00	0.595
10 DL+LL	3.27	392.35	30.00	27.81	30.00	0.695
11 DL+LL	3.22	390.82	30.00	27.81	30.00	0.692

SHEAR:

CONTROLLING PT LOAD COMBINATION	ACTUAL SHEAR KIPS	ALLOWABLE SHEAR KIPS	SHEAR STRESS RATIO SSR
1 DL+LL	6.90	32.42	0.213
2 DL+LL	6.89	32.42	0.212
3 DL+LL	5.56	32.42	0.172
4 DL+LL	5.54	9.61	0.577
5 DL+LL	5.54	9.61	0.577
6 DL+LL	4.02	9.61	0.419
7 DL+LL	4.01	9.45	0.424
8 DL+LL	4.01	9.45	0.424
9 DL+LL	2.50	9.45	0.265
10 DL+LL	0.99	9.45	0.105
11 DL+VERT WLL	-1.16	12.59	0.092

\*\*\*\*\*  
 SPLICE SUMMARY  
 \*\*\*\*\*

MEMBER NO.	ANALYSIS PT.	CONTROLLING LOAD COMBINATION	AXIAL KIPS	SHEAR KIPS	MOMENT IN-KIPS
1	1	DL+UPLIFT	-3.82	1.53	0.00
		DL+UPLIFT	-3.82	1.53	0.00
	7	DL+UPLIFT	-4.01	1.52	288.85
		DL+LL	7.79	-2.94	-555.72
4	1	DL+UPLIFT	-3.82	1.53	0.00
		DL+UPLIFT	-3.82	1.53	0.00
	7	DL+UPLIFT	-4.01	1.52	288.85
		DL+LL	7.79	-2.94	-555.72
2	11	DL+LL	3.22	-0.12	390.82
		DL+UPLIFT	-1.67	0.08	-200.91
3	11	DL+LL	3.22	-0.12	390.82
		DL+UPLIFT	-1.67	0.08	-200.91

THE CONTROLLING COMBINATIONS SHOWN ABOVE ARE BASED ON THE  
 MAXIMUM TENSION IN THE FLANGES FOR AXIAL PLUS BENDING.  
 THE FORCES GIVEN ARE MEMBER FORCES ALONG THE NEUTRAL AXIS.

BUTLER MFG. COMPANY ENGINEERING DATA

FILE NO. 8103-01

FORM NO. 150 LC

Widespan Endwall	MADE BY	CRO BY	DATE	PAGE	OF
	MAD	BP	6 10 52		
Table of Contents	REVISION				
	1	RS5	BP	7 70 81	

<u>DESCRIPTION</u>	<u>Page</u>
GENERAL	1
PRODUCT DESCRIPTION	2
SPECIFICATIONS	2
LOAD/CODE	3
CRITERIA	7
SECTION PROPERTIES	9
CONFIGURATION	11
DESIGN PROGRAM OUTPUT	Appendix A

BUTLER MFG. COMPANY ENGINEERING DATA

FILE NO  
8103-01

FORM NO. 250-10

JOB	MADE BY		CHKD BY		DATE		PAGE	OF
	Widespan Endwall	MAD		BP		6 10 82		1
General	REV.	BY	DATE	DATE				
	1	RSS	BP	3 29 83				
	2							

General

The endwall framing system and bracing is designed per building order for the specific loads and requirements of that order. The design data included herein is intended to illustrate the design process and criteria in sufficient detail to allow an independent review to be made.

BUTLER MFG. COMPANY ENGINEERING DATA

FILE NO.  
5103-01

JOB	MADE BY	CHK BY	DATE	PAGE	OF
Widespan Endwall	MAD	BP	6 10 82	2	18
Product Description	REV. NO.	1 BSS	BP	3: 29: 83	DR.
	2				

Product Description

The endwall framing system consists of roll-formed C-section roof beams and posts and roll formed Z-section girts with either rod bracing or panel diaphragm bracing.

Primary Endwall Structural

Endwall posts will be located on the endwall structure line. The corner post will be located 9-1/2" from sidewall structure line to accommodate 8" or 9-1/2" sidewall girts. The corner post will have the same depth as the intermediate posts. Endwall posts will be 9" or 12" deep roll formed C-sections. Single or double posts will be used as required. Post sections will be 9" x 3.5" or 12" x 5.0". Thickness will range from 0.06" - 0.12" with FY = 55 KSI and 0.13" - 0.18" with FY = 50 KSI. A 12" deep fabricated H-section will be included for heavy load conditions. All endwall posts will be variable length.

Endwall roof beams will be attached to a C-section sleeve. The sleeve will bolt to the inside flange of the top of the endwall post. The endwall roof beam on some buildings will cantilever to the building ridge. Endwall roof beams will be 13" x 5" or 13" x 3-1/2" roll formed C-sections. Thickness will range from 0.08" - 0.12" with FY = 55 KSI to 0.13" - 0.18" with FY = 50 KSI.

Secondary Structural

Girts will be 9.5" x 2.75" roll formed Z sections. Girts will be variable length. Thickness will range from 0.06" - 0.12" with FY = 55 KSI. Standard girt locations will be 3'-0", 7'-6", 9'-6", 15'-6", 17'-6", 20'-6", 22'-6", 25'-6", 27'-6", 30'-6", and 32'-6" above floor line. Endwall girt locations will match sidewall girt locations at the corner post when the sidewall girt population exceeds the endwall girt population. The maximum girt spacing will be 16'.

Bracing

Standard bracing will be rod diagonals in the outer endwall sections. A standard option will allow rods to be deducted in favor of panel diaphragm bracing or roof plane bracing. Roof plane bracing will be subject to the following limitations: Up to 20 ft. eave height and 25 psf maximum wind load. Panel diaphragm will be considered only with sufficient (per design) linear feet of full height panel run.

Specifications

The following specifications will govern the design of Type III endwalls:

1. 1980 AISI Specification - Some exceptions are noted in the analysis section.
2. 1978 AISC specification

BUTLER MFG. COMPANY ENGINEERING DATA

REC NO: 8103-01

FORM NO 250-10

250	MADE BY	DESIGN BY	DATE	PAGE	OF
Widespan Endwall	MAD	BP	6 10 82	3	18
Load/Code	REV. NO.	RSS	BP	3:29:83	OV.

Load/Code

The following Building Codes or Design Criteria will be included in the standard endwall offering:

CODE/CRITERIA	EDITION
Basic Building Code (BBC)	1978
Metal Building Manufacturers Association (MBMA)	1974, 1981
North Carolina (NC)	1977
Puerto Rico (PR: MBMA (1974) application)	1974
Standard Building Code (SBC: NAVFAC DM-2 (1970) application)	1979
South Florida (SF)	1979
Uniform Building Code (UBC)	1979
Wisconsin (WI) MBMA (1974) application	1980
Butler Specified Code Application (BSCA)	

The uniform live loads will be 12, 20, 25, 30, 33, 40, 43, and 50 psf. See Table 2. Endbays will have maximum live loads of 50 psf for 20', 43 psf for 25', and 33 psf for 30'. A dead load of 3.0 psf will be used for all standard panel and secondary structural conditions. This dead load consists of 2.0 psf for panels and 1.0 psf for purlins. An additional load of 50 psf will be used for light fascia. This load includes a snow drift allowance. Wind loads will be as shown in Table 1 and load combinations as shown in Table 2.

Endwall posts will be designed using the following wind load coefficients:

	PRESSURE	SUCTION
SBC/NAVFAC, North Carolina, BBC	0.800	0.500
Puerto Rico, * MBMA (74)*, Wisconsin* BSCA (20)*	0.615	0.385
South Florida	1.100	1.000
UBC, BSCA (15)	1.000	1.000
MBMA (81)	1.000	- 1.1

Endwall roof beams will be designed using the following uplift wind load coefficients:

MBMA (74)*, Puerto Rico*, BSCA (20 psf)*, Wisconsin*	0.462
BBC, North Carolina, South Florida	1.000
SBC/NAVFAC	0.700
UBC, BSCA (15 psf)	0.750
MBMA (81)	1.400

\* For these cases, wind load, q = P/1.3 therefore the coefficient is divided by 1.3.

BUTLER MFG. COMPANY ENGINEERING DATA

FORM NO 9103-01

FORM NO 210 10

JOB Widespan Endwall	DESIGN BY MAD	CHK. BY BP	DATE 6 10 82	PAGE 4	OF 18
	REV. NO.	RSS	BP	3 29 83	BY
Load/Code					

Endwall girts will be designed using the following wind load coefficient:

	PRESSURE	SUCTION
MBMA (74)*, BSCA (20 psf)*, Wisconsin*	1.000	0.770
BBC	1.500	1.500
SBC/NAVFAC	1.200	1.100
UBC, Puerto Rico, BSCA (15 psf)	1.000	1.000
North Carolina	1.265	1.265
MBMA (81)	1.000	1.100
South Florida	1.100	1.100

Overhang or canopy uplift load will be computer using the following coefficients:

MBMA (74)*, BSCA (15 psf)*	1.00
BBC, SBC/NAVFAC, Puerto Rico	2.00
UBC, BSCA (20 psf)	1.25
South Florida, North Carolina, Wisconsin	1.50
MBMA (81) - Varies with roof slope	1.50 0° to 10°
	1.90 10° to 30°
	1.35 over 30°

Bracing loads will be computed using the following coefficients:

MBMA (74)*, Wisconsin* BSCA (20)*	1.00
UBC BSCA (15)	1.00
SBC/NAVFAC	1.30
BBC	1.30
North Carolina	1.30
South Florida	1.30
Puerto Rico*	1.00
MBMA (81) - Varies with roof slope	1.20 0° to 10°
	1.65 10° and over

In all the above cases the design wind load will be multiplied by the coefficient to get an applied load.

\*For these cases, wind load,  $q = P/1.3$  therefore the coefficient is divided by 1.3.

BUTLER MFG. COMPANY ENGINEERING DATA

FILE NO  
8103-01

ACORN NO 210-10	MADE BY MAD	ORD BY BP	DATE 6 10 82	PAGE 5	OF 18
JOB Widespan Endwall	REV. RSS	DATE 3 29 83	DWG.		
Load/Code					

TABLE I - LOAD AVAILABILITY MATRIX

WIND LOADS BY CODE	LIVE OR SNOW LOADS, PSF								
	12	12/20 <sup>1</sup>	20	25	30	33 <sup>2</sup>	40	43 <sup>2</sup>	50
13 BBC 16 BBC		1	10 11	26 27	31 32		42		
15 BSCA <sup>3</sup> 20 BSCA <sup>3</sup>	52 53								
20 MBMA (74) 25 MBMA (74)		2 3	12 13		33 34		43 44		48 49
13 NC 16 NC 20 NC 24 NC 25 NC			14 15 16 17 18	28	35				
35 PR			19						
16 SBC 24 SBC 29 SBC		4 5 6	20 21 22	29					
27 SF 33 SF					36 37				
15 UBC 20 UBC 25 UBC		7 8 9	23 24 25		38 39 40		45 46		50 51
20 WL						41		47	
70 MPH <sup>4</sup> 80 MPH <sup>4</sup> 90 MPH <sup>4</sup> 100 MPH <sup>4</sup> 110 MPH <sup>4</sup>		61 62 63 64 65	66 67 68 69 70	71 72 73	74 75 76		77 78 79		80 81 82

Available live or snow load and wind load combination.

- 1 Based on tributary area: 0-200 SF (20 psf), 200 - 600 SF (16 psf), 600 + SF (12 psf)
- 2 Includes 3 psf Wisconsin Service Load (dead load).
- 3 This combination identified as BSCA - "Butler Specified Code Application." A 12 psf LL on all primary and secondary structurals, with 15 WL applied as 15 UBC and 20 WL applied as 20 MBMA (74). (This is the old "no-code" building.)
- 4 1981 MBMA - Not a standard offering for Widespan buildings at this time.

BUTLER MFG. COMPANY ENGINEERING DATA

FORM NO 250-12

PROJECT  
9103-01

JOB Wideson Endwall	MADE BY MAD	OLD BY BP	DATE 6 10 82	PAGE 6	OF 18
	REV. 1 ESS	BY BP	DATE 3 29 83	DATE	
Load/Code	2				

TABLE 2 - LOAD COMBINATIONS

Code	LL(S)	WL*	Load Comb. No.	Code	LL(S)	WL*	Load Comb. No.
BBC	12	16	1,2,3	UBC	30	15	1,2,4,6
MBMA (74)	12	20	1,2	UBC	30	20	1,2,3,6
MBMA (74)	12	25	1,2	UBC	30	25	1,2,4,6
SBC	12	16	1,2	Wisconsin	30 + 3	20	1,2,3
SBC	12	24	1,2	BBC	40	13	1,2,3
SBC	12	29	1,2	MBMA (74)	40	20	1,2,3
UBC	12	15	1,2,6	MBMA (74)	40	25	1,2,3
UBC	12	20	1,2,6	UBC	40	20	1,2,4,6
UBC	12	25	1,2,6	UBC	40	25	1,2,4,6
BBC	20	13	1,2,3	Wisconsin	40 + 3	20	1,2,3
BBC	20	16	1,2,3	MBMA (74)	50	20	1,2,3
MBMA (74)	20	20	1,2	MBMA (74)	50	25	1,2,3
MBMA (74)	20	25	1,2	UBC	50	20	1,2,4,6
North Carolina	20	13	1,2,3	UBC	50	25	1,2,4,6
North Carolina	20	16	1,2,3	BSCA	12	15	1,2
North Carolina	20	20	1,2,3	BSCA	12	20	1,2
North Carolina	20	24	1,2,3	MBMA (81)	12	70	1,2,4,5
North Carolina	20	29	1,2,3	MBMA (81)	20	70	1,2,4,5
Puerto Rico (MBMA 74)	20	35	1,2	MBMA (81)	25	70	1,2,4,5
SBC	20	16	1,2	MBMA (81)	30	70	1,2,4,5
SBC	20	24	1,2	MBMA (81)	40	70	1,2,4,5
SBC	20	29	1,2	MBMA (81)	50	70	1,2,4,5
UBC	20	15	1,2,4,6	MBMA (81)	12	80	1,2,4,5
UBC	20	20	1,2,4,6	MBMA (81)	20	80	1,2,4,5
UBC	20	25	1,2,4,6	MBMA (81)	25	80	1,2,4,5
BBC	25	13	1,2,3	MBMA (81)	30	80	1,2,4,5
BBC	25	16	1,2,3	MBMA (81)	40	80	1,2,4,5
North Carolina	25	13	1,2,3	MBMA (81)	50	80	1,2,4,5
SBC	25	24	1,2	MBMA (81)	12	90	1,2,4,5
UBC	30	13	1,2,3	MBMA (81)	20	90	1,2,4,5
BBC	30	13	1,2,3	MBMA (81)	25	90	1,2,4,5
BBC	30	16	1,2,3	MBMA (81)	30	90	1,2,4,5
MBMA (74)	30	20	1,2,3	MBMA (81)	40	90	1,2,4,5
MBMA (74)	30	25	1,2,3	MBMA (81)	50	90	1,2,4,5
North Carolina	30	13	1,2,3	MBMA (81)	12	100	1,2,4,5
South Florida	30	27	1,2	MBMA (81)	20	100	1,2,4,5
South Florida	30	33	1,2	MBMA (81)	12	110	1,2,4,5
				MBMA (81)	20	110	1,2,4,5

LOAD COMBINATIONS

- |             |                   |                   |
|-------------|-------------------|-------------------|
| 1. D + L(S) | 3. D + L + W      | 5. D + L(S) + W/2 |
| 2. D + W    | 4. D + L(S)/2 + W | 6. D + UPL        |

\*Wind Velocity in MPH for MBMA (81).  
Wind Pressure in PSF for all other codes.

(S) Snow Load

BUTLER MFG. COMPANY ENGINEERING DATA

FORM NO 250-12				FILE NO	
				B103-01	
DATE	MADE BY	CHKD BY	DATE	PAGE	OF
Widespan Endwall	MAD	BP	6 10 82	7	8
Criteria	REV. 1	RSS	BP	3 29 83	DW.
	2				
<p><b>Criteria</b></p> <p>Endwall posts will be designed as pin-pin members (simple span) to resist the moment and shear caused by wind load from the tributary wall area; the axial load caused by the vertical forces (dead load, live load, uplift) from the tributary roof area; and the bending moment caused by the eccentricity of the vertical forces (roof beam attached to the endwall post flange). All roof and wall loads will be considered uniformly distributed. Except for the addition of the moment caused by the roof beam eccentricity, endwall posts will be assumed to be loaded through the shear center. The post will be considered adequately braced against torsional-flexural buckling by the panels and girts. This type of buckling will not be considered. Deflection and its secondary effect (P-DELTA) will not be considered. Girt locations will be considered inner and outer flange brace points. The maximum unsupported length of the minor axis will be 16'. Stresses will be determined in accordance with the above specifications and procedures.</p> <p>Endwall roof beams will be designed as simple span, simple span with cantilever, or two span continuous members. All connections will be considered to provide pin support. The roof beams will be designed to resist the shear and moment caused by the dead load, live load, and wind uplift applied to the tributary roof area. The endwall panel weight (1.1 psf x eave height) will be deducted from the applied uplift load. Axial load from endwall bracing and end bay sidewall bracing will not be considered. The purlin clips will brace top and bottom flange of all roof beams. Allowable bending stresses will be computed in accordance with Section 3.3 of the 1980 Edition of the AISI Specification. Live Load deflections will be limited to span/180. Stresses will be determined in accordance with the above specifications and procedures.</p> <p>Endwall girts will be designed as simple span members. All connections will be considered to provide pin support. The girts will be designed to resist the shear and moment caused by wind pressure or suction applied to the tributary wall area. All wall loads will be considered uniformly distributed. The load acting on a member will be determined by multiplying a design pressure or suction by a load width. The load width will be determined by summing the distance to support members on each side of the girt being designed and dividing by two. The distance at the span centerline will be used to determine the load width for gable girts. The outside flange of the girt will be considered continuously braced by the wall panel. The inside flange will be considered unbraced but subject to the conditions of a step method. No sag straps will be used. Web crippling (AISI Section 3.5) will not be checked. Deflections will not be considered as a limiting design criteria. Stresses will be determined in accordance with the above specification and procedure.</p> <p>Brace rods will be designed as tension members. The endwall bracing will be designed to resist a concentrated load at the top of the corner post equal to the wind load times the tributary sidewall area. The tributary sidewall area will be determined by multiplying the eave height divided by two times the end bay divided by two. UBC code buildings will use the eave height plus the vertical projection of the distance from eave to ridge. Allowable values and stresses will be determined in accordance with the above specifications and procedure.</p>					

BUTLER MFG. COMPANY ENGINEERING DATA

FORM NO. 250-3

PRE NO. 8103-01

JOB Widespan Endwall	ISSUED BY	CHKD BY	DATE	PAGE	OF
	MAD	BP	6 10 82	8	18
Criteria	REVISION			CIV	
	1	RSS	BP	3 29 83	

Endwall bracing design based on panel diaphragm action will require linear feet of full height panel by eave height and wind loading.

Panels will be designed as simple span (no girts) or continuous span (with girts) members. The panels will be designed assuming a uniformly distributed wind pressure or suction. Maximum panel spans will be developed in accordance with the above specification and procedure.

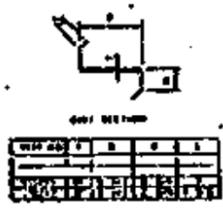
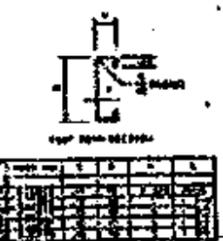
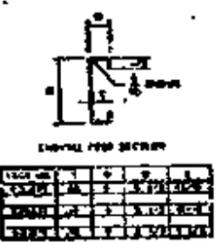
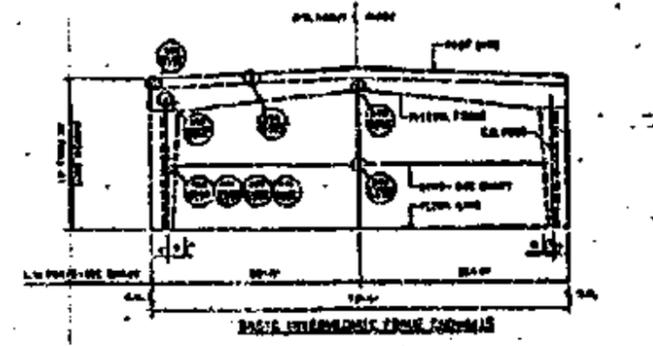
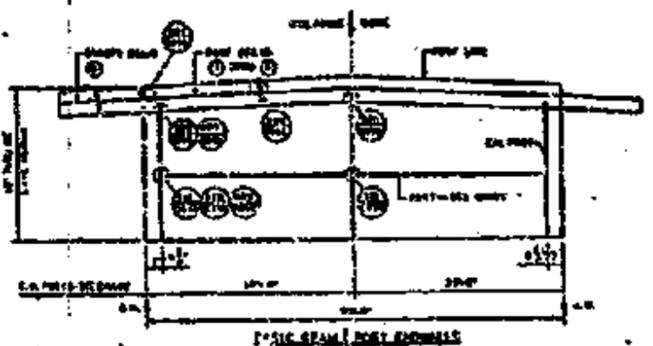
BUTLER MFG. COMPANY ENGINEERING DATA

FIG. NO. B103-01

FORM NO. 500-13	TABLE NO.	DATE	REV.
Widespan Endra 11	RSS	3 29 83	12 1a
Configuration	REV. NO.		



- NOTES:
1. SPAN TO BE 10'-0" TO 12'-0"
  2. CHECK WITH THE USER AS TO THE LOCATION OF THE BEAM IN THE STRUCTURE
  3. THE BEAM IS TO BE SUPPORTED AT THE END OF THE SPAN
  4. THE BEAM IS TO BE SUPPORTED AT THE END OF THE SPAN



BUTLER MFG. COMPANY ENGINEERING DATA

FORM NO. 30246

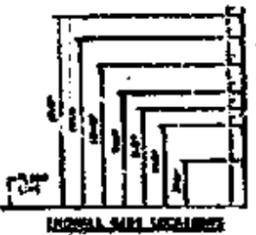
Widespan Endwall

Configuration

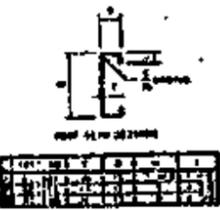
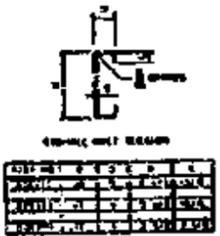
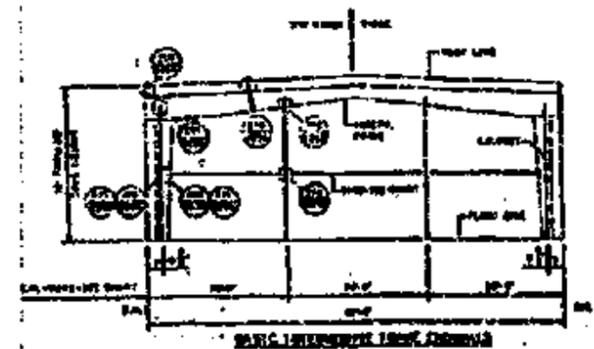
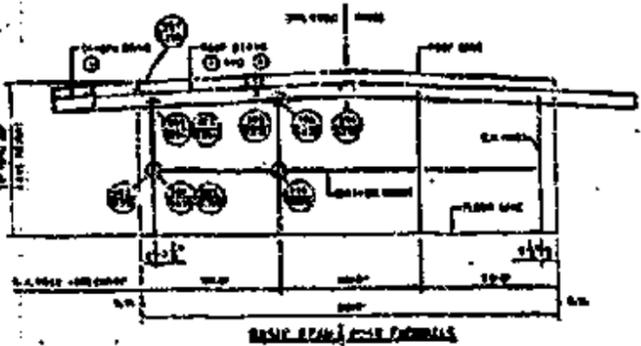
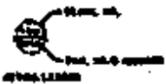
NO. OF	DATE	BY	CHKD.
RSS	3 29 93		
APP. NO.			
1			
2			

REV. NO. 1

DATE 10 18



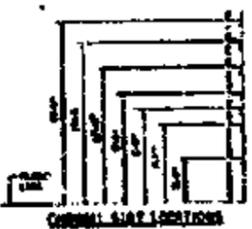
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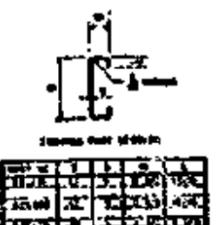
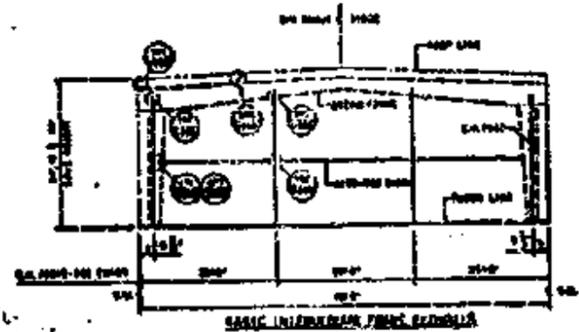
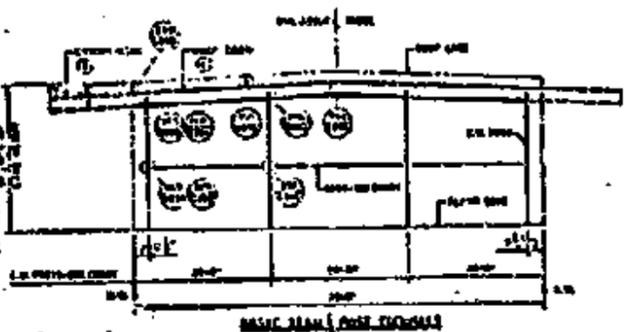
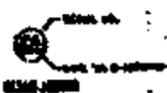
BUTLER MFG. COMPANY ENGINEERING DATA

Part No  
8103-01

Model No	8103	Model No	8103	Model No	8103	Model No	8103
Widespan Endwall	RSS	BP	3	29	83	4	18
Configuration	REV. 1	REV. 2					



NOTE:  
1. CHANNELS SHOWN ARE LOCATED AS SHOWN  
2. CHANNELS SHOWN ARE LOCATED AS SHOWN



BUTLER MFG. COMPANY ENGINEERING DATA

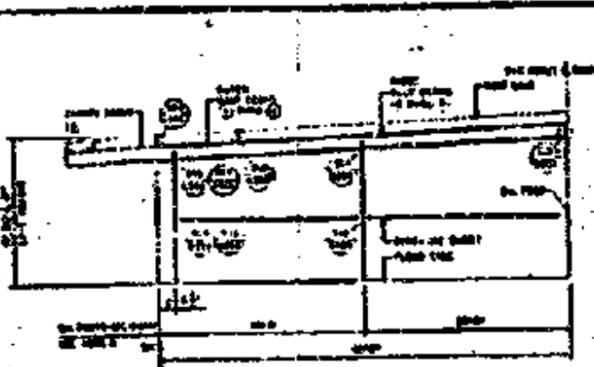
8103-01

FORM NO. 80-10	DATE	REV.	BY	CHKD.	DATE	REV.	BY	CHKD.	DATE
Job	Widespan Endwall 11	RSS	BP	3	29	83			
Configuration									

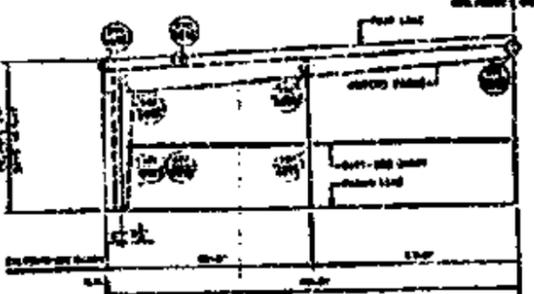


ENDWALL LAYOUT

- 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
- 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.



CROSS SECTION OF ENDWALL

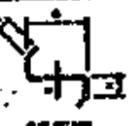


CROSS SECTION OF ENDWALL

NO.	DESCRIPTION	QTY.	UNIT
1	...	...	...
2	...	...	...
3	...	...	...
4	...	...	...
5	...	...	...
6	...	...	...
7	...	...	...
8	...	...	...
9	...	...	...
10	...	...	...



NO.	DESCRIPTION	QTY.	UNIT
1	...	...	...
2	...	...	...
3	...	...	...
4	...	...	...
5	...	...	...
6	...	...	...
7	...	...	...
8	...	...	...
9	...	...	...
10	...	...	...



NO.	DESCRIPTION	QTY.	UNIT
1	...	...	...
2	...	...	...
3	...	...	...
4	...	...	...
5	...	...	...
6	...	...	...
7	...	...	...
8	...	...	...
9	...	...	...
10	...	...	...



BUTLER MFG. COMPANY ENGINEERING DATA

KOM-NO 260-10

FILE NO.  
8103-01

JOB Widespan Endwall	MATERIAL RSS	ENGINEER BP	DATE 3 29 83	PAGE 9	OF 18
Section Properties				DW.	

Section Size	D (in.)	B (in.)	L (in.)	T (in.)	R (in.)	F <sub>b</sub> (KSI)	A <sub>req</sub> (in. <sup>2</sup> )	EFF S <sub>x</sub> (in. <sup>3</sup> )	DEFL (in.)	R <sub>x</sub> (in.)	R <sub>y</sub> (in.)	Form Factor Q	C-SECTION PROPERTIES		
													9" ENDWALL POSTS	12" ENDWALL POSTS	13" ENDWALL POSTS
9.0 x 0.06	9.0	3.50	0.813	0.06	0.313	27.97	1.008	2.381	12.49	3.543	1.254	0.575	9"	12"	13"
9.0 x 0.12	9.0	3.50	0.938	0.12	0.313	31.00	2.011	5.117	26.83	3.514	1.251	0.785	9"	12"	13"
9.0 x 0.18	9.0	3.50	1.125	0.18	0.313	30.30	3.031	8.151	36.72	3.481	1.257	0.906	9"	12"	13"
12.0 x 0.09	12.0	5.00	1.188	0.09	0.313	29.62	2.104	8.000	48.00	4.774	1.621	0.585	9"	12"	13"
12.0 x 0.12	12.0	5.00	1.438	0.12	0.313	32.41	2.851	10.749	64.50	4.727	1.654	0.703	9"	12"	13"
12.0 x 0.18	12.0	5.00	1.375	0.18	0.313	30.00	4.201	15.639	91.83	4.726	1.613	0.826	9"	12"	13"
13.0 x 0.09	13.0	5.50	1.063	0.09	0.313	28.47	1.504	7.056	45.86	4.908	1.228	0.597	9"	12"	13"
13.0 x 0.11	13.0	5.50	0.938	0.11	0.313	30.78	2.298	8.413	58.68	4.888	1.192	0.628	9"	12"	13"
13.0 x 0.12	13.0	5.00	1.437	0.12	0.313	31.66	2.970	11.603	77.49	5.114	1.840	0.677	9"	12"	13"
13.0 x 0.16	13.0	5.00	1.313	0.16	0.313	30.00	3.890	15.518	100.06	5.092	1.796	0.767	9"	12"	13"
13.0 x 0.18	13.0	5.00	1.375	0.18	0.313	30.00	4.381	17.405	113.12	5.082	1.485	0.756	9"	12"	13"
*13.0 x 0.18	13.0	5.00	2.215	0.25	0.313	30.00	8.149	27.070	176.05	4.648	1.638	0.796	9"	12"	13"

\*Reinforced

BUTLER MFG. COMPANY ENGINEERING DATA

FORM NO. 250-10

REV. NO. B703-01

Widespan Endwall	MADE BY	CHK BY	DATE	REV.	OF
	MAD	BP	6 10 82	10	18
Section Properties	REV. NO.				
	1 RSS	BP	3 29 83		

Z-SECTION PROPERTIES

Section Size		B (in.)	L (in.)	Fb (KSI)	Areg (in. <sup>2</sup> )	EFF S <sub>x</sub> (in. <sup>3</sup> )	DEFL I <sub>x</sub> (in. <sup>4</sup> )	R <sub>x</sub> (in.)	R <sub>y</sub> (in.)	Form Factor G	**K <sub>s</sub> Sec Cbdlc
D	T										

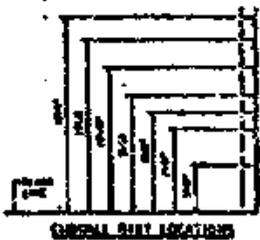
9-1/2" ENDWALL GIRTS F<sub>y</sub> = 55.0 KSI

9.5	0.06	2.75	0.750	27.26	0.964	2.613	12.84	3.650	1.274	0.536	0.603
9.5	0.07	2.75	0.875	29.23	1.140	3.181	15.22	3.654	1.324	0.585	0.581
9.5	0.08	2.75	1.000	30.74	1.320	3.713	17.64	3.655	1.373	0.617	0.560
9.5	0.10	2.75	1.125	32.83	1.668	4.680	22.23	3.650	1.418	0.683	0.542
9.5	0.12	2.75	1.188	33.00	2.009	5.612	26.66	3.642	1.437	0.749	0.534

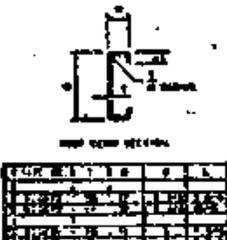
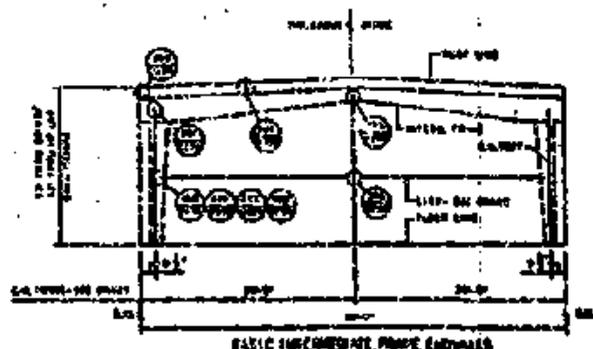
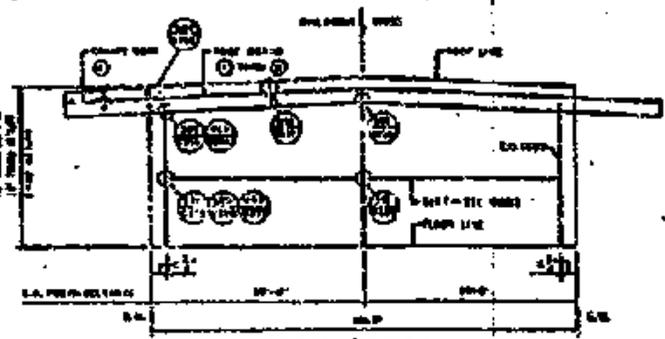
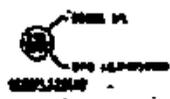
BUTLER MFG. COMPANY ENGINEERING DATA

FIGURE  
B103-01

JOB Hidespan Endwall	PLATE #1	REV. #1	DATE	REV. #2	DATE
	RSS	BP	3 25 83		11 18 83
Configuration	REV. #1				
	REV. #2				



NOTE: LOCATIONS SHOWN FOR GIRTS ARE TO BE USED FOR THE DESIGN OF THE GIRTS. THE EXACT LOCATION OF THE GIRTS WILL BE DETERMINED BY THE FIELD CONDITIONS.



\*\*\*\*\*  
 \* ENDWALL DESIGN PROGRAM -- HP/1800-IBM/370 \*  
 \* DEVELOPED BY \*  
 \* WUTLER MANUFACTURING COMPANY \*  
 \* RELEASE 4 PHASE 1 \*  
 \* RELEASE DATE -- 06/15/82 \*  
 \*\*\*\*\*

JOB TITLE : B016 LRF 1/2:12  
 DESIGNER : RSS  
 FILE NO. : B103-01  
 DATE : 4/11/83

BUILDING GEOMETRY

TYPE	WIDTH (ft)	EAVE HEIGHT(ft)		END BAY (ft)	SLOPE (X:12)		DIST. TO RIDGE (ft)
		Left	Right		Left	Right	
LRF 1/2:12	80.0	16.0	16.0	30.0	.50	.50	40.0

Endwall sections (from left to right) (ft)

20.0      20.0      20.0      20.0

NOTE: All references to left or right side refer to the endwall as it is viewed from the outside of the building.

BUILDING LOADING

DEAD LOAD (psf)	LIVE LOAD (psf)	WIND SPEED (mph)	CODE	WL
3.0	30.0	70	1981 NEMA	10.5

WIND COEFFICIENTS

POSTS		GIRTS		ROOF BEAM	OVERHANGS & CANOPIES	BRACING
pressure	suction	pressure	suction	uplift	uplift	
1.000	-1.100	1.000	-1.100	1.400	1.500	1.200

ADDITIONAL BUILDING CONDITIONS

	FASCIA (ft)	OVERHANG (ft)	CANOPY (ft)
Left Sidewall	0.0	0.0	0.0
Right Sidewall	0.0	0.0	0.0
Endwall	0.0	0.0	

ENDWALL GIRTS

Endwall panel type : BR11

SECTION NUMBER 1

Girt length is : 217.25 PART NUMBER IS 556239 217-2  
Girt location(s): 7.5,  
Girt(s) used in this section (supplied with order) : 9.5x2.75x.06 Z

-----  
Design data(for minimum section reqd by design)  
Section Lip Area Sx Fb(P) Fb(S) Mom(P) Mom(S) CSR(P) CSR(S)  
9.5x2.75x.06 Z .75 .96 2.61 27.26 20.63 39.72 -43.70 .42 .61

SECTION NUMBER 2

Girt length is : 229.25 PART NUMBER IS 556239 229-2  
Girt location(s): 7.5,  
Girt(s) used in this section (supplied with order) : 9.5x2.75x.06 Z

-----  
Design data(for minimum section reqd by design)  
Section Lip Area Sx Fb(P) Fb(S) Mom(P) Mom(S) CSR(P) CSR(S)  
9.5x2.75x.06 Z .75 .96 2.61 27.26 20.63 46.62 -51.29 .49 .71

SECTION NUMBER 3

Girt length is : 229.25 PART NUMBER IS 556239 229-2  
Girt location(s): 7.5,  
Girt(s) used in this section (supplied with order) : 9.5x2.75x.06 Z

-----  
Design data(for minimum section reqd by design)  
Section Lip Area Sx Fb(P) Fb(S) Mom(P) Mom(S) CSR(P) CSR(S)  
9.5x2.75x.06 Z .75 .96 2.61 27.26 20.63 46.62 -51.29 .49 .71

SECTION NUMBER 4

Girt length is : 217.25 PART NUMBER IS 556239 217-2  
Girt location(s): 7.5,  
Girt(s) used in this section (supplied with order) : 9.5x2.75x.06 Z

-----  
Design data(for minimum section reqd by design)  
Section Lip Area Sx Fb(P) Fb(S) Mom(P) Mom(S) CSR(P) CSR(S)  
9.5x2.75x.06 Z .75 .96 2.61 27.26 20.63 39.72 -43.70 .42 .61

ENDWALL ROOF BEAM

BEAM NUMBER 1

Roof Beam supplied with order is: 13.0x5.0x.16 C , PART NUMBER IS 600646

Minimum Roof Beam required by design

Section Size	Length (ft)	Fy (ksi)	Area (in <sup>2</sup> )	Sx (in <sup>3</sup> )	Max. Moment (in-k)	Bending Stress Actual (ksi)	Bending Stress Allowable (ksi)
13.0x5.0x .12 C	20.0	55.0	2.971	11.605	297.0	25.59	31.66

BEAM NUMBER 2

Roof Beam supplied with order is: 13.0x5.0x.16 C , PART NUMBER IS 600662

Minimum Roof Beam required by design

Section Size	Length (ft)	Fy (ksi)	Area (in <sup>2</sup> )	Sx (in <sup>3</sup> )	Max. Moment (in-k)	Bending Stress Actual (ksi)	Bending Stress Allowable (ksi)
13.0x5.0x .12 C	20.0	55.0	2.971	11.605	297.0	25.59	31.66

BEAM NUMBER 3

Roof Beam supplied with order is: 13.0x5.0x.16 C , PART NUMBER IS 600662

Minimum Roof Beam required by design

Section Size	Length (ft)	Fy (ksi)	Area (in <sup>2</sup> )	Sx (in <sup>3</sup> )	Max. Moment (in-k)	Bending Stress Actual (ksi)	Bending Stress Allowable (ksi)
13.0x5.0x .12 C	20.0	55.0	2.971	11.605	297.0	25.59	31.66

BEAM NUMBER 4

Roof Beam supplied with order is: 13.0x5.0x.16 C , PART NUMBER IS 600646

Minimum Roof Beam required by design

Section Size	Length (ft)	Fy (ksi)	Area (in <sup>2</sup> )	Sx (in <sup>3</sup> )	Max. Moment (in-k)	Bending Stress Actual (ksi)	Bending Stress Allowable (ksi)
13.0x5.0x .12 C	20.0	55.0	2.971	11.605	297.0	25.59	31.66

NOTES:

1. Actual bending stress due to wind combination is divided by 1.33.

2. The compression flange is supported at 5 ft. intervals by the purlins.
3. Roof beams are checked for dead plus live or dead plus wind load.

ENDWALL POST OPTIMIZATION

POST NO. 1 (1)PART NO. : 600670 170-4  
 Section Size Fy Area Eff.Sx Lx Ly Rx Ry  
 (1)9.0x3.5x.06 C 55.0 1.01 2.56 7.50 7.56 3.54 1.25

<u>DL + LL</u>										
Shear	Axial	P/A	Fa1	Mx	Mx/Sx	Fbx	My	My/Sy	Fby	CSR
0.00	4.95	4.90	14.29	22.27	8.70	27.97	3.76	5.97	33.00	.00
<u>DL + WL Pressure</u>										
Shear	Axial	P/A	Fa1	Mx	Mx/Sx	Fbx	My	My/Sy	Fby	CSR
.04	-1.75	1.73	33.00	38.15	14.90	27.97	-1.33	2.11	33.00	.49
<u>DL + WL Suction</u>										
Shear	Axial	P/A	Fa1	Mx	Mx/Sx	Fbx	My	My/Sy	Fby	CSR
.92	-1.75	1.73	33.00	33.69	13.16	27.97	-1.33	2.11	33.00	.44
<u>DL + 1/2LL + WL Pressure</u>										
Shear	Axial	P/A	Fa1	Mx	Mx/Sx	Fbx	My	My/Sy	Fby	CSR
.04	.50	.49	14.29	33.00	12.92	27.97	.38	.60	33.00	.39
<u>DL + 1/2LL + WL Suction</u>										
Shear	Axial	P/A	Fa1	Mx	Mx/Sx	Fbx	My	My/Sy	Fby	CSR
.92	.50	.49	14.29	30.75	13.14	27.97	.38	.60	33.00	.45
<u>DL + LL + 1/2WL Pressure</u>										
Shear	Axial	P/A	Fa1	Mx	Mx/Sx	Fbx	My	My/Sy	Fby	CSR
.42	3.85	3.81	14.29	17.32	6.77	27.97	2.93	4.64	33.00	.46
<u>DL + LL + 1/2WL Suction</u>										
Shear	Axial	P/A	Fa1	Mx	Mx/Sx	Fbx	My	My/Sy	Fby	CSR
.46	3.85	3.81	14.29	27.47	10.73	27.97	2.93	4.64	33.00	.55

POST NO. 2 (1)PART NO. : 600670 180-1  
 Section Size Fy Area Eff.Sx Lx Ly Rx Ry  
 (1)9.0x3.5x.12 C 55.0 2.01 5.52 15.50 8.00 3.51 1.25

<u>DL + LL</u>										
Shear	Axial	P/A	Fa1	Mx	Mx/Sx	Fbx	My	My/Sy	Fby	CSR
0.00	9.90	4.95	17.59	44.55	8.07	29.60	7.13	5.61	33.00	.71
<u>DL + WL Pressure</u>										
Shear	Axial	P/A	Fa1	Mx	Mx/Sx	Fbx	My	My/Sy	Fby	CSR
1.76	-3.50	1.74	33.00	84.24	15.26	29.60	-2.52	1.99	33.00	.47
<u>DL + WL Suction</u>										
Shear	Axial	P/A	Fa1	Mx	Mx/Sx	Fbx	My	My/Sy	Fby	CSR
1.94	-3.50	1.74	33.00	76.12	13.79	29.60	-2.52	1.99	33.00	.43
<u>DL + 1/2LL + WL Pressure</u>										
Shear	Axial	P/A	Fa1	Mx	Mx/Sx	Fbx	My	My/Sy	Fby	CSR
1.76	1.01	.50	17.59	74.12	13.43	29.60	.72	.57	33.00	.37
<u>DL + 1/2LL + WL Suction</u>										
Shear	Axial	P/A	Fa1	Mx	Mx/Sx	Fbx	My	My/Sy	Fby	CSR
1.94	1.01	.50	17.59	86.24	15.62	29.60	.72	.57	33.00	.43
<u>DL + LL + 1/2WL Pressure</u>										
Shear	Axial	P/A	Fa1	Mx	Mx/Sx	Fbx	My	My/Sy	Fby	CSR
.00	7.70	3.83	17.59	34.64	6.20	29.60	5.54	4.36	33.00	.40
<u>DL + LL + 1/2WL Suction</u>										
Shear	Axial	P/A	Fa1	Mx	Mx/Sx	Fbx	My	My/Sy	Fby	CSR
.97	7.70	3.83	17.59	59.32	10.75	29.60	5.54	4.36	33.00	.50

POST NO. 3 (1)PART NO. : 600672 190-1  
 Section Size Fy Area Eff.Sx Lx Ly Rx Ry  
 (1)9.8x3.5x.12 C 55.0 2.01 5.52 16.42 0.92 3.51 1.25

DL + LL										
Shear	Axial	P/A	Fal	Mx	Mx/Sx	Fbx	My	My/Sy	Fby	CSR
8.00	9.90	4.93	16.48	44.55	8.87	28.87	7.13	5.61	33.00	.76
DL + WL Pressure										
Shear	Axial	P/A	Fal	Mx	Mx/Sx	Fbx	My	My/Sy	Fby	CSR
1.85	-3.50	1.74	33.00	92.63	16.78	28.87	-2.52	1.99	33.00	.53
DL + WL Suction										
Shear	Axial	P/A	Fal	Mx	Mx/Sx	Fbx	My	My/Sy	Fby	CSR
2.04	-3.50	1.74	33.00	85.34	15.46	28.87	-2.52	1.99	33.00	.50
DL + 1/2LL + WL Pressure										
Shear	Axial	P/A	Fal	Mx	Mx/Sx	Fbx	My	My/Sy	Fby	CSR
1.85	1.01	.50	16.48	82.50	14.95	28.87	.72	.57	33.00	.43
DL + 1/2LL + WL Suction										
Shear	Axial	P/A	Fal	Mx	Mx/Sx	Fbx	My	My/Sy	Fby	CSR
2.04	1.01	.50	16.48	95.47	17.29	28.87	.72	.57	33.00	.50
DL + LL + 1/2WL Pressure										
Shear	Axial	P/A	Fal	Mx	Mx/Sx	Fbx	My	My/Sy	Fby	CSR
.93	7.70	3.83	16.48	34.64	6.28	28.87	5.54	4.36	33.00	.42
DL + LL + 1/2WL Suction										
Shear	Axial	P/A	Fal	Mx	Mx/Sx	Fbx	My	My/Sy	Fby	CSR
1.02	7.70	3.83	16.48	63.93	11.58	28.87	5.54	4.36	33.00	.55

POST NO. 4 (1)PART NO. : 600672 190-1  
 Section Size Fy Area Eff.Sx Lx Ly Rx Ry  
 (1)9.8x3.5x.12 C 55.0 2.01 5.52 13.58 0.08 3.51 1.25

DL + LL										
Shear	Axial	P/A	Fal	Mx	Mx/Sx	Fbx	My	My/Sy	Fby	CSR
8.00	9.90	4.93	17.59	44.55	8.87	29.60	7.13	5.61	33.00	.71
DL + WL Pressure										
Shear	Axial	P/A	Fal	Mx	Mx/Sx	Fbx	My	My/Sy	Fby	CSR
1.76	-3.50	1.74	33.00	84.24	15.26	29.60	-2.52	1.99	33.00	.47
DL + WL Suction										
Shear	Axial	P/A	Fal	Mx	Mx/Sx	Fbx	My	My/Sy	Fby	CSR
1.94	-3.50	1.74	33.00	76.12	13.79	29.60	-2.52	1.99	33.00	.43
DL + 1/2LL + WL Pressure										
Shear	Axial	P/A	Fal	Mx	Mx/Sx	Fbx	My	My/Sy	Fby	CSR
1.76	1.01	.50	17.59	74.42	13.43	29.60	.72	.57	33.00	.37
DL + 1/2LL + WL Suction										
Shear	Axial	P/A	Fal	Mx	Mx/Sx	Fbx	My	My/Sy	Fby	CSR
1.94	1.01	.50	17.59	86.24	15.62	29.60	.72	.57	33.00	.43
DL + LL + 1/2WL Pressure										
Shear	Axial	P/A	Fal	Mx	Mx/Sx	Fbx	My	My/Sy	Fby	CSR
.28	7.70	3.83	17.59	34.64	6.28	29.60	5.54	4.36	33.00	.48
DL + LL + 1/2WL Suction										
Shear	Axial	P/A	Fal	Mx	Mx/Sx	Fbx	My	My/Sy	Fby	CSR
.97	7.70	3.83	17.59	59.32	10.75	29.60	5.54	4.36	33.00	.50

POST NO. 5 (1) PART NO. : 606670 178-4

Section Size Fy Area Eff.Sx Lx Ly Rx Ry  
 (1) 9.0x3.5x.06 C 55.0 1.01 2.56 7.58 7.58 3.54 1.25

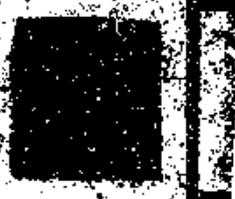
<u>DL + LL</u>											
Shear	Axial	P/R	Fal	Mx	Mx/Sx	Fbx	My	My/Sy	Fby	CSR	
5.08	4.95	4.98	14.29	22.27	8.70	27.97	3.76	5.97	33.00	.80	
<u>DL + WL Pressure</u>											
Shear	Axial	P/R	Fal	Mx	Mx/Sx	Fbx	My	My/Sy	Fby	CSR	
.84	-1.75	1.73	33.00	38.15	14.90	27.97	-1.33	2.11	33.00	.49	
<u>DL + WL Suction</u>											
Shear	Axial	P/R	Fal	Mx	Mx/Sx	Fbx	My	My/Sy	Fby	CSR	
.92	-1.75	1.73	33.00	33.69	13.16	27.97	-1.33	2.11	33.00	.44	
<u>DL + 1/2LL + WL Pressure</u>											
Shear	Axial	P/R	Fal	Mx	Mx/Sx	Fbx	My	My/Sy	Fby	CSR	
.84	.50	.49	14.29	33.88	12.92	27.97	.38	.60	33.00	.35	
<u>DL + 1/2LL + WL Suction</u>											
Shear	Axial	P/R	Fal	Mx	Mx/Sx	Fbx	My	My/Sy	Fby	CSR	
.92	.50	.49	14.29	38.75	15.14	27.97	.38	.60	33.00	.45	
<u>DL + LL + 1/2WL Pressure</u>											
Shear	Axial	P/R	Fal	Mx	Mx/Sx	Fbx	My	My/Sy	Fby	CSR	
.42	3.85	3.81	14.29	17.32	6.77	27.97	2.93	4.64	33.00	.46	
<u>DL + LL + 1/2WL Suction</u>											
Shear	Axial	P/R	Fal	Mx	Mx/Sx	Fbx	My	My/Sy	Fby	CSR	
.45	3.85	3.81	14.29	27.47	10.73	27.97	2.93	4.64	33.00	.56	

ENDWALL BRACING

One brace rod of .4375 inch diameter is required in both outer endwall sections

The left side brace rod is a PART NUMBER 544846-292

The right side brace rod is a PART NUMBER 544846-292



BUTLER MFG. COMPANY ENGINEERING DATA

FILE NO.  
C11-00

ROOF STRUCTURAL LOAD TABLE - 1900 UPDATE (12 & 20 LL)

DATE 6 27 80

PAGE 1 OF 6

Butler Load Key #	Live Load*/Wind Load	Governing Code	Purlin* Live Load (psf)	Uplift (psf)
1	12/16	BBC	20.0	-24.0
2	12/20	MBMA	20.0	-20.0
3	12/25	MBMA	20.0	-25.0
4	12/16	SBC	20.0	-19.2
5	12/24	SBC	20.0	-28.8
6	12/29	SBC	20.0	-34.8
7	12/15	UBC	20.0	-11.3
8	12/20	UBC	20.0	-15.0
9	12/25	UBC	20.0	-18.8
10	20/13	BBC	20.0	-19.5
11	20/16	BBC	20.0	-24.0
12	20/20	MBMA	20.0	-20.0
13	20/25	MBMA	20.0	-25.0
14	20/13	N. Carolina	20.0	-15.0
15	20/16	N. Carolina	20.0	-18.4
16	20/20	N. Carolina	20.0	-23.0
17	20/24	N. Carolina	20.0	-27.6
18	20/29	N. Carolina	20.0	-33.4
19	20/35	Puerto Rico	20.0	-43.8
20	20/16	SBC	20.0	-19.2
21	20/24	SBC	20.0	-28.8
22	20/29	SBC	20.0	-34.8
23	20/15	UBC	20.0	-11.3
24	20/20	UBC	20.0	-15.0
25	20/25	UBC	20.0	-18.8
52	12/15	BSCA	12.0	-11.3
53	12/20	BSCA	12.0	-20.0

Note: Positive load acts downward; negative load acts upward.

\*Load key numbers 1-9 determine live load as follows:

Tributary Area	0 - 200 ft <sup>2</sup>	20 psf
	200 - 600	16 psf
	600	12 psf

19380 MONTEREY RD

4 OF 4

COLD-FORMED MEMBER REVIEW

CSI No.  
C11-00  
PAGE 2 OF 6

20 Continuous Purlins: 8 X .060 (end and interior bays)

INPUT DATA:

PURLIN

NUMBER OF SPANS = 4 (CRITICAL TO GRAVITY LOADS)  
PANEL BRACING = CONDITION 1  
F<sub>y</sub> = 55 ksi  
LOAD CONDITIONS: GRAVITY

SECTION DATA:

SPANS THUS: 1 - 4  
SECTION SIZE D S L T F F<sub>y</sub>  
2.0 X .060 9.00 2.625 0.750 0.060 0.250 55.00  
AREA I F<sub>y</sub> F<sub>y</sub> I  
0.859 1.995 8.35 3.118 1.275 0.593

SPAN DIM. (FT.):

SPANS THUS	SPAN LENGTH	LEFT LAP	RIGHT LAP	LOAD WIDTH
1	20.000	0.000	1.000	5.000
2	20.000	2.000	1.000	5.000
3	20.000	1.000	2.000	5.000
4	20.000	1.000	0.000	5.000

UNIFORM LOADS (PSF):

SPANS THUS	DEAD LOAD	LIVE LOAD
1 - 4	1.7	23.6

END FORCES:

NONE

FLANGE BRACING (DIM. IN FEET)

NONE

SPANS TO BE OUTPUT:

1 (CRITICAL SPAN: GRAVITY LOADS)

FIG. NO.	
C11-00	
PAUL	CR
3	6

COLD-FORMED PURLIN REVIEW

SECTION 8.0 2 0.060      SPAN NO. 1    20.00 FT.      LOAD WIDTH    5.00 FT.

SECTION PROPERTIES

D	B	T	RADIUS	L	A	Fy
8.00	2.625	0.060	0.250	0.750	0.859	55.000
1xDEFL	SxEFF	Rx		Ry	Q	
0.35	1.995	3.118		1.275	0.593	

PART A      REVIEW FOR GRAVITY LOADS

LOAD SUMMARY

DEAD LOAD    1.7 PSF              LIVE LOAD    23.6 PSF

END FORCES:    LT. SUPPORT SHEAR    0.000 KIPS  
                   LT. SUPPORT MOMENT    0.00 IN-KIPS  
                   RT. SUPPORT SHEAR    1.357 KIPS  
                   RT. SUPPORT MOMENT    -65.13 IN-KIPS

STRESS REVIEW

MAXIMUM BENDING STRESS AT 19.00 FT FROM LT SUPPORT    M = -47.43 IN-KIPS

BENDING STRESS: ACTUAL = 23.78 KSI      ALLOWABLE = 23.78 KSI

ZERO SHEAR (Mmax) @ 7.86 FT FROM LT SUPT.    M = 46.91 IN-KIPS

SUMMARY

	V	ACT Fv	ALL Fv	M	ACT Fb	ALL Fb	ACT Fbv	ALL Fbv	COMB Fv&Fbv
LT SUPPORT	0.995	2.247	5.499	0.00	0.000	33.000	0.000	33.000	0.167
1/4 POINT	0.362	0.817	5.499	40.70	20.403	33.000	18.822	33.000	0.322
CENTER	-0.271	0.613	5.499	43.42	21.763	33.000	20.076	33.000	0.354
3/4 POINT	-0.905	2.043	5.499	9.14	4.081	33.000	3.764	33.000	0.150
END/RT LAP	-1.411	3.187	5.499	-47.43	23.776	23.776	21.934	33.000	0.743

MAXIMUM ALLOWABLE AXIAL LOAD = 0.000 KIPS COMPRESSION  
 CRITICAL LOCATION = 19.00 FT FROM LT SUPPORT

REACTIONS:    LT. SUPPORT    0.995 KIPS  
                   RT. SUPPORT    2.894 KIPS

DESIGN NOTES

1. PANEL BRACING IS CONDITION 1 WHICH DOES BRACE FLANGE
2. NO FLANGE BRACE POINTS INCLUDED
3. SECTION 3, PART III OF THE AISI CODE IS USED FOR NEGATIVE BENDING

**COLD-FORMED MEMBER REVIEW**

20' Continuous Purlins: B X .060 (end and interior bays)

**INPUT DATA:**

**PURLIN**

NUMBER OF SPANS = 3 (CRITICAL TO WIND UPLIFT)  
 PANEL BRACING = CONDITION 1  
 Fy = 55 KSI  
 LOAD CONDITIONS: DEAD+UPLIFT

**SECTION DATA:**

<b>SPANS THUS:</b> 1 - 3							
<b>SECTION</b>	<b>SIZE</b>	<b>D</b>	<b>B</b>	<b>L</b>	<b>T</b>	<b>R</b>	<b>Fy</b>
L.0 Z	0.060	8.00	2.625	0.750	0.060	0.250	55.00
		<b>AREA</b>	<b>Sx</b>	<b>Ix</b>	<b>Rx</b>	<b>Ry</b>	<b>Q</b>
		0.859	1.995	0.35	3.118	1.275	0.593

**SPAN DIM. (FT.):**

<b>SPANS THUS</b>	<b>SPAN LENGTH</b>	<b>LEFT LAP</b>	<b>RIGHT LAP</b>	<b>LOAD WIDTH</b>
1	20.000	0.000	1.000	5.000
2	20.000	2.000	2.000	5.000
3	20.000	1.000	0.000	5.000

**UNIFORM LOADS (PSF):**

<b>SPANS THUS</b>	<b>DEAD LOAD</b>	<b>UPLIFT</b>
1 - 3	1.7	34.6

**END FORCES:**

NONE

**FLANGE BRACING (DIM. IN FEET)**

NONE

**SPANS TO BE OUTPUT:**

1 (CRITICAL SPAN: WIND UPLIFT)

COLD-FORMED PURLIN REVIEW

SECTION 8.0 Z 0.060    SPAN NO. 1    20.00 FT.    LOAD WIDTH 5.00 FT.

SECTION PROPERTIES

D	B	T	RADIUS	L	A	Fy
8.00	2.625	0.060	0.250	0.750	0.859	55.000
Ix/DEFL	Sx/EFF	Rx		Fy	Q	
8.35	1.095	3.118		1.275	0.593	

PART B    REVIEW FOR WIND UPLIFT

LOAD SUMMARY

DEAD LOAD    1.7 PSF                    UPLIFT LOAD    34.6 PSF

END FORCES:    LT. SUPPORT SHEAR            0.000 KIPS

                  LT. SUPPORT MOMENT            0.00 IN-KIPS

                  RT. SUPPORT SHEAR            -1.647 KIPS

                  RT. SUPPORT MOMENT            79.06 IN-KIPS

STRESS REVIEW    (ALLOWABLE INCREASED BY 4/3 FOR WIND LOADS)

MAXIMUM BENDING STRESS AT 8.00 FT FROM LT SUPPORT    M = -63.24 IN-KIPS

BENDING STRESS: ACTUAL = 31.70 KSI            ALLOWABLE = 31.70 KSI

SUMMARY

	V	ACT Fv	ALL Fv	M	ACT Fb	ALL Fb	ACT Fbw	ALL Fbw	COMB Fv/Fbw
LT SUPPORT	-1.318	2.976	7.332	0.00	0.000	44.000	0.000	44.000	0.165
1/4 POINT	-.494	1.116	7.332	-54.35	27.244	31.702	25.132	44.000	0.324
CENTER	0.329	0.744	7.332	-59.29	29.720	31.702	27.417	44.000	0.368
3/4 POINT	1.153	2.684	7.332	-14.82	7.430	31.702	6.854	000	0.148
END/RT LAP	1.812	4.091	7.332	56.33	28.234	44.000	26.046	44.000	0.694

MAXIMUM ALLOWABLE AXIAL LOAD = 0.300 KIPS COMPRESSION  
 CRITICAL LOCATION = 8.00 FT FROM LT SUPPORT

REACTIONS:    LT. SUPPORT    -1.318 KIPS  
                   RT. SUPPORT    -3.623 KIPS

DESIGN NOTES

1. PANEL BRACING IS CONDITION 1 WHICH DOES BRACE FLANGE
2. NO FLANGE BRACE POINTS INCLUDED
3. SECTION 3, PART III OF THE AISI CODE IS USED FOR NEGATIVE BENDING

BUTLER MFG. COMPANY ENGINEERING DATA

FILE NO. - C 11-00

Z-SECTION PROPERTIES - 1980 UPDATE

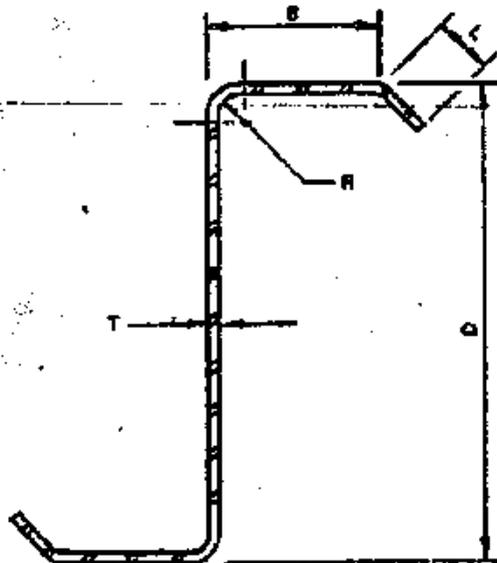
DATE: 5 15 80  
PAGE: 6 OF 6

6" PURLINS  
and ALL GIRTS

SECTION SIZE	D (in.)	M (in.)	L (in.)	T (in.)	R (in.)	F <sub>y</sub> (KSI)	AREA (in. <sup>2</sup> )	EFF S <sub>x</sub> (in. <sup>3</sup> )	DEFL I <sub>x</sub> (in. <sup>4</sup> )	R <sub>x</sub> (in.)	R <sub>y</sub> (in.)	Form Factor Q
6.0 Z 0.080	8.00	2.628	0.790	0.060	0.250	33.00	0.869	1.995	0.35	3.116	1.278	0.983
6.0 Z 0.081	8.00	2.625	0.813	0.061	0.250	32.99	0.861	2.008	0.57	3.120	1.262	0.982
6.0 Z 0.082	8.00	2.625	0.813	0.063	0.250	33.00	0.808	2.140	0.88	3.119	1.301	0.904
6.0 Z 0.087	8.00	2.625	0.813	0.067	0.250	33.00	0.866	2.304	0.98	3.117	1.289	0.938
6.0 Z 0.071	8.00	2.625	0.838	0.071	0.250	33.00	1.040	2.519	10.13	3.120	1.262	0.938
6.0 Z 0.078	8.00	2.625	1.000	0.078	0.250	33.00	1.122	2.728	10.81	3.119	1.377	0.848
6.0 Z 0.031	8.00	2.625	0.838	0.081	0.250	33.00	1.184	2.873	11.48	3.119	1.295	0.989
6.0 Z 0.067	8.00	2.625	1.000	0.067	0.250	33.00	1.281	3.106	12.42	3.113	1.373	0.708
6.0 Z 0.086	8.00	2.625	1.000	0.086	0.250	33.00	1.386	3.376	13.50	3.110	1.379	0.743
6.0 Z 0.106	8.00	2.625	1.250	0.106	0.250	33.00	1.683	3.843	18.37	3.107	1.473	0.739
6.0 Z 0.120	8.00	2.625	1.168	0.120	0.250	33.00	1.709	4.321	17.29	3.106	1.440	0.810

8-1/2" PURLINS

SECTION SIZE	D (in.)	M (in.)	L (in.)	T (in.)	R (in.)	F <sub>y</sub> (KSI)	AREA (in. <sup>2</sup> )	EFF S <sub>x</sub> (in. <sup>3</sup> )	DEFL I <sub>x</sub> (in. <sup>4</sup> )	R <sub>x</sub> (in.)	R <sub>y</sub> (in.)	Form Factor Q
8.5 Z 0.081	8.90	2.750	0.750	0.061	0.250	26.23	0.980	2.077	13.06	3.880	1.273	0.843
8.5 Z 0.082	8.90	2.750	0.813	0.062	0.250	27.37	1.003	2.746	13.40	3.854	1.300	0.839
8.5 Z 0.063	8.90	2.750	0.813	0.063	0.250	28.02	1.018	2.791	13.80	3.853	1.289	0.847
8.5 Z 0.088	8.90	2.750	0.813	0.068	0.250	30.82	1.067	2.920	14.23	3.862	1.288	0.882
8.5 Z 0.088	8.90	2.750	0.813	0.068	0.250	32.77	1.068	3.006	14.65	3.861	1.287	0.882
8.5 Z 0.071	8.90	2.750	0.875	0.071	0.250	33.00	1.186	3.164	16.43	3.873	1.323	0.882
8.5 Z 0.072	8.90	2.750	0.878	0.072	0.250	33.00	1.132	3.248	16.83	3.863	1.323	0.882
8.5 Z 0.073	8.90	2.750	0.875	0.073	0.250	33.00	1.183	3.301	16.84	3.862	1.322	0.882
8.5 Z 0.074	8.90	2.750	0.938	0.074	0.250	33.00	1.213	3.387	16.21	3.858	1.348	0.880
8.5 Z 0.083	8.90	2.750	1.023	0.083	0.250	33.00	1.379	3.881	18.44	3.896	1.388	0.818
8.5 Z 0.082	8.90	2.750	1.188	0.082	0.250	33.00	1.548	4.369	20.70	3.898	1.447	0.837
8.5 Z 0.087	8.90	2.750	1.188	0.087	0.250	33.00	1.631	4.588	21.78	3.964	1.448	0.889
8.5 Z 0.102	8.90	2.750	1.250	0.102	0.250	33.00	1.727	4.830	23.04	3.862	1.490	0.870
8.5 Z 0.106	8.90	2.750	1.250	0.106	0.250	33.00	1.790	5.001	23.60	3.851	1.468	0.888



BUTLER MFG. COMPANY ENGINEERING DATA

FILE NO. C11-00  
PAGE 7 OF 13

TITLE: EAVE STRUT  
DATE: 03-24-82

FILE NO.:  
INITIALS: BAZ

DATA ECHO-PRINT

1 SPANS COLD-FORMED EAVE-S TYPE 1 BRACING FY IS 55. KSI  
LOADING IS DL + LL & DL + UPLIFT  
SECTION PROPERTIES

SPANS THUS 1,  
SECTION SIZE 8.00 C .060 FILE # 1 SECTION # 43

IX	SX	EX	IY	RY	A	FE	E	L	R	D
9.464	2.173	3.190	1.570	1.282	.955	32.795	3.500	.875	.313	.613

LOAD SUMMARY

SPANS AND UNIFORM LOADS (FT & PSF)

SPANS THUS	SPAN LAP LENGTH		LOAD WIDTH	UNIFORM LOADS		
	LEFT	RIGHT		DL	LIVE	UPL.
1	20.00	0.00	8.00	2.08	2.5	28.8

PART A REVIEW FOR GRAVITY LOADS SPAN # 1

STRESS REVIEW

MAXIMUM BENDING STRESS OCCURS AT 10.00 FT FROM LT SUPPORT  
M = 27.00 IN-KIPS

ACTUAL BENDING STRESS = 12.43 KSI  
ALLOWABLE BENDING STRESS 32.79 KSI

MAXIMUM DEFLECTION = .580 IN. AT 10.00 FT. FROM LEFT SUPPORT

SUMMARY

	V	ACT FV	ALL FV	H	ACT FB	ALL FB	ACT FBH	ALL FBH	COMB FV&FBH
LT. SUPPORT	.45	1.03	5.70	0.00	0.00	32.79	0.00	29.67	.03
1/4 POINT	.23	.52	5.70	20.25	9.32	32.79	8.45	29.67	.09
CENTER	0.00	0.00	5.70	27.00	12.43	32.79	11.27	29.67	.14
3/4 POINT	-.23	.52	5.70	20.25	9.32	32.79	8.45	29.67	.09
RT. SUPPORT	-.45	1.03	5.70	.00	.00	32.79	.00	29.67	.03

MAXIMUM ALLOWABLE AXIAL LOAD = 5.883 KIPS COMPRESSION  
(CRIT. LOCATION = 10.00 FT. FROM LT SUPPORT)

SUPPORT REACTIONS: LT. = .450 KIPS RT. = .450 KIPS

PART B REVIEW FOR WIND UPLIFT SPAN # 1

STRESS REVIEW

MAXIMUM BENDING STRESS OCCURS AT 10.00 FT FROM LT SUPPORT  
 $M = -31.56$  IN-KIPS

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C17-00	
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8	13

ACTUAL BENDING STRESS = 14.52 KSI  
 ALLOWABLE BENDING STRESS 32.52 KSI

MAXIMUM DEFLECTION =  $-0.678$  IN. AT 10.00 FT. FROM LEFT SUPPORT

SUMMARY

	V	ACT FV	ALL FV	M	ACT FB	ALL FB	ACT FBM	ALL FBM	CONC FV\FBM
LT. SUPPORT	-.53	1.21	7.60	0.00	0.00	4.75	0.00	39.83	.03
1/4 POINT	-.25	.60	7.60	-23.67	10.89	32.52	9.88	39.83	.07
CENTER	0.00	0.00	7.60	-31.56	14.52	32.52	17.17	39.83	.11
3/4 POINT	.25	.60	7.60	-23.67	10.89	32.52	9.88	39.83	.07
RT. SUPPORT	.53	1.21	7.60	0.00	0.00	43.73	0.00	39.83	.03

MAXIMUM ALLOWABLE AXIAL LOAD = 5.496 KIPS COMPRESSION  
 (CRIT. LOCATION = 10.00 FT. FROM LT SUPPORT)

SUPPORT REACTIONS: LT. =  $-0.526$  KIPS RT. =  $-0.526$  KIPS

BUTLER MFG. COMPANY ENGINEERING DATA

FILE NO. CT7-00	
PAGE 9	OF 13

TITLE: EAVE STRUT  
DATE: 03-24-82

FILE NO. CT7-00  
INITIALS: PAZ

DATA ECHO-PRINT

1 SPANS COLD-FORMED EAVES TYPE 1 BRACING FY IS 55 KSI  
LOADING IS DL + LL & DL + UPLIFT  
SECTION PROPERTIES

SPANS THUS 1  
SECTION SIZE 8.00 C .334 FILE # 1 SECTION # 45

IX	SX	RX	IY	RY	A	FB	F	L	R	Q
16.172	3.780	3.170	2.501	1.289	1.505	33.000	3.500	1.000	.913	.777

LOAD SUMMARY

SPANS AND UNIFORM LOADS (FT & PSF)

SPANS THUS

SPAN LAP LENGTH	LOAD		UNIFORM LOADS	
	LEFT	RIGHT	DL	LIVE UPL.
20.00	0.00	0.00	2.00	28.8

PART A REVIEW FOR GRAVITY LOADS SPAN # 1

STRESS REVIEW

MAXIMUM BENDING STRESS OCCURS AT 10.00 FT FROM LT SUPPORT  
M = 27.00 IN-KIPS

ACTUAL BENDING STRESS = 7.14 KSI  
ALLOWABLE BENDING STRESS 33.00 KSI

MAXIMUM DEFLECTION = .363 IN. AT 10.00 FT. FROM LEFT SUPPORT

SUMMARY

	V	ACT FV	ALL FV	H	ACT FB	ALL FB	ACT FBW	ALL FBW	COMB FV&FBW
LT. SUPPORT	.45	.67	14.25	0.00	0.00	33.00	0.00	33.00	.00
1/4 POINT	.23	.33	14.25	20.25	5.36	33.00	4.81	33.00	.02
CENTER	0.00	0.00	14.25	27.00	7.14	33.00	6.42	33.00	.04
3/4 POINT	-.23	.33	14.25	20.25	5.36	33.00	4.81	33.00	.02
RT. SUPPORT	-.45	.67	14.25	.00	.00	33.00	.00	33.00	.00

MAXIMUM ALLOWABLE AXIAL LOAD = 14.416 KIPS COMPRESSION  
(CRIT. LOCATION = 10.00 FT. FROM LT SUPPORT)

SUPPORT REACTIONS: LT. = .450 KIPS RT. = .450 KIPS

PART B REVIEW FOR WIND UPLIFT SPAN # 1

STRESS REVIEW

MAXIMUM BENDING STRESS OCCURS AT 10.00 FT FROM LT SUPPORT  
 M = -31.56 IN-KIPS

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**C11-00**  
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ACTUAL BENDING STRESS = 8.35 KSI  
 ALLOWABLE BENDING STRESS 37.87 KSI

MAXIMUM DEFLECTION = -.424 IN. AT 10.00 FT. FROM LEFT SUPPORT

SUMMARY

	V	ACT FV	ALL FV	M	ACT FB	ALL FB	ACT FBW	ALL FBW	COMB FV&FBW
LT. SUPPORT	-.53	.78	19.01	0.00	0.00	44.00	0.00	44.00	.00
1/4 POINT	-.26	.39	19.01	-23.67	6.26	37.87	5.62	44.00	.02
CENTER	0.00	0.00	19.01	-31.56	8.35	37.87	7.50	44.00	.03
3/4 POINT	.26	.39	19.01	-23.67	6.26	37.87	5.62	44.00	.02
RT. SUPPORT	.53	.78	19.01	-0.00	.00	44.00	.00	44.00	.00

MAXIMUM ALLOWABLE AXIAL LOAD = 15.026 KIPS COMPRESSION  
 (CRIT. LOCATION = 10.00 FT. FROM LT SUPPORT)

SUPPORT REACTIONS: LT. = -.526 KIPS PT. = -.526 KIPS

TITLE: EAVE STRUT  
DATE: 03-24-82

FILE NO.:  
INITIALS: KAZ

DATA ECHO-PRINT

1 SPANS COLD-FORMED EAVE-S TYPE 1 BRACING FY IS 55. KSI  
LOADING IS DL + LL & DL + UPLIFT  
SECTION PROPERTIES

SPANS THUS 1,  
SECTION SIZE 8.00 C .066 FILE # 1 SECTION # 44

IX	SX	RX	IY	FY	R	FB	B	L	R	Q
10.529	2.446	3.187	1.716	1.279	1.849	33.000	3.500	.875	.313	.647

LOAD SUMMARY

SPANS AND UNIFORM LOADS (FT & PSF)

SPANS THUS	SPAN LAP LENGTH		LOAD WIDTH	UNIFORM LOADS	
	LEFT	RIGHT		DL	LIVE UPL.
1	20.00	0.00	0.00	2.00	2.5 20.0 28.8

PART A REVIEW FOR GRAVITY LOADS SPAN # 1

STRESS REVIEW

MAXIMUM BENDING STRESS OCCURS AT 10.00 FT FROM LT SUPPORT  
M = 27.00 IN-KIPS

ACTUAL BENDING STRESS = 11.04 KSI  
ALLOWABLE BENDING STRESS 33.00 KSI

MAXIMUM DEFLECTION = .522 IN. AT 10.00 FT. FROM LEFT SUPPORT

SUMMARY

	V	ACT FV	ALL FV	M	ACT FB	ALL FB	ACT FBW	ALL FBW	COMB FV&FBW
LT. SUPPORT	.45	.94	6.92	0.00	0.00	33.00	0.00	30.80	.82
1/4 POINT	.23	.47	6.92	20.25	8.28	33.00	7.49	30.80	.86
CENTER	0.00	0.00	6.92	27.00	11.04	33.00	9.99	30.80	.11
3/4 POINT	-.23	.47	6.92	20.25	8.28	33.00	7.49	30.80	.86
RT. SUPPORT	-.45	.94	6.92	.00	.00	33.00	.00	30.80	.02

MAXIMUM ALLOWABLE AXIAL LOAD = 7.279 KIPS COMPRESSION  
(CRIT. LOCATION = 10.00 FT. FROM LT SUPPORT)

SUPPORT REACTIONS: LT. = .450 KIPS RT. = .450 KIPS

PART B REVIEW FOR WIND UPLIFT SPAN # 1

STRESS REVIEW

MAXIMUM BENDING STRESS OCCURS AT 10.00 FT FROM LT SUPPORT  
~~M = -31.56 IN-KIPS~~

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ACTUAL BENDING STRESS = 12.90 KSI  
 ALLOWABLE BENDING STRESS 33.86 KSI

MAXIMUM DEFLECTION = -.610 IN. AT 10.00 FT. FROM LEFT SUPPORT

SUMMARY

	V	ACT FV	ALL FV	M	ACT FB	ALL FB	ACT FBM	ALL FBM	COMB FV&FBM
LT. SUPPORT	-.53	1.10	9.23	0.00	0.00	44.00	0.00	41.07	.81
1/4 POINT	-.26	.55	9.23	-23.67	9.68	33.86	8.76	41.07	.85
CENTER	0.00	0.00	9.23	-31.56	12.90	33.86	11.60	41.07	.88
3/4 POINT	.26	.55	9.23	-23.67	9.68	33.86	8.76	41.07	.85
RT. SUPPORT	.53	1.10	9.23	-.00	.00	44.00	.00	41.07	.81

MAXIMUM ALLOWABLE AXIAL LOAD = 7.110 KIPS COMPRESSION  
 (CRIT. LOCATION = 10.00 FT. FROM LT SUPPORT)

SUPPORT REACTIONS: LT. = -.526 KIPS RT. = -.526 KIPS

BUTLER MFG. COMPANY ENGINEERING DATA

FORM NO. 216-10  
JOB

EAVE STRUT

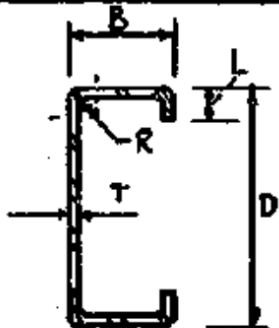
SECTION PROPERTIES

MADE BY  
REV. 1  
E.P.  
2

DATE  
MAD 6 25 82

FILE NO.  
C11-00  
REV. 13 13

Section Size	D (in.)	B (in.)	L (in.)	T (in.)	R (in.)	FR (lbs)	AREA (in. <sup>2</sup> )	EFF. S <sub>x</sub> (in. <sup>3</sup> )	DEFL. (in.)	I <sub>x</sub> (in. <sup>4</sup> )	R <sub>y</sub> (in.)	Form Factor Q	X <sub>o</sub> (in.)	J (in.)	C <sub>w</sub> (in. <sup>6</sup> )
8.0C 0.040	8.00	3.5	0.875	0.040	0.3125	32.795	0.955	2.873	9.444	3.190	1.282	0.613	2.753	0.0012	21.529
8.0C 0.044	8.00	3.5	0.875	0.044	0.3125	33.000	1.049	2.844	10.529	3.184	1.279	0.617	2.747	0.0015	23.491
8.0C 0.074	8.00	3.5	1.000	0.074	0.3125	33.000	1.505	3.780	15.122	3.170	1.209	0.773	2.810	0.0044	35.300
8.0C 0.078	8.00	3.5	1.000	0.078	0.3125	33.000	1.567	3.931	15.724	3.169	1.207	0.785	2.804	0.0050	36.406
8.0C 0.120	8.00	3.5	0.938	0.120	0.3125	33.000	1.891	4.743	18.852	3.158	1.265	0.828	2.738	0.0091	41.571
9.5C 0.042	9.50	3.5	0.875	0.042	0.3125	30.585	1.088	2.886	14.724	3.720	1.257	0.573	2.574	0.0014	32.093
9.5C 0.044	9.50	3.5	0.875	0.044	0.3125	31.330	1.148	3.106	15.755	3.718	1.257	0.574	2.572	0.0017	33.990
9.5C 0.087	9.50	3.5	1.125	0.087	0.3125	33.000	1.582	4.562	21.742	3.707	1.294	0.707	2.721	0.0042	52.406
9.5C 0.098	9.50	3.5	1.000	0.098	0.3125	33.000	1.714	4.945	23.886	3.702	1.266	0.724	2.627	0.0055	52.617
11.0C 0.049	11.0	3.5	0.875	0.049	0.3125	29.589	1.303	4.837	23.359	4.235	1.232	0.562	2.418	0.0021	48.872
11.0C 0.080	11.0	3.5	1.000	0.080	0.3125	31.532	1.326	4.863	27.340	4.233	1.252	0.615	2.490	0.0033	60.328
11.0C 0.087	11.0	3.5	1.000	0.087	0.3125	32.578	1.657	5.251	29.623	4.229	1.249	0.643	2.483	0.0042	65.054



BUTLER MFG. COMPANY ENGINEERING DATA

FILE NO. 002-01

FORM NO. 250-10

JOB Widespan Girt	MADE BY RSS	CHKD. BY BP	DATE 4-07-83	PAGE 1	OF 5
	REV. 1			DRW.	
Design Criteria	2				

1. LOAD/CODE

WALL STRUCTURAL DESIGN LOADS & WIND LOAD GROUP

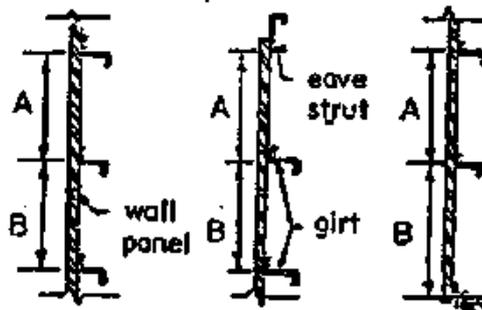
Group	Basic Wind Load (psf unless noted)	Code	Design Loads	
			Pressure (psf)	Suction (psf)
A	15	UBC	15.0	15.0
	15	BSCA	15.0	15.0
	20	MBMA*	20.0*	15.4*
	20	Wisconsin	20.0	15.4
	20	BSCA	20.0	15.4
	70 mph	1981 MBMA	10.3 - 12.5	11.3 - 13.8

\* - Controlling load/code for each group.

Range for 1981 MBMA are for loads on eave heights 10' to 30'.

2. METHOD OF DETERMINING LOAD WIDTH

Load Width =  $\frac{A+B}{2}$   
for a particular girt.



The load width of each case is determined by summing the distances from the girt to the next member on either side of the girt, and then dividing by two.

SECTION PROPERTIES

Section	Area In <sup>2</sup>	Effective SX (In <sup>3</sup> )	Ix (in <sup>4</sup> ) Deflection	Rx In.	Ry In.	Q	Allowable Fb (KSI) Pres	Allowable Fb (KSI) Suct.
8.020.060	0.859	2.001	8.350	3.118	1.275	0.593	32.144	23.775
8.020.070	1.017	2.454	9.891	3.118	1.326	0.645	33.000	25.485
8.020.080	1.180	2.866	11.462	3.117	1.376	0.670	33.000	26.813
8.020.110	1.639	3.948	15.793	3.104	1.148	0.782	33.000	29.378
8.020.120	1.799	4.322	17.287	3.100	1.441	0.810	33.000	30.000

BUTLER MFG. COMPANY ENGINEERING DATA

FILE NO. 002-01

FORM NO. 250-10

Widespan Girt	MADE BY	RSS	CHKD. BY	BP	DATE	4-07-83	PAGE	2	OF	5
	REV. NO.	1								
Design Example		2								

Bay Length = 25.0 ft.  
 Code = UBC  
 Wind Load = 15.0 psf  
 Panel Type = BR II  
 Eave Height = 16.0 ft.

**SOLUTION**

Design Load (Pressure) = 15 psf  
 Design Load (Suction) = 15 psf  
 Load Width = 7.5 ft.

(From Page 1)  
 (From Page 3)

Load Width Calculation Check - Per page 4, there is a girt at 7'-6". Adjacent spacings are 7'-6" and 7'-6".

Load Width =  $\frac{7.5 + 7.5}{2} = 7.5 \text{ ft.}$

Load (Pressure) =  $15 \times 7.5 = 112.5 \text{ lb/ft.}$

Load (Suction) =  $15 \times 7.5 = 112.5 \text{ lb/ft.}$

Part No. per Page 4 is 550248(END) and 550247(INT.).

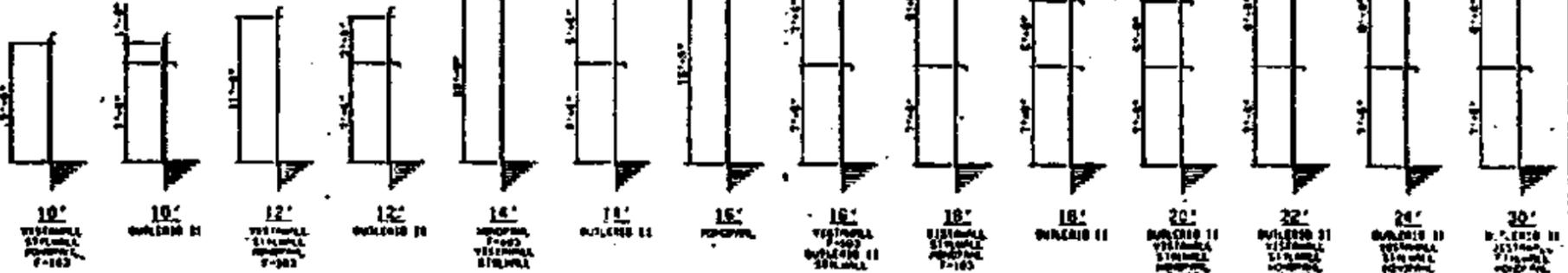
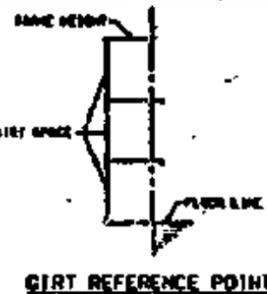
Girt Length = 25

Using graph on page 5 with girt length = 25

Allowable Pressure = 205.2 lb/ft

Allowable Suction = 252.6 lb/ft

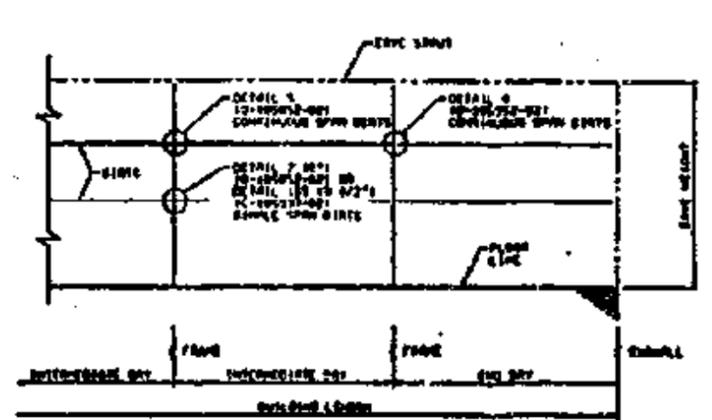




SIDEHALL GIRTS SPACING - EYE HEIGHTS 10' TO 30'

**GIRT SECTION SCHEDULE**

ITEM NO.	QTY	DESCRIPTION	UNIT
1	1	10' VESTIBULAR GIRTS	EA
2	1	12' VESTIBULAR GIRTS	EA
3	1	14' VESTIBULAR GIRTS	EA
4	1	16' VESTIBULAR GIRTS	EA
5	1	18' VESTIBULAR GIRTS	EA
6	1	20' VESTIBULAR GIRTS	EA
7	1	22' VESTIBULAR GIRTS	EA
8	1	24' VESTIBULAR GIRTS	EA
9	1	26' VESTIBULAR GIRTS	EA
10	1	28' VESTIBULAR GIRTS	EA
11	1	30' VESTIBULAR GIRTS	EA



**SIDEHALL GIRTS SCHEDULE**

ITEM NO.	QTY	DESCRIPTION	UNIT
1	1	10' VESTIBULAR GIRTS	EA
2	1	12' VESTIBULAR GIRTS	EA
3	1	14' VESTIBULAR GIRTS	EA
4	1	16' VESTIBULAR GIRTS	EA
5	1	18' VESTIBULAR GIRTS	EA
6	1	20' VESTIBULAR GIRTS	EA
7	1	22' VESTIBULAR GIRTS	EA
8	1	24' VESTIBULAR GIRTS	EA
9	1	26' VESTIBULAR GIRTS	EA
10	1	28' VESTIBULAR GIRTS	EA
11	1	30' VESTIBULAR GIRTS	EA

**REVISIONS**

NO.	DATE	DESCRIPTION
1		

**PROJECT INFORMATION**

SIDEHALL STRUCTURALS  
 107705 01

D02-01 4 OF 5

BUTLER MFG. COMPANY ENGINEERING DATA

FORM NO. 750-10

FILE NO. D02-01

JOB Allowable Load Table	MADE BY RSS		LEC. BY BP	DATE 4 7 83	PAGE 5	OF 5
	REV. 5:08	1				
8" Continuous Girts		2				

Tables show allowable load in lb/ft. The wind load increase in allowable stress is included in the table values. "P" marks allowable pressure values. "S" marks allowable suction values.

20' END BAY			
20' INT. BAY	THK	0.07	0.06
	0.06	213.0P	169.5P
		221.0S	169.5S
	0.07	222.6P	
		223.0S	

25' END BAY					
25' INT. BAY	THK	0.11	0.08	0.07	0.06
	0.05	---	127.0P	126.5P	101.0P
		---	171.5S	171.5S	136.5S
	0.07	---	166.0P	133.0P	
		---	204.5S	172.0S	
	0.08	205.2P	163.0P		
		252.6S	201.0S		

30' END BAY						
30' INT. BAY	THK	0.12	0.11	0.08	0.07	0.06
	0.06	---	---	83.0P	81.5P	67.0P
		---	---	112.0S	110.0S	90.5S
	0.07	---	---	107.0P	88.5P	
		---	---	136.0S	114.5S	
	0.08	---	134.5P	108.5P		
		---	165.5S	133.5S		
	0.11	185.0P	164.0P			
		203.5S	184.0S			
	0.12	183.0P				
		201.5S				



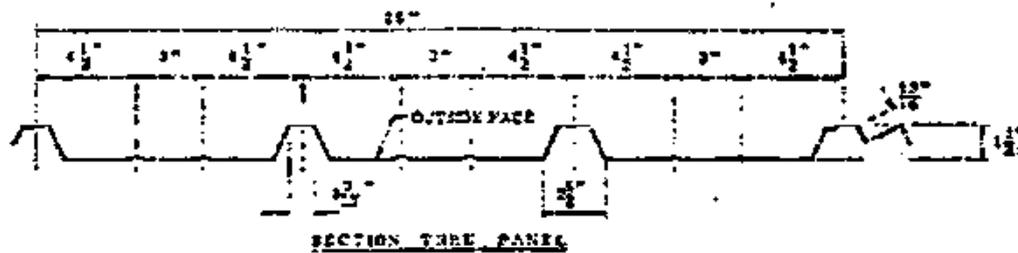
**BUTLER MFG. COMPANY ENGINEERING DATA**

FILE NO.  
**604 00**

FORM NO. 250-10

JOB <b>BUTLER II WALL PANEL</b>		MADE BY <b>GDS</b>	CHK. BY	DATE <b>8 16 78</b>	PAGE <b>1</b>	OF <b>1</b>
<b>28 GAGE 80 KSI</b>		RT. SIDE <b>1</b>			DR.	
		LT. SIDE <b>2</b>				

TABULATED SECTIONAL PROPERTIES OF BUTLER II 28 GA.  
80 KSI MATERIAL USING 1977 EDITION OF AISI DESIGN  
MANUAL AND REPRESENTATIVE CENTER SECTION.



**SECTION PROPERTIES FOR ONE FOOT OF WIDTH**

PANEL MATERIAL	DESIGN THICKNESS	WEIGHT (WTT.)	E <sub>240</sub>	F <sub>y</sub> (ksi)	COMPRESSION ON OUTSIDE		COMPRESSION ON INSIDE	
					IN IN. <sup>2</sup>	IN IN. <sup>2</sup>	IN IN. <sup>2</sup>	IN IN. <sup>2</sup>
28 ga.	.015	.85	29500	80	.0423	.0529	.0299	.0265

**ALLOWABLE UNIFORM LOAD (PSF)**

PANEL MATERIAL	NUMBER OF SPANS	ALLOWABLE UNIFORM LOAD (PSF)											
		SPAN - 4.5		SPAN - 5		SPAN - 6		SPAN - 7		SPAN 7 1/2		SPAN - 8	
		P	S	P	S	P	S	P	S	P	S	P	S
GALV. STEEL	ONE	89	63	71	51	50	35	37	26	32	23	28	20
	TWO	63	89	51	72	35	60	26	37	23	32	20	28
	THREE	79	98	64	80	44	55	33	41	28	35	25	31

NOTE: ALL VALUES HAVE BEEN INCREASED 1-33 AS ALLOWED BY SECTION 3.1.2. OF THE 1977 AISI SPECIFICATION. ALL VALUES SHOWN ARE NET USABLE LOADS.

LEGEND: P = PRESSURE ON OUTSIDE FACE. S = Suction ON OUTSIDE FACE

BUTLER MFG. COMPANY ENGINEERING DATA

FILE NO  
E01-00

FORM NO. 3012

JOB WIDESPAN WIND BRACING	MADE BY JRN	CHKD BY KLK	DATE 7 1 80	PAGE 80	OF
	REVISION 1				
TABLE OF CONTENTS	2				

<u>DESCRIPTION</u>	<u>PAGE</u>
DESIGN METHOD	
1. General	1
2. Standard Bracing and Options	1
3. Bracing Design Program Commentary	1
4. Wind Post Design	5
5. Portal Frame Design	5
GENERAL BRACING INFORMATION	6
SAMPLE PROGRAM OUTPUT	7

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**BUTLER MFG. COMPANY ENGINEERING DATA**

FORM NO. 256-12				FILE NO.		
				E01-00		
NOE		MADE BY	CAD BY	DATE	PAGE	OF
WIDESPAN WIND BRACING		JRN	KLK	7 : 1 : 80	1	8
DESIGN METHOD		REV. SIGN			DIV.	
		1				
		2				

**1. General**

The wind bracing system is designed per building order for the specific loads and requirements of that order. The design data and commentary included herein is typical, but not necessarily specific to any particular building. Rather, it is intended to illustrate the design process in sufficient detail to allow an independent check to be made.

**2. Standard Bracing and Options**

The standard wind bracing to be provided in all buildings is a parallel chord Pratt truss in the roof and 'x' diagonal rod members in the wall. A single rod in each outer section of all beam and post endwalls is also standard.

In addition to the standard bracing various bracing options are available to provide more flexibility in the application of bracing. These options are described on the general information drawing included in this data.

Requirements for the number of bays of bracing and their location are covered on the general information drawing. Also shown on this drawing are typical bracing details.

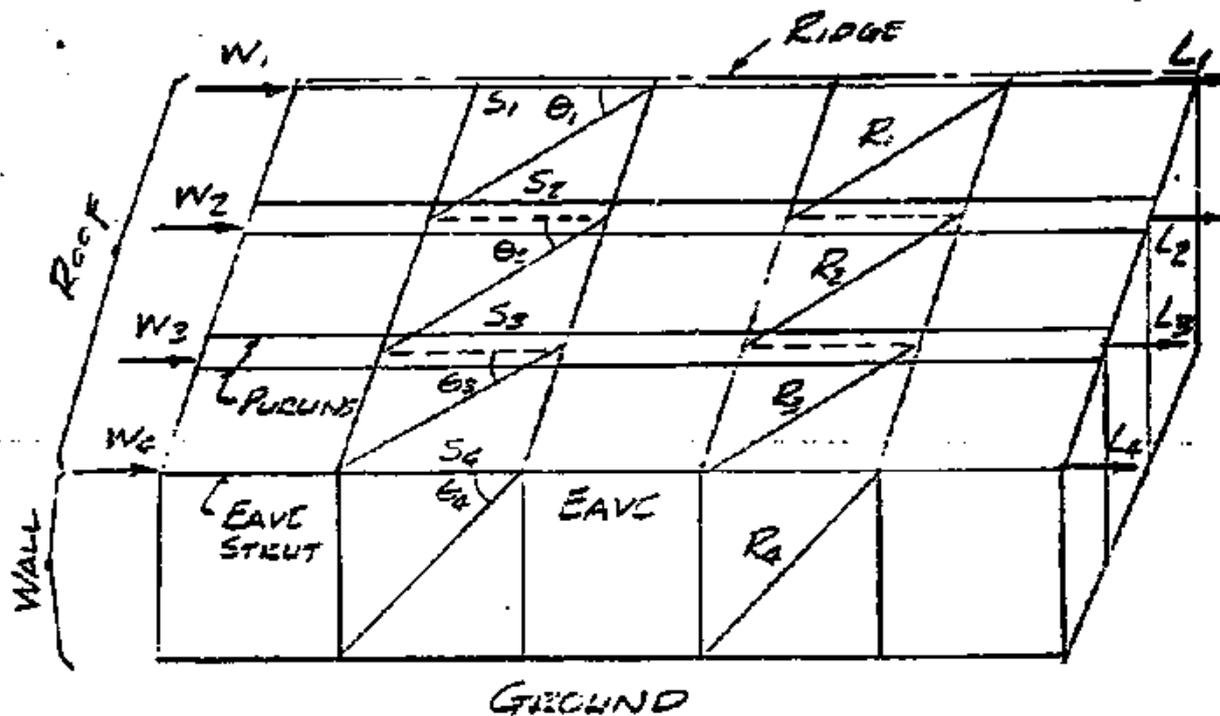
**3. Bracing Design Program - General Commentary**

The WINDBR II computer program generates design data for Widespan wind bracing systems. Given wind load, building code, building type, eave height, roof slope, building width, and bay layout with bracing locations, the program computes windward endwall post reactions, leeward endwall post reactions, windward end bay strut loads, braced bay strut loads, all eave strut loads, rod loads, and braced bay sidewall reactions. These various loads are used to determine rod sizes, end bay and braced bay strut sections, wind post sections, portal frame sections and detail numbers for all bracing connections.

The rod loads are computed by summing the windward and leeward endwall post reactions which act between the ridge of the building and the strut whose load the brace rod is transferring down the roof. If more than one braced bay exists, it is assumed that the accumulated wind load is distributed equally to each braced bay. Hence the sum computed above is divided by the number of braced bays. It is then divided by the cosine of the angle between the strut and the brace rod to yield the rod load. This cosine is taken as the actual bay spacing divided by the diagonal length of the rod, whose value appears as part of the output. The overall method is as summarized in figure 1.

BUTLER MFG. COMPANY ENGINEERING DATA

FORM NO. 2231C	JOB			FILE NO.
WIDESPAN WIND BRACING	MADE BY JRN	CHKD BY KLK	DATE 7 1 80	FILE NO. E01-00
DESIGN METHOD	REV. SYDN			PAGE OF 2 8



WINDWARD END EAY STRUT LOADS :

$$E_1 = 0.5 W_1 \text{ AT RIDGE } = \text{EAVE}$$

$$\left. \begin{aligned} E_2 &= 0.5 W_2 \\ E_3 &= 0.2 W_3 \\ E_4 &= 0.2 W_4 \end{aligned} \right\} \text{ AT INTERMEDIATE PURLINS}$$

ROD LOADS :

$$R_i = \frac{1}{N * \cos \theta_i} \left[ \sum_{j=1}^i (W_j + L_j) \right], \quad N = \text{NO. OF BRACED BAYS}$$

BRACED BAY STRUT LOADS :

$$S_1 = W_1 \text{ AT RIDGE}$$

$$S_i = W_i + \frac{1}{N} \left[ \sum_{j=1}^i (W_j + L_j) \right], \quad i > 1$$

FIGURE 1

BUTLER MFG. COMPANY ENGINEERING DATA

FILE NO  
E01-00

FORM NO 250 15

JOB WIDESPAN WIND BRACING	MADE BY JRN	CHK BY KLK	DATE 7 1 80	PAGE 3	OF 5
	REV. 1				
DESIGN METHOD	2				

The rod size is selected as the smallest rod whose allowable tension exceeds the rod load, except that larger rods than required by load may be used if required by connection details. Rods 1.0 inch in diameter and less are composed of 50 ksi steel, whereas those whose diameter exceeds 1.0 inch are composed of 43.3 ksi steel.

The braced bay sidewall reactions are the horizontal and vertical resolution of the load in the sidewall rods. Wind post reactions are computed using the horizontal load to the post in conjunction with the post length. Portal frame reactions are computed by assuming 1/2 the horizontal load goes to each column base. Vertical reactions are calculated by statics.

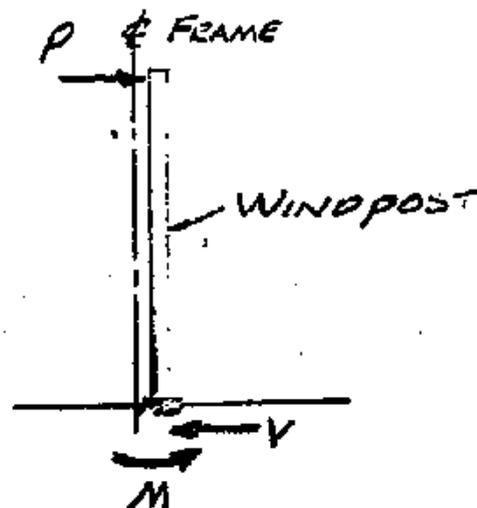
Using the standard purlin and eave strut matrix, WINBR II selects the standard section for the eave strut, the end bay strut purlin, and the braced bay strut purlin and then compares the load each section carries with its allowable load. These allowable loads are a function of the member section properties, applied dead load, and applied live load (if loading conditions warrant). In the case of purlin sections, the allowable load also depends on purlin type (simple span or continuous) and in the latter case on bay location (end or interior).

If a standard C-section eave strut is overloaded, WINBR II selects the appropriate heavy strut, also a C-section. If this heavy strut is inadequate, the program calls out a box strut. If a standard Z-section purlin is overloaded, in either the end bay or the braced bay, the program automatically calls out a box strut without attempting to select a heavier (stronger) Z-section.

The endwall and intermediate frame connections are determined by the end bay strut loads and the braced bay strut loads, respectively. The detail numbers associated with these connections are selected according to the allowable load for each connection.

4.0 Wind Post Design

The Widespan Type II wind post is a fixed base column used to resist wind forces on a building in lieu of standard wall bracing.



BUTLER MFG. COMPANY ENGINEERING DATA

FORM NO 250-1C

FILE NO

E01-00

JOB WIDESPAN WIND BRACING	MADE BY JRN	CRD. BY KLK	DATE 7 1 80	PAGE 4	OF 8
	DESIGN METHOD	REVISION 1			

The wind posts are available in a light and heavy design, each with the following design options.

1. Welded-up H-section,  $F_y = 50$  ksi.
2. Mill WF section,  $F_y = 50$  ksi.
3. Mill WF section,  $F_y = 36$  ksi.

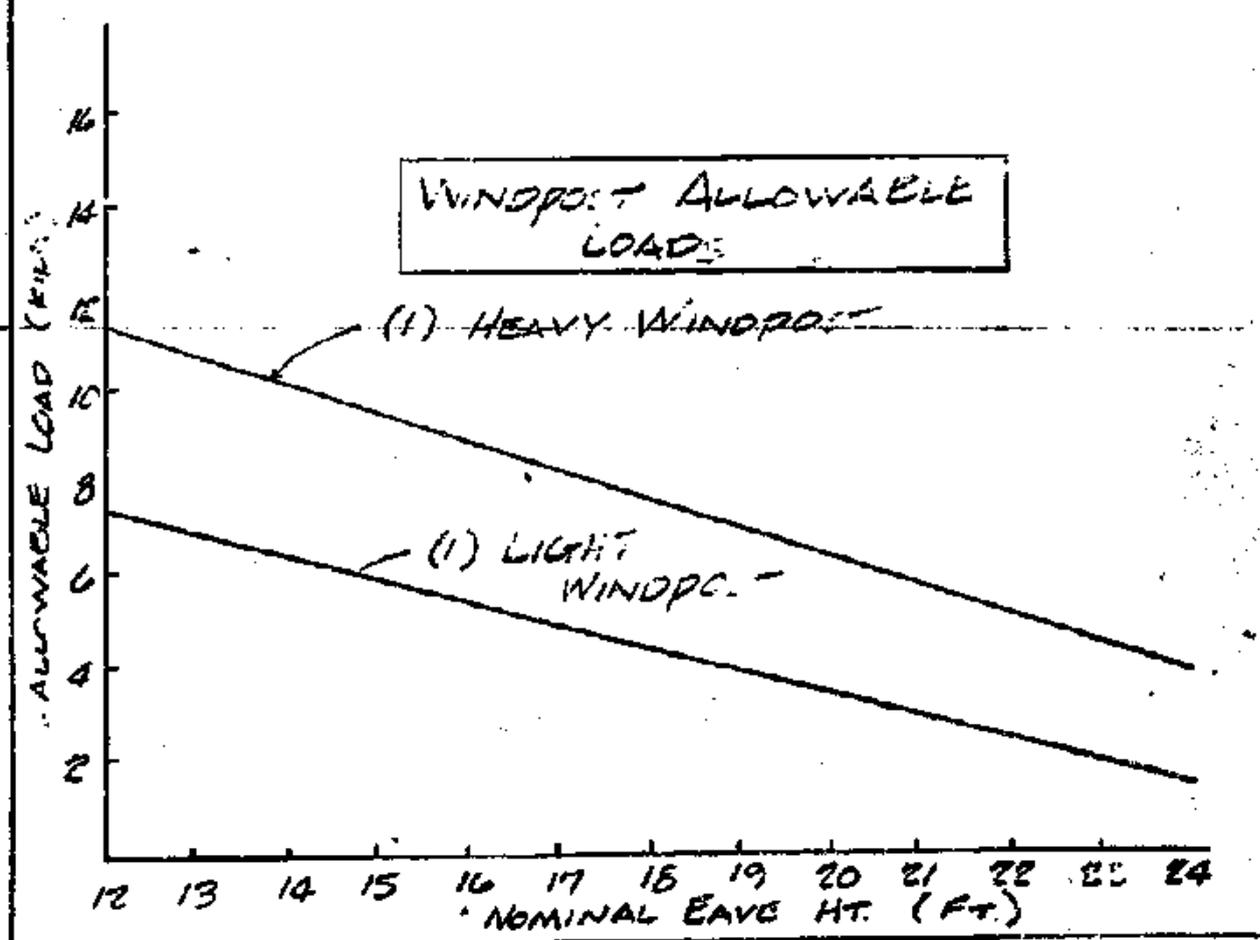
These material options are selected by BMC on a per order basis.

The design conforms to the 1978 AISC specification. The allowable bending stresses are calculated with the following AISC specification formulae:

- AISC
- 1.5.1.4.4
  - 1.5.1.4.1 or 1.5.1.4.2 (1.5-5a)
  - 1.5.1.4.5 (1.5-6a)
  - 1.5.1.4.5 (1.5-6b)
  - 1.5.1.4.5 (1.5-7)

The allowable moment is  $M = F_b \times$  section modulus using  $C_b = 1.75$ . The allowable shear is calculated using AISC sections 1.5.1.2.1 or 1.10.5.2 as appropriate.

The allowable loads for wind posts are as shown in the following graph:



BUTLER MFG. COMPANY ENGINEERING DATA

FORM NO. 250-1C

FILE NO.  
E01-00

TITLE WIDESPAN WIND BRACING	MADE BY JRN	CHK BY KLG	DATE 7 1 80	PAGE 5	OF 8
	REV. NO. 1				
DESIGN METHOD	2				

5.0 Portal Frame Design

The Widespan Type II portal frame is a pinned base rigid frame used to resist longitudinal wind forces in lieu of standard sidewall bracing.

The portal frames are available in four designs: light and heavy for up to and including a 16 foot nominal eave height and in a light and heavy for above a 16 foot eave and less than or equal to a 24 foot nominal eave. Each portal frame is available with the following design options:

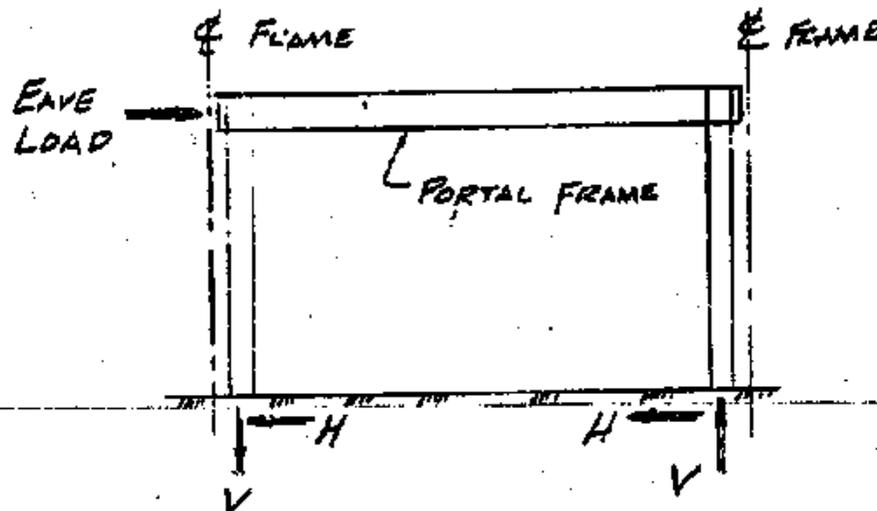
1. Welded-up H-section,  $F_y = 50$  ksi
2. Mill WF section,  $F_y = 50$  ksi.
3. Mill WF section,  $F_y = 36$  ksi.

These material options are selected by BMC on a per order basis.

The structural analysis and design was done per the 1978 edition of the AISC specification using the "Synercom Design Program". For specific design considerations used in this program refer to the User's documentation.

The allowable portal frame loads are as shown below.

Portal Frame	Eave Heights	Bays	Max. Eave Load
A	12' to 16'	18' to 30'	11.1 <sup>k</sup>
B	16' to 24'	18' to 30'	16.7 <sup>k</sup>
C	12' to 16'	18' to 30'	16.0 <sup>k</sup>
D	16' to 24'	18' to 30'	24 <sup>k</sup>





PURLIN, STRUT, AND BRACING REVIEW  
 602D LRF -- 30 PSF LIVE LOAD -- 15 PSF WIND LOAD  
 BUILDING CODE -- BBC

REVIEW FOR ENDWALL LOADS      WINDWARD COEFFICIENT 0.000      LEeward COEFFICIENT 0.500  
 BUILDING IS DOUBLE SLOPE AT 0.500 TO 12

ENDWALL POST DISTANCE FROM CORNER OF BLDG.	ENDWALL POST TOP REACTIONS (KIPS)		END BAY PURLIN OR EAVE STRUT CONNECTION TO ROOF BEAM			
	WINDWARD	LEeward	DETAIL NO.		EW TYPE	
			FRONT	REAR	FRONT	REAR
0.0	1.29	0.81	16	9	RF	SAP
20.00	2.67	1.67	17	7	RF	SAP
40.00	2.67	1.67	17	7	RF	SAP
60.00	1.29	0.81	16	9	RF	SAP

REVIEW FOR SIDEWALL ROOFS

BAY NUMBER FROM FRONT ENDWALL	BAY LENGTH FEET	ROD LOAD KIPS	ROD SIZE IN.	ROD CONNECTION DETAIL NUMBER				APPROXIMATE ROD LENGTH INCHES	REACTIONS		ANCHOR BOLT DETAIL NO. F R
				BASE	EAVE	HORIZ	VERT		KIPS	KIPS	
3	15.0	7.9	0.625	20	20	20	20	370	6.4	4.6	RIGHT SIDEWALL

REVIEW FOR SIDEWALL WINDPOSTS

FRAME LINE NUMBER FROM FRONT ENDWALL	WIND POST PART NUMBER	WINDPOST REACTIONS		ANCHOR BOLT DETAIL	POST TOP DETAIL
		HORIZ. KIPS	MOMENT IN-KIPS		
3	0544172	6.4	1435	ABR	203 LEFT SIDEWALL

BUTLER MFG. COMPANY ENGINEERING DATA  
 WIDESPAN WIND BRACING  
 SAMPLE PROGRAM OUTPUT  
 DATE: 7/1/80  
 DRAWN BY: JRN  
 CHECKED BY: KJK  
 DATE: 7/1/80  
 FILE NO: 718

PURLIN, STRUT, AND BRACING REVIEW  
 8020 LRF -- 30 PSE LIVE LOAD -- 15 PSE WIND LOAD  
 BUILDING CODE -- SBC

REVIEW FOR ROOF BRACING

BAY NUMBER FROM FRONT ENDWALL	DIST FROM LEFT EAVE FEET	BAY LENGTH FEET	ROOF STRUCTURAL SECTION	STRUT LOAD		CONNECTIONS DETAIL NUMBER				ROD LOAD KIPS	ROD SIZE IN.	APPROXIMATE ROD LENGTH INCHES
				ACTUAL KIPS	ALLOW. KIPS	STRUT		ROD				
						F	R	F	R			
1	0.	23.0	9.5C .071P	1.3	11.0	3	3	0	0			
1	60.	23.0	9.5C .071P	1.3	11.0	3	3	0	0			
2	0.	25.0	9.5C .071P	1.3	11.0	3	3	0	0			
2	60.	25.0	9.5C .071P	1.3	11.0	3	3	0	0			
3	0.	25.0	9.5C .071P	5.6	11.0	32	32	28	28	5.4	0.500	377
3	20.	25.0	9.5Z .066P	1.3	11.7	90	90	28	28			
3	40.	25.0	9.5Z .066P	1.3	11.7	90	90	28	28	5.4	0.500	377
4	0.	25.0	9.5C .071P	5.6	11.0	32	32	28	28			
4	60.	25.0	9.5C .071P	1.3	11.0	3	3	0	0			
4	0.	25.0	9.5C .071P	1.3	11.0	3	3	0	0			
4	60.	25.0	9.5C .071P	1.3	11.0	3	3	0	0			
5	0.	25.0	9.5C .071P	1.3	11.0	3	3	0	0			
5	60.	25.0	9.5C .071P	1.3	11.0	3	3	0	0			
6	0.	25.0	9.5C .071P	1.3	11.0	3	172	0	0			
6	60.	25.0	9.5C .071P	1.3	11.0	3	172	0	0			

NOTE - ALL STRUT LOADS LISTED ABOVE ARE THE CONTROLLING COMPRESSIVE LOADS FOR WIND ON EITHER ENDWALL.

**BUTLER MFG. COMPANY ENGINEERING DATA**

FORM NO. 750-12

JOB: **WIDESPAN WIND BRACING**

DATE: **JRN**

BY: **KLK**

DATE: **7 1 80**

SCALE: **8 8**

FILE NO: **E01-00**

SAMPLE PROGRAM OUTPUT

# CERTIFICATE OF OCCUPANCY

## City of Morgan Hill

This certificate is issued pursuant to the requirement of Section 109 of the Uniform Building Code and the City of Morgan Hill Municipal Code certifies that at the time of issuance this structure was found to be in compliance with the various ordinances of the City regulating building construction and land use and that all conditions or development approval have been met.

BUILDING ADDRESS 19380 MONTEREY RD

ASSESSOR'S PARCEL 726-42-002 BUILDING PERMIT NO. BLD2005-00050

OWNER ALPINE RECREATION INVESTORS ADDRESS 19380 MONTEREY RD  
MORGAN HILL, CA 95037

OCCUPANCY GROUP S-3 TYPE OF CONSTRUCTION VN

USE CLASSIFICATION REPAIR GARAGE - LIMITED TO EXCHANGE OF PARTS  
NO CUTTING OR WELDING

Larry J. [Signature] 5/16/05  
BUILDING OFFICIAL DATE

BUILDING ADDRESS <b>19380 MONTEREY RD</b>		SUB DIVISION / TRACT # <b>363PG 18</b>		LOTS <b>B</b>	RECEIVED BY <b>ASAENZ</b>	DATE <b>01/14/05</b>	PERMIT NUMBER <b>BLD2005-00050</b>
PROPERTY OWNER NAME <b>ALPINE RECREATION</b>	PHONE (HOME) <b>14081779-4511</b>			APN <b>726-42-002</b>	DATE ISSUED <b>02/28/05</b>		
MAILING ADDRESS <b>19380 MONTEREY RD</b>	CITY <b>MORGAN HILL</b>	STATE <b>CA</b>	ZIP <b>95037</b>	<input checked="" type="checkbox"/> BUILDING <input checked="" type="checkbox"/> ELECTRICAL <input checked="" type="checkbox"/> MECHANICAL <input type="checkbox"/> PLUMBING <input type="checkbox"/> REROOF <input type="checkbox"/> GRADING			
ARCHITECT NAME	LICENSE NO.	PHONE		<input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> REPAIR <input type="checkbox"/> FOUNDATION <input type="checkbox"/> MOVE			
MAILING ADDRESS	CITY	STATE	ZIP	<input type="checkbox"/> ASF <input type="checkbox"/> DEMOLITION <input type="checkbox"/> CHIMNEY REPAIR <input type="checkbox"/> FIRE REPAIR <input type="checkbox"/> MIRROR <input type="checkbox"/> OTHER			
ENGINEER NAME <b>FOX ENGINEERING</b>	LICENSE NO. <b>21543</b>	PHONE <b>(562)806-1337</b>		<input type="checkbox"/> ACCESS BLDG. <input type="checkbox"/> CONDO <input type="checkbox"/> DUPLEX <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> SFD <input type="checkbox"/> SPA / POOL			
MAILING ADDRESS <b>8080 TELEGRAPH RD</b>	CITY <b>DOWNEY</b>	STATE <b>CA</b>	ZIP <b>90240</b>	FLOOR AREA		VALUATION <b>\$ 77,271.11</b>	PLAN NUMBER
CONTRACTOR NAME	LICENSE NO.	PHONE		GARAGE AREA	NO OF UNITS	MAX OCC	STORIES <b>1</b>
MAILING ADDRESS	CITY	STATE	ZIP	DECK AREA	GROUP <b>S-3</b>	TYPE <b>VN</b>	BEDROOMS <b>C6C 200   C6C 200</b>
I HEREBY AFFIRM THAT I AM LICENSED UNDER THE PROVISIONS OF CHAPTER 9 (COMMENCING WITH SECTION OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE, AND MY LICENSE IS IN FULL FORCE AND EFFECT.				PROPOSED WORK INSTALLATION OF PRE-FABRICATED SPRAY BOOTH - 770 SF (COMBO PERMIT)			
LICENSE CLASS	EXP DATE	STATE LICENSE NUMBER					
SIGNATURE <b>X</b>	DATE			MIN OF 24 HOUR NOTICE FOR INSPECTION-CALL (408)779-3108			
HAZARDOUS MATERIALS INDICATE IF THE INTENDED OCCUPANCY WILL USE CHEMICALS. INITIALING YES ACKNOWLEDGES THAT H & S CODE SECTIONS 25505, 25533 & 25534 AS WELL AS FILING DIRECTIONS WERE MADE AVAILABLE TO YOU. YES <input type="checkbox"/> NO <input type="checkbox"/>				<b>BUILDING \$1,168.95</b> <b>PLAN CHECK</b> <b>ELECTRICAL</b> <b>MECHANICAL</b> <b>PLUMBING</b> <b>GRADING</b> <b>GPA \$58.45</b> <b>MICROFILM \$8.00</b> <b>SEISMIC \$16.23</b> <b>INV FEE</b> <b>COPIES (8DPC)</b> <b>BUILDING SURVEY</b> <b>OTHER MISC FEES</b> <b>TOTAL FEES: \$1,249.63</b> <b>CITY BUS LIC#</b> <b>EXP DATE</b>			
OWNER/BUILDER DECLARATION: I HEREBY AFFIRM THAT I AM EXEMPT FROM THE CONTRACTOR'S LICENSE LAW FOR THE FOLLOWING REASON (SEC 7031.5, BUSINESS AND PROFESSIONS CODE, ANY CITY OR COUNTY WHICH REQUIRES A PERMIT TO CONSTRUCT, ALTER, IMPROVE, DEMOLISH, OR REPAIR ANY STRUCTURE, PRIOR TO ITS ISSUANCE, ALSO REQUIRES THE APPLICANT FOR SUCH PERMIT TO FILE A SIGNED STATEMENT THAT HE IS LICENSED PURSUANT TO THE PROVISIONS OF THE CONTRACTOR'S LICENSE LAW (CHAPTER 9 (COMMENCING WITH SECTION 7000) OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE) OR THAT HE IS EXEMPT THEREFROM AND THE BASIS FOR THE ALLEGED EXEMPTION. ANY VIOLATION OF SECTION 7031.5 BY ANY APPLICANT FOR A PERMIT SUBJECTS THE APPLICANT TO A CIVIL PENALTY OF NOT MORE THAN FIVE HUNDRED DOLLAR (\$500). <input type="checkbox"/> I, AS OWNER OF THE PROPERTY, OR MY EMPLOYER WITH WAGES AS THEIR SOLE COMPENSATION, WILL DO THE WORK, AND THE STRUCTURE IS NOT INTENDED OR OFFERED FOR SALE (SEC. 7044, BUSINESS AND PROFESSIONS CODE, THE CONTRACTOR'S LICENSE LAW DOES NOT APPLY TO AN OWNER OF PROPERTY WHO BUILDS OR IMPROVES THEREON, AND WHO DOES SUCH WORK HIMSELF OR THROUGH HIS OWN EMPLOYEES, PROVIDED THAT SUCH IMPROVEMENTS ARE NOT INTENDED OR OFFERED FOR SALE. IF, HOWEVER, THE BUILDING OR IMPROVEMENT IS SOLD WITHIN ONE YEAR OF COMPLETION, THE OWNER-BUILDER WILL HAVE THE BURDEN OF PROVING THAT HE DID NOT BUILD OR IMPROVE FOR THE PURPOSE OF SALE). <input checked="" type="checkbox"/> I, AS OWNER OF THE PROPERTY, AM EXCLUSIVELY CONTRACTING WITH LICENSED CONTRACTORS TO CONSTRUCT THE PROJECT (SEC. 7044, BUSINESS AND PROFESSIONS CODE, THE CONTRACTOR'S LICENSE LAW DOES NOT APPLY TO AN OWNER OF PROPERTY WHO BUILDS OR IMPROVES THEREON, AND WHO CONTRACTS FOR SUCH PROJECTS WITH A CONTRACTOR(S) LICENSED PURSUANT TO THE CONTRACTOR'S LICENSE LAW). <input type="checkbox"/> I AM EXEMPT UNDER SEC. B. & P. C. FOR THIS REASON:				<b>CONSTRUCTION LENDING AGENCY</b> I HEREBY AFFIRM THAT THERE IS A CONSTRUCTION LENDING AGENCY FOR THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED (SEC. 3097, CIVC) <b>LENDER NAME:</b> <b>CITY</b> <b>STATE</b> <b>ZIP</b>			
SIGNATURE <b>X</b> DATE <b>2/8/05</b>				<b>WORKERS' COMPENSATION DECLARATION:</b> I HEREBY AFFIRM THAT I HAVE A CERTIFICATE OF CONSENT TO SELF-INSURE, OR A CERTIFICATE OF WORKERS' COMPENSATION INSURANCE OR A CERTIFIED COPY THEREOF. (SEC. 3800, LAB. C.) <b>POLICY NUMBER</b> <b>VERIFIED</b> <b>BID</b>			
CERTIFIED COPY IS HEREBY FURNISHED <input type="checkbox"/> EXP DATE    VERIFIED    BID				<b>SIGNATURE</b> <b>X</b> <b>DATE</b> <b>CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION (THIS SECTION NEED NOT BE COMPLETED IF THE PERMIT IS FOR ONE HUNDRED DOLLARS (\$100 OR LESS). I CERTIFY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED, I SHALL NOT EMPLOY ANY PERSON IN ANY MANNER AS TO BECOME SUBJECT TO THE WORKERS' COMPENSATION LAWS OF CALIFORNIA.</b>			
SIGNATURE <b>X</b> DATE				<b>NOTICE TO APPLICANT:</b> IF AFTER MAKING THIS CERTIFICATE OF EXEMPTION, YOU SHOULD BECOME SUBJECT TO THE WORKERS' COMPENSATION PROVISIONS OF THE LABOR CODE, YOU MUST FORTHWITH COMPLY WITH SUCH PROVISIONS OR THIS PERMIT SHALL BE DEEMED REVOKED.			
I certify that I have read this application and that the above information is correct. I agree to comply with all City and county ordinances and state laws relating to building construction, and hereby authorize representatives of this agency to enter upon the above-mentioned property for inspection purposes. I will further agree to save, indemnify, and keep harmless the City of Morgan Hill against liabilities, judgments, costs, and expenses which may in any way accrue against said City as a consequence of the granting of this permit and will pay all expenses including attorney's fees in connection therewith. All work performed by virtue of this permit must conform to plans and specifications and application filed by the owner or the authorized agent with the Building Inspection Dept. This permit does not constitute approval of any violation of the above recited provisions, nor of any state or city ordinance.				<b>SIGNATURE</b> <b>X</b> <b>DATE</b>			



COMMUNITY DEVELOPMENT DEPARTMENT  
 BUILDING DIVISION  
 17555 PEAK AVENUE  
 MORGAN HILL, CA 95037  
 (408) 779-7241

For Office Use Only	
Date Submitted	1/13/05
Permit #	2005-00050
Plan Check Fee	\$ 440.50
GPA	55.53
Total Fees	\$ 1166.03

**BUILDING PERMIT APPLICATION WORKSHEET**  
 PLEASE PRINT CLEARLY

**SITE INFORMATION**

**BUILDING ADDRESS** 19380 Monterey Road, Morgan Hill, CA, 95037 Suite # \_\_\_\_\_  
 Assessor's Parcel # 726-42-002 Subdivision Tract # 3e3 pg 18 Lot # pt B  
 Geological Area: 9 Yes 9 No Flood Zone: 9 Yes 9 No

**PEOPLE ASSOCIATED WITH PROJECT**

<p><b>PROPERTY OWNER:</b>          Name <u>ALPINE RECREATION INVESTORS</u>          Mailing Address <u>19380 Monterey Road</u>          City / State / Zip <u>Morgan Hill, CA, 95037</u>          Phone Number <u>(408) 779-4511</u>          Fax Number <u>(408) 776-4104</u>  <input type="checkbox"/> Owner / Builder <input type="checkbox"/> Owner w/ Contractor</p>	<p><b>BUSINESS OWNER / TENANT:</b>          Name <u>ALPINE Recreation</u>          Mailing Address <u>19380 Monterey Rd</u>          City / State / Zip <u>Morgan Hill, CA 95037</u>          Phone Number <u>(408) 779 4511</u>          Fax Number <u>(408) 776-4104</u>          (Written approval from property owner will be required)</p>
<p><b>ARCHITECT:</b>          Name <u>N/A</u>          Mailing Address _____          City / State / Zip _____          Phone Number (____) _____          Fax Number (____) _____          License # _____ Expiration Date: _____</p>	<p><b>ENGINEER:</b>          Name <u>FOX ENGINEERING</u>          Mailing Address <u>8060 TELEGRAPH RD</u>          City / State / Zip <u>DOWNEY, CA 90240</u>          Phone Number <u>(562) 906-1337</u>          Fax Number <u>(562) 927-2309</u>          License # <u>21543</u> Expiration Date: <u>9/30/05</u></p>
<p><b>CONTRACTOR:</b>          Name <u>TBD</u>          Mailing Address _____          City / State / Zip _____          Phone Number (____) _____          Fax Number (____) _____</p>	<p>State Lic.# &amp; Class (Proof Required) _____          Expiration Date: _____          City Business License # _____          Expiration Date: _____          Worker's Compensation Policy # _____          Expiration Date: _____</p>

(A certificate of insurance for workers' compensation is required prior to issuance)

**PROJECT INFORMATION**

DESCRIPTION OF PROPOSED WORK Installation of 1-Pre-Fab Spray Booth (770 sf) with outside rain cover installed.  
\$ 77,271.11

CONSTRUCTION VALUATION \$ \$15,000.00

Residential Floor Area _____ (sq ft)	Garage Area _____ (sq ft)	Deck Area _____ (sq ft)	Stories _____
Commercial Floor Area _____ (sq ft)	Number of Units _____	Bedrooms _____	
Type of Construction <u>V-N</u>	Occupancy Group <u>S-3</u>	Grading Cubic Yards: Cut _____	Fill _____

**CHECK APPLICABLE**

<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Duplex	<input type="checkbox"/> Apt	<input type="checkbox"/> Condo	<input type="checkbox"/> Access. Bldg
<input type="checkbox"/> New	<input type="checkbox"/> Addition	<input type="checkbox"/> Alteration	<input type="checkbox"/> Repair	<input type="checkbox"/> Demolition	<input type="checkbox"/> Grading	<input type="checkbox"/> Site Development
<input checked="" type="checkbox"/> Building	<input checked="" type="checkbox"/> Electrical	<input checked="" type="checkbox"/> Mechanical	<input type="checkbox"/> Plumbing	<input type="checkbox"/> Combo	<input type="checkbox"/> Re-Roof	<input type="checkbox"/> Skylights
<input type="checkbox"/> Pool/Spa	<input type="checkbox"/> Chimney	<input type="checkbox"/> A/C	<input type="checkbox"/> Deck	<input type="checkbox"/> Arbor	<input type="checkbox"/> Patio Cover	<input type="checkbox"/> Sign

**ELECTRICAL PERMIT**

No. Receptacles _____	<u>1</u> No. Switches _____	No. Lighting Outlets _____	<u>40</u> No. Lighting Fixtures _____
9 New Services: _____ Volts _____ Amps	9 Sub Panels: _____ No.	9 Temp Power _____	9 Temp Power Pole _____
9 Irrigation Meter Pedestal _____	9 Disconnect _____	9 Motors <u>1 = 7.5 HP</u>	9 Signs _____
		9 Other _____	

**MECHANICAL PERMIT**

9 Furnace: Under 100,000 Btu=s / Over 100,000 Btu=s _____	9 Heat Pump _____	9 Condensing Unit _____	9 Fan / Hood / Ducts- 1 _____
---	-------------------	-------------------------	-------------------------------

**PLUMBING**

9 Re-pipe Fixtures: _____ No. Sinks _____ No. Tubs _____ No. Showers _____ No. Toilets _____ No. Traps _____
9 Water Heater _____ 9 Water Service or Main _____ 9 Back Flow _____ 9 Gas Test _____ 9 Gas Line: _____ No. Outlets _____ 9 Trench Line _____
9 Building Sewer _____ 9 Sewer Drain _____ 9 Sewer Lateral _____ 9 Roof Drain _____ 9 Storm Drain _____ 9 Other: _____

Note: Additional Commercial Plumbing Maybe Be Subject To Public Works Fees

**RE-ROOF**

9 Comp. Conversions _____	9 Steel Tile Conversion _____	9 Concrete Tile Conversion _____	9 Wood Shake Med. Fire Treated _____
9 Comp. Overlay _____	9 Steel Tile Overlay _____	9 Tar & Gravel _____	9 Wood Shake Hev. Fire Treated _____
Are skylights being installed? 9 Yes _____ 9 No _____			
Type of Roof Being Removed _____	Type of Roof Being Installed _____	Number of Squares _____	
Life Time of Roof: 20yr _____ 25 yr _____ 30yr _____ 40yr _____ 50yr/Lifetime _____	Pound of Felt _____	Sheathing Thickness _____	

Note: Class A Roofs is Required For Any Home(s) Inside the Fire Zone  
(For Fire Zone information please contact the Building Division)

**PLAN CHECK RESPONSES TO BE SENT TO** (Please check only one)

<input checked="" type="checkbox"/> 9 Owner X	<input type="checkbox"/> 9 Architect	<input type="checkbox"/> 9 Engineer	<input type="checkbox"/> 9 Contractor
---	--------------------------------------	-------------------------------------	---------------------------------------

Print Name Brian Kennedy Signature [Signature] Date 1/13/05

**FOR OFFICE USE ONLY**

FEES:			
Building Permit	<u>1168.95</u>	GPA	<u>58.95</u>
Plan Check	_____	Microfilm	<u>6.00</u>
Electrical	_____	Seismic	<u>16.23</u>
Mechanical	_____	Investigation	_____
Plumbing	_____	Copies	_____
Grading	_____	Other	_____
		<b>TOTAL FEES</b>	<u>1249.63</u>

**Case Activity Listing**  
**Case #: BLD2005-00050**  
19380 MONTEREY RD



Activity Description	Date 1	Date 2	Date 3	Hold	Disp	Assigned To	Done By	Updated By	Notes
BLDA0010 Application Received			1/14/2005	None			ALS	1/14/2005	ALS
BLDA0120 Review - Public Works	1/14/2005	1/28/2005	1/20/2005	Hold	DONE		MJ	2/28/2005	MD
BLDA0135 Review - Building	1/14/2005	1/28/2005	1/22/2005	Hold	DONE		LF	2/28/2005	MD
BLDA0100 Review - Planning	1/14/2005	1/28/2005	1/28/2005	Hold	APPR		JMH	1/28/2005	JMH
BLDA0110 Review - Fire	1/14/2005	1/28/2005	2/18/2005	Hold	APPR		MB	2/28/2005	MD
BLDB0500 (F) Issue Building Permit			2/28/2005	None	DONE		MD	2/28/2005	MD
BLDF0710 Foundation Forms and Rebar	2/28/2005	3/1/2005	3/1/2005	None	DONE		KXD	3/1/2005	KXD AM Insp?
BLDF0901 Underground Electrical	4/27/2005	4/28/2005	4/28/2005	None	DONE		KXD	4/28/2005	KXD AM Insp?
BLDF0770 Building Final	5/6/2005	5/9/2005	5/9/2005	None	CNCL		BBB	5/9/2005	BBB cancelled per owner PM Insp?
BLDF0770 Building Final	5/12/2005	5/13/2005	5/13/2005	None	DONE		EB	5/13/2005	EB PM Insp?
BLDF1000 CASE FINAL			5/13/2005	None			EB	5/13/2005	EB

**Case Activity Listing**  
**Case #: BLD2005-00050**  
**19380 MONTEREY RD**



Activity	Description	Date 1	Date 2	Date 3	Held	Disp	Assigned To	Disc By	Updated By	Notes
BLDB0300	(F) Issue Cert. Of Occupancy			5/16/2005	None	DONE		MD	MD	5/16/2005 MD

Date Rerouted: \_\_\_\_\_

Date Rerouted: \_\_\_\_\_

Date Rerouted: \_\_\_\_\_



**COMMUNITY DEVELOPMENT DEPARTMENT, BUILDING DIVISION**

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7241 Fax (408) 779-7236

**BUILDING DIVISION PLAN CHECK ROUTING FORM**

Reviewing Department:

- Public Works 776-7337
- Planning Department 779-7248
- Santa Clara Cnty. Fire 378-4010
- Building Division 779-7241

**COMMERCIAL**

SQ FOOTAGE	770
# OF STORIES	1
BIN NUMBER	15A

Permit No.: BLD2005-00050

Submittal Date: 1/13/05

Date Routed: 1/14/05

CONTACT: Alpine Recreation - Brian Kennedy

ADDRESS: 19380 Monterey Rd Morgan Hill CA 95037

PHONE#: 779-4511

FAX#: 776-0104

PROJECT ADDRESS (Location): 19380 Monterey Rd

APN#: 726-42-002

LOT#: pcd B

PM#: 363 pg 18

PROJECT DESCRIPTION: Installation of New Pre-Fabricated Spray Booth

TYPE	YES	NO
Property in Flood Zone		X
In Geologic Zone		X
Soils Report Rcvd		X
Fire Sprinkler Required		
Reviewed By:		

All written comments must be completed and received by the Building Division by: 1/28/05

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

① CHECK PLANNING CONDITIONS  
OF APPROVAL.

REVIEWED BY: [Signature]

Date: 1/22/05

OK TO ISSUE?  YES  NO

RE-CHECK BY: \_\_\_\_\_

Date: \_\_\_\_\_

OK TO ISSUE? YES / NO

ADDITIONAL PLAN REVIEW FEE: \_\_\_\_\_ Hours x (Rate) = \_\_\_\_\_ Fee

Date Rerouted: \_\_\_\_\_

Date Rerouted: \_\_\_\_\_

Date Rerouted: \_\_\_\_\_



CITY OF MORGAN HILL

PUBLIC WORKS  
JAN 14 2005  
CITY OF MORGAN HILL

COMMUNITY DEVELOPMENT DEPARTMENT, BUILDING DIVISION

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7241 Fax (408) 779-7236

### BUILDING DIVISION PLAN CHECK ROUTING FORM

Reviewing Department:

- Public Works 776-7337
- Planning Department 779-7248
- Santa Clara Cty. Fire 378-4010
- Building Division 779-7241

**COMMERCIAL**

SQ FOOTAGE	770
# OF STORIES	1
BIN NUMBER	15A

Permit No.: BLD2005-00050

Submittal Date: 1/13/05

Date Routed: 1/14/05

CONTACT: Alpine Recreation - Brian Kennedy

ADDRESS: 19380 Monterey Rd Morgan Hill CA 95037

PHONE#: 779-4511

FAX#: 776-0104

PROJECT ADDRESS (Location): 19380 Monterey Rd

APN#: 726-42-002

LOT#: pcl B

PM#: 363 pg 18

PROJECT DESCRIPTION: Installation of New Pre-Fabricated Spray Booth

TYPE	YES	NO
Property In Flood Zone		X
In Geologic Zone		X
Soils Report Rcvd		X
Fire Sprinkler Required		
Reviewed By:		

All written comments must be completed and received by the Building Division by: 1/28/05

COMMENTS: no comment.

PUBLIC WORKS

JAN 20 2005

CITY OF MORGAN HILL

REVIEWED BY: mj

Date: 1/20/05

OK TO ISSUE?  YES  NO

RE-CHECK BY: \_\_\_\_\_

Date: \_\_\_\_\_

OK TO ISSUE? YES / NO

ADDITIONAL PLAN REVIEW FEE: \_\_\_\_\_ Hours x (Rate) = \_\_\_\_\_ Fee

Date Rerouted: \_\_\_\_\_  
Date Rerouted: \_\_\_\_\_  
Date Rerouted: \_\_\_\_\_



PLANNING DEPT.

JAN 14 2005

CITY OF MORGAN HILL

**COMMUNITY DEVELOPMENT DEPARTMENT, BUILDING DIVISION**

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7241 Fax (408) 779-7236

**BUILDING DIVISION PLAN CHECK ROUTING FORM**

Reviewing Department:

- Public Works 776-7337
- Planning Department 779-7248
- Santa Clara Cnty. Fire 378-4010
- Building Division 779-7241

**COMMERCIAL**

SQ FOOTAGE	770
# OF STORIES	1
BIN NUMBER	15A

Permit No.: BLD2005-00050

Submittal Date: 1/13/05

Date Routed: 1/14/05

CONTACT: *Alpine Recreation - Brian Kennedy*

ADDRESS: *19380 Monterey Rd Morgan Hill CA 95037*

PHONE#: *779-4511*

FAX#: *776-0104*

PROJECT ADDRESS (Location): *19380 Monterey Rd*

APN#: *726-42-002*

LOT#: *pcl B*

PM#: *363 pg 18*

PROJECT DESCRIPTION: *Installation of New Pre-Fabricated Spray Booth*

TYPE	YES	NO
Property in Flood Zone		X
In Geologic Zone		X
Soils Report Rcvd		X
Fire Sprinkler Required		
Reviewed By:		

All written comments must be completed and received by the Building Division by: *1/28/05*

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

REVIEWED BY: *Orin Moore*

Date: *1/28/05*

OK TO ISSUE? YES / NO

RE-CHECK BY: \_\_\_\_\_

Date: \_\_\_\_\_

OK TO ISSUE? YES / NO

ADDITIONAL PLAN REVIEW FEE: \_\_\_\_\_ Hours x {Rate} = \_\_\_\_\_ Fee

Date Rerouted: \_\_\_\_\_  
 Date Rerouted: \_\_\_\_\_  
 Date Rerouted: \_\_\_\_\_



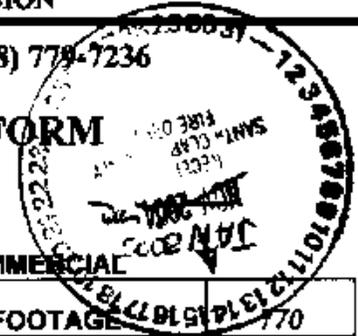
05-0140

**COMMUNITY DEVELOPMENT DEPARTMENT, BUILDING DIVISION**

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7241 Fax (408) 779-7236

**BUILDING DIVISION PLAN CHECK ROUTING FORM**

Reviewing Department:  Public Works 776-7337  
 Planning Department 779-7248  
 Santa Clara Cnty. Fire 378-4010  
 Building Division 779-7241



COMMERCIAL	
SQ FOOTAGE	170
# OF STORIES	1
BIN NUMBER	15A

Permit No.: BLD2005-00050

Submittal Date: 1/13/05 Date Routed: 1/14/05

CONTACT: Alpine Recreation - Brian Kennedy

ADDRESS: 19380 Monterey Rd Morgan Hill CA 95037

PHONE#: 779-4511 FAX#: 776-0104

PROJECT ADDRESS (Location): 19380 Monterey Rd

APN#: 726-42-002 LOT#: pcl B PM#: 363 pg 18

PROJECT DESCRIPTION: Installation of New Pre-Fabricated Spray Booth

TYPE	YES	NO
Property In Flood Zone		X
In Geologic Zone		X
Soils Report Rcvd		X
Fire Sprinkler Required	X	
Reviewed By: Mike Benjamin		

All written comments must be completed and received by the Building Division by: 1/28/05

COMMENTS: Submittal denied. See attached comments #05-0140

REVIEWED BY: Mike Benjamin

Date: 1/26/05

OK TO ISSUE? YES  NO

RE-CHECK BY: Mike Benjamin

Date: 2/18/05

OK TO ISSUE?  YES NO

ADDITIONAL PLAN REVIEW FEE: \_\_\_\_\_ Hours x (Rate) = \_\_\_\_\_ Fee



# FIRE DEPARTMENT SANTA CLARA COUNTY

14700 Winchester Blvd., Los Gatos, CA 95032-1818  
(408) 378-4010 (phone) • (408) 378-9342 (fax)

# INSPECTION NOTICE

Annual - Cycle \_\_\_\_\_  
 Reinspection \_\_\_\_\_  
 Construction PC # 25-051  
 Final Page 1 of 1

Street # <u>19380</u>	Street Name & Suffix <u>Montez Rd</u>	Suite #	City <u>MRG</u>	Occ. Class	Date: <u>5/13/05</u>
Occupancy <u>Apac Recreation</u>			Occ. Load:	Phone	

Memo To: Brian Kennedy From: Mike Benjamin

ITEM# 1

Final inspection for spray booth install w/ 2K21

Compressor & ventilation installed & passed

Door open set to shut down booth

Fire alarm system test release shut down booth properly

① Update hazardous materials Business Plan. Be sure  
hazardous map & chemical inventory are complete & accurate.

Booth approved for use at this time.

**BUILDING DEPT.**  
MAY 13 2005  
CITY OF MORGAN HILL



**FIRE DEPARTMENT  
SANTA CLARA COUNTY**

14700 Winchester Blvd., Los Gatos, CA 95032-1818  
(408) 378-4010 • (408) 378-9342 (fax) • www.sccfd.org

PLAN REVIEW No. 05 0511  
BLDG PERMIT No. BLD2005-00050

CONTROL No. **BUILDING DEPT.**  
**FEB 24 2005**  
**CITY OF MORGAN HILL**

**PLAN REVIEW COMMENTS**

CODE/SEC.	SHEET	NO.	REQUIREMENT
CFC 8001.3.3		<b>A.</b>	<p><b><u>Plans and Scope of Review:</u></b> Review of plans for the installation of a new exterior spray booth. Plans reviewed for compliance with:</p> <ol style="list-style-type: none"> <li>1. The California Fire Code (CFC) as adopted by the City of Morgan Hill.</li> <li>2. Chapter 8.40 of the Morgan Hill Municipal Code (MHMC).</li> <li>3. The California Building Code (CBC) as adopted by the City of Morgan Hill.</li> </ol>
		<b>B.</b>	<p><b><u>Requirements:</u></b></p> <ol style="list-style-type: none"> <li>1 Appropriate changes shall be made to the facility's Hazardous Materials Business Plan (HMBP) to reflect booth location and hazardous materials storage areas. HMBP shall be submitted and approved prior to final sign-off.</li> </ol>
CFC 105.4		<b>C.</b>	<p><b><u>Testing and Inspection:</u></b></p> <ol style="list-style-type: none"> <li>1 Please prepare for and call to arrange an inspection to demonstrate the proper functioning of all safety devices and engineering controls (i.e. interlocks and ventilation air velocity, etc.).</li> </ol>

City	PLANS	SPECS	NEW	RMDL	AS	OCCUPANCY	CONST. TYPE	Applicant/Name	DATE	PAGE
MRG	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Brian Kennedy	2/23/2005	1 OF 2
SEC./FLOOR	AREA		LOAD	DESCRIPTION		BY				
				AG HazMat Installation		Benjamin, Michael				
NAME OF PROJECT				LOCATION						
ALPINE RECREATION				19380 Monterey Rd						



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**PLAN REVIEW COMMENTS**

CODE/SEC.	SHEET	NO.	REQUIREMENT
CFC 103.3.2.1			<b>Do not operate the spray booth until written approval is provided by this office following satisfactory compliance with above mentioned conditions and requirements.</b>
CFC 105.2.3			<b>The applicant and applicant's agents shall carry out the proposed activity in compliance with all laws and regulations applicable thereto, whether specified or not, and in complete accordance with approved plans and specifications.</b>
CFC 103.3.2.1			<b>This approval shall not be construed to be an approval of a violation of the provisions of the Uniform Fire Code or of other laws or regulations of the jurisdiction. Any inspections presuming to give authority to violate or waive provisions of such laws or regulations shall not be valid.</b>
CFC 103.3.2.2			<b>Approved: Please call to arrange for an inspection at least 48 hours in advance. Applicant is also required to maintain copy of permit application and approval with conditions on site.</b>

CRV	PLANS	SPECS	NEW	RMOL	AG	OCCUPANCY	CONST. TYPE	ApplicantName	DATE	PAGE
MRG	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Brian Kennedy	2/23/2005	2 OF 2
SEC./FLOOR	AREA	LOAD	DESCRIPTION	BY						
			AG HazMat Installation	Benjamin, Michael						
NAME OF PROJECT							LOCATION			
ALPINE RECREATION							19380 Monterey Rd			



**FIRE DEPARTMENT  
SANTA CLARA COUNTY**

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PLAN REVIEW No. 05 0140  
BLDG PERMIT No. BLD2006-00050  
CONTROL No. \_\_\_\_\_

**PLAN REVIEW COMMENTS**

CODE/SEC.	SHEET	NO.	REQUIREMENT
MHMC 15.44.150 105.8.1.6			<p><b>A. Plans and Scope of Review:</b> Review of plans for the installation of a new exterior spray booth. Plans reviewed for compliance with:</p> <ol style="list-style-type: none"> <li>1. The California Fire Code (CFC) as adopted by the City of Morgan Hill.</li> <li>2. Chapter 8.40 of the Morgan Hill Municipal Code (MHMC).</li> <li>3. The California Building Code (CBC) as adopted by the City of Morgan Hill.</li> </ol> <p>This submittal shall be <b>DENIED</b> at this time until below listed requirements are met.</p> <p><b>B. Requirements:</b></p> <ol style="list-style-type: none"> <li>1 The spray booth shall be protected by an approved automatic fire-extinguishing system. A licensed C-16 contractor shall submit to the fire department, shop drawings designed per national standards, a completed permit application and applicable fee's for review and approval.</li> </ol> <p>Please submit plans / specifications which address the item above. Following review of resubmittal, additional conditions may apply.</p>

City	PLANS	SPECS	NEW	RMCL	AS	OCCUPANCY	CONST. TYPE	ApplicantName	DATE	PAGE	
MRG	<input type="checkbox"/>			Brian Kennedy	1/26/2005	<u>1</u> OF <u>1</u>					
SEC./FLOOR	AREA	LOAD	DESCRIPTION				BY				
			AG HazMat Installation				Benjamin, Michael				
NAME OF PROJECT							LOCATION				
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Organized as the Santa Clara County Central Fire Protection District

Serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, and Saratoga



# FIRE DEPARTMENT SANTA CLARA COUNTY

14700 Winchester Blvd., Los Gatos, CA 95032-1818  
(408) 378-4010 • (408) 378-9342 (fax) • www.sccfd.org

## PERMIT

05 0328

Granted to: FIRST CHOICE FIRE PROTECTION, who has applied under  
the provisions of the Fire Prevention Code of The City Of Morgan Hill,  
to Install Industrial Pre-engineered Fire Suppression system for a Paint Spray Booth.

Location: 19380 MONTEREY RD  
City: Morgan Hill

Premises known as: ALPINE RECREATION

Issued this date 17 February 2005 Subject to the following conditions:

### NOTICE

*This permit does not take the place of any license required by law and is not transferable. Any change in the use or occupancy of premises shall require a new permit.*

All work shall comply with NFPA Stds. 17, manufacturers' listings, and local fire codes.

### TESTING:

- Welded pipe inspection
- 24 hour stand-by battery test
- 60 hour stand-by battery test
- Functional test for Hood & Duct
- Hydrostatic test at 200 psi for 2 hours
- Leak test required at 50 psi above static pressure
- Concentration / Pressurization test

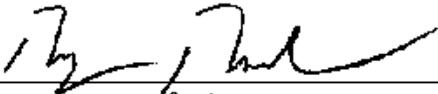
Appointment scheduling (24 hour advance notice): (408) 378-4010

This permit does not take the place of any license required by law and is not transferable. Any change in use or occupancy of premises shall require a new permit.

This permit is issued on condition that there shall be compliance with all provisions of the Fire Prevention Code. Any violations of these provisions may be grounds for revocation of permit.

Rucker, Ryan  
Fire Prevention Division

**POST ON  
PREMISES**

  
Signature

Organized as the Santa Clara County Central Fire Protection District

Serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, and Saratoga

**Brian Kennedy**

---

**From:** Scott Plambaeck [ScottP@morganhill.ca.gov]  
**Sent:** Thursday, November 04, 2004 3:11 PM  
**To:** bkennedy@alpinerv.com  
**Cc:** Joan Hall; Garrett Toy  
**Subject:** Paint Booth

Hi Brian,

I'm Scott a planner in the Planning Division. I drove by the site to confirm the location of the proposed paint booth. The paint booth will not require approval from the City's Architectural Review Board. Planning staff can approve the proposed location of the paint booth. Your next step is to contact the Building Division to obtain a building permit. Building's phone number is 779-7241. If you have any questions, you may contact me at 779-7247 or by email. Thanks for patience while we reviewed your request.

Scott Plambaeck  
Associate Planner

MORGAN HILL UNIFIED SCHOOL DISTRICT  
15600 CONCORD CIRCLE  
MORGAN HILL, CA 95037-5451  
(408) 201-6885 FAX: (408) 776-8175

Date: 2/28/05

- TO:  Morgan Hill Building Permits Department  
 City of San Jose Department of Planning and Building  
 Santa Clara County Department of Planning and Development

RE: CERTIFICATE OF COMPLIANCE

This is to certify that the School Facilities Fee has been received and completed for the project listed below.

PROJECT

Name: Alpine Investors  
APN 7210-42-002 Lot No. \_\_\_\_\_ No. of Units \_\_\_\_\_  
Location/Address: 19880 Monterey Rd

- See Attached Spreadsheet

TYPE OF CONSTRUCTION

- Residential  Commercial/Industrial  Agriculture  
 Residential Addition  Commercial/Industrial Addition  
 Single Building  Multiple Buildings # of Buildings \_\_\_\_\_

FEE STRUCTURE

Residential: \$ 3.95 per square foot Commercial/Industrial: \$ 0.36 per square foot

SCHOOL FACILITIES FEE REQUIRED

710 X .36 = 277.20  
Total Square Footage Fee Rate Total School Facilities Fee

- Developer Fee Agreement Signature Date \_\_\_\_\_

X = \_\_\_\_\_ + \_\_\_\_\_ = \_\_\_\_\_

PAYMENT RECEIVED

Check No. 01879 Date 2/28/05 Amount 277.20 Receipt 0409060

Paid By Alpine Investors

Bonnie Tognazzini  
Bonnie Tognazzini  
Deputy Superintendent

DISTRIBUTION

- Original Permit Office  
Yellow Owner/Contractor  
Pink District w/ check for deposit  
Goldstar District



COMMUNITY DEVELOPMENT DEPARTMENT, BUILDING DIVISION

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7241 Fax (408) 779-7236

**DEVELOPER IMPACT FEE COMPLIANCE**

Building permits will not be issued without a Certificate of Compliance

The City of Morgan Hill has received a request for a Building Permit Application described as follows:

\_\_\_\_\_ Residential Project      X Comm./Ind. Project

Name of Developer: Alpine Investors

Project Address: 19380 Monterey Rd.

Assessor's Parcel # 726-42-002      Lot # pt. B      Tract # 3163 pg 18

Estimated Value: \$ 77,271.11      Square Footage: 770 sf.

- New Single Family Dwelling       New Commercial / Industrial Building  
 Residential Addition       Commercial Addition

Other: Installation of 1 new pre-fabricated spray booth

Date: 2-24-2005

By: [Signature]  
Morgan Hill Building Department

Please deliver your fees to the following address.

Morgan Hill Unified School District  
15600 Concord Circle  
Morgan Hill, CA 95037  
(408) 201-6085



# BID 2005 00050

FROM: FOX ENGINEERING INC

FAX NO.: 1-714-671-0507

Jan. 10 2005 11:19AM P2

## 19380 MONTEREY RD

**FOX ENGINEERING**  
8360 Telegraph Road  
Downey, CA 90240  
(562) 806-1337  
Fax (562) 927-2509

NO. 24-23285

DATE 12/30/04

BY J.G. FOX

SCALE \_\_\_\_\_

CITY OF MORGAN HILL  
BUILDING DEPARTMENT  
**PLAN APPROVED**  
DATE 1/3/05

### M.B. TECHNICAL SERVICES

### REVIEW OF 16'-0" HT. TRUCK BOOOTH



### RESPONSIBILITY

FOX ENGINEERING WAS ENGAGED TO PROVIDE CALCULATIONS AND CONSULTATION IN CONNECTION WITH THE ABOVE DESCRIBED PROJECT. WE HAVE NO AUTHORITY INSURE AS CONTRACTORS OR OWNER'S REPRESENTATIVES ARE CONCERNED. OWNER AND CONTRACTOR ARE ADVISED TO OBSERVE ALL SAFETY ORDINANCES FOR PROTECTION OF PERSONNEL.

IN MAKING USE OF THESE DOCUMENTS, CONTRACTOR/OWNER AGREES TO HOLD FOX ENGINEERING HARMLESS FROM ALL COSTS OF LITIGATION THAT MAY ARISE OUT OF ALLEGATIONS, DAMAGES OR INJURIES ASSOCIATED WITH THE WORK DEFINED BY THESE DOCUMENTS, INCLUDING ATTORNEY'S FEES AND JUDGEMENTS, UNLESS IT IS PROVEN THAT SAID DAMAGES OR INJURIES OR DAMAGES RESULTED FROM ERRORS OR OMISSIONS FROM THE DOCUMENTS.

**BUILDING DEPT.**  
JAN 13 2005  
CITY OF MORGAN HILL

**FOX ENGINEERING**  
 8060 Telegraph Road  
 Downey, CA 90240  
 (562) 806-1337 (562) 927-2500  
 Fax (562) 927-2509

NO. (#-29205)  
 SHEET 2 OF \_\_\_\_\_  
 DESIGNED BY J.G. FOX DATE 1/5/05  
 CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 SCALE \_\_\_\_\_

FOR M.S. TECHNICAL SERVICES

EXTERIOR TRUCK BOOTH, 10' WIDE x 55' LONG x 10' HT. (W/RT.)  
FOR MARINE RECEPTION

ROOF PANELS

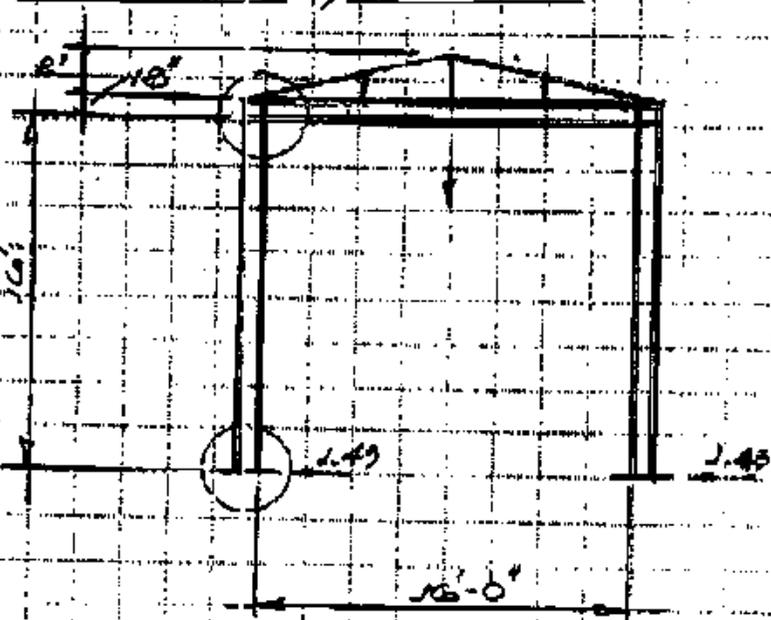
30' x 5' x 1/2" x 18ga  
 $a_1 = 0.024''$   
 $a_2 = 1.904(0.0473) = 0.091$   
 $a_3 = 30 \times 0.0473 = 1.42''$   
 $S_{BOOTH} = \frac{0.1793}{0.042} = 4.27$   
 $S_{TOP} = \frac{0.1723}{1.395} = 0.123$

FOR C.G.  $0.024''(4.27)(2) + 0.091(0.97)(2)$   
 $(1.72)(0.0233) / 1.95'' = 0.162''$   
 $ZI = 0.024''(1.814'')^2(2) = 0.1579$   
 $+ (1.314'')^2(0.0473)(1/2)(2) = 0.024$   
 $+ (0.091)(0.8370)(1/2)(2) = 0.077$   
 $+ (1.72)(0.133) = 0.0927$   
 $= 0.3725$

$DL = 2.5''/ft$  w over panel width  $(2.5)(3) = 7.5$   
 $LL = 20''/ft$   
 $L = 3'4''$  span,  $M = 0.25''(3.33)$ ,  $f_{top} = 7.5$ ,  $f_b = \frac{7.5(12)}{0.205} = 4.42$

FOR WALL PANEL, L = 3'  $R_{700} = 18.3''/ft$ ,  $w = 18.5(3) = 55.5''$   
 $M = 55.5(0.12) = 6.66$ ,  $f_{BOOTH} = \frac{6.66(12)}{2.7} = 2.92$

FEM 2 B.C. D.P.C. ROOF - HMT



$w_{wind} = 18.5''/ft(0') = 18.5''$   
 $Att = 2.00''$ ,  $\gamma = 1.44''$   
 $w_{COL WIND} = 7.45''(1.0'') = 7.45''$   
 $ZI = 0.144''(8.90'')^2(2) = 22.19$   
 $+ (10'')^2(0.025)(1/2) = 20.45$   
 $S_{11} = \frac{59.6(2)}{91} = 1.32$   
 $w_{11} = 1.44''$   
 $f_{11} = 1.83$   
 $w_{ROOF} = (2.77''/ft + 20''/ft) 0' = 102$   
 add JL 18' x 2" x 18ga H.P.C.  
 $@ 1.44''/ft$  span = 1.925''/ft  
 $L = 10'$  hdr,  $M = 0.25$ ,  $f_b = 50$   
 $R_{max} = 1.84$

FROM : FOX ENGINEERING INC

FAX NO. 11714871087

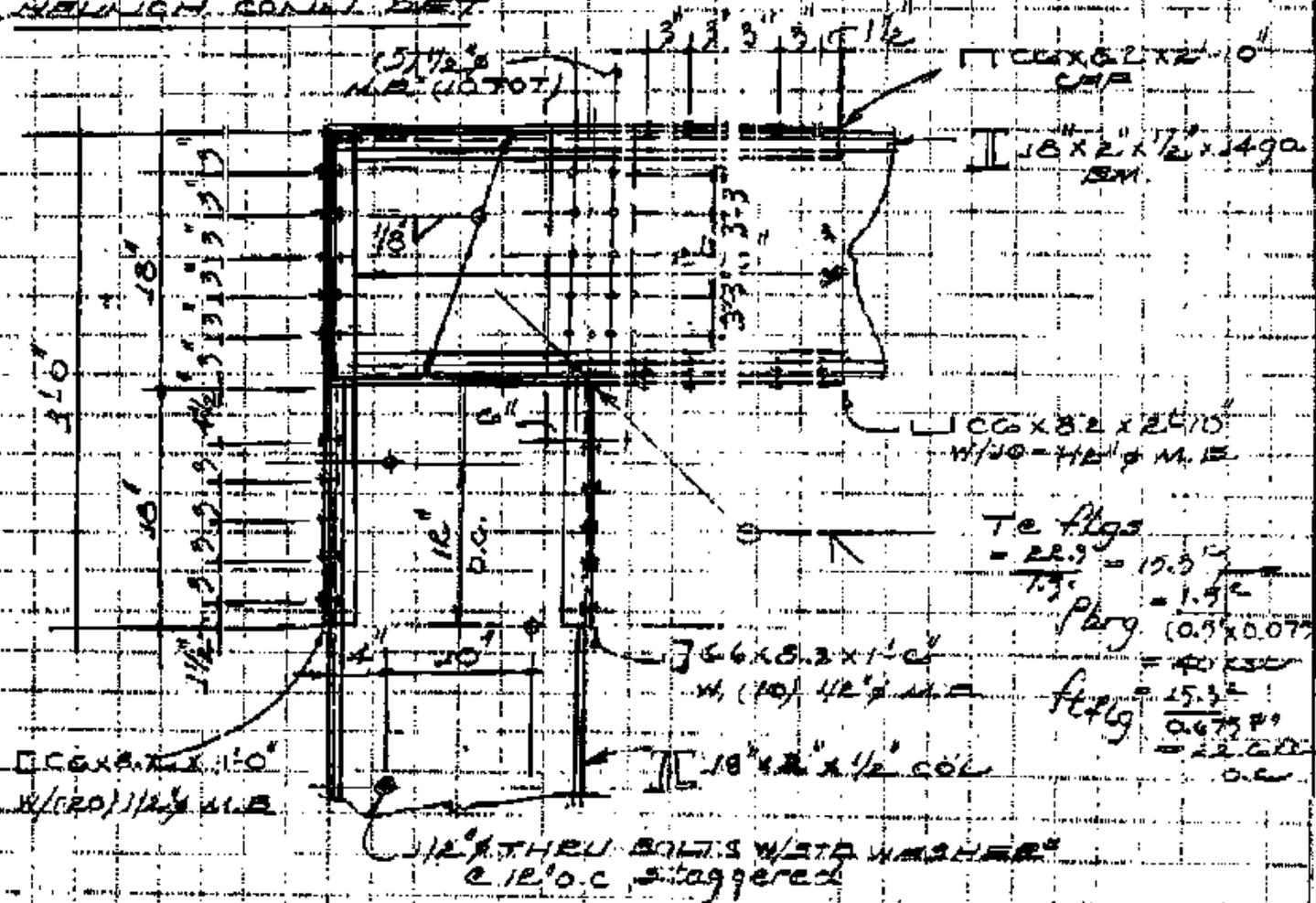
Jan. 10 2005 11:21AM P4

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 Downey, CA 90240  
 (562) 806-1327 (562) 927-2500  
 Fax (562) 927-2909

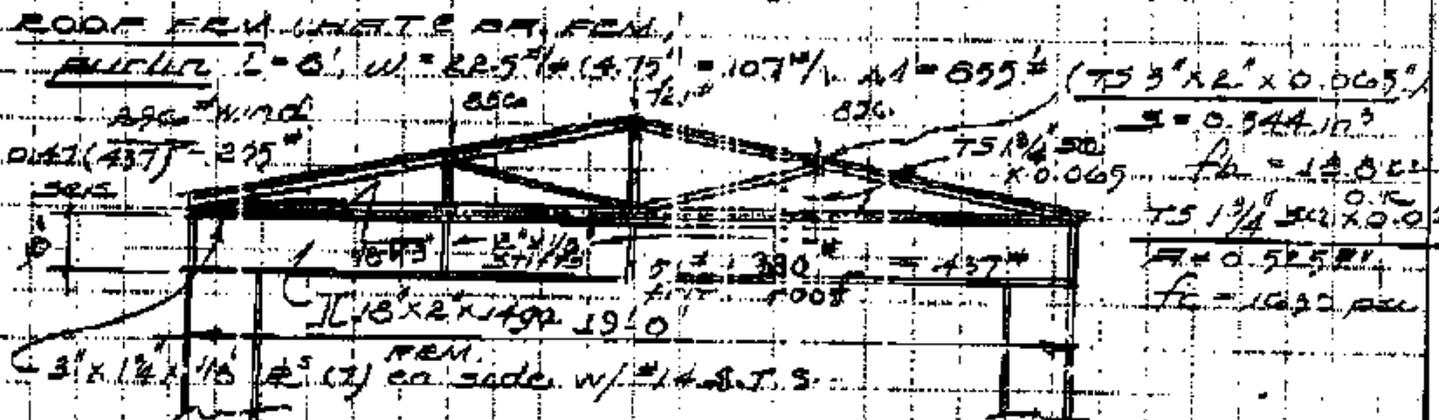
JOB 04-20285  
 SHEET 3 OF \_\_\_\_\_  
 SALUD. 1.G.FOX DATE 1/9/05  
 CHECKED \_\_\_\_\_ DATE \_\_\_\_\_  
 SCALE \_\_\_\_\_

FOX ENGINEERING TECHNICAL SERVICE  
EXTERIOR TRUCK BOOTH FOR MARINE RECREATION

NEW HIGH CONCRETE



Te flgs  
 $= \frac{22.5}{1.5} = 15.0$   
 parg.  $(0.5 \times 0.075) = 40 \text{ KSC}$   
 ft 49  $\frac{15.0}{0.675} = 22.22$   
 o.c.



FROM : FOX ENGINEERING INC

FAK NO. : 17140710007

Jan. 10 2005 11:22AM PS

**FOX ENGINEERING**  
 8060 Telegraph Road  
 Downey, CA 90240  
 (310) 906-1837 (310) 927-2500  
 Fax (310) 927-2509

JOB: 04-23235  
 SHEET: 4 OF \_\_\_\_\_  
 CALC. BY: J.G. FOX DATE: 1/5/05  
 CHECK BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 SCALE: \_\_\_\_\_

FOR: M.E. TECHNICAL SERVICES  
exterior truck booths for Alpine Recreation

STABILITY, lateral forces:

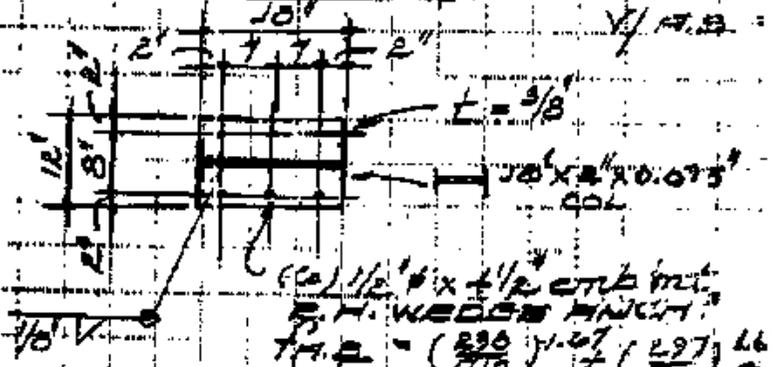
WIND WT = 505 lb  
 CLB/COVER = 5.5'  
 END WALLS, 640 lb (2) = 1.3'  
 SIDE WALLS, 2.2 lb (2) = 1.4'  
 Uplift = 2.0 lb / ft

TRIAL 10' BAY  
 $0.47(505) = 237$   
 $0.47(5.5)(0.149) = 3.70$   
 $0.47(1.4)(0.149) = 1.00$   
 Uplift = 940 lb

O.T.M. = 2.20 (9.75) = 21.5 k  
 PDL = 70 lb + 505 lb x 320 = 1005 lb  
 O.T.M. = 21.5 k  
 Uplift = 594 lb

IF COL. 18 x 2' x 0.075,  $I_x = 13.24 \text{ in}^4$ ,  $A = 3.3 \text{ in}^2$ ,  $I_y = 119.2 \text{ in}^4$   
 $r_x = 2.0 \text{ in}$ ,  $r_y = 7.2 \text{ in}$ ,  $r_{yz} = 10.4 \text{ in}$   
 $f_c = \frac{1005}{3.3 \text{ in}^2} = 305 \text{ psi}$ ,  $f_t = 20.75 \text{ ksi}$   
 $f_{comb} = \frac{0.905}{10.4} + \frac{20.75}{21.0} = 0.010 + 0.99 = 0.98 < 1.0, O.K.$

BASE ANCHORAGE



$T = \frac{594 \text{ lb} \left(\frac{10'}{2}\right)}{3} = 297 \text{ lb}$   
 $V / A.B. = \frac{1.49 \text{ k}}{6} = 248 \text{ lb}$   
 $P_{avg} = \frac{2.0 \text{ k}}{12(18)} = 12 \text{ psi}$   
 M due to uplift = 297 (4) / 4 = 297 lb-ft  
 $T_{req} = 210 \text{ lb}$

$f_{A.B.} = \left(\frac{297}{119}\right) + \left(\frac{248}{70.1}\right) = 0.130 + 0.239 = 0.77 < 1.0, O.K.$

Longitudinal direction:

Uplift =  $0.47[(505)(8) + 5.5 + 1.3] + 0.47(2.2)2 = 5264 \text{ lb}$   
 Uplift = 2032 lb, or  $V = 48$   
 Uplift, end wall = 18.5% (352) = 6.5 k,  $V = \frac{6.5 \text{ k}}{(2)(55)} = 59 \text{ lb}$

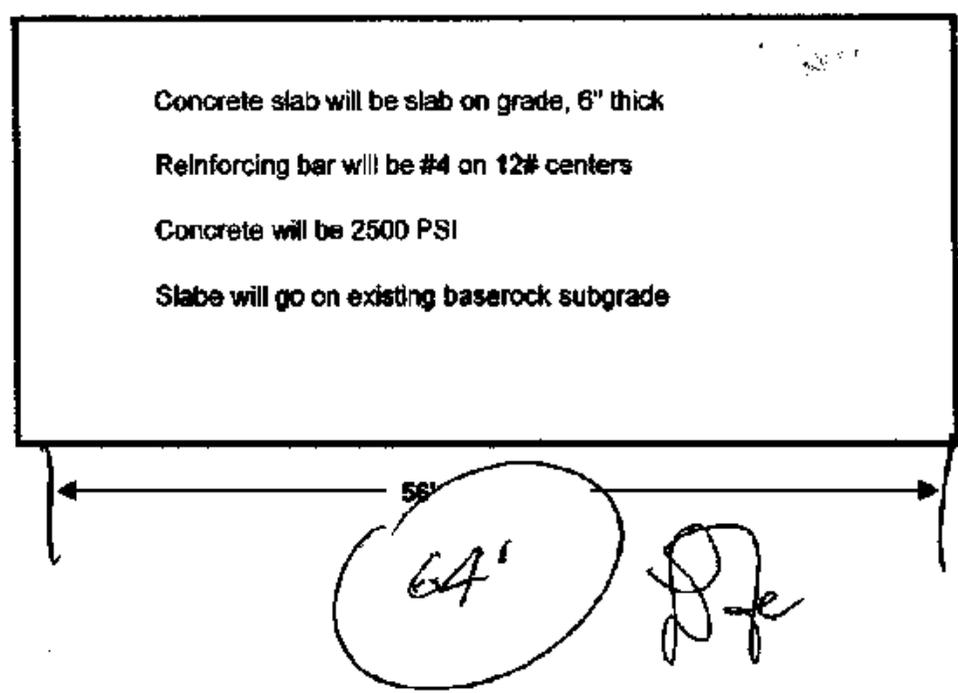
USE 1/4" x 2 3/4" embed E.M. WEDGES ANCHOR @ 24" O.C.

CITY OF ...  
BUILDING DIVISION  
PLAN APPROVED

*Handwritten signature/initials*

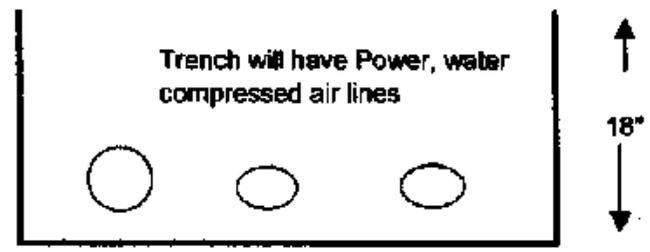
# CONCRETE AND TRENCH DETAILS

SPRAY BOOTH - ALPINE RECREATION - 19380 MONTEREY RD



Trench will go from South East Corner of Shop to Northwest corner of Pad

Trench will be 18" deep, backfilled with native.





**FIRE DEPARTMENT  
SANTA CLARA COUNTY**

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**FEB 24 2005**  
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**FILE COPY**  
MORGAN HILL  
ON

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CHY	PLANS	SPECS	NEW	RMDL	AS	OCCUPANCY	CONST. TYPE	Applicant Name	DATE	PAGE
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# FIRE DEPARTMENT SANTA CLARA COUNTY

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05 0328

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- Welded pipe inspection
- 24 hour stand-by battery test
- 60 hour stand-by battery test
- Functional test for Hood & Duct
- Hydrostatic test at 200 psi for 2 hours
- Leak test required at 50 psi above static pressure
- Concentration / Pressurization test

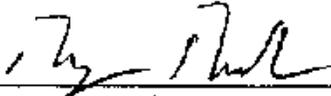
Appointment scheduling (24 hour advance notice): (408) 378-4010

This permit does not take the place of any license required by law and is not transferable. Any change in use or occupancy of premises shall require a new permit.

This permit is issued on condition that there shall be compliance with all provisions of the Fire Prevention Code. Any violations of these provisions may be grounds for revocation of permit.

Rucker, Ryan  
Fire Prevention Division

**POST ON  
PREMISES**

  
Signature

Organized as the Santa Clara County Central Fire Protection District

Serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Morgan Hill, and Saratoga

<b>BUILDING ADDRESS</b>	<b>PARCEL/TRACT #</b>	<b>LOT #</b>	<b>APN</b>
19380 MONTEREY RD		C	726-42-001

<b>Property Owner</b>	<b>Architect</b>	<b>RECEIVED DATE:</b> 11/23/10
ALPINE INVESTORS LLC		<b>ISSUED DATE:</b> 11/30/10
2363 EL DORADO ST		<b>PROJECT NAME:</b>
LOS OSOS, CA 93402	Phone:                      Lic. #                      Exp:	<b>VALUATION:</b> \$2,000.00
Phone: (805)528-7098		<b>CONSTRUCTION TYPE:</b>
<b>Contractor</b>	<b>Engineer</b>	<b>OCCUPANCY GROUP:</b> . . .
Phone:                      MH Lic. #:                      Exp:	Phone:                      Lic. #:                      Exp:	<b>EXISTING USE:</b> Commercial
		<b>PROPOSED USE:</b> Commercial

<b>Description of Work</b>	<b>Plan Check Fees</b>
TEMPORARY PERMIT FOR CHRISTMAS TREE LOT (11/26/10 through 12/20/10)	<b>Paid Plan Check Fees:</b>
<b>Building Data</b>	<b>Permit Fees</b>
<b>Permit Type</b>	Bldg Compliance Inspect Fee                      \$150.00
BUILDING: Y	Micro Film Fee-\$2.00 per/Pg                      \$4.00
ELECTRICAL: Y	<b>Paid Permit Fees:</b> \$154.00
MECHANICAL: N	
PLUMBING: N	
REROOF: N	
FIRE SPRINKLERS:	
HAZARDOUS MATERIAL:	

**LICENSED CONTRACTOR'S DECLARATION:** I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. License Class: \_\_\_\_\_ License Number: \_\_\_\_\_  
SIGNATURE X \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER-BUILDER DECLARATION:** I hereby affirm under penalty of perjury that I am exempt from the Contractors' License Law for the following reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Sec. 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

- I, as owner of the property, or my employees with wages as their sole compensation, will do  all of or  portions of the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale, if, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not build or improved for the purpose of sale.);
- I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law.);
- I am exempt from licensure under the Contractors' State License Law for the following reasons: \_\_\_\_\_

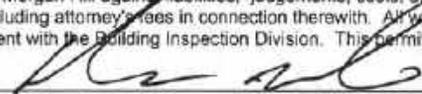
By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year to completion of the improvements covered by this permit, cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following Web site: <http://www.leginfo.ca.gov/calaw/html>.  
SIGNATURE X \_\_\_\_\_ DATE \_\_\_\_\_

**WORKERS' COMPENSATION DECLARATION WARNING:** FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COSTS OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I hereby affirm under penalty of perjury one of the following declarations:  
 I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. Policy No.: \_\_\_\_\_  
 I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:  
Carrier: \_\_\_\_\_ Policy No: \_\_\_\_\_ Expiration Date: \_\_\_\_\_  
Name of Agent: \_\_\_\_\_ Phone# (\_\_\_\_\_) \_\_\_\_\_

I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation law of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.  
SIGNATURE X \_\_\_\_\_ DATE \_\_\_\_\_

**DECLARATION REGARDING CONSTRUCTION LENDING AGENCY:** I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code). By my signature below, I certify to each of the following: I am the property owner or authorized to act on the property owner's behalf. I have read this application and the information I have provided is correct. I agree to comply with all applicable city and county ordinances and state laws relating to building construction. I authorize representatives of this city or county to enter the above-identified property for inspection purposes.  
Lender's Name: \_\_\_\_\_ Lender's Address: \_\_\_\_\_  
SIGNATURE X \_\_\_\_\_ DATE \_\_\_\_\_

I certify that I have read this application and state that the above information is correct. I agree to comply with all City and county ordinances and state laws relating to building construction, and hereby authorize representatives of this agency to enter upon the above-mentioned property for inspection purposes. I (we) further agree to save, indemnify, and keep harmless the City of Morgan Hill against liabilities, judgements, costs, and expenses which may in any way accrue against said City in consequence of the granting of this permit and will pay all expenses including attorney's fees in connection therewith. All work performed by virtue of this permit must conform to plans and specifications and application filed by the owner or his authorized agent with the Building Inspection Division. This permit does not constitute approval of any violation of the above recited provisions, nor of any state or city ordinance.  
SIGNATURE X  DATE 11/30/10



DEVELOPMENT SERVICES CENTER  
 BUILDING DIVISION  
 17575 PEAK AVENUE  
 MORGAN HILL, CA 95037  
 (408)778-6480 / FAX (408)779-7236

For Office Use Only

Date Submitted 11/23/10  
 Permit # 2010-00908  
 Plan Check Fee \_\_\_\_\_  
 GPA Fee - 5% \_\_\_\_\_  
 Total Fees \_\_\_\_\_

**BUILDING PERMIT APPLICATION**  
 PLEASE PRINT CLEARLY

**SITE INFORMATION**

**BUILDING ADDRESS** 19380 Monterey Rd Suite # \_\_\_\_\_  
 Assessor's Parcel # 726-42-001 Tract/PM # 363 pg 18 Lot # C  
 Geologic Hazard Zone:  Yes  No Flood Zone:  Yes  No Year Built: \_\_\_\_\_

**PEOPLE ASSOCIATED WITH PROJECT**

**PROPERTY OWNER:** Alpine/Finestats LLC  
 Name Robert Arzobedo  
 Mailing Address 2363 El Dorado St  
 City/State/Zip Los Osos CA 93402  
 Phone Number (805) 528-7098  
 Fax Number (\_\_\_\_\_) \_\_\_\_\_  
 Owner / Builder  Owner w/ Contractor

**BUSINESS OWNER / TENANT:**  
 Name Mario Meduri  
 Mailing Address 545 N Fir Villa rd  
 City/State/Zip Dallas TX 75338  
 Phone Number (503) 930-2007  
 Fax Number (503) 623-7068

**ARCHITECT / DESIGNER:**  
 Name \_\_\_\_\_  
 Mailing Address \_\_\_\_\_  
 City/State/Zip \_\_\_\_\_  
 Phone Number (\_\_\_\_\_) \_\_\_\_\_  
 Fax Number (\_\_\_\_\_) \_\_\_\_\_  
 License # \_\_\_\_\_ Exp. Date: \_\_\_/\_\_\_/\_\_\_

**ENGINEER:**  
 Name \_\_\_\_\_  
 Mailing Address \_\_\_\_\_  
 City/State/Zip \_\_\_\_\_  
 Phone Number (\_\_\_\_\_) \_\_\_\_\_  
 Fax Number (\_\_\_\_\_) \_\_\_\_\_  
 License # \_\_\_\_\_ Exp. Date: \_\_\_/\_\_\_/\_\_\_

**CONTRACTOR:**  
 Name \_\_\_\_\_  
 Mailing Address \_\_\_\_\_  
 City/State/Zip \_\_\_\_\_  
 Phone Number (\_\_\_\_\_) \_\_\_\_\_  
 Fax Number (\_\_\_\_\_) \_\_\_\_\_  
 State License # \_\_\_\_\_ Exp. Date: \_\_\_/\_\_\_/\_\_\_  
 M.H Bus. License # \_\_\_\_\_ Exp. Date: \_\_\_/\_\_\_/\_\_\_

**WORKERS' COMPENSATION INFORMATION:**  
 Carrier \_\_\_\_\_  
 Name of Agent \_\_\_\_\_  
 Phone Number (\_\_\_\_\_) \_\_\_\_\_  
 Policy # \_\_\_\_\_ Exp. Date: \_\_\_/\_\_\_/\_\_\_

**PROJECT INFORMATION**

**DESCRIPTION OF PROPOSED WORK:** Christmas Tree Lot

**CONSTRUCTION VALUATION \$** 2000  
 (Labor & Material)

Commercial Floor Area _____ (sq ft)	Number of Units _____
Residential Floor Area _____ (sq ft)	Number of Bedrooms _____
Garage Floor Area _____ (sq ft)	Stories _____
Deck _____ (sq ft)	Type of Construction _____
Porch _____ (sq ft)	Occupancy Group _____
Patio _____ (sq ft)	
Accessory Structure _____ (sq ft)	Grading Cubic Yards Cut _____ Fill _____

**CHECK APPLICABLE**

<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Duplex	<input type="checkbox"/> Apt	<input type="checkbox"/> Condo	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> New	<input type="checkbox"/> Addition	<input type="checkbox"/> Alteration	<input type="checkbox"/> Repair	<input type="checkbox"/> Demolition	<input type="checkbox"/> Grading	<input type="checkbox"/> Site Development
<input type="checkbox"/> Building	<input type="checkbox"/> Electrical	<input type="checkbox"/> Mechanical	<input type="checkbox"/> Plumbing	<input type="checkbox"/> Combo	<input type="checkbox"/> Re-Roof	<input type="checkbox"/> Pool / Spa

**ELECTRICAL PERMIT**

No. Receptacles/Outlets: \_\_\_\_\_ No. Switches: \_\_\_\_\_ No. Lighting Fixtures: \_\_\_\_\_  Sub Panels: \_\_\_\_\_ No.

Services Meter Upgrade: \_\_\_\_\_ Amps  Temp Power  Temp Power Pole  Disconnect  Irrigation Meter Pedestal

Spa  Motors  Illuminated Sign  Other \_\_\_\_\_

**MECHANICAL PERMIT**

Furnace: Under 100,000 Btu's / Over 100,000 Btu's  Heat Pump  Condensing Unit  Coil  Fan / Hood / Ducts

**PLUMBING**

Re-pipe Fixtures: \_\_\_\_\_ No. Sinks \_\_\_\_\_ No. Tubs \_\_\_\_\_ No. Showers \_\_\_\_\_ No. Toilets \_\_\_\_\_ No. Traps \_\_\_\_\_

Water Heater  Water Service or Main  Back Flow  Gas Test  Gas Line: \_\_\_\_\_ No. Outlets  Gas Meter Upgrade

Building Sewer  Sewer Drain  Sewer Lateral  Roof Drain  Storm Drain  Other: \_\_\_\_\_

**Note: Additional Commercial Plumbing Maybe Be Subject To Public Works Fees**

**RE-ROOF**

<input type="checkbox"/> Comp. Conversions	<input type="checkbox"/> Steel Tile Conversion	<input type="checkbox"/> Concrete Tile Conversion	<input type="checkbox"/> Wood Shake Med. Fire Treated
<input type="checkbox"/> Comp. Overlay	<input type="checkbox"/> Steel Tile Overlay	<input type="checkbox"/> Tar & Gravel	<input type="checkbox"/> Wood Shake Hev. Fire Treated

Are skylights being installed?  Yes  No

Type of Roof Being Removed \_\_\_\_\_ Type of Roof Being Installed \_\_\_\_\_ Number of Squares \_\_\_\_\_

Life Time of Roof: 20yr 25 yr. 30yr. 40yr. 50yr./Lifetime \_\_\_\_\_ Pound of Felt \_\_\_\_\_ Sheathing Thickness \_\_\_\_\_

**Note: Class A Roof is Required For Any Home(s) Inside The Fire Hazard Zone (For Fire Hazard Zone Information Please Contact The Building Division)**

**PLAN CHECK RESPONSES TO BE SENT TO (Please check only one)**

Owner  Architect / Designer  Engineer  Contractor

e-mail address: \_\_\_\_\_

Print Name Mario Meduri Signature [Signature] Date 11/22/10

**FOR OFFICE USE ONLY**

<b>FEES:</b>			
Building Permit	_____	Counter Plan Check	_____
Additional Plan Check	_____	GPA Fee 5% - Review	_____
Electrical	_____	Microfilm	<u>4</u>
Mechanical	_____	Bldg Standards Comm.	_____
Plumbing	_____	Investigation/Red Tag	_____
GPA Fee - 5%	_____	Addressing	_____
Seismic	_____	Geotechnical	_____
		Bldg Compliance	<u>150</u>
		Bus. Lic. Base	_____
		Bus. Lic. App. Rev.	_____
		Bus. Lic. Zoning	_____
		Photo Copies	_____
		Permit Pouch	_____
		Other	_____
		<b>TOTAL FEES:</b>	<u>154</u>



DEVELOPMENT SERVICES, BUILDING DIVISION

17575 Peak Avenue Morgan Hill CA 95037 (408) 778-6480 Fax (408) 779-7236

NOTICE TO BUSINESS LICENSE APPLICANT REGARDING  
CERTIFICATE OF OCCUPANCY

Thank you for choosing Morgan Hill as the location for your business. As part of the Business License review process, the Building Division will check to see if a Certificate of Occupancy is required for your space prior to opening for business. The purpose of a Certificate of Occupancy is to ensure the safety of the occupants and the public by verifying that the space meets all applicable codes and ordinances governing construction and occupancy.

If we determine that you need a Certificate of Occupancy, you will be contacted by a representative from the Building Division notifying you of the requirements. To obtain the Certificate of Occupancy, you will need to fill out a permit application, provide a statement of operations and a floor plan of your suite. Any changes, including general construction, electrical, mechanical, plumbing, signage, etc., may require building permits and plans from a licensed engineer or architect.

If you have any questions or would like more information regarding the Certificate of Occupancy, please contact the City of Morgan Hill Building Division at (408) 778-6480. Thank you again for choosing Morgan Hill.

Permits may only be signed for by the property owner, unless authorization is given for a tenant to sign on his/her behalf. The authorization provided below may be used for that purpose.

AUTHORIZATION TO ACT ON PROPERTY OWNER'S BEHALF

I hereby authorize the following person to act as my agent to apply for, sign, and file the documents necessary to obtain an Occupancy Permit for my building.

Property / Business Address: Meduri Christmas Trees

Name of Authorized Agent: Mario Meduri Phone Number: 503-930-2007

Address of Authorized Agent: 555 N Firville rd Dallas OR 97338

I declare under penalty of perjury that I am the property owner for the address listed above and I personally filled out the above information and certify its accuracy.

Property Owner's Signature: Patricia Kennedy for Alpine Investors LLC  
Print Name: Patricia Kennedy for Alpine Investors

Date: 11-23-10  
Phone: 408-710-7176

(A copy of a driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.)



## Case Activity Listing

Case #: BLD2010-00908

19380 MONTEREY RD

Activity	Description	Date 1	Date 2	Date 3	Disp	Assigned To	Done By	Updated By	Notes
BLDA0010	Application Received			11/23/2010			ALS	11/23/2010 ALS	
BLDA0099	Review - DRC	11/24/2010	12/08/2010	11/30/2010	DONE		DRC	11/30/2010 MEB	
BLDB0500	(F) Issue Building Permit 09			11/30/2010	DONE		ALS	11/30/2010 ALS	
BLDF0770	Building Final	11/30/2010	12/01/2010	12/02/2010	DONE		EB	12/2/2010 EB	PM
BLDF1000	CASE FINAL			12/02/2010			EB	12/2/2010 EB	

**CITY OF MORGAN HILL  
RECEIPT**

**File Copy**

NAME

Meduri Christmas Trees

ADDRESS / PROJECT DESC.

Business License

WHEN VALIDATED, THIS IS RECEIPT FOR THE AMOUNT OF FEE COLLECTED AS SHOWN IN SPACE BELOW. THE DATE AND AMOUNT VALIDATED HEREON HAVE BECOME PART OF THE RECORDS OF THE CITY OF MORGAN HILL, FROM WHICH THIS RECEIPT MAY BE IDENTIFIED.

BPC \_\_\_\_\_

CODE: \_\_\_\_\_ AMOUNT: \_\_\_\_\_

GPA \_\_\_\_\_

CODE: \_\_\_\_\_ AMOUNT: \_\_\_\_\_

VALUATION	DATE 11/30/10	\$ TOTAL AMOUNT 114.00	PROCESSED BY h.s.
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COMMUNITY DEVELOPMENT DEPARTMENT, BUILDING DIVISION

17575 Peak Avenue Morgan Hill CA 95037 (408) 778-6480 / Fax (408) 779-7236

DEVELOPMENT REVIEW COMMITTEE  
& OVER THE COUNTER ROUTING FORM

BUILDING PERMIT NUMBER: *BLD2010-00908*

SUBMITTAL DATE: *11/23/10*

DRC DATE: *11/24/10*

APPLICANT: *Mario Meduri*

CONTACT #: *(503)903-2007*

APN#: *726-42-001* TRACT #: LOT #: *C*

PROJECT ADDRESS: *19380 Monterey Rd*

PROJECT DESCRIPTION: *Temporary Christmas Tree Lot (11/26/10 thru 12/20/10)*

Department	Date	Comments	Approved by
Building	<i>11/30/10</i>		
<del>Fire</del>			
Planning	<i>11/23/10</i>	<i>Pending approval of separate TUP.</i>	<i>J. Patrio</i>
Public works	<i>11/23/2010</i>	<i>TRAILER TO DISPOSE SEWAGE OFFSITE. OK.</i>	<i>CHARLES</i> <i>Am</i>
Pretreatment	<i>11/24/10</i>	<i>SERVICE PORTABLE TOILET TO THIRD PARTY CONTRACTOR</i>	<i>Abeyman</i>

Notes:

**Statement of Proposed Operation**

Meduri Christmas Tree is proposing to have a Christmas tree lot at 19380 Monterey Rd. Morgan Hill, CA. We are going to be working with Sobrato High School Band. Hours of operation will be Mon-Fri 12pm – 9pm and Sat/Sun 9am – 9pm, sales starting 11/26 – 12/20. During this time period there will be at least 2 MCT employees on site during business hours. Mario Meduri (GM) being the main contact 408-292-4289, Tianna Meduri (Manager) 503-871-1456 will be onsite at all times during business hours. We will have around 80 band affiliates working during the whole season (schedule not made yet). Mario and Tianna Meduri will be staying at the location over night in an RV. Any questions please call me at 503-930-2007 or 408-292-4289.

Thank you,



11/2/10

Mario Meduri

Meduri Christmas Trees (Owner)

**FILE COPY**

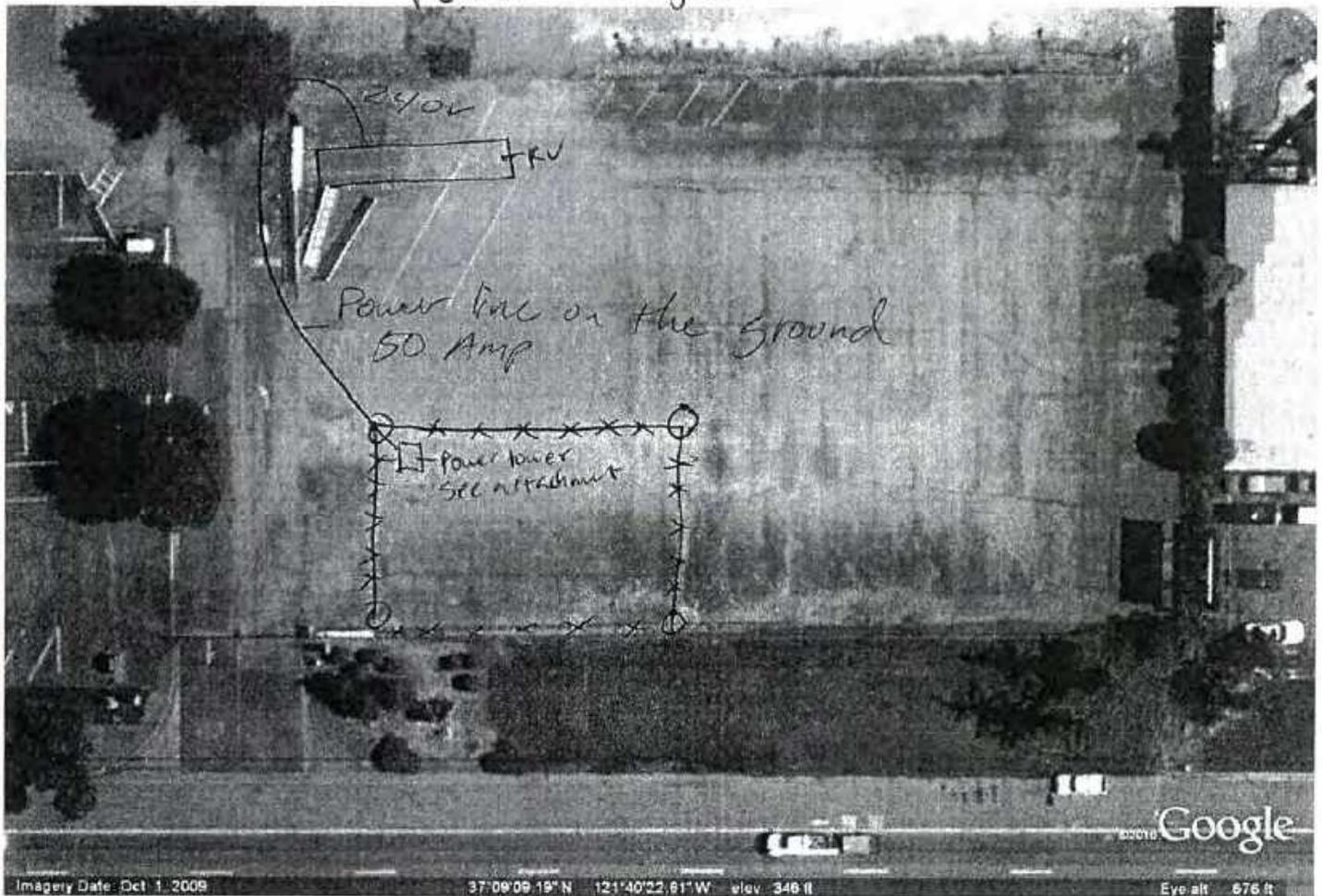
**CITY OF MORGAN HILL  
BUILDING DIVISION**

DEVELOPMENT  
SERVICES

NOV 23 2010

CITY OF MORGAN HILL

# Power Diagram



O = 500 watt Halogens  
X = Standard 75 watt lights

DEVELOPMENT  
SERVICES

NOV 23 2010

CITY OF MORGAN HILL

19380 MONTAENEY RD

1 OF 4

NO \_\_\_\_\_

**APPLICATION FOR ISSUANCE  
OF CERTIFICATE OF OCCUPANCY  
TO THE CITY OF MORGAN HILL, CALIFORNIA**

In accordance with the Local Building Code, I herewith submit request for a Certificate of Occupancy in the City of Morgan Hill.

1. Kind of Business NEW USED SALES + SERVICE  
 2. Location 17380 MONTGOMERY ST.  
 3. Name of Owner MR SAUCHER  
 4. Address of Owner 170 WILBURN AVE GILROY CALIF  
 5. Name of Owner of Property MR. RAGGIO  
 6. Address of Owner of Property SEUL DIEGO  
 7. Zoning District COMMERCIAL Fire Zone \_\_\_\_\_  
 Date 2/14/1973 Signed [Signature]  
 Owner or Manager

## FOR OFFICE USE ONLY

Application Referred To:

Department \_\_\_\_\_ Recommendation \_\_\_\_\_

PLANNING \_\_\_\_\_

BUILDING \_\_\_\_\_

FIRE \_\_\_\_\_

ACTION

(Granted or Denied)

Building Inspector \_\_\_\_\_

Certificate Issued \_\_\_\_\_ 19 \_\_\_\_\_

NO \_\_\_\_\_

**NOTICE OF APPLICATION FOR ISSUANCE  
OF CERTIFICATE OF OCCUPANCY  
TO PLANNING DEPARTMENT**

19 \_\_\_\_\_

Name of Applicant \_\_\_\_\_  
 Owner Business NameKind of Business \_\_\_\_\_  
 Location

In accordance with the Local Building Code, an inspection has been made of the above premises and I hereby recommend that the certificate be \_\_\_\_\_

Remarks: \_\_\_\_\_

Date \_\_\_\_\_, 19\_\_\_\_ Signed \_\_\_\_\_  
 Planner

NO \_\_\_\_\_

**NOTICE OF APPLICATION FOR ISSUANCE  
OF CERTIFICATE OF OCCUPANCY  
TO BUILDING DEPARTMENT**

19 \_\_\_\_\_

Name of Applicant \_\_\_\_\_  
 Owner Business NameKind of Business \_\_\_\_\_  
 Location

In accordance with the Local Building Code, an inspection has been made of the above premises and I hereby recommend that the certificate be \_\_\_\_\_

Remarks: \_\_\_\_\_

Date \_\_\_\_\_, 19\_\_\_\_ Signed \_\_\_\_\_  
 Building Inspector

NO \_\_\_\_\_

**NOTICE OF APPLICATION FOR ISSUANCE  
OF CERTIFICATE OF OCCUPANCY  
TO FIRE DEPARTMENT**

19 \_\_\_\_\_

Name of Applicant \_\_\_\_\_  
 Owner Business NameKind of Business \_\_\_\_\_  
 Location

In accordance with the Local Building Code, an inspection has been made of the above premises and I hereby recommend that the certificate be \_\_\_\_\_

Remarks: \_\_\_\_\_

Date \_\_\_\_\_, 19\_\_\_\_ Signed \_\_\_\_\_  
 Fire Department

**CITY OF MORGAN HILL**  
**APPLICATION FOR BUILDING PERMIT**

**No. 00093 1**

**DEPARTMENT OF PUBLIC WORKS — BUILDING INSPECTION DIVISION**

FOR APPLICANT TO FIL IN		BUILDING ADDRESS <b>9380</b>																												
BUILDING ADDRESS <b>1350 N Monterey</b>		<b>450 W. Hamilton Rd.</b>																												
LOT NO. _____	NO. OF BLDGS. NOW ON LOT <b>1</b>	FIRE ZONE <b>2</b>	CONST. TYPE <b>W</b>																											
SIZE OF LOT <b>130 x 150</b>	NO. OF BLDGS. NOW ON LOT <b>1</b>	SPECIAL CONDITIONS <b>CORN</b>	GROUP <b>F.C.</b>																											
USE OF EXISTING BLDG. _____	OWNER <b>H. Raggio</b>	PROCESSED BY <b>J. Williams</b>																												
OWNER <b>H. Raggio</b>	MAIL ADDRESS <b>549 Santa D.</b>	VARIANCE <input checked="" type="checkbox"/>																												
CITY <b>Morgan Hill</b>	TEL. NO. <b>659-2817</b>	USE PERMIT <input checked="" type="checkbox"/>																												
ARCHITECT OR ENGINEER _____	TEL. NO. _____	BUILDING SETBACKS: FRONT <b>105'</b> REAR <b>40'</b> R. SIDE <b>5'</b> L. SIDE <b>5'</b>																												
ADDRESS _____	CONTRACTOR <b>Phyllis Construction Co. 2617</b>	MAP NO. _____ HWY. WIDTH _____ PLAN LINE _____ FRAME SPACES _____ ZONING D.E. _____																												
CONTRACTOR <b>Phyllis Construction Co. 2617</b>	ADDRESS <b>Phyllis Construction Co. 2617</b>	<b>INSPECTION RECORD</b>																												
STATE LIC. NO. <b>CET 85</b>	CITY <b>Morgan Hill</b>																													
<b>DESCRIPTION OF WORK</b>																														
NEW <input checked="" type="checkbox"/> ADD <input type="checkbox"/> ALTER <input type="checkbox"/> REPAIR <input type="checkbox"/> DEMOLISH <input type="checkbox"/>	NO. OF STORIES <b>1</b>	NO. OF FAMILIES _____																												
USE OF STRUCTURE _____	DESCRIPTION OF WORK <b>Sale of Office - Auto Lot # 8 with 12 units of 1700 sq. ft.</b>																													
SIGNATURE OF APPLICANT <b>H. Raggio</b>	ADDRESS _____																													
VALUATION <b>\$ 3,200.00</b>	FEE <b>12.00</b>	<b>APPROVALS</b>																												
<small>I hereby acknowledge that I have read the application and state that the same is correct and agree to comply with all City Ordinances and State Laws regarding building construction. I certify that in doing the work authorized hereby I will employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation.</small>		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>FOUNDATION: LOCATION, FORMS, MATERIALS</th> <th>DATE</th> <th>INSPECTOR'S SIG.</th> </tr> <tr> <td>FRAME, FIRE STOPS, BRACING, BOLTS</td> <td><b>2-21-66</b></td> <td><b>GW</b></td> </tr> <tr> <td>FURNACE: LOCATION, GAS VENT, DUCTS</td> <td><b>2-8-66</b></td> <td><b>GW</b></td> </tr> <tr> <td>BATH, ETC.</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>BATH, ETC.</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>HOUSE NUMBER CORRECT AND BOLTED</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>LANDSCAPING, MARKING AND GRADING</td> <td><b>1-28-66</b></td> <td><b>GW</b></td> </tr> <tr> <td>IMPROVEMENTS COMPLETED</td> <td><b>2-2-66</b></td> <td><b>GW</b></td> </tr> <tr> <td>FINAL</td> <td><b>2-26-66</b></td> <td><b>GW</b></td> </tr> </table>		FOUNDATION: LOCATION, FORMS, MATERIALS	DATE	INSPECTOR'S SIG.	FRAME, FIRE STOPS, BRACING, BOLTS	<b>2-21-66</b>	<b>GW</b>	FURNACE: LOCATION, GAS VENT, DUCTS	<b>2-8-66</b>	<b>GW</b>	BATH, ETC.	_____	_____	BATH, ETC.	_____	_____	HOUSE NUMBER CORRECT AND BOLTED	_____	_____	LANDSCAPING, MARKING AND GRADING	<b>1-28-66</b>	<b>GW</b>	IMPROVEMENTS COMPLETED	<b>2-2-66</b>	<b>GW</b>	FINAL	<b>2-26-66</b>	<b>GW</b>
FOUNDATION: LOCATION, FORMS, MATERIALS	DATE	INSPECTOR'S SIG.																												
FRAME, FIRE STOPS, BRACING, BOLTS	<b>2-21-66</b>	<b>GW</b>																												
FURNACE: LOCATION, GAS VENT, DUCTS	<b>2-8-66</b>	<b>GW</b>																												
BATH, ETC.	_____	_____																												
BATH, ETC.	_____	_____																												
HOUSE NUMBER CORRECT AND BOLTED	_____	_____																												
LANDSCAPING, MARKING AND GRADING	<b>1-28-66</b>	<b>GW</b>																												
IMPROVEMENTS COMPLETED	<b>2-2-66</b>	<b>GW</b>																												
FINAL	<b>2-26-66</b>	<b>GW</b>																												
SIGNATURE OF PERMITTEE <b>Robert F. Rasmussen</b>		DATE REC'D <b>2-1-66</b> BY <b>J. Williams</b>																												
FOR _____		P.C. NO. <b>06-66</b>																												

DISTRIBUTION: 1 - INSPECTION RECORD 2 - PERMITTES 3 - FINANCE DEPARTMENT 4 - ASSESSOR 5 - INTERIM RECORD

070      1800      2-10-66



111-430

CITY OF MORGAN HILL

No. 00083 1

APPLICATION FOR ELECTRIC PERMIT

DEPARTMENT OF PUBLIC WORKS - BUILDING INSPECTION DIVISION

FOR APPLICANT TO FILL IN				BUILDING ADDRESS	
ITEM	NUMBER	EACH	FEE		
OUTLETS					1350 N. Monterey Rd.
LTS 23 REC 17 SW 6		.10	4.60	OWNER A. BAGGIO	
LIGHTING FIXTURES 18		.10	1.80	MAIL ADDRESS 311 BALBUENA DR.	
ELEC. RANG 5 CLO. DRYERS				CITY M.H. APTOS TEL. NO.	
WATER HEATERS		.75		ELECTRICIAN W. S. MASON	
DISHWASHERS				ADDRESS 82 N 4 ST	
GARAGE DISPOSERS		.25		CITY M.H. TEL. NO. 9-2700	
AUTO WATERS				STATE LICENSE NO. 198563	
MOTORS OVER INC. HP.					
0 1		.25			
1 2	1	.75	2.25	GROUP F-2	USE ZONE 300
2 3		1.00		PROCESSED BY J. Williams	INSPECTION RECORD
5 15		1.50			
15 50		2.50			
30 200		5.00			
OVER 200		10.00			
SIGNS		1.50			
LANDS @ 2c EA. TRASS @ 50c EA.					
MISC.					
SERVICE UNDER 500V.	1	1.00	1.00		
OVER 500V.		5.00			
TEMP. POLE		2.50			
WIRING PERMIT			2.00		
TOTAL FEE			10.15		
<p>THEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND OR LICENSED AS REQUIRED BY CITY OF MORGAN HILL AND STATE OF CALIFORNIA OR THAT I AM THE LEGAL OWNER OF THE ABOVE DESCRIBED RESIDENTIAL PROPERTY.</p>					
SIGNATURE OF PERMITTEE <i>John B. ...</i>				APPROVALS	
CONTRACTOR'S SIGNATURE MUST BE THAT OF LICENSEE				CONDUIT	7-8-66
				ROUGH WIRING	7-8-66
				SERVICE EQUIP.	
				FIXTURES	
				POWER	
				UTILITY CO. NOTIFIED	7-8-66
				FINAL	7-8-66

1. PERMITTING BOARD 2. PERMITTEE 3. FINANCIAL DEPARTMENT 4. RECORDS

VALIDATION

8/10/66 3-7-66



**CITY OF MORGAN HILL**  
**APPLICATION FOR BUILDING PERMIT**

**No. 00121 1**

**DEPARTMENT OF PUBLIC WORKS — BUILDING INSPECTION DIVISION**

FOR APPLICANT TO FILE IN		BUILDING ADDRESS	
BUILDING ADDRESS <u>1350 N. Monterey Rd</u>		<u>1350 N. Monterey, Calif</u>	
LOT NO.	NO. OF BLDGS. NOW ON LOT	FIRE CODE	CONST. TYPE
		<u>2</u>	<u>KD</u>
USE OF EXISTING BLDG.	OWNER	USE ZONE	SPECIAL CONDITIONS
<u>Office Bldg.</u>	<u>A.L. Ragau</u>	<u>CA-2</u>	
CITY	ARCHITECT OR ENGINEER	GROUP	PROCESSED BY
<u>San Jose, Calif</u>	<u>David L. Weatherly</u>	<u>1</u>	<u>Julliman</u>
ADDRESS	CONTRACTOR	INSPECTION RECORD	
<u>549 Cuervo</u>	<u>Young Signs Co</u>		
CITY	ADDRESS		
<u>San Jose, Calif</u>	<u>970 S. Eagleberry St</u>		
ARCHITECT OR ENGINEER	STATE LIC. NO.		
<u>David L. Weatherly</u>	<u>97047-SCV</u>		
ADDRESS	DESCRIPTION OF WORK		
<u>Gilroy, Calif</u>	NEW ADD ALTER REPAIR DEMOLISH		
	SQ. FT. NO. OF STORIES NO. OF FAMILIES		
	USE OF STRUCTURE		
	DESCRIPTION OF WORK <u>New Sign</u>		
SIGNATURE OF APPLICANT	APPROVALS		
<u>[Signature]</u>	FOUNDATION: LOCATION, FORMS, MATERIALS		
ADDRESS	FRAME: FIRE STOPS, BRACING, BOLTS		
	MUNNACE: LOCATION, GAS VENT, DUCTS		
	LATH, INT		
	LATH, EXT		
	HOUSE NUMBER CORRECT AND POSTED		
	LANDSCAPING PARKING AND GRADING		
	IMPROVEMENTS COMPLETED		
	FINAL		
VALUATION \$ <u>2800<sup>00</sup></u>	FEE \$ <u>900</u>	DATE	INSPECTOR'S SIG.
		<u>4-25-66</u>	<u>[Signature]</u>
<p><small>I hereby acknowledge that I have read the application and state that the above is correct and agree to pay a fee of \$900.00 for said work, fees including the inspection fee. I hereby state that I am doing the work and I am not a contractor or anyone else in violation of the laws of the State of California relating to the work of a contractor.</small></p> <p><small>I HEREBY CERTIFY THAT I AM A PROPERTY OWNED OR PARTIAL INTEREST OWNERS OF THE STATE OF CALIFORNIA CONTRACTOR'S LICENSE NO. _____</small></p>			
SIGNATURE OF PERMITTEE	FOR		
<u>[Signature]</u>	DATE REC'D <u>4-25-66</u> BY <u>Julliman</u>		
P.C. NO.	P.C. FEE	VALIDATION	
<u>900</u>	<u>900</u>	<u>900</u>	

DISTRIBUTION: 1 - INSPECTION RECORD 2 - PERMITTEE 3 - FINANCE DEPARTMENT 4 - ASSESSOR 5 - INTERIM RECORD

42500

M-453

CITY OF MORGAN HILL

No. 00091 1

APPLICATION FOR ELECTRIC PERMIT

DEPARTMENT OF PUBLIC WORKS - BUILDING INSPECTION DIVISION

FOR APPLICANT TO FILL IN:

ITEM	NUMBER	EACH	PER
<b>OUTLETS</b>			
LTS. REC. SW.		\$	\$
		10	
<b>LIGHTING FIXTURES</b>			
		10	
<b>ELEC. RANGES, CLG. DRYERS, WATER HEATERS</b>			
		.75	
<b>DISHWASHERS, BARBQUE DISGRATERS, AUTO WASHERS</b>			
		.25	
<b>MOTORS: OVER 1/2 HP.</b>			
		.25	
		.75	
		1.00	
		1.50	
		2.50	
		5.00	
		10.00	
<b>SIGNS</b>			
		1.50	
<b>LAMPS @ 25 EA. TRANS. @ 500 EA.</b>			
<b>MISC.</b>			
<b>WIRESTAIN NEGATIVE</b>			
		243	4.00
<b>SERVICE</b>			
	UNDER 600V.	1.00	
	OVER 600V.	5.00	
<b>TRUSS POLE</b>			
		2.50	
<b>WIRING MURRY</b>			
		2.00	
<b>TOTAL FEE</b>			
			\$

**BUILDING ADDRESS**  
1350 N. MONTGOMERY RD.

**OWNER**  
A. PAGLO

**MAIL ADDRESS**  
311 BALTSNARD DR.

**CITY**  
APTOS

**TELEPHONE NO.**

**ELECTRICIAN**  
W. L. MASON JR.

**ADDRESS**  
82 154TH ST

**CITY**  
M.H.

**TELEPHONE NO.**  
7-2710

**STATE LICENSE NO.**  
198563 C-10

**GROUP**  
F-2

**USE ZONE**  
COM

**PROCESSED BY**  
J. Wilson

**INSPECTION RECORD**

**APPROVALS**

	DATE	INSPECTOR'S SIG.
CONDUIT		
ROUGH WIRING		
SERVICE EQUIP.		
FIXTURES		
POWER		
UTILITY CO. NOTIFIED		
FINAL		

**SIGNATURE OF PERMITTEE**  
Richard B. [Signature]

**CONTRACTOR'S SIGNATURE**

**VALIDATION**

DISTRIBUTION: 1 - INSPECTION DIVISION 2 - PERMITTEE 3 - FINANCE DEPARTMENT 4 - RECORDS

020

1004

2-11-64

600

6-2-64  
(Signature)

**CITY OF MORGAN HILL**  
**APPLICATION FOR BUILDING PERMIT**

**No. 00838 1**

**DEPARTMENT OF PUBLIC WORKS - BUILDING INSPECTION DIVISION**

FOR APPLICANT TO COMPLETE		BUILDING ADDRESS <b>1350 N. Monterey Rd.</b>	
BUILDING ADDRESS <b>1350 N. Monterey</b>	LOT NO.	FIRE ZONE <b>2</b>	CONSTR. TYPE <b>UN. F2</b>
OR OFF'S TRACT	NO. OF BLDGS. NOW ON LOT	GROUP	PROCESSED BY <b>TCW</b>
SIZE OF LOT	USE OF EXISTING BLDG. <b>Office Bldg</b>	USE ZONE <b>01</b>	SPECIAL CONDITIONS
OWNER <b>Alan N. ...</b>	MAIL ADDRESS <b>5401 ...</b>	VARIANCE V-	USE PERMIT 2P-
CITY	TEL. NO.	BUILDING SETBACKS:	FRONT
ARCHITECT OR ENGINEER	TEL. NO.	REAR	R SIDE
ADDRESS	CONTRACTOR <b>Steve ...</b>	HWY. WIDTH	L SIDE
CONTRACTOR	ADDRESS <b>7-S. ...</b>	PLAN LINE	FOUND. SPACES
ADDRESS	STATE <b>95047</b>	BOARDING	
STATE LIC. NO.	CITY <b>San Jose</b>	<b>INSPECTION RECORD</b>	
<b>DESCRIPTION OF WORK</b>			
NEW	ADD	ALTER	REPAIR
SO. FT.	NO. OF STORIES	DEMOLISH	NO. OF FAMILIES
SIZE			
USE OF STRUCTURE DESCRIPTION OF WORK <b>TEMPORARY SQN.</b>			
SIGNATURE OF APPLICANT <i>[Signature]</i>		APPROVALS	
ADDRESS		DATE	INSPECTOR'S SIG.
VALUATION <b>\$ 20.00</b>	PERM. FEE <b>200</b>		
<small>I hereby acknowledge that I have read this application and state that the same is correct and agree to comply with all City Ordinances and State laws regarding building construction. I certify that in doing the work authorized hereby I will employ any person in violation of the Labor Laws of the State of California relating to Work Hours, Compensation or Injuries.</small>			
SIGNATURE OF PERMITTEE <i>[Signature]</i>		FOUNDATION: LOCATION, FORMS, MATERIALS	
FOR	DATE RECD <b>9-22-67</b>	FRAME: FIRE STOPS, BRACING, BOLTS	
P.C. NO.	P.C. FEE	FURNACE: LOCATION, GAS VENT, DUCTS	
		LATH, INT.	
		LATH, EXT.	
		HOUSE NUMBER CORRECT AND POSTED	
		LANDSCAPING, PARKING AND GRADING	
		IMPROVEMENTS COMPLETED	
		FINAL	

DISTRIBUTION: 1 - INSPECTION RECORD 2 - PERMITS 3 - FINANCE DEPARTMENT 4 - ASSESSOR 5 - INTERIM RECORD

VALIDATION  
**\$ 20.00**  
*TCW*  
**9-22-67**

**CITY OF MORGAN HILL  
APPLICATION FOR BUILDING PERMIT**

**No. 01984 1**

**DEPARTMENT OF PUBLIC WORKS - BUILDING INSPECTION DIVISION**

FOR APPLICANT TO FILE		BUILDING ADDRESS	
BUILDING ADDRESS <b>19380 Monterey Rd</b>		BUILDING ADDRESS <b>19380 Monterey Rd</b>	
LOT NO. <b>2A</b>	IN. OF S. TRACT <b>727-17-22</b>	FRONT ZONE <b>2</b>	CONST. TYPE <b>RM</b>
SIZE OF LOT <b>120 X 275</b>	NO. OF BLDGS. NOW ON LOT <b>3</b>	GROUP <b>F2</b>	PROPOSED BY <b>J. Williams</b>
USE OF EXISTING BLDG. <b>Garage &amp; Bathhouse</b>		USE ZONE <b>C111</b>	SPECIAL CONDITIONS <b>USE PERMIT 2P.</b>
OWNER <b>Carl Berger</b>			
MAP ADDRESS <b>17015 Monterey Rd</b>		BUILDING SETBACKS:	
CITY <b>Morgan Hill</b>	TEL. NO.	FRONT <b>OK</b>	REAR <b>OK</b>
ARCHITECT OF ENGINEER <b>David Gibbels</b>	TEL. NO.	R. SIDE <b>OK</b>	L. SIDE <b>OK</b>
ADDRESS		MAP NO.	HWT. WIDTH <b>OK</b>
CONTRACTOR <b>Richard Bergant</b>	TEL. NO. <b>842-3072</b>		PLAN LINE <b>OK</b>
ADDRESS <b>7516 Westwood Cir</b>			PARKING SPACES <b>OK</b>
STATE LIC. NO. <b>276359</b>	CITY <b>Galaxy</b>		DRIVE OK <b>OK</b>
<b>DESCRIPTION OF WORK</b>			
NEW <input checked="" type="checkbox"/>	ADD	ALTER	REPAIR
NO. OF STORIES <b>1</b>			
NO. OF FAMILIES ADM'D			
USE OF STRUCTURE <b>Exit Stand</b>			
DESCRIPTION OF WORK <b>Market Blvd.</b>			
SIGNATURE OF APPLICANT <b>Richard Bergant</b>			
ADDRESS			
VALUATION <b>\$24,000</b>	FEE <b>117.50</b>	<b>APPROVALS</b>	
<p>I hereby acknowledge that I have read the application and verify that the above is correct and agree to comply with all City Ordinances and State Laws regarding building construction. I hereby declare that I am doing this act in good faith and hereby certify that I am not in violation of the laws of the State of California relating to the State's Construction Code.</p> <p>I hereby certify that I am a properly licensed architect and am exempt from being licensed by the State of California Contractors License Law.</p>			
SIGNATURE OF PERMITTEE <b>Richard Bergant</b>		FOUNDATION: LOCATION, FORMS, MATERIALS	DATE
FOR		FRAME: FIRE STOPS, BRACING, JOISTS	INSPECTOR'S SIG.
DATE REC'D	BY	FURNACE: LOCATION, GAS VENT, DUCTS	
P.C. NO. <b>62775</b>	P.C. FEE <b>57.25</b>	LATH, INT.	
		LATH, EXT.	
		HOUSE NUMBER CORRECT AND POSTED	
		LANDSCAPING, PARKING AND GRADING IMPROVEMENTS COMPLETED	
		FINAL	

DISTRIBUTION: 1 - INSPECTION RECORD 2 - PERMITTEE 3 - FINANCE DEPARTMENT 4 - ASSESSOR 5 - INTERIM RECORD

VALIDATION



**CITY OF MORGAN HILL**  
**APPLICATION FOR BUILDING PERMIT**

**No. 228**

**DEPARTMENT OF BUILDING INSPECTION**

P.L.C. APPLICANT (ONLY IF)		BUILDING ADDRESS <b>19380 Monterey</b>	
BUILDING ADDRESS <b>19380 Monterey</b>	LOT NO.	FIRE ZONE	CONSTR. TYPE
NO. OF BLDGS. NOW ON LOT	NO. OF TRACT	GROUP	PROCESSED BY
USE OF EXISTING BLDG.		USE ZONE	SPECIAL CONDITIONS
OWNER <b>W.L. Jo Trailer Sales</b>		VARIANCE V- USE PERMIT ZP.	
MAIL ADDRESS <b>19380 Monterey</b>		BUILDING SETBACKS:	FRONT REAR R. SIDE L. SIDE
CITY	TEL. NO.	MAP NO.	HWTY. WIDTH PLAN LINE PARKING SPACES ZONING O.C.
ARCHITECT OR ENGINEER <b>MCH Eng.</b>	TEL. NO.	<b>INSPECTION RECORD</b>	
ADDRESS <b>Morgan Hill</b>			
CONTRACTOR <b>Lawson Const Co</b>	TEL. NO. <b>226-7643</b>		
ADDRESS <b>16738 Shibal ave</b>			
STATE LIC. NO. <b>295513</b>	CITY <b>San Jose</b>		
<b>DESCRIPTION OF WORK</b>			
NEW	ADD	ALTER	REPAIR
NO. OF STORIES	NO. OF FAMILIES		
USE OF STRUCTURE DESCRIPTION OF WORK <b>finishing of parking lot</b>			
SIGNATURE OF APPLICANT <b>R. Lawson</b>			
ADDRESS			
VALUATION <b>\$ 25,000</b>	FEE <b>167.00</b>	<b>APPROVALS</b>	
<small>I hereby acknowledge that I have read the Ordinance and deem that the above is correct and agree to comply with all City Ordinances and State Laws regarding building construction. I understand that in doing the work under this permit I will be employing my person in violation of the Labor Code of the State of California relating to Minimum Compensation Laws.</small> <small>I HEREBY CERTIFY THAT I AM PROBABLY AWARE OF THAT I AM EXEMPT FROM BEING LICENSED BY THE STATE OF CALIFORNIA CONTRACTORS' EXAMINEE LAW.</small>		FOUNDATION: LOCATION, FORMS, MATERIALS	DATE
		INSPECTOR'S SIG.	
SIGNATURE OF PERMITTEE <b>R. Lawson</b>		FRAMG.: FIRE STOPS, BRACING, BOLTS	
FOR		FURNACE: LOCATION, GAS VENT, DUCTS	
DATE REC'D	BY	LATH, INT	
P.C. NO.	STATE FEE <b>1.75</b>	LATH, EXT.	
		HOUSE NUMBER CORRECT AND POSTED	
		LANDSCAPING PARKING AND GRADING IMPROVEMENTS COMPLETED	<b>5/27</b>
		FINAL	<b>7/3 11/83</b>

DISTRIBUTION: 1 - INSPECTION RECORD 2 - INTERIM RECORD 3 - FINANCE DEPARTMENT 4 - PERMITTEE 5 - APPLICANT

**VALIDATION**

LEADER: \_\_\_\_\_

BRANCH: \_\_\_\_\_

CITY: \_\_\_\_\_







**COMMUNITY DEVELOPMENT DEPARTMENT  
BUILDING DIVISION**



PERMIT NUMBER  
**940582**

APPLICATION & PERMIT **BUILDING - ELECTRICAL  
PLUMBING - MECHANICAL**

FOR APPLICANT TO FILL IN  
WITH BALL POINT PEN ONLY

**BUILDING ADDRESS** 19380 MONTELEY RD. **PHONE** 927-71-001

**LOT NO.** **NO. OF BLDGS. NOW ON LOT**

**SIZE OF LOT** **SIZE OF EXISTING BLDG.**

**OWNER** ALPINE INVESTORS / ALPINE RECREATION

**MAIL ADDRESS** 19380 MONTELEY ROAD

**CITY** MORGAN HILL **ZIP** 95031 **TEL. NO.** 408 779-4511

**CONTRACTOR** YOUNG & YOUNG **TEL. NO.** 842-9145

**ADDRESS** 7393 EGGLEBERRY

**STATE LIC. NO.** 291334 **CITY** GILROY **ZIP** 95020

**ARCHITECT OR ENGINEER** **TEL. NO.**

**ADDRESS** **STATE LIC. NO.**

**BUILDING PERMIT INFORMATION** **Const. Type** **Group**

**DESCRIPTION OF WORK**

NEW ADD ALTER REPAIR DEMOLISH  
NO OF ROOMS NO OF STORIES NO OF PARCELS  
NO OF UNITS NO OF ROOMS

**DESCRIPTION OF WORK** MONUMENT SIGN

**VALUATION** 4500.00 **FEE** 72.00

**APPROVALS**

**FINAL**

FIRE DEPT.  
HEALTH DEPT.  
LANDSCAPING  
PLANNING  
PUBLIC WORKS  
APPROVALS FOR ISSUANCE  
APPROVALS FOR FINAL

**EXISTING DISCREPANCIES DECLARATION**

I hereby affirm that I am exempt from the contractor's license law for the following reason(s):

1. I am exempt from the contractor's license law for the following reason(s):

2. I am exempt from the contractor's license law for the following reason(s):

3. I am exempt from the contractor's license law for the following reason(s):

4. I am exempt from the contractor's license law for the following reason(s):

5. I am exempt from the contractor's license law for the following reason(s):

6. I am exempt from the contractor's license law for the following reason(s):

7. I am exempt from the contractor's license law for the following reason(s):

8. I am exempt from the contractor's license law for the following reason(s):

9. I am exempt from the contractor's license law for the following reason(s):

10. I am exempt from the contractor's license law for the following reason(s):

**ELECTRIC PERMIT**

ITEM	QUANTITY	EACH	FEE
OUTLETS			
LIGHTING FIXTURES			
ELECTRICAL RANGES			
DISHWASHERS			
WATER HEATERS			
WATER SYSTEMS			
WATER SOFTENERS			
WATER SINKS			
WATER TUBS			
WATER SHOWERS			
WATER CLOSETS			
WATER DISHWASHERS			
WATER DRINKING FOUNTAINS			
WATER SINKS			
WATER TUBS			
WATER SHOWERS			
WATER CLOSETS			
WATER DISHWASHERS			
WATER DRINKING FOUNTAINS			
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WATER CLOSETS			





Permit No. 85-541 B

Owner Dennis Holler

Contractor Agri-Comm Builders

Location 19380 Monterey Rd.

Open-Sided Building

Temp. Power Pole \_\_\_\_\_

Called PG&E \_\_\_\_\_

Temp. Elec. Service \_\_\_\_\_

Called PG&E \_\_\_\_\_

Temp. Gas Service \_\_\_\_\_

Called PG&E \_\_\_\_\_

Job Finaled 12-5-85  
(Date)

DM  
(Signature)

85-541

INSPECTION	DATE	INSPECTOR	INSPECTION	DATE	INSPECTOR
ENGINEERED FOUNDATION			UNDERFLOOR		
SETBACK-LFER	10-29-85	Dm	GAS		
FOOTINGS-STEEL	10-29-85	Dm	PLUMBING		
FORMS			HEATING		
BLOCK FOUNDATION			ELECTRICAL		
FIREPLACE-FOOTING			UNDERPINNING		
POUR NO CONCRETE UNTIL ABOVE HAS BEEN SIGNED			PLACE NO INSULATION UNTIL ABOVE HAS BEEN SIGNED		
CONCRETE SLAB FLOOR			INSULATION		
PLUMBING (GROUNDWORK)			PLACE NO SUBFLOOR UNTIL ABOVE HAS BEEN SIGNED		
ELECTRICAL (GROUNDWORK)			ROOF		
FILL & RE-INFORCING			ROOF SHEATHING		
POUR NO CONCRETE UNTIL ABOVE HAS BEEN SIGNED			SHEET METAL		
MASONRY WALL			APPLY NO ROOFING UNTIL ABOVE HAS BEEN SIGNED		
DATE	SIGN	DATE	SIGN	DATE	SIGN
4		12		20	
8		16		24	
POUR NO CONCRETE UNTIL EACH LIFT HAS BEEN SIGNED			ROUGH GAS		
CARPORT			PLUMBING TOP OUT		
FOOTING (CONCRETE)			ROUGH HEATING		
SLAB			ROUGH ELECTRICAL		
FRAME			FRAMING		
GARAGE & DRIVEWAY			APPLY NO INSULATION UNTIL ABOVE HAS BEEN SIGNED		
GARAGE SLAB (CONCRETE)			WALL INSULATION		
DRIVEWAY			CEILING INSULATION		
POUR NO CONCRETE OR PLACE ANY ASPHALT CONCRETE UNTIL ABOVE HAS BEEN SIGNED			APPLY NO SHEETROCK UNTIL ABOVE HAS BEEN SIGNED		
SEWER			LATH		
WATER			SHEETROCK NAILING		
PLACE NO FILL UNTIL ABOVE HAS BEEN SIGNED			EXTERIOR LATH		
			NO TAPE OR PLASTER UNTIL ABOVE HAS BEEN SIGNED		
			GAS TEST		

INSPECTION NOTES

slab 11-1-85 Dm

			FINALS	DATE	SIGNATURE
FINAL SIGN OFF			TEMPORARY OCCUPANCY		
FIRE			BUILDING		
HEALTH			ELECTRICAL		
PUBLIC WORKS			PLUMBING		
PLANNING			MECHANICAL		
			OCCUPANCY		







94-0588

INSPECTION	DATE	INSP.	INSPECTION	DATE	INSP.
Engineered Found.	_____	_____	UNDERFLOOR		
Setback-Ufer	_____	_____	Gas	_____	_____
Footings-Steel	_____	_____	Plumbing	_____	_____
Forms	_____	_____	Heating	_____	_____
Block Foundation	_____	_____	Electrical	_____	_____
Fireplace-Footing	_____	_____	Underpinning	_____	_____

POUR NO CONCRETE UNTIL ABOVE HAS BEEN SIGNED

PLACE NO INSULATION UNTIL ABOVE HAS BEEN SIGNED

Concrete Slab Floor	_____	_____
Plumb (groundwork)	_____	_____
Elect (groundwork)	_____	_____
Fill & Re-inforcing	_____	_____

Insulation	_____	_____
------------	-------	-------

PLACE NO SUBFLOOR UNTIL ABOVE HAS BEEN SIGNED

POUR NO CONCRETE UNTIL ABOVE HAS BEEN SIGNED

ROOFING		
Shear Nail	_____	_____
Roof Sheathing	_____	_____
Sheet Metal	_____	_____

MASONRY WALL

Date	Sign	Date	Sign	Date	Sign
4	_____	12	_____	20	_____
8	_____	16	_____	24	_____

APPLY NO ROOFING UNTIL ABOVE HAS BEEN SIGNED

POUR NO CONCRETE UNTIL ABOVE HAS BEEN SIGNED

Rough Gas	_____	_____
Plumbing Top Out	_____	_____
Rough Heating	_____	_____
Rough Electrical	_____	_____
Framing	_____	_____

CARPORT

Footing (concrete)	_____	_____
Slab	_____	_____
Frame	_____	_____

APPLY NO INSULATION UNTIL ABOVE HAS BEEN SIGNED

GARAGE/DRIVEWAY

Garage Slab (concrct)	_____	_____
Driveway	_____	_____

Wall Insulation	_____	_____
Ceiling Insulation	_____	_____

POUR NO CONCRETE OR PLACE ANY ASPHALT UNTIL ABOVE HAS BEEN SIGNED

APPLY NO SHEETROCK UNTIL ABOVE HAS BEEN SIGNED

Sewer	_____	_____
Water	_____	_____

Sheetrock nail	_____	_____
Exterior Lath	_____	_____

PLACE NO FILL UNTIL ABOVE HAS BEEN SIGNED

NO TAPE OR PLASTER UNTIL ABOVE HAS BEEN SIGNED

\*\*\*\*\*INSPECTION NOTES\*\*\*\*\* GAS TEST

POB Halls on 7/12/94



INSPECTION	DATE	INSP.	INSPECTION	DATE	INS:
Engineered Found.	_____	_____	UNDERFLOOR		
Setback-Ufer	_____	_____	Gas	_____	_____
Footings-Steel	_____	_____	Plumbing	_____	_____
Forms	_____	_____	Heating	_____	_____
Block Foundation	_____	_____	Electrical	_____	_____
Fireplace-Footing	_____	_____	Underpinning	_____	_____

**POUR NO CONCRETE UNTIL ABOVE HAS BEEN SIGNED**

**PLACE NO INSULATION UNTIL ABOVE HAS BEEN SIGNED**

Concrete Slab Floor	_____	_____	Insulation	_____	_____
Plumb (groundwork)	_____	_____			
Elect (groundwork)	_____	_____			
Fill & Re-inforcing	_____	_____			

**PLACE NO SUBFLOOR UNTIL ABOVE HAS BEEN SIGNED**

**POUR NO CONCRETE UNTIL ABOVE HAS BEEN SIGNED**

ROOFING		DATE	INS:
Shear Nail	_____	_____	_____
Roof Sheathing	_____	_____	_____
Sheet Metal	_____	_____	_____

**MASONRY WALL**

Date	Sign	Date	Sign	Date	Sign
4	_____	12	_____	20	_____
8	_____	16	_____	24	_____

**APPLY NO ROOFING UNTIL ABOVE HAS BEEN SIGNED**

**POUR NO CONCRETE UNTIL ABOVE HAS BEEN SIGNED**

Rough Gas	_____	_____
Plumbing Top Out	_____	_____
Rough Heating	_____	_____
Rough Electrical	_____	_____
Framing	_____	_____

**CARPORT**

Footing (concrete)	_____	_____
Slab	_____	_____
Frame	_____	_____

**APPLY NO INSULATION UNTIL ABOVE HAS BEEN SIGNED**

**GARAGE/DRIVEWAY**

Garage Slab(concrt)	_____	_____
Driveway	_____	_____

Wall Insulation	_____	_____
Ceiling Insulation	_____	_____

**POUR NO CONCRETE OR PLACE ANY ASPHALT UNTIL ABOVE HAS BEEN SIGNED**

**APPLY NO SHEETROCK UNTIL ABOVE HAS BEEN SIGNED**

Sewer	_____	_____
Water	_____	_____

Sheetrock nail	_____	_____
Exterior Lath	_____	_____

**PLACE NO FILL UNTIL ABOVE HAS BEEN SIGNED**

**NO TAPE OR PLASTER UNTIL ABOVE HAS BEEN SIGNED**

\*\*\*\*\*INSPECTION NOTES\*\*\*\*\*

GAS TEST



City of  
Morgan Hill

18300 Old Monterey Road, Morgan Hill, CA 95037

*EJH*

PAID

JUN 2 1989

CITY OF MORGAN HILL

**BUSINESS LICENSE APPLICATION  
- OUT OF TOWN**

BUSINESS NAME: COSCO FIRE PROTECTION INC. PHONE: 209/275-3795  
 BUSINESS LOCATION ADDRESS: 4233 W. SIERRA MADRE #10A FRESNO CA 93722  
 BUSINESS MAILING ADDRESS: SAME  
 STATE TAX RESALE #: SSAB 16651923

Sales or use tax may apply to your business activities. You may seek written advice regarding the application of tax to your particular business by writing to the nearest State Board of Equalization.

FEDERAL ID#: 95-3700653

COMPANY IS A (check one):  CORPORATION /  PARTNERSHIP /  INDIVIDUAL

AGENT FOR SERVICE OF PROCESS (OWNER, IF NO AGENT)

NAME: JEROME E. MONSON

ADDRESS (HOME, IF NOT AN AGENT): 1749 W. ELLERY  
FRESNO CA. 93711

TELEPHONE #:(209) 431-2372

SOCIAL SECURITY #: 573-36-5366

DRIVERS LICENSE #: 20156562

PARTNERS NAME: \_\_\_\_\_

HOME MAILING ADDRESS: \_\_\_\_\_

TELEPHONE #:( ) \_\_\_\_\_

EXACT NATURE OF BUSINESS (BE SPECIFIC): INDUSTRIAL FIRE PROTECTION CONTRACTOR

**BUSINESS LICENSE FEE SCHEDULE**

	RATE PER YEAR	
1) GENERAL BUSINESS	\$45.00	\$ _____
2) DELIVERY VEHICLE BUSINESS	\$45.00	\$ _____
3) PROFESSIONAL PERSON (ie; architect, attorney, consultant, accountant, engineer, insurance broker, real estate broker, etc.)	\$60.00	\$ _____
4) CONTRACTORS and SUB-CONTRACTORS (LICENSE #: <u>426867 C-16</u> )	\$60.00	\$ <u>60.00</u>
5) SOLICITORS (MINIMUM 6 MONTH LICENSE)	\$60.00 (6 mos.)	\$ _____
6) OUTDOOR ADVERTISING BILLBOARD	\$10.00 (each)	\$ _____

TOTAL LICENSE FEE: \$ \_\_\_\_\_

25% PENALTY FEE IF NOT PAID BY: \_\_\_\_\_ 19 \_\_\_\_\_ / PENALTY FEE: \$ \_\_\_\_\_

TOTAL FEE PLUS PENALTY: \$ 60.00

I HEREBY CERTIFY THAT THE FOREGOING STATEMENTS ARE CORRECT:

SIGNED: Jerome E. Monson

DATE: 6-15 1989

(ORIG:402868/BUSLIC1)

**COMMERCIAL, INDUSTRIAL AND OTHER**

LOCATION OF WORK: 19380 Monterey St.  
 Owner: 149510 Address: 17015 Monterey St  
 City: San Jose Phone: \_\_\_\_\_  
 Tract No. & Lot \_\_\_\_\_ Tract Name \_\_\_\_\_  
 Assessor's Bk: \_\_\_\_\_ Page \_\_\_\_\_ Parcel \_\_\_\_\_ Type of Dev. \_\_\_\_\_

**A. METER INSTALLATION**  
 1"=\$105.; 1 1/2"=\$198.; \_\_\_\_\_ "=\$ \_\_\_\_\_  
 A. Subtotal \$ \_\_\_\_\_

**B. SERVICE CONNECTION**  
 1. Sewer Service Connection (main to P/L)  
 a) No Pavement: 4"=\$122.; 6"=\$138.; 8"=\$157.; \_\_\_\_\_=\$ \_\_\_\_\_  
 b) Pavement: 4"=\$146.; 6"=\$162.; 8"=\$181.; \_\_\_\_\_=\$ 146.00  
 2. Water Service Connection (main to meter)  
 a) No Pavement:  
 1"=\$98.; 1 1/2"=\$162.; \_\_\_\_\_=\$ \_\_\_\_\_  
 b) Pavement:  
 1"=\$124.; 1 1/2"=\$186.; \_\_\_\_\_=\$ \_\_\_\_\_  
 B. Subtotal \$ 146.00

**C. FRONTAGE CHARGES FOR EXISTING LINES**  
 1. Sewer: on Monterey  
 \$7.00 (one side) or \$3.50 (both sides X 25 L.P.=\$ 554.25)  
 2. Water: on Monterey by Assessment  
 \$7.00 (one side) or \$3.50 (both sides X 25 L.P.=\$ 571.25)  
 3. Drainage: on Monterey \$1.00 " X 25 L.P.=\$ 25.00  
 C. Subtotal \$ 694.25

**D. OPPOSITE CHARGES:**  
 1. Sewer:  
 a) 1 U=\$85.; 2U=\$160.; 3U=\$225.; 4U=\$280.; 5U=\$325.;  
 6 U=\$360.; 7U=\$385.; 8U=\$400. Add: \_\_\_\_\_ U X 20.=\$ 280.00  
 For gasoline service stations and cleaning establishments  
 Fee = \$250.00  
 Subtotal, Sewer \$ 286.00

2. Water:  
 1U=\$85.; 2U=\$160.; 3U=\$225.; 4U=\$280.; 5U=\$325.;  
 6U=\$360.; 7U=\$385.; 8U=\$400. Add: \_\_\_\_\_ U X 20.=\$ \_\_\_\_\_  
 Subtotal, Water \$ \_\_\_\_\_

3. Drainage:  
 a) Commercial, \_\_\_\_\_ units x 0.125/unit = \$ 571.00  
 (per 7000 sq ft lot, add \$0.013/sq ft for excess)  
 b) Institutional, \$270/Acre  
 c) Industrial (to be determined by City Council) 287.50 - 287.50  
 (for details refer to Ordinance #692)  
 Subtotal, Drainage \$ 283.50  
 D. Subtotal \$ 563.50

41323  
 700  
 39,323  
 013  
 446.01

**TOTAL CHARGES** \$ 1603.75

Payment received by \_\_\_\_\_ Date \_\_\_\_\_  
 Fee Schedule prepared by Each Date 12/18/72  
 Pressure Regulator Required \_\_\_\_\_ Installed \_\_\_\_\_

- Forward copy to Accounting Clerk for files.
- Route to a. and b. below for notification of payment
  - Building Inspector, Received by: \_\_\_\_\_ Date \_\_\_\_\_
  - City Engineer, Received by: \_\_\_\_\_ Date \_\_\_\_\_

**WORK ORDER, SERVICE RECORD AND NOTIFICATION**  
 Job assigned to: \_\_\_\_\_ Date \_\_\_\_\_ Date Completed: \_\_\_\_\_  
 Cross Connection control: \_\_\_\_\_  
 Comments: \_\_\_\_\_

Forward copies to: 1. Billing Office: Date Rec. \_\_\_\_\_ By \_\_\_\_\_  
 New Account started:  
 2. Building Inspector: Date Rec. \_\_\_\_\_ By \_\_\_\_\_  
 Final Inspection Date \_\_\_\_\_ By \_\_\_\_\_

Prepare sketch showing installation, note type and amount of charge on Assessor's maps and file quote sheet and sketch in Public Works file.



City of  
Morgan Hill

COMMUNITY DEVELOPMENT  
BUILDING DIVISION

PLAN CHECK ROUTING FORM

APPLICANT Canyon RV PHONE NO. 779-4511  
 ADDRESS \_\_\_\_\_ DATE RECEIVED 8-26-85  
 PROJECT ADDRESS 19380 Monterey Rd

*Open-sided building*

THIS PROJECT HAS BEEN SUBMITTED IN ORDER TO OBTAIN BUILDING PERMITS.  
 PLEASE REVIEW THE ATTACHED PLANS AND COMMENT RELATIVE TO YOUR DEPARTMENT  
 CONCERNS.

DEPARTMENT	SIGNATURE	DATE	COMMENTS
FIRE DEPT.	<i>[Signature]</i>	<u>8.27.85</u>	<i>Provide fire sprinkler system to structure. Confirm to UFC</i>
PLANNING	<i>[Signature]</i>	<u>8/27/85</u>	<i>Submit landscape plan for APPROVAL BY ARB. SECURITY MEASURES SHOULD BE TAKEN INTO CONSIDERATION</i>
POLICE DEPARTMENT	<i>[Signature]</i>	<u>AUG 27 1985</u>	
PUBLIC WORKS	<i>[Signature]</i>	<u>9/4/85</u>	<i>None</i>
HEALTH DEPARTMENT	_____	_____	_____
BUILDING	_____	_____	_____

ADDITIONAL COMMENTS: Fire Dept: Confirm to UFC @ Bldg to remain open on all four sides (or install fire sprinkler system) (2) No storage of hazardous or flammable materials under units. PDS

ALL SIGNATURES MUST BE RECEIVED PRIOR TO ISSUANCE OF BUILDING PERMITS.



# City of Morgan Hill

1755 Peak Avenue, Morgan Hill, CA 95037  
COMMUNITY DEVELOPMENT  
BUILDING DIVISION  
PLAN CHECK ROUTING FORM

REVIEWING DEPARTMENT PUBLIC WORKS FIRE  
PLANNING PRETREATMENT

APPLICANT Agri-Comm. Builders

ADDRESS 1725 San Felipe Rd., Hollister

PHONE 637-7493

PROJECT ADDRESS (Location) - 19380 Monterey

ASSESSORS PARCEL NUMBER 727-71-001

PROJECT DESCRIPTION enclose existing roof structure

ALL WRITTEN COMMENTS MUST BE COMPLETED AND RECEIVED BY THE  
BUILDING DEPARTMENT BY 10-20-89

COMMENTS:

① \_\_\_\_\_

② \_\_\_\_\_

③ Ag to view.

REVIEWED BY: [Signature] DATE 6-22-89



# City of Morgan Hill

1755 Peak Avenue, Morgan Hill, CA 95037  
COMMUNITY DEVELOPMENT  
BUILDING DIVISION  
PLAN CHECK ROUTING FORM

PLANNING DATE

JUN 16 1969

CITY OF MORGAN HILL

REVIEWING DEPARTMENT PUBLIC WORKS FIRE  
PLANNING PRETREATMENT

APPLICANT Art. Agri-Common Builders

ADDRESS 1725 San Felipe Rd, Hollister

PHONE 1037-7493

PROJECT ADDRESS (Location) - 19380 Monterey

ASSESSORS PARCEL NUMBER 727-71-001

PROJECT DESCRIPTION Enclose existing roof structure

ALL WRITTEN COMMENTS MUST BE COMPLETED AND RECEIVED BY THE  
BUILDING DEPARTMENT BY 6-20-89

COMMENTS:

O.K. to issue

REVIEWED BY:

Jan Rose

DATE

6/26/89





# City of Morgan Hill

17555 Peak Avenue, Morgan Hill, CA 95037  
COMMUNITY DEVELOPMENT  
BUILDING DIVISION  
PLAN CHECK ROUTING FORM

*Jim Probst  
Process sent to  
Planning  
7/1/89*

*Re-Sent  
8/29/89*

REVIEWING DEPARTMENT ENGINEERING FIRE

APPLICANT COSCO FIRE PROTECTION INC.

ADDRESS 4233 W. SIERRA MADRE, SUITE 108, PESMO, CA 93722

PHONE (209) 275-3795

PROJECT ADDRESS (Location) - 19360 MONTEREY ROAD

ASSESSORS PARCEL NUMBER \_\_\_\_\_

PROJECT DESCRIPTION FIRE SPRINKLER SYSTEM

ALL WRITTEN COMMENTS MUST BE COMPLETED AND RECEIVED BY THE BUILDING DEPARTMENT BY JUNE 20, 1989

COMMENTS:

- ① \_\_\_\_\_
- ② *Needs Planning approval for plan as submitted.*
- ③ *Fire needs to be checked after planning.*
- See attached comments (on plans)*

REVIEWED BY: *[Signature]* DATE 7.3.89



# City of Morgan Hill

17555 Peak Avenue, Morgan Hill, CA 95037  
COMMUNITY DEVELOPMENT  
BUILDING DIVISION  
PLAN CHECK ROUTING FORM

*Sent to  
Planning  
7/6/89*

*See plan, 5/17/89  
Name will  
be filled  
out 7/20/89  
J. Williams*

REVIEWING DEPARTMENT	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> FIRE DEPARTMENT
APPLICANT	COSCO FIRE PROTECTION INC.	
ADDRESS	4233 W. SIERRA MADRE, SUITE 108, FRESNO, CA 93722	
PHONE	(209) 275-3795	
PROJECT ADDRESS (Location)	- 19180 MONTEREY ROAD	
ASSESSORS PARCEL NUMBER		
PROJECT DESCRIPTION	FIRE SPRINKLER SYSTEM	

**NO**

ALL WRITTEN COMMENTS MUST BE COMPLETED AND RECEIVED BY THE BUILDING DEPARTMENT BY JUNE 20, 1989

COMMENTS:

- ① \_\_\_\_\_
- ② Needs Planning approval for plan as submitted.
- ③ Fire needs to be reached after planning.

REVIEWED BY: *[Signature]* DATE 7.3.89



# City of Morgan Hill

17555 Peak Avenue, Morgan Hill, CA 95037  
COMMUNITY DEVELOPMENT  
BUILDING DIVISION  
PLAN CHECK ROUTING FORM

*Review - Comments  
from  
Building  
Division  
after you  
call Mr.*

*Planning  
(see below)*

REVIEWING DEPARTMENT ENGINEERING FIRE INSURANCE

APPLICANT COSCO FIRE PROTECTION INC.

ADDRESS 4233 W. SIERRA MADRE, SUITE 106, FRESNO, CA 93722

PHONE (209) 275-3795

PROJECT ADDRESS (Location) - 19390 MONTEPEY ROAD

ASSESSORS PARCEL NUMBER \_\_\_\_\_

PROJECT DESCRIPTION FIRE SPRINKLER SYSTEM

ALL WRITTEN COMMENTS MUST BE COMPLETED AND RECEIVED BY THE BUILDING DEPARTMENT BY JUNE 29, 1989

COMMENTS: 7/10/89

② Needs Planning approval for plan as submitted.

③ Fire needs to be reached after planning.

*Planning* Please see attached comments regarding location - locations of backflow preventer.

REVIEWED BY: [Signature] DATE 7.3.89

*Perf*

## **LOCATION AND SCREENING OF UTILITIES**

*No utility equipment should be located within the front setback area unless placed within an underground vault. Transformers should be placed in the rear or side yard area. Backflow preventers for landscape irrigation and domestic water shall be located adjacent to the water meter and screened with shrub planting.*

*Double Detector Check Valve Assemblies (Backflow Preventers), used for the building sprinklers, shall not be located at the front property line unless under special circumstances at which time it shall be placed in a vault. Such devices are encouraged to be placed within the building, as long as direct access from the exterior is provided. These backflow devices may also be located in side yards and adjacent to buildings when appropriate screening is provided. This screening can be a combination of berming, low screen walls and landscaping. Backflow preventers may also be painted a uniform color to lessen visibility. Installation of these devices should be done to minimum City standards.*

*Fire Department booster connections must be located within 25' of a fire hydrant and connected to the water main behind the backflow preventer.*

*Commercial and industrial applicants shall be encouraged to locate gas and electrical meters, and irrigation controllers within a utility room inside the building, along with the fire riser and roof access ladder. Where this cannot be achieved, the meters shall be encouraged to be located on a rear or side elevation if placed within a cabinet, or otherwise screened from public view.*



# City of Morgan Hill

17555 Peak Avenue, Morgan Hill, CA 95037  
COMMUNITY DEVELOPMENT  
BUILDING DIVISION  
PLAN CHECK ROUTING FORM

*Sent to  
Planning  
7/6/89*

*Resent to  
Planning  
8/28/89*

REVIEWING DEPARTMENT	<input type="checkbox"/> FIRE DEPARTMENT	<input type="checkbox"/> FIRE ENVIRONMENT
APPLICANT	COSCO FIRE PROTECTION INC.	
ADDRESS	4233 W. SIERRA MADRE, SUITE 108, FRESNO, CA 93722	
PHONE	(209) 275-3795	
PROJECT ADDRESS (Location)	- 19380 MONTEREY ROAD	
ASSESSORS PARCEL NUMBER		
PROJECT DESCRIPTION	FIRE SPRINKLER SYSTEM	

ALL WRITTEN COMMENTS MUST BE COMPLETED AND RECEIVED BY THE BUILDING DEPARTMENT BY JUNE 20, 1989

COMMENTS:

① \_\_\_\_\_

② Needs Planning approval for plan as submitted.

③ Fire needs to be checked after planning.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

REVIEWED BY: *[Signature]* DATE 7.3.89



# City of Morgan Hill

17555 Peak Avenue, Morgan Hill, CA 95037

PUBLIC WORKS  
JUL 24 1990  
CITY OF MORGAN HILL

## COMMUNITY DEVELOPMENT BUILDING DIVISION PLAN CHECK ROUTING FORM

Reviewing Department : Public Works Fire  
Planning Dept. Bldg. copy  
Date: JULY 24, 1990  
\*\*\*\*\*

APPLICANT CANYON R.V.

ADDRESS 19390 MONTEREY RD., MORGAN HILL

PHONE # 408-779-4511

PROJECT ADDRESS (Location) 19380 MONTEREY RD.

ASSESSORS PARCEL # 727-71-001

PROJECT DESCRIPTION NEW WAREHOUSE & OFFICE

All written comments must be completed and received by the  
Building Department by JULY 27, 1990

COMMENTS: \_\_\_\_\_

- NEED TO COLLECT WATER, SEWER AND INSPECTORIAL FEES

- How is SEWER line to be HANDLED in NEW BUILDING?

REVIEWED BY: S. Carr DATE 7/25/90 OK TO ISSUE? YES / NO

RE-CHECK BY: \_\_\_\_\_ DATE \_\_\_\_\_ OK TO ISSUE? YES / NO



CANYON R.V.  
PLANNING DIVISION  
PLAN CHECK COMMENTS

July 29, 1990

1. Revise landscape planters (parking lot area) on Grading Plan to be consistent with the dimensions shown on the separate Landscape Plan. Where the two plans are inconsistent, the Landscape plan shall apply.
2. The applicant shall modify the final architectural drawings to provide further articulation of the window treatment. The trim area around the windows shall be enhanced by wood or molded pop-outs to give added relief. This is to be shown on the working drawings and approved prior to issuance of building permits.
3. Revise landscape plan to include new landscaping adjacent to the expanded parking area east of the resales display area.
4. Details of the window and door fenestration shall be provided with the final working drawings.
5. Submit details for the trash enclosure. Trash enclosures shall be constructed of a sturdy, opaque material, minimum 6 feet in height with solid view obstructing gates and shall be designed in harmony with the architecture of the building(s).
6. The applicant shall enter into a two-year landscape maintenance agreement effective upon acceptance of landscaping improvements and provide an appropriate bond as required by Section 18.74.560(d) of the Design Review Ordinance. Bond amount shall be based on the assigned value of \$ 2.50 per square foot of area of planting and irrigation improvements.
7. Submit two (2) signed copies of Resolution No. 90-007 to the Community Development Department prior to issuance of building permits.



# City of Morgan Hill

17555 Peak Avenue, Morgan Hill, CA 95037

## COMMUNITY DEVELOPMENT BUILDING DIVISION PLAN CHECK ROUTING FORM

Reviewing Department : Public Works Fire  
Planning Dept. Bldg. copy  
 Date: JULY 24, 1990  
 \*\*\*\*\*

APPLICANT CANYON R.V.  
 ADDRESS 19390 MONTEREY RD., MORGAN HILL  
 PHONE # 408-772-4511  
 PROJECT ADDRESS (Location) 19380 MONTEREY RD.  
 ASSESSORS PARCEL # 727-71-001  
 PROJECT DESCRIPTION NEW WAREHOUSE & OFFICE

All written comments must be completed and received by the  
 Building Department by JULY 27, 1990  
 COMMENTS: \_\_\_\_\_

① SUBMIT FOR APPROVAL "HAZARDOUS MATERIALS DISCLOSURE" FORM PRIOR TO ISSUANCE OF BUILDING PERMIT.

② 1a) Is propane tank being moved to another part of property?  
 Submit for Renewed Hazardous Materials Management Plan prior to issuance of Building Permit

③ Any and all spray painting inside buildings must be done in a UL approved spray booth.

④ SUBMIT AUTOMATIC FIRE SPRINKLER SYSTEM PLAN FOR APPROVAL

REVIEWED BY: P. Joubert DATE 8/2/90 OK TO ISSUE? YES / NO  
 RE-CHECK BY: \_\_\_\_\_ DATE \_\_\_\_\_ OK TO ISSUE? YES / NO

⑤ PROVIDE KEY BOX AT: FRONT DOOR (APPLICATION ENCLOSED)

⑥ CONFORM TO THE REQUIREMENTS OF THE UNIFORM FIRE CODE AND/OR HAZARDOUS MATERIALS ORDINANCE.

PLEASE RETURN WITHIN 3 DAYS. THE FIRE DEPT. WILL BEGIN PLAN CHECKING UPON RETURN OF THIS FORM. Thank you.

CITY OF MORGAN HILL  
HAZARDOUS MATERIALS DISCLOSURE BUILDING DEPT.

AUG 01 1990

CITY OF MORGAN HILL

PLEASE PRINT OR TYPE

1. Please provide a separate disclosure for each business name and address in Morgan Hill:

Business Name: Hick Tealer Sales Co Inc, 14500 Canyon Rd  
Telephone #: 408-279-4511

Mailing Address: 193 RD, Monterey Rd,  
Morgan Hill, CA 95037

Facility Address: Same

Contact Name: Teoy Hill Tele: 279-4511

Nature of Business: Rd Sales, Service, PARTS

2. Will the applicant or future building occupant store or handle a hazardous material, as defined by the Morgan Hill Municipal Code, Chapter 8.40,

- Yes
- No

3. Will the applicant or future building occupant handle an acutely hazardous material, as defined by the Health and Safety Code, Section 2552(a)?

- Yes
- No

Santa Clara County Health Dept. - (408) 299-6930  
Toxics Division  
2220 Moorpark Avenue  
San Jose, CA 95128

4. Will the proposed building or modified facility be within 1,000 feet of the outer boundary of the school (Grades K-12)?

- Yes
- No

5. Will the applicant or future building occupant use equipment or devices which emit hazardous air contaminants as defined by the Bay Area Air Quality Management District (BAAQMD)?

- Yes
- No

BAAQMD - (415) 771-6000  
939 Ellis Street  
San Francisco, CA 94109

I have read the hazardous materials requirements under Chapter 6.95 of the California Health & Safety Code, Sections 25505, 25533 and 25534. I understand that if the building does not currently have a tenant, that it is my responsibility to notify the occupant of the requirements which must be met prior to issuance of a Certificate of Occupancy.

Owner or Authorized Agent (Print) R. Dennis Hebler

Date 7-25-90 Signature: R. Dennis Hebler

Copy  
sent to  
FBI  
8-1-90

Site Location N. Monterey Rd. of Burnett Nearest Cross Street Burnett Ave.

Applicant's Name Al Raggio Address c/o Karl Raggio 555 Claremont Drive, Morgan Hill

Conditions of Approval are Indicated by "X" in Boxes Below.  
\*ANY INDICATED CONDITION PRECEDED BY ASTERISK MUST BE COMPLETED (OR PERFORMANCE BOND POSTED, IF APPLICABLE) BEFORE OBTAINING BUILDING PERMIT.

\*  Zoning Minimum Area Sq. Ft. Setbacks: Front Ft. Rear ft. Sides ft.  Setback ft. From

\*  Subject to Additional Requirements of Planning Commission (See Attached Copy of Planning Commission Resolution) For Additional Information, Contact Provide Mail Contact on Planned

\*  Widen Road Paving on No. Monterey Rd. from curb to existing paving.

\*  Install:  Curb  Gutter  Sidewalk  Shoulder  Pavement  Street Trees

Construct Driveway Approach \_\_\_\_\_ ft. wide at Property Line Flared to \_\_\_\_\_ ft. at Existing Street Paving.  
Contact \_\_\_\_\_ at \_\_\_\_\_ Regarding Location & Constr. Details

Install:  Valley Gutter  Culvert across Driveway. Minimum Length of Culvert \_\_\_\_\_ ft. Minimum Diameter of Culvert \_\_\_\_\_ in.

Provide Adequate Sight Distances and Remove Obstructions to View as Required by Traffic Safety Ordinances. New Structures, Fences, Hedges or Retaining Walls are not Permitted in the Road Right of Way.

\*  Dedicate \_\_\_\_\_  City  Public Use (Contact Undersigned)  
State Division of Highway

\*  Obtain Encroachment Permit From: \_\_\_\_\_

\*  Relocate Existing Utilities as Required

\*  Improvement Plans by Professional Engineer are Required

\*  Land Development Agreement, Bonds, Insurance Policy Required

\*  Pay Inspection Fee \$ \_\_\_\_\_ (If no Amount Specified, Contact Undersigned)  
 Notify \_\_\_\_\_ at \_\_\_\_\_ 48 hrs. Prior to Doing any Work in Right of Way.

\*  Pay Off-Site Charges Per Resolution #275. \*  Submit Sealed Plot Plan

Convey Drainage Water to Street, Storm Sewer or Watercourse. \*  Provide Drainage Easement.  
 Watercourses must be kept free of Obstacles which will Change, Retard, or Prevent Flow. All Buildings Must be Kept 15 ft. from High Bank.

\*  Meet Flood Control District Requirements.

\*  Survey of Property is Required if not Previously Surveyed and Recorded.

\*  Install Electroliers. (Contact Undersigned for Information.)

\*  Connect to:  Sanitary Sewer  Septic Tank \*  Pump and Fill Existing Septic Tank  
 Seal Existing Wells  Approved for Well

\*  Contact Health Department (297-1636 Ext. 241) For Additional Conditions.

\*  Permit Required for Excavation, Grading or Retaining Walls. If Contemplated, Contact Building Inspector.

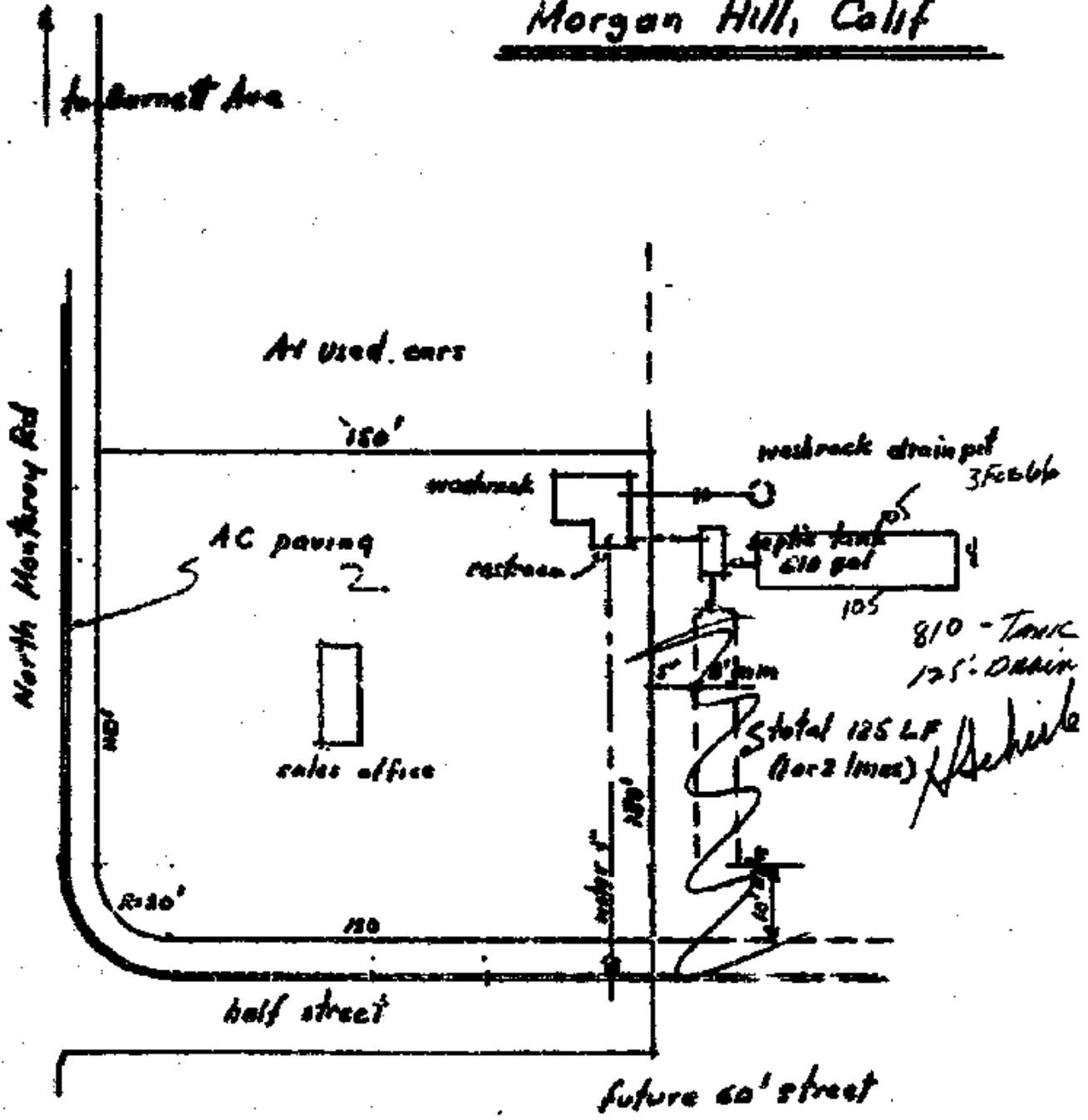
Enclosures:  Bond  Deed  Agreement  Forms  Forms

PLEASE NOTE: Applicant or owner will be held responsible for completing all requirements. This review is based upon information submitted on the application form and map. Erroneous information, omission of relevant information or substantial changes, will void this approval. Contact a professional engineer for improvement plans and surveying. All construction to be done by private contractors.

APPROVALS VALID FOR 1 YEAR Date of Approval \_\_\_\_\_ Engineering Services Division

Disposition-Planning & Bldg. Permanent Distribution - Bldg. Site  
Pub. Wrks. - Permanent 1 Applicant  
2 Pub. Wrks. File  
3 Bldg. Dept. File

Morgan Hill, Calif



USED CAR SALES AREA (leased)  
NORTH MONTEREY ROAD  
Owner Al Raggio  
549 Questa Dr  
Aptos, Calif

San Diego County Health Department  
San Diego County Health Department

100 Monterey Street, San Diego, Calif.

7/19/31

1. Site location N. Monterey Road S of Burnett
2. Name of Applicant Al Raggio Address c/o Karl Raggio
3. Owner Name Al Raggio Address 555 Claremont Dr  
Morgan Hill, Calif
4. Proposed type of New Building, Sales required one (leased)
5. No. Rooms and Approx. Lot Area None 19,500 sq ft
- Length 150' Width 130'
6. Existing building to remain on site none in this area
- Type of Construction \_\_\_\_\_
7. Intended use of old buildings \_\_\_\_\_
- Intended use of New buildings temporary car sales, wash rack
8. Sewer Septic Tank  Street Drains to \_\_\_\_\_
- Street  Side Lane \_\_\_\_\_ Near City \_\_\_\_\_ Other \_\_\_\_\_
9. Is this property subject to storm water drainage? Yes  No \_\_\_\_\_
10. Type of Water Supply City Source of Electricity PG & E
- Other Data These facilities will be leased for 3 yrs. All used cars may take over this property at that time
- Signature of Applicant Al Raggio

General requirements as indicated by number follow

- |  |   |
|--|---|
| 1. Submit record of survey if recorded No. & PG. No. | 10. Set back as noted                       |
| 2. Pay drainage fee                                  | 11. Name utilities as noted                 |
| 3. Increase right of way as noted                    | 12. Connect to sanitary sewer               |
| 4. Widen road paving as noted                        | 13. Approved for septic tank                |
| 5. Construct driveway approach as noted              | 14. Approved for wall                       |
| 6. Construct valley gutter across driveway           | 15. Seal existing well                      |
| 7. Install pipe as indicated under driveway          | 16. Bonds and inspection fee required       |
| 8. Install curb gutter                               | 17. Grading approved plans required         |
| 9. Set back as noted                                 | 18. No general additional requirements      |
|  | 19. _____                                   |
|  | 20. Provide Paved Parking area for Vehicle. |

APPROVED BY \_\_\_\_\_  
APPROVED BY James Barber

SUPERVISOR

PLANNING COMMISSIONER

to Burnett Av

S Shellworth

S Al Raggio

Monterey Road

street improvements to here (curb)

Leased to A-1 Used Cars

proposed car wash facility

yard paving (\$18000?)

temporary sales facilities - to be moved in 5 yrs. No standard foundation  
Septic tanks

future paving

Proposed 60' street (on Master Street Plan)  
Water & hydrant in place

PROPOSED USED CAR SALES AREA (Leased)

Members present - Gilchrist, Parker, Ritzlaff, Temple, Pravettoni, Abant - G. Van. Also present were Adm. Asst. and Miss. Joyce Wilcox.

The Minutes of December 13, 1965 were read by Acting Chairman Gilchrist and approved with the following correction: PAUL MALMON SUBDIVISION, second sentence should read "Mr. Elliot stated there were to be 5 lots as it is an odd shaped parcel due to the job for the 60' street."

**SITE REVIEWS AND BUILDING APPROVAL**

1. TONY CISHENOS \* BARNHILL AVENUE. House and garage. Due to the natural drainage of the area water flows across the lot. Approved; pending report of the Public Works Supt. on drainage.

2. CHARLES AND JEAN HOWARD \* LLAGAS AVE. Home. Approved.

3. AL RAGGIO \* USED CAR LOT \* N. MONTEREY. Situated south of Boyle A-1 Lot, and to be leased for 3 years at the end of which time it may be taken over by the A-1 lot. Plan showed a temporary sales office with septic tank. The Planning Commission recommended that there be no temporary building, that all the area to be used be black topped but no oil and screenings. Surt and gutter and one half street, for 150' along the part leased. Side-walk by agreement with the City. Off street customer parking to be designated and to be paved and marked. Approved.

USE PERMIT APPLICATION \* AL SIVARD \* RELOCATION OF SIGN. Sign to be moved from present location to new office at Fifth and Monterey Streets. It was moved by Mr. Ritzlaff and seconded by Mr. Pravettoni that the Use Permit be granted. Vote: Ayes 6, Noes 0.

USE PERMIT APPLICATION \* MORGAN HILL JUDO SCHOOL. Judo school to be located in Von Tagon building at 465 N. Monterey by Billy J. Collins, Rt. 2, Box 17, Diana Ave., Morgan Hill. As the Judo School is a commercial use and will be in a commercial district it does not require a Use Permit.

REPORT FROM POLICE DEPT. RE: MOTORCYCLE REPAIR SHOP. Mr. Doolittle submitted a memo from the Police Dept. reporting the disturbances due to noise in the Hill and Main Avenue area. Parking requirements are to be checked for the shop. The matter was then tabled until Mr. Landry is present.

**OLD BUSINESS**

GENERAL PLAN. Mr. Doolittle stated the General Plan was ready for the next Public Hearing to be held by the Planning Commission then a Public Hearing by the City Council and followed by decision of the Council for or against adoption. A Public Hearing was set by the Planning Commission for January 24, 1966 at 8:00 p.m. at the Friendly Inn.

SPRING AND DEL MONTE AVE. Mr. Temple asked the status of the road at the intersection of Spring and Del Monte. It was stated that the Public Works Dept. has not yet submitted subdivision requirements and the City holds a bond. The area has been under water. Mr. Doolittle stated that the time had elapsed for the improvements but due to the time of the year the Public Works Dept. could not work there, but they were aware of the matter and will handle it as soon as the weather permits.

VON TAGEN REZONING REQUEST. Mr. Von Tagon asked that the requested rezoning of ca. 36 acres near W. Edmondson Ave. and S. Monterey be taken under consideration soon. The matter will appear on the Agenda Feb. 14, 1966 and Mr. Von Tagon will furnish further information and an economic report on the feasibility of rezoning.

**NEW BUSINESS**

WAINWELL REZONING REQUEST. Requested rezoning of property on Tamant Ave. from R-1 to R-3. The Public Hearing was set for January 17, 1966.

WALTER WAINEN AND TOM CASSAWAY. Revocation of the Use Permit Public Hearing will be held January 17, 1966.

As there was no further business the meeting was adjourned. Next regular meeting January 17, 1966.

Copy 1

Location: A. Monterey

CITY OF MORGAN HILL

Date: 8-20-63

Name: A-1 Used Cars

UTILITIES IMPROVEMENT CHARGES  
Resolution No. 273

Address: Al Raggio - Owner

QUOTE SHEET

2 Units - 1600' Commercial Resident lot - Lot 150' X 150'

Sanitary Sewer	
1. Connection charge	85
2. Lateral charge	
3. Frontage charge	

*On Septic Tank*

Sub-total

Storm-Drainage Area	
1. Offsite charge	$7000' = 85/25$
2. Frontage charge	$Plus 15,500' \times .013 = 201.50$

Sub-total

Paid - 11-7-63 326.50  
*Oscar*

Water	
1. Connection charge	85
2. Lateral charge	
3. Meter charge	$1" \text{ Meter} = 87.50$
4. Frontage charge	

Sub-total

*Water meter Paid on  
11-12-63 - Oscar*

**PAID** = 324.50  
*Oscar* 2. Due  
11-7-63

TOTAL

\*See Sheet 2  
\*\*See Sheet 3

*2 dues Pick up on  
Water bill.*

Prepared by: H.E. Beckenbauer

Checked by: \_\_\_\_\_

LOCATION:

M. Monterey

CITY OF MORGAN HILL

Date: 8-20-63.

CLASS:

A-1-Used Cars.

UTILITIES IMPROVEMENT CHARGES  
Resolution No. 275

OWNER:

Al Raggio = owner

QUOTE SHEET

2 Units - 1600<sup>sq</sup> Commercial ~~Residential~~ - Lot 150' x 150'

Sanitary Sewer

- 1. Connection charge 85
- 2. Lateral charge } On System Tank.
- 3. Frontage charge

Sub-total

Storm-Drainage Area

- 1. Offsite charge 7000<sup>sq</sup> = \$125.
- 2. Frontage charge Plus 15,500<sup>sq</sup> x .013 = \$201.50

125.  
326.50    \$326.50

Sub-total

Water

- 1. Connection charge 85
- 2. Lateral charge
- 3. Water charge 1" Meter \$87.50
- 4. Frontage charge

Sub-total

Water Meter Paid on 11-12-63 - Oscar

TOTAL

**PAID** = \$324.50  
11-7-63    \$2.00  
Doe

See Sheet 2  
See Sheet 3

Note - Pick up \$2.00 on Water

Prepared by: V. E. Beckenbauer

Checked by: \_\_\_\_\_

*[Handwritten notes at bottom left]*

Permit No. \_\_\_\_\_  
Number of Signs \_\_\_\_\_  
Type Permit \_\_\_\_\_

CITY OF MORGAN HILL  
Department of Building  
Inspection and Housing  
Development

Other Permits  
Building \_\_\_\_\_  
Electric \_\_\_\_\_

Fee \$ \_\_\_\_\_  
Rec. # \_\_\_\_\_

*Temporary*  
*A frame sign*

APPLICATION FOR SIGN PERMIT

Sign Location 1350 N. MONTEREY

Owner BILROY MOTOR CO.

Address 1350 N. MONTEREY Phone \_\_\_\_\_

Contractor YOUNG SIGNS State License No. 97047

Address 616ROY Phone 842-4145

DESCRIPTION OF PROPOSED SIGNS

Land Use Zone COM. Single ( )  
No. Signs 1 Size 4' x 4' Faces Double   
Projection Over Public Property No Clearance \_\_\_\_\_ Total Area 32 sq ft  
Height 8' Electric Yes ( )  
No

Each application for a sign permit shall be accompanied by a fully dimensioned sketch drawn to scale and showing all the following:

- Plan showing all boundary lines and all adjacent land uses.
- Size and location of all buildings.
- Areas of all subdivisions of occupancies within each building.
- Description and size of all existing signs.
- Description, size and location of proposed sign or signs.
- Engineering calculation for structural stability.

Permittee agrees to indemnify and hold harmless City of Morgan Hill, its officers, employees, and agents, against all claims for personal injury or property damage, loss, damage and/or liability arising or resulting from the erection, maintenance and/or dangerous or defective conditions of any sign(s) constructed under a sign permit issued upon approval of this application.

Permittee's Signature *Alvin O. Young* Date \_\_\_\_\_

Address \_\_\_\_\_

FOR OFFICE USE ONLY

Axis \_\_\_\_\_ R \_\_\_\_\_ S.P. \_\_\_\_\_ Location   
Height \_\_\_\_\_  
Structural

Total Sign Area Used \_\_\_\_\_

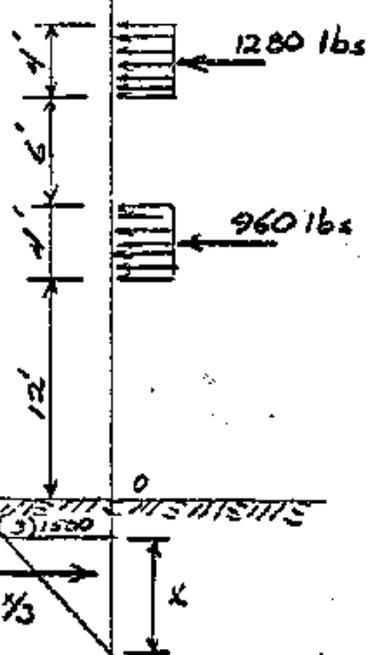
By *Alvin O. Young* Date 9-16-69

SIGN FOR JACK RONALD

SHEET 1 OF 2

FOUNDATION DESIGN  
by W. J. Hanna & Sons  
3/29/66

WIND LOAD @ 20 PSF



$$20(4)(16) = 1280 \text{ lbs}$$

$$20(12)(4) = 960 \text{ lbs}$$

OVERTURNING MOMENT

$$14(960) + 24(1280) = 13440 + 30720 = 44,160 \text{ FT-lbs.}$$

ASSUME TOP FT RESISTANCE = 0  
SOIL BBS VALUE = .1500 PSF

$$1500(x) \frac{x}{2} (1 + \frac{x}{3}) = 44,160$$

$$\frac{4500x}{2} + \frac{4500x^2}{6} = 44,160$$

$$x + \frac{x^2}{3} = 19.6$$

$$x^2 + 3x - 19.6 = 0$$

$$(x - 3.18)(x + 6.18) = 0$$

$$x = 3.18$$

USE  $x = 3.0$

DEPTH OF FOUNDATION 4'0"

1/3'  $\phi$  hole filled with concr.



*Daniel J. Weatherly*

Building Department  
City of Morgan Hill

For installation in the City of Morgan Hill subject to Code requirements:

APPROVED

*[Signature]*  
BUILDING DEPARTMENT

The undersigned hereby certifies that the above is a true and correct copy of the original of any provision of any City or State law.

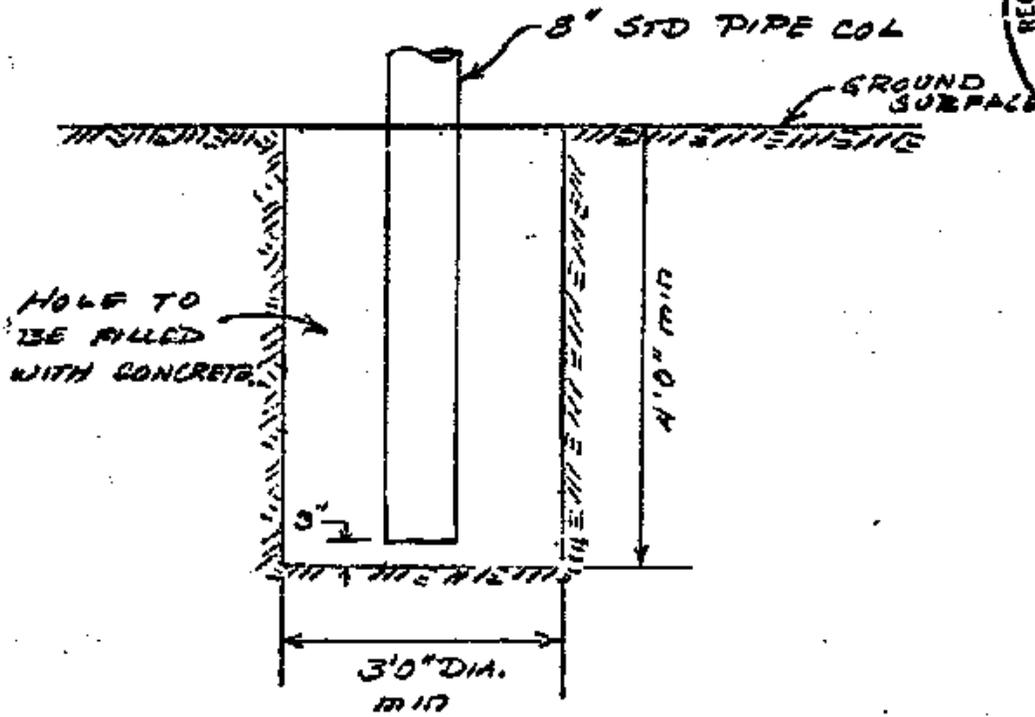
RECEIVED

1/28/66  
CITY OF MORGAN HILL  
BUILDING DEPT.

SIGN FOR JACK RONALD

SHEET 2 OF 2

FOOTING DETAIL



CITY OF MORGAN HILL.

City Council Minutes:

Regular Meeting April 6, 1966

Present: Castle, Fazio, Yinger

Absent: Johnson

Late: Patterson

MINUTES, MARCH 16 &  
30 1966 APPROVED:

The Minutes of the Regular Meeting of March 16, 1966 and the Adjourned Meeting of March 30, 1966 were approved as written.

PUBLIC HEARING ON  
PARKING VARIANCE -  
PETE LEPERA:

The Public Hearing was opened on Pete Lepera's request for 14 parking spaces against the 22 required for his convalescent home on Church Ave. There were no oral nor written protests and the hearing was closed. The Council accepted the recommendation of the Planning Commission that the variance be allowed and made it subject to the plot plan and to review after one year of occupancy.

PUBLIC PRESENTATION -  
CHARROS LOS AMIGOS:

Mr. Mark Diaz introduced fellow officers and members of Charros Los Amigos to the Council and explained his organization's aims and purposes.

Councilman Patterson entered and was seated.

PUBLIC PRESENTATION -  
AWARD TO POLICE DEPT.:

Mr. George Argall, District Deputy Grand Master of the Oddfellows Lodge, in the presence of Sgt. Wm. Johnston, presented an achievement award plaque from his organization. Mayor Castle received the award on behalf of the Morgan Hill Police Dept.

CONTROLLED BURNING -  
REED'S PROPERTY:

Permission was granted for the controlled burning of trash on Mr. Reed's property as it had been declared a fire hazard.

WATER HOOK-UP - KEN  
GEROW & DICK STEWART:

Mr. Ken Gerow outlined several possibilities for getting water service to his and Mr. Stewart's properties. He offered to lay plastic pipe at his own expense or he and Mr. Stewart would pay their frontage charges for steel pipe. As two property owners on the requested line are not interested in City water at this time, the cost to the City was estimated at \$5500. No decision was made and the City Administrator was instructed to check into the contingency fund of the Llagas Ave. Water Assessment District to see if funds are available there for this work.

HOLD HARMLESS AGREEMENT - CIVIC CENTER  
PROPERTY:

The Council authorized the City Administrator to sign a Hold Harmless Agreement for the benefit of Edward Acton and wife on the civic center property.

P.G.&E. - PERFORMANCE  
BOND REQUIREMENT:

The Council tabled action on a performance bond for lack of sufficient information.

ORDINANCE #192 N.S.:

The City Attorney read the revised form of Ordinance #192, New Series entitled, "AN ORDINANCE OF THE CITY OF MORGAN HILL AMENDING ORDINANCE NO. 27, NEW SERIES, WHICH IS THE GENERAL TRAFFIC ORDINANCE, BY ADDING TO ITS PROVISIONS LIMITING PARKING BY COMMERCIAL VEHICLES IN RESIDENTIAL DISTRICTS". The Council moved to introduce it by the following vote: AYES: Castle, Fazio, Yinger; NOES: Patterson; ABSENT: Johnson.

Councilman Patterson was excused.

April 6, 1966

RESIGNATION - GEO.  
BATELLE - PLANNING  
COMMISSIONER:

The Council accepted the resignation of George Bate-  
lle with regret and requested a letter of commenda-  
tion for his services be sent to him.

USE PERMIT - BLDG  
MATERIALS BUSINESS -  
E. XAVIER:

Mr. Henry Leimes, representing Mr. Xavier, asked for  
permission to delay the installation of curb, gutter  
and sidewalk at the Monterey Road location.

Councilman Fatterson returned and was seated.

The Council voted to exempt Mr. Xavier from immed-  
iate installation of improvements provided he post a  
\$1000 performance bond and sign the standard improve-  
ment agreement.

FULL GOSPEL CHURCH -  
BUILDING PERMIT:

Mr. Argne, pastor of the Full Gospel Church, asked  
for and received permission to pay off-site charges on  
the church's Wright Avenue property over a period of  
three years, the first payment to be due one year from  
today. The Council accepted the recommendation of the  
Planning Commission that the building permit be issued.

PUBLIC HEARING -  
GENERAL PLAN:

The Council set April 28, 1966 as the date for the  
Public Hearing on the City's General Plan.

GILROY PROPOSAL ON  
SEWAGE SYSTEM:

The City Administrator reported on the recent proposal  
from Gilroy for the treatment of Morgan Hill's sewage  
and asked permission to contact the Federal agencies  
and Schwabacher & Co. for further information regard-  
ing financing of the project. There were no objections.

IMPROVEMENT AGREEMENT  
FOR SIDEWALKS - AL  
RAGGIO:

The Council approved the request of Al Raggio that he  
be permitted to defer installation of sidewalks for  
his used car lot on North Monterey Road.

CABLE TV FRANCHISE -  
MR. FRANK CALIRI:

After a discussion with Mr. Caliri regarding services  
and costs of cable TV, the City Administrator was in-  
structed to obtain further information pursuant to a  
cable TV franchise.

RELEASE OF IMPROVE-  
MENT BOND - MR. CAVA:

The Council tabled action on Mr. Cava's request that  
his improvement bond be released as some of the im-  
provements had been installed today and had not been  
inspected.

ANNEXATION FEE REFUND  
MR. ANTHONY BONDI:

The Council voted to deny Mr. Bondi's request that  
his annexation fee for Durme Ave. Annexation #2 be  
refunded unless the Council minutes show that the  
waiver had been agreed to.

CLAIMS REGISTER #66:

Claims Register #66 in the net amount of \$24,303.53  
plus payroll \$12,944.40 was approved for payment.

ADJOURNMENT:

There being no further business, the Council adjourn-  
ed to April 19, 1966 for the canvassing of election  
ballots.

Attest

Clerk

Attest

Mayor

Location:

CITY OF MORGAN HILL

DATE: 2-4-66

Name: AL. RAGGIO

UTILITIES IMPROVEMENT CHARGES  
Resolution No. 275

Address: 1350 N. Monterey

QUOTE SHEET

19,500'

Residential

COMMERCIAL - ON NEW STREET, LOT SIZE = 130' X 150'

Sanitary Sewer

- 1. Connection charge NONE - ON SEPTIC TANK
- \*2. Lateral charge "
- \*3. Frontage charge "

Sub-total

Storm-Drainage Area

- \*1. Offsite charge 7000' = 125. + 12,500' x .013 = 162.50 = 287.50
- \*2. Frontage charge NONE

Sub-total

\$287.50

Water

- 1. Connection charge UNIT = 85 170.
- \*2. Lateral charge BY CONTRACTOR FOR OWNER
- \*3. Meter charge 3/4 x 3/4 = 60.
- \*4. Frontage charge 6" WATER LINE INSTALLED BY OWNER.

Sub-total

\$230

230.

TOTAL

\$517.50

**PAID**

\*See Sheet 2  
\*\*See Sheet 3

Prepared by: H. E. Breckenhow

City Clerk  
DATE 2-11-66

Checked by: \_\_\_\_\_

Rec. #2172

# Raggio Fruit Stand

## SOILS SUITABILITY REPORT

DATE: 11/72

JOB ADDRESS: 19380 Monterey Highway  
Morgan Hill

LOT # 22

TRACE # \_\_\_\_\_

UNIT # \_\_\_\_\_

A.P.N. 72717-22

The undersigned has investigated the above-mentioned location and hereby declare the soils condition to be as follows:

General type of In-site Soils: Site is paved with asphaltic concrete over baserock. Soil below is a clay loam (Pleasanton loam). Moderate shrink-swell characteristic - Good site drainage.

Suitability of soils: Soil is suitable for single story building proposed, 12" min depth to bottom of footing - (Check for weeds below paving) from undisturbed grade.

Recommendations: Carry footings thru paving into existing soil. Paving may be left in place under slab - carry to grade with sand or crushed rock - or run without clay content

BY: Daniel G. Gehrert

R.C. No. 2494



**Jared Blumenfeld**  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

**Meredith Williams, Ph.D.**  
Acting Director  
1001 "I" Street  
P.O. Box 806  
Sacramento, California 95812-0806



**Gavin Newsom**  
Governor

### Facility Search Results

#### Selection Criteria:

**Facility:**  
**Search on:** Physical Address  
**Street:** 19380 Monterey  
**City:** Morgan Hill  
**Status:** Active and Inactive  
**Sort Direction:** asc  
**Sorted By:** EPA ID  
**Records Found:** 4

EPA ID Number	Name	Address	City	Zip
<a href="#">CAL000360467</a>	STOCKDALES HOT ROD PAINT	19380 MONTEREY ST	MORGAN HILL	950372605
<a href="#">CAL000392766</a>	FAMILY RV	19380 MONTEREY ST	MORGAN HILL	950372605
<a href="#">CAL000399995</a>	FAMILY ADVENTURES RV INC	19380 MONTEREY ST	MORGAN HILL	950372605
<a href="#">CAL922843051</a>	ALPINE RECREATION	19380 MONTEREY ST	MORGAN HILL	950372605

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the [Hazardous Waste](#) Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

**Report Generation Date:** 08/26/2019



**Jared Blumenfeld**  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

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Acting Director  
1001 "I" Street  
P.O. Box 806  
Sacramento, California 95812-0806



**Gavin Newsom**  
Governor

### EPA ID PROFILE

[Map](#)  
[ID Number:](#)  
**Name:**  
**County:**  
**NAICS:**

CAL000360467  
STOCKDALES HOT ROD PAINT  
SANTA CLARA  
811121

**Status:** INACTIVE  
**Inactive Date:** 6/30/2011 12:00:00 AM  
**Record Entered:** 1/21/2011 11:39:04 AM  
**Last Updated:** 10/15/2012 6:18:07 PM

	Name	Address	City	State	Zip Code	Phone
<b>Location</b>	STOCKDALES HOT ROD PAINT	19380 MONTEREY ST	MORGAN HILL	CA	950372605	
<b>Mailing</b>		19380 MONTEREY ST	MORGAN HILL	CA	950372605	
<b>Owner</b>	JOSEPH STOCKDALE	19380 MONTEREY ST	MORGAN HILL	CA	950372605	4086799915
<b>Operator/Contact</b>	JOE STOCKDALE	19380 MONTEREY ST	MORGAN HILL	CA	950372605	4086799915

Based Only Upon [ID Number:](#)

CAL000360467

Calif. Manifests?	Non Calif. Manifests?	Transporter Registration?
Yes	N/A	N/A

**California and Non California Manifest Tonnage Total and Waste Code by Year Matrix by Entity Type (if available) are on the next page**

#### **Calif. Manifest Counts and Total Tonnage**

Top line represents Manifest Count and Bottom line represents Total Tonnage

Year	Generator	Trans. 1	Trans. 2	TSDf	ALT. TSDf
2011	1 0.19800	0 0.00000	0 0.00000	0 0.00000	0 0.00000

<b>Non California Manifest Total Tonnage</b>
--

**No Records  
Found**

<b>Waste Code Matrix</b>					
<b>California</b>	<a href="#">Generator</a>	<a href="#">Trans. 1</a>	<a href="#">Trans. 2</a>	<a href="#">TSDf</a>	<a href="#">Alt. TSDf</a>
<b>RCRA</b>	<a href="#">Generator</a>	<a href="#">Trans. 1</a>	<a href="#">Trans. 2</a>	<a href="#">TSDf</a>	<a href="#">Alt. TSDf</a>

[Waste Code Matrix as a spreadsheet](#)

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the [Hazardous Waste](#) Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

**Report Generation Date:** 08/26/2019

# California Waste Code by Year Matrix

ID Number: CAL000360467

Entity Type: Generator

2011 ▼

2019 ▼

Select Years

Calif. Code	Description	2011
214	UNSPECIFIED SOLVENT MIXTURE	0.19800
	<b>Grand Total</b>	<b>0.19800</b>

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the [Hazardous Waste](#) Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

**Report Generation Date:** 08/26/2019



**Jared Blumenfeld**  
Secretary for  
Environmental Protection



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Acting Director  
1001 "I" Street  
P.O. Box 806  
Sacramento, California 95812-0806



**Gavin Newsom**  
Governor

### EPA ID PROFILE

[Map](#)  
[ID Number:](#)  
**Name:**  
**County:**  
**NAICS:**

CAL000392766  
FAMILY RV  
SANTA CLARA  
44121

**Status:** INACTIVE  
**Inactive Date:** 6/30/2015 12:00:00 AM  
**Record Entered:** 1/14/2014 1:19:54 PM  
**Last Updated:** 1/27/2016 11:13:08 AM

	Name	Address	City	State	Zip Code	Phone
<b>Location</b>	FAMILY RV	19380 MONTEREY ST	MORGAN HILL	CA	950372605	
<b>Mailing</b>		19380 MONTEREY ST	MORGAN HILL	CA	950372605	
<b>Owner</b>	ALAN CEZAR	19380 MONTEREY ST	MORGAN HILL	CA	950372605	4085942741
<b>Operator/Contact</b>	ALAN CEZAR	19380 MONTEREY ST	MORGAN HILL	CA	950372605	4086124700

Based Only Upon [ID Number:](#)

CAL000392766

Calif. Manifests?	Non Calif. Manifests?	Transporter Registration?
N/A	N/A	N/A

**California and Non California Manifest Tonnage Total and Waste Code by Year Matrix by Entity Type (if available) are on the next page**

**Calif. Manifest Counts and [Total Tonnage](#)**

**No Records  
Found**

**Non California Manifest Total Tonnage****No Records  
Found**

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the [Hazardous Waste](#) Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

**Report Generation Date:** 08/26/2019



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Secretary for  
Environmental Protection



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Acting Director  
1001 "I" Street  
P.O. Box 806  
Sacramento, California 95812-0806



**Gavin Newsom**  
Governor

### EPA ID PROFILE

[Map](#)  
[ID Number:](#)  
**Name:**  
**County:**  
**NAICS:**

CAL000399995  
FAMILY ADVENTURES RV INC  
SANTA CLARA  
44121

**Status:** ACTIVE  
**Inactive Date:**  
**Record Entered:** 8/22/2014 1:48:27 PM  
**Last Updated:** 10/16/2018 9:28:58 AM

	Name	Address	City	State	Zip Code	Phone
<b>Location</b>	FAMILY ADVENTURES RV INC	19380 MONTEREY ST	MORGAN HILL	CA	950372605	
<b>Mailing</b>		19380 MONTEREY ST	MORGAN HILL	CA	950372605	
<b>Owner</b>	FAMILY ADVENTURES RV INC	19380 MONTEREY ST	MORGAN HILL	CA	950372605	5103882178
<b>Operator/Contact</b>	DONNA PAULINES	19380 MONTEREY ST	MORGAN HILL	CA	95037	4086124700

Based Only Upon [ID Number:](#)

CAL000399995

Calif. Manifests?	Non Calif. Manifests?	Transporter Registration?
N/A	N/A	N/A

**California and Non California Manifest Tonnage Total and Waste Code by Year Matrix by Entity Type (if available) are on the next page**

**Calif. Manifest Counts and [Total Tonnage](#)**

**No Records Found**

**Non California Manifest Total Tonnage****No Records  
Found**

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the [Hazardous Waste](#) Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

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Sacramento, California 95812-0806



**Gavin Newsom**  
Governor

### EPA ID PROFILE

[Map](#)  
[ID Number:](#)  
**Name:**  
**County:**  
**NAICS:**

CAL922843051  
ALPINE RECREATION  
SANTA CLARA  
N/A

**Status:** INACTIVE  
**Inactive Date:** 6/30/2009 12:00:00 AM  
**Record Entered:** 10/10/1992 12:00:00 AM  
**Last Updated:** 3/24/2011 9:46:34 AM

	Name	Address	City	State	Zip Code	Phone
<b>Location</b>	ALPINE RECREATION	19380 MONTEREY ST	MORGAN HILL	CA	950372605	
<b>Mailing</b>		PO BOX 1240	APTOS	CA	950030000	
<b>Owner</b>	ALPINE RECREATION	19380 MONTEREY ST	MORGAN HILL	CA	950372605	4087744511
<b>Operator/Contact</b>	BRIAN KENNEDY-SAFETY MGR	19380 MONTEREY ST	MORGAN HILL	CA	950372605	4087794511

Based Only Upon [ID Number:](#)

CAL922843051

Calif. Manifests?	Non Calif. Manifests?	Transporter Registration?
Yes	N/A	N/A

**California and Non California Manifest Tonnage Total and Waste Code by Year Matrix by Entity Type (if available) are on the next page**

#### **Calif. Manifest Counts and Total Tonnage**

Top line represents Manifest Count and Bottom line represents Total Tonnage

Year	Generator	Trans. 1	Trans. 2	TSDF	ALT. TSDF
2003	<sup>1</sup> 0.19800	<sup>0</sup> 0.00000	<sup>0</sup> 0.00000	<sup>0</sup> 0.00000	<sup>0</sup> 0.00000

2005	1	0	0	0	0
	0.25200	0.00000	0.00000	0.00000	0.00000
2008	2	0	0	0	0
	0.60435	0.00000	0.00000	0.00000	0.00000
2009	1	0	0	0	0
	0.46750	0.00000	0.00000	0.00000	0.00000

<b>Non California Manifest Total Tonnage</b>
--

**No Records  
Found**

<b>Waste Code Matrix</b>					
<b>California</b>	<a href="#">Generator</a>	<a href="#">Trans. 1</a>	<a href="#">Trans. 2</a>	<a href="#">TSDF</a>	<a href="#">Alt. TSDF</a>
<b>RCRA</b>	<a href="#">Generator</a>	<a href="#">Trans. 1</a>	<a href="#">Trans. 2</a>	<a href="#">TSDF</a>	<a href="#">Alt. TSDF</a>

[Waste Code Matrix as a spreadsheet](#)

The Department of Toxics Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the [Hazardous Waste](#) Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

**Report Generation Date:** 08/26/2019

# California Waste Code by Year Matrix

ID Number: CAL922843051

Entity Type: Generator

2003 ▼

2019 ▼

Select Years

Calif. Code	Description	2003	2005	2008	2009
133	AQ SOL (2 < PH < 12.5) W ORG RESIDUES >= 10%	0.00000	0.00000	0.22935	0.00000
214	UNSPECIFIED SOLVENT MIXTURE	0.19800	0.25200	0.00000	0.46750
352	OTHER ORGANIC SOLIDS	0.00000	0.00000	0.37500	0.00000
	<b>Grand Totals</b>	<b>0.19800</b>	<b>0.25200</b>	<b>0.60435</b>	<b>0.46750</b>

The Department of Toxic Substances Control (DTSC) takes every precaution to ensure the accuracy of data in the [Hazardous Waste](#) Tracking System (HWTS). However, because of the large number of manifests handled, inaccuracies in the submitted data, limitations of the manifest system and the technical

limitations of the database, DTSC cannot guarantee that the data accurately reflect what was actually transported or produced.

**Report Generation Date:** 08/26/2019

## **Attachment D**

**2014 Partner Engineering Subject Property Phase I ESA  
(less Appendices) & Basics Environmental 2016 Phase II  
Study on Adjoining Property to the North**

# **PARTNER**

**Engineering and Science, Inc.®**



## **PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT**

### **Family RV**

19380 Monterey Road  
Morgan Hill, California 95037

May 28, 2014  
Partner Project No. 14-120070.1



Prepared for:

**T. Bank, N.A.  
& The U.S. Small Business Administration**

16000 Dallas Parkway - Suite 125  
Dallas, TX 75248

May 28, 2014

Ms. Tanya Park  
T Bank, N.A.  
16000 Dallas Parkway – Suite 125  
Dallas, Texas 75248

Subject: Phase I Environmental Site Assessment  
Family RV  
19380 Monterey Road  
Morgan Hill, California 95037  
Partner Project No. 14-120070.1

Dear Ms. Park:

Partner Engineering and Science, Inc. (Partner) is pleased to provide the results of the *Phase I Environmental Site Assessment* (Phase I ESA) report of the abovementioned address (the "subject property"). This assessment was performed in general conformance with the scope and limitations as detailed in the ASTM Practice E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

This assessment included a site reconnaissance as well as research and interviews with representatives of the public, property ownership, site manager, and regulatory agencies. An assessment was made, conclusions stated, and recommendations outlined.

We appreciate the opportunity to provide environmental services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at (303) 952-3050.

Sincerely,



Gary Reynolds  
Relationship Manager

**SBA RELIANCE LETTER**

May 28, 2014

To: T. Bank, N.A., 16000 Dallas Parkway – Suite 125, Dallas, Texas 75218 (“Lender”)

and

U.S. Small Business Administration (“SBA”)

Re: Project Address (“Property”): 19380 Monterey Road, Morgan Hill, California  
Environmental Investigation Report Number(s): 14-120070.1

Dear Lender and SBA:

Edna M. Picciolini (“Environmental Professional”) meets the definition of an Environmental Professional as defined by 40 C.F.R. § 312.10(b) and has performed the following “Environmental Investigation(s)” (check all that apply):

A Transaction Screen of the Property dated \_\_\_\_\_, 20\_\_\_\_, conducted in accordance with ASTM International’s most recent standard (currently ASTM E1528-06);

A Phase I (or an Updated Phase I) Environmental Site Assessment of the Property dated May 28, 2014, conducted in accordance with ASTM International’s most recent standard (currently ASTM E1527-13). In addition, the Environmental Professional has addressed the performance of the “additional inquiries” set forth at 40 C.F.R. § 312.22;

A Phase II Environmental Site Assessment of the Property dated \_\_\_\_\_, 20\_\_\_\_, conducted in accordance with generally-accepted industry standards of practice and consisting of a scope of work that would be considered reasonable and sufficient to identify the presence, nature and extent of a Release as it impacts the property.

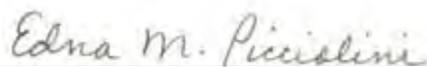
Reliance by SBA and Lender. Environmental Professional (and Environmental Professional’s firm, where applicable) understand(s) that the Property may serve as collateral for an SBA guaranteed loan, a condition for which is an Environmental Investigation of the Property by an Environmental Professional. Environmental Professional (and Environmental Professional’s firm, where applicable) authorize(s) Lender and SBA to use and rely upon the Environmental Investigation. Further, Environmental Professional (and Environmental Professional’s firm, where applicable) authorize(s) Lender and SBA to release a copy of the Environmental Investigation to the borrower for information purposes only. This letter is not an update or modification to the Environmental Investigation. Environmental Professional (and Environmental Professional’s firm, where applicable) makes no representation or warranty, express or implied, that the condition of the Property on the date of this letter is the same or similar to the condition of the Property described in the Environmental Investigation.

Insurance Coverage. Environmental Professional (and/or Environmental Professional's firm, where applicable) certifies that he or she or the firm is covered by errors and omissions liability insurance with a minimum coverage of \$1,000,000 per claim (or occurrence) and that evidence of this insurance is attached. As to the Lender and SBA, Environmental Professional (and Environmental Professional's firm, where applicable) specifically waive(s) any dollar amount limitations on liability up to \$1,000,000.

Waiver of Right to Indemnification. Environmental Professional and Environmental Professional's firm waive any right to indemnification from the Lender and SBA.

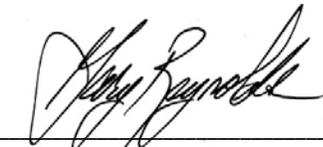
Impartiality. Environmental Professional certifies that (1) to the best of his or her knowledge, Environmental Professional is independent of and not a representative, nor an employee or affiliate of seller, borrower, operating company, or any person in which seller has an ownership interest; and (2) the Environmental Professional has not been unduly influenced by any person with regard to the preparation of the Environmental Investigation or the contents thereof.

Acknowledgment. The undersigned acknowledge(s) and agree(s) that intentionally falsifying or concealing any material fact with regard to the subject matter of this letter or the Environmental Investigations may, in addition to other penalties, result in prosecution under applicable laws including 18 U.S.C. § 1001.



Environmental Professional

Printed Name: Edna M. Picciolini



Signature of representative of firm who is authorized to sign this letter

Printed Name & Title: Gary Reynolds; Principal

Name of Environmental Firm: Partner Engineering & Science, Inc.

Enclosure: Evidence of Insurance (Appendix D of this report)

## EXECUTIVE SUMMARY

---

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in general accordance with the scope of work and limitations of ASTM Standard Practice E1527-13, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) and set forth by the most recent version of the U.S. Small Business Administration (SBA) Standard Operating Procedures (SOP) 50 10 5 for the property located at 19380 Monterey Road in the City of Morgan Hill, Santa Clara County, California (the "subject property"). The Phase I Environmental Site Assessment is designed to provide T. Bank, N.A. with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the subject property.

### Property Description

The subject property is located on the northeast side of Monterey Road within a mixed commercial, retail and residential area of Santa Clara County. Please refer to the table below for further description of the subject property:

#### *Subject Property Data*

<b>Address:</b>	19380 Monterey Road, Morgan Hill, California
<b>Property Use:</b>	Commercial
<b>Land Acreage (Ac):</b>	4.67 Ac
<b>Number of Buildings:</b>	Four
<b>Number of Floors:</b>	One
<b>Gross Building Area (SF):</b>	6,360 SF (Total)
<b>Date of Construction:</b>	1985
<b>Assessor's Parcel Number (APN):</b>	726-42-001 and 726-42-002
<b>Type of Construction:</b>	Pre-fabricated
<b>Current Tenants:</b>	Family RV
<b>Site Assessment Performed By:</b>	David Gerhardstein of Partner
<b>Site Assessment Conducted On:</b>	May 19, 2014

The subject property is currently occupied by Family RV for commercial use. Onsite operations consist of recreational vehicle sales, service and rental. In addition to the current structures, the subject property is also improved with paved parking areas, a propane fill station, street signage, chain link fencing and associated landscaping.

According to available historical sources, the subject property was formerly developed residentially and agriculturally as early as 1917; developed with a fruit stand between 1966 and 1973; and developed for the current use in 1973. Tenants on the subject property include Reggio Fruit Stand (1966-1973); Hi Lo Trailer Sales (at least 1975-1984); Canyon RV Sales (at least 1980-1988); Alpine Recreation (at least 1993-2012); and Family RV (2012-Present).

The immediately surrounding properties consist of a construction company to the north; an automotive service station to the south; residences to the east; and residences and train tracks to the west across Monterey Road.

According to topographic map interpretation and information from a subsurface investigation at a nearby site, the depth and direction of groundwater in the vicinity of the subject property is inferred to be approximately 30 to 35 feet below ground surface (bgs) and flow toward the west.

## Findings

A *recognized environmental condition (REC)* refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. The following was identified during the course of this assessment:

- Partner did not identify any recognized environmental conditions during the course of this assessment.

A *controlled recognized environmental condition (CREC)* refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The following was identified during the course of this assessment:

- Partner did not identify any controlled recognized environmental conditions during the course of this assessment.

A *historical recognized environmental condition (HREC)* refers to 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. The following was identified during the course of this assessment:

- Partner did not identify any historical recognized environmental conditions during the course of this assessment.

An *environmental issue* refers to environmental concerns identified by Partner, which do not qualify as RECs; however, warrant further discussion. The following was identified during the course of this assessment:

- Partner noted the presence of three 55-gallon drums located behind the service building. The drums were properly labeled as hazardous waste and had proper secondary containment. The contents of the drums include waste oil and filters. According to the property owner, the waste is routinely collected by Safety-Kleen, a third party vendor. Based on the nature of the contents and the presence of secondary containment, the drums are not considered to be a significant environmental concern.
- Partner noted the presence of an approximately 100-gallon motor oil aboveground storage tank (AST) located behind (east of) the service building. The AST did not have secondary containment. No signs leaks or staining were observed in the area of the AST. Based on the good condition of

the AST and lack of evidence of leaks, the AST is not considered to be a significant environmental concern.

- Partner observed a paint spray booth during the site reconnaissance. According to onsite personnel and regulatory records, the paint booth is currently not in use. Additionally, no bulk solvent storage or evidence of releases was observed in the area of the paint booth. Based on the current disuse of the paint booth, the lack of evidence of a release and the lack of violations related to the former use, the paint booth is not considered to be a significant environmental concern.

### **Conclusions, Opinions and Recommendations**

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of 19380 Monterey Road in the City of Morgan Hill, Santa Clara County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property; however, environmental issues were identified. Based on the conclusions of this assessment, Partner recommends no further investigation of the subject property at this time.

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## 1.0 INTRODUCTION

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Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in general conformance with the scope and limitations of ASTM Standard Practice E1527-13, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312), and the most recent version of the U.S. Small Business Administration (SBA) Standard Operating Procedures (SOP) 50 10 5 for the property located at 19380 Monterey Road in the City of Morgan Hill, Santa Clara County, California (the "subject property"). Any exceptions to, or deletions from, this scope of work are described in the report.

### 1.1 Purpose

The purpose of this ESA is to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E1527-13) affecting the subject property that: 1) constitute or result in a material violation or a potential material violation of any applicable environmental law; 2) impose any material constraints on the operation of the subject property or require a material change in the use thereof; 3) require clean-up, remedial action or other response with respect to Hazardous Substances or Petroleum Products on or affecting the subject property under any applicable environmental law; 4) may affect the value of the subject property; and 5) may require specific actions to be performed with regard to such conditions and circumstances. The information contained in the ESA Report will be used by Client to: 1) evaluate its legal and financial liabilities for transactions related to foreclosure, purchase, sale, loan origination, loan workout or seller financing; 2) evaluate the subject property's overall development potential, the associated market value and the impact of applicable laws that restrict financial and other types of assistance for the future development of the subject property; and/or 3) determine whether specific actions are required to be performed prior to the foreclosure, purchase, sale, loan origination, loan workout or seller financing of the subject property.

This ESA was performed to permit the *User* to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the "*landowner liability protections*," or "*LLPs*"). ASTM Standard E1527-13 constitutes "*all appropriate inquiry* into the previous ownership and uses of the *property* consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35)(B).

### 1.2 Scope of Work

The scope of work for this ESA is in general accordance with the requirements of ASTM Standard E1527-13. This assessment included: 1) a property and adjacent site reconnaissance; 2) interviews with key personnel; 3) a review of historical sources; 4) a review of regulatory agency records; and 5) a review of a regulatory database report provided by a third-party vendor. Partner contacted local agencies, such as environmental health departments, fire departments and building departments in order to determine any current and/or former hazardous substances usage, storage and/or releases of hazardous substances on the subject property. Additionally, Partner researched information on the presence of activity and use limitations (AULs) at these agencies. As defined by ASTM E1527-13, AULs are the legal or physical

restrictions or limitations on the use of, or access to, a site or facility: 1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or groundwater on the subject property; or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls (IC/ECs), are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil or groundwater on the property.

If requested by Client, this report may also include the identification, discussion of, and/or limited sampling of asbestos-containing materials (ACMs), lead-based paint (LBP), mold, and/or radon.

### **1.3 Limitations**

Partner warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting an ESA of a property for the purpose of identifying recognized environmental conditions. There is a possibility that even with the proper application of these methodologies there may exist on the subject property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. Partner believes that the information obtained from the record review and the interviews concerning the subject property is reliable. However, Partner cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the Client. No other warranties are implied or expressed.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This report is subject to the limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollections of those persons contacted.

This practice does not address requirements of any state or local laws or of any federal laws other than the all appropriate inquiry provisions of the LLPs. Further, this report does not intend to address all of the safety concerns, if any, associated with the subject property.

Environmental concerns, which are beyond the scope of a Phase I ESA as defined by ASTM include the following: ACMs, LBP, radon, and lead in drinking water. These issues may affect environmental risk at the subject property and may warrant discussion and/or assessment; however, are considered non-scope issues. If specifically requested by the Client, these non-scope issues are discussed in Section 6.3.

### **1.4 User Reliance**

T. Bank, N.A. engaged Partner to perform this assessment in accordance with an agreement governing the nature, scope and purpose of the work as well as other matters critical to the engagement. All reports,

both verbal and written, are for the sole use and benefit of T. Bank, N.A. Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with Partner granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, Client and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such Use. Unauthorized use of this report shall constitute acceptance of and commitment to these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted. Additional legal penalties may apply.

This report has been completed under specific Terms and Conditions relating to scope, relying parties, limitations of liability, indemnification, dispute resolution, and other factors relevant to any reliance on this report. Any parties relying on this report do so having accepted the Terms and Conditions for which this report was completed. A copy of Partner's standard Terms and Conditions can be found at <http://www.partneresi.com/terms-and-conditions.php>.

## **1.5 Limiting Conditions**

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM E1527-13.

Specific limitations and exceptions to this ESA are more specifically set forth below:

- Partner was not able to document the historical use of the subject property prior to 1917. The following sources were reviewed during the course of this assessment and found to be limited: aerial photographs were not available prior to 1939; city directories were not available prior to 1973; topographic maps were not available prior to 1917; and other historical sources such as fire insurance maps did not provide coverage of the subject property. This data failure is not considered critical and does not change the conclusions of this report, as the 1917 topographic map reveals the revealed the subject property to be residential and the 1939 aerial photograph reveals the subject property to be orchards with a single residence. In addition, the adjacent and surrounding areas are also shown mostly as residential and orchards.
- Partner was unable to determine the property use at 5-year intervals, which constitutes a data gap. Information concerning historical use of the subject property was unavailable from 1917 to 1939, 1939 to 1948, 1948 to 1955 and 1956 to 1966. Except for property tax files and recorded land title records, which were not considered to be sufficiently useful, Partner reviewed all standard historical sources and conducted appropriate interviews.

Due to time constraints associated with this report, the Client has requested the report despite the above-listed limitations.

## 2.0 SITE DESCRIPTION

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### 2.1 Site Location and Legal Description

The subject property at 19380 Monterey Road in Morgan Hill, California is located on the northeast side of Monterey Road. According to the site contact, the subject property is identified with APNs 726-42-001 and 726-42-002, and ownership is currently vested in Family RV, Inc. since 2012.

Please refer to Figure 1: Site Location Map, Figure 2: Site Plan, Figure 3: Topographic Map, and Appendix A: Site Photographs for the location and site characteristics of the subject property.

### 2.2 Current Property Use

The subject property is currently occupied by Family RV, Inc. for commercial use. Onsite operations consist of recreational vehicle sales, service and rental. The subject property consists of four one-story buildings located throughout the property. In addition to the current structures, the subject property is also improved with paved parking areas, a propane fill station, street signage, chain link fencing and associated landscaping.

The subject property is designated for commercial development by the City of Morgan Hill.

The subject property was identified as FINDS, EMI and HAZNET sites in the regulatory database report, as further discussed in Section 4.2.

### 2.3 Current Use of Adjacent Properties

The subject property is located within a mixed commercial, retail and residential area of Santa Clara County. During the vicinity reconnaissance, Partner observed the following land use on properties in the immediate vicinity of the subject property:

#### ***Immediately Surrounding Properties***

**North:** Irish Construction (19490 Monterey Road) and a vacant commercial property (19400 Monterey Road)

**South:** Superior Automotive Service (19280 Monterey Road)

**East:** Residences (34 to 40 Valley Vista Circle and 21 Mill Creek Way)

**West:** Monterey Road, railroad tracks and Saffron Drive, beyond which are residences (19201 to 19281 Saffron Drive)

The adjacent property to the north was identified as LUST, SWEEPS UST, HIST CORTESE, RCRA-SQG, HAZNET, HIST UST and CUPA sites in the regulatory database report. Additionally, the adjacent property to the south was identified as a CUPA site in the regulatory database report. These listings are discussed further in Section 4.2.

### 2.4 Physical Setting Sources

#### 2.4.1 Topography

The United States Geological Survey (USGS) *Morgan Hill, California* Quadrangle 7.5-minute series topographic map was reviewed for this ESA. According to the contour lines on the topographic map, the subject property is located at approximately 350 feet above mean sea level (MSL). The contour lines in

the area of the subject property indicate the area is sloping gently toward the west/northwest. The subject property is depicted on the 1980 map as developed with four small structures.

A copy of the most recent topographic map is included as Figure 3 of this report.

### **2.4.2 Hydrology**

According to topographic map interpretation, the direction of groundwater in the vicinity of the subject property is inferred to flow toward the west. The nearest surface water in the vicinity of the subject property is the Coyote Creek located approximately 1.1 miles to the north of the subject property. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the subject property during this assessment.

According to available information, a public water system operated by the Morgan Hill Department of Public Works serves the subject property vicinity. According to a representative of the property owner, shallow groundwater beneath the subject property is not utilized for domestic purposes. The sources of public water for the City of Morgan Hill are public wells located throughout the city.

According to a previous subsurface investigation conducted on a nearby property (10950 Monterey Road, Global ID #T0608500739), the depth of groundwater in the vicinity of the subject property is located approximately 30 to 35 feet below ground surface (bgs).

### **2.4.3 Geology/Soils**

The subject property is situated within a southern extension of the Santa Clara Valley, which is an intermontane basin in the coastal region of the State of California. The rocks that underlie the basins and form the surrounding mountains are primarily marine sediments and metamorphic and igneous rocks, all of which are Mesozoic age but locally include rocks of the Cenozoic age. The Property is located at approximately 345 feet above mean sea level. The estimated depth to bedrock at the Property is approximately 1,200 to 1,300 feet below the ground surface.

Based on information obtained from the USDA Natural Resources Conservation Service Web Soil Survey online database, the subject property is mapped as Arbuckle gravelly loam and Pleasanton Loam. The Arbuckle series consists of very deep, well drained soils on low terraces that formed in alluvial materials from mainly conglomerate and metasedimentary rocks. The Pleasanton series typically have grayish brown, slightly acid or neutral, gravelly fine sandy loam A horizons; brown, neutral, gravelly sandy clay loam B2t horizons; and gravelly fine sandy loam C horizons. Slopes range from 0 to 2 percent.

### **2.4.4 Flood Zone Information**

Partner performed a review of the Flood Insurance Rate Map, published by the Federal Emergency Management Agency. According to Community Panel Number 06085C0443H, dated May 18, 2009, the subject property appears to be located in Zone X, an area located outside of the 100-year and 500-year flood plains.

### 3.0 HISTORICAL INFORMATION

Partner obtained historical use information about the subject property from a variety of sources. A chronological listing of the historical data found is summarized in the table below:

<b>Historical Use Information</b>		
<b>Period/Date</b>	<b>Source</b>	<b>Description/Use</b>
1917-1945	Aerial Photographs, Topographic Maps	Residential and agricultural
1966-1973	Aerial Photographs, Building Records	Commercial fruit stand
1973-Present	Aerial Photographs, Building Records, City Directories, Interviews, Onsite Observations	Commercial recreational vehicle sales and service

Tenants on the subject property include Reggio Fruit Stand (1966-1973); Hi Lo Trailer Sales (at least 1975-1984); Canyon RV Sales (at least 1980-1988); Alpine Recreation (at least 1993-2012); and Family RV (2012-Present). Potential environmental concerns were identified in association with the current or former use of the subject property, as further discussed in Section 6.2.

#### 3.1 Aerial Photograph Review

Partner obtained available aerial photographs of the subject property and surrounding area from Environmental Data Resources, Inc. (EDR) May 13, 2014. The following observations were noted to be visible on the subject property and adjacent properties during the aerial photograph review:

<b>Date:</b>	<b>1939</b>	<b>Scale:</b>	<b>1"=500'</b>
<b>Subject Property:</b>	Developed with a residence and for agricultural purposes (orchard)		
<b>North:</b>	Developed agriculturally		
<b>South:</b>	Developed with a residence and for agricultural purposes		
<b>East:</b>	Developed agriculturally and with a possible residence		
<b>West:</b>	Undeveloped across Monterey Road and railroad tracks		

<b>Date:</b>	<b>1948</b>	<b>Scale:</b>	<b>1"=500'</b>
<b>Subject Property:</b>	No significant changes visible		
<b>North:</b>	No significant changes visible		
<b>South:</b>	No significant changes visible		
<b>East:</b>	No significant changes visible		
<b>West:</b>	Developed agriculturally		

<b>Date:</b>	<b>1956</b>	<b>Scale:</b>	<b>1"=500'</b>
<b>Subject Property:</b>	No significant changes visible		
<b>North:</b>	No significant changes visible		
<b>South:</b>	No significant changes visible		
<b>East:</b>	No significant changes visible		
<b>West:</b>	No significant changes visible		

**Date:** 1968 **Scale:** 1"=500'

**Subject Property:** Developed with two small commercial structures, the former residence, and a parking lot

**North:** Developed with two large commercial structures and a parking lot with several dozen cars (northwest)

**South:** What appears to be at least one commercial structure is present to the southeast. Agricultural land and residential properties are also present.

**East:** No significant changes visible

**West:** No significant changes visible

**Date:** 1974 **Scale:** 1"=500'

**Subject Property:** No significant changes visible

**North:** No significant changes visible

**South:** No significant changes visible

**East:** Developed with a large number of residences

**West:** No significant changes visible

**Date:** 1981 **Scale:** 1"=500'

**Subject Property:** Developed with what appears to be two additional structures on the southern portion of the property

**North:** No significant changes visible

**South:** No significant changes visible

**East:** No significant changes visible

**West:** No significant changes visible

**Date:** 1998 **Scale:** 1"=500'

**Subject Property:** Appears developed for the current use as a recreational vehicle dealership

**North:** No significant changes visible

**South:** Developed with one commercial structure and several residences

**East:** No significant changes visible

**West:** No significant changes visible

**Date:** 2005 **Scale:** 1"=500'

**Subject Property:** No significant changes visible

**North:** No significant changes visible

**South:** No significant changes visible

**East:** No significant changes visible

**West:** Developed with a residential subdivision across Monterey Road

**Date:** 2006 **Scale:** 1"=500'

**Subject Property:** No significant changes visible

**North:** No significant changes visible

**South:** No significant changes visible  
**East:** No significant changes visible  
**West:** No significant changes visible

**Date:** 2009 **Scale:** 1"=500'  
**Subject Property:** Appears mostly devoid of the previous recreational vehicles  
**North:** No significant changes visible  
**South:** No significant changes visible  
**East:** No significant changes visible  
**West:** No significant changes visible

**Date:** 2010 **Scale:** 1"=500'  
**Subject Property:** No significant changes visible  
**North:** No significant changes visible  
**South:** No significant changes visible  
**East:** No significant changes visible  
**West:** No significant changes visible

**Date:** 2012 **Scale:** 1"=500'  
**Subject Property:** No significant changes visible  
**North:** No significant changes visible  
**South:** No significant changes visible  
**East:** No significant changes visible  
**West:** No significant changes visible

Copies of select aerial photographs are included in Appendix B of this report.

### 3.2 Fire Insurance Maps

Partner requested copies of Sanborn Fire insurance maps from EDR on May 8, 2014. Sanborn map coverage was not available for the subject property.

### 3.3 City Directories

Partner reviewed historical city directories obtained from Cupertino Public Library on May 19, 2014 for past names and businesses that were listed for the subject property and adjacent properties. The findings are presented in the following table:

<i>City Directory Search for 19380 Monterey Road (Subject Property)</i>	
<b>Year(s)</b>	<b>Occupant Listed</b>
1973	XXXX
1975	XXXX
1980	Canyon RV Sales, Hi Lo Trailer Sales
1984	Canyon RV Sales, Hi Lo Trailer Sales
1988	Canyon RV
1993	Alpine Recreation

1997-1998 Alpine Recreation  
 2002-2003 Alpine Recreation  
 2013 Steiny Don

\* XXXX= A phone number is present but is not registered to a tenant or is disconnected.

According to the city directory review, the subject property has been occupied by a recreational vehicle dealership since at least 1980.

**City Directory Search for Adjacent Properties**

<b>Year(s)</b>	<b>Occupant Listed</b>
1973	Morgan Hill Storage Yard (19280 Monterey Road); Shellworth T Chevrolet (19490 Monterey Road)
1975	Morgan Hill Cycle Salvage, Morgan Hill Motorcycle (19280 Monterey Road); South Valley Automotive (19400 Monterey Road); Shellworth Olson (19490 Monterey Road)
1980	Rainwater Spas (19280 Monterey Road); South Valley Automotive (19400 Monterey Road); Shellworth Chevrolet (19490 Monterey Road)
1984	XXXX (19280 Monterey Road); South Valley Automotive (19400 Monterey Road); Don Murtos Chevrolet (19490 Monterey Road)
1988	Sotelo Forklift, Inc. (19280 Monterey Road); South Valley Automotive (19400 Monterey Road); Don Murtos Chevrolet, The Dent Clinic (19490 Monterey Road)
1993	Sotelo Bros Forklift (19280 Monterey Road); XXXX (19400 Monterey Road); Don Murtos Chevrolet, The Dent Clinic, Cochrane (19490 Monterey Road)
1997-1998	Hallmark Equipment, Inc. (19280 Monterey Road); XXXX (19400 Monterey Road); XXXX (19490 Monterey Road)
2002-2003	Hallmark Equipment, Inc. (19280 Monterey Road); XXXX (19400 Monterey Road); Irish Construction (19490 Monterey Road)
2013	Hallmark Equipment, Inc., Superior Automotive & Radiator Service (19280 Monterey Road); XXXX (19400 Monterey Road); Irish Construction (19490 Monterey Road)

\* XXXX= A phone number is present but is not registered to a tenant or is disconnected.

According to the city directory review, the adjacent properties have been occupied by a car dealership from at least 1973 to 1997 and an automotive repair service since at least 1975.

**3.4 Historical Topographic Maps**

Partner reviewed historical topographic maps obtained from the USGS website on May 22, 2014. The following observations were noted to be depicted on the subject property and adjacent properties during the topographic map review:

**Date:** 1917

**Subject Property:** Developed with a small structure and driveway  
**North:** Undeveloped  
**South:** Undeveloped  
**East:** Undeveloped  
**West:** Undeveloped across Monterey Road

**Date:** 1939

**Subject Property:** Developed with a small structure with a driveway and orchards  
**North:** Developed with orchards  
**South:** Developed with two small structures  
**East:** Developed with orchards  
**West:** No significant changes depicted

**Date:** 1955

**Subject Property:** Developed with orchards  
**North:** No significant changes depicted  
**South:** No significant changes depicted  
**East:** No significant changes depicted  
**West:** No significant changes depicted

**Date:** 1968

**Subject Property:** Depicted with four small structures  
**North:** Depicted with one large structure and two small structures  
**South:** No significant changes depicted  
**East:** Depicted with four small structures  
**West:** No significant changes depicted

**Date:** 1973

**Subject Property:** No significant changes depicted  
**North:** No significant changes depicted  
**South:** No significant changes depicted  
**East:** Depicted with a number of roads that appear to be a residential subdivision  
**West:** No significant changes depicted

**Date:** 1980

**Subject Property:** No significant changes depicted  
**North:** No significant changes depicted  
**South:** No significant changes depicted  
**East:** No significant changes depicted  
**West:** No significant changes depicted

Copies of reviewed topographic maps are included in Appendix B of this report.

## 4.0 REGULATORY RECORDS REVIEW

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### 4.1 Regulatory Agencies

#### 4.1.1 Health Department

##### *Regulatory Agency Data*

<b>Name of Agency:</b>	Santa Clara County Department of Environmental Health (SCCDEH)
<b>Point of Contact:</b>	Rina Banks
<b>Agency Address:</b>	1555 Berger Drive, San Jose, California
<b>Agency Phone Number:</b>	(408) 918-3400
<b>Date of Contact:</b>	May 8, 2014
<b>Method of Communication:</b>	Online
<b>Summary of Communication:</b>	No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the SCCDEH. A request for ownership change and records modification was approved for the site March 3, 2014 following relocation of the current tenant from San Jose in 2012.

#### 4.1.2 Air Pollution Control Agency

##### *Regulatory Agency Data*

<b>Name of Agency:</b>	Bay Area Air Quality Management District (BAAQMD)
<b>Point of Contact:</b>	Rochelle Reed
<b>Agency Address:</b>	939 Ellis Street, San Francisco, California
<b>Agency Phone Number:</b>	(415) 771-6000
<b>Date of Contact:</b>	May 8, 2014
<b>Method of Communication:</b>	Email/Online
<b>Summary of Communication:</b>	According to records reviewed, an application for a permit to operate a paint spray booth was received by BAAQMD in April 2013 but later canceled in July 2013.

#### 4.1.3 Regional Water Quality Agency

##### *Regulatory Agency Data*

<b>Name of Agency:</b>	Regional Water Quality Control Board (RWQCB)
<b>Point of Contact:</b>	Geotracker
<b>Agency Address:</b>	1001 I Street, Sacramento, California
<b>Agency Phone Number:</b>	(916) 341-5250
<b>Date of Contact:</b>	May 8, 2014
<b>Method of Communication:</b>	Online
<b>Summary of Communication:</b>	No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the RWQCB.

#### 4.1.4 Department of Toxic Substances Control

##### Regulatory Agency Data

<b>Name of Agency:</b>	California Department of Toxic Substances Control (DTSC)
<b>Point of Contact:</b>	EnviroStor
<b>Agency Address:</b>	1001 I Street, Sacramento, California
<b>Agency Phone Number:</b>	(916) 324-5898
<b>Date of Contact:</b>	May 8, 2014
<b>Method of Communication:</b>	Online
<b>Summary of Communication:</b>	No records regarding hazardous substance use, storage or releases, or the presence of USTs and AULs on the subject property were on file with the DTSC.

#### 4.1.5 Building/Fire Department

##### Regulatory Agency Data

<b>Name of Agency:</b>	Morgan Hill Department of Building and Fire Prevention
<b>Point of Contact:</b>	Elizabeth Bassett
<b>Agency Address:</b>	17575 Peak Avenue, Morgan Hill, California
<b>Agency Phone Number:</b>	(408) 778-6480
<b>Date of Contact:</b>	May 8, 2014
<b>Method of Communication:</b>	In Person/Email
<b>Summary of Communication:</b>	Records were available for review, as further discussed in the following table.

##### Building Records Reviewed for 19380 Monterey Road (Subject Property)

Year(s)	Owner/Applicant	Description
1966	Al Reggio	Office, Auto lot
1966	Al Reggio	Electrical permit
1966	Al Reggio	New sign
1973	Al Sanchez	Application for certificate of occupancy – new used sales service
1974	Hiram Ducato	Water heater
1975	Hi Lo Trailer Sales	Pave parking lot
1985	Canyon RV	Open sided building
1989	Dennis Holler	Enclose existing roofed structure
1994	Alpine investors	Monument sign
2000	Alpine Investors, LLC	Christmas tree lot
2005	Alpine Recreation Investors	Certificate of Occupancy for new repair garage

A copy of pertinent documents is included in Appendix B of this report.

#### 4.1.6 Planning Department

##### Regulatory Agency Data

<b>Name of Agency:</b>	Morgan Hill Department of Building and Fire Prevention
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**Point of Contact:** Elizabeth Bassett  
**Agency Address:** 17575 Peak Avenue, Morgan Hill, California  
**Agency Phone Number:** (408) 778-6480  
**Date of Contact:** May 8, 2014  
**Method of Communication:** In Person/Email  
**Summary of Communication:** Records were available for review, as further discussed in the following table.

**Planning Records Reviewed for 19380 Monterey Road (Subject Property)**

Year(s)	Owner/Applicant	Description
1972	Car Reggio	Proposal to open fruit stand
1985	Canyon RV	Modify landscaping plan

**4.1.7 Oil & Gas Exploration**

**Regulatory Agency Data**

**Name of Agency:** California Division of Oil, Gas and Geothermal Resources (DOGGR)  
**Point of Contact:** Well Finder  
**Agency Address:** 801 K Street, Sacramento, California  
**Agency Phone Number:** (916) 322-1080  
**Date of Contact:** May 22, 2014  
**Method of Communication:** Online  
**Summary of Communication:** According to DOGGR, no oil or gas wells are located on or adjacent to the subject property.

**4.1.8 Assessor's Office**

**Regulatory Agency Data**

**Name of Agency:** Santa Clara County Assessor  
**Point of Contact:** Website  
**Agency Address:** 70 West Hedding Street, San Jose, California  
**Agency Phone Number:** (408) 299-5500  
**Date of Contact:** Month Day, Year  
**Method of Communication:** In Person/Email/Faxed Request/Telephone/Online  
**Summary of Communication:** According to records reviewed, the subject property is identified by Assessor Parcel Numbers (APN) 726-42-001band 726-42-002 and is currently owned by Family RV, Inc. since 2012. The current buildings were constructed in 1985 and 2005 and total approximately 6,360 square feet on a 4.67 acre lot.

## 4.2 Mapped Database Records Search

Information from standard federal, state, county, and city environmental record sources was provided by Environmental Data Resources, Inc. (EDR). Data from governmental agency lists are updated and integrated into one database, which is updated as these data are released. The information contained in this report was compiled from publicly available sources and the locations of the sites are plotted utilizing a geographic information system, which geocodes the site addresses. The accuracy of the geocoded locations is approximately +/-300 feet.

### 4.2.1 Regulatory Database Summary

<b>Radius Report Data</b>				
<b>Database</b>	<b>Search Radius (mile)</b>	<b>Subject Property</b>	<b>Adjacent Properties</b>	<b>Sites of Concern</b>
Federal NPL or Delisted NPL Site	1.00	N	N	N
Federal CERCLIS Site	0.50	N	N	N
Federal CERCLIS-NFRAP Site	0.50	N	N	N
Federal RCRA CORRACTS Facility	1.00	N	N	N
Federal RCRA TSD Facility	0.50	N	N	N
Federal RCRA Generators Site (LQG, SQG, CESQG)	0.25	N	Y	N
Federal IC/EC Registries	0.50	N	N	N
Federal ERNS Site	Subject Property	N	N/A	N/A
State/Tribal Equivalent NPL	1.00	N	N	N
State/Tribal Equivalent CERCLIS	1.00	N	N	N
State/Tribal Landfill/Solid Waste Disposal Site	0.50	N	N	N
State/Tribal Leaking Storage Tank Site	0.50	N	Y	N
State/Tribal Registered Storage Tank Sites (UST/AST)	0.25	N	N	N
State/Tribal Voluntary Cleanup Sites (VCP)	0.50	N	N	N
State/Tribal Spills	0.50	N	N	N
Federal Brownfield Sites	0.50	N	N	N
State Brownfield Sites	0.50	N	N	N
EDR MGP	Varies	N	N	N
EDR US Hist Auto Station	Varies	N	Y	N
EDR US Hist Cleaners	Varies	N	N	N

### 4.2.2 Subject Property Listings

The subject property is identified as a FINDS, EMI and HAZNET site in the regulatory database report, as discussed below:

- The subject property, identified as Alpine Recreation and Stockdale's Hot Rod Paint at 19380 Monterey Road, is listed as storing bulk quantities of unspecified solvent mixture related to onsite paint booth operation and recreational vehicle repair during 2005 to 2009 and 2011. Total organic hydrocarbon gases per year range from 0.15 tons per year to 1.015 tons per year. No violations or documented releases are listed in the regulator database report. Based on the type of use and the

lack of violations or documented releases, this listing is not expected to represent a significant environmental concern.

#### **4.2.3 Adjacent Property Listings**

The adjacent property to the north was identified as LUST, SWEEPS UST, HIST CORTESE, RCRA-SQG, HAZNET, HIST UST and CUPA sites in the regulatory database report. Additionally, the adjacent property to the south was identified as a CUPA site in the regulatory database report. These listings are discussed below:

- The adjacent property, identified as Cochrane Plaza Chevrolet at 19490 Monterey Road, is located adjacent to the north of the subject property. This site reported a release of waste oil in December 1991 which reportedly impacted soil only. The release occurred as a result of a leaking waste oil tank and was reported to the Santa Clara County Local Oversight Program, the lead agency. In August 1997, approximately 40 cubic yards of petroleum impacted soil were excavated and removed from the site for disposal. Groundwater monitoring showed no detectable hydrocarbon concentrations in groundwater beneath the site. The responsible party is identified as Cochrane Plaza Chevrolet, and regulatory closure was obtained on January 15, 1998. Based on the removal of petroleum impacted soil, lack of residual impacts to groundwater and the regulatory closure, this listing is not expected to represent a significant environmental concern and it is unlikely that a regulatory file review for this site would alter the findings of this assessment.
- The adjacent property, identified as Superior Automotive and Radiator Service at 19280 Monterey Road is located adjacent to the south of the subject property. The property is listed in the CUPA listings as having a Hazardous Material Business Plan (HMBP) for one to three chemicals and generates between 100 kilograms and five tons per year. No violations or releases were reported. Based on the type of database listing, lack of a documented release and the cross gradient location of the property relative to the subject property, this listing is not expected to represent a significant environmental concern and it is unlikely that a regulatory file review for this site would alter the findings of this assessment.

#### **4.2.4 Sites of Concern Listings**

No sites of concern are identified in the regulatory database report.

#### **4.2.5 Orphan Listings**

The adjacent property to the north is identified as LUST and HIST LUST sites in the regulatory database report, as previously discussed in Section 4.2.3.

A copy of the regulatory database report is included in Appendix C of this report.

## 5.0 USER PROVIDED INFORMATION AND INTERVIEWS

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 conduct the following inquiries required by 40 CFR 312.25, 312.28, 312.29, 312.30, and 312.31. The *User* should provide the following information to the *environmental professional*. Failure to provide this information could result in a determination that *all appropriate inquiries* is not complete. The *User* is asked to provide information or knowledge of the following:

- Review Title and Judicial Records for Environmental Liens and AULs
- Specialized Knowledge or Experience of the User
- Actual Knowledge of the User
- Reason for Significantly Lower Purchase Price
- Commonly Known or *Reasonably Ascertainable* information
- Degree of Obviousness
- Reason for Preparation of this Phase I ESA

Fulfillment of these user responsibilities is key to qualification for the identified defenses to CERCLA liability. Partner requested our Client to provide information to satisfy User Responsibilities as identified in Section 6 of the ASTM guidance.

Pursuant to ASTM E1527-13, Partner requested the following site information from T Bank, N.A. (User of this report).

<b>User Responsibilities</b>				
<b>Item</b>	<b>Provided By User</b>	<b>Not Provided By User</b>	<b>Discussed Below</b>	<b>Does Not Apply</b>
Environmental Pre-Survey Questionnaire			X	
Title Records, Environmental Liens, and AULs			X	
Specialized Knowledge			X	
Actual Knowledge			X	
Valuation Reduction for Environmental Issues			X	
Identification of Key Site Manager	<b>Section 5.1.3</b>			
Reason for Performing Phase I ESA	<b>Section 1.1</b>			
Prior Environmental Reports		X		
Other		X		

## **5.1 Interviews**

### **5.1.1 Interview with Owner**

Mr. Alan Cezar, subject property owner, was not aware of any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the subject property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

### **5.1.2 Interview with Report User**

Please refer to Section 5.2 below for information requested from the Report User. The information requested was not received prior to the issuance of this report. Because the Report User (Client) is a lender, it is understood that the Report User would not have knowledge of the property that would significantly impact our ability to satisfy the objectives of this assessment. The lack of this information is not considered to represent a significant data gap.

### **5.1.3 Interview with Key Site Manager**

Mr. Cezar, key site manager, indicated that he had no information pertaining to any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the subject property; any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property; or any notices from a governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

### **5.1.4 Interviews with Past Owners, Operators and Occupants**

Interviews with past owners, operators and occupants were not conducted since information regarding the potential for contamination at the subject property was obtained from other sources.

### **5.1.5 Interview with Others**

As the subject property is not an abandoned property as defined in ASTM 1527-13, interview with others were not performed.

## **5.2 User Provided Information**

### **5.2.1 Title Records, Environmental Liens, and AULs**

Partner was not provided with title records or environmental lien and AUL information for review as part of this assessment.

### **5.2.2 Specialized Knowledge**

No specialized knowledge of environmental conditions associated with the subject property was provided by the User at the time of the assessment.

### **5.2.3 Actual Knowledge of the User**

No actual knowledge of any environmental lien or AULs encumbering the subject property or in connection with the subject property was provided by the User at the time of the assessment.

### **5.2.4 Valuation Reduction for Environmental Issues**

No knowledge of valuation reductions associated with the subject property was provided by the User at the time of the assessment.

### **5.2.5 Commonly Known or Reasonably Ascertainable Information**

The User did not provide information that is commonly known or *reasonably ascertainable* within the local community about the subject property at the time of the assessment.

### **5.2.6 Previous Reports and Other Provided Documentation**

No previous reports or other pertinent documentation was provided to Partner for review during the course of this assessment.

## 6.0 SITE RECONNAISSANCE

The weather at the time of the site visit was sunny and clear. Refer to Section 1.5 for limitations encountered during the field reconnaissance and Sections 2.1 and 2.2 for subject property operations. The table below provides the site assessment details:

### *Site Assessment Data*

**Site Assessment Performed By:** David Gerhardstein  
**Site Assessment Conducted On:** May 19, 2014

The table below provides the subject property personnel interviewed during the field reconnaissance:

### *Site Visit Personnel for 19380 Monterey Road (Subject Property)*

<b>Name</b>	<b>Title/Role</b>	<b>Contact Number</b>	<b>Site Walk* Yes/No</b>
Alan Cezar	Key Site Manager	(408) 612-4700	No

\* Accompanied Partner during the field reconnaissance activities and provided information pertaining to the current operations and maintenance of the subject property

Environmental concerns were identified during the onsite reconnaissance related to the storage, use, and generation of hazardous substances as further discussed in Sections 6.1 and 6.2.

### **6.1 General Site Characteristics**

#### **6.1.1 Solid Waste Disposal**

Solid waste generated at the subject property is disposed of in commercial dumpsters located on the north side of the subject property. An independent solid waste disposal contractor, Recology, removes solid waste from the subject property. No evidence of illegal dumping of solid waste was observed during the Partner site reconnaissance.

#### **6.1.2 Sewage Discharge and Disposal**

Sanitary discharges on the subject property are directed into the municipal sanitary sewer system. The City of Morgan Hill services the subject property vicinity. No wastewater treatment facilities or septic systems are observed or reported on the subject property. However, it should be noted that the subject property formerly contained a septic system, as referenced in local Building Department permit records. This former system was associated with the conversion of the site from residential use to the commercial use as a fruit stand. Since the septic system was taken out of use prior to commercial operations commencing, this is not considered an environmental issue.

#### **6.1.3 Surface Water Drainage**

Storm water is removed from the subject property primarily by sheet flow action across the paved surfaces towards storm water drains located throughout the subject property and in the public right of way. The subject property is connected to a municipal owned and maintained sewer system.

The subject property does not appear to be a designated wetland area, based on information obtained from the United State Fish and Wildlife Service; however, a comprehensive wetlands survey would be required in order to formally determine actual wetlands on the subject property. No surface impoundments, wetlands, natural catch basins, settling ponds, or lagoons are located on the subject property. No drywells were identified on the subject property.

#### **6.1.4 Source of Heating and Cooling**

Heating and cooling systems as well as domestic hot water equipment are fueled by electricity and natural gas provided by Pacific Gas & Electric. The mechanical system is comprised of a split system with a central unit and interior air-handler and an exterior condenser. Hot water is provided by natural gas water heaters.

#### **6.1.5 Wells and Cisterns**

No aboveground evidence of wells or cisterns was observed during the site reconnaissance.

#### **6.1.6 Wastewater**

Domestic wastewater generated at the subject property is disposed by means of the sanitary sewer system. No industrial process is currently performed at the subject property.

#### **6.1.7 Septic Systems**

No septic systems were observed or reported on the subject property.

#### **6.1.8 Additional Site Observations**

No additional general site characteristics were observed during the site reconnaissance.

### **6.2 Potential Environmental Hazards**

#### **6.2.1 Hazardous Substances and Petroleum Products Used or Stored at the Site**

Partner identified hazardous substances used, stored, and/or generated on the subject property as noted in the following table:

<b>Hazardous Substances and/or Petroleum Products Noted Onsite</b>				
<b>Substance</b>	<b>Container Size</b>	<b>Location</b>	<b>Nature of Use</b>	<b>Disposal Method</b>
Motor oil	100-gallon AST	Rear of service building	Vehicle service	N/A
Waste Oil	2x 55-gallon drum	Rear of service building	Vehicle service	Transported off-site by Safety-Kleen
Used filters	1x 55-gallon drum	Rear of service building	Vehicle service	Transported off-site by Safety-Kleen
Gasoline	5-gallon containers	Throughout property	Fuel	N/A

The materials were found to be properly labeled and stored at the time of the assessment with no signs of leaks, stains, or spills. Secondary containment is provided for the drums. Based on the nature of use,

overall small quantities observed, and lack of violations on-file with the local fire department, these materials are not expected to represent a significant environmental concern.

### **6.2.2 Aboveground & Underground Hazardous Substance or Petroleum Product Storage Tanks (ASTs/USTs)**

Partner observed one approximately 100-gallon aboveground storage tank (AST) for the storage of motor oil on the subject property. The AST is located on the eastern portion of the subject property to the east of the service building. The AST was not equipped with secondary containment. No staining, leaks or spills were noted in the vicinity of the ASTs, and no releases have been reported.

The subject property is not equipped with underground storage tanks (USTs).

### **6.2.3 Evidence of Releases**

No spills, stains or other indications that a surficial release has occurred at the subject property were observed.

### **6.2.4 Polychlorinated Biphenyls (PCBs)**

Older transformers and other electrical equipment could contain PCBs at a level that subjects them to regulation by the U.S. EPA. PCBs in electrical equipment are controlled by United States Environmental Protection Agency regulations 40 CFR, Part 761. Under the regulations, there are three categories into which electrical equipment can be classified: 1) Less than 50 parts per million (ppm) of PCBs – “Non-PCB;” 2) 50 ppm-500 ppm – “PCB-Contaminated;” and, 3) Greater than 500 ppm – “PCB-Containing.” The manufacture, process, or distribution in commerce or use of any PCB in any manner other than in a totally enclosed manner was prohibited after January 1, 1977.

The on-site reconnaissance addressed indoor and outdoor transformers that may contain PCBs. One pad-mounted transformer was observed on the subject property. The transformer is not labeled indicating PCB content. No staining or leakage was observed in the vicinity of the transformer. Based on the good condition of the equipment, the transformer is not expected to represent a significant environmental concern.

Additionally, no other potential PCB-containing equipment (interior transformers, oil-filled switches, hoists, lifts, dock levelers, hydraulic elevators, balers, etc.) was observed on the subject property during Partner’s reconnaissance.

### **6.2.5 Strong, Pungent or Noxious Odors**

No strong, pungent or noxious odors were evident during the site reconnaissance.

### **6.2.6 Pools of Liquid**

No pools of liquid were observed on the subject property during the site reconnaissance.

### **6.2.7 Drains, Sumps and Clarifiers**

No drains, sumps, or clarifiers, other than those associated with storm water removal, were observed on the subject property during the site reconnaissance.

### 6.2.8 Pits, Ponds and Lagoons

No pits, ponds or lagoons were observed on the subject property.

### 6.2.9 Stressed Vegetation

No stressed vegetation was observed on the subject property.

### 6.2.10 Additional Potential Environmental Hazards

No additional environmental hazards, including landfill activities or radiological hazards, were observed.

## 6.3 Non-ASTM Services

### 6.3.1 Asbestos-Containing Materials (ACMs)

Asbestos is the name given to a number of naturally occurring, fibrous silicate minerals mined for their useful properties such as thermal insulation, chemical and thermal stability, and high tensile strength. The Occupational Safety and Health Administration (OSHA) regulation 29 CFR 1926.1101 requires certain construction materials to be *presumed* to contain asbestos, for purposes of this regulation. All thermal system insulation (TSI), surfacing material, and asphalt/vinyl flooring that are present in a building constructed prior to 1981 and have not been appropriately tested are "presumed asbestos-containing material" (PACM).

The subject property buildings were constructed in 1985 and 2005. As such, an asbestos evaluation was not required by the scope of services; however, please refer to the table below for observed materials that would be considered suspect ACMs in the event of a thorough survey:

<b>Suspect ACMs</b>			
<b>Suspect ACM</b>	<b>Location</b>	<b>Friable Yes/No</b>	<b>Physical Condition</b>
Ceiling Tiles	Throughout Building Interior	Yes	Good
Carpet Mastic	Throughout Building Interior	No	Good
Roofing Materials	Exterior	No	Good

The limited visual survey consisted of noting observable materials (materials which were readily accessible and visible during the course of the site reconnaissance) that are commonly known to potentially contain asbestos. This activity was not designed to discover all sources of suspect ACM, PACM, or asbestos at the site; or to comply with any regulations and/or laws relative to planned disturbance of building materials such as renovation or demolition, or any other regulatory purpose. Rather, it is intended to give the User an indication if significant (significant due to quantity, accessibility, or condition) potential sources of ACM or PACM are present at the subject property. Additional sampling, assessment, and evaluation will be warranted for any other use.

Partner was not provided building plans or specifications for review, which may have been useful in determining areas likely to have used ACM.

According to the US EPA, ACM and PACM that is intact and in good condition can, in general, be managed safely in-place under an Operations and Maintenance (O&M) Program until removal is dictated

by renovation, demolition, or deteriorating material condition. Prior to any disturbance of the construction materials within this facility, a comprehensive ACM survey is recommended.

### **6.3.2 Lead-Based Paint (LBP)**

Lead is a highly toxic metal that affects virtually every system of the body. LBP is defined as any paint, varnish, stain, or other applied coating that has 1 mg/cm<sup>2</sup> (or 5,000 ug/g or 0.5% by weight) or more of lead. Congress passed the Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as "Title X", to protect families from exposure to lead from paint, dust, and soil. Under Section 1017 of Title X, intact LBP on most walls and ceilings is not considered a "hazard," although the condition of the paint should be monitored and maintained to ensure that it does not become deteriorated. Further, Section 1018 of this law directed the Housing and Urban Development (HUD) and the US EPA to require the disclosure of known information on LBP and LBP hazards before the sale or lease of most housing built before 1978.

It is unlikely that LBP is present in buildings constructed after 1977. Therefore, due to the age of the subject property buildings, it is unlikely that LBP is present. However, actual material samples would need to be collected in order to determine if LBP is present.

### **6.3.3 Radon**

Radon is a colorless, odorless, naturally occurring, radioactive, inert, gaseous element formed by radioactive decay of radium (Ra) atoms. 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, according to the table below:

<b>EPA Radon Zones</b>		
<b>EPA Zones</b>	<b>Average Predicted Radon Levels</b>	<b>Potential</b>
Zone 1	Exceed 4.0 pCi/L	Highest
Zone 2	Between 2.0 and 4.0 pCi/L	Moderate
Zone 3	Less than 2.0 pCi/L	Low

It is important to note that the EPA has found homes with elevated levels of radon in all three zones, and the US 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.

Radon sampling was not conducted as part of this assessment. Review of the US EPA Map of Radon Zones places the subject property in Zone 2. Based upon the radon zone classification, radon is not considered to be a significant environmental concern.

### **6.3.4 Lead in Drinking Water**

According to available information, a public water system operated by the Morgan Hill Department of Public Works serves the subject property vicinity. According to a representative of the property owner, shallow groundwater beneath the subject property is not utilized for domestic purposes. The sources of public water for the City of Morgan Hill are public wells located throughout the city. According to the City

of Morgan Hill and the 2011 Annual Water Quality Report, water supplied to the subject property is in compliance with all State and Federal regulations pertaining to drinking water standards, including lead and copper. Water sampling was not conducted to verify water quality.

### **6.3.5 Mold**

Molds are microscopic organisms found virtually everywhere, indoors and outdoors. Mold will grow and multiply under the right conditions, needing only sufficient moisture (e.g. in the form of very high humidity, condensation, or water from a leaking pipe, etc.) and organic material (e.g., ceiling tile, drywall, paper, or natural fiber carpet padding).

Partner observed accessible, interior areas for the subject property buildings for significant evidence of mold growth with the exceptions detailed in Section 1.5 of this report; however, this ESA should not be used as a mold survey or inspection. Additionally, this limited assessment was not designed to assess all areas of potential mold growth that may be affected by mold growth on the subject property. Rather, it is intended to give the client an indication as to whether or not conspicuous (based on observed areas) mold growth is present at the subject property. This evaluation did not include a review of pipe chases, mechanical systems, or areas behind enclosed walls and ceilings.

No obvious indications of water damage or mold growth were observed during Partner's visual assessment.

### **6.4 Adjacent Property Reconnaissance**

The adjacent property reconnaissance consisted of observing the adjacent properties from the subject property premises. No items of environmental concern were identified on the adjacent properties during the site assessment, including hazardous substances, petroleum products, ASTs, USTs, evidence of releases, PCBs, strong or noxious odors, pools of liquids, sumps or clarifiers, pits or lagoons, stressed vegetation, or any other potential environmental hazards.

## 7.0 FINDINGS AND CONCLUSIONS

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### Findings

A *recognized environmental condition (REC)* refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material threat of a future release to the environment. The following was identified during the course of this assessment:

- Partner did not identify any recognized environmental conditions during the course of this assessment.

A *controlled recognized environmental condition (CREC)* refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The following was identified during the course of this assessment:

- Partner did not identify any controlled recognized environmental conditions during the course of this assessment.

A *historical recognized environmental condition (HREC)* refers to 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. The following was identified during the course of this assessment:

- Partner did not identify any historical recognized environmental conditions during the course of this assessment.

An *environmental issue* refers to environmental concerns identified by Partner, which do not qualify as RECs; however, warrant further discussion. The following was identified during the course of this assessment:

- Partner noted the presence of three 55-gallon drums located behind the service building. The drums were properly labeled as hazardous waste and had proper secondary containment. The contents of the drums include waste oil and filters. According to the property owner, the waste is routinely collected by Safety-Kleen, a third party vendor. Based on the presence of secondary containment, the drums are not considered to be a significant environmental concern.
- Partner noted the presence of an approximately 100-gallon motor oil Aboveground Storage Tank (AST) located behind the service building. The tank did not have secondary containment. No signs leaks or staining were observed in the area of the tank. Based on the good condition of the tank and lack of evidence of leaks, the tank is not considered to be a significant environmental concern.

- Partner observed a paint spray booth during the site reconnaissance. According to onsite personnel and regulatory records, the paint booth is currently not in use. Additionally no bulk solvent storage or evidence of releases was observed in the area of the paint booth. Based on the current disuse of the paint booth, the lack of evidence of a release and the lack of violations related to the former use, the paint booth is not considered to be a significant environmental concern.

### **Conclusions, Opinions and Recommendations**

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-13 of 19380 Monterey Road in the City of Morgan Hill, Santa Clara County, California (the "subject property"). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property; however, environmental issues were identified. Based on the conclusions of this assessment, Partner recommends no further investigation of the subject property at this time.

## 8.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

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Partner has performed a Phase I Environmental Site Assessment of the property located at 19380 Monterey Road in the City of Morgan Hill, Santa Clara County, California in general conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to or deletions from this protocol are discussed earlier in this report.

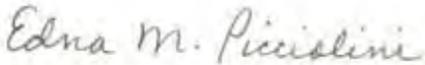
By signing below, Partner declares that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR §312. Partner has the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. Partner has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:



David Gerhardstein  
Environmental Professional

Reviewed By:



Edna M. Picciolini  
Senior Author

## 9.0 REFERENCES

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### Reference Documents

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation: E1527-13.

Environmental Data Resources, Inc. (EDR), Radius Report, May 2014

Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program, Flood Insurance Map, accessed via internet, May 2014

United States Department of Agriculture, Natural Resources Conservation Service, accessed via internet, May 2014

United States Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, accessed via the internet, May 2014

United States Environmental Protection Agency, EPA Map of Radon Zones (Document EPA-402-R-93-071), accessed via the internet, May 2014

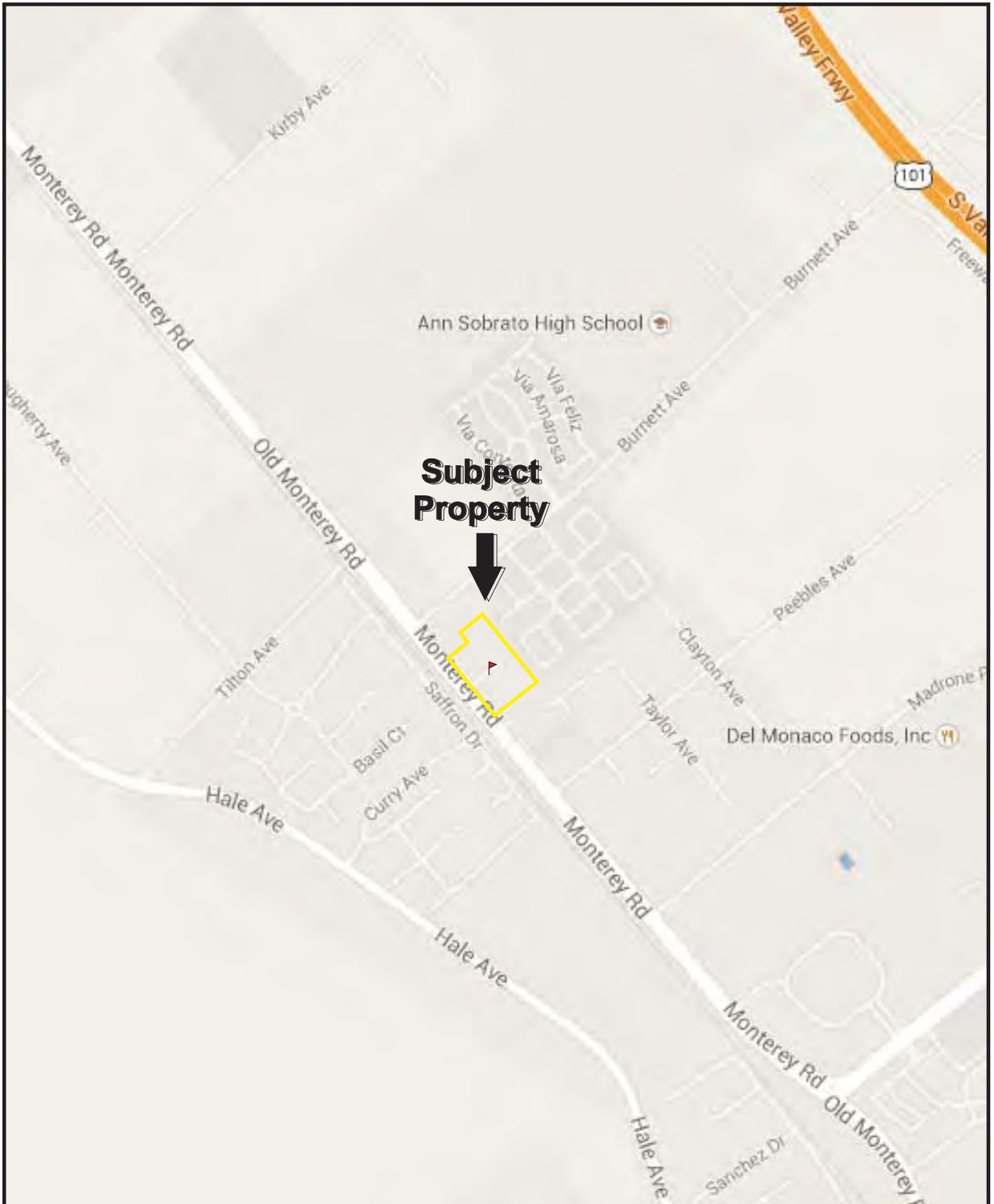
United States Geological Survey, accessed via the Internet, May 2014

United States Geological Survey Topographic Map 1995, 7.5 minute series, accessed via internet, May 2014

## **FIGURES**

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- 1 SITE LOCATION MAP**
- 2 SITE PLAN**
- 3 TOPOGRAPHIC MAP**



**FIGURE 1: SITE LOCATION MAP**  
Project No. 14-120070.1

Drawing Not To Scale



**PARTNER**

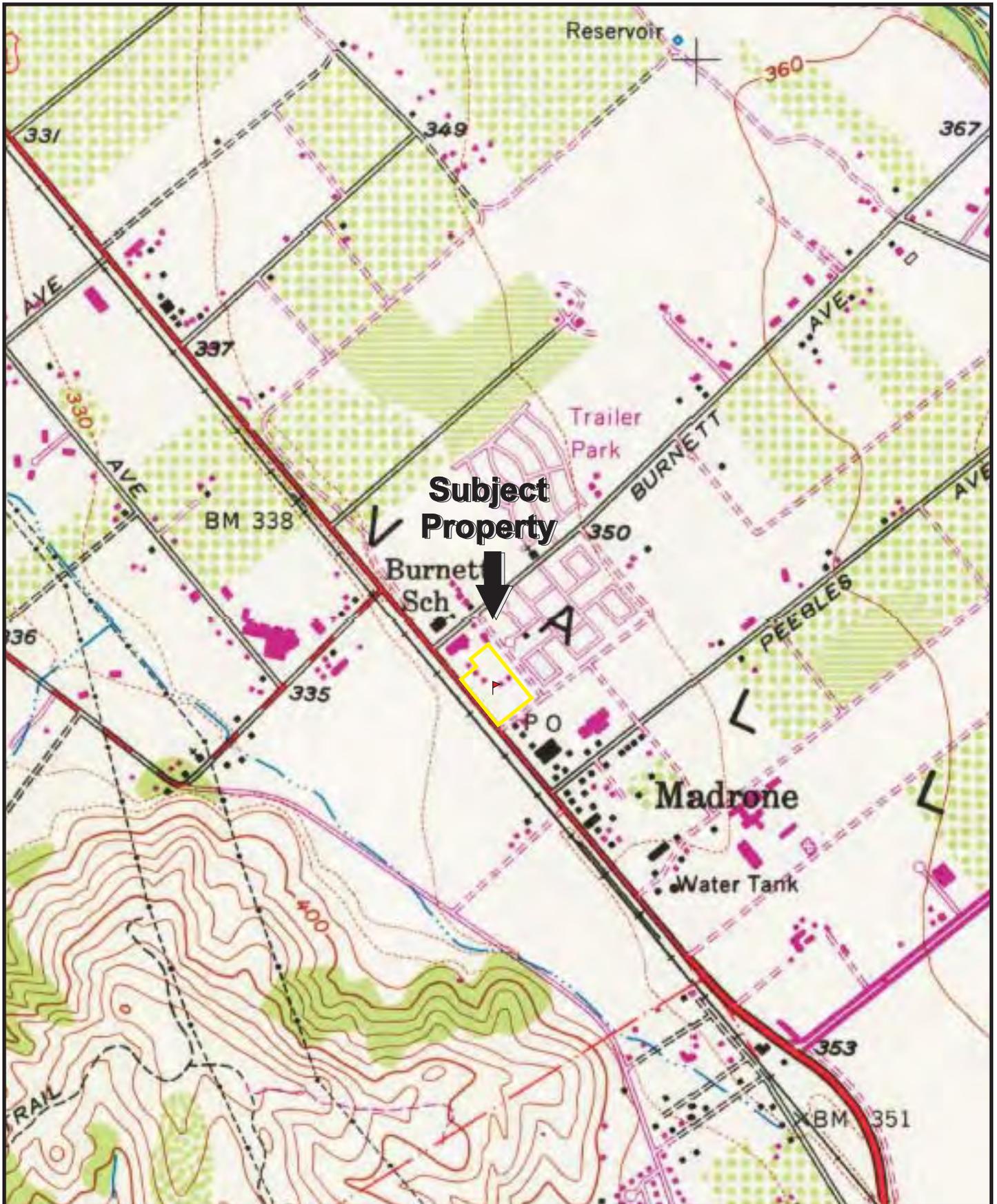


KEY: Subject Site Paint Booth Waste Oil Drums New Oil AST **GROUNDWATER FLOW**

**FIGURE 2: SITE PLAN**  
Project No. 14-120070.1

Drawing Not To Scale





USGS 7.5 Minute *Morgan Hill, California* Quadrangle

Created: 1955/Revised: 1980

**FIGURE 3: TOPOGRAPHIC MAP**

Project No. 14-120070.1



**PARTNER**

LIMITED PHASE II  
ENVIRONMENTAL SITE  
SAMPLING REPORT

19400 Monterey Street  
Morgan Hill  
California

FOR

Dina Flores  
19400 Monterey Street  
Morgan Hill, CA 95037



October 31, 2016  
16-ENV4650



October 31, 2016  
16-ENV4650

Dina Flores  
19400 Monterey Street  
Morgan Hill, CA 95037

Attention: Ms. Dina Flores

**Subject:** Limited Phase II Environmental Site Sampling Report  
19400 Monterey Street  
Morgan Hill, California 95037

Dear Ms. Flores:

Basics Environmental, Inc. (Basics) is pleased to present the results of a Limited Phase II Environmental Site Sampling Report for the site located at 19400 Monterey Street in Morgan Hill, California. This Limited Phase II Environmental Site Sampling Report is based on the information compiled by Basics' subconsultant Ms. Lita Freeman, Professional Geologist #7368 with Environmental Risk Assessors.

Based on two shallow soil, two soil gas and one grab water grab water samples collected from two borings advanced at the subject site within a hazardous materials storage area and underground hydraulic lift, petroleum hydrocarbons as diesel and motor oil were detected in soil and groundwater. The maximum concentrations of total petroleum hydrocarbons as diesel and motor oil in the ground water exceed their respective February 2016 San Francisco Bay Regional Water Quality Control Board (RWQCB) Tier 1 Environmental Screening Level (ESL) values for commercial/industrial land use. However, petroleum hydrocarbons, various metals, and volatile organic compounds were not detected in the soil exceeding their respective ESL value for commercial/industrial land use. In addition, volatile organic compounds were not detected in the soil, soil gas or ground water exceeding their respective ESL value for commercial/industrial land use.

The detection of total petroleum hydrocarbons as diesel and motor oil in the water indicates that a release has occurred on site with reported concentrations above applicable ESLs. As such, a copy of this report should be provided to the Santa Clara County Environmental Health Services – Local Oversight Program and/or the Regional Water Quality Control Board – San Francisco Bay Region for review and comment.

Should you have any questions regarding this report, please contact the undersigned.

Sincerely,

Basics Environmental, Inc.

A handwritten signature in black ink, appearing to read 'D. Tom', with a large, sweeping flourish extending to the right.

Donavan G. Tom, E.P., R.E.P.A.  
Principal Consultant

## PROFESSIONAL CERTIFICATION

### LIMITED PHASE II ENVIRONMENTAL SITE SAMPLING REPORT

19400 Monterey Street  
Morgan Hill, California

For  
Dina Flores  
16-ENV4650  
October 31, 2016

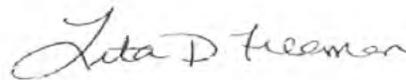
This report has been prepared by the staff of Basics Environmental, Inc. (Basics) under the professional supervision of an "Environmental Professional" as defined by the U.S. Environmental Protection Agency's Final Rule. The findings, interpretations of data, recommendations, specifications or professional opinions are presented within the limits prescribed by available information at the time the report was prepared, in accordance with generally accepted professional environmental practice and within the requirements by the Client. There is no other warranty, either expressed or implied.

The data and findings of this report are based on the data and information obtained from the agreed upon scope of work between Basics and the Client. Because contamination is not necessarily evenly distributed across the property's soils and ground water, it can easily remain undetected and geology may control the subsurface distribution of contamination. Additional scope of services including geologic interpretation (at greater cost) may or may not disclose information which may significantly modify the findings of this report. We accept no liability on completeness or accuracy of the information presented and or provided to us, or any conclusions and decisions which may be made by the Client or others regarding the subject site.

This report was prepared solely for the benefit of Basic's Client. Basics consents to the release of this report to third parties involved in the evaluation of the property for which the report was prepared, including without limitation, lenders, title companies, public institutions, attorneys, and other consultants. However, any use of or reliance upon this report shall be solely at the risk of such party and without legal recourse against Basics, or its subcontractors, affiliates, or their respective employees, officers, or directors, regardless of whether the action in which recovery of damage is sought is based upon contract, tort (including the sole, concurrent or other negligence and strict liability of Basics), statute or otherwise. This report shall not be used or relied upon by a party that does not agree to be bound by the above statements.



Donavan G. Tom, E.P., R.E.P.A.  
Principal Consultant



Lita D. Freeman, P.G. #7368  
Associate Consultant (Expires 12/31/16)



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# Environmental Risk Assessors

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## 1. EXECUTIVE SUMMARY

Environmental Risk Assessors (ERA) is pleased to present this Limited Phase II Environmental Site Assessment (ESA) Report (the "Report") for the property located at 19400 Monterey Road, Morgan Hill, Santa Clara County, California (the "Site"; Figure 1) to Basics Environmental, Inc. (Basics Environmental). The Site is developed with a commercial building used for auto repairs (Figure 2).

### 1.1 Background

ERA understands that the Site was redeveloped in about 1960 with the existing single-story commercial building. Occupation by South Valley Automotive from 1970s to early 1990s and Morgan Hill Auto Imports (2010s to present) has a high potential for business activities indicative to the use, storage, and/or treatment of hazardous materials.

### 1.2 Investigation

The objective of the limited Phase II ESA was to evaluate current subsurface conditions in select on-site areas. To meet this objective, soil gas, soil, and groundwater samples were collected for analysis with comparison of the analytical results to established screening levels. The investigation consisted of the following:

- Obtaining a drilling permit from the Santa Clara Valley Water District (SCVWD);
- Advancing two borings in the building (see Site Plan, Figure 2): one boring (SB-1) near the hazardous materials storage/former auto repair areas and one boring (SB-2) near the underground hydraulic lift;
- Collecting a soil gas sample and soil samples from each sampling location;
- Collecting a groundwater sample from boring SB-1;
- Submitting the soil gas samples for volatile organic compounds (VOCs) analysis;
- Submitting soil and groundwater samples for total petroleum hydrocarbons (TPH) quantified as gasoline (TPHg), TPH quantified as diesel (TPHd), TPH quantified as motor oil (TPHmo), and VOCs analysis;
- Submitting soil samples for Leaking Underground Fuel Tank (LUFT) Manual 5 metals (cadmium, chromium, lead, nickel, and zinc) analysis; and
- Preparing this report presenting the results of the Limited Phase II ESA.

### 1.3 Findings

The analytical results of the samples were compared to the Tier 1 Environmental Screening Levels (ESLs) established by the California Environmental Protection Agency, Regional Water Quality Control Board-San Francisco Bay Region (SFBRWQCB, Environmental Screening Levels Tier 1 ESLs, February 2016). A discussion of use of ESLs is presented in Appendix A. The sample analyses revealed the following:

- VOCs, including tetrachloroethene (PCE), were reported in soil gas samples at concentrations at or above the respective laboratory reporting limit (RL). The concentrations were below each respective ESL except chloroform in sample SB-1-SG. Chloroform was reported in this sample at a concentration of 99 micrograms per cubic meter ( $\mu\text{g}/\text{m}^3$ ) which is above its' ESL of 61  $\mu\text{g}/\text{m}^3$  (SFBRWQCB 2016).

- The tracer gas 1,1-difluoroethane (1,1-DFA) was not detected in the soil gas samples.
- TPHd and TPHmo were reported in the soil samples at concentrations up to 3.3 milligrams per kilogram (mg/kg) and 47 mg/kg, respectively, which are below the ESLs of 240 mg/kg for TPHd and 100 mg/kg for TPHmo (SFBRWQCB 2016).
- TPHg and VOCs were not reported in the soil samples at concentrations at or above their respective laboratory RL, which is below the respective ESL (SFBRWQCB 2016).
- Metals were reported in the soil samples. Chromium concentrations (up to 67 mg/kg) are above the ESL of 1.3 mg/kg for chromium VI but below the ESL of 120,000 mg/kg for chromium III. Historical information from Basic Environmental indicated that anthropogenic sources for chromium VI are likely not present on site. Lead, nickel, and zinc concentrations were below their respective ESL (SFBRWQCB 2016). Cadmium was not detected but the laboratory RL (0.25 mg/kg) is above the ESL (0.00006 mg/kg). Metals concentrations in the soil samples were within naturally occurring background levels (Diamond, et al. 2009).
- TPHd and TPHmo were reported in the groundwater sample at concentrations of 120 micrograms per liter ( $\mu\text{g/L}$ ) and 690  $\mu\text{g/L}$ , respectively. TPHd was above its' ESL of 100  $\mu\text{g/L}$  (SFBRWQCB 2016). ESL Note 2 states that TPHmo is not soluble and detections in water are most likely petroleum degradates. If so, then TPHmo and TPHd results should be added and the sum compared to TPHd criterion. The sum of 120  $\mu\text{g/L}$  for TPHd and 690  $\mu\text{g/L}$  for TPHmo is 810  $\mu\text{g/L}$  which is above the TPHd ESL of 100  $\mu\text{g/L}$ .
- TPHg was not reported in the groundwater sample at a concentration at or above the laboratory RL which is below the ESL of 100  $\mu\text{g/L}$  (SFBRWQCB 2016). Chloroform, the only VOC detected in the groundwater sample, was reported at a concentration (2.2  $\mu\text{g/L}$ ) well below the ESL (1,500  $\mu\text{g/L}$ ) (SFBRWQCB 2016). Chloroform is commonly used in analytical laboratories and this detection may represent laboratory contamination.

### 1.4 Conclusions

The results of this Limited Phase II ESA indicated that the VOCs detected in the soil gas samples do not appear to present a vapor intrusion issue. Chloroform was reported in one soil gas sample at a concentration above the ESL (SFBRWQCB 2016). Chloroform in soil gas does not appear to present a concern as this compound likely represents laboratory contamination. The remaining VOCs were reported at concentrations below their respective ESL (SFBRWQCB 2016).

TPHg and VOCs (other than chloroform, likely resulting from laboratory contamination) were not detected in the soil or groundwater samples at concentrations at or above the laboratory RL or ESL. TPHd and TPHmo were detected in the soil and groundwater samples. The concentrations in the soil samples are well below the respective ESL. The TPHd concentration in groundwater was above its' ESL and the sum of TPHd and TPHmo is above the TPHd ESL (SFBRWQCB 2016).

The concentrations of metals reported in the soil samples appeared to represent naturally occurring background levels.

### 1.5 Recommendations

The detection of petroleum hydrocarbons in soil and groundwater samples indicates an on-site release has occurred. A copy of this report should be submitted to Santa Clara County Environmental Health Department (SCCEHD).

**2. INTRODUCTION**

ERA is pleased to present this Limited Phase II ESA Report for the property located at 19400 Monterey Road, Morgan Hill, Santa Clara County, California (Figure 1) to Basics Environmental. The Site has been utilized for auto repairs (Figure 2). One hydraulic lift with an underground hydraulic fluid reservoir is present within the on-site building. In addition, hazardous substances have been used and stored within the building.

The findings and conclusions presented in this report are based on the results of a limited assessment that included collecting and analyzing soil gas, soil, and groundwater samples from the Site and evaluating the data obtained during the field investigation and provided by the analytical laboratory.

**2.1 Site Description**

Basics Environmental requested that ERA conduct a limited Phase II ESA of the Site to facilitate their evaluation of the Site and current subsurface conditions. Site-specific information is presented in Table 1.

Table 1. General Site Information	
<b>Project Name:</b> Monterey Road Property	<b>Current Development:</b> Commercial building
<b>Address:</b> 19400 Monterey Road, Morgan Hill, Santa Clara County, California	<b>Occupants/Use:</b> Former auto repair
<b>Location:</b> Eastern side of Monterey Road	

**2.2 Background**

The Site consists of one parcel of land identified by the Santa Clara County Assessor’s office as Assessor Parcel Number (APN) 726-42-003.

ERA understands that the Site was redeveloped in about 1960 with the existing single-story commercial building. Occupation by South Valley Automotive from 1970s to early 1990s and Morgan Hill Auto Imports (2010s to present) has a high potential for business activities indicative to the use, storage, and/or treatment of hazardous materials.

**2.3 Objective and Scope of Work**

The objective of the limited Phase II ESA was to evaluate current subsurface conditions in select on-site areas. To meet this objective, soil gas, soil, and groundwater samples were collected from sampling locations for analysis with comparison of the analytical results to established screening levels.

The investigation consisted of the following:

- Obtaining a drilling permit from the SCVWD;
- Advancing one boring (designated SB-1 on the Site Plan, Figure 2) near the hazardous materials storage area and former auto repair area inside the building;
- Advancing one boring (designated SB-2 on the Site Plan, Figure 2) near the underground hydraulic lift inside the building;

- Collecting a soil gas sample from each sampling location (the soil gas sampling probe was installed approximately 5 feet from the soil boring to help prevent interference with collecting the soil gas sample);
- Collecting soil samples from each sampling location;
- Collecting a groundwater sample from boring SB-1;
- Submitting the soil gas samples for VOCs analysis;
- Submitting soil and groundwater samples for TPHg, TPHd, TPHmo, and VOCs analysis;
- Submitting soil samples for LUFT Manual 5 metals (cadmium, chromium, lead, nickel, and zinc) analysis; and
- Preparing this report presenting the results of the Limited Phase II ESA.

## 2.4 Limitations and Exceptions

The opinions and recommendations presented in this Report are based upon the scope of services, information obtained through the performance of the services, and the schedule as agreed upon by ERA and the party for whom this report was originally prepared. This Report is an instrument of professional service and was prepared in accordance with the generally accepted standards and level of skill and care under similar conditions and circumstances established by the environmental consulting industry. No representation, warranty, or guarantee, express or implied, is intended or given. To the extent that ERA relied upon any information prepared by other parties not under contract to ERA, ERA makes no representation as to the accuracy or completeness of such information.

This Report is expressly for the sole and exclusive use of the parties for which this Report was originally prepared for a particular purpose. Only the parties for which this Report was originally prepared and/or other specifically named parties, may make use of and rely upon the information in this Report. Reuse of this Report or any portion thereof for other than its intended purpose, or if modified, or if used by third parties without proper authorization, shall be at the user's sole risk.

The findings presented in this Report apply solely to site conditions existing at the time when ERA's assessment was performed. It must be recognized, however, that a Limited Phase II ESA is conducted for the purpose of evaluating the potential for contamination through limited investigative activities and in no way represents a conclusive or complete site characterization. Conditions in other parts of the project site may vary from those at the locations where data were collected. ERA's ability to interpret investigation results is related to the availability of the data and the extent of the investigation activities. Therefore, 100 percent confidence in limited Phase II ESA conclusions cannot reasonably be achieved.

Nothing contained in this document shall relieve any other party of its responsibility to abide by contract documents and applicable laws, codes, regulations, or standards.

## 2.5 Special Terms and Conditions

The scope of work for this Limited Phase II ESA was presented in ERA's proposal dated September 6, 2016. The scope of work for this assessment did not include tasks not specifically noted in the proposal.

## 2.6 User Reliance

This Report is for the exclusive use of the parties for which it was prepared, their agents, and assignees, and for such other parties as ERA agrees may rely on the Report. Use of this Report by any other party shall be at such party's sole risk.

## 2.7 Qualifications

A summary of the ERA personnel who worked on this project follows:

- Ms. Lita Freeman, California Professional Geologist and California Asbestos Consultant, has over 25 years of experience providing site assessment services. This has included evaluating potential property impacts from historical on- and off-site operations, conducting subsurface investigations, and implementing site remediation plans. Ms. Freeman works with property owners, attorneys, and regulators to mitigate and resolve environmental issues.

## 3. VAPOR ENCROACHMENT

Vapor encroachment occurs when vapors from volatile chemicals in polluted soil or groundwater are present in sufficient concentrations and under certain conditions such that volatile chemical vapors may migrate upwards into the indoor air of overlying buildings. Vapor encroachment chemicals of concern (COCs) include VOCs. Once contaminant vapors enter a structure, they may accumulate and potentially pose health hazards for building occupants.

To ensure that vapor encroachment is appropriately considered when performing an environmental site assessment, the American Society for Testing and Materials International (ASTM) released its Vapor Encroachment Standard (ASTM E2600-10) in 2010. In accordance with the new standard, two conditions are evaluated: Vapor Encroachment Condition (VEC) and potential Vapor Encroachment Condition (pVEC). A VEC results from "the presence or likely presence of any chemicals of concern in the indoor air environment of existing or planned structures on a property caused by the release of vapor from contaminated soil or groundwater on the property or within close proximity to the property, at a concentration that presents or may present an unacceptable health risk to occupants." A pVEC is "a condition that exists when screening indicates the possibility of a VEC, but where there is insufficient data to ascertain the presence or likely presence of COCs in the indoor air environment." "Chemicals of Concern" are defined by the ASTM to be "chemicals in the subsurface environment that are known or reasonably expected to be present, that can potentially migrate as a vapor into an existing or planned structure on a property, and that are generally recognized as having the potential for an adverse impact on human health."

Based on the past site operations, a potential exists for vapor encroachment, therefore, soil gas sampling was conducted as part of this Limited Phase II ESA.

## 4. FIELD INVESTIGATION

This Limited Phase II ESA was conducted to evaluate current conditions by collecting soil gas, soil, and groundwater samples from select on-site locations for analysis with comparison of the analytical results to established screening levels. The scope of work and results of this Limited Phase II ESA are presented below.

Photographs of the Site and site investigation are included in Appendix B.

## 4.1 Pre-Field Activities

Before field activities associated with the proposed assessment were conducted, the pre-field tasks described below were completed.

### 4.1.1 Health and Safety

ERA prepared a site-specific *Health and Safety Plan* for the scope of work as required by the Occupational Health and Safety Administration (OSHA) Standard "Hazardous Waste Operations and Emergency Response" guidelines (29 CFR 1910.120). The document was reviewed and signed by ERA personnel and subcontractors performing work at the Site.

### 4.1.2 Permitting

ERA obtained a soil boring permit from SCVWD prior to commencing intrusive field activities. ERA coordinated field activities with SCVWD and scheduled a SCVWD inspector to document compliance with permit requirements. A copy of the approved permit is presented in Appendix C.

## 4.2 Field Activities

### 4.2.1 Utility Clearance

Before subsurface work was conducted at the Site, the soil boring locations were cleared for underground utilities by notifying Underground Services Alert North (USA North) at least 48 hours prior to intrusive field activities (ticket number X627900314-00X). In addition, A-Plus Utility Locating, a private utility locating contractor, cleared each proposed sampling location prior to intrusive field activities. Proposed sampling locations were adjusted, as necessary, to maintain a distance of at least 3 feet from identified underground utilities/structures.

### 4.2.2 Drilling and Sampling

On October 12, 2016, Ms. Lita Freeman of ERA provided oversight of a field crew from Cascade Drilling, L.P. (Cascade) of Richmond, California, a California licensed driller, during advancement of the borings using a Geoprobe direct-push drilling rig. Borings were advanced at sampling locations SB-1 and SB-2 (Figure 2). The boring locations were selected based on available historical information and site observations.

The sampling program consisted of collecting soil gas, soil, and/or groundwater samples from the borings, as noted above.

Down-hole drilling and sampling equipment was steam-cleaned or washed in a tri-sodium phosphate solution following the completion of sample collection activities for each soil boring.

Soil sampling was conducted during drilling using new acetate sleeves. Soil samples were screened in the field with a photoionization detector (PID) and observed for evidence of chemical staining. The soil screening procedures involved measuring approximately 30 grams of soil from a relatively undisturbed soil sample and placing this sample in a sealed zip-lock bag. The container was warmed in the sun for approximately 20 minutes, then the head space within the bag was tested for total organic vapor, measured in parts per million (ppm). Elevated (above background) PID measurements were not noted during sampling; a PID reading of 0.0 ppm was recorded for each sample. Evidence of impacted soil (i.e., staining, odors, sheen, etc.) was not noted during sampling. The PID results were recorded on the field boring logs which are included

in Appendix D.

Soil encountered in the borings consisted of gravelly clay, silty clay, and silty gravel. Groundwater was present at a depth of approximately 32 feet bgs in boring SB-1.

#### 4.2.2.1 Soil Gas Sampling

Soil gas sampling equipment provided by McCampbell Analytical included a manifold with dual vacuum gauges and regulator, a purge canister containing nitrogen, and an evacuated 1-liter stainless steel Summa canister to contain the soil gas sample. The 1-liter canister-specific regulators were pre-set to not exceed a flow rate of 150 milliliters per minute (ml/min). Each canister was checked, tested, and certified by McCampbell Analytical for air tightness and proper vacuum prior to shipping. The serial numbers of the manifold/vacuum gauges, and Summa canister used at each sampling location were recorded, along with the initial and final vacuum readings.

After coring the concrete at each sampling location, a temporary soil gas well was constructed to collect a soil gas sample from a depth of approximately 1.5 feet bgs. Inert nylon tubing was used to connect the sampling tip located at the tip of the tubing to the manifold which was then connected to the purge can and the Summa canister. The tubing was purged with nitrogen for approximately 2 minutes prior to sampling; the sampling canister was isolated during the purge by keeping the valve in a "Closed" position when the valves were opened on the purge can and on the manifold (between the well and the purge can). The valve on the purge can was then closed and the valve on the sampling canister was opened, thereby placing a vacuum on the sampling tip and drawing soil gas into the sampling canister.

A leak test was performed using a tracer gas to evaluate possible ambient air intrusion into the Summa canisters during the soil gas sampling. The tracer gas that was used during this project was 1,1-difluoroethane (1,1-DFA), which is the propellant found in duster spray. The leak test consisted of placing a cloth soaked in 1,1-DFA into a sealed plastic bag at each soil gas sample location. The plastic bag was placed adjacent the sampling train and opened after the valve on the Summa canister was opened to allow collection of the soil gas sample into the canister.

When an internal vacuum of approximately -5 inches mercury (Hg) was reached (from an initial vacuum of approximately -30 inches Hg), the Summa canister's valve was closed and the canister capped, labeled, and transported by the project laboratory's courier to the project laboratory under chain-of-custody documentation.

Pertinent field sampling data for the soil gas sampling are presented in Table 2.

#### 4.2.2.2 Soil Sampling

A track-mounted direct-push unit was used to drive a steel probe lined with acetate tubes into the ground to the desired depth. The soil samples were retained in the acetate tubes, capped with Teflon squares and plastic end caps, labeled with the boring identification number and the bottom depth (e.g., 5 feet bgs) of the sampling interval, and sealed in zip-lock bags.

The soil samples were placed on ice and transported under chain-of-custody protocols to McCampbell Analytical, the project laboratory, by the laboratory courier.

### 4.2.2.3 Groundwater Sampling

New polyvinyl chloride (PVC) casing (with slotted casing in the lower 5 to 10 feet and blank casing from above the slotted casing to the ground surface) was placed in boring SB-1. Groundwater was allowed to flow into the casing for approximately two hours. Groundwater was not purged prior to sampling because of the limited quantity of groundwater in the casing. Groundwater samples were collected using a clean bailer and decanted into laboratory-provided containers appropriate for the requested analysis.

The groundwater samples containers were labeled with the boring identification number, placed on ice, and transported under chain-of-custody protocols to the project laboratory.

### 4.2.3 Borehole Abandonment and Investigation-Derived Waste Handling

After the sampling activities were complete, each boring was backfilled with cement grout and bentonite in accordance with the SCVWD permit requirements. The SCVWD was contacted 24 hours and 2 hours in advance of the proposed work, and, based on the provided instructions, the borings were backfilled in accordance with the SCVWD permit requirements.

Investigation-derived waste (IDW), which was limited to soil cuttings, produced during sampling activities were containerized in one 55-gallon container and left on the Site for appropriate disposition.

## 5. ANALYSIS, RESULTS, AND EVALUATION

The soil gas, soil, and groundwater samples were submitted to McCampbell Analytical, a laboratory certified by the State of California to perform the requested analyses. The analytical methods, results, and evaluation of this Limited Phase II ESA are presented below. Copies of the laboratory analytical report and chain-of-custody documentation are presented in Appendix E.

### 5.1 Soil Gas Analysis and Results

The soil gas sample collected from each boring was submitted for analysis as follows:

- VOCs using U.S. Environmental Protection Agency (U.S. EPA) TO-15.

#### 5.1.1 Soil Gas Results

Various VOCs, including PCE, were detected in the soil gas samples at concentrations at or above their respective laboratory reporting limit. Comparison of the VOC concentrations to the soil gas ESLs (SFBRWQCB 2016) indicated that the concentrations of detected VOCs were below their respective ESL with the exception of the following:

- Chloroform (at 99  $\mu\text{g}/\text{m}^3$ ) in SB-1-SG.

The analytical results for the compounds detected in the soil gas samples are presented in Table 2 and are discussed below in Section 5.4.

#### 5.1.2 Leak Detection Compound Results

The leak detection compound 1,1-DFA was not reported in the soil gas samples at a concentration at or above the reporting limit of 28  $\mu\text{g}/\text{m}^3$ .

### 5.2 Soil Analysis and Results

Two soil samples (identified as SB-1-2 and SB-2-2) collected from the borings were submitted for the following analyses:

- TPHd and TPHmo using U.S. EPA Method SW8015B;
- VOCs and TPHg using U.S. EPA Method 8260B; and
- LUFT 5 metals (cadmium, chromium, lead, nickel, and zinc) using Method SW 6020.

TPHd and TPHmo were detected in the soil samples at concentrations up to 3.3 mg/kg and 47 mg/kg, respectively.

TPHg and VOCs were not detected in the soil samples at concentrations at or above their respective laboratory RL.

Cadmium was not detected in the soil samples at concentrations at or above the laboratory RL of 0.25 mg/kg. The remaining four LUFT metals were detected in the two soil samples at the maximum concentrations noted below:

- Chromium up to 67 mg/kg;
- Lead up to 20 mg/kg;
- Nickel up to 73 mg/kg; and
- Zinc up to 77 mg/kg.

The analytical results for the compounds detected in the soil samples are presented in Tables 3 and 4 and are discussed below in Section 5.4.

### 5.3 Groundwater Analysis and Results

The groundwater sample collected from boring SB-1 was submitted for analyses as follows:

- TPHd and TPHmo using U.S. EPA SW8015B; and
- VOCs and TPHg using U.S. EPA Method 8260B.

TPHg was not detected in the groundwater sample at a concentration at or above the laboratory RL of 50 µg /L.

TPHd and TPHmo were detected in the groundwater sample at concentrations of 120 µg/L and 690 µg/L. The laboratory noted that the diesel range compounds are significant with no recognizable pattern and that oil range compounds are significant.

The only VOC detected in the groundwater sample was chloroform which was reported at a concentration of 2.2 µg/L.

The analytical results for the compounds detected in the groundwater samples are presented in Table 3 and discussed below in Section 5.4.

### 5.4 EVALUATION

The concentrations of detected compounds of concern were compared to the Tier 1 ESLs for soil gas, soil, and groundwater as established by the SFBRWQCB (SFBRWQCB 2016).

#### 5.4.1 Soil Gas Results Evaluation

Comparison of the VOC concentrations to the soil gas ESLs (SFBRWQCB 2016) indicated that the concentrations of detected VOCs, with the exception of chloroform, were below their respective ESL as shown in Table 2. Chloroform was detected at a concentration of 99  $\mu\text{g}/\text{m}^3$  which is above the ESL of 61  $\mu\text{g}/\text{m}^3$  (SFBRWQCB 2016).

The ESLs applied to site-specific findings were derived under the assumption that the soil gas investigation includes soil gas samples collected from a variety of depths; therefore, these values are conservative for screening sub-slab values. The purpose of our investigation was to obtain limited data to screen potential impacts to the subsurface from on-site operations and to evaluate potential impacts to human health for on-site workers.

The analytical results and ESLs for the compounds detected in the soil gas samples are presented in Table 2.

#### 5.4.2 Soil Results Evaluation

As noted above, TPHd (at concentrations up to 3.3 mg/kg) and TPHmo (up to 47 mg/kg) were reported in each soil sample. The reported concentrations were below the ESLs of 240 mg/kg for TPHd and 100 mg/kg for TPHmo (SFBRWQCB 2016).

TPHg was not reported in either soil sample above the laboratory RL of 0.25 mg/kg, which is below the ESL of 100 mg/kg (SFBRWQCB 2016).

VOCs were not reported in the soil samples at concentrations at or above their respective laboratory RL. The laboratory RL for each VOC is below the ESL for those compounds with established ESLs (SFBRWQCB 2016).

Various metals were detected in the two soil samples. Cadmium was not detected at a concentration at or above the laboratory RL in either sample. However, the laboratory RL of 0.25 mg/kg is above the ESL of 0.00006 mg/kg for cadmium. The SFBRWQCB noted the driver for the cadmium ESL is direct exposure and since the Site is covered with hardscape (pavement and building) this exposure route would not present a concern to on-site workers but could present a concern to utility workers while repairing, replacing, installing underground utilities in areas with elevated cadmium. Chromium was detected in samples SB-1-2 and SB-2-2 at concentrations of 67 mg/kg and 50 mg/kg, respectively; these concentrations are above the ESL of 1.3 mg/kg for chromium VI (hexavalent chromium) but below the ESL of 120,000 mg/kg for chromium III (trivalent chromium). Chromium VI from anthropogenic sources is likely not present on site based on lack of historical operation of an on-site chrome plating shop or similar operation (per historical information provided by Basic Environmental). Lead, nickel, and zinc were detected in both soil samples but at concentrations below their respective ESL (SFBRWQCB 2016).

A study of background metals distribution in soil at Lawrence Berkeley National Laboratory conducted by David Diamond and others (Diamond, et al. 2009) indicated that background cadmium and chromium concentrations in the San Francisco Bay Area have been reported to range up to 7.5 mg/kg (with a 99<sup>th</sup> percentile of 5.6 mg/kg) and 144 mg/kg (with a 99<sup>th</sup> percentile of 120 mg/kg). Background concentrations were also reported for lead (up to 84 mg/kg with a 99<sup>th</sup> percentile of 43 mg/kg), nickel (up to 380 mg/kg with a 99<sup>th</sup> percentile of 272 mg/kg), and zinc (up to 190 mg/kg with a 99<sup>th</sup> percentile of 140 mg/kg) (Diamond, et al. 2009).

The analytical results and ESLs for the compounds detected in the soil samples are presented in Tables 3 and 4.

### 5.4.3 Groundwater Results Evaluation

The reported concentration of 120 µg/L for TPHd in the groundwater sample collected from boring SB-1 is above the ESL of 100 µg/L (SFBRWQCB 2016). TPHmo was detected in the groundwater sample at a concentration of 690 µg/L. Note 2 of the groundwater ESLs states that TPHmo is not soluble and that TPHmo detections in water most likely are petroleum degradates or less likely NAPL. Note 2 indicates that if the detections are degradates, then TPHmo should be added to TPHd results and compare to the TPHd criterion. The ESL noted for TPHmo in Table 3 was established for TPHd. The sum of 120 µg/L (TPHd concentration) and 690 µg/L (TPHmo concentration) is 810 µg/L which is above the TPHd ESL of 100 µg/L.

As noted above, TPHg was not detected in the groundwater sample at a concentration at or above the laboratory RL. The laboratory RL of 50 µg/L for TPHg is below the ESL of 100 µg/L (SFBRWQCB 2016).

The only VOC detected in the groundwater sample was chloroform which was reported at a concentration of 2.2 µg/L, which is well below the ESL of 1,500 µg/L (SFBRWQCB 2016). Chloroform is a commonly used solvent in analytical laboratories and this detection may represent laboratory contamination.

The analytical results and ESLs for the compounds detected in the groundwater sample are presented in Table 3.

## 6. CONCLUSIONS

The results of this Limited Phase II ESA indicated that the VOCs detected in the soil gas samples do not appear to present a vapor intrusion issue. Chloroform was reported in the soil gas samples at concentrations (up to 99 µg/m<sup>3</sup>) above its' ESL (61 µg/m<sup>3</sup>) (SFBRWQCB 2016). The detections of chloroform in soil gas do not appear to present a concern as this compound is used in laboratories and likely represents laboratory contamination. The remaining VOCs were reported at concentrations below their respective ESL (SFBRWQCB 2016).

TPHg and VOCs (other than chloroform, likely resulting from laboratory contamination) were not detected in soil or groundwater samples at concentrations at or above the laboratory RL or ESL.

Petroleum hydrocarbons (TPHd and TPHmo) were detected in the soil and groundwater samples. The concentrations of these compounds (TPHd up to 3.3 mg/kg and TPHmo up to 47 mg/kg) in the soil samples were well below the ESLs of 240 mg/kg for TPHd and 100 mg/kg for TPHmo. The TPHd concentration (120 µg/L) in the groundwater sample was above the ESL of 100 µg/L. Also, the sum of 810 µg/L (120 µg/L for TPHd and 690 µg/L for TPHmo) is above the TPHd ESL of 100 µg/L (SFBRWQCB 2016).

The concentrations of metals reported in the soil samples appeared to represent naturally occurring background levels.

## 7. RECOMMENDATIONS

The detection of petroleum hydrocarbons in soil and groundwater samples indicates an on-site release has occurred. A copy of this report should be submitted to SCCEHD.

### 8. REFERENCES

American Society for Testing and Materials (ASTM). 2010. *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*. June.

California Environmental Protection Agency, San Francisco Bay Regional Water Quality Control Board (SFBRWQCB). 2016. *Environmental Screening Levels, Tier 1 ESLs*. February.

Diamond, David, David Baskin, Dennis Brown, Loren Lund, Julie Najita, and Iraj Javadel. Rev. 2009. *Analysis of Background Distributions of Metals in the Soil at Lawrence Berkeley National Laboratory*. April (June 2002).

SIGNATURE OF ENVIRONMENTAL PROFESSIONAL

Report Prepared By:



October 28, 2016

Lita D. Freeman, P.G.  
Principal Geologist  
California Professional Geologist No. 7368

Date

\* A professional geologist's certification of conditions comprises a declaration of his or her professional judgment. It does not constitute a warranty or guarantee, expressed or implied, nor does it relieve any other party of its responsibility to abide by contract documents, applicable codes, standards, regulations, and ordinances.

## TABLES

**Table 2  
Soil Gas Sample Analytical Summary  
Monterey Road Property  
19400 Monterey Road  
Morgan Hill, California**

Analyte (units: $\mu\text{g}/\text{m}^3$ )	ESL for Soil Gas <sup>1</sup>	Sample ID SB-1-SG	Sample ID SB-2-SG
Acetone	15,000,000	<60	65
Benzene	48	7.8	3.8
Carbon Disulfide	NE	12	21
Chloroform	61	<b>99</b>	6.1
Dichlorodifluoromethane	NE	3.6	4.5
Ethylbenzene	560	4.7	<2.2
2-Hexanone	NE	4.2	5.3
4-Methyl-2-pentanone (MIBK)	NE	11	5.4
Methylene Chloride	510	9.2	<8.8
Tetrachloroethene (PCE)	240	11	6
Toluene	160,000	7.9	4.6
1,1,1-Trichloroethane (1,1,1-TCA)	520,000	15	12
1,2,4-Trimethylbenzene	NE	3	<2.5
Xylenes	52,000	15	<6.6

Sample collected October 12, 2016

Units =  $\mu\text{g}/\text{m}^3$  = micrograms per cubic meter

Volatile Organic Compound (VOCs): soil gas samples were analyzed using U.S. EPA Method TO-15

1. ESL = Environmental screening levels (ESLs) for soil gas as established by the California Environmental Protection Agency, San Francisco Bay Regional Water Quality Control Board Tier 1 Environmental Screening Levels (SFBRWQCB 2016), February 2016.

NE = Not Established

**Bold** = Compound detected above ESL

Sample ID	Canister Serial Number	Manifold Serial Number	Beginning Vacuum Reading (in. Hg)	Final Vacuum Reading (in. Hg)
SB-1-SG	CAN6806-737	MAN316-812	-30	-5
SB-2-SG	CAN1928-1911	MAN5808-739	-30	-5

**Table 3**  
**Soil and Groundwater Samples Organics Analytical Summary**  
**Monterey Road Property**  
**19400 Monterey Road**  
**Morgan Hill, California**

On-Site Location/ Comments	Sample ID	Sample Depth (feet bgs) <sup>1</sup>	Matrix	Petroleum Hydrocarbons (Soil: mg/kg, GW:µg/L)			VOCs <sup>2</sup> (soil: mg/kg, GW: µg/L)	
				TPHg <sup>3</sup>	TPHd <sup>3</sup>	TPHmo <sup>3</sup>	Chloroform	Other VOCs
<b>Analytes</b>								
<b>ESL for Soil<sup>4</sup></b>				100	240	100	0.5	2.3
Hazardous Substances Storage Area/Former Auto Repair Area	SB-1-2	1.5 - 2	Soil	<0.25	<b>3.3</b>	<b>47</b>	<0.005	ND
Underground Hydraulic Lift	SB-2-2	1.5 - 2	Soil	<0.25	<b>2.4</b>	<b>15</b>	<0.005	ND
<b>ESL for Groundwater<sup>4</sup></b>				100	100	100 <sup>5</sup>	1,500	NA
Hazardous Substances Storage Area/Former Auto Repair Area	SB-1-GW	NA	Ground-water	<50	<b>120</b>	<b>690</b>	<b>2.2</b>	ND

**Notes:**

Samples collected October 12, 2016

Units: mg/kg = milligrams per kilogram, µg/L = micrograms per liter

1. bgs = below ground surface

2. Volatile Organic Compound (VOCs) were analyzed using U.S. EPA Method 8260B.

3. TPHg = Total petroleum hydrocarbons (TPH) quantified as gasoline (TPHg) analyzed using U.S. EPA Method 8260B. TPHd and TPHmo = TPH quantified as diesel (TPHd) and TPH quantified as motor oil (TPHmo) analyzed using U.S. EPA Method SW8015B.

4. ESL = ESLs for soil and groundwater as established by the SFBRWQCB, Tier 1 ESLs, February 2016.

5. California Environmental Protection Agency, San Francisco Bay Regional Water Quality Control Board Tier 1 Environmental Screening Levels (ESLs; SFBRWQCB, 2016) Note 2 states: TPH motor oil is not soluble. TPH motor oil detections in water most likely are petroleum degradates or less likely NAPL. If the detections are degradates, add TPH motor oil and TPH diesel results and compare to TPH diesel criterion. The noted ESL was established for TPHd.

ND = Not detected at concentrations at or above laboratory reporting limits

NA = Not applicable

<0.25 = Not detected at concentration at or above the stated concentration

**Bold** = Compound detected

**Bold** = Compound laboratory reporting limit is above ESL

**Table 4**  
**Soil Samples Inorganics Analytical Summary**  
**Monterey Road Property**  
**19400 Monterey Road**  
**Morgan Hill, California**

On-Site Location/ Comments	Sample ID	Sample Depth (feet bgs) <sup>1</sup>	Matrix	Metals				
				Cadmium	Chromium	Lead	Nickel	Zinc
	<b>Analytes</b>							
	<b>ESL for Soil</b>			0.00006	see below	80	83	23,000
Hazardous Substances Storage Area/Former Auto	SB-1-2	1.5 - 2	Soil	<0.25	67	20	73	77
Underground Hydraulic Lift	SB-2-2	1.5 - 2	Soil	<0.25	50	16	68	75

**Notes:**

Samples collected October 12, 2016

Units: mg/kg = milligrams per kilogram

1. bgs = below ground surface

ESL = Environmental screening levels (ESLs) for soil as established by the California Environmental Protection Agency, San Francisco Bay Regional Water Quality Control Board Tier 1 Environmental Screening Levels (SFBWWQCB 2016), February 2016.

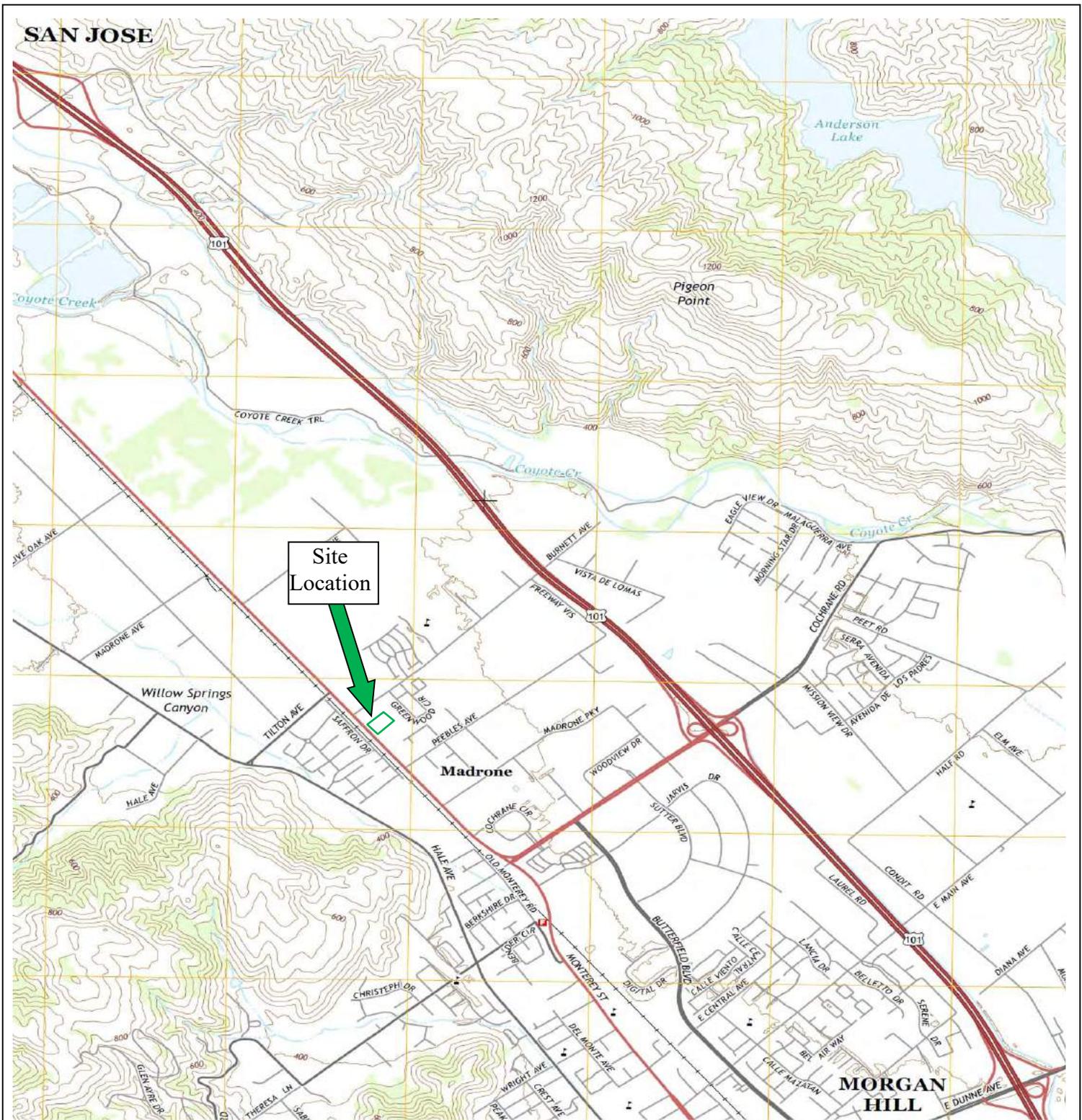
<0.25 = Not detected at concentration at or above stated concentration

**Bold** = Compound detected

**Bold** = Compound laboratory reporting limit is above ESL

Chromium III ESL = 120,000 mg/kg  
 Chromium VI ESL = 1.3 mg/kg

## FIGURES



**Legend**  
— Site (boundaries approximate)

Source: USGS Morgan Hill, CA  
 Quadrangle Topographic Map, 2015

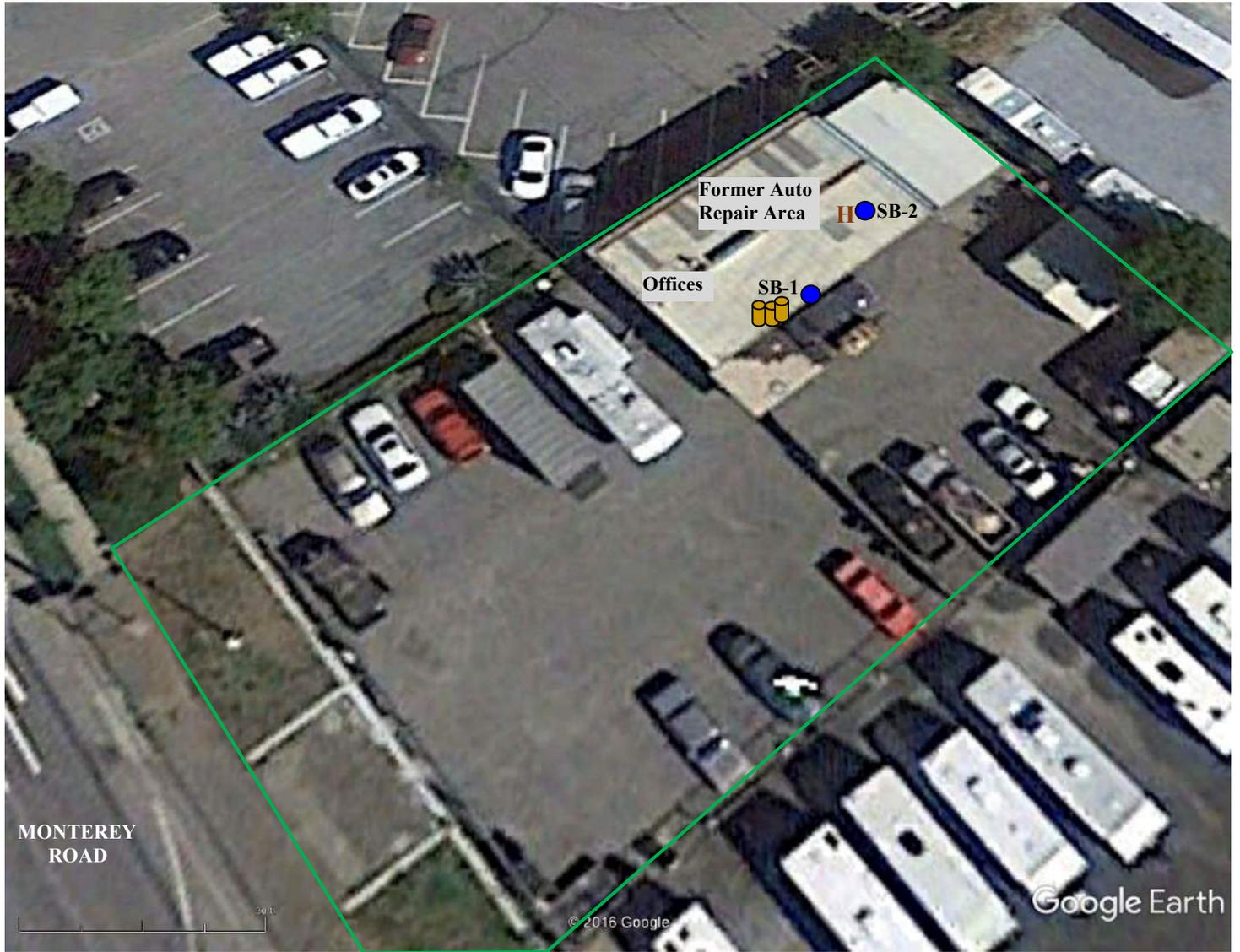


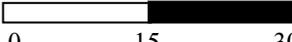
**Site Location Map**

**LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT**  
 19400 Monterey Road, Morgan Hill, California

PN: 01-2016-500-007  
 Date: October 28, 2016  
 EP: Lita Freeman

**Figure 1**



	Approximate Property Boundary	 North  Scale (approximate) as determined from Google Maps
	Sampling Location	
	Drums	
	Underground Hydraulic Lift	



**Site Plan**

**LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT**

19400 Monterey Road, Morgan Hill, California

PN: 01-2016-500-007  
 Date: October 28, 2016  
 EP: Lita Freeman

**Figure 2**

# County of Santa Clara

Department of Environmental Health

**Hazardous Materials Compliance Division  
Site Mitigation Program**

1555 Berger Drive, Suite 300  
San Jose, CA 95112-2716  
(408)918-3400 FAX (408)280-6479



August 1, 2017

APN: 726-42-003  
Case No: 2017-05ER

*SENT VIA ELECTRONIC MAIL ONLY*

Martin Flores (martinflores@gmail.com)  
360 Whirlaway Dr.  
San Jose, CA 95111

Subject: Report of Contamination at 19400 Monterey Rd., Morgan Hill, CA – **NO FURTHER ACTION REQUIRED**

Dear Mr. Flores:

The Department of Environmental Health (DEH) has reviewed the *Limited Phase II Environmental Site Sampling Report* (Report) written by Basics Environmental and dated October 31, 2016. The DEH did not direct or approve any of the work activities described in the Report. According to the Report, low levels of soil, soil vapor, and groundwater contamination are present beneath the property near the hazardous waste storage area and the underground hydraulic lift. All of the contamination reported is below the established environmental screening levels for the current land use (commercial).

Based on the information provided, the DEH has determined that the reported contamination at the property represents a low risk to human health and the environment and does not require additional investigation or mitigation at this time. It should be noted that any change in land use, and/or additional or previously unidentified contamination at this property may require further notification, investigation or cleanup.

The information reviewed by DEH to make this determination has been uploaded to GeoTracker under “non-case information” (informational item), and can be viewed online at the following web address:

[http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T10000010723](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000010723)

If you have any questions, please feel free to contact me at (408) 918-1954 or via email.

Sincerely,

Aaron Costa  
Senior Hazardous Materials Specialist  
Site Mitigation Program  
aaron.costa@cep.sccgov.org

cc: Dina Flores, Dina Flores (dpflores@hotmail.com)

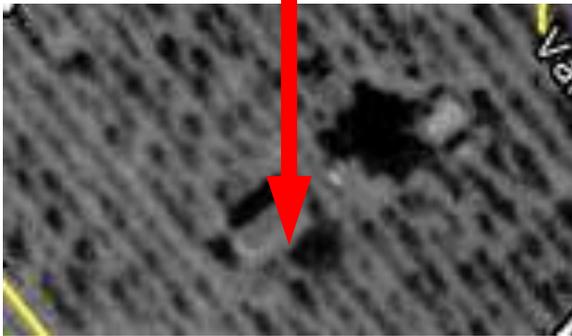
Posted to GeoTracker – Non-Case Information

**Board of Supervisors: Cindy Chavez, Mike Wasserman, Dave Cortese, Ken Yeager, S. Joseph Simitian  
County Executive: Jeffrey V. Smith**

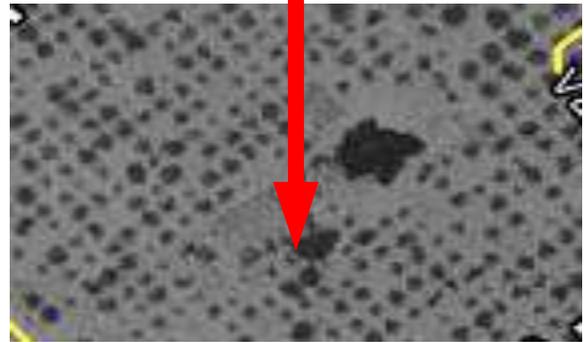
## **Attachment E**

### **Select Aerial Photographs and Topographical Maps**

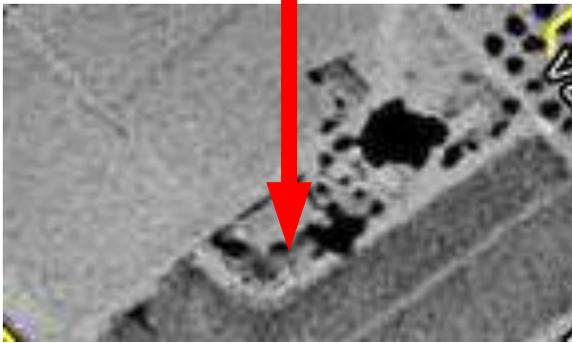
## Earlier Aerials



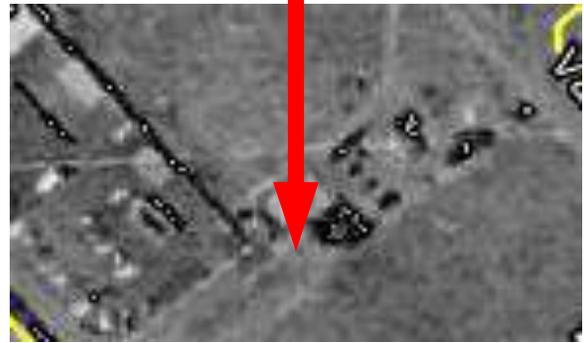
1948



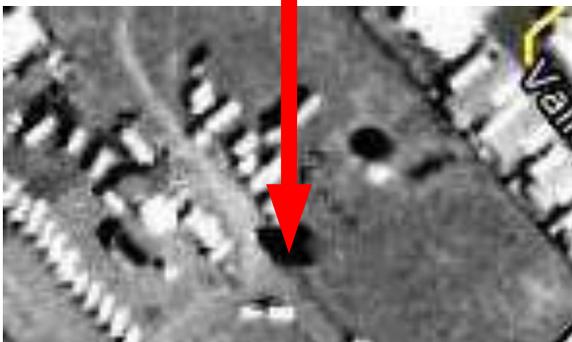
1953



1956



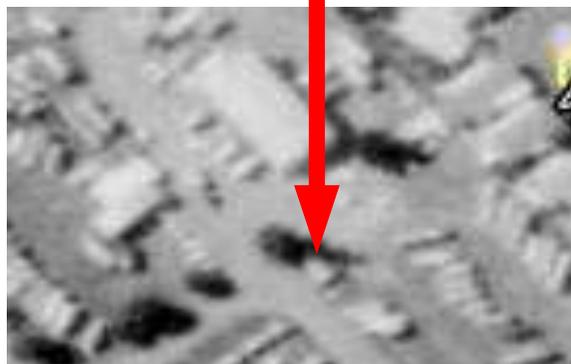
1968



1980



1987



1993

1998

 Subject Property

Google Earth

Image U.S. Geological Survey



400 ft

2004

 Subject Property

Google Earth

Image © 2019 Maxar Technologies



300 ft

2007

Subject Property

Google Earth

300 ft



2009

 Subject Property

Google Earth

Image © 2019 Maxar Technologies



300 ft

2013

 Subject Property



Google Earth

Image © 2019 Maxar Technologies



300 ft

2014

Subject Property

Google Earth

300 ft



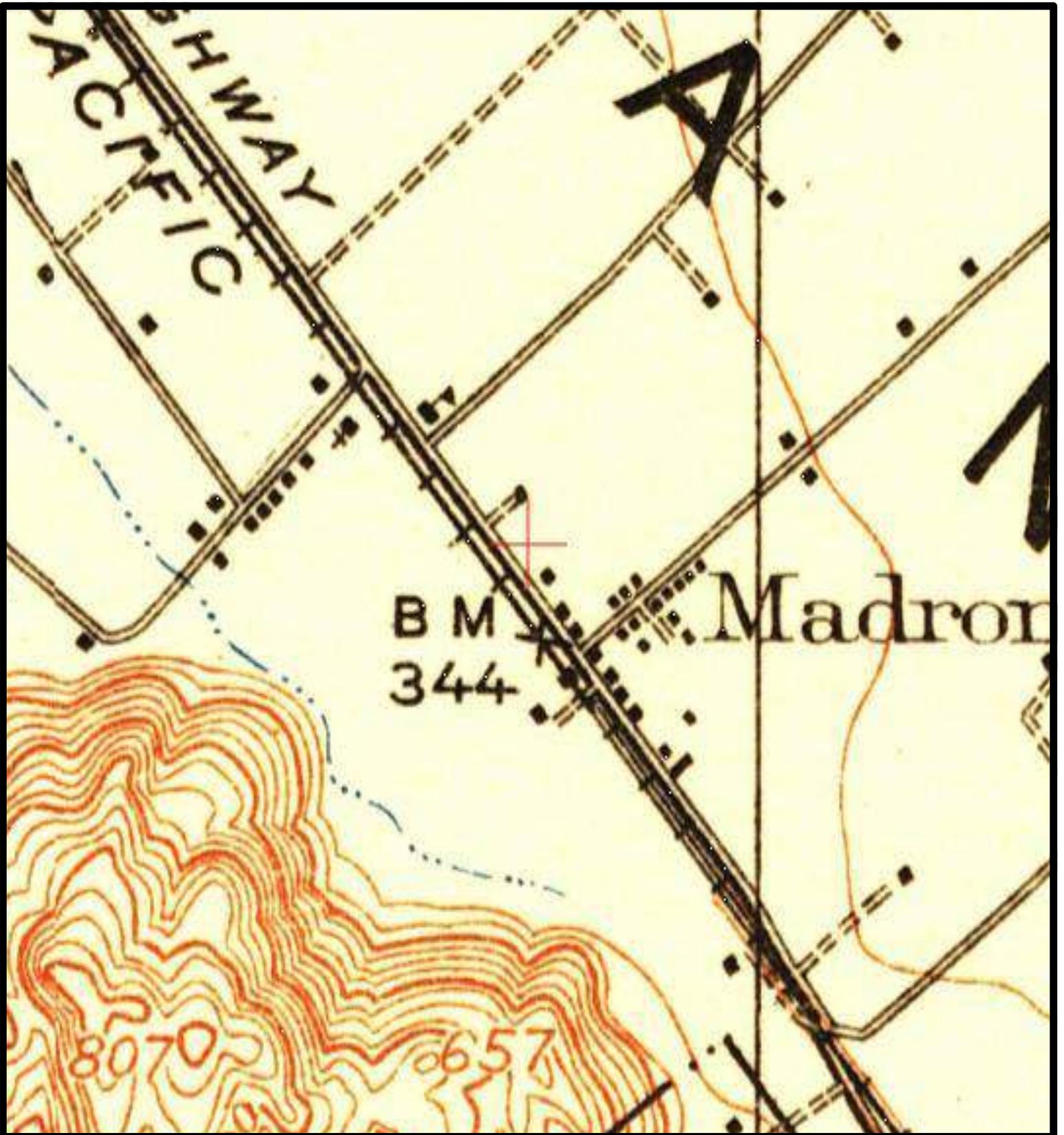
2018

Subject Property

Google Earth

300 ft





**Legend**

Reference: USGS Historical Topographic Map

 = Subject Site

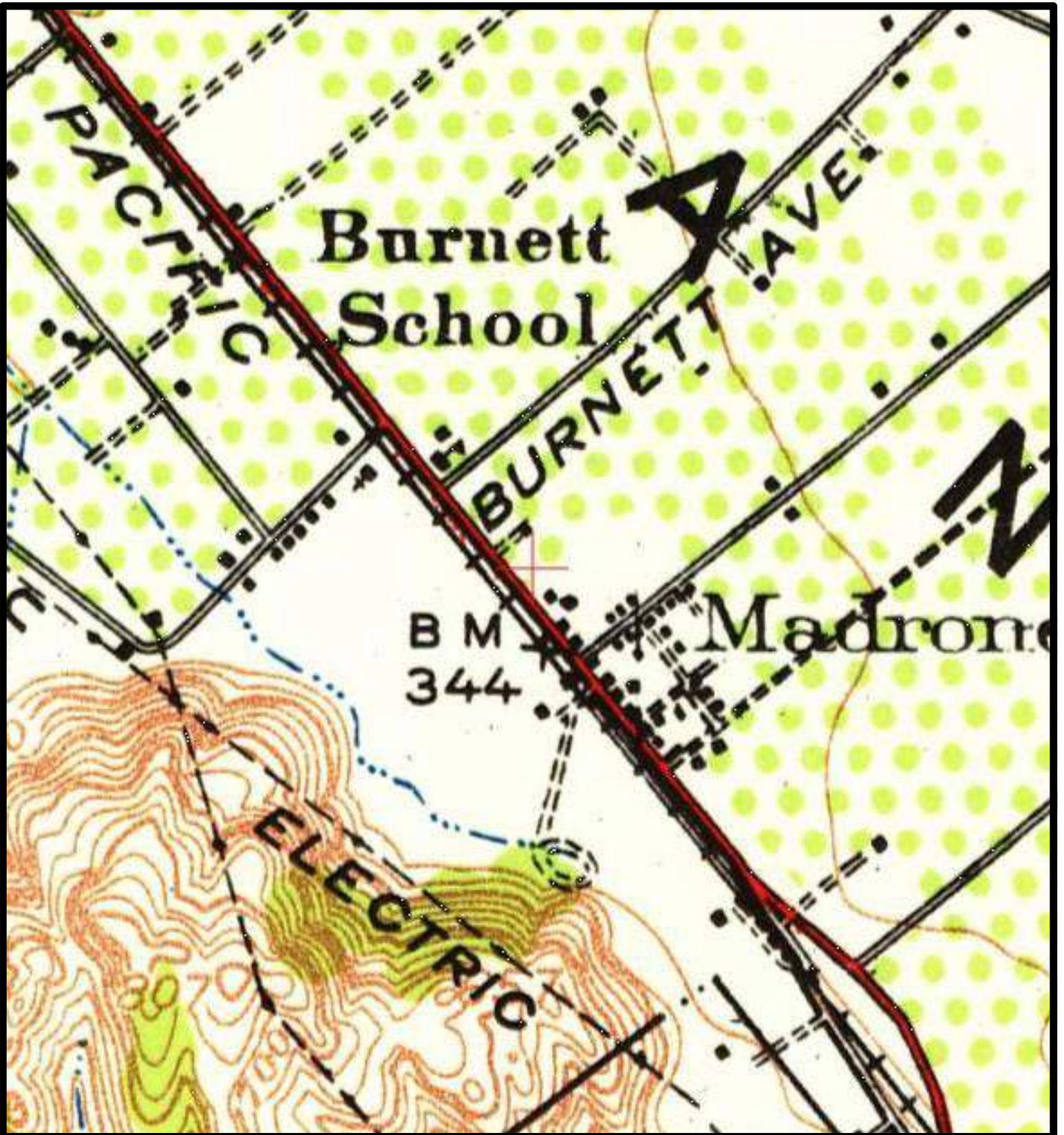


**1917 TOPOGRAPHICAL MAP**

19380 MONTEREY ROAD, MORGAN HILL, CA 95037

APN # 726-42-001 & 002

Project: P2-08-05-19



**Legend**

Reference: USGS Historical Topographic Map

 = Subject Site

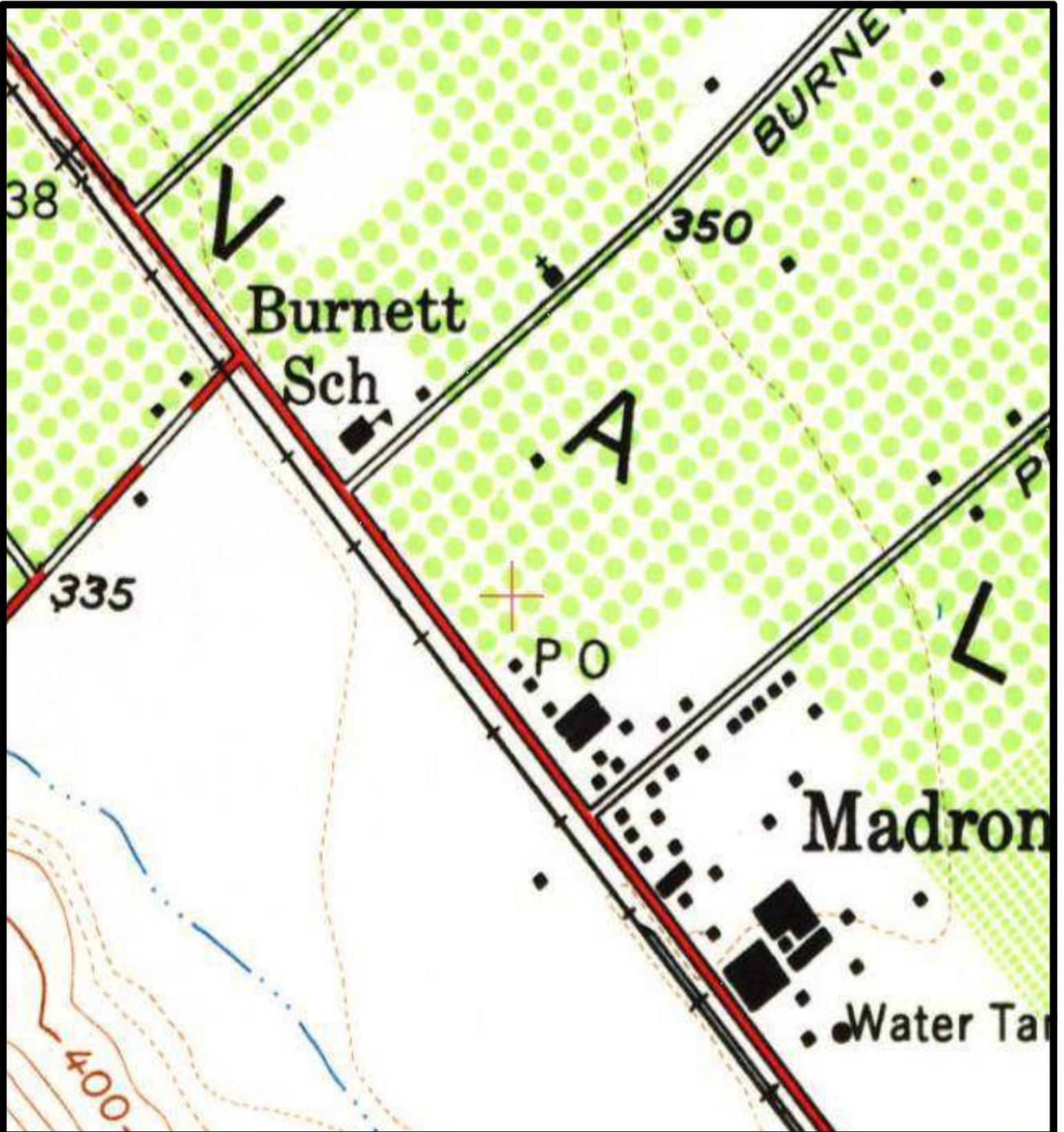


**1939 TOPOGRAPHICAL MAP**

19380 MONTEREY ROAD, MORGAN HILL, CA 95037

APN # 726-42-001 & 002

Project: P2-08-05-19



**Legend**

Reference: USGS Historical Topographic Map

 = Subject Site

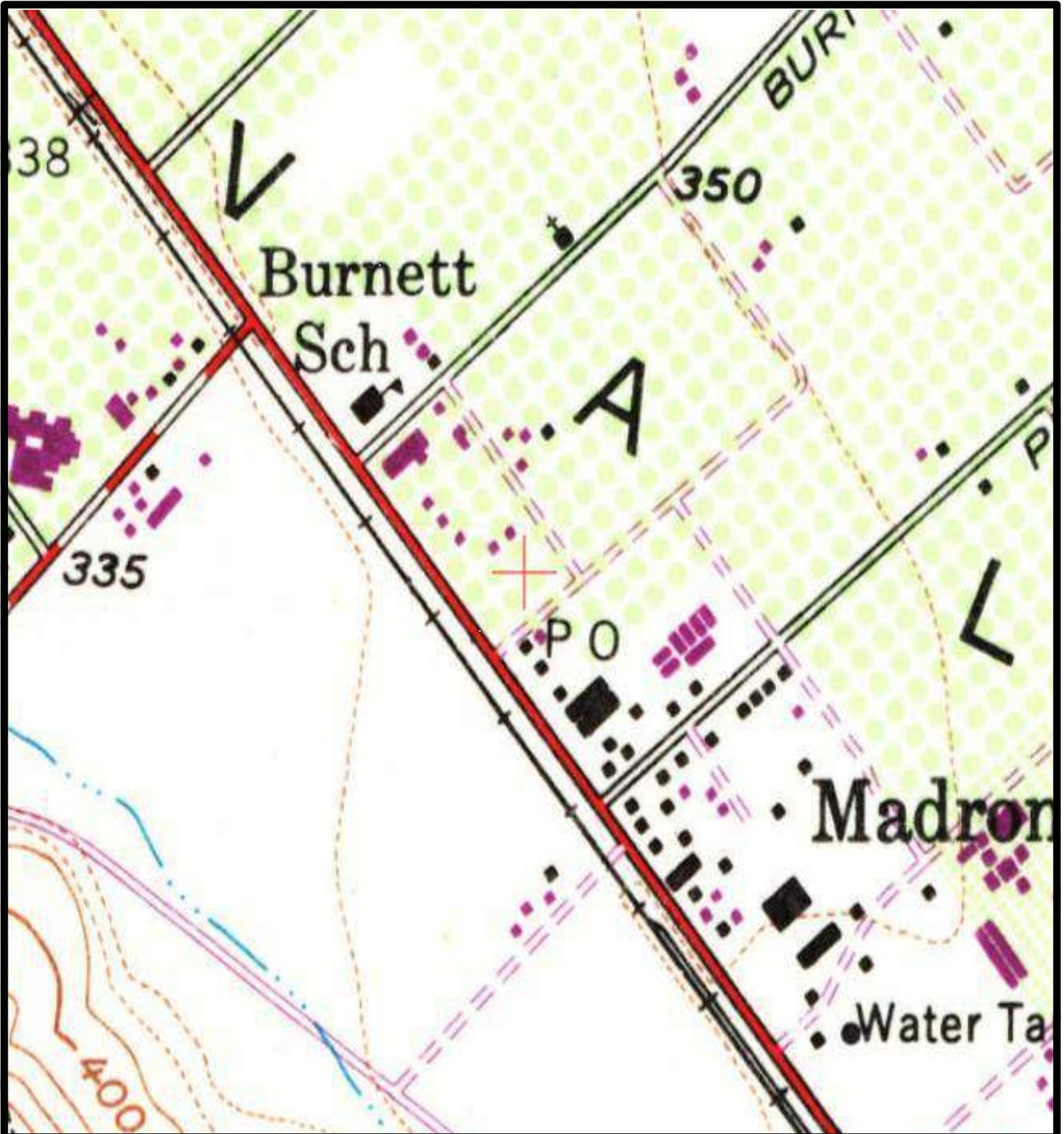


**1955 TOPOGRAPHICAL MAP**

19380 MONTEREY ROAD, MORGAN HILL, CA 95037

APN # 726-42-001 & 002

Project: P2-08-05-19



**Legend**

Reference: USGS Historical Topographic Map

 = Subject Site

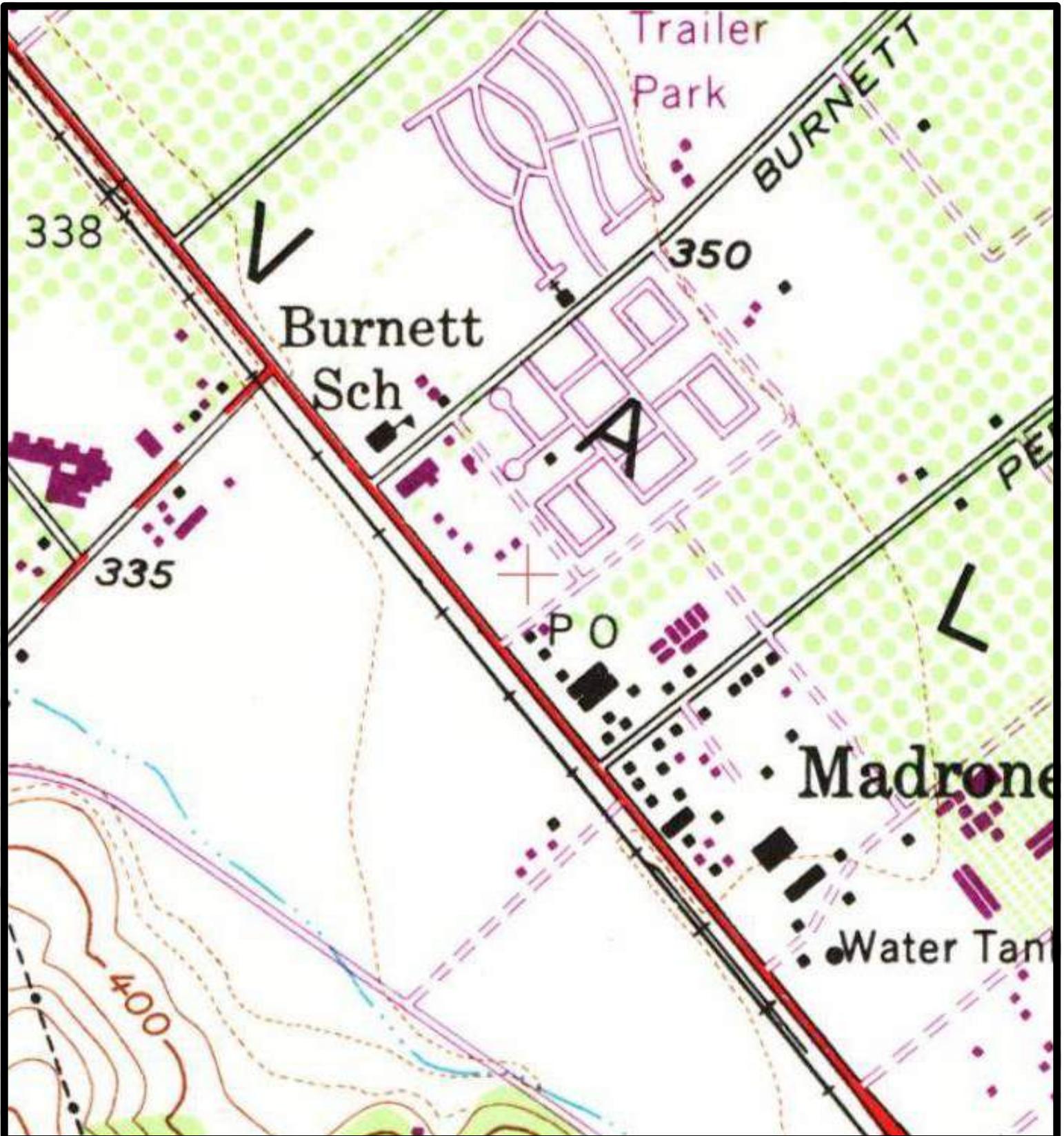


**1968 TOPOGRAPHICAL MAP**

19380 MONTEREY ROAD, MORGAN HILL, CA 95037

APN # 726-42-001 & 002

Project: P2-08-05-19



**Legend**

Reference: USGS Historical Topographic Map

 = Subject Site

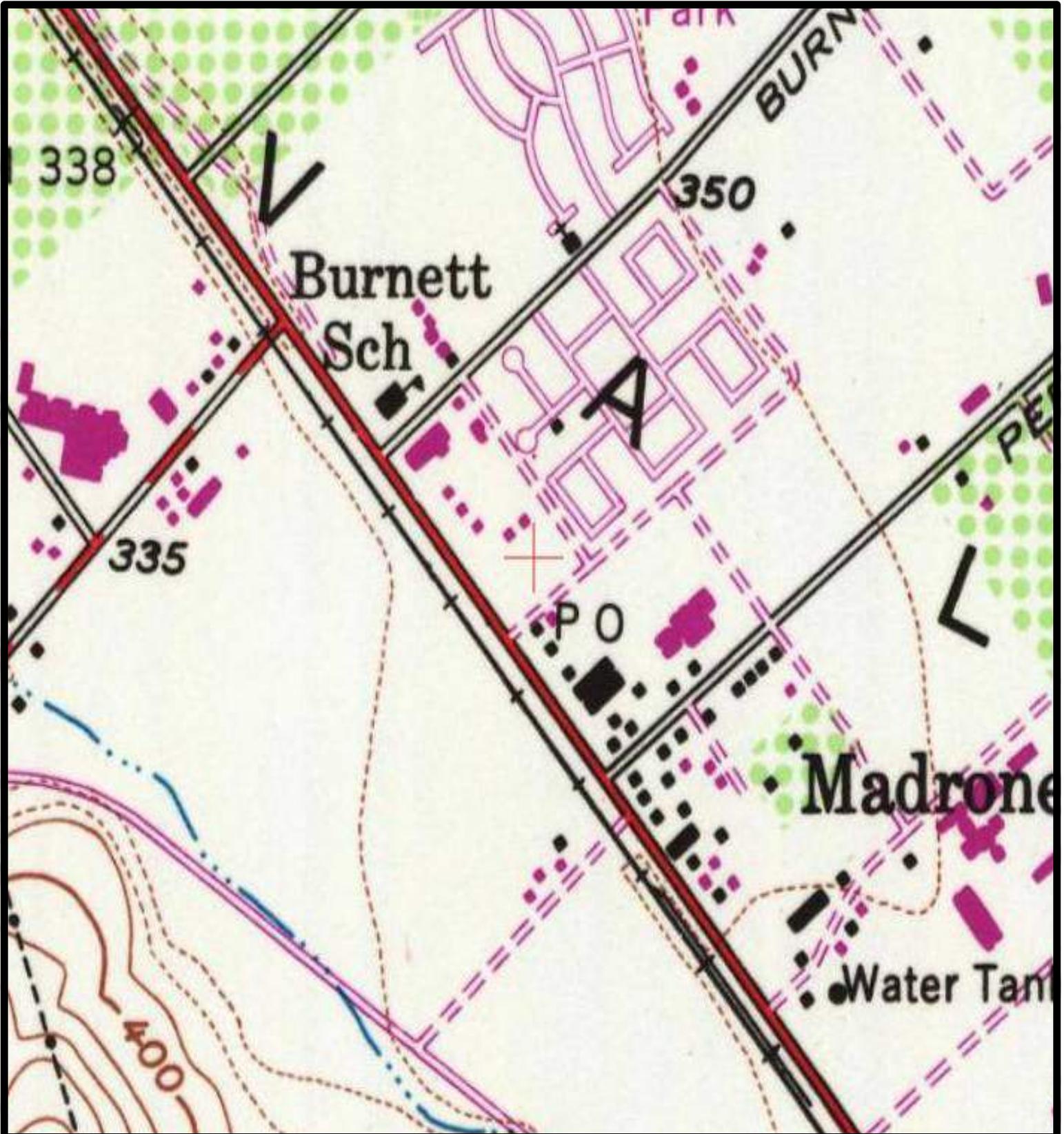


**1973 TOPOGRAPHICAL MAP**

19380 MONTEREY ROAD, MORGAN HILL, CA 95037

APN # 726-42-001 & 002

Project: P2-08-05-19



**Legend**

Reference: USGS Historical Topographic Map

 = Subject Site



**1991 TOPOGRAPHICAL MAP**

19380 MONTEREY ROAD, MORGAN HILL, CA 95037

APN # 726-42-001 & 002

Project: P2-08-05-19

## **Attachment F**

### **Historic City Directories by HIG**

# HIG Research Summary

## Site Location

19380 Monterey Road  
19380 Monterey Road  
Moran Hill, CA

## Requested by

Phase-1 Environmental Services  
5216 Harwood Road  
San Jose, CA

## HIG Project #

2029834

## Client Project #

MONTEREYRDMH

## Date Created

08/27/2019



Historical  
Information  
Gatherers

This Research Summary identifies the products and services provided by Historical Information Gatherers, Inc. (HIG) for the above referenced site location. All products are provided as PDFs unless otherwise noted.

## City Directory Pages/Abstracts

**Research Methodology:** A search was conducted for city directories that include coverage of the site area using HIG's City Directory Collection and other sources, if needed. Directories for the following years were identified for the site area. A comma between date ranges indicates a gap of 10 years or more in available city directories:

*San Jose 1922-2011*

*Gilroy 1964-1985*

The above listed directories were reviewed at approximate 5 year intervals to determine if the street(s) specified in the order were included in the directories and had listings for the site area. HIG attempted to identify former street names and aliases and if identified, these were also included in the review.

**Research Results:** City directory information, when provided, was used to create a multi-page file(s) named CD- followed by the street name. When City Directory Pages are provided, the publication name and date are shown at the top of each page. When a City Directory abstract is provided, the first page of the abstract includes the relevant publication information. The years of coverage identified for each street and any identified historical street names are as follows:

*Monterey Road (1970-2011)*

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# Research Summary for City Directory Abstract

**Site Location**

19380 Monterey Road  
19380 Monterey Road  
Moran Hill, CA

**HIG Project #**

2029834

**Client Project #**

MONTEREYRDMH

**Date Created**

08/27/2019



Historical  
Information  
Gatherers

**Conducted For**

Phase-1 Environmental Services  
5216 Harwood Road  
San Jose, CA

---

HIG has produced a city directory abstract for one or more streets associated with the site location indicated above. The publications used to create the CD Abstract are listed below.

---

The information below is taken directly from the city directory books. The following are definitions as they are found in the Haines books:

XXXX = is no phone, no people or non-published phone.

600 XXXX = Correct address only. No other information.

X Streetname = intersecting cross street

**Publication year, publisher and title**

2011 Haines San Jose

2006 Haines San Jose

2000-01 Haines San Jose

1995-96 Haines San Jose

1990-91 Haines San Jose

1985 Haines San Jose

1980 Haines San Jose

1975 Haines San Jose

1970 Haines San Jose

**Abstract Section 1- This section includes the city directory data sorted by address.**

**No# Monterey Road**

1990-91	BARRAZA Mike
1990-91	COMPLIANCE ENGRG SV
1990-91	HEAD Lioyd
1990-91	KAWANAMI Henry
1990-91	MOCK Paul
1990-91	MOUSER Monavon
1990-91	OMNIPRISE INC
1990-91	PUPPO Victor
1990-91	PUPPO Victor C
1990-91	SASO A D
1990-91	SASO Kenneth
1990-91	SASO Vincent D
1990-91	TRIVERS Matt
1985	ARAGUZ TRINI
1985	BARRAZA Mike
1985	CHEWNING RALPH W
1985	KAWANAMI Henry
1985	MOCK Paul
1985	MORGAN HL SC ENCINL
1985	PUPPO VICTOR
1985	PUPPO VICTOR C
1985	SASO A D
1985	SASO KENNETH
1985	SASO VINCENT D
1980	ARAGUZ TRINI
1980	ARENA JANE
1980	BARRAZA Mike
1980	BEDAL SID
1980	CORNELIUS B J
1980	GOOFMAN JERRY G
1980	KAWANAMI GEORGE
1980	KAWANAMI HENRY
1980	PEREZ ROBT
1980	PUPPO VICTOR
1980	PUPPO VICTOR C

1980	RYAN TIM
1980	SASO A D
1980	SASO KENNETH
1980	SASO VINCENT D
1980	SC MRGN HL ENCINAL
1975	ARAGUZ TRINI
1975	BATTAGLIA PACKING
1975	COVARRUBIAS J
1975	HEAD LLDYO
1975	JARAMILLO CRUZ
1975	KAWANAMI GEO
1975	KAWANAMI HENRY
1975	MORGAN SC ENCINAL
1975	PUPPO VICTOR C
1975	PUPPO VICTOR
1975	ROBINSON GEO
1975	SASO A D
1975	SASO KENNETH
1975	SASO VINCENT D
1975	YOKOI TAKEO
1970	ARAGUZ TRINI
1970	BATTAGLIA PACKING
1970	KAISER SAND&GRAVEL
1970	KAWANAMI HENRY
1970	MCKINLEY WM C
1970	PUPPO VICTOR C
1970	ROBINSON GEO
1970	SASO A D
1970	SASO KENNETH
1970	SASO VINCENT D
1970	WILLIAMS ROBT V

#### 19210 Monterey Road

2000-01	SINALOA CAFÉ
1995-96	SINALOA CAFÉ
1990-91	SINALOA CAFÉ
1985	SIMALOA CAFÉ
1980	SINALOA CAFÉ

1975 SINALOA CAFÉ

19220 Monterey Road

2000-01 XXXX  
1995-96 XXXX  
1990-91 XXXX  
1985 GUZMAN HIRAM  
1985 RAMIREZ MARIA ELENA  
1985 RODRIGUEZ JOSE  
1980 RAMIREZ MARIA ELENA  
1980 RODRIGUEZ JOSE

19240 Monterey Road

2011 BUDGET INN DLY&WKLY RTS-NWLY  
2006 BUDGET INN  
2006 PATEL B  
2000-01 AMIN Jaymin  
2000-01 BUDGET INN  
2000-01 PANWALA Kusum  
1995-96 BUDGET INN  
1995-96 LOPEZ Ciraca  
1995-96 PANWALA Kusum  
1990-91 ECHO MOTEL  
1985 ECHO MOTEL  
1980 XXXX  
1975 XXXX

19250 Monterey Road

2011 SOLIDAY Charles  
2006 SOLIDAY Charles  
2000-01 SOLIDAY Charles  
1995-96 CARROLL Rachel  
1990-91 XXXX  
1980 CARROLL CLAYTON W  
1975 CARROIL CLAYTON W

19260 Monterey Road

2011 STIBBARD Keala  
2006 STIBBARD Keala  
1985 CARROLL CLAYTON W

1985	CARROLL RACHEL G
1980	XXXX
1975	JOAQUITN JOS J

#### 19280 Monterey Road

2011	HALLMARK EQUIPMENT INC
2011	SUPERIOR AUTOMOTIVE&RADIATR SV
2006	HALLMARK EQUIPMENT INC
2006	SUPERIOR AUTOMOTIVE&RADIATR SV
2000-01	HALLMARK EQUIPMENT INC
1995-96	SOTELO BROS FORKLFT
1990-91	SOTELO FORKLIFT INC
1980	RAINWATER SPAS
1975	MORGAN HL CYCL SLVG
1975	MORGAN HL MOTORCYCL

#### 19380 Monterey Road

2006	ALPINE RECREATION
2000-01	ALPINE RECREATION
1995-96	ALPINE RECREATION
1990-91	CANYON R V
1985	CANYON R V
1985	CANYON R V SALES
1985	HI LO TRLR SALES
1980	CANYON R V
1980	CANYON R V SALES
1980	HI LO TRAILER SALES
1980	HI LO TRLR SALES
1975	XXXX

#### 19400 Monterey Road

2011	MORGN HL AUTO IMPORTS
2000-01	XXXX
1995-96	XXXX
1990-91	SOUTH VLY AUTOMOTVE
1985	SOUTH VLY AUTOMOTVE
1980	SOUTH VLY AUTOMOTVE
1975	SOUTH VLY AUTOMOTVE

#### 19490 Monterey Road

2011	IRISH CONSTRUCTION
2006	IRISH CONSTRUCTION
2000-01	IRISH CONSTRUCTION
1995-96	COCHRANE CHEVROLET
1995-96	COCHRANE PLZ CHVRLT
1995-96	DON MURTOS CHVRLET
1990-91	CHEVROLET AUTH AUTO
1990-91	DENT CLINIC THE
1990-91	DON MURTOS CHEVROLT
1990-91	DON MURTOS CHVRLET
1990-91	MURTOS DON CHEVROLT
1990-91	THE DENT CLINIC
1990-91	U HAUL CO
1985	DON MURTOS CHEVROLT
1985	DON MURTOS CHVRLET
1985	MURTOS DON CHEVROLT
1980	SHELLWORTH CHEVROLT
1975	SHELLWORTH OLSON

**Abstract Section 2: This section includes the city directory data sorted by the year the city directory was published.**

**2011**

19240	BUDGET INN DLY&WKLY RTS-NWLY
19250	SOLIDAY Charles
19260	STIBBARD Keala
19280	HALLMARK EQUIPMENT INC
19280	SUPERIOR AUTOMOTIVE&RADIATR SV
19400	MORGN HL AUTO IMPORTS
19490	IRISH CONSTRUCTION

**2006**

19240	BUDGET INN
19240	PATEL B
19250	SOLIDAY Charles
19260	STIBBARD Keala
19280	HALLMARK EQUIPMENT INC
19280	SUPERIOR AUTOMOTIVE&RADIATR SV
19380	ALPINE RECREATION

19490	IRISH CONSTRUCTION
2000-01	
19210	SINALOA CAFÉ
19220	XXXX
	X TILTON AV
19240	AMIN Jaymin
19240	BUDGET INN
19240	PANWALA Kusum
19250	SOLIDAY Charles
19280	HALLMARK EQUIPMENT INC
19380	ALPINE RECREATION
19400	XXXX
19490	IRISH CONSTRUCTION
1995-96	
19210	SINALOA CAFÉ
19220	XXXX
19240	BUDGET INN
19240	LOPEZ Ciraca
19240	PANWALA Kusum
19250	CARROLL Rachel
19280	SOTELO BROS FORKLFT
19380	ALPINE RECREATION
19400	XXXX
19490	COCHRANE CHEVROLET
19490	COCHRANE PLZ CHVRLT
19490	DON MURTOS CHVRLET
1990-91	
No#	BARRAZA Mike
No#	COMPLIANCE ENGRG SV
No#	HEAD Lioyd
No#	KAWANAMI Henry
No#	MOCK Paul
No#	MOUSER Monavon
No#	OMNIPRISE INC
No#	PUPPO Victor
No#	PUPPO Victor C
No#	SASO A D

No#	SASO Kenneth
No#	SASO Vincent D
No#	TRAVERS Matt
19210	SINALOA CAFÉ
19220	XXXX
19240	ECHO MOTEL
19250	XXXX
19280	SOTELO FORKLIFT INC
19380	CANYON R V
19400	SOUTH VLY AUTOMOTVE
19490	CHEVROLET AUTH AUTO
19490	DENT CLINIC THE
19490	DON MURTOS CHEVROLT
19490	DON MURTOS CHVRLET
19490	MURTOS DON CHEVROLT
19490	THE DENT CLINIC
19490	U HAUL CO

## 1985

No#	ARAGUZ TRINI
No#	BARRAZA Mike
No#	CHEWNING RALPH W
No#	KAWANAMI Henry
No#	MOCK Paul
No#	MORGAN HL SC ENCINL
No#	PUPPO VICTOR
No#	PUPPO VICTOR C
No#	SASO A D
No#	SASO KENNETH
No#	SASO VINCENT D
19210	SIMALOA CAFÉ
19220	GUZMAN HIRAM
19220	RAMIREZ MARIA ELENA
19220	RODRIGUEZ JOSE
19240	ECHO MOTEL
19260	CARROLL CLAYTON W
19260	CARROLL RACHEL G
19380	CANYON R V

19380	CANYON R V SALES
19380	HI LO TRLR SALES
19400	SOUTH VLY AUTOMOTVE
19490	DON MURTOS CHEVROLT
19490	DON MURTOS CHVRLET
19490	MURTOS DON CHEVROLT

## 1980

No#	ARAGUZ TRINI
No#	ARENA JANE
No#	BARRAZA Mike
No#	BEDAL SID
No#	CORNELIUS B J
No#	GOOFMAN JERRY G
No#	KAWANAMI GEORGE
No#	KAWANAMI HENRY
No#	PEREZ ROBT
No#	PUPPO VICTOR
No#	PUPPO VICTOR C
No#	RYAN TIM
No#	SASO A D
No#	SASO KENNETH
No#	SASO VINCENT D
No#	SC MRGN HL ENCINAL
19210	SINALOA CAFÉ
19220	RAMIREZ MARIA ELENA
19220	RODRIGUEZ JOSE
19240	XXXX
19250	CARROLL CLAYTON W
19260	XXXX
19280	RAINWATER SPAS
19380	CANYON R V
19380	CANYON R V SALES
19380	HI LO TRAILER SALES
19380	HI LO TRLR SALES
19400	SOUTH VLY AUTOMOTVE
19490	SHELLWORTH CHEVROLT

## 1975

No#	ARAGUZ TRINI
No#	BATTAGLIA PACKING
No#	COVARRUBIAS J
No#	HEAD LLDYO
No#	JARAMILLO CRUZ
No#	KAWANAMI GEO
No#	KAWANAMI HENRY
No#	MORGAN SC ENCINAL
No#	PUPPO VICTOR C
No#	PUPPO VICTOR
No#	ROBINSON GEO
No#	SASO A D
No#	SASO KENNETH
No#	SASO VINCENT D
No#	YOKOI TAKEO
19210	SINALOA CAFÉ
19240	XXXX
19250	CARROIL CLAYTON W
19260	JOAQUITN JOS J
19280	MORGAN HL CYCL SLVG
19280	MORGAN HL MOTORCYCL
19380	XXXX
19400	SOUTH VLY AUTOMOTVE
19490	SHELLWORTH OLSON

## 1970

No#	ARAGUZ TRINI
No#	BATTAGLIA PACKING
No#	KAISER SAND&GRAVEL
No#	KAWANAMI HENRY
No#	MCKINLEY WM C
No#	PUPPO VICTOR C
No#	ROBINSON GEO
No#	SASO A D
No#	SASO KENNETH
No#	SASO VINCENT D
No#	WILLIAMS ROBT V

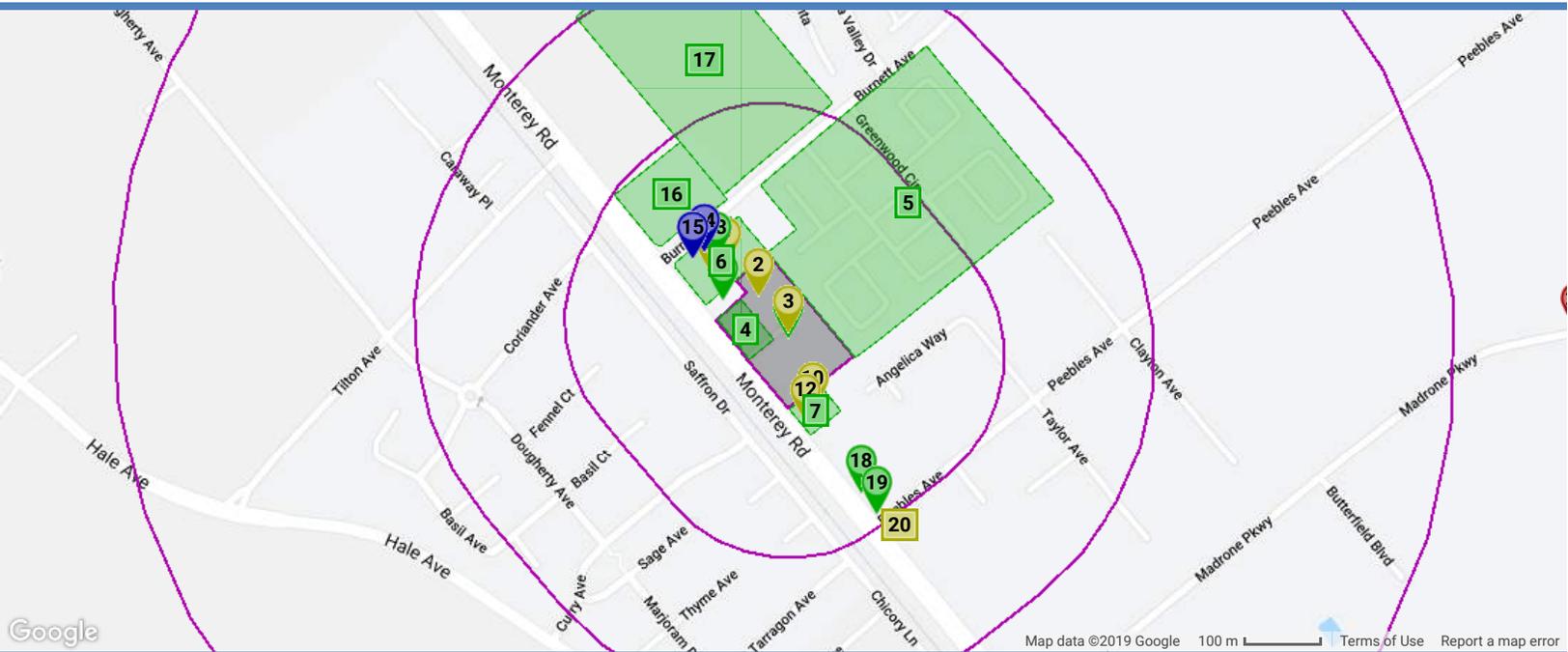
## **Attachment G**

### **MapHazardsPro Environmental Database Report**

# MapHazardsPro Radius Search Report

19380 Monterey Rd  
Morgan Hill, CA 95037

Project #: P2-08-23-19  
Date: Sunday 25th of August, 2019



## Phase-1 Environmental Services

5216 Harwood Road  
San Jose, CA 95124  
Phone: 831-422-2290

Powered by the STARReport System

# MapHazardsPro Radius Search Report

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# MapHazardsPro Radius Search Report

## Site Summary

Subject Property	Up to 1/8 mile	1/8 mile to 1/4 mile	1/4 mile to 1/2 mile	1/2 mile to 1 mile	Total
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### Databases Searched to One mile(s)

<b>NPL</b> National Priority List (Superfund) Sites	0	0	0	0	0	0
<b>CORRACT</b> Corrective Action Sites	0	0	0	0	0	0
<b>TSD</b> Treatment, Storage and Disposal Sites	0	0	0	0	4	4
<b>DEFENSE</b> Unused and Formerly Used Defense Sites	0	0	0	0	0	0
<b>BROWN</b> Brownfields Cleanup and Reuse Sites	0	0	0	0	0	0
<b>CSL</b> Contaminated Sites List	0	0	0	2	4	6
<b>DEED</b> Deed Restrictions/Environmental Covenants	0	0	0	0	0	0

### Databases Searched to One-Half mile(s)

<b>SUPERFUND</b> Superfund Database	0	0	0	0	-	0
<b>CONTROLS</b> Institutional and Engineering Controls	0	0	0	0	-	0
<b>LUST</b> Leaking Underground Storage Tanks	0	2	0	0	-	2
<b>SWLF</b> Solid Waste Landfills	0	0	0	1	-	1

### Databases Searched to One-Quarter mile(s)

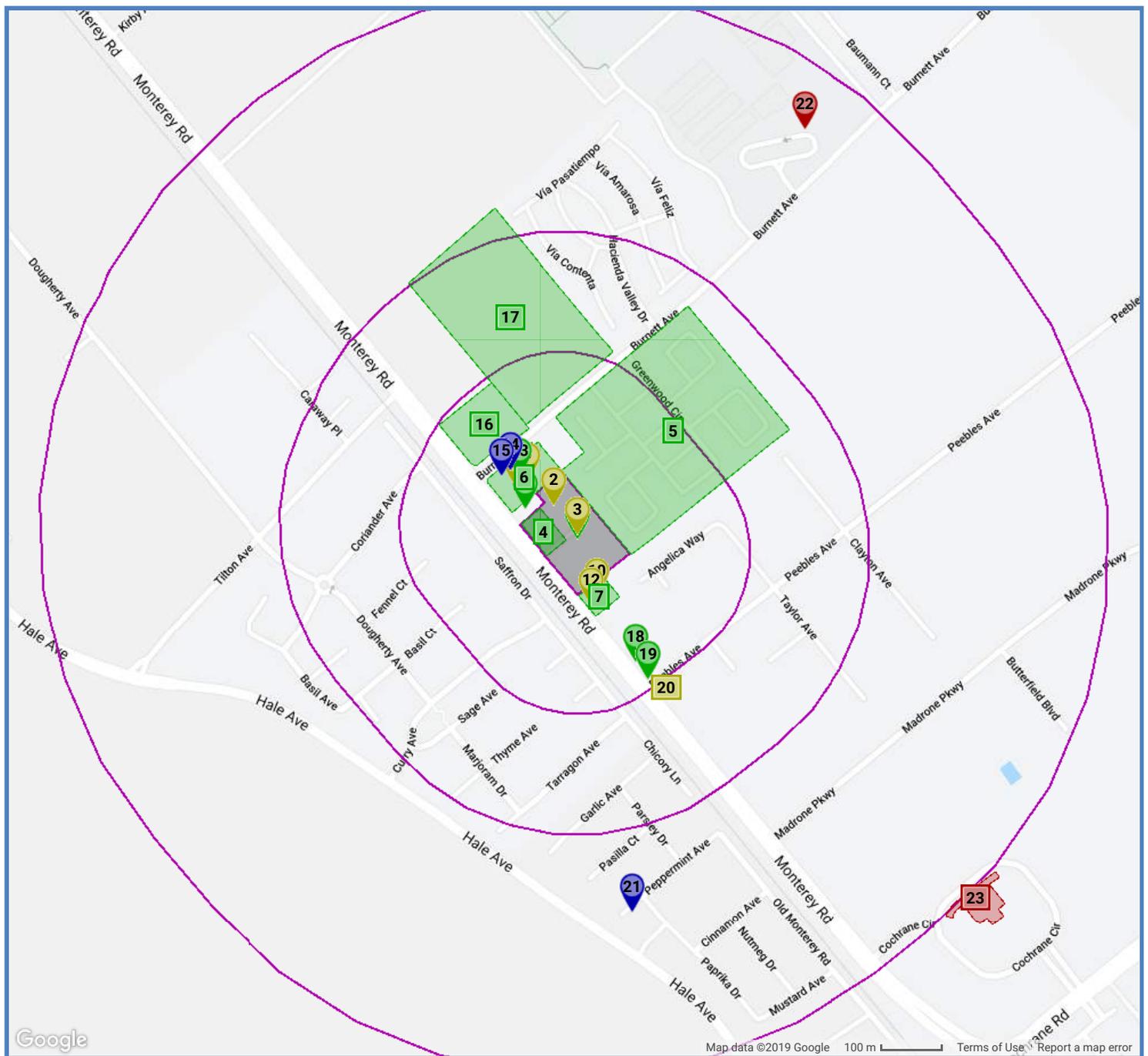
<b>WELLS</b> Water Wells	0	0	0	-	-	0
<b>HAZMAT</b> Hazardous Materials Storage and Incident Records	2	4	2	-	-	8

### Databases Searched to One-Eighth mile(s)

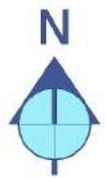
<b>ERNS</b> Emergency Response Notification System	0	0	-	-	-	0
<b>GENERATOR</b> Small and Large Quantity Generators	2	6	-	-	-	8
<b>UST</b> Underground Storage Tank Sites	0	0	-	-	-	0
<b>AST</b> Aboveground Storage Tanks	0	0	-	-	-	0
<b>EMISSIONS</b> Air Emissions Sites	0	0	-	-	-	0
<b>HAZNET</b> Hazardous Waste Information System	6	23	-	-	-	29
<b>Totals</b>	10	35	2	3	8	58

# MapHazardsPro Radius Search Report

## Map 1

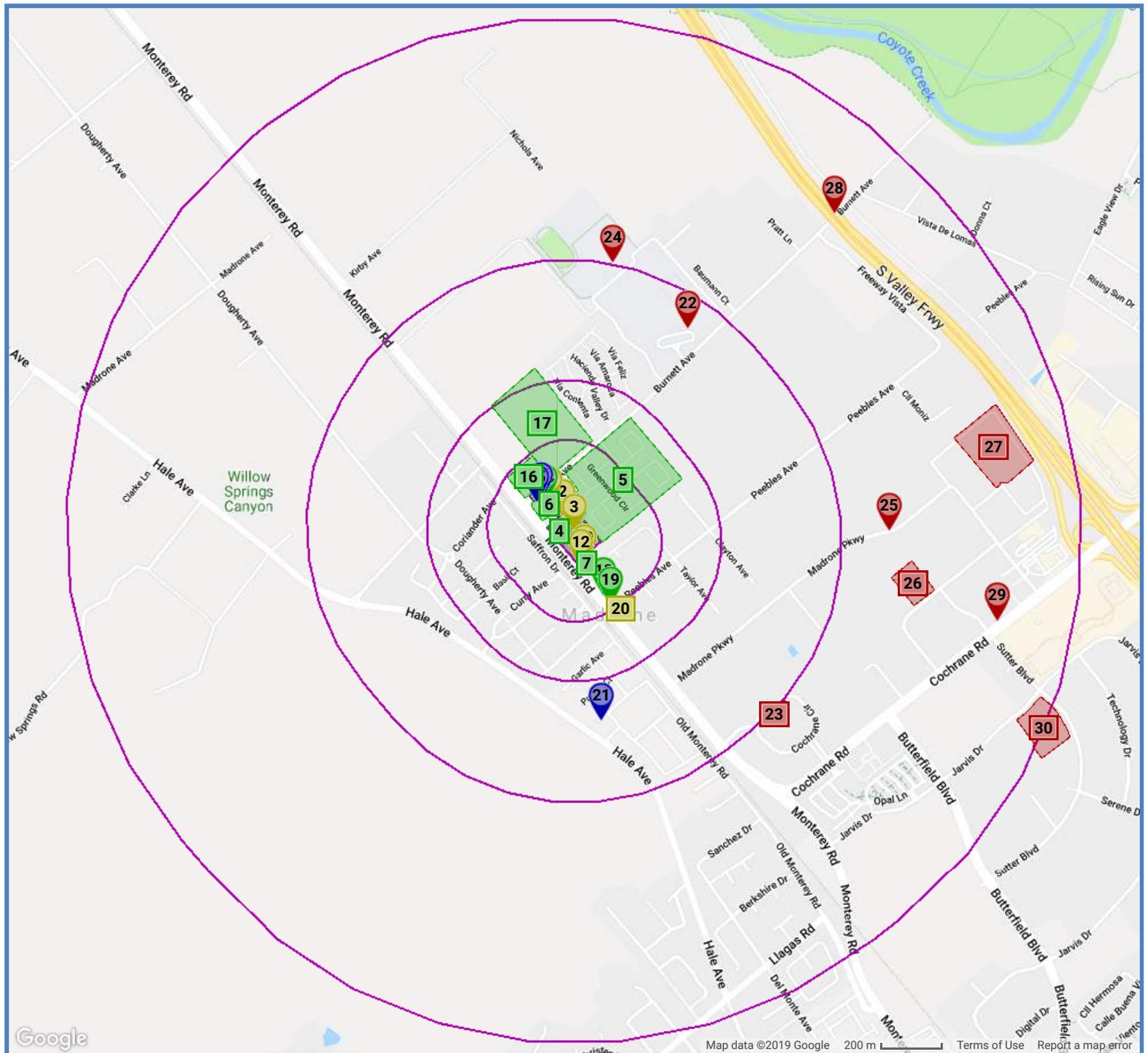


-   Site Searched to One-Eighth Mile
  -   Site Searched to One-Quarter Mile
  -   Site Searched to One-Half Mile
  -   Site Searched to One Mile
-   Subject Property

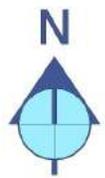


# MapHazardsPro Radius Search Report

## Map 2

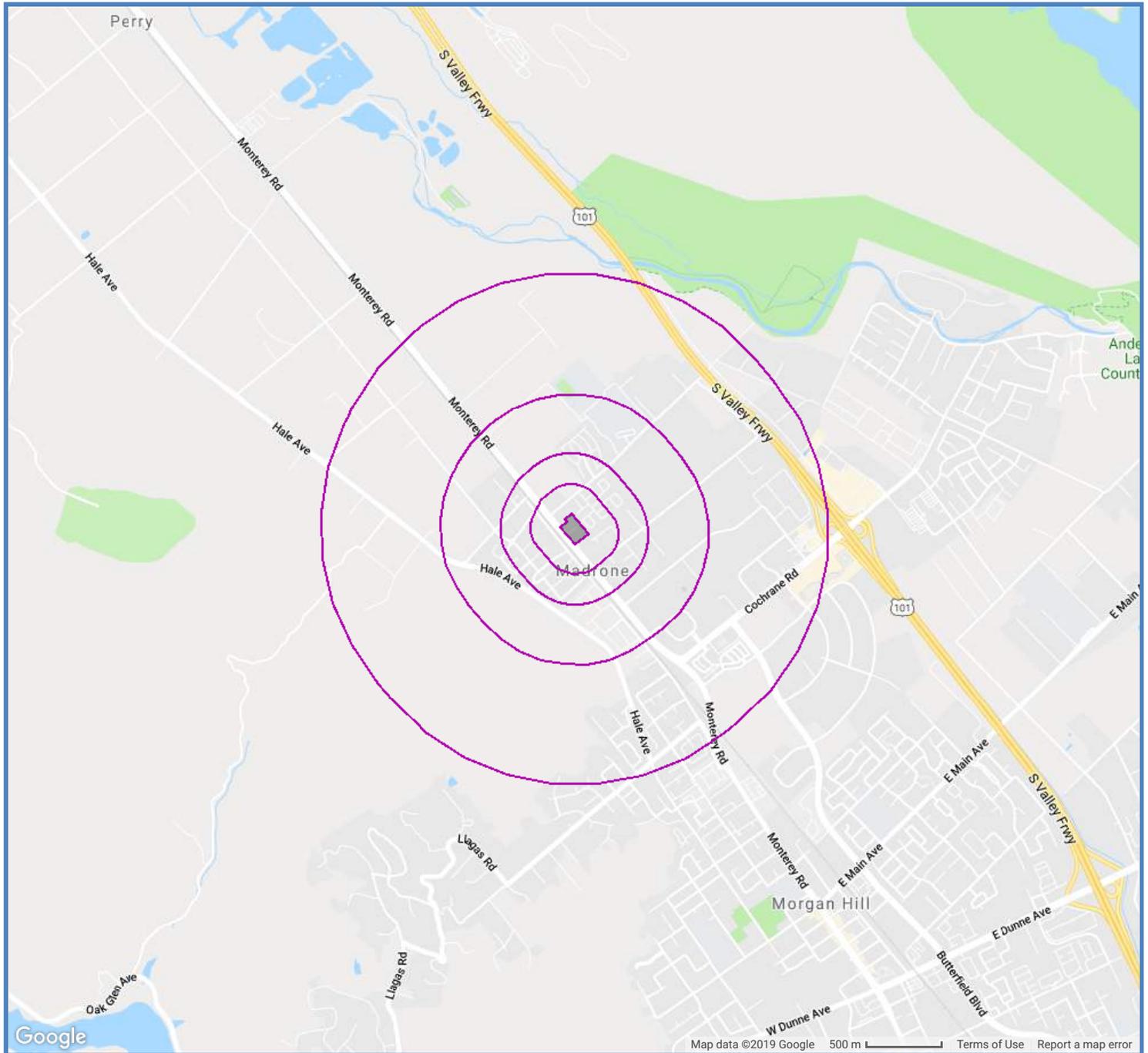


-   Site Searched to One-Eighth Mile
  -   Site Searched to One-Quarter Mile
  -   Site Searched to One-Half Mile
  -   Site Searched to One Mile
-   Subject Property

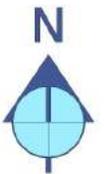


# MapHazardsPro Radius Search Report

## Site Vicinity Map



Subject Property



# MapHazardsPro Radius Search Report

## Site Details Summary

Map#	DB Type	Site Name/Status	Address	Dist/Dir	Page
1A	HAZNET	STOCKDALES HOT ROD PAINT/Status Not Applicable or Not Provided By Agency	19380 MONTEREY ST, MORGAN HILL, CA	0 ft / South East	10
1B	HAZNET	ALPINE RECREATION/Status Not Applicable or Not Provided By Agency	19380 MONTEREY ST, MORGAN HILL, CA	0 ft / South East	10
1C	HAZNET	STOCKDALES HOT ROD PAINT/Status Not Applicable or Not Provided By Agency	19380 MONTEREY ST, MORGAN HILL, CA	0 ft / South East	10
2A	GENERATOR	FAMILY ADVENTURES RV INC/Status Not Applicable or Not Provided By Agency	19380 Monterey St, MORGAN HILL, CA	0 ft / North West	11
2B	HAZMAT	FAMILY ADVENTURES RV INC/Status Not Applicable or Not Provided By Agency	19380 Monterey St, MORGAN HILL, CA	0 ft / North West	11
3A	HAZNET	FAMILY RV/Status Not Applicable or Not Provided By Agency	19380 MONTEREY ST, MORGAN HILL, CA	0 ft / East	12
3B	HAZNET	FAMILY ADVENTURES RV INC/Status Not Applicable or Not Provided By Agency	19380 MONTEREY ST, MORGAN HILL, CA	0 ft / East	12
3C	GENERATOR	FAMILY ADVENTURES RV INC/Status Not Applicable or Not Provided By Agency	19380 MONTEREY ST, MORGAN HILL, CA	0 ft / East	13
3D	HAZMAT	FAMILY ADVENTURES RV INC/Status Not Applicable or Not Provided By Agency	19380 MONTEREY ST, MORGAN HILL, CA	0 ft / East	14
4A	HAZNET	ALPINE RECREATION/Status Not Applicable or Not Provided By Agency	19380 MONTEREY RD, MORGAN HILL, CA	0 ft / South East	15
5A	HAZNET	DIAMAN HARRSON PAINTING/Status Not Applicable or Not Provided By Agency	200 BURNETT AVE STE 104, MORGAN HILL, CA	3 ft / North East	17
6A	HAZNET	1X COCHRAN PLAZA CHEV/GEO/Status Not Applicable or Not Provided By Agency	19490 MONTEREY RD, MORGAN HILL, CA	4 ft / North West	17
6B	HAZNET	DENT CLINIC THE/Status Not Applicable or Not Provided By Agency	19490 MONTEREY RD, MORGAN HILL, CA	4 ft / North West	17
6C	HAZNET	DENT CLINIC THE/Status Not Applicable or Not Provided By Agency	19490 MONTEREY RD, MORGAN HILL, CA	4 ft / North West	18
6D	GENERATOR	SOUTH COUNTY CHEVROLET GEO/Status Not Applicable or Not Provided By Agency	19490 MONTEREY ST, MORGAN HILL, CA	4 ft / North West	19
6E	GENERATOR	DENT CLINIC THE/Status Not Applicable or Not Provided By Agency	19490 MONTEREY RD, MORGAN HILL, CA	4 ft / North West	20
7A	HAZNET	SOTELO BROS FORKLIFT INC/Status Not Applicable or Not Provided By Agency	19280 NORTH MONTEREY RD, MORGAN HILL, CA	12 ft / South East	21
7B	HAZNET	SUPERIOR AUTOMOTIVE & RADIATOR SERVICES/Status Not Applicable or Not Provided By Agency	19280 N MONTEREY RD, MORGAN HILL, CA	12 ft / South East	21
7C	HAZNET	SOTELO BROS FORKLIFT INC/Status Not Applicable or Not Provided By Agency	19280 NORTH MONTEREY RD, MORGAN HILL, CA	12 ft / South East	22
7D	HAZNET	SUPERIOR AUTOMOTIVE & RADIATOR SERVICES/Status Not Applicable or Not Provided By Agency	19280 N MONTEREY RD, MORGAN HILL, CA	12 ft / South East	22

# MapHazardsPro Radius Search Report

## Site Details Summary

8A	HAZNET	SOUTH VALLEY AUTOMOTIVE/Status Not Applicable or Not Provided By Agency	19400 MONTEREY RD, MORGAN HILL, CA	37 ft / North West	23
9A	HAZNET	IRISH CONSTRUCTION/Status Not Applicable or Not Provided By Agency	19490 MONTEREY ST, MORGAN HILL, CA	72 ft / North West	23
9B	GENERATOR	IRISH CONSTRUCTION/Status Not Applicable or Not Provided By Agency	19490 MONTEREY ST, MORGAN HILL, CA	72 ft / North West	24
9C	HAZMAT	IRISH CONSTRUCTION/Status Not Applicable or Not Provided By Agency	19490 MONTEREY ST, MORGAN HILL, CA	72 ft / North West	28
10A	HAZNET	SUPERIOR AUTOMOTIVE & RV/Status Not Applicable or Not Provided By Agency	19280 MONTEREY ST, MORGAN HILL, CA	83 ft / South East	32
10B	GENERATOR	SUPERIOR AUTOMOTIVE & RADIATOR SERV/Status Not Applicable or Not Provided By Agency	19280 MONTEREY HY, MORGAN HILL, CA	83 ft / South East	32
10C	HAZMAT	SUPERIOR AUTOMOTIVE & RADIATOR SERV/Status Not Applicable or Not Provided By Agency	19280 MONTEREY HY, MORGAN HILL, CA	83 ft / South East	40
11A	GENERATOR	IRISH CONSTRUCTION/Status Not Applicable or Not Provided By Agency	19490 MONTEREY ST, MORGAN HILL, CA	98 ft / North West	49
11B	HAZMAT	IRISH CONSTRUCTION/Status Not Applicable or Not Provided By Agency	19490 MONTEREY ST, MORGAN HILL, CA	98 ft / North West	49
12A	GENERATOR	SUPERIOR AUTOMOTIVE & RADIATOR SERV/Status Not Applicable or Not Provided By Agency	19280 MONTEREY HY, MORGAN HILL, CA	102 ft / South	50
12B	HAZMAT	SUPERIOR AUTOMOTIVE & RADIATOR SERV/Status Not Applicable or Not Provided By Agency	19280 MONTEREY HY, MORGAN HILL, CA	102 ft / South	51
13A	HAZNET	SOUTH COUNTY CHEVROLET GEO/Status Not Applicable or Not Provided By Agency	19490 MONTEREY RD, MORGHAN HILL, CA	120 ft / North West	51
13B	HAZNET	JIMS MOBIL TRUCK REPAIR/Status Not Applicable or Not Provided By Agency	19490 MONTEREY HWY, MORGAN HILL, CA	120 ft / North West	52
13C	HAZNET	IRISH CONSTRUCTION CONTROLLER/Status Not Applicable or Not Provided By Agency	19490 MONTEREY HWY, MORGAN HILL, CA	120 ft / North West	52
13D	HAZNET	SOUTH COUNTY CHEVROLET GEO/Status Not Applicable or Not Provided By Agency	19490 MONTEREY RD, MORGHAN HILL, CA	120 ft / North West	52
13E	HAZNET	JIMS MOBIL TRUCK REPAIR/Status Not Applicable or Not Provided By Agency	19490 MONTEREY HWY, MORGAN HILL, CA	120 ft / North West	53
13F	HAZNET	IRISH CONSTRUCTION CONTROLLER/Status Not Applicable or Not Provided By Agency	19490 MONTEREY HWY, MORGAN HILL, CA	120 ft / North West	54
14A	LUST	Cochrane Plaza Chevrolet/Completed - Case Closed	19490 Monterey Rd, UNINCORPORATED, CA	174 ft / North West	57
15A	LUST	Cochrane Plaza Chevrolet/Status Not Applicable or Not Provided By Agency	19490 MONTEREY RD, UNINCORPORATED, CA	194 ft / North West	59
16A	HAZNET	B & P MARINE SERVICE/Status Not Applicable or Not Provided By Agency	19500 MONTEREY, MORGAN HILL, CA	297 ft / North West	59

# MapHazardsPro Radius Search Report

## Site Details Summary

17A	HAZNET	KOBACHI FARM PROPERTY/Status Not Applicable or Not Provided By Agency	105 BURNETT AVE, MORGAN HILL, CA	324 ft / North	59
18A	HAZNET	STEPHEN PENA/Status Not Applicable or Not Provided By Agency	19220 MONTEREY HWY, MORGAN HILL, CA	497 ft / South East	60
18B	HAZNET	STEPHEN PENA/Status Not Applicable or Not Provided By Agency	19220 MONTEREY HWY, MORGAN HILL, CA	497 ft / South East	60
19A	HAZNET	VALLEY TRANSPORT/Status Not Applicable or Not Provided By Agency	ON MONTEREY RD AT PEEBLES AVE, MORGAN HILL, CA	617 ft / South East	61
19B	HAZNET	VALLEY TRANSPORT/Status Not Applicable or Not Provided By Agency	ON MONTEREY RD AT PEEBLES AVE, MORGAN HILL, CA	617 ft / South East	61
20A	HAZMAT	PONZINI'S COMMUNITY GARAGE/Status Not Applicable or Not Provided By Agency	19190 MONTEREY RD, MORGAN HILL, CA	666 ft / South East	62
20B	HAZMAT	PONZINI'S COMMUNITY GARAGE/Status Not Applicable or Not Provided By Agency	19190 MONTEREY RD, MORGAN HILL, CA	666 ft / South East	62
21A	SWLF	Madrone Villages/Status Not Applicable or Not Provided By Agency	, , CA	1775 ft / South	66
22A	CSL	ANN SOBRATO HIGH SCHOOL/No Further Action	11230 Monterey Highway, SAN JOSE, CA	2313 ft / North East	66
23A	CSL	DEPRESSURIZED TECHNOLOGIES INT/No Action	335 COCHRANE CIR, MORGAN HILL, CA	2621 ft / South East	71
24A	CSL	NEW MORGAN HILL HIGH SCHOOL/Certified	Burnett Avenue, MORGAN HILL, CA	2659 ft / North	71
24B	CSL	NEW MORGAN HILL HIGH/Status Not Applicable or Not Provided By Agency	BURNETT AVENUE, MORGAN HILL, CA	2659 ft / North	77
25A	TSD	M&L Precision Machining Inc./Status Not Applicable or Not Provided By Agency	18665 Madrone Pkwy, MORGAN HILL, CA	3179 ft / East	77
26A	TSD	MICRO MECHANICS INC/Status Not Applicable or Not Provided By Agency	465 WOODVIEW AV, MORGAN HILL, CA	3200 ft / East	78
27A	TSD	FLEXTRONICS INTERNATIONAL/Status Not Applicable or Not Provided By Agency	925 LIGHTPOST WY, MORGAN HILL, CA	4030 ft / East	78
28A	CSL	MADRONE LANDFILL/Completed - Case Closed	HWY 101 N. OF BURNETTE AVE, MORGAN HILL, CA	4309 ft / North East	79
29A	CSL	MADRONE LAND CORP./SAN JOSE TRAP & SKEET/Refer: RWQCB	645 COCHRANE RD., MORGAN HILL, CA	4444 ft / East	80
30A	TSD	ANRITSU COMPANY/Status Not Applicable or Not Provided By Agency	490 JARVIS DR, MORGAN HILL, CA	4957 ft / East	82

# MapHazardsPro Radius Search Report

## Subject Property Sites

1

ALPINE RECREATION~STOCKDALES HOT ROD PAINT  
Records: 1A,1B,1C,

Site ID: -585859556  
Distance: 0 ft, South East

1A

STOCKDALES HOT ROD PAINT  
19380 MONTEREY ST, MORGAN HILL, CA  
Type: Hazardous Waste Information System (HAZNET)  
Source: California DTSC's Hazardous Waste Tracking System's Facilities List

Record ID:  
CAHAZWTS-CAL000360467

### Record Details

<b>Owner Name</b>	JOSEPH STOCKDALE	<b>Owner Phone</b>	4086799915
<b>Operator Or Contact Name</b>	JOE STOCKDALE	<b>Operator Or Contact Phone</b>	4086799915
<b>Status</b>	INACTIVE	<b>Inactive Date</b>	6/30/2011
<b>Record Entered</b>	1/21/2011 11:39:04 AM	<b>Last Update</b>	10/15/2012 6:18:07 PM
<b>Naics</b>	811121	<b>Are California Manifests</b>	Yes
<b>Transporter Registration</b>	N/A	<b>Owner Address</b>	19380 MONTEREY ST, MORGAN HILL, CA 950372605
<b>Operator Or Contact Address</b>	19380 MONTEREY ST, MORGAN HILL, CA 950372605	<b>Mailing Address</b>	19380 MONTEREY ST, MORGAN HILL, CA 950372605

1B

ALPINE RECREATION  
19380 MONTEREY ST, MORGAN HILL, CA  
Type: Hazardous Waste Information System (HAZNET)  
Source: California DTSC's Hazardous Waste Tracking System's Facilities List

Record ID:  
CAHAZWTS-CAL922843051

### Record Details

<b>Owner Name</b>	ALPINE RECREATION	<b>Owner Phone</b>	4087744511
<b>Operator Or Contact Name</b>	BRIAN KENNEDY-SAFETY MGR	<b>Operator Or Contact Phone</b>	4087794511
<b>Status</b>	INACTIVE	<b>Inactive Date</b>	6/30/2009
<b>Record Entered</b>	10/10/1992	<b>Last Update</b>	3/24/2011 9:46:34 AM
<b>Are California Manifests</b>	Yes	<b>Transporter Registration</b>	N/A
<b>Owner Address</b>	19380 MONTEREY ST, MORGAN HILL, CA 950372605	<b>Operator Or Contact Address</b>	19380 MONTEREY ST, MORGAN HILL, CA 950372605
<b>Mailing Address</b>	PO BOX 1240, APTOS, CA 950030000		

1C

STOCKDALES HOT ROD PAINT  
19380 MONTEREY ST, MORGAN HILL, CA  
Type: Hazardous Waste Information System (HAZNET)  
Source: California Department of Toxic Substance Controls's Hazardous Waste Transportation System 1993-2012 Tanner List. Includes Nationally relevant data!

Record ID:  
NAHWTSXX-CAL000360467

### Record Details

# MapHazardsPro Radius Search Report

## Subject Property Sites

<b>Contact Name</b>	JOE STOCKDALE	<b>Contact Phone</b>	4086799915
<b>Id Number Type</b>	State permanent number	<b>Mailing Address</b>	19380 MONTEREY ST, MORGAN HILL, CA 950372605

## Manifest Summary

<b>Year</b>	2011	<b>Manifest Details</b>	0.198 tons of Unspecified solvent mixture disposed of by STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)`
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### 2

FAMILY ADVENTURES RV INC  
Records: 2A,2B,

Site ID: -2040628135  
Distance: 0 ft, North West

### 2A

FAMILY ADVENTURES RV INC  
19380 Monterey St, MORGAN HILL, CA  
Type: Small and Large Quantity Generators (GENERATOR)  
Source: California EPA's CUPA facilities database

Record ID:  
CACUPAGN-10473610

## Record Details

<b>Phone</b>	(408) 612-4700	<b>Fax</b>	(408) 365-2002
<b>Operator Name</b>	FAMILY ADVENTURES RV INC	<b>Operator Phone</b>	(408) 612-4700
<b>Owner Name</b>	FAMILY ADVENTURES RV INC	<b>Owner Phone</b>	(408) 612-4700
<b>E Contact Name</b>	John Kerley	<b>E Contact Phone</b>	(408) 612-4700
<b>E Contact Mailing Address</b>	19380 Monterey St	<b>Primary Regulator</b>	Santa Clara County Environmental Health
<b>Hazardous Materials Business Plan Facility</b>	Yes	<b>Accidental Release Prevention Facility</b>	No
<b>Ust Facility</b>	No	<b>Aboveground Storage Tank</b>	No
<b>Hazardous Waste Generator</b>	Yes	<b>Recycler</b>	No
<b>Household Hazardous Waste Collection</b>	No	<b>Onsite Hazardous Waste Treatment</b>	No
<b>Mailing Address</b>	19380 Monterey St, Morgan Hill, CA 95037	<b>Owner Address</b>	19380 Monterey St, Morgan Hill, CA 95037
<b>E Contact Address</b>	john@familyrv.com, Morgan Hill, CA 95037		

### 2B

FAMILY ADVENTURES RV INC  
19380 Monterey St, MORGAN HILL, CA  
Type: Hazardous Materials Storage and Incident Records (HAZMAT)  
Source: California EPA's CUPA facilities database

Record ID:  
CACUPAHM-10473610

## Record Details

<b>Phone</b>	(408) 612-4700	<b>Fax</b>	(408) 365-2002
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# MapHazardsPro Radius Search Report

## Subject Property Sites

<b>Operator Name</b>	FAMILY ADVENTURES RV INC	<b>Operator Phone</b>	(408) 612-4700
<b>Owner Name</b>	FAMILY ADVENTURES RV INC	<b>Owner Phone</b>	(408) 612-4700
<b>Owner Country</b>	United States	<b>E Contact Name</b>	John Kerley
<b>E Contact Phone</b>	(408) 612-4700	<b>E Contact Mailing Address</b>	19380 Monterey St
<b>E Contact Country</b>	United States	<b>Primary Regulator</b>	Santa Clara County Environmental Health
<b>Hazardous Materials Business Plan Facility</b>	Yes	<b>Accidental Release Prevention Facility</b>	No
<b>Ust Facility</b>	No	<b>Aboveground Storage Tank</b>	No
<b>Hazardous Waste Generator</b>	Yes	<b>Recycler</b>	No
<b>Household Hazardous Waste Collection</b>	No	<b>Onsite Hazardous Waste Treatment</b>	No
<b>Mailing Address</b>	19380 Monterey St, Morgan Hill, CA 95037	<b>Owner Address</b>	19380 Monterey St, Morgan Hill, CA 95037
<b>E Contact Address</b>	john@familyrv.com, Morgan Hill, CA 95037		

3

FAMILY ADVENTURES RV INC~FAMILY RV  
Records: 3A,3B,3C,3D,

Site ID: 670799510  
Distance: 0 ft, East

3A

FAMILY RV  
19380 MONTEREY ST, MORGAN HILL, CA  
Type: Hazardous Waste Information System (HAZNET)  
Source: California DTSC's Hazardous Waste Tracking System's Facilities List

Record ID:  
CAHAZWTS-CAL000392766

## Record Details

<b>Owner Name</b>	ALAN CEZAR	<b>Owner Phone</b>	4085942741
<b>Operator Or Contact Name</b>	ALAN CEZAR	<b>Operator Or Contact Phone</b>	4086124700
<b>Status</b>	INACTIVE	<b>Inactive Date</b>	6/30/2015
<b>Record Entered</b>	1/14/2014 1:19:54 PM	<b>Last Update</b>	1/27/2016 11:13:08 AM
<b>Naics</b>	44121	<b>Transporter Registration</b>	N/A
<b>Owner Address</b>	19380 MONTEREY ST, MORGAN HILL, CA 950372605	<b>Operator Or Contact Address</b>	19380 MONTEREY ST, MORGAN HILL, CA 950372605
<b>Mailing Address</b>	19380 MONTEREY ST, MORGAN HILL, CA 950372605		

3B

FAMILY ADVENTURES RV INC  
19380 MONTEREY ST, MORGAN HILL, CA  
Type: Hazardous Waste Information System (HAZNET)  
Source: California DTSC's Hazardous Waste Tracking System's Facilities List

Record ID:  
CAHAZWTS-CAL000399995

## Record Details

<b>Owner Name</b>	FAMILY ADVENTURES RV INC	<b>Owner Phone</b>	5103882178
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# MapHazardsPro Radius Search Report

## Subject Property Sites

<b>Operator Or Contact Name</b>	DONNA PAULINES	<b>Operator Or Contact Phone</b>	4086124700
<b>Status</b>	ACTIVE	<b>Record Entered</b>	8/22/2014 1:48:27 PM
<b>Last Update</b>	10/16/2018 9:28:58 AM	<b>Naics</b>	44121
<b>Transporter Registration</b>	N/A	<b>Owner Address</b>	19380 MONTEREY ST, MORGAN HILL, CA 950372605
<b>Operator Or Contact Address</b>	19380 MONTEREY ST, MORGAN HILL, CA 95037	<b>Mailing Address</b>	19380 MONTEREY ST, MORGAN HILL, CA 950372605

3C

FAMILY ADVENTURES RV INC  
 19380 MONTEREY ST, MORGAN HILL, CA  
 Type: Small and Large Quantity Generators (GENERATOR)  
 Source: California EPA Site Portal

Record ID:  
 CAREGGEN-392455

## Record Details

<b>Ei Id</b>	10473610	<b>Facility Program</b>	Hazardous Waste Generator
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## Violations

<b>Violation Date</b>	4/17/2019 12:00:00 AM	<b>Citation</b>	22 CCR 12 66262.34(e) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(e)
<b>Violation Description</b>	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 opera	<b>Violation Notes</b>	Returned to compliance on 05/02/2019. Mr. Irwin stated that the 30 gallon drum of waste coolant had not been picked up for 1 year and a half. 55 gallon drum of used oil paper and metal-cased filters had an accumulation start date of 9/15/17. Facility has 1 year from accumulation start date, or 180 days from when aforementioned waste stream reaches 55 gallons (whichever comes first), to dispose of waste. Arrange for the immediate disposal of these wastes through your hazardous waste hauler.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	4/17/2019 12:00:00 AM	<b>Citation</b>	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
<b>Violation Description</b>	Failure to complete and electronically submit the Business Activities Page and/or Business Owner Operator Identification Page.	<b>Violation Notes</b>	Returned to compliance on 05/02/2019. Facility reported only 100 gallons of used oil in CERS. Updated Hazardous Materials Business Plan to include propane as shown in comments.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HMRRP
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	4/17/2019 12:00:00 AM	<b>Citation</b>	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
<b>Violation Description</b>	Failure to properly label hazardous waste accumulation containers and portable tanks	<b>Violation Division</b>	Santa Clara County Environmental Health

# MapHazardsPro Radius Search Report

## Subject Property Sites

	with the following requirements: \"Hazardous Waste\", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumula		
<b>Violation Program</b>	HW	<b>Violation Source</b>	CERS
<b>Violation Date</b>	4/17/2019 12:00:00 AM	<b>Citation</b>	40 CFR 1 265.173 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.173
<b>Violation Description</b>	Failure to meet the following container management requirements: (a) A container holding hazardous waste must always be closed during storage, except when it is necessary to add or remove waste.(b) A container holding hazardous	<b>Violation Division</b>	Santa Clara County Environmental Health
<b>Violation Program</b>	HW	<b>Violation Source</b>	CERS

3D

FAMILY ADVENTURES RV INC  
19380 MONTEREY ST, MORGAN HILL, CA  
Type: Hazardous Materials Storage and Incident Records (HAZMAT)  
Source: California EPA Site Portal

Record ID:  
CAREGHAZ-392455

## Record Details

<b>Ei Id</b>	10473610	<b>Facility Program</b>	Chemical Storage Facilities
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## Violations

<b>Violation Date</b>	4/17/2019 12:00:00 AM	<b>Citation</b>	22 CCR 12 66262.34(e) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(e)
<b>Violation Description</b>	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 opera	<b>Violation Notes</b>	Returned to compliance on 05/02/2019. Mr. Irwin stated that the 30 gallon drum of waste coolant had not been picked up for 1 year and a half. 55 gallon drum of used oil paper and metal-cased filters had an accumulation start date of 9/15/17. Facility has 1 year from accumulation start date, or 180 days from when aforementioned waste stream reaches 55 gallons (whichever comes first), to dispose of waste. Arrange for the immediate disposal of these wastes through your hazardous waste hauler.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	4/17/2019 12:00:00 AM	<b>Citation</b>	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
<b>Violation Description</b>	Failure to complete and electronically submit the Business Activities Page and/or Business Owner Operator Identification Page.	<b>Violation Notes</b>	Returned to compliance on 05/02/2019. Facility reported only 100 gallons of used oil in CERS. Updated Hazardous Materials Business Plan to include propane as shown in comments.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HMRRP

# MapHazardsPro Radius Search Report

## Subject Property Sites

<b>Violation Source</b>	CERS		
<b>Violation Date</b>	4/17/2019 12:00:00 AM	<b>Citation</b>	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
<b>Violation Description</b>	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 accumula	<b>Violation Division</b>	Santa Clara County Environmental Health
<b>Violation Program</b>	HW	<b>Violation Source</b>	CERS
<b>Violation Date</b>	4/17/2019 12:00:00 AM	<b>Citation</b>	40 CFR 1 265.173 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.173
<b>Violation Description</b>	Failure to meet the following container management requirements: (a) A container holding hazardous waste must always be closed during storage, except when it is necessary to add or remove waste.(b) A container holding hazardous	<b>Violation Division</b>	Santa Clara County Environmental Health
<b>Violation Program</b>	HW	<b>Violation Source</b>	CERS

4

ALPINE RECREATION  
Records: 4A,

Site ID: -883418969  
Distance: 0 ft, South East

4A

ALPINE RECREATION  
19380 MONTEREY RD, MORGAN HILL, CA  
Type: Hazardous Waste Information System (HAZNET)  
Source: California Department of Toxic Substance Controls's Hazardous Waste Transportation System 1993-2012 Tanner List. Includes Nationally relevant data!

Record ID:  
NAHWTSXX-CAL922843051

## Record Details

<b>Contact Name</b>	BRIAN KENNEDY-SAFETY MGR	<b>Contact Phone</b>	4087794511
<b>Id Number Type</b>	State permanent number	<b>Mailing Address</b>	PO BOX 70, MORGAN HILL, CA 950380000

## Manifest Summary

<b>Year</b>	2009	<b>Manifest Details</b>	0.4675 tons of Unspecified solvent mixture disposed of by STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)`
<b>Year</b>	2008	<b>Manifest Details</b>	0.22935 tons of Aqueous solution with total organic residues 10 percent or more disposed of by FUEL BLENDING PRIOR TO ENERGY

# MapHazardsPro Radius Search Report

## Subject Property Sites

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			RECOVERY AT ANOTHER SITE` 0.375 tons of Other organic solids disposed of by STORAGE, BULKING, AND/OR TRANSFER OFF SITE-- NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)`
<b>Year</b>	2005	<b>Manifest Details</b>	0.29 tons of Unspecified solvent mixture disposed of by Unknown`
<b>Year</b>	2003	<b>Manifest Details</b>	0.22 tons of Unspecified solvent mixture disposed of by Recycler`

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

5

DIAMAN HARRSON PAINTING  
Records: 5A,

Site ID: -390956306  
Distance: 3 ft, North East

5A

DIAMAN HARRSON PAINTING  
200 BURNETT AVE STE 104, MORGAN HILL, CA  
Type: Hazardous Waste Information System (HAZNET)  
Source: California DTSC's Hazardous Waste Tracking System's Facilities List

Record ID:  
CAHAZWTS-CAL000271139

### Record Details

<b>Owner Name</b>	DIAMAN HARRSON	<b>Owner Phone</b>	4087102614
<b>Operator Or Contact Name</b>	DIAMAN HARRSON	<b>Operator Or Contact Phone</b>	4087102614
<b>Status</b>	INACTIVE	<b>Inactive Date</b>	6/30/2005 10:01:00 AM
<b>Record Entered</b>	6/3/2003 2:00:43 PM	<b>Last Update</b>	4/11/2006 8:35:00 AM
<b>Naics</b>	23521	<b>Transporter Registration</b>	N/A
<b>Owner Address</b>	200 BURNETT AVE STE 104, MORGAN HILL, CA 95037	<b>Operator Or Contact Address</b>	200 BURNETT AVE STE 104, MORGAN HILL, CA 95037
<b>Mailing Address</b>	17020 ASPEN WAY, MORGAN HILL, CA 95037		

6

1X COCHRAN PLAZA CHEV/GEO~DENT CLINIC THE~SOUTH COUNTY  
CHEVROLET GEO  
Records: 6A,6B,6C,6D,6E,

Site ID: 860663875  
Distance: 4 ft, North West

6A

1X COCHRAN PLAZA CHEV/GEO  
19490 MONTEREY RD, MORGAN HILL, CA  
Type: Hazardous Waste Information System (HAZNET)  
Source: California DTSC's Hazardous Waste Tracking System's Facilities List

Record ID:  
CAHAZWTS-CAC000657312

### Record Details

<b>Owner Name</b>	CORP	<b>Operator Or Contact Name</b>	ADAMS, HELEN/BSNS MGR
<b>Operator Or Contact Phone</b>	4082251370	<b>Status</b>	INACTIVE
<b>Inactive Date</b>	10/25/2000	<b>Record Entered</b>	12/2/1991
<b>Last Update</b>	10/25/2000	<b>Transporter Registration</b>	N/A
<b>Owner Address</b>	, ,	<b>Operator Or Contact Address</b>	, ,
<b>Mailing Address</b>	--, MORGAN HILL, CA 950370000		

6B

DENT CLINIC THE  
19490 MONTEREY RD, MORGAN HILL, CA  
Type: Hazardous Waste Information System (HAZNET)  
Source: California DTSC's Hazardous Waste Tracking System's Facilities List

Record ID:  
CAHAZWTS-CAD982011306

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

### Record Details

<b>Operator Or Contact Name</b>	DANNY SETTLE- PRESSURVEY	<b>Status</b>	INACTIVE
<b>Inactive Date</b>	6/30/2003	<b>Record Entered</b>	6/17/1988
<b>Last Update</b>	8/10/2004 11:17:55 AM	<b>Are California Manifests</b>	Yes
<b>Transporter Registration</b>	N/A	<b>Owner Address</b>	, ,
<b>Operator Or Contact Address</b>	16550 RAILROAD AVE, MORGAN HILL, CA	<b>Mailing Address</b>	19490 MONTEREY RD, MORGAN HILL, CA 950370000

6C

DENT CLINIC THE  
19490 MONTEREY RD, MORGAN HILL, CA  
Type: Hazardous Waste Information System (HAZNET)  
Source: California Department of Toxic Substance Controls's Hazardous Waste Transportation System 1993-2012 Tanner List. Includes Nationally relevant data!

Record ID:  
NAHWTSXX-CAD982011306

### Record Details

<b>Contact Name</b>	DANNY SETTLE- PRESSURVEY	<b>Contact Phone</b>	--
<b>Id Number Type</b>	Federal permanent or provisional number. State provisional before 1988.	<b>Mailing Address</b>	19490 MONTEREY RD, MORGAN HILL, CA 950370000

### Manifest Summary

<b>Year</b>	2001	<b>Manifest Details</b>	0.08 tons of Unspecified solvent mixture disposed of by Unknown ` 0.43 tons of Unspecified solvent mixture disposed of by Recycler `
<b>Year</b>	2000	<b>Manifest Details</b>	0.12 tons of Unspecified solvent mixture disposed of by Recycler ` 0.75 tons of Unspecified solvent mixture disposed of by Recycler ` 0 tons of Unknown disposed of by Recycler ` 0 tons of Unspecified solvent mixture disposed of by Unknown `
<b>Year</b>	1997	<b>Manifest Details</b>	.4168 tons of Unspecified solvent mixture disposed of by Recycler `
<b>Year</b>	1996	<b>Manifest Details</b>	.7211 tons of Unspecified solvent mixture disposed of by Recycler `
<b>Year</b>	1993	<b>Manifest Details</b>	1.3135 tons of Oxygenated solvents (acetone, butanol, ethyl acetate, etc.) disposed of by Recycler `
<b>Year</b>	1999	<b>Manifest Details</b>	.9337 tons of Unspecified solvent mixture

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

			disposed of by Recycler`
<b>Year</b>	1998	<b>Manifest Details</b>	.4876 tons of Unspecified solvent mixture disposed of by Recycler`

6D

SOUTH COUNTY CHEVROLET GEO  
 19490 MONTEREY ST, MORGAN HILL, CA  
 Type: Small and Large Quantity Generators (GENERATOR)  
 Source: US EPA's Resource Conservation and Recovery Act Database

Record ID:  
 NARCRA00-CAD102108404

## Record Details

<b>Source Type</b>	Implementer	<b>Receive Date</b>	09/01/1996
<b>Non Notifier</b>	Not a non-notifier	<b>Acknowledge Flag Date</b>	19960910
<b>Location Country</b>	US	<b>Land Type</b>	Private
<b>Contact Phone</b>	x	<b>Federal Waste Generator</b>	Small Quantity Generator
<b>Short Term Generator</b>	No	<b>Importer Activity</b>	No
<b>Mixed Waste Generator</b>	No	<b>Transporter Activity</b>	No
<b>Transfer Facility</b>	No	<b>Tsd Activity</b>	No
<b>Recycler Activity</b>	No	<b>Onsite Burner Exemption</b>	No
<b>Furnace Exemption</b>	No	<b>Underground Injection Activity</b>	No
<b>Receives Waste From Off Site</b>	No	<b>Universal Waste Destination Facility</b>	No
<b>Used Oil Transporter</b>	No	<b>Used Oil Transfer Facility</b>	No
<b>Used Oil Processor</b>	No	<b>Used Oil Refiner</b>	No
<b>Used Oil Burner</b>	No	<b>Used Oil Market Burner</b>	No
<b>Used Oil Specification Marketer</b>	No	<b>Large Quantity Handlers Of Universal Wastes</b>	No
<b>Recognized Trader Importer</b>	No	<b>Recognized Trader Exporter</b>	No
<b>Slab Importer</b>	No	<b>Slab Exporter</b>	No
<b>Violations</b>	No Violations	<b>Online Data Url</b>	<a href="http://oaspub.epa.gov/enviro/fii_query_dtl.disp_program_facility?pgm_sys_id_in=CAD102108404&amp;pgm_sys_acrnm_in=RCRAINFO">http://oaspub.epa.gov/enviro/fii_query_dtl.disp_program_facility?pgm_sys_id_in=CAD102108404&amp;pgm_sys_acrnm_in=RCRAINFO</a>

## Owner and Operator Info

<b>Owner Operator Indicator</b>	CP	<b>Owner Operator Name</b>	NOT REQUIRED
<b>Owner Operator</b>	P	<b>Phone</b>	415-555-1212 X

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

<b>Type</b>			
<b>Owner Operator Indicator</b>	CO	<b>Owner Operator Name</b>	AL CHEW
<b>Owner Operator Type</b>	P	<b>Phone</b>	408-779-5547 x
<b>Address</b>	19490 MONTEREY ST, MORGAN HILL, CA 95037		

**6E** DENT CLINIC THE  
 19490 MONTEREY RD, MORGAN HILL, CA  
 Type: Small and Large Quantity Generators (GENERATOR)  
 Source: US EPA's Resource Conservation and Recovery Act Database

Record ID:  
 NARCRA00-CAD982011306

## Record Details

<b>Source Type</b>	Notification	<b>Receive Date</b>	07/08/1987
<b>Non Notifier</b>	Not a non-notifier	<b>Acknowledge Flag Date</b>	19910331
<b>Location Country</b>	US	<b>Contact Phone</b>	408-779-5070 x
<b>Federal Waste Generator</b>	Small Quantity Generator	<b>Short Term Generator</b>	No
<b>Importer Activity</b>	No	<b>Mixed Waste Generator</b>	No
<b>Transporter Activity</b>	No	<b>Transfer Facility</b>	No
<b>Tsd Activity</b>	No	<b>Recycler Activity</b>	No
<b>Onsite Burner Exemption</b>	No	<b>Furnace Exemption</b>	No
<b>Underground Injection Activity</b>	No	<b>Receives Waste From Off Site</b>	No
<b>Universal Waste Destination Facility</b>	No	<b>Used Oil Transporter</b>	No
<b>Used Oil Transfer Facility</b>	No	<b>Used Oil Processor</b>	No
<b>Used Oil Refiner</b>	No	<b>Used Oil Burner</b>	No
<b>Used Oil Market Burner</b>	No	<b>Used Oil Specification Marketer</b>	No
<b>Large Quantity Handlers Of Universal Wastes</b>	No	<b>Recognized Trader Importer</b>	No
<b>Recognized Trader Exporter</b>	No	<b>Slab Importer</b>	No
<b>Slab Exporter</b>	No	<b>Contact Address</b>	19490 MONTEREY RD, MORGAN HILL, CA 95037
<b>Contact Name</b>	ENVIRONMENTAL MANAGER	<b>Violations</b>	No Violations
<b>Online Data Url</b>	<a href="http://oaspub.epa.gov/enviro/fii_query_dtl.disp_program_facility?pgm_sys_id_in=CAD982011306&amp;pgm_sys_acrnm_in=RCRAINFO">http://oaspub.epa.gov/enviro/fii_query_dtl.disp_program_facility?pgm_sys_id_in=CAD982011306&amp;pgm_sys_acrnm_in=RCRAINFO</a>		

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

### Owner and Operator Info

**Owner Operator Indicator** CP  
**Owner Operator Type** P

**Owner Operator Name** NOT REQUIRED  
**Phone** 415-555-1212 X

**Owner Operator Indicator** CO  
**Owner Operator Type** P

**Owner Operator Name** JAMES L YORK VICE PRES  
**Phone** 415-555-1212 X

7

SOTELO BROS FORKLIFT INC~SUPERIOR AUTOMOTIVE & RADIATOR SERVICES  
Records: 7A,7B,7C,7D,

Site ID: -1310060307  
Distance: 12 ft, South East

7A

SOTELO BROS FORKLIFT INC  
19280 NORTH MONTEREY RD, MORGAN HILL, CA  
Type: Hazardous Waste Information System (HAZNET)  
Source: California DTSC's Hazardous Waste Tracking System's Facilities List

Record ID:  
CAHAZWTS-CAL000041552

### Record Details

**Owner Name** SOTELO ZEKE  
**Inactive Date** 6/30/1998  
**Last Update** 8/18/1999

**Status** INACTIVE  
**Record Entered** 2/15/1991  
**Are California Manifests** Yes

**Transporter Registration** N/A

**Owner Address** , ,

**Operator Or Contact Address** INACTIVE PER NON DELIVERABLE, ,

**Mailing Address** 19280 MONTEREY ST, MORGAN HILL, CA 950372704

7B

SUPERIOR AUTOMOTIVE & RADIATOR SERVICES  
19280 N MONTEREY RD, MORGAN HILL, CA  
Type: Hazardous Waste Information System (HAZNET)  
Source: California DTSC's Hazardous Waste Tracking System's Facilities List

Record ID:  
CAHAZWTS-CAL000267443

### Record Details

**Owner Name** STEVE MARLBOROUGH  
**Operator Or Contact Name** STEVE MARLBOROUGH  
**Status** INACTIVE  
**Record Entered** 3/10/2003 12:14:58 PM  
**Naics** 811111

**Owner Phone** 4084380381  
**Operator Or Contact Phone** 4087783899  
**Inactive Date** 6/30/2012  
**Last Update** 4/2/2013 5:41:35 PM  
**Are California Manifests** Yes

**Transporter Registration** N/A

**Owner Address** 5766 HECKER PASS HWY, GILROY, CA 950200000

**Operator Or** 5766 HECKER PASS HWY, GILROY, CA

**Mailing Address** 19280 MONTEREY RD, MORGAN HILL, CA

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

Contact Address 950200000

950370000

7C

SOTELO BROS FORKLIFT INC  
19280 NORTH MONTEREY RD, MORGAN HILL, CA  
Type: Hazardous Waste Information System (HAZNET)  
Source: California Department of Toxic Substance Controls's Hazardous Waste Transportation System 1993-2012 Tanner List. Includes Nationally relevant data!

Record ID:  
NAHWTSXX-CAL000041552

## Record Details

Contact Name SOTELO ZEKE  
Id Number Type State permanent number

Contact Phone 0000000000  
Mailing Address 19280 MONTEREY ST, MORGAN HILL, CA  
950372704

## Manifest Summary

Year 1995

Manifest Details 2.9190 tons of Unspecified oil-containing waste disposed of by Recycler`

7D

SUPERIOR AUTOMOTIVE & RADIATOR SERVICES  
19280 N MONTEREY RD, MORGAN HILL, CA  
Type: Hazardous Waste Information System (HAZNET)  
Source: California Department of Toxic Substance Controls's Hazardous Waste Transportation System 1993-2012 Tanner List. Includes Nationally relevant data!

Record ID:  
NAHWTSXX-CAL000267443

## Record Details

Contact Name STEVE MARLBOROUGH  
Id Number Type State permanent number

Contact Phone 4087783899  
Mailing Address 19280 MONTEREY RD, MORGAN HILL, CA  
950370000

## Manifest Summary

Year 2007

Manifest Details 0.4 tons of Unspecified organic liquid mixture disposed of by SOLVENTS RECOVERY`

Year 2006

Manifest Details 0.16 tons of Aqueous solution with total organic residues less than 10 percent disposed of by SOLVENTS RECOVERY` 0.79 tons of Waste oil and mixed oil disposed of by RECYCLER` 0.16 tons of Unspecified organic liquid mixture disposed of by RECYCLER` 0.2 tons of Unspecified organic liquid mixture disposed of by RECYCLER` 0.29 tons of Unspecified organic liquid mixture disposed of by RECYCLER` 3.21 tons of Unspecified oil-containing waste disposed of by STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)`

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

<b>Year</b>	2005	<b>Manifest Details</b>	0.77 tons of Waste oil and mixed oil disposed of by Unknown` 2.52 tons of Waste oil and mixed oil disposed of by Recycler` 1.54 tons of Unspecified organic liquid mixture disposed of by Recycler` 0.04 tons of Waste oil and mixed oil disposed of by Recycler`
<b>Year</b>	2004	<b>Manifest Details</b>	1.18 tons of Unspecified organic liquid mixture disposed of by Recycler`

8

SOUTH VALLEY AUTOMOTIVE  
Records: 8A,

Site ID: 1719515171  
Distance: 37 ft, North West

8A

SOUTH VALLEY AUTOMOTIVE  
19400 MONTEREY RD, MORGAN HILL, CA  
Type: Hazardous Waste Information System (HAZNET)  
Source: California DTSC's Hazardous Waste Tracking System's Facilities List

Record ID:  
CAHAZWTS-CAL000020779

### Record Details

<b>Owner Name</b>	DUCATO MYRON	<b>Operator Or Contact Phone</b>	4087797198
<b>Status</b>	INACTIVE	<b>Inactive Date</b>	6/30/2000
<b>Record Entered</b>	11/14/1989	<b>Last Update</b>	4/10/2001
<b>Transporter Registration</b>	N/A	<b>Owner Address</b>	, ,
<b>Operator Or Contact Address</b>	INACT 00VQ FINAL NOTICE - BATCH, ,	<b>Mailing Address</b>	19400 MONTEREY ST, MORGAN HILL, CA 950372606

9

IRISH CONSTRUCTION  
Records: 9A,9B,9C,

Site ID: 1406766064  
Distance: 72 ft, North West

9A

IRISH CONSTRUCTION  
19490 MONTEREY ST, MORGAN HILL, CA  
Type: Hazardous Waste Information System (HAZNET)  
Source: California DTSC's Hazardous Waste Tracking System's Facilities List

Record ID:  
CAHAZWTS-CAL000121006

### Record Details

<b>Owner Name</b>	IRISH CONSTRUCTION CO INC	<b>Owner Phone</b>	8182888530
<b>Operator Or Contact Name</b>	DAVID GUDINO	<b>Operator Or Contact Phone</b>	4087820232
<b>Status</b>	INACTIVE	<b>Inactive Date</b>	6/30/2016
<b>Record Entered</b>	2/15/1995	<b>Last Update</b>	1/12/2017 12:49:35 PM
<b>Transporter Registration</b>	N/A	<b>Owner Address</b>	2641 RIVER AVE, ROSEMEAD, CA 917700000

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

**Operator Or Contact Address** 19490 MONTEREY ST, MORGAN HILL, CA 950372606 **Mailing Address** 19490 MONTEREY ST, MORGAN HILL, CA 950372606

9B

IRISH CONSTRUCTION  
19490 MONTEREY ST, MORGAN HILL, CA  
Type: Small and Large Quantity Generators (GENERATOR)  
Source: California EPA Site Portal

Record ID:  
CAREGGEN-38548

## Record Details

**Ei Id** 10348471 **Facility Program** Hazardous Waste Generator

## Violations

<b>Violation Date</b>	8/15/2016 12:00:00 AM	<b>Citation</b>	HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple
<b>Violation Description</b>	Hazardous Waste Generator Program - Administration/Documentation - General	<b>Violation Notes</b>	Returned to compliance on 09/09/2016. While invoices are retained by the facility, consolidated manifests are not retained for review. Provide documentation that all consolidated manifests from the past 3 years have been obtained and retained.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	8/15/2016 12:00:00 AM	<b>Citation</b>	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
<b>Violation Description</b>	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 accumula	<b>Violation Notes</b>	Returned to compliance on 09/09/2016. The following containers in the service bay are unlabeled: - 1 x 55 gallon drum of used coolant - 1 x red used oil roller - 1 x 55 gallon drum of used diesel The following tanks are not labeled with all required information: - 1 x 240 gallon used oil tank is not labeled with the most recent initial accumulation date - 1 x approximately 50 gallon aboveground used oil tank in the service bay is not marked as \"used oil\" and with the initial accumulation date The following containers are marked with their \"expiration date\" by Safety-Kleen, but are not marked with an initial date of accumulation: 2 x 55 gallon drum of contaminated absorbent and sweep, 2 x 55 gallon drums of co-mingled paper and metal-encased filters
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	8/15/2016 12:00:00 AM	<b>Citation</b>	22 CCR 23 66273.31(a) - California Code of Regulations, Title 22, Chapter 23, Section(s) 66273.31(a)
<b>Violation Description</b>	Failure of the universal waste handler to transfer universal waste to the appropriate destination facility.	<b>Violation Notes</b>	Returned to compliance on 09/09/2016. Four, almost completely full paint aerosol cans were observed in the trash bin within the small engine repair service bay. The aerosol cans were

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	8/15/2016 12:00:00 AM	<b>Citation</b>	HSC 6.5 25250.7 - California Health and Safety Code, Chapter 6.5, Section(s) 25250.7
<b>Violation Description</b>	Failure to prevent intentional contamination of used oil with other hazardous waste other than minimal amounts of vehicle fuel.	<b>Violation Notes</b>	Returned to compliance on 09/09/2016. Used brake fluid is added to the used oil tank for disposal as \"used oil.\" Used brake fluid does not meet the definition of \"used oil\" and must be collected, managed, and disposed of a separate hazardous waste stream. Otherwise, the co-mingled used oil and used brake fluid wastestream must be managed as fully-regulated hazardous waste.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	8/15/2016 12:00:00 AM	<b>Citation</b>	HSC 6.5 25201(a) - California Health and Safety Code, Chapter 6.5, Section(s) 25201(a)
<b>Violation Description</b>	Failure to dispose of hazardous waste at a facility which has a permit from DTSC or disposing of hazardous waste at any point which is not authorized according to this chapter.	<b>Violation Notes</b>	Returned to compliance on 09/09/2016. Paper and metal-encased used oil filters are co-mingled in the 2 x 55 gallon drum located next to the used aerosol drum. Pursuant to 22CCR 662666.130(b), \"used oil filters\" are defined as filters which contain a residue of used oil (as defined in Health and Safety Code Section 25250.1(a)) and which are exempt from regulation as a hazardous waste under the scrap metal provision found in federal law (40 CFR Section 261.6(a)(3)(iv)). Paper used oil filters do not meet the regulatory definition of \"used oil filter,\" because the paper used oil filters' inability to be recycled for their scrap metal value and cannot be disposed of under the relaxed hazardous waste requirements for the legally defined \"drained used oil filters.\" The facility can either separate the paper-used oil filters from the metal-filters and manage the paper-filters as hazardous waste (i.e. \"Debris-Saturated with Used Oil\") while continuing to manage metal-filters as \"drained used oil and OR [Truncated]
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	8/15/2016 12:00:00 AM	<b>Citation</b>	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)
<b>Violation Description</b>	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.	<b>Violation Notes</b>	Returned to compliance on 09/09/2016. Based on the number and type of violations, employees are not adequately trained on hazardous waste management. A flyer for free hazardous waste management training will be provided with this inspection report.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

<b>Violation Source</b>	CERS		
<b>Violation Date</b>	8/15/2016 12:00:00 AM	<b>Citation</b>	40 CFR 1 265.31 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.31
<b>Violation Description</b>	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	<b>Violation Notes</b>	Returned to compliance on 09/09/2016. Significant quantities of used oil is noted inside the secondary containment of the 240 gallon used oil tank and used oil spills and saturated absorbent are observed throughout the facility. Ensure that all spills and saturated absorbent are immediately cleaned up, collected, and managed as hazardous waste. Please note that accumulating used oil, from a spill during pick-up, in the secondary containment of the 240 gallon used oil tank is not an approved manner to accumulate hazardous waste, unless the secondary containment is managed in a manner that meets all applicable hazardous waste control law and regulation requirements (e.g. labeling, inspections, etc.).
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	8/15/2016 12:00:00 AM	<b>Citation</b>	22 CCR 23 66273.35 - California Code of Regulations, Title 22, Chapter 23, Section(s) 66273.35
<b>Violation Description</b>	Failure to accumulate universal waste for one year or less and to demonstrate the length of time that the universal waste has been accumulated from the date it became a waste or was received.	<b>Violation Notes</b>	Returned to compliance on 09/09/2016. 1 x 55 gallon drum of non-empty waste aerosol cans is marked with an expiration date of 2/12/2016. Mr. Kung confirmed that the waste aerosols are picked up for disposal every 2 years. Waste aerosols being managed under universal waste regulation cannot accumulate on-site for longer than one year. [HSC 25201.16(d)(2), 22CCR 66273.35]
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	8/15/2016 12:00:00 AM	<b>Citation</b>	HSC 6.5 25250.22 - California Health and Safety Code, Chapter 6.5, Section(s) 25250.22
<b>Violation Description</b>	Failure to properly manage used oil and/or fuel filters in accordance with the requirements.	<b>Violation Notes</b>	Returned to compliance on 09/09/2016. Approximately 8 gallons of used oil is accumulating at the bottom of each of the two, 55 gallon \"drained used oil and gasoline filter\" drums. The used oil is sent for metal recycling along with the filters.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	8/15/2016 12:00:00 AM	<b>Citation</b>	HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
<b>Violation Description</b>	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	<b>Violation Notes</b>	Returned to compliance on 09/09/2016. Employees are not being trained on safety procedures in the event of a release or threatened release of a hazardous material.

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

<b>Violation Division</b>	of three years. Santa Clara County Environmental Health	<b>Violation Program</b>	HMRRP
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	8/15/2016 12:00:00 AM	<b>Citation</b>	40 CFR 1 265.201(c)(5) - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.201(c)(5)
<b>Violation Description</b>	Failure to inspect hazardous waste tanks for the following, when present:4) The construction materials of the tank at least weekly to detect corrosion or leaking of fixtures or seams.5) The construction materials of, and the area immediately surroundi	<b>Violation Notes</b>	Returned to compliance on 09/09/2016. Tank inspections are not being conducted weekly pursuant to the requirements below as evident by the significant quantities of used oil accumulating in the secondary containment of the used oil tank from an overfill that happened during the last used oil pick-up (8/2/2016).
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	8/15/2016 12:00:00 AM	<b>Citation</b>	22 CCR 12 66262.11 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.11
<b>Violation Description</b>	Failure to determine if wastes generated are hazardous waste by using generator knowledge or applying testing method.	<b>Violation Division</b>	Santa Clara County Environmental Health
<b>Violation Program</b>	HW	<b>Violation Source</b>	CERS
<b>Violation Date</b>	8/15/2016 12:00:00 AM	<b>Citation</b>	HSC 6.95 Multiple - California Health and Safety Code, Chapter 6.95, Section(s) Multiple
<b>Violation Description</b>	Business Plan Program - Administration/Documentation - General	<b>Violation Division</b>	Santa Clara County Environmental Health
<b>Violation Program</b>	HMRRP	<b>Violation Source</b>	CERS
<b>Violation Date</b>	8/15/2016 12:00:00 AM	<b>Citation</b>	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
<b>Violation Description</b>	Failure to complete and electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.	<b>Violation Notes</b>	Returned to compliance on 09/09/2016. The facility has hazardous materials/wastes above hazardous materials business plan (HMBP) reportable thresholds, but does not have an HMBP. Within 30 days, complete and electronically submit an HMBP that includes the following information through FrontCounter or the California Environmental Reporting System (CERS) - websites listed below. -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. - FrontCounter Website: <a href="http://frontcounter.sccgov.org">http://frontcounter.sccgov.org</a> - CERS website: <a href="http://cers.calepa.ca.gov">http://cers.calepa.ca.gov</a>
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HMRRP
<b>Violation Source</b>	CERS		

# MapHazardsPro Radius Search Report

## Surrounding Sites Details



IRISH CONSTRUCTION  
19490 MONTEREY ST, MORGAN HILL, CA  
Type: Hazardous Materials Storage and Incident Records (HAZMAT)  
Source: California EPA Site Portal

Record ID:  
CAREGHAZ-38548

### Record Details

<b>Ei Id</b>	10348471	<b>Facility Program</b>	Chemical Storage Facilities
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### Violations

<b>Violation Date</b>	8/15/2016 12:00:00 AM	<b>Citation</b>	40 CFR 1 265.201(c)(5) - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.201(c)(5)
<b>Violation Description</b>	Failure to inspect hazardous waste tanks for the following, when present:4) The construction materials of the tank at least weekly to detect corrosion or leaking of fixtures or seams.5) The construction materials of, and the area immediately surroundi	<b>Violation Notes</b>	Returned to compliance on 09/09/2016. Tank inspections are not being conducted weekly pursuant to the requirements below as evident by the significant quantities of used oil accumulating in the secondary containment of the used oil tank from an overfill that happened during the last used oil pick-up (8/2/2016).
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		

<b>Violation Date</b>	8/15/2016 12:00:00 AM	<b>Citation</b>	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
<b>Violation Description</b>	Failure to complete and electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.	<b>Violation Notes</b>	Returned to compliance on 09/09/2016. The facility has hazardous materials/wastes above hazardous materials business plan (HMBP) reportable thresholds, but does not have an HMBP. Within 30 days, complete and electronically submit an HMBP that includes the following information through FrontCounter or the California Environmental Reporting System (CERS) - websites listed below. -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. - FrontCounter Website: <a href="http://frontcounter.sccgov.org">http://frontcounter.sccgov.org</a> - CERS website: <a href="http://cers.calepa.ca.gov">http://cers.calepa.ca.gov</a>
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HMRRP
<b>Violation Source</b>	CERS		

<b>Violation Date</b>	8/15/2016 12:00:00 AM	<b>Citation</b>	HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple
<b>Violation Description</b>	Hazardous Waste Generator Program - Administration/Documentation - General	<b>Violation Notes</b>	Returned to compliance on 09/09/2016. While invoices are retained by the facility, consolidated manifests are not retained for review. Provide documentation that all consolidated manifests from the past 3 years

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	have been obtained and retained.
<b>Violation Source</b>	CERS	<b>Violation Program</b>	HW
<b>Violation Date</b>	8/15/2016 12:00:00 AM	<b>Citation</b>	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
<b>Violation Description</b>	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 accumula	<b>Violation Notes</b>	Returned to compliance on 09/09/2016. The following containers in the service bay are unlabeled: - 1 x 55 gallon drum of used coolant - 1 x red used oil roller - 1 x 55 gallon drum of used diesel The following tanks are not labeled with all required information: - 1 x 240 gallon used oil tank is not labeled with the most recent initial accumulation date - 1 x approximately 50 gallon aboveground used oil tank in the service bay is not marked as \"used oil\" and with the initial accumulation date The following containers are marked with their \"expiration date\" by Safety-Kleen, but are not marked with an initial date of accumulation: 2 x 55 gallon drum of contaminated absorbent and sweep, 2 x 55 gallon drums of co-mingled paper and metal-encased filters
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS	<b>Violation Program</b>	HW
<b>Violation Date</b>	8/15/2016 12:00:00 AM	<b>Citation</b>	22 CCR 23 66273.31(a) - California Code of Regulations, Title 22, Chapter 23, Section(s) 66273.31(a)
<b>Violation Description</b>	Failure of the universal waste handler to transfer universal waste to the appropriate destination facility.	<b>Violation Notes</b>	Returned to compliance on 09/09/2016. Four, almost completely full paint aerosol cans were observed in the trash bin within the small engine repair service bay. The aerosol cans were removed from the trash bin for further use at the time of inspection. Ensure that employees are adequately trained on how to manage used aerosol cans.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS	<b>Violation Program</b>	HW
<b>Violation Date</b>	8/15/2016 12:00:00 AM	<b>Citation</b>	HSC 6.5 25250.7 - California Health and Safety Code, Chapter 6.5, Section(s) 25250.7
<b>Violation Description</b>	Failure to prevent intentional contamination of used oil with other hazardous waste other than minimal amounts of vehicle fuel.	<b>Violation Notes</b>	Returned to compliance on 09/09/2016. Used brake fluid is added to the used oil tank for disposal as \"used oil.\" Used brake fluid does not meet the definition of \"used oil\" and must be collected, managed, and disposed of a separate hazardous waste stream. Otherwise, the co-mingled used oil and used brake fluid wastestream must be managed as fully-regulated hazardous waste.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS	<b>Violation Program</b>	HW
<b>Violation Date</b>	8/15/2016 12:00:00 AM	<b>Citation</b>	HSC 6.5 25201(a) - California Health and Safety Code, Chapter 6.5, Section(s) 25201(a)

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

<b>Violation Description</b>	Failure to dispose of hazardous waste at a facility which has a permit from DTSC or disposing of hazardous waste at any point which is not authorized according to this chapter.	<b>Violation Notes</b>	Returned to compliance on 09/09/2016. Paper and metal-encased used oil filters are co-mingled in the 2 x 55 gallon drum located next to the used aerosol drum. Pursuant to 22CCR 662666.130(b), ?used oil filters? are defined as filters which contain a residue of used oil (as defined in Health and Safety Code Section 25250.1(a)) and which are exempt from regulation as a hazardous waste under the scrap metal provision found in federal law (40 CFR Section 261.6(a)(3)(iv)). Paper used oil filters do not meet the regulatory definition of ?used oil filter,? because the paper used oil filters? inability to be recycled for their scrap metal value and cannot be disposed of under the relaxed hazardous waste requirements for the legally defined \"drained used oil filters,\". The facility can either separate the paper-used oil filters from the metal-filters and manage the paper-filters as hazardous waste (i.e. \"Debris-Saturated with Used Oil\") while continuing to manage metal-filters as ?drained used oil and OR [Truncated]
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	8/15/2016 12:00:00 AM	<b>Citation</b>	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)
<b>Violation Description</b>	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.	<b>Violation Notes</b>	Returned to compliance on 09/09/2016. Based on the number and type of violations, employees are not adequately trained on hazardous waste management. A flyer for free hazardous waste management training will be provided with this inspection report.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	8/15/2016 12:00:00 AM	<b>Citation</b>	40 CFR 1 265.31 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.31
<b>Violation Description</b>	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	<b>Violation Notes</b>	Returned to compliance on 09/09/2016. Significant quantities of used oil is noted inside the secondary containment of the 240 gallon used oil tank and used oil spills and saturated absorbent are observed throughout the facility. Ensure that all spills and saturated absorbent are immediately cleaned up, collected, and managed as hazardous waste. Please note that accumulating used oil, from a spill during pick-up, in the secondary containment of the 240 gallon used oil tank is not an approved manner to accumulate hazardous waste, unless the secondary containment is managed in a manner that meets all applicable hazardous waste control law and regulation requirements (e.g. labeling, inspections, etc.).
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

<b>Violation Date</b>	8/15/2016 12:00:00 AM	<b>Citation</b>	22 CCR 23 66273.35 - California Code of Regulations, Title 22, Chapter 23, Section(s) 66273.35
<b>Violation Description</b>	Failure to accumulate universal waste for one year or less and to demonstrate the length of time that the universal waste has been accumulated from the date it became a waste or was received.	<b>Violation Notes</b>	Returned to compliance on 09/09/2016. 1 x 55 gallon drum of non-empty waste aerosol cans is marked with an expiration date of 2/12/2016. Mr. Kung confirmed that the waste aerosols are picked up for disposal every 2 years. Waste aerosols being managed under universal waste regulation cannot accumulate on-site for longer than one year. [HSC 25201.16(d)(2), 22CCR 66273.35]
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	8/15/2016 12:00:00 AM	<b>Citation</b>	HSC 6.5 25250.22 - California Health and Safety Code, Chapter 6.5, Section(s) 25250.22
<b>Violation Description</b>	Failure to properly manage used oil and/or fuel filters in accordance with the requirements.	<b>Violation Notes</b>	Returned to compliance on 09/09/2016. Approximately 8 gallons of used oil is accumulating at the bottom of each of the two, 55 gallon \"drained used oil and gasoline filter\" drums. The used oil is sent for metal recycling along with the filters.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	8/15/2016 12:00:00 AM	<b>Citation</b>	HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
<b>Violation Description</b>	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.	<b>Violation Notes</b>	Returned to compliance on 09/09/2016. Employees are not being trained on safety procedures in the event of a release or threatened release of a hazardous material.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HMRRP
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	8/15/2016 12:00:00 AM	<b>Citation</b>	22 CCR 12 66262.11 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.11
<b>Violation Description</b>	Failure to determine if wastes generated are hazardous waste by using generator knowledge or applying testing method.	<b>Violation Division</b>	Santa Clara County Environmental Health
<b>Violation Program</b>	HW	<b>Violation Source</b>	CERS
<b>Violation Date</b>	8/15/2016 12:00:00 AM	<b>Citation</b>	HSC 6.95 Multiple - California Health and Safety Code, Chapter 6.95, Section(s) Multiple
<b>Violation Description</b>	Business Plan Program - Administration/Documentation - General	<b>Violation Division</b>	Santa Clara County Environmental Health
<b>Violation Program</b>	HMRRP	<b>Violation Source</b>	CERS

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

10

SUPERIOR AUTOMOTIVE & RADIATOR SERV~SUPERIOR AUTOMOTIVE & RV  
Records: 10A,10B,10C,

Site ID: 1817667608  
Distance: 83 ft, South East

10A

SUPERIOR AUTOMOTIVE & RV  
19280 MONTEREY ST, MORGAN HILL, CA  
Type: Hazardous Waste Information System (HAZNET)  
Source: California DTSC's Hazardous Waste Tracking System's Facilities List

Record ID:  
CAHAZWTS-CAL000413527

### Record Details

<b>Owner Name</b>	STEVE MARLBOROUGH	<b>Owner Phone</b>	4084380381
<b>Operator Or Contact Name</b>	STEVE MARLBOROUGH	<b>Operator Or Contact Phone</b>	4084380381
<b>Status</b>	ACTIVE	<b>Record Entered</b>	12/28/2015 12:41:26 PM
<b>Last Update</b>	10/12/2018 4:17:01 PM	<b>Naics</b>	811111
<b>Transporter Registration</b>	N/A	<b>Owner Address</b>	19280 MONTEREY ST, MORGAN HILL, CA 95037
<b>Operator Or Contact Address</b>	19280 MONTEREY ST, MORGAN HILL, CA 95037	<b>Mailing Address</b>	19280 MONTEREY ST, MORGAN HILL, CA 950370000

10B

SUPERIOR AUTOMOTIVE & RADIATOR SERV  
19280 MONTEREY HY, MORGAN HILL, CA  
Type: Small and Large Quantity Generators (GENERATOR)  
Source: California EPA Site Portal

Record ID:  
CAREGGEN-158284

### Record Details

<b>Ei Id</b>	10348396	<b>Facility Program</b>	Hazardous Waste Generator
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### Violations

<b>Violation Date</b>	6/3/2019 12:00:00 AM	<b>Citation</b>	40 CFR 1 265.174 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.174
<b>Violation Description</b>	Failure to inspect hazardous waste storage areas at least weekly and look for leaking and deteriorating containers.	<b>Violation Notes</b>	Returned to compliance on 07/02/2019. Mr. Marlborough stated that the facility has failed to inspect their hazardous waste storage areas at least weekly.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	6/3/2019 12:00:00 AM	<b>Citation</b>	40 CFR 1 265.31 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.31
<b>Violation Description</b>	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	<b>Violation Notes</b>	Returned to compliance on 07/02/2019. Observed flee-flowing amounts of liquid in used oil secondary containment and on top of 2 used oil drums.

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

<b>Violation Division</b>	could threaten human health Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	12/15/2015 12:00:00 AM	<b>Citation</b>	22 CCR 12 66262.34(d) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(d)
<b>Violation Description</b>	Failure to dispose of hazardous waste within 180 days (or 270 if waste is transported over 200 miles) for the generator who generates less than 1000 kilogram per month, but more than 100 kilograms per month.	<b>Violation Notes</b>	Returned to compliance on 01/14/2016. - A review of the consolidated manifests available on-site indicates that the most recent used oil pick-up occurred on 3/10/2015. Mr. Marlborough confirmed that no pick-ups have occurred since March. Although used oil is not generated on a daily basis, Mr. Marlborough stated that the used oil currently on-site has been accumulating for around 6-8 months. Hazardous waste cannot be accumulated on-site for longer than 180 days.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	6/3/2019 12:00:00 AM	<b>Citation</b>	HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple
<b>Violation Description</b>	Hazardous Waste Generator Program - Operations/Maintenance - General	<b>Violation Notes</b>	Returned to compliance on 07/02/2019. Observed one ~150 gallon clear poly container behind main building without date it was emptied.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	6/3/2019 12:00:00 AM	<b>Citation</b>	HSC 6.5 25250.22 - California Health and Safety Code, Chapter 6.5, Section(s) 25250.22
<b>Violation Description</b>	Failure to properly manage used oil and/or fuel filters in accordance with the requirements.	<b>Violation Notes</b>	Returned to compliance on 07/02/2019. Observed the following containers with improper markings: 1 x 55 gallon drum of used metal-cased filters - no label
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	12/15/2015 12:00:00 AM	<b>Citation</b>	HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
<b>Violation Description</b>	Haz Waste Generator Program - Operations/Maintenance - General	<b>Violation Notes</b>	Returned to compliance on 01/14/2016. Free flowing amounts of used oil is located in the secondary containment of the used oil storage area alongside the outside wall of the main building. Mr. Marlborough stated that the used oil drums were overfilled last week and the spill has not been cleaned up.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	12/15/2015 12:00:00 AM	<b>Citation</b>	22 CCR 16 66266.130 - California Code of Regulations, Title 22, Chapter 16, Section(s) 66266.130
<b>Violation</b>	Failure to properly handle, manage, label,	<b>Violation Notes</b>	Returned to compliance on 01/14/2016. 1 x 55

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

<b>Description</b>	and recycle used oil and fuel filters.		gallon drum marked \"drained used oil filters\" is not marked with an initial accumulation date. Mr. Marlborough stated that the un-marked drum has been on-site longer than the drum that is marked with an initial accumulation date. Ensure that all drums containing used oil filters are marked with an initial date of accumulation.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	12/15/2015 12:00:00 AM	<b>Citation</b>	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)
<b>Violation Description</b>	Failure to ensure employees are familiar with the handling and compliance of hazardous waste regulations and emergency response.	<b>Violation Notes</b>	Returned to compliance on 01/14/2016. Due to the number and type of violations, the facility is not adequately trained on hazardous waste management.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	12/15/2015 12:00:00 AM	<b>Citation</b>	22 CCR 12 66262.40(c) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(c)
<b>Violation Description</b>	Failure to determine if the waste generated is a hazardous waste and to maintain analysis results for three years.	<b>Violation Notes</b>	Returned to compliance on 01/14/2016. - 1 x 5 gallon, open bucket of tire and turf mounting compound is located on the work floor of the main building. Mr. Marlborough stated that he does not have a use for this material. - 2 x 5 gallon buckets are located in the far corner of the facility's premises, behind the smaller building, show signs of deterioration. Mr. Marlborough stated that he believed the buckets most likely contain paint. A waste determination of the above-listed containers' contents must be made to determine whether the contents are usable or are determined to be a waste. If determined to be a waste, a hazardous waste determination of the containers' contents must be conducted through generator knowledge or laboratory analysis. If the contents are determined to be hazardous, they must be managed as hazardous waste. Provide documentation of the determination made for each container to the inspector for review.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	12/15/2015 12:00:00 AM	<b>Citation</b>	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
<b>Violation Description</b>	Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.	<b>Violation Notes</b>	Returned to compliance on 01/14/2016. The facility's most recent HMBP submittal on 3/12/2013 does not include a Hazardous Materials Inventory.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HMRRP
<b>Violation Source</b>	CERS		

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

<b>Violation Date</b>	12/15/2015 12:00:00 AM	<b>Citation</b>	22 CCR 23 66273.31(a) - California Code of Regulations, Title 22, Chapter 23, Section(s) 66273.31(a)
<b>Violation Description</b>	Failure of the universal waste handler to transfer universal waste to the appropriate designation facility.	<b>Violation Notes</b>	Returned to compliance on 01/14/2016. 5 x aerosol containers that contained contents and propellant are located in the facility's trash bins. Mr. Marlborough confirmed that the trash bin's contents will be disposed of as trash. Aerosol cans must be completely empty of their contents and propellant to be disposed of as trash. If the aerosol can cannot be empty pursuant to \"CA-empty\" standards, the aerosol cans must be collected and managed as universal waste
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	12/15/2015 12:00:00 AM	<b>Citation</b>	HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
<b>Violation Description</b>	Haz Waste Generator Program - Abandonment/Illegal Disposal/Unauthorized Treatment - General	<b>Violation Notes</b>	Returned to compliance on 01/14/2016. 3 x 1 gallon, non-empty containers of antifreeze/coolant were observed in the trash bin located in the small building.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	12/15/2015 12:00:00 AM	<b>Citation</b>	HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
<b>Violation Description</b>	Haz Waste Generator Program - Operations/Maintenance - General	<b>Violation Notes</b>	Returned to compliance on 01/14/2016. -Four pieces of equipment and several small, metal parts block access to the fire extinguisher on the wall inside the facility near the metal shaving equipment. - Used oil rollers, gear oil containers, and an extension cord blocks access to the fire extinguisher in the corner of the facility.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	12/15/2015 12:00:00 AM	<b>Citation</b>	HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
<b>Violation Description</b>	Haz Waste Generator Program - Abandonment/Illegal Disposal/Unauthorized Treatment - General	<b>Violation Notes</b>	Returned to compliance on 01/14/2016. Used rags being accumulated for commercial laundering were observed to be completely saturated to the point that free flowing amounts of used oil and used antifreeze were released from the contaminated rags during inspection. Rags must not be used to the point that free flowing amounts of hazardous waste are released to be commercially laundered. If rags are used to the point of saturation, they must be collected and managed as hazardous waste.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	12/15/2015 12:00:00 AM	<b>Citation</b>	HSC 6.5 Multiple Sections - California Health

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## Surrounding Sites Details

<b>Violation Description</b>	Haz Waste Generator Program - Operations/Maintenance - General	<b>Violation Notes</b>	and Safety Code, Chapter 6.5, Section(s) Multiple Sections Returned to compliance on 01/14/2016. The following fire extinguishers are marked with an expired maintenance receipt: - A fire extinguisher located on the floor of the facility near the front entrance (1996). - A fire extinguisher on the ground along the outside wall of the facility near the hazardous waste container storage area (November 19, 1999). A fire extinguisher with no receipt is located on the floor of the facility near the vehicle entrance port. Mr. Marlborough confirmed that the fire extinguisher has not been annually maintained.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	12/15/2015 12:00:00 AM	<b>Citation</b>	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
<b>Violation Description</b>	Failure to complete and electronically submit a site map with all required content.	<b>Violation Notes</b>	Returned to compliance on 01/14/2016. The facility's most recent HMBP submittal on 3/12/2013 does not include a Site Map.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HMRRP
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	12/15/2015 12:00:00 AM	<b>Citation</b>	HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
<b>Violation Description</b>	Failure to annually review and electronically certify that the business plan is complete, accurate, and up-to-date.	<b>Violation Notes</b>	Returned to compliance on 01/14/2016. The facility's most recent HMBP submittal was on 3/12/2013 via CERS. Facilities must 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 with CERS ID: 10348396. -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: <a href="http://cers.calepa.ca.gov">http://cers.calepa.ca.gov</a>
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HMRRP
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	12/15/2015 12:00:00 AM	<b>Citation</b>	HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
<b>Violation Description</b>	Haz Waste Generator Program - Operations/Maintenance - General	<b>Violation Notes</b>	Returned to compliance on 01/14/2016. Mr. Marlborough stated that weekly inspections occur, but the observations of the current condition of the used oil drum's secondary containment indicates that weekly inspections are not adequately conducted.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		

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## Surrounding Sites Details

<b>Violation Date</b>	6/3/2019 12:00:00 AM	<b>Citation</b>	HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple
<b>Violation Description</b>	Hazardous Waste Generator Program - Abandonment/Illegal Disposal/Unauthorized Treatment - General	<b>Violation Notes</b>	Returned to compliance on 07/02/2019. Observed puncture marks on at least 3 aerosols cans in universal waste collection bin. Per HSC 25201.16, facility must provide written notification to the HMCD before processing universal waste aerosol cans.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	6/3/2019 12:00:00 AM	<b>Citation</b>	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
<b>Violation Description</b>	Failure to complete and electronically submit the Business Activities Page and/or Business Owner Operator Identification Page.	<b>Violation Notes</b>	Returned to compliance on 07/02/2019. Update facility information to include the facility's new State ID # CAL000267443.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HMRRP
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	6/3/2019 12:00:00 AM	<b>Citation</b>	40 CFR 1 265.33 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.33
<b>Violation Description</b>	Failure to test and maintain as necessary all facility communications or alarm systems, fire protection equipment, spill control equipment, and decontamination equipment to assure its proper operation in time of emergency.	<b>Violation Notes</b>	Returned to compliance on 07/02/2019. Observed that fire extinguishers had not been serviced since November 11, 2017.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	12/15/2015 12:00:00 AM	<b>Citation</b>	22 CCR 12 66262.12 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.12
<b>Violation Description</b>	Failure to obtain and/or maintain an Active EPA ID.	<b>Violation Notes</b>	Returned to compliance on 01/14/2016. EPA ID # CAL000267443 has been inactive since 6/30/2012. Per 25205.16(c) of the Health and Safety Code, EPA ID numbers must be actively maintained. A copy of DTSC Form 1358 will be provided to Mr. Marlborough at the time of inspection.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	12/15/2015 12:00:00 AM	<b>Citation</b>	HSC 6.95 Multiple - California Health and Safety Code, Chapter 6.95, Section(s) Multiple
<b>Violation Description</b>	Business Plan Program - Administration/Documentation - General	<b>Violation Notes</b>	Returned to compliance on 01/14/2016. 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. The facility submitted an HMBP on 3/12/2013 via CERS. The HMBP submittal was not accepted on 10/23/2014. As of 12/15/2015, the facility has not submitted an updated Hazardous Materials Business Plan. If, after review, the unified program agency

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

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 Source** CERS

**Violation Program** HMRRP

**Violation Date** 12/15/2015 12:00:00 AM

**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 01/14/2016. The following containers are unlabeled: - 1 x waste brake fluid evacuator - 2 x transfer pans containing free flowing amounts of used oil on top of the used oil drums The following containers are marked with an illegible label: - 2 x red, used oil rollers The following containers are marked with a label and the words \"used oil,\" but no other required information: - 4 x 55 gallon drums of used oil The following tank is not marked with an accumulation date: - 1 x ~150 gallon tank of used antifreeze

**Violation Division** Santa Clara County Environmental Health  
**Violation Source** CERS

**Violation Program** HW

**Violation Date** 12/15/2015 12:00:00 AM

**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 01/14/2016. The following hazardous waste containers are open when hazardous waste is not being added or removed: - 2 x transfer pans containing used oil on top of the used oil drums - 1 x 55 gallon drum of used oil

**Violation Division** Santa Clara County Environmental Health  
**Violation Source** CERS

**Violation Program** HW

**Violation Date** 12/15/2015 12:00:00 AM

**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** Returned to compliance on 01/14/2016. The facility's most recent HMBP submittal on 3/12/2013 does not include an Employee Training Plan.

**Violation Division** Santa Clara County Environmental Health  
**Violation Source** CERS

**Violation Program** HMRRP

**Violation Date** 12/15/2015 12:00:00 AM

**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 01/14/2016. The facility confirmed that used brake fluid is added to the used oil drums for disposal as \"used oil.\" Per HSC 25250.7, no person who generates,

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

stores, or transfers used oil shall intentionally contaminate used oil with other hazardous waste other than minimal amounts of vehicle fuel. Ensure that used oil is collected separately from used brake fluid when being disposed of as ? used oil? and collect and manage used brake fluid as hazardous waste. Otherwise, the used oil and used brake fluid mix must be managed as hazardous waste.

<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	6/3/2019 12:00:00 AM	<b>Citation</b>	HSC 6.5 25123.3(h)(1) - California Health and Safety Code, Chapter 6.5, Section(s) 25123.3(h)(1)
<b>Violation Description</b>	Failure to send hazardous waste offsite for treatment, storage, or disposal within 180 days (or 270 days if waste is transported over 200 miles) for a generator who generates less than 1000 kilogram per month if all of the following conditions are met:	<b>Violation Notes</b>	Returned to compliance on 07/02/2019. A review of the facility's consolidate manifests available on-site indicate that used oil was accumulated on site between 9/24/2018 & 5/13/2019; waste coolant was accumulated between 2/9/2018 & 9/24/2018.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	12/15/2015 12:00:00 AM	<b>Citation</b>	HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
<b>Violation Description</b>	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.	<b>Violation Notes</b>	Returned to compliance on 01/14/2016. Mr. Marlborough stated that he provides emergency response training to his employees upon hire and "as needed," but no documentation of the emergency response training is available.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HMRRP
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	6/3/2019 12:00:00 AM	<b>Citation</b>	40 CFR 1 265.173 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.173
<b>Violation Description</b>	Failure to meet the following container management requirements: (a) A container holding hazardous waste must always be closed during storage, except when it is necessary to add or remove waste.(b) A container holding hazardous	<b>Violation Notes</b>	Returned to compliance on 07/02/2019. Observed one 15 gallon container attached to cart. Mr. Marlborough stated that container is used to collect drippings from funnels. Container was observed to have been cut open, making it unable to be closed while not in use.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	6/3/2019 12:00:00 AM	<b>Citation</b>	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
<b>Violation Description</b>	Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.	<b>Violation Division</b>	Santa Clara County Environmental Health
<b>Violation Program</b>	HMRRP	<b>Violation Source</b>	CERS

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

<b>Violation Date</b>	12/15/2015 12:00:00 AM	<b>Citation</b>	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
<b>Violation Description</b>	Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.	<b>Violation Division</b>	Santa Clara County Environmental Health
<b>Violation Program</b>	HMRRP	<b>Violation Source</b>	CERS
<b>Violation Date</b>	12/15/2015 12:00:00 AM	<b>Citation</b>	22 CCR 16 66266.130 - California Code of Regulations, Title 22, Chapter 16, Section(s) 66266.130
<b>Violation Description</b>	Failure to properly handle, manage, label, and recycle used oil and fuel filters.	<b>Violation Division</b>	Santa Clara County Environmental Health
<b>Violation Program</b>	HW	<b>Violation Source</b>	CERS
<b>Violation Date</b>	6/3/2019 12:00:00 AM	<b>Citation</b>	HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
<b>Violation Description</b>	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.	<b>Violation Division</b>	Santa Clara County Environmental Health
<b>Violation Program</b>	HMRRP	<b>Violation Source</b>	CERS
<b>Violation Date</b>	6/3/2019 12:00:00 AM	<b>Citation</b>	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
<b>Violation Description</b>	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 accumula	<b>Violation Division</b>	Santa Clara County Environmental Health
<b>Violation Program</b>	HW	<b>Violation Source</b>	CERS
<b>Violation Date</b>	6/3/2019 12:00:00 AM	<b>Citation</b>	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)
<b>Violation Description</b>	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.	<b>Violation Division</b>	Santa Clara County Environmental Health
<b>Violation Program</b>	HW	<b>Violation Source</b>	CERS

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SUPERIOR AUTOMOTIVE & RADIATOR SERV  
 19280 MONTEREY HY, MORGAN HILL, CA  
 Type: Hazardous Materials Storage and Incident Records (HAZMAT)  
 Source: California EPA Site Portal

Record ID:  
 CAREGHAZ-158284

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

### Record Details

**Ei Id** 10348396 **Facility Program** Chemical Storage Facilities

### Violations

<b>Violation Date</b>	6/3/2019 12:00:00 AM	<b>Citation</b>	40 CFR 1 265.174 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.174
<b>Violation Description</b>	Failure to inspect hazardous waste storage areas at least weekly and look for leaking and deteriorating containers.	<b>Violation Notes</b>	Returned to compliance on 07/02/2019. Mr. Marlborough stated that the facility has failed to inspect their hazardous waste storage areas at least weekly.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	6/3/2019 12:00:00 AM	<b>Citation</b>	40 CFR 1 265.31 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.31
<b>Violation Description</b>	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	<b>Violation Notes</b>	Returned to compliance on 07/02/2019. Observed flee-flowing amounts of liquid in used oil secondary containment and on top of 2 used oil drums.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	12/15/2015 12:00:00 AM	<b>Citation</b>	22 CCR 12 66262.34(d) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(d)
<b>Violation Description</b>	Failure to dispose of hazardous waste within 180 days (or 270 if waste is transported over 200 miles) for the generator who generates less than 1000 kilogram per month, but more than 100 kilograms per month.	<b>Violation Notes</b>	Returned to compliance on 01/14/2016. - A review of the consolidated manifests available on-site indicates that the most recent used oil pick-up occurred on 3/10/2015. Mr. Marlborough confirmed that no pick-ups have occurred since March. Although used oil is not generated on a daily basis, Mr. Marlborough stated that the used oil currently on-site has been accumulating for around 6-8 months. Hazardous waste cannot be accumulated on-site for longer than 180 days.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	6/3/2019 12:00:00 AM	<b>Citation</b>	HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple
<b>Violation Description</b>	Hazardous Waste Generator Program - Operations/Maintenance - General	<b>Violation Notes</b>	Returned to compliance on 07/02/2019. Observed one ~150 gallon clear poly container behind main building without date it was emptied.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		

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## Surrounding Sites Details

<b>Violation Date</b>	6/3/2019 12:00:00 AM	<b>Citation</b>	HSC 6.5 25250.22 - California Health and Safety Code, Chapter 6.5, Section(s) 25250.22
<b>Violation Description</b>	Failure to properly manage used oil and/or fuel filters in accordance with the requirements.	<b>Violation Notes</b>	Returned to compliance on 07/02/2019. Observed the following containers with improper markings: 1 x 55 gallon drum of used metal-cased filters - no label
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	12/15/2015 12:00:00 AM	<b>Citation</b>	HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
<b>Violation Description</b>	Haz Waste Generator Program - Operations/Maintenance - General	<b>Violation Notes</b>	Returned to compliance on 01/14/2016. Free flowing amounts of used oil is located in the secondary containment of the used oil storage area alongside the outside wall of the main building. Mr. Marlborough stated that the used oil drums were overfilled last week and the spill has not been cleaned up.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	12/15/2015 12:00:00 AM	<b>Citation</b>	22 CCR 16 66266.130 - California Code of Regulations, Title 22, Chapter 16, Section(s) 66266.130
<b>Violation Description</b>	Failure to properly handle, manage, label, and recycle used oil and fuel filters.	<b>Violation Notes</b>	Returned to compliance on 01/14/2016. 1 x 55 gallon drum marked \"drained used oil filters\" is not marked with an initial accumulation date. Mr. Marlborough stated that the un-marked drum has been on-site longer than the drum that is marked with an initial accumulation date. Ensure that all drums containing used oil filters are marked with an initial date of accumulation.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	12/15/2015 12:00:00 AM	<b>Citation</b>	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)
<b>Violation Description</b>	Failure to ensure employees are familiar with the handling and compliance of hazardous waste regulations and emergency response.	<b>Violation Notes</b>	Returned to compliance on 01/14/2016. Due to the number and type of violations, the facility is not adequately trained on hazardous waste management.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	12/15/2015 12:00:00 AM	<b>Citation</b>	22 CCR 12 66262.40(c) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(c)
<b>Violation Description</b>	Failure to determine if the waste generated is a hazardous waste and to maintain analysis results for three years.	<b>Violation Notes</b>	Returned to compliance on 01/14/2016. - 1 x 5 gallon, open bucket of tire and turf mounting compound is located on the work floor of the main building. Mr. Marlborough stated that he does not have a use for this material. - 2 x 5 gallon buckets are located in the far corner of the facility's premises, behind the smaller building,

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

show signs of deterioration. Mr. Marlborough stated that he believed the buckets most likely contain paint. A waste determination of the above-listed containers' contents must be made to determine whether the contents are usable or are determined to be a waste. If determined to be a waste, a hazardous waste determination of the containers' contents must be conducted through generator knowledge or laboratory analysis. If the contents are determined to be hazardous, they must be managed as hazardous waste. Provide documentation of the determination made for each container to the inspector for review.

**Violation Division** Santa Clara County Environmental Health  
**Violation Source** CERS  
**Violation Program** HW

**Violation Date** 12/15/2015 12:00:00 AM  
**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** Returned to compliance on 01/14/2016. The facility's most recent HMBP submittal on 3/12/2013 does not include a Hazardous Materials Inventory.

**Violation Division** Santa Clara County Environmental Health  
**Violation Source** CERS  
**Violation Program** HMRRP

**Violation Date** 12/15/2015 12:00:00 AM  
**Citation** 22 CCR 23 66273.31(a) - California Code of Regulations, Title 22, Chapter 23, Section(s) 66273.31(a)

**Violation Description** Failure of the universal waste handler to transfer universal waste to the appropriate designation facility.  
**Violation Notes** Returned to compliance on 01/14/2016. 5 x aerosol containers that contained contents and propellant are located in the facility's trash bins. Mr. Marlborough confirmed that the trash bin's contents will be disposed of as trash. Aerosol cans must be completely empty of their contents and propellant to be disposed of as trash. If the aerosol can cannot be empty pursuant to \"CA-empty\" standards, the aerosol cans must be collected and managed as universal waste

**Violation Division** Santa Clara County Environmental Health  
**Violation Source** CERS  
**Violation Program** HW

**Violation Date** 12/15/2015 12:00:00 AM  
**Citation** HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections

**Violation Description** Haz Waste Generator Program - Abandonment/Illegal Disposal/Unauthorized Treatment - General  
**Violation Notes** Returned to compliance on 01/14/2016. 3 x 1 gallon, non-empty containers of antifreeze/coolant were observed in the trash bin located in the small building.

**Violation Division** Santa Clara County Environmental Health  
**Violation Source** CERS  
**Violation Program** HW

**Violation Date** 12/15/2015 12:00:00 AM  
**Citation** HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections

**Violation** Haz Waste Generator Program -  
**Violation Notes** Returned to compliance on 01/14/2016. -Four

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<b>Description</b>	Operations/Maintenance - General		pieces of equipment and several small, metal parts block access to the fire extinguisher on the wall inside the facility near the metal shaving equipment. - Used oil rollers, gear oil containers, and an extension cord blocks access to the fire extinguisher in the corner of the facility.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	12/15/2015 12:00:00 AM	<b>Citation</b>	HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
<b>Violation Description</b>	Haz Waste Generator Program - Abandonment/Illegal Disposal/Unauthorized Treatment - General	<b>Violation Notes</b>	Returned to compliance on 01/14/2016. Used rags being accumulated for commercial laundering were observed to be completely saturated to the point that free flowing amounts of used oil and used antifreeze were released from the contaminated rags during inspection. Rags must not be used to the point that free flowing amounts of hazardous waste are released to be commercially laundered. If rags are used to the point of saturation, they must be collected and managed as hazardous waste.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	12/15/2015 12:00:00 AM	<b>Citation</b>	HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
<b>Violation Description</b>	Haz Waste Generator Program - Operations/Maintenance - General	<b>Violation Notes</b>	Returned to compliance on 01/14/2016. The following fire extinguishers are marked with an expired maintenance receipt: - A fire extinguisher located on the floor of the facility near the front entrance (1996). - A fire extinguisher on the ground along the outside wall of the facility near the hazardous waste container storage area (November 19, 1999). A fire extinguisher with no receipt is located on the floor of the facility near the vehicle entrance port. Mr. Marlborough confirmed that the fire extinguisher has not been annually maintained.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	12/15/2015 12:00:00 AM	<b>Citation</b>	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
<b>Violation Description</b>	Failure to complete and electronically submit a site map with all required content.	<b>Violation Notes</b>	Returned to compliance on 01/14/2016. The facility's most recent HMBP submittal on 3/12/2013 does not include a Site Map.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HMRRP
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	12/15/2015 12:00:00 AM	<b>Citation</b>	HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
<b>Violation Description</b>	Failure to annually review and electronically certify that the business plan is complete,	<b>Violation Notes</b>	Returned to compliance on 01/14/2016. The facility's most recent HMBP submittal was on

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## Surrounding Sites Details

accurate, and up-to-date.

3/12/2013 via CERS. Facilities must 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 with CERS ID: 10348396. -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 Source** CERS

**Violation Program** HMRRP

**Violation Date** 12/15/2015 12:00:00 AM

**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 01/14/2016. Mr. Marlborough stated that weekly inspections occur, but the observations of the current condition of the used oil drum's secondary containment indicates that weekly inspections are not adequately conducted.

**Violation Division** Santa Clara County Environmental Health  
**Violation Source** CERS

**Violation Program** HW

**Violation Date** 6/3/2019 12:00:00 AM

**Citation** HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple

**Violation Description** Hazardous Waste Generator Program - Abandonment/Illegal Disposal/Unauthorized Treatment - General

**Violation Notes** Returned to compliance on 07/02/2019. Observed puncture marks on at least 3 aerosols cans in universal waste collection bin. Per HSC 25201.16, facility must provide written notification to the HMCD before processing universal waste aerosol cans.

**Violation Division** Santa Clara County Environmental Health  
**Violation Source** CERS

**Violation Program** HW

**Violation Date** 6/3/2019 12:00:00 AM

**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 the Business Activities Page and/or Business Owner Operator Identification Page.

**Violation Notes** Returned to compliance on 07/02/2019. Update facility information to include the facility's new State ID # CAL000267443.

**Violation Division** Santa Clara County Environmental Health  
**Violation Source** CERS

**Violation Program** HMRRP

**Violation Date** 6/3/2019 12:00:00 AM

**Citation** 40 CFR 1 265.33 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.33

**Violation Description** Failure to test and maintain as necessary all facility communications or alarm systems, fire protection equipment, spill control equipment, and decontamination equipment to assure its proper operation in time of emergency.

**Violation Notes** Returned to compliance on 07/02/2019. Observed that fire extinguishers had not been serviced since November 11, 2017.

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<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	12/15/2015 12:00:00 AM	<b>Citation</b>	22 CCR 12 66262.12 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.12
<b>Violation Description</b>	Failure to obtain and/or maintain an Active EPA ID.	<b>Violation Notes</b>	Returned to compliance on 01/14/2016. EPA ID # CAL000267443 has been inactive since 6/30/2012. Per 25205.16(c) of the Health and Safety Code, EPA ID numbers must be actively maintained. A copy of DTSC Form 1358 will be provided to Mr. Marlborough at the time of inspection.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	12/15/2015 12:00:00 AM	<b>Citation</b>	HSC 6.95 Multiple - California Health and Safety Code, Chapter 6.95, Section(s) Multiple
<b>Violation Description</b>	Business Plan Program - Administration/Documentation - General	<b>Violation Notes</b>	Returned to compliance on 01/14/2016. 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. The facility submitted an HMBP on 3/12/2013 via CERS. The HMBP submittal was not accepted on 10/23/2014. As of 12/15/2015, the facility has not submitted an updated 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]
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HMRRP
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	12/15/2015 12:00:00 AM	<b>Citation</b>	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
<b>Violation Description</b>	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.	<b>Violation Notes</b>	Returned to compliance on 01/14/2016. The following containers are unlabeled: - 1 x waste brake fluid evacuator - 2 x transfer pans containing free flowing amounts of used oil on top of the used oil drums The following containers are marked with an illegible label: - 2 x red, used oil rollers The following containers are marked with a label and the words \"used oil,\" but no other required information: - 4 x 55 gallon drums of used oil The following tank is not marked with an accumulation date: - 1 x ~150 gallon tank of used antifreeze
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	12/15/2015 12:00:00 AM	<b>Citation</b>	HSC 6.5 Multiple Sections - California Health

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<b>Violation Description</b>	Haz Waste Generator Program - Operations/Maintenance - General	<b>Violation Notes</b>	and Safety Code, Chapter 6.5, Section(s) Multiple Sections Returned to compliance on 01/14/2016. The following hazardous waste containers are open when hazardous waste is not being added or removed: - 2 x transfer pans containing used oil on top of the used oil drums - 1 x 55 gallon drum of used oil
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	12/15/2015 12:00:00 AM	<b>Citation</b>	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
<b>Violation Description</b>	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.	<b>Violation Notes</b>	Returned to compliance on 01/14/2016. The facility's most recent HMBP submittal on 3/12/2013 does not include an Employee Training Plan.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HMRRP
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	12/15/2015 12:00:00 AM	<b>Citation</b>	HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple
<b>Violation Description</b>	Haz Waste Generator Program - Administration/Documentation - General	<b>Violation Notes</b>	Returned to compliance on 01/14/2016. The facility confirmed that used brake fluid is added to the used oil drums for disposal as \"used oil.\" Per HSC 25250.7, no person who generates, stores, or transfers used oil shall intentionally contaminate used oil with other hazardous waste other than minimal amounts of vehicle fuel. Ensure that used oil is collected separately from used brake fluid when being disposed of as ? used oil? and collect and manage used brake fluid as hazardous waste. Otherwise, the used oil and used brake fluid mix must be managed as hazardous waste.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	6/3/2019 12:00:00 AM	<b>Citation</b>	HSC 6.5 25123.3(h)(1) - California Health and Safety Code, Chapter 6.5, Section(s) 25123.3(h)(1)
<b>Violation Description</b>	Failure to send hazardous waste offsite for treatment, storage, or disposal within 180 days (or 270 days if waste is transported over 200 miles) for a generator who generates less than 1000 kilogram per month if all of the following conditions are met:	<b>Violation Notes</b>	Returned to compliance on 07/02/2019. A review of the facility's consolidate manifests available on-site indicate that used oil was accumulated on site between 9/24/2018 & 5/13/2019; waste coolant was accumulated between 2/9/2018 & 9/24/2018.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	12/15/2015 12:00:00 AM	<b>Citation</b>	HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
<b>Violation Description</b>	Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a	<b>Violation Notes</b>	Returned to compliance on 01/14/2016. Mr. Marlborough stated that he provides emergency response training to his employees

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

<b>Violation Division</b>	hazardous material or failure to document and maintain training records for a minimum of three years.	<b>Violation Program</b>	upon hire and \"as needed,\" but no documentation of the emergency response training is available.
<b>Violation Source</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HMRRP
<b>Violation Date</b>	6/3/2019 12:00:00 AM	<b>Citation</b>	40 CFR 1 265.173 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.173
<b>Violation Description</b>	Failure to meet the following container management requirements: (a) A container holding hazardous waste must always be closed during storage, except when it is necessary to add or remove waste.(b) A container holding hazardous	<b>Violation Notes</b>	Returned to compliance on 07/02/2019. Observed one 15 gallon container attached to cart. Mr. Marlborough stated that container is used to collect drippings from funnels. Container was observed to have been cut open, making it unable to be closed while not in use.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	6/3/2019 12:00:00 AM	<b>Citation</b>	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
<b>Violation Description</b>	Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.	<b>Violation Division</b>	Santa Clara County Environmental Health
<b>Violation Program</b>	HMRRP	<b>Violation Source</b>	CERS
<b>Violation Date</b>	12/15/2015 12:00:00 AM	<b>Citation</b>	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
<b>Violation Description</b>	Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.	<b>Violation Division</b>	Santa Clara County Environmental Health
<b>Violation Program</b>	HMRRP	<b>Violation Source</b>	CERS
<b>Violation Date</b>	12/15/2015 12:00:00 AM	<b>Citation</b>	22 CCR 16 66266.130 - California Code of Regulations, Title 22, Chapter 16, Section(s) 66266.130
<b>Violation Description</b>	Failure to properly handle, manage, label, and recycle used oil and fuel filters.	<b>Violation Division</b>	Santa Clara County Environmental Health
<b>Violation Program</b>	HW	<b>Violation Source</b>	CERS
<b>Violation Date</b>	6/3/2019 12:00:00 AM	<b>Citation</b>	HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
<b>Violation Description</b>	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.	<b>Violation Division</b>	Santa Clara County Environmental Health
<b>Violation Program</b>	HMRRP	<b>Violation Source</b>	CERS

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

<b>Violation Date</b>	6/3/2019 12:00:00 AM	<b>Citation</b>	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
<b>Violation Description</b>	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 accumula	<b>Violation Division</b>	Santa Clara County Environmental Health
<b>Violation Program</b>	HW	<b>Violation Source</b>	CERS
<b>Violation Date</b>	6/3/2019 12:00:00 AM	<b>Citation</b>	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)
<b>Violation Description</b>	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.	<b>Violation Division</b>	Santa Clara County Environmental Health
<b>Violation Program</b>	HW	<b>Violation Source</b>	CERS

11

IRISH CONSTRUCTION  
Records: 11A,11B,

Site ID: -244219388  
Distance: 98 ft, North West

11A

IRISH CONSTRUCTION  
19490 MONTEREY ST, MORGAN HILL, CA  
Type: Small and Large Quantity Generators (GENERATOR)  
Source: California EPA's CUPA facilities database

Record ID:  
CACUPAGN-10348471

## Record Details

<b>Phone</b>	4087820232	<b>Owner Name</b>	IRISH CONSTRUCTION
<b>Owner Phone</b>	4087820232	<b>Primary Regulator</b>	Santa Clara County Environmental Health
<b>Hazardous Materials Business Plan Facility</b>	Yes	<b>Accidental Release Prevention Facility</b>	No
<b>Ust Facility</b>	No	<b>Aboveground Storage Tank</b>	No
<b>Hazardous Waste Generator</b>	Yes	<b>Recycler</b>	No
<b>Household Hazardous Waste Collection</b>	No	<b>Onsite Hazardous Waste Treatment</b>	No
<b>Mailing Address</b>	19490 MONTEREY ST, MORGAN HILL, CA 95037	<b>Owner Address</b>	19490 MONTEREY ST, MORGAN HILL, CA 95037

11B

IRISH CONSTRUCTION  
19490 MONTEREY ST, MORGAN HILL, CA  
Type: Hazardous Materials Storage and Incident Records (HAZMAT)  
Source: California EPA's CUPA facilities database

Record ID:  
CACUPAHM-10348471

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

### Record Details

<b>Phone</b>	4087820232	<b>Owner Name</b>	IRISH CONSTRUCTION
<b>Owner Phone</b>	4087820232	<b>Owner Country</b>	United States
<b>E Contact Country</b>	United States	<b>Primary Regulator</b>	Santa Clara County Environmental Health
<b>Hazardous Materials Business Plan Facility</b>	Yes	<b>Accidental Release Prevention Facility</b>	No
<b>Ust Facility</b>	No	<b>Aboveground Storage Tank</b>	No
<b>Hazardous Waste Generator</b>	Yes	<b>Recycler</b>	No
<b>Household Hazardous Waste Collection</b>	No	<b>Onsite Hazardous Waste Treatment</b>	No
<b>Mailing Address</b>	19490 MONTEREY ST, MORGAN HILL, CA 95037	<b>Owner Address</b>	19490 MONTEREY ST, MORGAN HILL, CA 95037

12

SUPERIOR AUTOMOTIVE & RADIATOR SERV  
Records: 12A,12B,

Site ID: 74365738  
Distance: 102 ft, South

12A

SUPERIOR AUTOMOTIVE & RADIATOR SERV  
19280 MONTEREY HY, MORGAN HILL, CA  
Type: Small and Large Quantity Generators (GENERATOR)  
Source: California EPA's CUPA facilities database

Record ID:  
CACUPAGN-10348396

### Record Details

<b>Phone</b>	408-778-3899	<b>Fax</b>	408-778-3788
<b>Operator Name</b>	Steve Marlborough	<b>Operator Phone</b>	408-438-0381
<b>Owner Name</b>	Steve Marlborough	<b>Owner Phone</b>	4084380381
<b>E Contact Name</b>	Steve Marlborough	<b>E Contact Phone</b>	4084380381
<b>E Contact Mailing Address</b>	19280 MONTEREY ST	<b>Primary Regulator</b>	Santa Clara County Environmental Health
<b>Hazardous Materials Business Plan Facility</b>	Yes	<b>Accidental Release Prevention Facility</b>	No
<b>Ust Facility</b>	No	<b>Aboveground Storage Tank</b>	No
<b>Hazardous Waste Generator</b>	Yes	<b>Recycler</b>	No
<b>Household Hazardous Waste Collection</b>	No	<b>Onsite Hazardous Waste Treatment</b>	No
<b>Mailing Address</b>	19280 MONTEREY ST, MORGAN HILL, CA 95037	<b>Owner Address</b>	marlboroughman1@gmail.com, MORGAN HILL, CA 95037
<b>E Contact Address</b>	marlboroughman1@gmail.com, MORGAN HILL, CA 95037		

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

12B

SUPERIOR AUTOMOTIVE & RADIATOR SERV  
19280 MONTEREY HY, MORGAN HILL, CA  
Type: Hazardous Materials Storage and Incident Records (HAZMAT)  
Source: California EPA's CUPA facilities database

Record ID:  
CACUPAHM-10348396

### Record Details

<b>Phone</b>	408-778-3899	<b>Fax</b>	408-778-3788
<b>Operator Name</b>	Steve Marlborough	<b>Operator Phone</b>	408-438-0381
<b>Owner Name</b>	Steve Marlborough	<b>Owner Phone</b>	4084380381
<b>Owner Country</b>	United States	<b>E Contact Name</b>	Steve Marlborough
<b>E Contact Phone</b>	4084380381	<b>E Contact Mailing Address</b>	19280 MONTEREY ST
<b>E Contact Country</b>	United States	<b>Primary Regulator</b>	Santa Clara County Environmental Health
<b>Hazardous Materials Business Plan Facility</b>	Yes	<b>Accidental Release Prevention Facility</b>	No
<b>Ust Facility</b>	No	<b>Aboveground Storage Tank</b>	No
<b>Hazardous Waste Generator</b>	Yes	<b>Recycler</b>	No
<b>Household Hazardous Waste Collection</b>	No	<b>Onsite Hazardous Waste Treatment</b>	No
<b>Mailing Address</b>	19280 MONTEREY ST, MORGAN HILL, CA 95037	<b>Owner Address</b>	marlboroughman1@gmail.com, MORGAN HILL, CA 95037
<b>E Contact Address</b>	marlboroughman1@gmail.com, MORGAN HILL, CA 95037		

13

IRISH CONSTRUCTION CONTROLLER~JIMS MOBIL TRUCK REPAIR~SOUTH COUNTY CHEVROLET GEO  
Records: 13A,13B,13C,13D,13E,13F,

Site ID: 805553261  
Distance: 120 ft, North West

13A

SOUTH COUNTY CHEVROLET GEO  
19490 MONTEREY RD, MORGAN HILL, CA  
Type: Hazardous Waste Information System (HAZNET)  
Source: California DTSC's Hazardous Waste Tracking System's Facilities List

Record ID:  
CAHAZWTS-CAD102108404

### Record Details

<b>Owner Name</b>	ALVIN B CHEW	<b>Owner Phone</b>	4088423188
<b>Operator Or Contact Name</b>	BONNIE MARTIN	<b>Operator Or Contact Phone</b>	4087792136
<b>Status</b>	INACTIVE	<b>Inactive Date</b>	6/30/2000
<b>Record Entered</b>	4/10/1987	<b>Last Update</b>	9/14/2004 2:05:48 PM
<b>Are California Manifests</b>	Yes	<b>Transporter Registration</b>	N/A
<b>Owner Address</b>	1005 PRIMROSE LANE, GILROY, CA 950200000	<b>Operator Or Contact Address</b>	INACTIVE PER VQ00 - BMI, MORGAN HILL, CA 950370000
<b>Mailing Address</b>	17100 LAUREL RD, MORGAN HILL, CA 950372606		

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

13B

JIMS MOBIL TRUCK REPAIR  
19490 MONTEREY HWY, MORGAN HILL, CA  
Type: Hazardous Waste Information System (HAZNET)  
Source: California DTSC's Hazardous Waste Tracking System's Facilities List

Record ID:  
CAHAZWTS-CAL000146935

### Record Details

<b>Owner Name</b>	JIM MOORE	<b>Operator Or Contact Name</b>	JIM MOORE/OWNER
<b>Operator Or Contact Phone</b>	4089787935	<b>Status</b>	INACTIVE
<b>Inactive Date</b>	6/30/1999	<b>Record Entered</b>	3/25/1998
<b>Last Update</b>	1/24/2000	<b>Are California Manifests</b>	Yes
<b>Transporter Registration</b>	N/A	<b>Owner Address</b>	5737 CMAPDEN VILLAGE CT, SAN JOSE, CA 951240000
<b>Operator Or Contact Address</b>	INACTIVE PER VQ99 - BMI, SAN JOSE, CA 951240000	<b>Mailing Address</b>	9001 TIMBER, N CHARILESTON, SC 294060000

13C

IRISH CONSTRUCTION CONTROLLER  
19490 MONTEREY HWY, MORGAN HILL, CA  
Type: Hazardous Waste Information System (HAZNET)  
Source: California DTSC's Hazardous Waste Tracking System's Facilities List

Record ID:  
CAHAZWTS-CAL000189616

### Record Details

<b>Owner Name</b>	IRISH CONSTRUCTION	<b>Owner Phone</b>	6262888530
<b>Operator Or Contact Name</b>	DONALD ANDERSON	<b>Operator Or Contact Phone</b>	6262888530
<b>Status</b>	ACTIVE	<b>Record Entered</b>	11/3/1998
<b>Last Update</b>	8/9/2019 9:25:11 AM	<b>Naics</b>	23491
<b>Are California Manifests</b>	Yes	<b>Transporter Registration</b>	N/A
<b>Owner Address</b>	2641 RIVER AVE, ROSEMEAD, CA 917700000	<b>Operator Or Contact Address</b>	2641 RIVER AVE, ROSEMEAD, CA 91770
<b>Mailing Address</b>	2641 RIVER AVENUE, ROSEMEAD, CA 917700579		

13D

SOUTH COUNTY CHEVROLET GEO  
19490 MONTEREY RD, MORGAN HILL, CA  
Type: Hazardous Waste Information System (HAZNET)  
Source: California Department of Toxic Substance Controls's Hazardous Waste Transportation System 1993-2012 Tanner List. Includes Nationally relevant data!

Record ID:  
NAHWTSXX-CAD102108404

### Record Details

<b>Contact Name</b>	ALVIN B CHEW	<b>Contact Phone</b>	4088423188
<b>Id Number Type</b>	Federal permanent or provisional number. State provisional before 1988.	<b>Mailing Address</b>	17100 LAUREL RD, MORGAN HILL, CA 950372606

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

### Manifest Summary

<b>Year</b>	1999	<b>Manifest Details</b>	.0872 tons of Aqueous solution with total organic residues less than 10 percent disposed of by Treatment, tank`
<b>Year</b>	1998	<b>Manifest Details</b>	.0872 tons of Aqueous solution with total organic residues less than 10 percent disposed of by Treatment, tank`.0498 tons of Unspecified solvent mixture disposed of by Transfer station`.0166 tons of Aqueous solution with total organic residues less than 10 percent disposed of by Transfer station`
<b>Year</b>	1997	<b>Manifest Details</b>	.0560 tons of Oxygenated solvents (acetone, butanol, ethyl acetate, etc.) disposed of by Transfer station`.1494 tons of Unspecified solvent mixture disposed of by Transfer station`
<b>Year</b>	1996	<b>Manifest Details</b>	.0740 tons of Oxygenated solvents (acetone, butanol, ethyl acetate, etc.) disposed of by Transfer station`.0498 tons of Unspecified solvent mixture disposed of by Transfer station`.9174 tons of Aqueous solution with total organic residues less than 10 percent disposed of by Recycler`
<b>Year</b>	1995	<b>Manifest Details</b>	.6080 tons of Oxygenated solvents (acetone, butanol, ethyl acetate, etc.) disposed of by Transfer station`
<b>Year</b>	1994	<b>Manifest Details</b>	.0615 tons of Oxygenated solvents (acetone, butanol, ethyl acetate, etc.) disposed of by Unknown`.1100 tons of Oxygenated solvents (acetone, butanol, ethyl acetate, etc.) disposed of by Transfer station`.7205 tons of Oxygenated solvents (acetone, butanol, ethyl acetate, etc.) disposed of by Transfer station`
<b>Year</b>	1993	<b>Manifest Details</b>	.5004 tons of Aqueous solution with total organic residues less than 10 percent disposed of by Transfer station`

13E

JIMS MOBIL TRUCK REPAIR  
19490 MONTEREY HWY, MORGAN HILL, CA  
Type: Hazardous Waste Information System (HAZNET)  
Source: California Department of Toxic Substance Controls's Hazardous Waste Transportation System 1993-2012 Tanner List. Includes Nationally relevant data!

Record ID:  
NAHWTSXX-CAL000146935

### Record Details

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

<b>Contact Name</b>	JIM MOORE	<b>Contact Phone</b>	0000000000
<b>Id Number Type</b>	State permanent number	<b>Mailing Address</b>	9001 TIMBER, N CHARILESTON, SC 294060000

## Manifest Summary

<b>Year</b>	1998	<b>Manifest Details</b>	.2293 tons of Unspecified organic liquid mixture disposed of by Disposal, other`
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13F

IRISH CONSTRUCTION CONTROLLER  
19490 MONTEREY HWY, MORGAN HILL, CA  
Type: Hazardous Waste Information System (HAZNET)  
Source: California Department of Toxic Substance Controls's Hazardous Waste Transportation System 1993-2012 Tanner List. Includes Nationally relevant data!

Record ID:  
NAHWTSXX-CAL000189616

## Record Details

<b>Contact Name</b>	RODNEY PURSEL SHOP SUPERINTENDENT	<b>Contact Phone</b>	6262888530
<b>Id Number Type</b>	State permanent number	<b>Mailing Address</b>	PO BOX 579, ROSEMEAD, CA 917700579

## Manifest Summary

<b>Year</b>	2017	<b>Manifest Details</b>	0.26 tons of Other organic solids disposed of by STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)`0.68805 tons of Unspecified oil-containing waste disposed of by OTHER RECOVERY OF RECLAMATION FOR REUSE INCLUDING ACID REGENERATION, ORGANICS RECOVERY ECT`
<b>Year</b>	2016	<b>Manifest Details</b>	0.4 tons of Other organic solids disposed of by STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)`0.2085 tons of Unspecified oil-containing waste disposed of by OTHER RECOVERY OF RECLAMATION FOR REUSE INCLUDING ACID REGENERATION, ORGANICS RECOVERY ECT`
<b>Year</b>	2015	<b>Manifest Details</b>	0.15 tons of Unspecified oil-containing waste disposed of by STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)`
<b>Year</b>	2013	<b>Manifest Details</b>	1.71377 tons of Unspecified oil-containing waste disposed of by STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)`0.035 tons of Off-specification,

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

			aged or surplus organics disposed of by STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)`
<b>Year</b>	2012	<b>Manifest Details</b>	0.45 tons of Unspecified oil-containing waste disposed of by STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)`
<b>Year</b>	2011	<b>Manifest Details</b>	0.03 tons of Off-specification, aged or surplus organics disposed of by STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)` 3.56535 tons of Unspecified oil-containing waste disposed of by DISCHARGE TO SEWER/POTW OR NPDES(WITH PRIOR STORAGE--WITH OR WITHOUT TREATMENT)` 3.72325 tons of Unspecified oil-containing waste disposed of by STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)`
<b>Year</b>	2010	<b>Manifest Details</b>	1.444 tons of Waste oil and mixed oil disposed of by STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)` 2.1679 tons of Unspecified oil-containing waste disposed of by STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)` 0.03 tons of Off-specification, aged or surplus organics disposed of by STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)`
<b>Year</b>	2009	<b>Manifest Details</b>	1.425 tons of Waste oil and mixed oil disposed of by DISCHARGE TO SEWER/POTW OR NPDES(WITH PRIOR STORAGE--WITH OR WITHOUT TREATMENT)` 0.575 tons of Unspecified oil-containing waste disposed of by STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)` 0.06 tons of Off-specification, aged or surplus organics disposed of by STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)`
<b>Year</b>	2008	<b>Manifest Details</b>	0.2 tons of Unspecified oil-containing waste disposed of by STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)` 1.292 tons of Waste oil and mixed oil disposed of by STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

			TREATMENT/RECOVERY (H010-H129) OR (H131-H135) ` 0.03 tons of Off-specification, aged or surplus organics disposed of by STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135) `
<b>Year</b>	2007	<b>Manifest Details</b>	1.33 tons of Unspecified oil-containing waste disposed of by Unknown ` 0.19 tons of Waste oil and mixed oil disposed of by STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135) ` 1.89 tons of Unspecified aqueous solution disposed of by STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135) ` 0.6 tons of Unspecified oil-containing waste disposed of by STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135) ` 2.68 tons of Unspecified oil-containing waste disposed of by DISCHARGE TO SEWER/POTW OR NPDES(WITH PRIOR STORAGE--WITH OR WITHOUT TREATMENT) ` 0.12 tons of Unspecified oil-containing waste disposed of by STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135) ` 0.02 tons of Off-specification, aged or surplus organics disposed of by STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135) `
<b>Year</b>	2006	<b>Manifest Details</b>	1.64 tons of Waste oil and mixed oil disposed of by RECYCLER ` 2.29 tons of Waste oil and mixed oil disposed of by RECYCLER ` 1.5 tons of Unspecified oil-containing waste disposed of by STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135) ` 0.03 tons of Unspecified solvent mixture disposed of by TREATMENT, INCINERATION ` 0.15 tons of Unspecified oil-containing waste disposed of by DISPOSAL, LAND FILL ` 0.1 tons of Unspecified oil-containing waste disposed of by STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135) `
<b>Year</b>	2005	<b>Manifest Details</b>	5.5 tons of Waste oil and mixed oil disposed of by Recycler ` 0.2 tons of Unspecified oil-containing waste disposed of by Disposal, landfill ` 0.02 tons of Off-specification, aged or surplus organics disposed of by Treatment, incineration `
<b>Year</b>	2004	<b>Manifest Details</b>	1.35 tons of Waste oil and mixed oil disposed of by Recycler ` 0.04 tons of Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.) disposed of by Treatment, incineration ` 0.27 tons of

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

			Unspecified oil-containing waste disposed of by Disposal, landfill`
<b>Year</b>	2003	<b>Manifest Details</b>	4.66 tons of Waste oil and mixed oil disposed of by Recycler`
<b>Year</b>	2002	<b>Manifest Details</b>	4.17 tons of Waste oil and mixed oil disposed of by Recycler`
<b>Year</b>	2001	<b>Manifest Details</b>	1.93 tons of Waste oil and mixed oil disposed of by Recycler`
<b>Year</b>	2000	<b>Manifest Details</b>	0.41 tons of Waste oil and mixed oil disposed of by Disposal, other` 0.5 tons of Unspecified oil-containing waste disposed of by Transfer station` 3.29 tons of Waste oil and mixed oil disposed of by Recycler` 0 tons of Unknown disposed of by Disposal, other` 0.22 tons of Waste oil and mixed oil disposed of by Unknown`
<b>Year</b>	1999	<b>Manifest Details</b>	39.7692 tons of Waste oil and mixed oil disposed of by Recycler`
<b>Year</b>	1998	<b>Manifest Details</b>	.2293 tons of Aqueous solution with total organic residues less than 10 percent disposed of by Transfer station`

14

Cochrane Plaza Chevrolet  
Records: 14A,

Site ID: -659157458  
Distance: 174 ft, North West

14A

Cochrane Plaza Chevrolet  
19490 Monterey Rd, UNINCORPORATED, CA  
Type: Leaking Underground Storage Tanks (LUST)  
Source: California State Water Resources Control Board's Geotracker Leaking Underground Storage Tank list

Record ID:  
CALUSTCA-T0608502025

## Record Details

<b>Case Type</b>	LUST Cleanup Site	<b>Status</b>	Completed - Case Closed
<b>Status Date</b>	1/15/1998 12:00:00 AM	<b>Cuf Case</b>	NO
<b>Lead Agency</b>	SANTA CLARA COUNTY LOP	<b>Local Agency</b>	SANTA CLARA COUNTY LOP
<b>File Location</b>	All Files are on GeoTracker or in the Local Agency Database	<b>Potential Contaminants Of Concern</b>	Waste Oil / Motor / Hydraulic / Lubricating
<b>Potential Media Affected</b>	Aquifer used for drinking water supply	<b>Begin Date</b>	1/1/1991 12:00:00 AM
<b>Estimated Status</b>	Closed case or No Further Action		

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

### Site Status History

<b>Status</b>	Open - Case Begin Date	<b>Status Date</b>	1991-01-01 00:00:00
<b>Status</b>	Open - Site Assessment	<b>Status Date</b>	1991-12-04 00:00:00
<b>Status</b>	Open - Site Assessment	<b>Status Date</b>	1992-05-12 00:00:00
<b>Status</b>	Completed - Case Closed	<b>Status Date</b>	1998-01-15 00:00:00

### Site Regulatory Activities

<b>Action Type</b>	Other	<b>Date</b>	1991-01-01 00:00:00
<b>Action</b>	Leak Reported		
<b>Action Type</b>	ENFORCEMENT	<b>Date</b>	1995-12-01 00:00:00
<b>Action</b>	Staff Letter - #18714		
<b>Action Type</b>	RESPONSE	<b>Date</b>	1996-01-15 00:00:00
<b>Action</b>	Monitoring Report - Quarterly		
<b>Action Type</b>	RESPONSE	<b>Date</b>	1996-04-15 00:00:00
<b>Action</b>	Monitoring Report - Quarterly		
<b>Action Type</b>	ENFORCEMENT	<b>Date</b>	1996-04-29 00:00:00
<b>Action</b>	Notice of Responsibility - #39295		
<b>Action Type</b>	RESPONSE	<b>Date</b>	1996-07-15 00:00:00
<b>Action</b>	Monitoring Report - Quarterly		
<b>Action Type</b>	ENFORCEMENT	<b>Date</b>	1996-08-17 00:00:00
<b>Action</b>	Staff Letter - #18720		
<b>Action Type</b>	RESPONSE	<b>Date</b>	1996-10-15 00:00:00
<b>Action</b>	Remedial Progress Report		
<b>Action Type</b>	RESPONSE	<b>Date</b>	1998-01-15 00:00:00
<b>Action</b>	Other Report / Document		
<b>Action Type</b>	ENFORCEMENT	<b>Date</b>	1998-01-15 00:00:00
<b>Action</b>	Closure/No Further Action Letter		

15

Cochrane Plaza Chevrolet  
Records: 15A,

Site ID: -1764803669  
Distance: 194 ft, North West

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

15A

Cochrane Plaza Chevrolet  
19490 MONTEREY RD, UNINCORPORATED, CA  
Type: Leaking Underground Storage Tanks (LUST)  
Source: California EPA Site Portal

Record ID:  
CAREGLST-192329

### Record Details

**Facility Program** Leaking Underground Storage Tank Cleanup Site

16

B & P MARINE SERVICE  
Records: 16A,

Site ID: 1822361367  
Distance: 297 ft, North West

16A

B & P MARINE SERVICE  
19500 MONTEREY, MORGAN HILL, CA  
Type: Hazardous Waste Information System (HAZNET)  
Source: California DTSC's Hazardous Waste Tracking System's Facilities List

Record ID:  
CAHAZWTS-CAL000268397

### Record Details

<b>Owner Name</b>	WAYNE DRONEK	<b>Owner Phone</b>	4087791195
<b>Operator Or Contact Name</b>	WAYNE DRONEK	<b>Operator Or Contact Phone</b>	4087791195
<b>Status</b>	INACTIVE	<b>Inactive Date</b>	6/30/2003
<b>Record Entered</b>	3/28/2003 10:13:03 AM	<b>Last Update</b>	4/19/2004 9:16:45 AM
<b>Naics</b>	811118	<b>Transporter Registration</b>	N/A
<b>Owner Address</b>	19500 MONTEREY, MORGAN HILL, CA 95037	<b>Operator Or Contact Address</b>	19500 MONTEREY, MORGAN HILL, CA 95037
<b>Mailing Address</b>	19500 MONTEREY, MORGAN HILL, CA 95037		

17

KOBACHI FARM PROPERTY  
Records: 17A,

Site ID: -2035590700  
Distance: 324 ft, North

17A

KOBACHI FARM PROPERTY  
105 BURNETT AVE, MORGAN HILL, CA  
Type: Hazardous Waste Information System (HAZNET)  
Source: California DTSC's Hazardous Waste Tracking System's Facilities List

Record ID:  
CAHAZWTS-CAC002565064

### Record Details

<b>Owner Name</b>	KIBASHI FAMILY	<b>Owner Phone</b>	4082461850
<b>Operator Or Contact Name</b>	KELLY KIBASHI	<b>Operator Or Contact Phone</b>	4082461850
<b>Status</b>	INACTIVE	<b>Inactive Date</b>	11/4/2003 8:56:12 AM
<b>Record Entered</b>	5/7/2003 8:56:11 AM	<b>Last Update</b>	5/7/2003 8:56:11 AM

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

<b>Transporter Registration</b>	N/A	<b>Owner Address</b>	105 BURNETT AVE, MORGAN HILL, CA 95037
<b>Operator Or Contact Address</b>	105 BURNETT AVE, MORGAN HILL, CA 95037	<b>Mailing Address</b>	105 BURNETT AVE, MORGAN HILL, CA 95037

18

STEPHEN PENA  
Records: 18A,18B,

Site ID: -1214239204  
Distance: 497 ft, South East

18A

STEPHEN PENA  
19220 MONTEREY HWY, MORGAN HILL, CA  
Type: Hazardous Waste Information System (HAZNET)  
Source: California DTSC's Hazardous Waste Tracking System's Facilities List

Record ID:  
CAHAZWTS-CAC002561074

## Record Details

<b>Owner Name</b>	STEPHEN PENA	<b>Owner Phone</b>	4087829562
<b>Operator Or Contact Name</b>	STEPHEN PENA	<b>Operator Or Contact Phone</b>	4087829562
<b>Status</b>	INACTIVE	<b>Inactive Date</b>	8/19/2003 10:43:11 AM
<b>Record Entered</b>	1/23/2003 2:26:25 PM	<b>Last Update</b>	8/19/2003 11:19:28 AM
<b>Are California Manifests</b>	Yes	<b>Transporter Registration</b>	N/A
<b>Owner Address</b>	2230 CIMMARON DR, MORGAN HILL, CA 95037	<b>Operator Or Contact Address</b>	19220 MONTEREY HWY, MORGAN HILL, CA 95037
<b>Mailing Address</b>	2230 CIMMARON DR, MORGAN HILL, CA 95037		

18B

STEPHEN PENA  
19220 MONTEREY HWY, MORGAN HILL, CA  
Type: Hazardous Waste Information System (HAZNET)  
Source: California Department of Toxic Substance Controls's Hazardous Waste Transportation System 1993-2012 Tanner List. Includes Nationally relevant data!

Record ID:  
NAHWTSXX-CAC002561074

## Record Details

<b>Contact Name</b>	STEPHEN PENA	<b>Contact Phone</b>	4087829562
<b>Id Number Type</b>	State provisional or emergency number	<b>Mailing Address</b>	2230 CIMMARON DR, MORGAN HILL, CA 95037

## Manifest Summary

<b>Year</b>	2003	<b>Manifest Details</b>	1 tons of Other empty containers 30 gallons or more disposed of by Recycler`
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# MapHazardsPro Radius Search Report

## Surrounding Sites Details

19

VALLEY TRANSPORT  
Records: 19A,19B,

Site ID: -1736168383  
Distance: 617 ft, South East

19A

VALLEY TRANSPORT  
ON MONTEREY RD AT PEBBLES AVE, MORGAN HILL, CA  
Type: Hazardous Waste Information System (HAZNET)  
Source: California DTSC's Hazardous Waste Tracking System's Facilities List

Record ID:  
CAHAZWTS-CAC001388456

### Record Details

<b>Owner Name</b>	VALLEY TRANSPORT	<b>Operator Or Contact Name</b>	HARBHAJAN FINGH ATWHA
<b>Operator Or Contact Phone</b>	2095376207	<b>Status</b>	INACTIVE
<b>Inactive Date</b>	10/25/2000	<b>Record Entered</b>	1/5/1998
<b>Last Update</b>	10/25/2000	<b>Are California Manifests</b>	Yes
<b>Transporter Registration</b>	N/A	<b>Owner Address</b>	PO BOX 2761, CERES, CA 953070000
<b>Operator Or Contact Address</b>	PO BOX 2761, CERES, CA 953070000	<b>Mailing Address</b>	PO BOX 2761, CERES, CA 953070000

19B

VALLEY TRANSPORT  
ON MONTEREY RD AT PEBBLES AVE, MORGAN HILL, CA  
Type: Hazardous Waste Information System (HAZNET)  
Source: California Department of Toxic Substance Controls's Hazardous Waste Transportation System 1993-2012 Tanner List. Includes Nationally relevant data!

Record ID:  
NAHWTSXX-CAC001388456

### Record Details

<b>Contact Name</b>	VALLEY TRANSPORT	<b>Contact Phone</b>	0000000000
<b>Id Number Type</b>	State provisional or emergency number	<b>Mailing Address</b>	PO BOX 2761, CERES, CA 953070000

### Manifest Summary

<b>Year</b>	1997	<b>Manifest Details</b>	.1000 tons of Contaminated soil from site clean-up disposed of by Transfer station`
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20

PONZINI'S COMMUNITY GARAGE~PONZINI'S COMMUNITY GARAGE & TOWING  
Records: 20A,20B,

Site ID: 1282217473  
Distance: 666 ft, South East

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

20A

PONZINI'S COMMUNITY GARAGE  
19190 MONTEREY RD, MORGAN HILL, CA  
Type: Hazardous Materials Storage and Incident Records (HAZMAT)  
Source: California EPA's CUPA facilities database

Record ID:  
CACUPAHM-10348372

### Record Details

<b>Phone</b>	4087795322	<b>Fax</b>	4087799143
<b>Operator Name</b>	PONZINI, GARY	<b>Operator Phone</b>	4087793833
<b>Owner Name</b>	PONZINI'S COMMUNITY GARAGE	<b>Owner Phone</b>	4087795322
<b>Owner Country</b>	United States	<b>E Contact Name</b>	Gary Ponzini
<b>E Contact Phone</b>	4087795322	<b>E Contact Mailing Address</b>	19190 monterey street
<b>E Contact Country</b>	United States	<b>Primary Regulator</b>	Santa Clara County Environmental Health
<b>Hazardous Materials Business Plan Facility</b>	Yes	<b>Accidental Release Prevention Facility</b>	No
<b>Ust Facility</b>	No	<b>Aboveground Storage Tank</b>	No
<b>Hazardous Waste Generator</b>	Yes	<b>Recycler</b>	No
<b>Household Hazardous Waste Collection</b>	No	<b>Onsite Hazardous Waste Treatment</b>	No
<b>Mailing Address</b>	19190 MONTEREY RD, MORGAN HILL, CA 95037	<b>Owner Address</b>	19190 N MONTEREY RD, MORGAN HILL, CA 95037
<b>E Contact Address</b>	morgan hill, CA 95037		

20B

PONZINI'S COMMUNITY GARAGE  
19190 MONTEREY RD, MORGAN HILL, CA  
Type: Hazardous Materials Storage and Incident Records (HAZMAT)  
Source: California EPA Site Portal

Record ID:  
CAREGHAZ-58167

### Record Details

<b>Ei Id</b>	10348372	<b>Facility Program</b>	Chemical Storage Facilities
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### Violations

<b>Violation Date</b>	3/28/2016 12:00:00 AM	<b>Citation</b>	22 CCR 16 66266.130 - California Code of Regulations, Title 22, Chapter 16, Section(s) 66266.130
<b>Violation Description</b>	Failure to properly handle, manage, label, and recycle used oil and fuel filters.	<b>Violation Notes</b>	Returned to compliance on 04/20/2016. Due to the numerous instances and potential for an unauthorized release this violation has been elevated to a Class II violation. Shed-2: Observed 1x5 gallon poly bucket, 1x3 gallon metal pail, 1x5 gallon metal bucket containing used oil filters; no marking. Shop Area: Observed 2x5 gallon buckets near the CUDA washer containing used oil filters; no marking. Observed 1x5 gallon poly bucket near the north roll-up door on the right-hand side, containing used oil filter; no marking.

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	3/28/2016 12:00:00 AM	<b>Citation</b>	HSC 6.95 Multiple - California Health and Safety Code, Chapter 6.95, Section(s) Multiple
<b>Violation Description</b>	Business Plan Program - Administration/Documentation - General	<b>Violation Notes</b>	Returned to compliance on 04/20/2016. 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) Report was delivered on 8/30/2013. The NOI Report instructed the facility that an HMBP must be submitted via the California Environmental Reporting System (CERS) within 30 days. As of 3/28/2016, 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 with CERS ID: 10348372. - CERS website: <a href="http://cers.calepa.ca.gov">http://cers.calepa.ca.gov</a> 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 [Truncated]
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HMRRP
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	3/28/2016 12:00:00 AM	<b>Citation</b>	22 CCR 12 66262.40(c) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(c)
<b>Violation Description</b>	Failure to determine if the waste generated is a hazardous waste and to maintain analysis results for three years.	<b>Violation Notes</b>	Returned to compliance on 04/20/2016. Observed 2x30 gallon metal, closed-top drums, located between Shed-1 & Shed-2 that were unmarked and the contents could not be verified; both drums has oily residues on top. Observed 1x7 gallon (old milk container) under a service table near the CUDA washer could not be accessed.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	3/28/2016 12:00:00 AM	<b>Citation</b>	40 CFR 1 265.33 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.33
<b>Violation Description</b>	Failure of the facility to test and maintain all communications or alarm systems, fire protection equipment, spill control equipment, and decontamination equipment.	<b>Violation Notes</b>	Returned to compliance on 04/20/2016. The deep sink in the mechanic's restroom did not contain any inspection tag and the shower heads were uncovered and dirty; brake cleaner was previous used in this area.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	3/28/2016 12:00:00 AM	<b>Citation</b>	HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

<b>Violation Description</b>	Haz Waste Generator Program - Administration/Documentation - General	<b>Violation Notes</b>	Returned to compliance on 04/20/2016. Mr. Ponzini stated that he was unaware that the new format (long/narrow) disposal receipts for waste antifreeze and oily debris needed to be kept.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	3/28/2016 12:00:00 AM	<b>Citation</b>	HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
<b>Violation Description</b>	Haz Waste Generator Program - Abandonment/Illegal Disposal/Unauthorized Treatment - General	<b>Violation Notes</b>	Returned to compliance on 04/20/2016. Observed several trash cans within the shop area containing numerous quart sized oil containers still containing pourable liquid.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	3/28/2016 12:00:00 AM	<b>Citation</b>	HSC 6.5 25189.5(a) - California Health and Safety Code, Chapter 6.5, Section(s) 25189.5(a)
<b>Violation Description</b>	Failure to properly dispose of hazardous waste at an authorized location.	<b>Violation Notes</b>	Due to a direct release to the environment (surface dirt) this violation has been elevated to a Class I violation. Observed stained dirt and vegetation along the north-side of Sheds 1 & 2 and along the east-side of Shed-2. The staining appears to be black in color, which is consistent with used oil. It appears that used oil has seeping out of the sheds. See additional comments below for Violation Code: GO11.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	3/28/2016 12:00:00 AM	<b>Citation</b>	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
<b>Violation Description</b>	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.	<b>Violation Notes</b>	Returned to compliance on 04/20/2016. Due to the numerous instances and potential for an unauthorized release this violation has been elevated to a Class II violation. Shed-1: Observed 6x5 gallon poly buckets containing saturated absorbent without any marking. Observed 1x55 gallon metal open-top drum, containing saturated absorbent missing the following information: accumulation start date, physical state and hazardous properties. Observed 1x30 gallon metal open-top drum (yellow) missing the following information: accumulation start date and contents. Observed 1x10 gallon metal open-top drum (green) missing the following information: accumulation start date and contents. Observed 1x5 gallon poly bucket with a blue lid and a funnel in it containing used oil that was not marked. Observed 1x85 gallon poly container, containing used antifreeze, missing the contents, accumulation start date, hazardous properties, and site information. Shed-2: Observed 1x5 gallon poly bucket containing used oil not [Truncated]
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

<b>Violation Source</b>	CERS		
<b>Violation Date</b>	3/28/2016 12:00:00 AM	<b>Citation</b>	40 CFR 1 265.173 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.173
<b>Violation Description</b>	Failure to properly close hazardous waste containers when not in active use.	<b>Violation Notes</b>	Returned to compliance on 04/20/2016. Due to the numerous instances and potential for an unauthorized release this violation has been elevated to a Class II violation. Shed-1: Observed 6x5 gallon poly buckets containing saturated absorbent without any lids. Observed 1x55 gallon metal open-top drum, containing saturated absorbent a lid Observed 1x30 gallon metal open-top drum (yellow) had a parts washer basin on top with the lid open. Observed 1x10 gallon metal open-top drum (green) had a filtration unit sitting on top. Observed 1x5 gallon poly bucket with a blue lid and a funnel in it containing used oil. Observed 1x85 gallon poly container, containing used antifreeze was not closed. Shed-2: Observed 1x5 gallon poly bucket containing used oil did not have a lid. Observed 6x55 gallon metal, closed-top drums were missing the large bung plugs. Shop Area: Observed 1x5 gallon metal bucket, near the south roll-up door, containing saturated oily absorbent without a lid. Observed 1x5 gallon metal [Truncated]
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	3/28/2016 12:00:00 AM	<b>Citation</b>	40 CFR 1 265.31 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.31
<b>Violation Description</b>	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 the air, soil, or surface water which could threaten human h	<b>Violation Notes</b>	Returned to compliance on 04/20/2016. Due to the numerous instances and potential for an unauthorized release this violation has been elevated to a Class II violation. Shed-1: Observed oil saturated cardboard on the floor. Observed oil drip pan sitting on top of an open drum, containing oil saturated absorbent. Observed used oil on the concrete floor towards the back, right-hand side. Observed several drip pans that were not in use and contained pourable used oil. Shed-2: Observed oil saturated cardboard on the floor. Observed hazardous waste (used oil) spilled on the tops of 6x55 gallon metal drums, containing used oil. Observed tubing left in a red 55-gallon drum and the other end of the tubing with a quick connect dripping used oil in the secondary containment trough. Observed used oil on the concrete floor under the rack holding drip pans. Observed used oil saturated rags in the secondary containment troughs holding used oil drums. Observed several drip pans that were not in use and [Truncated]
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	3/28/2016 12:00:00 AM	<b>Citation</b>	40 CFR 1 262.34(d)(5)(iii) - U.S. Code of Federal Regulations, Title 40, Chapter 1,

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

<b>Violation Description</b>	Failure to ensure employees are familiar with the handling and compliance of hazardous waste regulations and emergency response.	<b>Violation Division</b>	Section(s) 262.34(d)(5)(iii) Santa Clara County Environmental Health
<b>Violation Program</b>	HW	<b>Violation Source</b>	CERS
<b>Violation Date</b>	3/28/2016 12:00:00 AM	<b>Citation</b>	40 CFR 1 265.174 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.174
<b>Violation Description</b>	Failure to inspect hazardous waste storage areas at least weekly.	<b>Violation Division</b>	Santa Clara County Environmental Health
<b>Violation Program</b>	HW	<b>Violation Source</b>	CERS

21

Madrone Villages  
Records: 21A,

Site ID: 263967621  
Distance: 1775 ft, South

21A

Madrone Villages  
, , CA  
Type: Solid Waste Landfills (SWLF)  
Source: California EPA Site Portal

Record ID:  
CAREGSWL-266327

## Record Details

<b>Ei Id</b>	796994	<b>Facility Program</b>	Wetlands - Fill and Dredge Material
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22

ANN SOBRATO HIGH SCH~ANN SOBRATO HIGH SCHOOL  
Records: 22A,

Site ID: -834563239  
Distance: 2313 ft, North East

22A

ANN SOBRATO HIGH SCHOOL  
11230 Monterey Highway, SAN JOSE, CA  
Type: Contaminated Sites List (CSL)  
Source: California Department of Toxic Substances Control's EnviroStor  
Cleanup Sites List

Record ID:  
CAENSTOR-43010024

## Record Details

<b>Site Type</b>	School Investigation	<b>Site Type Detailed</b>	School
<b>Acres</b>	125	<b>Apn</b>	72501023
<b>National Priorities List</b>	NO	<b>Regulatory Agencies Involved</b>	SMBRP
<b>Lead Agency</b>	SMBRP	<b>Project Manager</b>	Kamili Siglowide
<b>Supervisor</b>	Jose Salcedo	<b>Division Branch</b>	Northern California Schools & Santa Susana
<b>Site Code</b>	204039	<b>Congressional District</b>	19
<b>Status</b>	No Further Action	<b>Status Date</b>	2004-06-28 00:00:00
<b>Past Uses</b>	AGRICULTURAL-ROW CROPS	<b>Funding</b>	School District

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

<b>Potential Media Affected Description</b>	Soil	<b>Potential Coc Description</b>	DDD, DDE, DDT, Lead
<b>Confirmed Coc Description</b>	DDD, DDE, DDT, Lead	<b>Site Mgmt Req Description</b>	NONE SPECIFIED
<b>Estimated Status</b>	Closed case or No Further Action		

## Alias Names for Sites

<b>Alias Type</b>	Alternate Name	<b>Alias</b>	ANN SOBRATO HIGH SCHOOL SITE
<b>Alias Type</b>	Alternate Name	<b>Alias</b>	ANN SOBRATO PROPOSED HIGH SCHOOL/VCA
<b>Alias Type</b>	Alternate Name	<b>Alias</b>	MORGAN HILL USD-ANN SOBRATO HIGH
<b>Alias Type</b>	Alternate Name	<b>Alias</b>	MORGAN UNIFIED SCHOOL DISTRICT
<b>Alias Type</b>	APN	<b>Alias</b>	72501023
<b>Alias Type</b>	Project Code (Site Code)	<b>Alias</b>	204013
<b>Alias Type</b>	Project Code (Site Code)	<b>Alias</b>	204039
<b>Alias Type</b>	Envirostor ID Number	<b>Alias</b>	43010024

## Completed Actions

There were a total of 56 records in the Completed Actions table. We are only displaying 50 of those in this report in order to keep the size of this report manageable. If you would like the full site record, please contact the responsible regulatory agency noted above.

<b>Area Name</b>	PROJECT WIDE	<b>Document Type</b>	Preliminary Endangerment Assessment Report
<b>Completed Date</b>	11/15/2002 12:00:00 AM		
<b>Area Name</b>	PROJECT WIDE	<b>Document Type</b>	Phase 1
<b>Completed Date</b>	1/27/2000 12:00:00 AM		
<b>Area Name</b>	PROJECT WIDE	<b>Document Type</b>	Cost Recovery Closeout Memo
<b>Completed Date</b>	12/18/2001 12:00:00 AM		
<b>Area Name</b>	PROJECT WIDE	<b>Document Type</b>	* Public Participation
<b>Completed Date</b>	10/7/2002 12:00:00 AM		
<b>Area Name</b>	PROJECT WIDE	<b>Document Type</b>	Voluntary Cleanup Agreement
<b>Completed Date</b>	7/17/2000 12:00:00 AM		

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

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<b>Area Name</b>	PROJECT WIDE	<b>Document Type</b>	Cost Recovery Closeout Memo
<b>Completed Date</b>	11/15/2002 12:00:00 AM		
<b>Area Name</b>	PROJECT WIDE	<b>Document Type</b>	Cost Recovery Closeout Memo
<b>Completed Date</b>	6/28/2000 12:00:00 AM		
<b>Area Name</b>	PROJECT WIDE	<b>Document Type</b>	Preliminary Endangerment Assessment Report
<b>Completed Date</b>	11/15/2002 12:00:00 AM		
<b>Area Name</b>	PROJECT WIDE	<b>Document Type</b>	Phase 1
<b>Completed Date</b>	1/27/2000 12:00:00 AM		
<b>Area Name</b>	PROJECT WIDE	<b>Document Type</b>	Cost Recovery Closeout Memo
<b>Completed Date</b>	12/18/2001 12:00:00 AM		
<b>Area Name</b>	PROJECT WIDE	<b>Document Type</b>	* Public Participation
<b>Completed Date</b>	10/7/2002 12:00:00 AM		
<b>Area Name</b>	PROJECT WIDE	<b>Document Type</b>	Voluntary Cleanup Agreement
<b>Completed Date</b>	7/17/2000 12:00:00 AM		
<b>Area Name</b>	PROJECT WIDE	<b>Document Type</b>	Cost Recovery Closeout Memo
<b>Completed Date</b>	11/15/2002 12:00:00 AM		
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# MapHazardsPro Radius Search Report

## Surrounding Sites Details

<b>Area Name</b>	PROJECT WIDE	<b>Document Type</b>	Cost Recovery Closeout Memo
<b>Completed Date</b>	6/28/2000 12:00:00 AM		
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<b>Completed Date</b>	6/28/2000 12:00:00 AM		
<b>Area Name</b>	PROJECT WIDE	<b>Document Type</b>	Preliminary Endangerment Assessment Report

# MapHazardsPro Radius Search Report

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<b>Completed Date</b>	11/15/2002 12:00:00 AM		

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

23

DEPRESSURIZED TECHNOLOGIES INT~KOCO MOTION US / DINGS'  
Records: 23A,

Site ID: 1655907757  
Distance: 2621 ft, South East

23A

DEPRESSURIZED TECHNOLOGIES INT  
335 COCHRANE CIR, MORGAN HILL, CA  
Type: Contaminated Sites List (CSL)  
Source: California Department of Toxic Substances Control's EnviroStor list

Record ID:  
CAICELIS-3001585

### Record Details

<b>Epa Id</b>	CAD983665068	<b>Site Type</b>	INSPECTION
<b>Status</b>	No Action	<b>Estimated Status</b>	Closed case or No Further Action

### Inspections

<b>Epa Id</b>	CAD983665068	<b>Action Type</b>	Compliance Evaluation Inspection - Standardized Permit
<b>Action Date</b>	2003-01-28 00:00:00	<b>Violation Class</b>	No Violations

<b>Epa Id</b>	CAD983665068	<b>Action Type</b>	Compliance Evaluation Inspection - Standardized Permit
<b>Action Date</b>	1999-03-26 00:00:00	<b>Violation Class</b>	Minor
<b>Return To Compliance Date</b>	1999-03-30 00:00:00		

24

NEW MORGAN HILL HIGH~NEW MORGAN HILL HIGH SCHOOL  
Records: 24A,24B,

Site ID: 363090465  
Distance: 2659 ft, North

24A

NEW MORGAN HILL HIGH SCHOOL  
Burnett Avenue, MORGAN HILL, CA  
Type: Contaminated Sites List (CSL)  
Source: California Department of Toxic Substances Control's EnviroStor Cleanup Sites List

Record ID:  
CAENSTOR-43010029

### Record Details

<b>Site Type</b>	School Cleanup	<b>Site Type Detailed</b>	School
<b>Acres</b>	28	<b>Apn</b>	NONE SPECIFIED
<b>National Priorities List</b>	NO	<b>Regulatory Agencies Involved</b>	SMBRP
<b>Lead Agency</b>	SMBRP	<b>Project Manager</b>	Kamili Siglowide
<b>Supervisor</b>	Javier Hinojosa	<b>Division Branch</b>	Northern California Schools & Santa Susana
<b>Site Code</b>	204091	<b>Congressional District</b>	19
<b>Status</b>	Certified	<b>Status Date</b>	2003-06-21 00:00:00

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

<b>Past Uses</b>	AGRICULTURAL-ROW CROPS	<b>Funding</b>	School District
<b>Potential Media Affected Description</b>	Soil	<b>Potential Coc Description</b>	Arsenic, Chlordane, Lead
<b>Confirmed Coc Description</b>	Arsenic, Chlordane, Lead	<b>Site Mgmt Req Description</b>	NONE SPECIFIED
<b>Estimated Status</b>	Closed case or No Further Action		

## Alias Names for Sites

<b>Alias Type</b>	Alternate Name	<b>Alias</b>	MORGAN HILL UNIFIED SCHOOL DISTRICT
<b>Alias Type</b>	Alternate Name	<b>Alias</b>	MORGAN HILL USD-NEW MORGAN HILL HIGH
<b>Alias Type</b>	Alternate Name	<b>Alias</b>	NEW MORGAN HILL HIGH SCHOOL
<b>Alias Type</b>	EPA (FRS #)	<b>Alias</b>	110033611740
<b>Alias Type</b>	Project Code (Site Code)	<b>Alias</b>	204091
<b>Alias Type</b>	Envirostor ID Number	<b>Alias</b>	43010029

## Completed Actions

There were a total of 96 records in the Completed Actions table. We are only displaying 50 of those in this report in order to keep the size of this report manageable. If you would like the full site record, please contact the responsible regulatory agency noted above.

<b>Area Name</b>	PROJECT WIDE	<b>Document Type</b>	Preliminary Endangerment Assessment Report
<b>Completed Date</b>	11/27/2002 12:00:00 AM		
<b>Area Name</b>	PROJECT WIDE	<b>Document Type</b>	Removal Action Completion Report
<b>Completed Date</b>	6/10/2003 12:00:00 AM		
<b>Area Name</b>	PROJECT WIDE	<b>Document Type</b>	Removal Action Workplan
<b>Completed Date</b>	3/27/2003 12:00:00 AM	<b>Comments</b>	The cluster of buildings on this property are identified as the Central Building Cluster and the Eastern Shed Area. Excavation will continue until the arsenic, cadmium, lead, chlordan, dieldrin and endrin concentrations in the soil are found to be less than the health based risk cleanup levels. Approval of the plan to remove 150 cubic yards of soil and dispose of the contaminated in a Class II landfill.
<b>Area Name</b>	PROJECT WIDE	<b>Document Type</b>	Supplemental Site Investigation Report

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

<b>Completed Date</b>	10/9/2002 12:00:00 AM	<b>Comments</b>	SSI - The New Morgan Hill is approximately 17 acres and has been used for agricultural and residential purposes for at least 50 years. No agricultural land used since 2002. A cluster of three buildings in the eastern portion of the site, is the subject of this removal. The PEA indicated that elevated levels of chlordane, dieldrin, endrin, lead, arsenic, and cadmium, detected in soil. Additional sampling was conducted to determine the extent of the contamination.
<b>Area Name</b>	PROJECT WIDE	<b>Document Type</b>	Technical Report
<b>Completed Date</b>	6/3/2002 12:00:00 AM		
<b>Area Name</b>	PROJECT WIDE	<b>Document Type</b>	Preliminary Endangerment Assessment Workplan
<b>Completed Date</b>	1/22/2002 12:00:00 AM		
<b>Area Name</b>	PROJECT WIDE	<b>Document Type</b>	Environmental Oversight Agreement
<b>Completed Date</b>	1/23/2002 12:00:00 AM	<b>Comments</b>	DTSC entered into an Environmental Oversight Agreement (EOA) (Docket # HSA-A 01/02-079) with Morgan Hill Unified Schl Dist to provide oversight for a Preliminary Endangerment Assessment (PEA) for the New Morgan Hill High School Site.
<b>Area Name</b>	PROJECT WIDE	<b>Document Type</b>	CEQA - Notice of Exemption
<b>Completed Date</b>	3/27/2003 12:00:00 AM		
<b>Area Name</b>	PROJECT WIDE	<b>Document Type</b>	* Public Participation
<b>Completed Date</b>	4/30/2003 12:00:00 AM		
<b>Area Name</b>	PROJECT WIDE	<b>Document Type</b>	Cost Recovery Closeout Memo
<b>Completed Date</b>	7/10/2003 12:00:00 AM		
<b>Area Name</b>	PROJECT WIDE	<b>Document Type</b>	Certification
<b>Completed Date</b>	6/21/2003 12:00:00 AM		
<b>Area Name</b>	PROJECT WIDE	<b>Document Type</b>	* Public Participation
<b>Completed Date</b>	10/7/2002 12:00:00 AM		
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<b>Area Name</b>	PROJECT WIDE	<b>Document Type</b>	Removal Action Workplan
<b>Completed Date</b>	3/27/2003 12:00:00 AM	<b>Comments</b>	The cluster of buildings on this property are identified as the Central Building Cluster and the Eastern Shed Area. Excavation will continue

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

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<b>Completed Date</b>	1/22/2002 12:00:00 AM		
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<b>Completed Date</b>	10/7/2002 12:00:00 AM		
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<b>Area Name</b>	PROJECT WIDE	<b>Document Type</b>	* Public Participation
<b>Completed Date</b>	4/30/2003 12:00:00 AM		
<b>Area Name</b>	PROJECT WIDE	<b>Document Type</b>	Certification
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<b>Area Name</b>	PROJECT WIDE	<b>Document Type</b>	Cost Recovery Closeout Memo
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<b>Completed Date</b>	11/27/2002 12:00:00 AM		

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

<b>Area Name</b>	PROJECT WIDE	<b>Document Type</b>	Removal Action Completion Report
<b>Completed Date</b>	6/10/2003 12:00:00 AM		
<b>Area Name</b>	PROJECT WIDE	<b>Document Type</b>	Removal Action Workplan
<b>Completed Date</b>	3/27/2003 12:00:00 AM	<b>Comments</b>	The cluster of buildings on this property are identified as the Central Building Cluster and the Eastern Shed Area. Excavation will continue until the arsenic, cadmium, lead, chlordan, dieldrin and endrin concentrations in the soil are found to be less than the health based risk cleanup levels. Approval of the plan to remove 150 cubic yards of soil and dispose of the contaminated in a Class II landfill.
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<b>Completed Date</b>	3/27/2003 12:00:00 AM	<b>Comments</b>	The cluster of buildings on this property are identified as the Central Building Cluster and the Eastern Shed Area. Excavation will continue until the arsenic, cadmium, lead, chlordan, dieldrin and endrin concentrations in the soil are found to be less than the health based risk cleanup levels. Approval of the plan to remove 150 cubic yards of soil and dispose of the contaminated in a Class II landfill.
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# MapHazardsPro Radius Search Report

## Surrounding Sites Details

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<b>Completed Date</b>	4/30/2003 12:00:00 AM		
<b>Area Name</b>	PROJECT WIDE	<b>Document Type</b>	Certification
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<b>Completed Date</b>	6/10/2003 12:00:00 AM		

24B

NEW MORGAN HILL HIGH  
BURNETT AVENUE, MORGAN HILL, CA  
Type: Contaminated Sites List (CSL)  
Source: California EPA Site Portal

Record ID:  
CAREGCSL-340575

## Record Details

<b>Ei Id</b>	43010029	<b>Facility Program</b>	School Cleanup
--------------	----------	-------------------------	----------------

25

M&L Precision Machining Inc.  
Records: 25A,

Site ID: -1787994971  
Distance: 3179 ft, East

25A

M&L Precision Machining Inc.  
18665 Madrone Pkwy, MORGAN HILL, CA  
Type: Treatment, Storage and Disposal Sites (TSD)  
Source: California EPA's CUPA facilities database

Record ID:  
CACUPATS-10348129

## Record Details

<b>Phone</b>	408-436-3955	<b>Operator Name</b>	Harold Laisure
<b>Operator Phone</b>	408-436-3955	<b>Owner Name</b>	Mark and Karen Laisure
<b>Owner Phone</b>	408-224-2138	<b>E Contact Name</b>	Todd Meeks
<b>E Contact Phone</b>	408-224-2138	<b>E Contact Mailing Address</b>	18665 Madrone Pkwy
<b>Primary Regulator</b>	Santa Clara County Environmental Health	<b>Hazardous Materials Business Plan Facility</b>	Yes
<b>Accidental Release Prevention Facility</b>	No	<b>Ust Facility</b>	No
<b>Aboveground Storage Tank</b>	No	<b>Hazardous Waste Generator</b>	No
<b>Recycler</b>	No	<b>Household</b>	No

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

**Onsite Hazardous Waste Treatment** Yes

**Owner Address** 18665 Madrone Pkwy, Morgan Hill, CA 95037

**Hazardous Waste Collection**

**Mailing Address** 18665 Madrone Pkwy, Morgan Hill, CA 95037

**E Contact Address** todd.meeks@engbrecht.com, Morgan Hill, CA 95037

26

ADVANCED MACHINE PROGRAMMING~MICRO-MECHANICS INC~MICRO MECHANICS INC  
Records: 26A,

Site ID: -888207986  
Distance: 3200 ft, East

26A

MICRO MECHANICS INC  
465 WOODVIEW AV, MORGAN HILL, CA  
Type: Treatment, Storage and Disposal Sites (TSD)  
Source: California EPA's CUPA facilities database

Record ID:  
CACUPATS-10353184

## Record Details

**Phone** 4087792927  
**Operator Phone** 4087792927  
**Owner Phone** 65-67468800  
**E Contact Phone** 4087792927

**Primary Regulator** Santa Clara County Environmental Health

**Accidental Release Prevention Facility** No

**Aboveground Storage Tank** No

**Recycler** Yes

**Onsite Hazardous Waste Treatment** No

**Owner Address** NO.31 KAKI BUKIT PLACE EUNOS  
TECHPARK, SINGAPORE 416209

**Operator Name** Micro-Mechanics, Inc  
**Owner Name** MICRO MECHANICS HOLDINGS LTD  
**E Contact Name** Michael Duval  
**E Contact Mailing Address** 465 Woodview Avenue

**Hazardous Materials Business Plan Facility** Yes  
**Ust Facility** No

**Hazardous Waste Generator** Yes  
**Household Hazardous Waste Collection** No

**Mailing Address** 465 WOODVIEW AV, MORGAN HILL, CA 95037

**E Contact Address** Morgan Hill, CA 95037

27

FLEXTRONICS INTERNATIONAL~NXEDGE INC~NxEdge MH LLC~NXEDGE MH LLC~NXEDGE MH, LLC  
Records: 27A,

Site ID: 161712386  
Distance: 4030 ft, East

27A

FLEXTRONICS INTERNATIONAL  
925 LIGHTPOST WY, MORGAN HILL, CA  
Type: Treatment, Storage and Disposal Sites (TSD)  
Source: California EPA's CUPA facilities database

Record ID:  
CACUPATS-10356511

## Record Details

**Phone** (408) 577-2281

**Fax** (408) 577-2210

**Phase-1 Environmental Services**  
5216 Harwood Road - San Jose, CA 95124  
v. 831-422-2290 - f.

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8/25/2019  
19380 Monterey Rd, Morgan Hill, CA 95037

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

<b>Operator Name</b>	Paul Russell	<b>Operator Phone</b>	(408) 577-2281
<b>Owner Name</b>	Flextronics International USA	<b>Owner Phone</b>	(408) 567-7000
<b>E Contact Name</b>	Concepcion Godoy	<b>E Contact Phone</b>	(650) 333-0367
<b>E Contact Mailing Address</b>	925 Lightpost Way	<b>Primary Regulator</b>	Santa Clara County Environmental Health
<b>Hazardous Materials Business Plan Facility</b>	Yes	<b>Accidental Release Prevention Facility</b>	No
<b>Ust Facility</b>	No	<b>Aboveground Storage Tank</b>	No
<b>Hazardous Waste Generator</b>	Yes	<b>Recycler</b>	Yes
<b>Household Hazardous Waste Collection</b>	No	<b>Onsite Hazardous Waste Treatment</b>	No
<b>Mailing Address</b>	925 Lightpost Way, Morgan Hill, CA 95037	<b>Owner Address</b>	847 Gibraltar Drive, Milpitas, CA 95035
<b>E Contact Address</b>	Morgan Hill, CA		

28

MADRONE LANDFILL  
Records: 28A,

Site ID: -2122886557  
Distance: 4309 ft, North East

28A

MADRONE LANDFILL  
HWY 101 N. OF BURNETTE AVE, MORGAN HILL, CA  
Type: Contaminated Sites List (CSL)  
Source: California State Water Resources Control Board's Geotracker Landfill Cleanups List

Record ID:  
CALNDCLN-L10007600857

## Record Details

<b>Case Type</b>	Land Disposal Site	<b>Status</b>	Completed - Case Closed
<b>Status Date</b>	6/19/2019 12:00:00 AM	<b>Cuf Case</b>	NO
<b>Lead Agency</b>	SAN FRANCISCO BAY RWQCB (REGION 2)	<b>Rb Case Number</b>	2 438568001
<b>Potential Media Affected</b>	Other Groundwater (uses other than drinking water), Soil	<b>Site History</b>	The Madrone Landfill, also known as the Morgan Hill Landfill, was owned and operated by the South Valley Refuse Disposal Company between 1954 and 1973. The waste stream was estimated to consist of 90 percent residential and 10 percent demolition waste. The State of California Department of Transportation (Caltrans) owned the site from 1973 to 1978. After disposal operations ceased, Caltrans constructed the South Valley Freeway (Route 101) through the landfill area and in the process divided the landfill into discrete eastern and western sections. During construction of the paved multiple-use trail in the early 1990s, waste materials beneath the trail were excavated and relocated to the waste pile in the fenced area on the western landfill section.
<b>Begin Date</b>	1/1/2001 12:00:00 AM	<b>Estimated Status</b>	Closed case or No Further Action

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

### Site Status History

<b>Status</b>	Open - Remediation	<b>Status Date</b>	2001-01-01 00:00:00
<b>Status</b>	Open - Case Begin Date	<b>Status Date</b>	2001-01-01 00:00:00
<b>Status</b>	Open	<b>Status Date</b>	2001-01-01 00:00:00
<b>Status</b>	Completed - Case Closed	<b>Status Date</b>	2019-06-19 00:00:00

### Site Regulatory Activities

<b>Action Type</b>	RESPONSE	<b>Date</b>	2002-08-21 00:00:00
<b>Action</b>	Preliminary Site Assessment Report		
<b>Action Type</b>	RESPONSE	<b>Date</b>	2002-08-30 00:00:00
<b>Action</b>	Other Report / Document		
<b>Action Type</b>	RESPONSE	<b>Date</b>	2002-10-28 00:00:00
<b>Action</b>	Other Workplan		
<b>Action Type</b>	RESPONSE	<b>Date</b>	2008-07-29 00:00:00
<b>Action</b>	Site Assessment Report		
<b>Action Type</b>	ENFORCEMENT	<b>Date</b>	2014-02-06 00:00:00
<b>Action</b>	Closure/No Further Action Letter		

29

MADRONE LAND CORP./SAN JOSE TRAP & SKEET  
Records: 29A,

Site ID: -1313899177  
Distance: 4444 ft, East

29A

MADRONE LAND CORP./SAN JOSE TRAP & SKEET  
645 COCHRANE RD., MORGAN HILL, CA  
Type: Contaminated Sites List (CSL)  
Source: California Department of Toxic Substances Control's EnviroStor  
Cleanup Sites List

Record ID:  
CAENSTOR-43010016

### Record Details

<b>Site Type</b>	Historical	<b>Site Type Detailed</b>	* Historical
<b>Apn</b>	NONE SPECIFIED	<b>National Priorities List</b>	NO
<b>Regulatory Agencies Involved</b>	NONE SPECIFIED	<b>Lead Agency</b>	NONE SPECIFIED
<b>Project Manager</b>	Rick Jones	<b>Supervisor</b>	Hansen Pang
<b>Division Branch</b>	Cleanup Berkeley	<b>Congressional District</b>	19

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

<b>Status</b>	Refer: RWQCB	<b>Status Date</b>	1996-08-21 00:00:00
<b>Past Uses</b>	NONE SPECIFIED	<b>Potential Media Affected Description</b>	NONE SPECIFIED
<b>Potential Coc Description</b>	* WASTE OIL & MIXED OIL, Lead	<b>Confirmed Coc Description</b>	NONE SPECIFIED
<b>Site Mgmt Req Description</b>	NONE SPECIFIED	<b>Estimated Status</b>	Referred to another agency. No longer updated

## Alias Names for Sites

<b>Alias Type</b>	Alternate Name	<b>Alias</b>	MADRONE LAND CORP./SAN JOSE TRAP & SKEET
<b>Alias Type</b>	Envirostor ID Number	<b>Alias</b>	43010016

## Completed Actions

<b>Area Name</b>	PROJECT WIDE	<b>Document Type</b>	Site Screening
<b>Completed Date</b>	11/10/1992 12:00:00 AM		
<b>Area Name</b>	PROJECT WIDE	<b>Document Type</b>	Site Screening
<b>Completed Date</b>	11/10/1992 12:00:00 AM		
<b>Area Name</b>	PROJECT WIDE	<b>Document Type</b>	Site Screening
<b>Completed Date</b>	11/10/1992 12:00:00 AM		
<b>Area Name</b>	PROJECT WIDE	<b>Document Type</b>	Site Screening
<b>Completed Date</b>	11/10/1992 12:00:00 AM		
<b>Area Name</b>	PROJECT WIDE	<b>Document Type</b>	Site Screening
<b>Completed Date</b>	11/10/1992 12:00:00 AM		
<b>Area Name</b>	PROJECT WIDE	<b>Document Type</b>	Site Screening
<b>Completed Date</b>	11/10/1992 12:00:00 AM		
<b>Area Name</b>	PROJECT WIDE	<b>Document Type</b>	Site Screening
<b>Completed Date</b>	11/10/1992 12:00:00 AM		

30

ANRITSU COMPANY~WILTRON COMPANY  
Records: 30A,

Site ID: 1852097880  
Distance: 4957 ft, East

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

30A

ANRITSU COMPANY  
490 JARVIS DR, MORGAN HILL, CA  
Type: Treatment, Storage and Disposal Sites (TSD)  
Source: California EPA Site Portal

Record ID:  
CAREGTS-92459

### Record Details

<b>Ei Id</b>	10353349	<b>Facility Program</b>	Hazardous Waste Onsite Treatment
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### Violations

<b>Violation Date</b>	1/14/2016 12:00:00 AM	<b>Citation</b>	22 CCR 12 66262.40(c) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(c)
<b>Violation Description</b>	Failure to determine if the waste generated is a hazardous waste and to maintain analysis results for three years.	<b>Violation Notes</b>	Returned to compliance on 02/10/2016. The facility has soldering stations located throughout the manufacturing areas in all three building. Lead solder was observed to be used. Mr. Grimes stated that he was un-sure of the manner in which the solder sponges are disposed. A hazardous waste determination must be conducted to determine if the solder sponges meet hazardous waste criteria. If determined to be a hazardous waste, the solder sponges must be managed in accordance with all hazardous waste requirements. Provide documentation of the determination made to the inspector for review.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		

<b>Violation Date</b>	11/28/2018 12:00:00 AM	<b>Citation</b>	HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
<b>Violation Description</b>	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.	<b>Violation Notes</b>	Returned to compliance on 12/14/2018. Site did not have documentation demonstrating annual emergency response/evacuation training available for review.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HMRRP
<b>Violation Source</b>	CERS		

<b>Violation Date</b>	1/14/2016 12:00:00 AM	<b>Citation</b>	HSC 6.5 25189.5(a) - California Health and Safety Code, Chapter 6.5, Section(s) 25189.5(a)
<b>Violation Description</b>	Failure to properly dispose of hazardous waste at an authorized location.	<b>Violation Notes</b>	Returned to compliance on 02/10/2016. Liquid waste epoxy, epoxy-contaminated debris, and lead solder dross, and solder flux-contaminated debris, were observed in trash cans throughout the manufacturing areas in 490 Jarvis and 18375 Sutter Bl and in the Temperature Cycle Room. The facility's current practice is to collect all epoxy and solder waste and manage as hazardous waste. Ensure that all epoxy and solder waste is collected and managed as hazardous waste.

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	1/14/2016 12:00:00 AM	<b>Citation</b>	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
<b>Violation Description</b>	Failure to complete and electronically submit a site map with all required content.	<b>Violation Notes</b>	Returned to compliance on 02/10/2016. The most recent site map submitted by the facility does not include the location of the hazardous materials handling and storage areas and emergency response equipment.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HMRRP
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	11/28/2018 12:00:00 AM	<b>Citation</b>	22 CCR 12 66262.40(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(a)
<b>Violation Description</b>	Failure to keep a copy of each properly signed manifest for at least three years from the date the waste was accepted by the initial transporter. The manifest signed at the time the waste was accepted for transport shall be kept until receiving a signed c	<b>Violation Notes</b>	Returned to compliance on 12/14/2018. Manifest for shipment of oily waetr on 10/20 was not available for review, and was not available on the e-manifest system.
<b>Violation Division</b>	Santa Clara County Environmental Health	<b>Violation Program</b>	HW
<b>Violation Source</b>	CERS		
<b>Violation Date</b>	11/28/2018 12:00:00 AM	<b>Citation</b>	22 CCR 12 66262.23(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.23(a)
<b>Violation Description</b>	Failure to properly complete the Uniform Hazardous Waste Manifest.	<b>Violation Division</b>	Santa Clara County Environmental Health
<b>Violation Program</b>	HW	<b>Violation Source</b>	CERS
<b>Violation Date</b>	1/14/2016 12:00:00 AM	<b>Citation</b>	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
<b>Violation Description</b>	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.	<b>Violation Division</b>	Santa Clara County Environmental Health
<b>Violation Program</b>	HW	<b>Violation Source</b>	CERS
<b>Violation Date</b>	1/14/2016 12:00:00 AM	<b>Citation</b>	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
<b>Violation Description</b>	Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.	<b>Violation Division</b>	Santa Clara County Environmental Health
<b>Violation Program</b>	HMRRP	<b>Violation Source</b>	CERS
<b>Violation Date</b>	1/14/2016 12:00:00 AM	<b>Citation</b>	HSC 6.95 25508.2 - California Health and Safety

# MapHazardsPro Radius Search Report

## Surrounding Sites Details

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**Violation Description**

Failure to annually review and electronically certify that the business plan is complete, accurate, and up-to-date.

**Violation Notes**

Code, Chapter 6.95, Section(s) 25508.2

Returned to compliance on 02/10/2016. The facility's most recent HMBP submittal was on 12/4/2013. 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: 10353349. -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 HMCDC Hazardous Materials Technician Michelle Santos at (408)918-1981 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

# MapHazardsPro Radius Search Report

## List of Unlocatable Sites

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Address	Site Name(s)	Site Type(s)	Site ID(s)
COCHRANE RD, MORGAN HILL, CA	SCVWD-ANDERSON DAM SCVWD-ANDERSON HYDROELECTRIC FACIL	HAZMAT	CACUPAHM-10117021 CACUPAHM-10117039
MONTEREY RD, MORGAN HILL, CA	EL CAMINO PACKING	HAZMAT	CACUPAHM-10357048

# MapHazardsPro Radius Search Report

## About This Report

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The databases searched to compile the enclosed report are gathered from numerous federal, state and local governing environmental entities. All of the databases required to be searched by ASTM Standard E 1527 - Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process "Standard Environmental Records Sources" have been included in this report, and searched to the required distances from the subject property. Additionally, Cypress Technology Solutions, Inc (CTS) has acquired other valuable databases and integrated them into the Cypress STARReport System in order to provide more valuable information to our clients regarding hazardous materials storage and release sites within a one-mile radius from the subject property.

ECS has created a sophisticated data update system, keeping our report databases as current as possible (surpassing ASTM E1527 requirements). ECS consistently requests and updates data from each of the government agencies used to create this report. Depending on the type of database, records are updated at the agencies at varying intervals (daily, monthly, quarterly, semi-annually, or annually). An overall data update (including all available updates) is loaded into our specialized software on a quarterly basis.

CTS has created a sophisticated data update system, keeping our report databases as current as possible (surpassing ASTM E1527 requirements). CTS consistently requests and updates data from each of the government agencies used to create this report. Depending on the type of database, records are updated at the agencies at varying intervals (daily, monthly, quarterly, semi-annually, or annually). An overall data update (including all available updates) is loaded into our specialized software on a quarterly basis. It should be clearly understood that this database/map report lists only reported and accurately entered sites. Numerous sites have yet to be discovered and therefore are not yet listed by any governmental agency. The most effective way to determine if a site may be listed by a government agency in the future is by performing a Transaction Screen or Phase I Environmental Site Assessment, which include a professional site inspection and review of historical records. This radius report satisfies only one subsection requirement found within the ASTM Phase I Environmental Site Assessment reporting requirements. This report should not be considered a Phase I Environmental Site Assessment. If no sites are found for a database searched, the database and its description are excluded from the report details so as to report recorded sites only. Sites that include erroneous or incomplete address information may not show up on the report. Every attempt is made to include a listing of these unlocated sites in the report where there is a possibility of their impacting the subject property, but no guaranty can be made.

ECS has used a technology called Geocoding to locate the sites on the map. While this technology is the standard of care in the industry and is generally reliable for well formatted, complete and correct addresses, due to the limitations of this technology no guarantee of the accuracy of site placement can be made.

CTS has used a technology called Geocoding to locate the sites on the map. While this technology is the standard of care in the industry and is generally reliable for well formatted, complete and correct addresses, due to the limitations of this technology no guaranty of the accuracy of site placement can be made.

## DISCLAIMER

This report contains data obtained from multiple governmental agencies. CTS cannot insure the accuracy of the enclosed information. CTS are in no way responsible for errors and/or omissions occurring in data, data conversion, or for the client's use of the information (report). CTS and its affiliates cannot be held liable for accuracy, storage, loss or expense suffered by customers resulting directly or indirectly from any data provided by CTS. No warranty expressed or implied is made in any way in connection with this report.

CTS has researched and obtained certain local, State and Federal environmental databases (Data) to assist its client's in meeting the requirements of ASTM Standards. CTS has obtained Data that is readily available and of adequate quality to be included in this report. As of the date of this report, there are certain Data that are either not yet available or are not of adequate quality and therefore are not included in this Report.

# MapHazardsPro Radius Search Report

## Searched Databases

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### NPL: National Priority List Sites

Sites which are found on the NPL database or the Proposed NPL database. NPL sites are a special category among National Superfund (CERCLA) Sites listed in the Environmental Protection Agency's (EPA) CERCLIS database. NPL sites are of serious, high concern and priority based on a national comparison to sites needing investigations and contamination cleanup activities (remediation). These sites, some of the worst in the nation, normally contain high levels of various contaminants that have spread over relatively long distances and usually require long term, highly expensive remediation technologies. Proposed NPL sites are of serious concern and are in the process of being evaluated for categorization as National Priority List sites. Delisted NPL sites have been removed (delisted) from the NPL if no further response or action is appropriate at the site, per EPA guidelines.

- US EPA's Superfund Enterprise Management System Database

### CORRACTS: Corrective Action Sites

CORRACTS (Corrective Action Sites) is a subset of data found within the Federal RCRA database (RCRIS) or other state database. RCRA Corrective Action is the process by which areas at a hazardous waste facility are evaluated and, if necessary, are cleaned up. Transportation, Storage and Disposal facilities are often also listed as CORRACTS facilities.

- California EPA Site Portal
- US EPA's Resource Conservation and Recovery Act Database

### TSD: Treatment, Storage and Disposal Sites

TSDs are subsets of data found within the Federal RCRA database (RCRIS) or other state database. TSD sites treat, store and/or dispose of hazardous materials and are federally permitted. TSD facilities are often also listed as CORRACTS facilities.

- California EPA's CUPA facilities database
- California EPA Site Portal
- Fresno County CUPA Facilities List
- Marin County CUPA Facilities List
- Nevada County CUPA Facilities List
- San Francisco Dept of Public Health HMUPA Facilities List
- US EPA's Resource Conservation and Recovery Act Database

### DEFENSE: FUDS and DOD Sites

These sites are Formerly Used Defense Sites (FUDS) and Department of Defense (DOD sites). The U.S. Army Corps of Engineers and/or the U.S. Department of Defense is actively working or will be taking the necessary steps to address any cleanup activities needed on these properties.

- Army Corps of Engineers' Formerly Used Defense Munition Response Sites Layer
- Army Corps of Engineers' Formerly Used Defense Munitions Response Area Layer
- Army Corps of Engineers' Formerly Used Defense Properties Layer
- California Department of Toxic Substances Control's EnviroStor Cleanup Sites List
- California EPA Site Portal
- California State Water Resources Control Board's Geotracker Military Site Cleanup List
- Fresno County CUPA Facilities List

# MapHazardsPro Radius Search Report

## Searched Databases

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### **BROWN: Brownfields Cleanup and Reuse Database**

The U.S. Environmental Protection Agency (EPA) defines a Brownfield site as "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." Common examples of Brownfield sites are abandoned gas stations and dry cleaners, railroad properties, factories, and closed military bases. Brownfield sites are located throughout the country, and the U.S. EPA as well as state governments have compiled a listing of these sites. Voluntary Cleanup Program Sites are sometimes also included in this category.

- EPA's Assessment, Cleanup And Redevelopment Exchange System (ACRES) database

### **CSL: Contaminated Sites List**

State or Local Contaminated Sites databases. These databases include local and state-designated hazardous waste sites, spill sites, superfund sites, voluntary cleanup program sites and land disposal sites. In general, these sites are currently undergoing remediation for on site contamination, remediation has been completed and/or remediation is proposed. In states where a specific Contaminated Sites database is not maintained, the CERCLIS database will contain applicable information on contaminated sites.

- California Department of Toxic Substances Control's EnviroStor Cleanup Sites List
- California Department of Toxic Substances Control's EnviroStor list
- California EPA Site Portal
- California State Water Resources Control Board's Geotracker Cleanup Program Sites
- California State Water Resources Control Board's Geotracker Landfill Cleanups List
- Fresno County CUPA Facilities List

### **DEED: List of Deed Restrictions**

The implementation of recorded land use restrictions within property deeds is one of the methods agencies use to protect the public from unsafe exposures to hazardous substances and wastes. Sites with deed restrictions are often contaminated, however levels of contaminants and methods used to control migration of contaminants are controlled and approved by the agency. These are also called Environmental Covenants or Use Restrictions

- California Department of Toxic Substances Control's Deed Restrictions list
- California DTSC's HWMP Land Use Restrictions List

### **SEMS: Superfund Database**

Sites which are found on the Superfund Enterprise Management System (SEMS) database. The SEMS database contains information on hazardous waste sites, site inspections, preliminary assessments, and remediation of hazardous waste sites under CERCLA (Superfund). The database contains general information on sites including location and status. This database includes those SEMS sites not included on the NPL or Proposed NPL databases. This includes archived sites determined to be "No Further Remedial Action Planned (NFRAP) sites are contained within this database. Archived sites may be properties where, following an initial investigation, no contamination was found, contamination was removed quickly, or the contamination was not serious enough to require Federal Superfund action. The SEMS database is a newer version of the CERCLIS database and the current SEMS version does not export as much information as the CERCLIS database once did.

- US EPA's Superfund Enterprise Management System Database

# MapHazardsPro Radius Search Report

## Searched Databases

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### **CONTROLS: Institutional and Engineering Controls**

U.S. EPA's and State Engineering Control Sites List and/or Institutional Control Sites List. The Engineering Control Sites list are facilities that have engineered controls in place, such as capping, containment, slurry walls, extraction wells and/or treatment methods that are intended to manage environmental and health risks by reducing contamination levels at a site, or limiting exposure pathways. The Institutional Control Sites list are administrative or legal devices, such as deed restrictions, to ensure that engineering controls stay in place and/or to ensure that land use restrictions stay in place.

- U.S. Environmental Protection Agency's Engineering Controls list

### **LUST: Leaking Underground Storage Tanks**

Leaking Underground Storage Tank records contain an inventory of reported leaking underground fuel storage tank incidents. Thousands of underground storage tanks have leaked within the United States, and both open and closed cases are reported on this list. These leaks can affect subsurface soils and groundwater. Both state and local agencies oversee and track these sites.

- California EPA Site Portal
- California State Water Resources Control Board's Geotracker Leaking Underground Storage Tank list
- El Segundo City CUPA Remediation Tanks List
- EPA Region 4 Tribal Underground Storage Tank List
- Fresno County CUPA Facilities List
- U.S. EPA's Region 1 Leaking Underground Storage Tank list on Tribal lands
- U.S. EPA's Region 10 Leaking Underground Storage Tank list on Tribal lands
- U.S. EPA's Region 5 Leaking Underground Storage Tank list on Tribal lands
- U.S. EPA's Region 6 Leaking Underground Storage Tank list on Tribal lands
- U.S. EPA's Region 7 Leaking Underground Storage Tank list on Tribal lands
- U.S. EPA's Region 8 Leaking Underground Storage Tank list on Tribal lands
- U.S. EPA's Region 9 Leaking Underground Storage Tank list on Tribal lands

### **SWLF - Solid Waste Landfills**

The SWLF database contains information on solid waste facilities, operations, and disposal sites. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites.

- California EPA Site Portal
- California Integrated Waste Management Board's Landfill list
- Fresno County CUPA Facilities List
- Los Angeles County Methane Producing Landfills List
- Los Angeles County Public Health's Landfill list

### **WELLS: Water Wells**

Public Water Wells. Due to security reasons, limited information on public wells is available.

- Municipal Water Wells

# MapHazardsPro Radius Search Report

## Searched Databases

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### HAZMAT: Hazardous Materials Storage and Incident Records

This data includes information on hazardous materials storage, use and disposal sites as well as incident reports, hazardous materials inventory and business plan documents, spills and releases.

- Alameda County Environmental Health CUPA List
- CA DTSC Envirostor Hazardous Waste List
- Calaveras County CUPA Facilities List
- California Department of Toxic Substances Control's EnviroStor Cleanup Sites List
- California EPA's CUPA facilities database
- California EPA Site Portal
- California State Water Resources Control Board's Waste Discharge System list
- California State Water Resources Control Board's Waste Water Discharger list
- Contra Costa County's Site List
- Drug Enforcement Administration's Clandestine Drug Labs List
- Fresno County CUPA Facilities List
- Kern County CUPA Business Plan and HazMat Facilities List
- Los Angeles City CUPA Hazardous Materials Inventory List
- Marin County CUPA Facilities List
- Napa County's Local Oversight Program Hazardous Material Site list
- Napa County Hazardous Materials Inventory Database
- Nevada County CUPA Facilities List
- Roseville City CUPA Facilities List
- San Francisco Department of Public Health's Hazardous Material Site list
- San Mateo County Environmental Health's Business Inventory list
- U.S. Environmental Protection Agency's Toxics Release Inventory Database
- Union City CUPA Historical Facilities List

### ERNS: Emergency Response Notification System

Sites listed as having a reported release of oil and hazardous substances that have been called into the Federal and/or state agencies. Minor to major spills are reported and these cases are sometimes turned over to other regulatory agencies for further investigation.

- California EPA Site Portal
- California Office of Emergency Services RIMS Database
- National Response Center's Emergency Response Notification System list
- National Response Center's Emergency Response Notification System list 1989 and Prior
- Office of Hazardous Materials' Hazardous Materials Incident Database, 1993-2004
- Office of Hazardous Materials' Hazardous Materials Incident Database, 2005-2006
- Office of Hazardous Materials' Hazardous Materials Incident Database, 2007-2008
- Office of Hazardous Materials' Hazardous Materials Incident Database, 2009
- Office of Hazardous Materials' Hazardous Materials Incident Database, 2010
- Office of Hazardous Materials' Hazardous Materials Incident Database, 2011
- Office of Hazardous Materials' Hazardous Materials Incident Database, 2012
- Office of Hazardous Materials' Hazardous Materials Incident Database, 2013
- Office of Hazardous Materials' Hazardous Materials Incident Database, 2015
- Office of Hazardous Materials Hazardous Materials Incident Database, 2015

# MapHazardsPro Radius Search Report

## Searched Databases

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### GENERATOR: Small and Large Hazardous Materials Generators

GENERATORS is a subset of data found within the Federal RCRA database (RCRIS) or other state GENERATORS list. RCRA GENERATORS are federally permitted generators of varying amounts of hazardous materials. A listing on the GENERATOR database does not directly indicate a release has occurred, only that the site generates hazardous materials.

- Calaveras County CUPA Facilities List
- California EPA's CUPA facilities database
- California EPA Site Portal
- Contra Costa County Health Services Facilities Database
- Fresno County CUPA Facilities List
- Marin County CUPA Facilities List
- Nevada County CUPA Facilities List
- San Francisco Dept of Public Health HMUPA Facilities List
- US EPA's Resource Conservation and Recovery Act Database

### UST: Underground Storage Tank Sites

The databases include permitted active, inactive and closed UST facilities recorded with the below mentioned agencies. A listing on the UST databases does not directly indicate a release has occurred, only that the site currently or historically contained an underground storage tank.

- Calaveras County CUPA Facilities List
- California EPA's CUPA facilities database
- California EPA Site Portal
- California State Water Resources Control Board's Underground Storage Tank List, Historical
- Contra Costa County Health Services Facilities Database
- EPA Region 4 Tribal Underground Storage Tank List
- Fresno County CUPA Facilities List
- Geotracker Distribution of CERS USTs
- Kern County Archived UST List
- Kern County Historical UST List
- Los Angeles City CUPA UST List
- Los Angeles City Historical UST List
- Marin County's Underground Storage Tank list
- Marin County CUPA Facilities List
- Napa County's Local Oversight Program Underground Storage Tank list
- Nevada County CUPA Facilities List
- Plumas County CUPA Closed UST Facilities List
- Riverside County CUPA Inactive UST Facilities List
- Roseville City CUPA Tanks List
- San Francisco Dept of Public Health HMUPA Facilities List
- Santa Cruz County Environmental Health Services' Site Mitigation list
- U.S. EPA's Region 1 Underground Storage Tank list on Tribal lands
- U.S. EPA's Region 10 Underground Storage Tank list on Tribal lands
- U.S. EPA's Region 2 Underground Storage Tank list on Tribal lands
- U.S. EPA's Region 5 Underground Storage Tank list on Tribal lands
- U.S. EPA's Region 6 Underground Storage Tank list on Tribal lands
- U.S. EPA's Region 7 Underground Storage Tank list on Tribal lands
- U.S. EPA's Region 8 Underground Storage Tank list on Tribal lands
- U.S. EPA's Region 9 Underground Storage Tank list on Tribal lands

# MapHazardsPro Radius Search Report

## Searched Databases

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### AST: Aboveground Storage Tank Facilities

Permitted active, inactive and closed AST facilities recorded with the state or local agencies are included. A listing on the AST database does not directly indicate a release has occurred, only that the site currently or historically contained an aboveground storage tank.

- California EPA's CUPA facilities database
- California EPA Site Portal
- Contra Costa County Health Services Facilities Database
- Fresno County CUPA Facilities List
- Los Angeles City CUPA AST List
- Marin County CUPA Facilities List
- Nevada County CUPA Facilities List
- Roseville City CUPA Facilities List

### EMISSIONS: Air Emissions Sites

Sites found on various air emissions databases like dry cleaners and related facilities that have air emissions permits with the state and/or local air quality district.

- Amador Air Quality Management District Dry Cleaner List
- Antelope Valley Air Quality Management District Dry Cleaner List
- Bay Area Air Quality Management District Dry Cleaner List
- Butte County Air Quality Management District Dry Cleaner List
- Calaveras County AQMD Drycleaners inventory
- Eastern Kern Air Quality Management District Dry Cleaner List
- El Dorado Air Quality Management District Dry Cleaner List
- Feather River Air Quality Management District Dry Cleaner List
- Fed EPA Integrated Compliance Information System ` Drycleaner Extract
- Glenn Air Quality Management District Dry Cleaner List
- Great Basin Air Pollution Control District Drycleaner Permits List
- Imperial Air Quality Management District Dry Cleaner List
- Lake County AQMD Drycleaners inventory
- Mendocino County AQMD Drycleaners inventory
- Mojave Desert Air Quality Management District Dry Cleaner List
- Monterey Air Quality Management District Dry Cleaner List
- North Coast Air Quality Management District Dry Cleaner List
- North Sonoma Air Pollution Control District Drycleaner Permits List
- Northern Sierra Air Quality Management District Dry Cleaner List
- Placer Air Quality Management District Dry Cleaner List
- Sacramento Air Quality Management District Dry Cleaner List
- San Diego Air Quality Management District Dry Cleaner List
- San Diego Air Quality Management District Retired Dry Cleaner List
- San Luis Obispo Air Quality Management District Dry Cleaner List
- Santa Barbara Air Quality Management District Dry Cleaner List
- South Coast AQMD Drycleaners inventory
- Stasta County AQMD Drycleaners inventory
- Tehama County AQMD Drycleaners inventory
- Tuolumne Air Quality Management District Dry Cleaner List
- Ventura Air Quality Management District Dry Cleaner List
- Yolo-Solano Air Quality Management District Dry Cleaner List

# MapHazardsPro Radius Search Report

## Searched Databases

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### HAZNET: Hazardous Waste Information System

HAZNET databases track hazardous materials from "cradle to grave". Some of the sites listed are licensed transportation companies but most are facilities that have had hazardous materials transported off the site or have received hazardous materials

- **California Department of Toxic Substance Controls's Hazardous Waste Transportation System 1993-2012 Tanner List. Includes Nationally relevant data!**
- **California Department of Toxic Substances Control's Hazardous Waste Transporters list**
- **California DTSC's Hazardous Waste Tracking System's Facilities List**
- **New Jersey Dept of Environmental Protection's Manifest Database**



# Silicon Valley Environmental Group

Taking the complexity out of environmental due diligence

Phase-1 Environmental Services

## UNDERGROUND HOIST PHASE II INVESTIGATION

November 13, 2019



**19380 Monterey Road  
Morgan Hill, CA 95037**

**Prepared for:**

Pinnacle Bank

FARV Monterey, LLC

19380 Monterey Road

Morgan Hill, CA 95037

**Prepared by:**

Silicon Valley Environmental Group

5216 Harwood Rd

San Jose, CA 95124

(831) 422-2290



**B) Soil Boring and Sample Collection**

The next step was to hand auger a boring directly next to the hoist to the depth just below the bottom of the hoist (10 ft. BGS) to collect a soil sample. The boring and sampling procedures were conducted as follows:

- 1) Asphalt above the boring location was drilled through using a roto-hammer and the asphalt removed.
- 2) A pre-cleaned 4-inch diameter geotechnical hand auger was used to advance the boring vertically, field inspecting and logging the soil conditions and classifications throughout the boring to just below the base of the hoist (10-ft. BGS) (see Boring Log in **Attachment A**). Soil tailings from the boring were placed in a 5-gallon plastic container, covered, and kept on site pending the return of lab sample results to determine their disposal requirements.
- 3) Using a pre-cleaned geotechnical slide-hammer sampler, a soil sample from the boring was collected in a new 3-inch long by 2-inch diameter stainless-steel sample tube.
- 4) The sample tube ends were covered with Teflon sheeting, sealed with plastic sample caps, and labeled (H1). The sample container was placed in a pre-chilled ice chest for transportation to the analytical laboratory.
- 5) The borehole was sealed using a neat Portland cement slurry to the surface in accordance with regulatory and industry-standard protocols.
- 6) The area was cleaned and restored.

**C) Analytical Laboratory Analyses**

- 1) Samples were transported to BC Laboratories of Bakersfield Ca. - a State Certified Analytical Laboratory for analyses.
- 2) The soil sample was tested for Oil and Grease under EPA Method 8015BFFP and for PCBs under EPA Method 8082.
- 3) The hoist water/oil sample was tested for PCBs under EPA Method 8082.

**D) Analytical Laboratory Test Results**

**Soil Sample: □ H1**

Date: 10-31-2019  
Test: PCBs  
EPA Test Method: 8082 Results: All - Non-Detect (□laboratory detection limits)

Test: TPH Hydraulic Oil/ Motor Oil  
EPA Test Method: 8015B/FFP Results: **35 mg/kg** (Residential ESL: **12,000 mg/kg**)

**Hoist Contents: □ HWS1**

Date: 10-31-2019  
Test: PCBs  
EPA Test Method: 8082  
Results: All - Non-Detect (□laboratory detection limits)

The Analytical Laboratory Chain of Custody and test results are contained in **Attachment B**.

**E) Opinions and Recommendations**

PCB's were not-detected (□laboratory detection limits) in both the hoist oil tank and the soil sample collected from below the bottom of the hoist.

Observations indicate that the majority of the oil within the hoist was likely removed when it was abandoned - years ago. The presence of water (with a little oil) in the hoist reservoir suggests that the top of the reservoir/piston may not have been completely sealed and may have permitted rainwater to intrude - perhaps causing overflow over the years since its abandonment. That no PCBs were detected in the contents suggests that PCB oil was likely not used. That no significant Hydraulic Oils were detected in soils beneath the hoist, and that the piston was nearly filled to the top with water implies the hoist did not leak substantially and is not leaking today.

Given these conditions, it is our professional opinion that the hoist is not of significant environmental concern or liability to the Property. Since hoists are no longer considered "underground tanks"; leaving this hoist in place is, in our opinion, acceptable, and poses no significant environmental liability to the Property.

In the future, if the Property is planned for redevelopment, and underground construction or excavation is planned in its immediate vicinity, the hoist may need to be removed, as it may impede subsurface redevelopment construction requirements. Under its current use and zoning, no further investigation or study is recommended.

Respectfully submitted this 12th day of November 2019  
Silicon Valley Environmental Group, Inc.

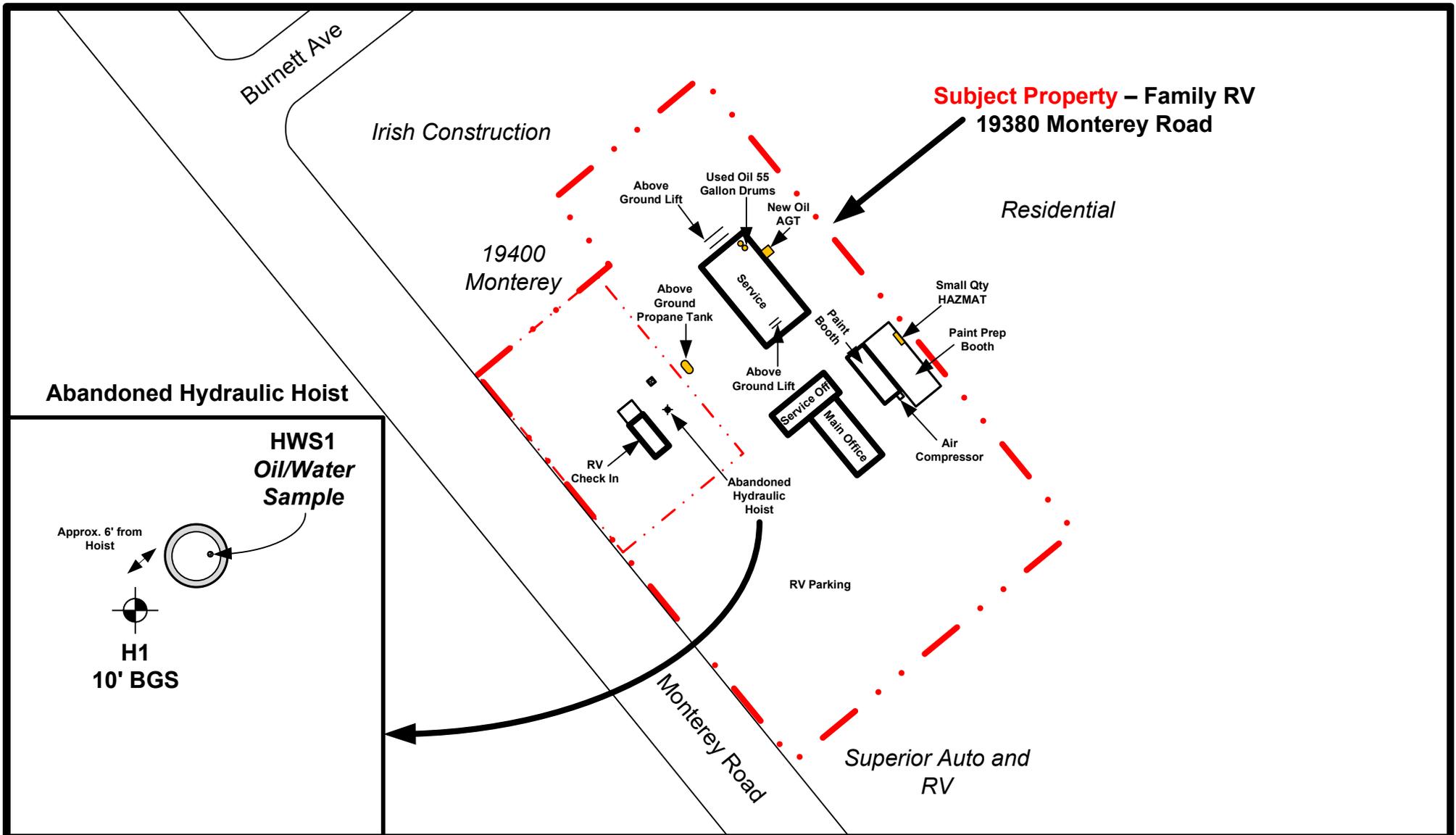


Stuart G. Solomon  
President, ASTM-Qualified  
Phase I, II, and III  
Environmental Professional



**Figures: Site Plan - Sample Positioning**

**Attachments: A) Boring Log**  
**B) BC Analytical Laboratory Report**



**Legend**



**Phase-1**  
**Environmental Services**

*Silicon Valley Environmental Group*

[www.sveginc.com](http://www.sveginc.com)

**SITE PLAN**

19380 MONTEREY ROAD, MORGAN HILL, CA 95037

APN # 726-42-001 & 002

Project: P2-08-23-19-P2



DATE 10/31/2019  
 PROJECT NAME 19380 Monterey Hoist Sampling  
 PROJECT NUMBER P2-08-23-19-P2  
 PROJECT LOCATION 19380 Monterey Rd, Morgan Hill, CA  
 GROUND ELEVATION N/A  
 BORING DEPTH 10'  
 GROUND WATER LEVEL:  
 1<sup>ST</sup> ENCOUNTERED N/A

DRILLING CONTRACTOR SVEG  
 DRILLING METHOD 4' Hand Auger  
 LOGGED BY CGS  
 FIELD NOTES \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Depth (ft)	Sample	Sample ID	Analyzed For	Odors or Discoloration	PID (ppm)	Lithology	SOIL DESCRIPTION
1				None ↓		6' Asphalt	
2						GC – Clayey Gravels w/ Mixed .5 - 2" river rock - Light Brown to Yellowish Orange – No odors or discoloration noted	
3							
4							
5							
6							
7							
8							
9							
10	H1		Hydraulic Oil & 8082-PCB				
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							
21							
22							
23							
24							
25							

**WELL/BORING CONSTRUCTION DETAILS:**  
 Backfilled with neat cement (Portland I/II)



**Phase-1**  
 Environmental Services  
*Silicon Valley Environmental Group*  
[www.phase-1environmental.com](http://www.phase-1environmental.com)

**BORING LOG**

---

19380 Monterey Road  
 Morgan Hill, CA

**BORING**

---

**H1**



Date of Report: 11/12/2019

Stuart Solomon

Phase-1 Environmental Services

5216 Hardwood Road

Silicon Valley Environmental Group

San Jose, CA 95124

Client Project: 19380 Monterey Rd. Hoist Sampling

BCL Project: Misc

BCL Work Order: 1937647

Invoice ID: B361703

Enclosed are the results of analyses for samples received by the laboratory on 11/5/2019. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

Contact Person: Felicia Johnson  
Client Service Rep

Stuart Buttram  
Technical Director

Certifications: CA ELAP #1186; NV #CA00014; OR ELAP #4032-001; AK UST101

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BC LABORATORIES INC. COOLER RECEIPT FORM Page 1 of 1

Submission #: 19-37647

Shipping Information: Fed Ex, UPS, Ontrac, Hand Delivery, Ice Chest, None, Box, Other. Free Liquid: YES, NO, W/S.

Refrigerant: Ice, Blue Ice, None, Other. Comments:

Custody Seals: Ice Chest, Containers, None. Comments:

All samples received? Yes, No. All samples containers intact? Yes, No. Description(s) match COC? Yes, No.

COC Received: YES, NO. Emissivity: 0.98. Container: pe. Thermometer ID: 274. Date/Time: 11/5/19 0930. Analyst Init: [Signature]

Table with columns: SAMPLE CONTAINERS, SAMPLE NUMBERS (1-10). Rows include: QT PE UNPRES, QT INORGANIC CHEMICAL METALS, FT CYANIDE, FT NITROGEN FORMS, FT TOTAL SULFIDE, 2oz. NITRATE/NITRITE, FT TOTAL ORGANIC CARBON, FT CHEMICAL OXYGEN DEMAND, PIA PHENOLICS, 40ml VOA VIAL TRAVEL BLANK, 40ml VOA VIAL, QT EPA 1664, FT ODOR, RADIOLOGICAL, BACTERIOLOGICAL, 40 ml VOA VIAL- 504, QT EPA 508/508/8080, QT EPA 515.1/8150, QT EPA 525, QT EPA 525 TRAVEL BLANK, 40ml EPA 547, 40ml EPA 531.1, 8oz EPA 548, QT EPA 549, QT EPA 8015M, QT EPA 8270, 8oz / 16oz / 32oz AMBER, 8oz / 16oz / 32oz JAR, SOIL SLURRY, PCB VIAL, PLASTIC BAG, TEDLAR BAG, FERROUS IRON, ENCORE, SMART KIT, SUMMA CANISTER.

Comments: - 2 description is wiped off. Not enough sample for [unclear]. Sample Numbering Completed By: [Signature]. Date/Time: 11/10/19. Rev 21 05/23/2016



Phase-1 Environmental Services  
5216 Hardwood Road  
Silicon Valley Environmental Group  
San Jose, CA 95124

**Reported:** 11/12/2019 13:11  
**Project:** Misc  
**Project Number:** 19380 Monterey Rd. Hoist Sampling  
**Project Manager:** Stuart Solomon

### Laboratory / Client Sample Cross Reference

Laboratory	Client Sample Information			
1937647-01	<b>COC Number:</b>	---	<b>Receive Date:</b>	11/05/2019 09:30
	<b>Project Number:</b>	---	<b>Sampling Date:</b>	10/31/2019 10:45
	<b>Sampling Location:</b>	---	<b>Sample Depth:</b>	---
	<b>Sampling Point:</b>	HWS1	<b>Lab Matrix:</b>	Water
	<b>Sampled By:</b>	---	<b>Sample Type:</b>	Water
1937647-02	<b>COC Number:</b>	---	<b>Receive Date:</b>	11/05/2019 09:30
	<b>Project Number:</b>	---	<b>Sampling Date:</b>	10/31/2019 11:50
	<b>Sampling Location:</b>	---	<b>Sample Depth:</b>	---
	<b>Sampling Point:</b>	H1	<b>Lab Matrix:</b>	Solids
	<b>Sampled By:</b>	---	<b>Sample Type:</b>	Soil

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Phase-1 Environmental Services  
5216 Hardwood Road  
Silicon Valley Environmental Group  
San Jose, CA 95124

**Reported:** 11/12/2019 13:11  
**Project:** Misc  
**Project Number:** 19380 Monterey Rd. Hoist Sampling  
**Project Manager:** Stuart Solomon

### PCB Analysis (EPA Method 8082)

BCL Sample ID: 1937647-01		Client Sample Name: HWS1, 10/31/2019 10:45:00AM							
Constituent	Result	Units	PQL	MDL	Method	MB Bias	Lab Quals	Run #	
PCB-1016	ND	ug/L	2.2	0.44	EPA-8082	ND		1	
PCB-1221	ND	ug/L	2.2	0.83	EPA-8082	ND		1	
PCB-1232	ND	ug/L	2.2	0.61	EPA-8082	ND		1	
PCB-1242	ND	ug/L	2.2	1.2	EPA-8082	ND		1	
PCB-1248	ND	ug/L	2.2	1.4	EPA-8082	ND		1	
PCB-1254	ND	ug/L	2.2	0.80	EPA-8082	ND		1	
PCB-1260	ND	ug/L	2.2	1.2	EPA-8082	ND		1	
Total PCB's (Summation)	ND	ug/L	2.2	1.1	EPA-8082	ND		1	
Decachlorobiphenyl (Surrogate)	38.3	%	30 - 120 (LCL - UCL)		EPA-8082			1	

Run #	Method	Prep Date	Run Date/Time	Analyst	Instrument	Dilution	QC Batch ID
1	EPA-8082	11/08/19 12:00	11/08/19 15:16	HKS	GC-14	11.111	B061899

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Phase-1 Environmental Services  
5216 Hardwood Road  
Silicon Valley Environmental Group  
San Jose, CA 95124

**Reported:** 11/12/2019 13:11  
**Project:** Misc  
**Project Number:** 19380 Monterey Rd. Hoist Sampling  
**Project Manager:** Stuart Solomon

### PCB Analysis (EPA Method 8082)

BCL Sample ID: 1937647-02		Client Sample Name: H1, 10/31/2019 11:50:00AM						
Constituent	Result	Units	PQL	MDL	Method	TTLIC Limits	Lab Quals	Run #
PCB-1016	ND	mg/kg	0.010	0.0019	EPA-8082	50		1
PCB-1221	ND	mg/kg	0.010	0.0032	EPA-8082	50		1
PCB-1232	ND	mg/kg	0.010	0.0029	EPA-8082	50		1
PCB-1242	ND	mg/kg	0.010	0.0019	EPA-8082	50		1
PCB-1248	ND	mg/kg	0.010	0.0021	EPA-8082	50		1
PCB-1254	ND	mg/kg	0.010	0.0046	EPA-8082	50		1
PCB-1260	ND	mg/kg	0.010	0.0017	EPA-8082	50		1
Total PCB's (Summation)	ND	mg/kg	0.010	0.0050	EPA-8082	50		1
Decachlorobiphenyl (Surrogate)	48.3	%	40 - 120 (LCL - UCL)		EPA-8082			1

Run #	Method	Prep Date	Run Date/Time	Analyst	Instrument	Dilution	QC Batch ID
1	EPA-8082	11/07/19 19:30	11/08/19 12:43	HKS	GC-14	1.003	B061792

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Phase-1 Environmental Services  
5216 Hardwood Road  
Silicon Valley Environmental Group  
San Jose, CA 95124

**Reported:** 11/12/2019 13:11  
**Project:** Misc  
**Project Number:** 19380 Monterey Rd. Hoist Sampling  
**Project Manager:** Stuart Solomon

### Total Petroleum Hydrocarbons

<b>BCL Sample ID:</b> 1937647-02	<b>Client Sample Name:</b> H1, 10/31/2019 11:50:00AM
----------------------------------	--

Constituent	Result	Units	PQL	MDL	Method	MB Bias	Lab Quals	Run #
TPH - Hydraulic Oil / Motor Oil	35	mg/kg	20	6.5	EPA-8015B/FFP	ND	A57	1
Tetracosane (Surrogate)	94.9	%	20 - 145 (LCL - UCL)		EPA-8015B/FFP			1

Run #	Method	Prep Date	Run Date/Time	Analyst	Instrument	Dilution	QC Batch ID
1	EPA-8015B/FFP	11/07/19 20:00	11/09/19 21:31	BUP	GC-13	1.003	B061875

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Phase-1 Environmental Services  
5216 Hardwood Road  
Silicon Valley Environmental Group  
San Jose, CA 95124

**Reported:** 11/12/2019 13:11  
**Project:** Misc  
**Project Number:** 19380 Monterey Rd. Hoist Sampling  
**Project Manager:** Stuart Solomon

### PCB Analysis (EPA Method 8082)

#### Quality Control Report - Method Blank Analysis

Constituent	QC Sample ID	MB Result	Units	PQL	MDL	Lab Quals
<b>QC Batch ID: B061792</b>						
PCB-1016	B061792-BLK1	ND	mg/kg	0.010	0.0019	
PCB-1221	B061792-BLK1	ND	mg/kg	0.010	0.0032	
PCB-1232	B061792-BLK1	ND	mg/kg	0.010	0.0029	
PCB-1242	B061792-BLK1	ND	mg/kg	0.010	0.0019	
PCB-1248	B061792-BLK1	ND	mg/kg	0.010	0.0021	
PCB-1254	B061792-BLK1	ND	mg/kg	0.010	0.0046	
PCB-1260	B061792-BLK1	ND	mg/kg	0.010	0.0017	
Total PCB's (Summation)	B061792-BLK1	ND	mg/kg	0.010	0.0050	
<b>Decachlorobiphenyl (Surrogate)</b>	<b>B061792-BLK1</b>	<b>93.3</b>	<b>%</b>	<b>40 - 120 (LCL - UCL)</b>		

<b>QC Batch ID: B061899</b>						
PCB-1016	B061899-BLK1	ND	ug/L	0.20	0.040	
PCB-1221	B061899-BLK1	ND	ug/L	0.20	0.075	
PCB-1232	B061899-BLK1	ND	ug/L	0.20	0.055	
PCB-1242	B061899-BLK1	ND	ug/L	0.20	0.11	
PCB-1248	B061899-BLK1	ND	ug/L	0.20	0.13	
PCB-1254	B061899-BLK1	ND	ug/L	0.20	0.072	
PCB-1260	B061899-BLK1	ND	ug/L	0.20	0.11	
Total PCB's (Summation)	B061899-BLK1	ND	ug/L	0.20	0.10	
<b>Decachlorobiphenyl (Surrogate)</b>	<b>B061899-BLK1</b>	<b>81.7</b>	<b>%</b>	<b>30 - 120 (LCL - UCL)</b>		

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Phase-1 Environmental Services  
5216 Hardwood Road  
Silicon Valley Environmental Group  
San Jose, CA 95124

**Reported:** 11/12/2019 13:11  
**Project:** Misc  
**Project Number:** 19380 Monterey Rd. Hoist Sampling  
**Project Manager:** Stuart Solomon

### PCB Analysis (EPA Method 8082)

#### Quality Control Report - Laboratory Control Sample

Constituent	QC Sample ID	Type	Result	Spike Level	Units	Percent Recovery	RPD	Control Limits		Lab
								Percent Recovery	RPD	
<b>QC Batch ID: B061792</b>										
PCB-1016	B061792-BS1	LCS	0.073154	0.083893	mg/kg	87.2		60 - 120		
PCB-1260	B061792-BS1	LCS	0.082550	0.083893	mg/kg	98.4		60 - 120		
Decachlorobiphenyl (Surrogate)	B061792-BS1	LCS	0.018792	0.020134	mg/kg	93.3		40 - 120		
<b>QC Batch ID: B061899</b>										
PCB-1016	B061899-BS1	LCS	2.3700	2.5000	ug/L	94.8		60 - 120		
PCB-1260	B061899-BS1	LCS	2.5900	2.5000	ug/L	104		60 - 130		
Decachlorobiphenyl (Surrogate)	B061899-BS1	LCS	0.52000	0.60000	ug/L	86.7		30 - 120		

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Phase-1 Environmental Services  
5216 Hardwood Road  
Silicon Valley Environmental Group  
San Jose, CA 95124

**Reported:** 11/12/2019 13:11  
**Project:** Misc  
**Project Number:** 19380 Monterey Rd. Hoist Sampling  
**Project Manager:** Stuart Solomon

### PCB Analysis (EPA Method 8082)

#### Quality Control Report - Precision & Accuracy

Constituent	Type	Source Sample ID	Source Result	Result	Spike Added	Units	RPD	Control Limits		Lab	
								Percent Recovery	RPD		Percent Recovery
<b>QC Batch ID: B061792</b>		Used client sample: N									
PCB-1016	MS	1937158-01	ND	0.043750	0.082237	mg/kg		53.2		60 - 120	Q03
	MSD	1937158-01	ND	0.048525	0.081967	mg/kg	10.3	59.2	30	60 - 120	Q03
PCB-1260	MS	1937158-01	ND	0.052961	0.082237	mg/kg		64.4		60 - 120	
	MSD	1937158-01	ND	0.060328	0.081967	mg/kg	13.0	73.6	30	60 - 120	
Decachlorobiphenyl (Surrogate)	MS	1937158-01	ND	0.012171	0.019737	mg/kg		61.7		40 - 120	
	MSD	1937158-01	ND	0.015738	0.019672	mg/kg	25.6	80.0		40 - 120	
<b>QC Batch ID: B061899</b>		Used client sample: N									
PCB-1016	MS	1932421-27	ND	2.1900	2.5000	ug/L		87.6		60 - 120	
	MSD	1932421-27	ND	2.4600	2.5000	ug/L	11.6	98.4	30	60 - 120	
PCB-1260	MS	1932421-27	ND	2.3100	2.5000	ug/L		92.4		60 - 130	
	MSD	1932421-27	ND	2.6500	2.5000	ug/L	13.7	106	30	60 - 130	
Decachlorobiphenyl (Surrogate)	MS	1932421-27	ND	0.44000	0.60000	ug/L		73.3		30 - 120	
	MSD	1932421-27	ND	0.53000	0.60000	ug/L	18.6	88.3		30 - 120	

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.

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Phase-1 Environmental Services  
5216 Hardwood Road  
Silicon Valley Environmental Group  
San Jose, CA 95124

**Reported:** 11/12/2019 13:11  
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**Project Manager:** Stuart Solomon

## Total Petroleum Hydrocarbons

### Quality Control Report - Method Blank Analysis

Constituent	QC Sample ID	MB Result	Units	PQL	MDL	Lab Quals
<b>QC Batch ID: B061875</b>						
TPH - Hydraulic Oil / Motor Oil	B061875-BLK1	ND	mg/kg	20	6.5	
<b>Tetracosane (Surrogate)</b>	<b>B061875-BLK1</b>	<b>68.1</b>	<b>%</b>	<b>20 - 145 (LCL - UCL)</b>		

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5216 Hardwood Road  
Silicon Valley Environmental Group  
San Jose, CA 95124

**Reported:** 11/12/2019 13:11  
**Project:** Misc  
**Project Number:** 19380 Monterey Rd. Hoist Sampling  
**Project Manager:** Stuart Solomon

### Total Petroleum Hydrocarbons

#### Quality Control Report - Laboratory Control Sample

Constituent	QC Sample ID	Type	Result	Spike Level	Units	Percent Recovery	RPD	Control Limits		Lab
								Percent Recovery	RPD	
<b>QC Batch ID: B061875</b>										
Tetracosane (Surrogate)	B061875-BS1	LCS	1.9809	3.3223	mg/kg	59.6		20	145	

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Phase-1 Environmental Services  
5216 Hardwood Road  
Silicon Valley Environmental Group  
San Jose, CA 95124

**Reported:** 11/12/2019 13:11  
**Project:** Misc  
**Project Number:** 19380 Monterey Rd. Hoist Sampling  
**Project Manager:** Stuart Solomon

### Total Petroleum Hydrocarbons

### Quality Control Report - Precision & Accuracy

Constituent	Type	Source Sample ID	Source Result	Result	Spike Added	Units	RPD	Percent Recovery	Control Limits		Lab Quals
									RPD	Percent Recovery	
<b>QC Batch ID: B061875</b>		Used client sample: N									
Tetracosane (Surrogate)	MS	1936766-06	ND	2.0865	3.3784	mg/kg		61.8		20 - 145	
	MSD	1936766-06	ND	2.1754	3.3223	mg/kg	4.2	65.5		20 - 145	

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Phase-1 Environmental Services  
5216 Hardwood Road  
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San Jose, CA 95124

**Reported:** 11/12/2019 13:11  
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**Project Manager:** Stuart Solomon

**Notes And Definitions**

- MDL Method Detection Limit
- ND Analyte Not Detected
- PQL Practical Quantitation Limit
- A57 Chromatogram not typical of motor oil.
- Q03 Matrix spike recovery(s) was(were) not within the control limits.



**Property I.D.**<sup>®</sup>

DISCLOSE WITH CONFIDENCE™

## Mandatory Commercial Disclosure Report Environmental Hazards Report

**PROUDLY MADE IN THE USA**

**SUBJECT PROPERTY:**

APN 726-42-002  
MORGAN HILL, CA 95037  
APN: 726-42-002  
SANTA CLARA COUNTY

**PROPERTY I.D. PLAZA, 1001 WILSHIRE BL., LOS ANGELES, CA 90017**

**P: (800) 626-0106 F: (800) 626-3863 • Platinum Services P: (800) 920-5603 F: (800) 920-5605**

**WWW.PROPERTYID.COM**

**IMPORTANT NOTICE** *For the convenience of real estate agents, escrow officers, sellers and buyers, a disclosure receipt is provided herein. It is important that the recipient of the report acknowledge acceptance of the report by signing the receipt. Thereafter each party to the transaction may retain a copy of the receipt for their records.*

*When Printed by Property I.D. Corporation, three original copies of the report are issued for distribution to the parties involved in the transaction.*

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# NATURAL HAZARD DISCLOSURE STATEMENT AND DISCLOSURE REPORT RECEIPT

This statement applies to the following property: APN 726-42-002 MORGAN HILL, CA 95037; SANTA CLARA COUNTY; APN: 726-42-002 Date: 05/20/2020

This disclosure statement is intended to be a part of the

AIR STANDARD OFFER AGREEMENT AND ESCROW INSTRUCTIONS FOR PURCHASE OF REAL ESTATE or

\_\_\_\_\_ (the "Purchase Agreement") dated \_\_\_\_\_,

wherein \_\_\_\_\_ is the Seller and \_\_\_\_\_ is the Buyer.

Note: This disclosure statement is not designed nor intended to be used in place of the AIR standard Property Information Sheet.

THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA(S):

**A SPECIAL FLOOD HAZARD AREA** (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency. Refer to Report.

Yes \_\_\_ No X Do not know and information not available from local jurisdiction \_\_\_

**AN AREA OF POTENTIAL FLOODING SHOWN ON A DAM FAILURE INUNDATION MAP** pursuant to Section 8589.5 of the Government Code. Refer to Report.

Yes X No \_\_\_ Do not know and information not available from local jurisdiction \_\_\_

**A VERY HIGH FIRE HAZARD SEVERITY ZONE** pursuant to Section 51178 or 51179 of the Government Code. The owner of this property is subject to the maintenance requirements of Section 51182 of the Government Code. Refer to Report.

Yes \_\_\_ No X

**A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISKS AND HAZARDS** pursuant to Section 4125 of the Public Resources Code. The owner of this property is subject to the maintenance requirements of Section 4291 of the Public Resources Code. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a local agency for those purposes pursuant to Section 4142 of the Public Resources Code. Refer to Report.

Yes \_\_\_ No X

**AN EARTHQUAKE FAULT ZONE** pursuant to Section 2622 of the Public Resources Code. Refer to Report.

Yes \_\_\_ No X

**A SEISMIC HAZARD ZONE** pursuant to Section 2696 of the Public Resources Code. Refer to Report.

Yes (Landslide Zone) \_\_\_ Yes (Liquefaction Zone) X No \_\_\_ Map not yet released by state \_\_\_

The items listed below indicate additional statutory disclosures and legal information that are provided in the report.

- ◆ Additional Reports that are enclosed herein if ordered:  
(A) ENVIRONMENTAL RISK REPORT (Enclosed if ordered)
- ◆ Additional Statutory Disclosures:  
(A) INDUSTRIAL USE ZONE DETERMINATION (where available) (B) MILITARY ORDNANCE FACILITIES pursuant to California Civil Code Sections 1102.15 and 1940.7. (C) MELLO-ROOS & SPECIAL ASSESSMENTS pursuant to Section 53311-53365.7 / 53754 of the California Government Code; Refer to Report.
- ◆ Additional Local Jurisdiction Hazards - May include the following:  
Airports, Airport Influence Area, Avalanche, Coastal Protection, Conservation Areas, Critical Habitats, Dam Failure Inundation, Duct Sealing Requirements, Erosion, Fault Zone, Fire, Groundwater, Landslide, Liquefaction, Methane Gas, Mines, Naturally Occurring Asbestos, Oil and Gas Well Proximity, Petrochemical Contamination, Property Taxes, Radon, Right to Farm, Soil Stability, Tsunami, Williamson Act, Wind Erosion. Refer to Report.
- ◆ General Notices:  
Methamphetamine Contamination, Megan's Law – Sex Offender Database, Abandoned Wells. Carbon Monoxide Devices, Natural Gas and Hazardous Liquid Pipelines, Water Conserving Plumbing Fixtures, Notice of Supplemental Property Tax Bill, AB 38 Notice, California Waterway Setback Requirements, SGMA Groundwater Basin Priority, BAAQMD Wood-Burning Devices Notice, Historical Significance Notice. Refer to Report.
- ◆ Governmental Guides are delivered with printed reports and linked on electronically delivered reports (also available at <https://propertyid.com/downloads>)  
(A) COMMERCIAL PROPERTY OWNER'S GUIDE TO EARTHQUAKE SAFETY pursuant to California Business and Professions Code Section 10147. Refer to Report.

The above disclosure statement, legal, and government information do not substitute any inspections or warranties the principal(s) may wish to obtain. No representation or recommendation is made by any broker as to the legal sufficiency, legal effect, or consequences of this document, or the purchase agreement to which it relates. The representations made in this Natural Hazard Disclosure Statement do not constitute all of the seller's or agent's disclosure obligations in this transaction.

This Report contains the Mandatory Commercial Natural Hazard Disclosure Report. The Environmental Risk Report is only enclosed if it has been ordered. To order the Environmental Risk Report, please contact Property I.D. Customer Service at 800-626-0106.

Signature of Seller(s) \_\_\_\_\_ Date \_\_\_\_\_  
Print Name \_\_\_\_\_

Signature of Seller(s) \_\_\_\_\_ Date \_\_\_\_\_  
Print Name \_\_\_\_\_

Signature of Buyer(s) \_\_\_\_\_ Date \_\_\_\_\_  
Print Name \_\_\_\_\_

Signature of Buyer(s) \_\_\_\_\_ Date \_\_\_\_\_  
Print Name \_\_\_\_\_



**ORDER ID #:** 3601913

**ORDER DATE:** 05/20/2020

**RESEARCH DATE:** 05/20/2020

**ESCROW/TITLE FILE #:** 98203066

**ESCROW/TITLE AGENT:**

CORINNE FIMBREZ  
CHICAGO TITLE  
675 N 1ST ST #300  
SAN JOSE, CA 95112

**SUBJECT PROPERTY:**

APN 726-42-002  
MORGAN HILL, CA 95037  
SANTA CLARA COUNTY  
APN: 726-42-002

**REPORT ORDERED BY:**

MATT TELFER  
SOUTH COUNTY REALTY  
17045 MONTEREY HWY #A  
MORGAN HILL, CA 95037

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Safety Guides are included at the end of the Buyer's Copy of reports printed by Property I.D. Links to download the guides are included when reports are delivered electronically. Safety Guides included: "Residential Environmental Hazards", "Homeowner's Guide To Earthquake Safety", including the "Residential Earthquake Hazards Report Form", "Protect Your Family From Lead In Your Home", "Mold in My Home: What Do I Do?", and "What Is Your Home Energy Rating?"

**NOTICE TO BUYER:**

This report applies to the property described by the street address and/or county assessor's parcel number as shown above. Please verify this information for accuracy. If this report has been issued in connection with an identified escrow and your escrow transaction number fails to match the escrow number enumerated in this report, then this report is invalid and must be reordered.

This report is issued as of the date shown above and is based upon an examination of maps as published by government agencies. This report does not constitute an opinion as to the advisability of completing the transaction.



## SUMMARY OF RESULTS

For  
 APN 726-42-002, MORGAN HILL, CA 95037  
 APN: 726-42-002

### STATUTORY DISCLOSURES

DISCLOSURE	DETERMINATION	DISCLOSURE DETAIL
FEMA Flood Zone	NOT IN	SPECIAL FLOOD HAZARD AREA.THE PROPERTY IS IN ZONE X500 (NOT SPECIAL FLOOD HAZARD AREA).
Dam Inundation - CA OES	IN	DAM INUNDATION AREA (ANDERSON DAM, LEROY ANDERSON MAIN DAM)
Very High Fire Hazard Severity Zone	NOT IN	VERY HIGH FIRE SEVERITY ZONE
Wildland Fire Area	NOT IN	STATE FIRE RESPONSIBILITY AREA
Alquist-Priolo Fault Zone	NOT IN	ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE
CGS Landslide Hazard Zones	NOT IN	EARTHQUAKE-INDUCED LANDSLIDE HAZARD ZONE
CGS Liquefaction Hazard Zone	IN	LIQUEFACTION HAZARD ZONE

### STATE-WIDE DISCLOSURES

DISCLOSURE	DETERMINATION	DISCLOSURE DETAIL
Fire Hazard Rating	IN	AREA WITH LOW FIRE HAZARD SEVERITY RATING
CGS Faults	NOT WITHIN ¼ MILE	FAULT
USGS Faults	NOT WITHIN ¼ MILE	FAULT
FRAP Tree Mortality Fire Threat	NOT IN	HIGH HAZARD ZONE
FRAP Wildland-Urban Interface	NOT IN	THE WILDLAND-URBAN INTERFACE
CPUC Fire Threat	NOT IN	THE CPUC HIGH FIRE-THREAT DISTRICT
USFS Wildland-Urban Interface	IN	THE WILDLAND-URBAN INTERFACE
CISN Ground Shaking	IN	AREA SUBJECT TO VERY STRONG GROUND SHAKING AND MODERATE DAMAGE TO PROPERTY (MM VII) IN POTENTIAL EARTHQUAKE SCENARIOS
CGS Landslide Inventory	NOT IN	IDENTIFIED EARTH MOVEMENT
USGS Landslide Deposits	NOT IN	LANDSLIDE AREA
USDA Expansive Soils	IN	SOILS WITH LOW SHRINK-SWELL POTENTIAL
USGS Liquefaction	IN	AREA WITH MODERATE LIQUEFACTION SUSCEPTIBILITY
Naturally Occuring Asbestos	IN	AREA LIKELY TO CONTAIN NATURALLY OCCURRING ASBESTOS
CA Dept. Water Resources Groundwater Management	IN	CALIFORNIA STATEWIDE GROUNDWATER ELEVATION MONITORING PROGRAM HIGH PRIORITY GROUNDWATER BASIN
Radon Gas	IN	ZONE 2 FOR RADON GAS POTENTIAL

# SUMMARY OF RESULTS

(continued)

## STATE-WIDE DISCLOSURES

(continued)

DISCLOSURE	DETERMINATION	DISCLOSURE DETAIL
Protected Species / Habitats	IN	AREA WITH PROTECTED SPECIES, HABITATS, OR CONSERVATION PLAN AREAS: BURROWING OWL CONSERVATION ZONE (LOW-MODERATE VALUE) (CITY OF SAN JOSE) · HABITAT PLAN PERMIT AREA
CNDDDB Protected Species / Habitats	IN	AREA WHERE SIGHTINGS OF RARE SPECIES AND/OR NATURAL COMMUNITIES HAVE BEEN RECORDED: · CALIFORNIA TIGER SALAMANDER (THREATENED)
Duct Sealing Requirement	IN	ZONE SUBJECT TO CALIFORNIA ENERGY COMMISSION DUCT SEALING REQUIREMENTS
Airport Influence Area	NOT IN	AIRPORT INFLUENCE AREA
Airport Vicinity	NOT WITHIN 2 MILES OF	FAA APPROVED LANDING FACILITY
FUDS Military Facilities	NOT WITHIN 1 MILE	FORMERLY USED DEFENSE SITE
Military Facilities	NOT WITHIN 1 MILE	MILITARY SITE
Mining Operations	WITHIN 1 MILE	MINING OPERATIONS; POLAK PIT QUARRY-RECLAIMED - SAND AND GRAVEL OPEN PIT - RECLAIMED
Abandoned Mining Operations	NOT WITHIN 1 MILE	ABANDONED MINING OPERATIONS
USGS Mining Operations	NOT WITHIN ¼ MILE	MINE SITE IDENTIFIED BY THE U.S. GEOLOGICAL SURVEY
Oil and Gas Field Administrative Boundary	NOT WITHIN	THE ADMINISTRATIVE BOUNDARY OF OIL AND GAS FIELD
Oil and Gas Wells	NOT WITHIN 500FT OF	OIL OR GAS WELL, ACTIVE OR ABANDONED
Right to Farm	IN	AREA WITHIN ONE MILE OF AGRICULTURAL ACTIVITY
Land Conservation Act	NOT IN	LANDS UNDER CONTRACT PURSUANT TO THE CALIFORNIA LAND CONSERVATION (WILLIAMSON) ACT AT THE TIME THE DATA WAS OBTAINED
Special Tax Assessment District	IN	SPECIAL TAX ASSESSMENT DISTRICT
Ad Valorem Rate Based Taxes	SUBJECT TO	AD VALOREM TAXES
Mello-Roos Taxes	SUBJECT TO	MELLO-ROOS COMMUNITY FACILITIES DISTRICT TAXES

## LOCAL DISCLOSURES

DISCLOSURE	DETERMINATION	DISCLOSURE DETAIL
FEMA Community Rating System	IN	COMMUNITY THAT WAS GIVEN CLASS 7 RATING FOR FLOOD PREPAREDNESS BY THE NFIP. PROPERTIES IN THIS COMMUNITY MAY BE ELIGIBLE FOR DISCOUNTED FLOOD INSURANCE.
ABAG Ground Shaking	IN	AREA SUBJECT TO VERY STRONG GROUND SHAKING AND MODERATE-HEAVY DAMAGE TO PROPERTY (MM VIII) IN POTENTIAL EARTHQUAKE SCENARIOS
ABAG Liquefaction	IN	MODERATE LIQUEFACTION POTENTIAL DURING ANALYZED EARTHQUAKE SCENARIOS

# SUMMARY OF RESULTS

(continued)

## LOCAL DISCLOSURES

(continued)

DISCLOSURE	DETERMINATION	DISCLOSURE DETAIL
ABAG Land Use	IN OR ADJACENT TO	INDUSTRIAL AND/OR COMMERCIAL LAND USE (UNSPECIFIED COMMERCIAL AND SERVICES)
Dam Inundation - Santa Clara County	NOT IN	AREA WITH HIGH POTENTIAL FOR SALT WATER FLOODING FROM FAILURE OF DIKES
Santa Clara County Fault Rupture Zones	NOT IN	FAULT RUPTURE HAZARD ZONE
Santa Clara County Faults	NOT WITHIN ¼ MILE	FAULT
Santa Clara County Landslides	NOT IN	LANDSLIDE HAZARD ZONE
Santa Clara County Liquefaction	IN	LIQUEFACTION HAZARD ZONE
Santa Clara County Compressible Soils	NOT IN	AREA WITH HIGH POTENTIAL FOR COMPRESSIBLE SOILS AND DIFFERENTIAL SETTLEMENT
Santa Clara County Perchlorate	NOT IN	PERCHLORATE STUDY AREA
Santa Clara County Viewshed Protection Area	NOT IN	SANTA CLARA VALLEY VIEWSHED PROTECTION DESIGN REVIEW AREA
City of Morgan Hill Landslides	NOT IN	LANDSLIDE DEPOSITS

## DISCLOSURE NOTICES

COMMERCIAL ENERGY USE DISCLOSURE	see under DISCLOSURE NOTICES
METHAMPHETAMINE CONTAMINATION	see under DISCLOSURE NOTICES
MEGAN'S LAW - SEX OFFENDER DATABASE	see under DISCLOSURE NOTICES
ABANDONED WELLS	see under DISCLOSURE NOTICES
CARBON MONOXIDE DEVICES	see under DISCLOSURE NOTICES
NATURAL GAS AND HAZARDOUS LIQUID PIPELINES	see under DISCLOSURE NOTICES
WATER CONSERVING PLUMBING FIXTURES	see under DISCLOSURE NOTICES

## ENVIRONMENTAL HAZARDS

AN ENVIRONMENTAL HAZARDS REPORT IS INCLUDED WITH THIS REPORT	see ENVIRONMENTAL HAZARDS REPORT
--	----------------------------------

THIS "SUMMARY OF RESEARCH RESULTS" MERELY SUMMARIZES THE RESEARCH RESULTS CONTAINED IN THE PROPERTY I.D. MANDATORY DISCLOSURE REPORT AND DOES NOT OBIVATE THE NEED TO READ THE REPORT IN ITS ENTIRETY. THE TRANSFEROR(S) AND TRANSFEREE(S) MUST READ THE REPORT IN ITS ENTIRETY.

# FLOOD HAZARD ZONES

For  
APN 726-42-002, MORGAN HILL, CA 95037  
APN: 726-42-002

Based on PROPERTY I.D.'s research of the Flood Insurance Rate Maps issued by the Federal Emergency Management Agency, the following determination is made:

A SPECIAL FLOOD HAZARD AREA (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency.  
Yes  No  Do not know and information not available from local jurisdiction

**SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.**

**THE PROPERTY IS IN ZONE X500 (NOT A SPECIAL FLOOD HAZARD AREA).**

## **DISCUSSION:**

Through its Flood Hazard Mapping Program, FEMA identifies flood hazards, assesses flood risks, and partners with communities to provide flood hazard maps to guide planning and mitigation actions. The National Flood Insurance Program (NFIP) relies on FEMA's Flood Insurance Rate Maps (FIRMs) and documents in determining a property's flood insurance requirements.

FEMA's assessment of flood hazards categorizes geographic zones by their likelihood to flood. Areas with a 1-percent or greater chance of flooding in any given year (i.e. a "100-year floodplain") are considered Special Flood Hazard Areas (SFHA). Properties found to be in an SFHA may be subject to Federal flood insurance requirements. Federally regulated lenders are required by law to determine if the structure is located in a SFHA and must provide the buyer with written notice that flood insurance will be required. For more information on FEMA's flood mapping and National Flood insurance Program (NFIP) go to [www.floodsmart.gov](http://www.floodsmart.gov).

You can also contact the FEMA Flood Map Service Center at (877) 336-2627, or by email at [FEMAMapSpecialist@riskmapcds.com](mailto:FEMAMapSpecialist@riskmapcds.com).

## **FEMA FLOOD ZONE DESIGNATIONS**

<b>A, AE, AH, AO, AR, A1-A30, A99</b>	Special Flood Hazard Area (SFHA): Areas of 100-Year flood
<b>V, V1-V30, VE</b>	Coastal SFHA: Areas of 100-Year coastal flood
<b>ACC, ACB, AEC*, AC*</b>	Contained Flooding: Areas where flooding is contained by a flood control measures such as a channel (ACC) or basin(ACB). Not an SFHA. While a property may be impacted by an AC* zone, structures on that property will not be impacted. (* represents a wildcard character)
<b>XPL, X500PL</b>	Protected Areas: Areas protected from 100-year flood by levee, dike, or other structure. Not an SFHA.
<b>B, C, X, X500</b>	Non-SFHA: Areas outside of 100-year floodplain or of undetermined flood hazards. Not an SFHA.
<b>D</b>	Not Studied: Areas where no analysis of flood hazards has been conducted, flood hazards are undetermined but possible. Not an SFHA.

**Multiple Flood Zones Note:** Property I.D.'s research is done for the entire lot. Flood hazard zones do not follow property boundaries, therefore it is possible for your property to be located in more than one zone. In these cases, the report will reflect multiple flood zones. Federally mandated flood insurance is required if any portion of the structure(s) is in a special flood hazard area. To determine your property's flood insurance requirements, please check with your lender or insurance agent.

## FLOOD HAZARD ZONES

(continued)

**Note:** The Biggert-Waters Flood Insurance Reform Act of 2012 (BW-12) as modified by the Homeowner Flood Insurance Affordability Act of 2014 may cause flood insurance premium rates to increase. Homeowners and business owners are encouraged to learn their flood risk and talk to their insurance agent regarding flood insurance. Insurance companies may require an elevation certificate to offer flood insurance for properties located in Special Flood Hazard Areas (SFHA). A property's seller, builder or developer may have a copy of the elevation certificate, or it may be recorded with a property's deed. The Community Floodplain Manager at the local city or county government office may also have a copy of the elevation certificate. If an elevation certificate is not available, one can be completed with an on-site inspection by a land surveyor, engineer, or architect legally authorized to certify elevation information. For further information on BW-12, go to [http://www.fema.gov/media-library-data/20130726-1912-25045-9380/bw12\\_qa\\_04\\_2013.pdf](http://www.fema.gov/media-library-data/20130726-1912-25045-9380/bw12_qa_04_2013.pdf). For further information on Elevation Certificates, see [https://propertyid.com/content/pdf/FEMA\\_ElevationCertificateFactSheet\\_Apr2015.pdf](https://propertyid.com/content/pdf/FEMA_ElevationCertificateFactSheet_Apr2015.pdf).

### FEMA COMMUNITY RATING SYSTEM

Based on PROPERTY I.D.'s research of the Community Rating System issued by the National Flood Insurance Program (NFIP), the following determination is made:

**SUBJECT PROPERTY IS LOCATED IN A COMMUNITY THAT WAS GIVEN A CLASS 7 RATING FOR FLOOD PREPAREDNESS BY THE NFIP. PROPERTIES IN THIS COMMUNITY MAY BE ELIGIBLE FOR DISCOUNTED FLOOD INSURANCE.**

#### DISCUSSION:

The National Flood Insurance Program (NFIP) evaluates entire communities for flood preparedness under their Community Rating System (CRS). (A community's participation in the program does NOT mean the subject property is in a Special Flood Hazard Area; that determination is made separately in this report.)

Communities can achieve higher CRS ratings by using flood management practices that exceed the minimum NFIP standards, with the goal of reducing flood damage. Property owners in a rated community are then eligible for discounted flood insurance according to their community's rate class. Depending on the level of participation, a community earns a class rating from 1 to 10, with class 1 communities being the best prepared. The rating can reduce premiums up to 45% in class 1 communities, with no discounts in class 10 communities. A specific property's discount is then based on the age and elevation of the insured structures, and which flood zone the structure is in.

For more information about the Community Rating System and eligibility, visit <https://www.fema.gov/national-flood-insurance-program-community-rating-system>.

You may also contact the FEMA Insurance Services Office by email at [nfipcrs@iso.com](mailto:nfipcrs@iso.com).

# DAM FAILURE INUNDATION

For  
APN 726-42-002, MORGAN HILL, CA 95037  
APN: 726-42-002

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Based on PROPERTY I.D.'s research of specific maps or information from the Office of Emergency Services, the following determination is made:

<p>AN AREA OF POTENTIAL FLOODING SHOWN ON A DAM FAILURE INUNDATION MAP pursuant to Section 8589.5 of the Government Code. Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do not know and information not available from local jurisdiction <input type="checkbox"/></p>
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## **SUBJECT PROPERTY IS LOCATED IN A DESIGNATED DAM INUNDATION AREA (ANDERSON DAM, LEROY ANDERSON MAIN DAM)**

Based on PROPERTY I.D.'s research of specific maps or data for Santa Clara County, the following determination is made:

## **SUBJECT PROPERTY IS NOT LOCATED IN AN AREA WITH HIGH POTENTIAL FOR SALT WATER FLOODING FROM FAILURE OF DIKES**

### **DISCUSSION:**

Dam inundation refers to the area(s) downstream of dams that would flood in the event of a dam failure (breach), or an uncontrolled release of water. Dam failures may be structural, mechanical, or hydraulic in nature, and the flooding, damage, and potential for loss of life caused by said failures, can be much greater than that of a traditional flood from a body of water such as a stream, river, or lake. While the inundation maps outline the extent of damage to life and property that would occur in a worst case scenario, like a complete and sudden dam failure at full capacity, the likelihood of such an event is not disclosed in this report.

In response to Dam Failure Hazards in California, SB 92 and Section 8589.5 of the California Government Code, require dam owners to submit inundation maps to the Department of Water Resources for approval, which will then be used in creation and submittal of Emergency Action Plans to the California Office of Emergency Services. Updated plans and inundation maps must be submitted every 10 years, or sooner under certain conditions.

For more information, please visit the California Department of Water Resources Division of Safety of Dams website at <https://www.water.ca.gov/Programs/All-Programs/Division-of-Safety-of-Dams>.

### **Anderson Dam Retrofit Notice**

The Santa Clara Valley Water District has begun a project to retrofit and strengthen Anderson Dam to better withstand earthquakes. This effort is known as the Anderson Dam Seismic Retrofit Project. Construction is scheduled to begin in early 2022 and is estimated to take five years to complete. As with all major construction projects there will be impacts such as noise, dust, road closures and recreational impacts in the vicinity of the site. For further information visit: <https://www.valleywater.org/anderson-dam-project>.

**FIRE HAZARDS**  
For  
APN 726-42-002, MORGAN HILL, CA 95037  
APN: 726-42-002

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**VERY HIGH FIRE HAZARD ZONE**

Based on PROPERTY I.D.'s research of the current maps and information issued by the California Department of Forestry and Fire Protection and Santa Clara County, the following determination is made:

**A VERY HIGH FIRE HAZARD SEVERITY ZONE** pursuant to Section 51178 or 51179 of the Government Code.  
The owner of this property is subject to the maintenance requirements of Section 51182 of the Government Code.  
Yes \_\_\_ No X

**SUBJECT PROPERTY IS NOT LOCATED IN A VERY HIGH FIRE SEVERITY ZONE**

**DISCUSSION:**

In an effort to prepare measures to retard the spread of fires, and reduce the potential intensity of uncontrolled fires that could destroy resources, life, or property, the California Department of Forestry and Fire Protection identifies Very High Fire Hazard Severity Zones. These areas are classified as such based upon fuel loading, slope, fire history, weather, and other relevant factors. For an area designated as a very high fire hazard severity zone, vegetation removal or management must be undertaken for fire prevention or suppression purposes. Other measures may be required, such as the maintenance of fire breaks around the property, clearance of brush and other flammable substances, the provision and maintenance of screens on chimneys and stovepipes, and a prescribed fire retardant roof.

Note: California Government Code §51179 provides that a local agency may choose to include or exclude areas from the State identified VHFHSZs in order to provide effective fire protection and fire prevention in the local jurisdiction. This provision allows a local agency, at its discretion, to make changes to the boundaries of VHFHSZs that may not be reflected on maps released by the CDF. For these reasons, the NHDS may be marked "Yes" for very high fire.

**WILDLAND FIRE (STATE FIRE RESPONSIBILITY AREA)**

Based on PROPERTY I.D.'s research of the current maps issued by the California Department of Forestry and Fire Protection, the following determination is made:

**A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISKS AND HAZARDS** pursuant to Section 4125 of the Public Resources Code. The owner of this property is subject to the maintenance requirements of Section 4291 of the Public Resources Code. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a local agency for those purposes pursuant to Section 4142 of the Public Resources Code.  
Yes \_\_\_ No X

**SUBJECT PROPERTY IS NOT LOCATED IN A DESIGNATED STATE FIRE RESPONSIBILITY AREA**

**DISCUSSION:**

A State Fire Responsibility Area (SRA) is the area where the State of California is financially responsible for the prevention and suppression of wildfires. The SRA does not include lands within incorporated city boundaries or federally owned land.

Pursuant to Assembly Bill X1 29 (ABX1 29), an annual SRA Fire Prevention Benefit Fee is applied to all habitable structures within the SRA. Effective July 1, 2013, the fee was levied at the rate of \$152.33 per habitable structure, to be adjusted annually for inflation. This fee funds fire prevention services in the SRA, such as fuel reduction, defensible space inspections, fire prevention engineering, evacuation planning, fire prevention education, fire hazard mapping, implementation of Fire Plans, and fire-related law enforcement activities. Owners of habitable structures that are also within the boundaries of a local fire protection agency may receive a reduction of \$35 per habitable structure.

## FIRE HAZARDS

(continued)

With the passing of Assembly Bill 398 (AB 398), the Fire Prevention Fee has been suspended for the 2017-2018 fiscal year, and will remain suspended through January 1, 2031. For the exact text of AB 398, please visit [https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=201720180AB398](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201720180AB398).

If you have questions regarding the Fire Prevention Fee program, or would like to appeal your SRA determination, please contact the Fire Prevention Fee Service Center at the following address or telephone number:

Fire Prevention Fee Service Center  
P.O. Box 2254  
Suisun City, CA 94585  
1-888-310-6447

Note: If the property is located in a State Fire Responsibility area, Seller shall, within the time specified, disclose this fact in writing to Buyer (Public Resources Code Section 4136). Government regulations may impose building restrictions and requirements that may substantially impact and limit construction and any remodeling or improvement.

### WILDLAND-URBAN INTERFACE

Based on PROPERTY I.D.'s research of the current maps and information issued by the United States Forest Service, the following determination is made:

#### **SUBJECT PROPERTY IS LOCATED IN THE WILDLAND-URBAN INTERFACE**

Based on PROPERTY I.D.'s research of the current maps and information issued by the California Department of Forestry and Fire Protection's Fire Resource and Assessment Program (FRAP), the following determination is made:

#### **SUBJECT PROPERTY IS NOT LOCATED IN THE WILDLAND-URBAN INTERFACE**

#### **DISCUSSION:**

The wildland-urban interface (WUI) is the area where structures and other human development meet or intermingle with undeveloped wildland, and is an environment in which fire can move readily between vegetation fuels and structures, increasing the threat to property and human life. As more and more Californians make their homes in woodland settings, they face the very real and growing danger of wildfire. Every year across California, homes are affected by wildfires. Those that survive the fire almost always do so because their owners had prepared for the eventuality of fire, which is an inescapable force of nature in fire-prone wildland areas. Living in a Wildland-Urban interface zone comes with some added need for understanding of fire dangers, and preparedness methods to protect your home and family.

**Wildland Urban Intermix:** Areas where structures and wildland vegetation directly intermingle

**Wildland Urban Interface:** Areas with sparse or no wildland vegetation in close proximity to dense wildland vegetation

**Wildfire Influence Zone:** Wildland vegetation up to 1.5 miles from Interface or Intermix

## FIRE HAZARDS

(continued)

For more information on Wildfire protection and preparedness, please visit the following websites from CAL FIRE:

<http://www.readyforwildfire.org/>

<https://osfm.fire.ca.gov/divisions/wildfire-prevention-planning-engineering/wildland-hazards-building-codes/>

<https://fire.ca.gov/programs/communications/defensible-space-prc-4291/>

### **CALIFORNIA PUBLIC UTILITIES COMMISSION UTILITY ASSOCIATED FIRE THREAT**

Based on PROPERTY I.D.'s research of the current maps issued by the California Public Utilities Commission and the California Department of Forestry and Fire Protection, the following determination is made:

#### **SUBJECT PROPERTY IS NOT LOCATED IN THE CPUC HIGH FIRE-THREAT DISTRICT**

##### **DISCUSSION:**

The California Public Utilities Commission has delineated a High Fire-Threat District (HFTD) designed specifically for the purpose of identifying areas where there is an increased risk for utility associated wildfires. Within the HFTD, revised and strengthened fire safety regulations have been implemented to further protect people and property from the effects of utility associated wildfires, and provide guidance on how to curtail fire threat during periods of extreme fire conditions.

Further information on the regulations, and the HFTD can be found on the CPUC Fire Threat page at <https://www.cpuc.ca.gov/firethreatmaps/>.

### **TREE MORTALITY FIRE THREAT**

Based on PROPERTY I.D.'s research of the current maps issued by California Department of Forestry and Fire Protection, the following determination is made:

#### **SUBJECT PROPERTY IS NOT LOCATED IN A HIGH HAZARD ZONE**

##### **DISCUSSION:**

Several consecutive years of drought between 2012 and 2017 in California exasperated wildfire conditions and precipitated a large outbreak of insects that attacked and killed large areas of conifer and hardwood trees in the Sierra Nevada mountains, and along the coast range in Southern and Northern California. The millions of recently dead trees have created locally increased hazards related to fire and potential falling trees, and greatly impacts public safety and forest health. In addition, the buildup in fuel loadings from higher tree mortality has the potential to increase emissions when wildfires occur.

In response to the expanding areas impacted by elevated tree mortality, Governor Brown declared a State of Emergency on October 30, 2015, and established the California Tree Mortality Task Force (now the Tree Mortality Working Group of the Forest Management Task Force). One goal of the task force was to identify and map areas of tree mortality that pose the greatest potential of harm to people and property. These areas, known as High Hazard Zones, are the areas prioritized for tree removal.

**Tier 1 High Hazard Zones:** Areas where tree mortality, caused by drought, coincides with critical infrastructure, including but not limited to roads, utilities, and public schools. They represent a direct threat to public safety and identify areas to be prioritized for hazardous tree removal.

**Tier 2 High Hazard Zones:** Areas defined by: 1) watersheds (HUC12, average 24,000 acres) that have significant tree mortality combined with community and natural resource assets; or 2) the perimeter of any wildland fire since 2012 (the beginning of the drought). Work at the Tier 2 level addresses the

## FIRE HAZARDS

(continued)

immediate threat of falling trees and fire risk, and supports broader forest health and landscape level fire planning issues. They represent areas to be prioritized for hazard mitigation as well as forest health restoration.

For further information on tree mortality fire threat, and the High Hazard Zones, visit FRAP's Tree Mortality page at <https://frap.fire.ca.gov/frap-projects/tree-mortality/>.

### **FIRE HAZARD SEVERITY RATING**

Based on PROPERTY I.D.'s research of the maps and information from the California Department of Forestry and Fire Protection, the following determination is made:

### **SUBJECT PROPERTY IS LOCATED IN AN AREA WITH A LOW FIRE HAZARD SEVERITY RATING**

#### **DISCUSSION:**

Fire ratings can be used to estimate the potential for impacts on areas susceptible to fire. Impacts are more likely to occur and/or be of increased severity for the higher rating classes. These fire ratings are modeled based on vegetation fuels, terrain, weather, and fire history. The ratings break-down into four threat classes as follows: *low*, *moderate*, *high*, and *very high*. The fire hazard severity ratings are provided in this report as supplemental information where Very High Fire Hazard Severity Zone and Wildland Fire Zone information, discussed above, do not provide sufficient detail.

## NOTICE OF ASSEMBLY BILL 38: FIRE SAFETY, LOW-COST RETROFITS, REGIONAL CAPACITY REVIEW, WILDFIRE MITIGATION

Assembly Bill 38 (Wood) was signed into law by the Governor on October 2, 2019 and will establish a first ever statewide fire retrofit program to help communities and owners of homes in the fire zones (built prior to updated building codes in 2008), to harden their homes and make them more likely to survive future fires.

According to the California Department of Forestry and Fire Protection (CDF), approximately 2 Million residential structures (one in four homes) in California are located in “high” or “very high” fire hazard severity zones. Based on California’s recent wildfires and firestorms, the imminent and pressing need for wildfire prevention and minimization strategies in California prompted the passage of this law.

- ◆ Effective January 1, 2020, after completing construction, if Seller receives a final inspection report (where that report covers compliance with home hardening laws), Seller must give a copy of that report to Buyer, or information on where Buyer can get a copy of that report.
- ◆ Effective January 1, 2021, for homes built before 2010, Seller must give Buyer a written notice that includes language on how to harden a home against fire, and a list of features on the property that make the home vulnerable to wildfires and flying embers. The notice must state: *“This home is located in a high or very high fire hazard severity zone and this home was built before the implementation of the Wildfire Urban Interface building codes which help to fire harden a home. To better protect your home from wildfire, you might need to consider improvements. Information on fire hardening, including current building standards and information on minimum annual vegetation management standards to protect homes from wildfires, can be obtained on the internet website <http://www.readyforwildfire.org>.”* The list of features on the property that make a home vulnerable to wildfires and flying embers include, but are not limited to: Eave, soffit, and roof ventilation where the vents have openings in excess of one-eighth of an inch or are not flame and ember resistant, Roof coverings made of untreated wood shingles or shakes, Combustible landscaping or other materials within five feet of the home and under the footprint of any attached deck, Single pane or non-tempered glass windows, Loose or missing bird stopping or roof flashing, Rain gutters without metal or noncombustible gutter covers.
- ◆ Effective July 1, 2021, Seller must provide Buyer with documentation stating that the property complies with defensible space laws (properties with forest, brush, grass, or flammable material, or near mountains, must maintain a defensible space around the structure of at least 100 feet), and/or local vegetation management ordinances. This depends on whether local ordinances are already in existence.
- ◆ Effective July 1, 2021, Seller shall provide to Buyer documentation stating that the property (within 6 months preceding the sale) is in compliance with state and/or local vegetation management ordinances. If Seller has not obtained documentation of compliance, Seller and Buyer shall enter into a written agreement pursuant to which the Buyer agrees to obtain documentation of compliance within one year of the date of the close of escrow.
- ◆ Effective July 1, 2025, Seller must provide Buyer with a list of low-cost retrofits to harden a home against fire, and Seller must specify which items on the list Seller has completed.

# EARTHQUAKE FAULT ZONES

For  
APN 726-42-002, MORGAN HILL, CA 95037  
APN: 726-42-002

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Based on PROPERTY I.D.'s research of maps or data obtained from the State of California in accordance with the Alquist-Priolo Earthquake Fault Zone Act, the following determination is made:

<b>AN EARTHQUAKE FAULT ZONE</b> pursuant to Section 2622 of the Public Resources Code. Yes ___ No <u>X</u>
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## **SUBJECT PROPERTY IS NOT LOCATED IN AN ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE**

### **DISCUSSION:**

If the Subject Property is partially or wholly within an OFFICIAL EARTHQUAKE FAULT ZONE, it may be subject to (city, county, or state) requirements necessitating geologic study prior to any new or additional construction. When a property is located in this zone, it may not mean that a fault line exists on the property. In certain areas, the zones around the faults being studied are more than one-quarter of a mile wide.

Earthquake Fault Zones are delineated and adopted by the State of California as part of the Alquist-Priolo Earthquake Fault Zone Act of 1972 to assure that homes, offices, hospitals, public buildings, and other structures for human occupancy are not built on active faults. Earthquake Fault Zones are areas on both sides of known or suspected active earthquake faults. The State Mining and Geology Board has adopted policies and criteria for implementing the zones.

Based on PROPERTY I.D.'s research of maps or data obtained from the United States Geological Survey, following determination is made:

## **SUBJECT PROPERTY IS NOT LOCATED WITHIN ¼ MILE OF A MAPPED FAULT**

Based on PROPERTY I.D.'s research of specific maps and/or information from the California Geological Survey, the following determination is made:

## **SUBJECT PROPERTY IS NOT LOCATED WITHIN ¼ MILE OF A MAPPED FAULT**

Based on PROPERTY I.D.'s research of specific maps or data for Santa Clara County, the following determination is made:

## **SUBJECT PROPERTY IS NOT LOCATED WITHIN ¼ MILE OF A MAPPED FAULT**

## **SUBJECT PROPERTY IS NOT LOCATED IN A FAULT RUPTURE HAZARD ZONE**

### **DISCUSSION:**

As a part of long-term planning, localities are required to include mapping of known seismic or other geologic hazards on a local level. Information may vary between jurisdictions, and may include information about all locally-known seismic hazard zones, including an area's susceptibility to strong ground shaking, liquefaction, landslides or other ground failure.

The absence of earthquake activity at a particular location does not necessarily mean that earthquakes will not occur there in the future. Moderate to large earthquakes have often been preceded by or followed by long periods

## EARTHQUAKE FAULT ZONES

(continued)

of quiescence. The apparent correlation between seismic activity and mapped faults should confine the areas of higher probability of earthquake occurrence to somewhat restricted zones.

Fault rupture can occur during moderate to large earthquakes and is a function of magnitude and the total length of the fault. Fault rupture accounts for only a small percentage of earthquake damage and may be rapid and sudden, as with a major earthquake, or can occur over an extended period of time.

### **DEFINITIONS:**

For fault disclosures that contain fault activity information, the definitions below describe these activity designations.

**Active** - "Active" faults are defined as faults that have been active within the last 0 to 11,000 years.

**Potentially Active** - "Potentially Active" faults are defined as faults that may have been active between 11,000 years and 500,000 years ago.

**Conditionally Active** - "Conditionally Active" faults are defined as faults that may have had activity 750,000 years ago or uncertain activity.

# LANDSLIDE SUSCEPTIBILITY

For  
APN 726-42-002, MORGAN HILL, CA 95037  
APN: 726-42-002

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Based on PROPERTY I.D.'s research of the current maps and information issued by the California Geological Survey, the following determination is made:

<b>A SEISMIC HAZARD ZONE</b> pursuant to Section 2696 of the Public Resources Code.			
Yes (Landslide Zone) ___	Yes (Liquefaction Zone) <u>X</u>	No ___	Map not yet released by state ___

## **SUBJECT PROPERTY IS NOT LOCATED IN AN OFFICIALLY DESIGNATED EARTHQUAKE-INDUCED LANDSLIDE HAZARD ZONE**

Note: Additional / local determination(s) below, when listed, may differ from the seismic hazard determination found in the Natural Hazard Disclosure Statement ("NHDS"). Differentiation can occur because the determination made in the NHDS is based on specific maps prepared by the California Geological Survey (State Seismic Hazard Mapping Act), while the determination(s) below are based on different official maps and/or information.

Based on PROPERTY I.D.'s research of maps and/or information obtained from the United States Geological Survey (USGS), the following determination is made:

## **SUBJECT PROPERTY IS NOT LOCATED IN A LANDSLIDE AREA**

Based on PROPERTY I.D.'s research of specific maps or data for California, the following determination is made:

## **SUBJECT PROPERTY IS NOT LOCATED IN AN AREA OF IDENTIFIED EARTH MOVEMENT**

Based on PROPERTY I.D.'s research of specific maps or data for Santa Clara County, the following determination is made:

## **SUBJECT PROPERTY IS NOT LOCATED IN A LANDSLIDE HAZARD ZONE**

Based on PROPERTY I.D.'s research of specific maps or data for the City of Morgan Hill, the following determination is made:

## **SUBJECT PROPERTY IS NOT LOCATED IN AN AREA OF LANDSLIDE DEPOSITS**

### **DISCUSSION:**

Landslides and other ground failures may occur during earthquakes, triggered by the strain induced in soil and rock by the ground shaking vibrations, and during non-earthquake conditions, most frequently during the rainy season. Both natural and man-made factors contribute to these slope failures.

Although landslides due to slope failure are most frequent in "wet years" with above-average rainfall, they can occur at any time. The presence or absence of deep-rooted vegetation; surface and subsurface drainage conditions; thickness and engineering characteristics of soils and underlying weathered, partially-decomposed rock; orientation of bedding or locally-high rainfall can all affect slope stability.

The influence of bedrock lithology, steepness of slope, and rates of erosion, at the very least, must all be considered to generate an accurate susceptibility map. Any slope can be rendered unstable by construction activities and almost any unstable slope can also be mitigated by accepted geotechnical methods.

# LIQUEFACTION SUSCEPTIBILITY

For  
APN 726-42-002, MORGAN HILL, CA 95037  
APN: 726-42-002

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Based on PROPERTY I.D.'s research of the current maps and information issued by the California Geological Survey, the following determination is made:

<b>A SEISMIC HAZARD ZONE</b> pursuant to Section 2696 of the Public Resources Code.			
Yes (Landslide Zone) ___	Yes (Liquefaction Zone) <input checked="" type="checkbox"/>	No ___	Map not yet released by state ___

## **SUBJECT PROPERTY IS LOCATED IN AN OFFICIALLY DESIGNATED LIQUEFACTION HAZARD ZONE**

Note: Additional / local determination(s) below, when listed, may differ from the seismic hazard determination found in the Natural Hazard Disclosure Statement ("NHDS"). Differentiation can occur because the determination made in the NHDS is based on maps prepared by the California Geologic Survey in accordance with the State Seismic Hazard Mapping Act, while the determinations below are based on official maps prepared for another mapping program.

Based on PROPERTY I.D.'s research of the current maps issued by the United States Geological Survey (USGS), the following determination is made:

## **SUBJECT PROPERTY IS LOCATED IN AN AREA WITH MODERATE LIQUEFACTION SUSCEPTIBILITY**

Based on PROPERTY I.D.'s research of specific maps or data for the Bay Area, the following determination is made:

## **SUBJECT PROPERTY IS LOCATED IN AN AREA OF MODERATE LIQUEFACTION POTENTIAL DURING ANALYZED EARTHQUAKE SCENARIOS**

Based on PROPERTY I.D.'s research of specific maps or data for Santa Clara County, the following determination is made:

## **SUBJECT PROPERTY IS LOCATED IN A LIQUEFACTION HAZARD ZONE**

### **DISCUSSION:**

Liquefaction is the sudden loss of soil strength resulting from shaking during an earthquake. The effect on structures and buildings can be devastating, and is a major contributor to urban seismic risk. Areas most susceptible to liquefaction are underlain by non-cohesive soils, such as sand and silt, that are saturated by groundwater typically between 0 and 30 feet below the surface.

Mapped liquefaction areas are those where historic occurrence of liquefaction, or local geological, geotechnical conditions indicate a potential for permanent ground displacement such that mitigation as defined in Public Resources Code Section 2693(c) would be required. Section 2693(c) defines "mitigation" to mean those measures that are consistent with established practice and that will reduce seismic risk to acceptable levels.

Note: The map upon which this determination is based may not show all areas that have the potential for liquefaction or other earthquake and geologic hazards. Also, a single earthquake capable of causing liquefaction may not uniformly affect the entire area. Liquefaction zones may also contain areas susceptible to the effects of earthquake induced landslides. This situation typically exists at or near the toe of existing landslides, down slope from rock fall or debris flow source areas, or adjacent to steep stream banks.

# EARTHQUAKE GROUND SHAKING

For  
APN 726-42-002, MORGAN HILL, CA 95037  
APN: 726-42-002

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Based on PROPERTY I.D.'s research of maps and data from the California Integrated Seismic Network (CISN), the following determinations are made:

## **SUBJECT PROPERTY IS LOCATED IN AN AREA SUBJECT TO VERY STRONG GROUND SHAKING AND MODERATE DAMAGE TO PROPERTY (MM VII) IN POTENTIAL EARTHQUAKE SCENARIOS**

### **MODIFIED MERCALLI (MM) INTENSITY SCALE - POTENTIAL SHAKING AND DAMAGE LEVELS**

- IV. Light Shaking, Minimal Damage:** Hanging objects swing, vibration like heavy trucks passing, windows and doors rattle
- V. Moderate Shaking, Minimal Damage:** Pictures move, liquids disturbed, sleepers awakened
- VI. Strong Shaking, Nonstructural Damage:** Objects fall, felt by all, pictures may fall off walls, shrubbery shakes
- VII. Very Strong Shaking, Moderate Damage:** Difficult to stand, some cracks in plaster, some damage to unreinforced masonry buildings
- VIII. Severe Shaking, Moderate-Heavy Damage:** Critical or extensive damage to stone buildings, steering of cars affected, fall of stucco and some masonry walls, fall of chimneys, homes move if on weak foundations
- IX. Violent Shaking, Heavy Damage:** Potential collapse of masonry buildings, many homes shifted off foundations, frames racked, underground pipes broken

Based on PROPERTY I.D.'s research of maps and data from the Association of Bay Area Governments (ABAG), the following determinations are made:

## **SUBJECT PROPERTY IS LOCATED IN AN AREA SUBJECT TO VERY STRONG GROUND SHAKING AND MODERATE-HEAVY DAMAGE TO PROPERTY (MM VIII) IN POTENTIAL EARTHQUAKE SCENARIOS**

### **ABAG: MODIFIED MERCALLI (MM) INTENSITY SCALE - POTENTIAL SHAKING AND DAMAGE LEVELS\***

- V. Light Shaking, Minimal Damage:** Pictures move, liquids disturbed
- VI. Moderate Shaking, Nonstructural Damage:** Objects fall, felt by all, pictures may fall off walls, some drywall cracks, some chimneys are damaged
- VII. Strong Shaking, Moderate Damage:** Difficult to stand, some cracks in plaster, some damage to unreinforced masonry buildings, many chimneys broken and some collapse
- VIII. Very Strong Shaking, Moderate-Heavy Damage:** Critical or extensive damage to stone buildings, steering of cars affected, fall of stucco and some masonry walls, fall of chimneys, homes move if on weak foundations
- IX. Violent Shaking, Heavy Damage:** Potential collapse of masonry buildings, homes can shift off foundations, frames damaged, underground pipes broken

# EARTHQUAKE GROUND SHAKING

(continued)

**X. Very Violent Shaking, Extreme Damage:** Most masonry and frame structures destroyed, some bridges destroyed, serious damage to most well-built structures

(\*Note: These descriptions of shaking and damage levels are specific to the ABAG Groundshaking disclosure, they should not be applied generally to the MMI)

## **DISCUSSION:**

Ground Shaking studies provide a prediction of what may happen in future earthquakes, including what kind of damage can occur and what types of soils will have problems. As a prediction, the information from Ground Shaking studies provide a generalized view of what can occur during a large earthquake, but specific damage to specific buildings cannot be predicted. Loose, soft, recently deposited soils are the most susceptible to ground shaking amplification, and other hazards associated with seismic activity.

Ground shaking hazards exist throughout California. The potential damages in strong earthquake scenarios range from minimal to extreme, with corresponding shaking severity ranging from very weak to very violent. Seismologists modeled various ground shaking scenarios for active faults to highlight the hazards shaking can present in a strong earthquake.

For further information about the CISN: <http://www.cisn.org/> and <http://www.cisn.org/shakemap/sc/shake/about.html>

For further Information about the ABAG Earthquake and Hazards Program: <http://resilience.abag.ca.gov/earthquakes/>

**SOIL HAZARDS**  
For  
APN 726-42-002, MORGAN HILL, CA 95037  
APN: 726-42-002

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**EXPANSIVE SOILS**

Based on PROPERTY I.D.'s research of specific maps or data from the United States Department of Agriculture Natural Resources Conservation Service, the following determination is made:

**SUBJECT PROPERTY IS LOCATED IN AN AREA OF SOILS WITH LOW SHRINK-SWELL POTENTIAL**

**DISCUSSION:**

Shrink/Swell Potential or Soil Expansivity is the relative change in volume to be expected with changes in moisture content, that is, the extent to which the soil shrinks as it dries out or swells when it gets wet. Shrinking and swelling of soils can cause damage to building foundations, roads and other structures. Soil expansivity can cause damage due to differential settlement and could progressively deteriorate structures over time. As such, stricter construction and development requirements may apply that could affect building materials and standards used, including, but not limited to depth of footings, slab thickness and rebar installation. Structures located on expansive soils can experience more hairline cracks in the walls and slabs, however certain precautions can be taken in order to minimize cracking. These precautions include proper drainage after rain, installation of gutters and downspouts to direct water away from the structure, maintaining a uniform moisture condition around foundations, repairing any plumbing leaks, refraining from planting trees within approximately ten feet of the structure because trees tend to extract moisture in soil causing shrinkage, and contacting a soils engineer who specializes in expansive soils matters.

**SUBSIDENCE**

Based on PROPERTY I.D.'s research of specific maps or data for Santa Clara County, the following determination is made:

**SUBJECT PROPERTY IS NOT LOCATED IN AN AREA WITH HIGH POTENTIAL FOR COMPRESSIBLE SOILS AND DIFFERENTIAL SETTLEMENT**

**DISCUSSION:**

Subsidence is the gradual settling or sinking of the earth's surface with little or no horizontal motion due to the loss of solids or liquids from the subsurface. The compaction of alluvium and settling of the land surface is a process that occurs over several years, except when prompted by seismic shaking. Subsidence can cause property damage and could progressively deteriorate structures over time. As such, stricter construction and development requirements may apply that could affect building materials and standards used. Structures may experience more hairline cracks in the walls and slabs. Inundation or flooding may also be a secondary effect of subsidence.

In Santa Clara County Compressible Soils are an officially recognized Geologic Hazard Zone (GHZ.) In those areas, local ordinances require that the owner/applicant submit a geologic report (prepared and signed by a Certified Engineering Geologist [CEG]) for review by the County Geologist prior to approval of certain applications for construction.

# GROUNDWATER

For  
APN 726-42-002, MORGAN HILL, CA 95037  
APN: 726-42-002

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Based on PROPERTY I.D.'s research of specific maps or data from the California Department of Water Resources, the following determination is made:

## **SUBJECT PROPERTY IS LOCATED IN A CALIFORNIA STATEWIDE GROUNDWATER ELEVATION MONITORING PROGRAM HIGH PRIORITY GROUNDWATER BASIN**

### **DISCUSSION:**

The Sustainable Groundwater Management Act (SGMA), signed into law on September 16, 2014, is a package of three bills (AB 1739, SB 1168, and SB 1319) that provides local agencies with a framework for managing groundwater basins in a sustainable manner. Recognizing that groundwater is most effectively managed at the local level, the SGMA empowers local agencies to achieve sustainability within 20 years. As part of this process, the Department of Water Resources (DWR), via the California Statewide Groundwater Elevation Monitoring (CASGEM) Program, has identified and prioritized groundwater basins throughout the state. Based on the priority designation, local agencies may form Groundwater Sustainability Agencies (GSAs), tasked with developing Groundwater Sustainability Plans (GSPs) within a certain time frame. The SGMA requires GSAs in high and medium priority basins to develop GSPs, while GSAs in low and very low priority basins are encouraged, but not required, to do so. With the adoption of these plans, potential changes to local groundwater management practices may affect your property. Any concerns should be directed to your local Planning Department, Groundwater Management Agency, and other related agencies.

Further information on the SGMA can be found at the following sites:

[http://www.waterboards.ca.gov/water\\_issues/programs/gmp/docs/sgma/sgma\\_brochure\\_jan2015.pdf](http://www.waterboards.ca.gov/water_issues/programs/gmp/docs/sgma/sgma_brochure_jan2015.pdf)

<https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management>

[http://www.waterboards.ca.gov/water\\_issues/programs/gmp/sgma.shtml](http://www.waterboards.ca.gov/water_issues/programs/gmp/sgma.shtml)

# NATURALLY OCCURRING ASBESTOS

For  
APN 726-42-002, MORGAN HILL, CA 95037  
APN: 726-42-002

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Based on PROPERTY I.D.'s research of current maps and/or information issued by the California Geological Survey, the following determination is made:

## **SUBJECT PROPERTY IS LOCATED IN AN AREA LIKELY TO CONTAIN NATURALLY OCCURRING ASBESTOS**

### **DISCUSSION:**

Natural asbestos commonly occurs in association with altered ultramafic rocks, including serpentinite or serpentine - the California state rock. State and federal officials consider all types of asbestos to be hazardous because asbestos is a known carcinogen. Wind and water can carry asbestos fibers, and certain human activities such as mining, grading, quarrying operations, construction or driving over unpaved roads or driving on a road paved in part with asbestos-bearing rock, can release dust containing asbestos fibers. As with any other potential environmental hazard, it is recommended that Buyers fully investigate and satisfy themselves as to the existence of exposed naturally occurring asbestos / serpentine rock on the Property or within its vicinity or any serpentine-surfaced roads within the vicinity of the Property and the hazards, if any, posed thereby. That investigation should include consulting with appropriate expert(s) who can identify and test any exposed naturally occurring asbestos / serpentine rock on the Property or within its vicinity to determine whether it may present a health risk to Buyers. Buyers are encouraged to review all relevant information resulting from these studies and other information pertaining to the risk of exposure to harmful forms of naturally occurring asbestos fibers prior to removing their inspection contingency. Exposure to asbestos may create a significant health risk, and the presence of asbestos-bearing minerals may result in restrictions on the use or development of the Property. You should consider the potential risks associated with the Property before you complete your purchase and determine whether they are acceptable to you.

# RADON GAS POTENTIAL

For  
APN 726-42-002, MORGAN HILL, CA 95037  
APN: 726-42-002

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Based on PROPERTY I.D.'s research of specific maps or data obtained from the U.S. Environmental Protection Agency, the following determination is made:

## **THE ENTIRE COUNTY IN WHICH THE SUBJECT PROPERTY IS LOCATED IS DESIGNATED AS A ZONE 2 FOR RADON GAS POTENTIAL**

### **DEFINITION:**

**Zone 1** - Highest Potential (greater than 4 pCi/L) (picocuries per liter)

**Zone 2** - Moderate Potential (from 2 to 4 pCi/L) (picocuries per liter)

**Zone 3** - Low Potential (less than 2 pCi/L) (picocuries per liter)

### **DISCUSSION:**

Radon is a naturally occurring colorless, odorless radioactive gas formed by the natural disintegration of uranium in soil, rock and ground water as it radioactively transmutes to form stable lead.

Radon gas forms from the decay of radioactive elements at depth. Air pressure inside a building is usually lower than pressure in the soil around the building's foundation. Because of this difference in pressure, buildings can act like a vacuum, drawing radon in through foundation cracks and other openings. As cracks develop in rocks, radon gas can rise into the local ground water and may also be present in well water and can be released into the air in buildings when water is used for showering and other household uses. In most cases, radon entering a building through water is a small risk compared with radon entering a building from the soil. In a small number of homes, the building materials can give off radon, although building materials alone rarely cause radon problems. The Surgeon General has warned that radon is the second leading cause of lung cancer in the United States. Only smoking causes more lung cancer deaths. Smokers that live in homes with high radon levels, are at an especially high risk for developing lung cancer.

The U.S. Environmental Protection Agency's (EPA) action level for indoor radon levels is 4 pCi/L, at which homes should be fixed. Even at lower levels Radon can still be dangerous, so the EPA recommends homeowners consider fixing their homes when the radon levels are between 2 pCi/L and 4 pCi/L.

The only way to determine radon levels for a specific property is by testing. For further information about radon testing and mitigation, contact the California Department of Public Health at <https://www.cdph.ca.gov/Programs/CEH/DRSEM/Pages/EMB/Radon/Radon.aspx>, The National Environmental Health Association (NEHA) at <http://www.neha.org>, and the National Environmental Radon Safety Board (NRSB) at <http://www.nrsb.org>.

## PROTECTED SPECIES / HABITATS

For  
APN 726-42-002, MORGAN HILL, CA 95037  
APN: 726-42-002

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Based on PROPERTY I.D.'s research of the current maps and/or information obtained from federal, state, county, or local habitat conservation departments, the following determination is made:

**SUBJECT PROPERTY IS LOCATED IN AN AREA WITH PROTECTED SPECIES, HABITATS, OR CONSERVATION PLAN AREAS, INCLUDING THE FOLLOWING:**

- **BURROWING OWL CONSERVATION ZONE (LOW-MODERATE VALUE) (CITY OF SAN JOSE)**
- **HABITAT PLAN PERMIT AREA**

Based on PROPERTY I.D.'s research of the California Natural Diversity Database (CNDDDB), the following determination is made:

**SUBJECT PROPERTY IS LOCATED IN AN AREA WHERE SIGHTINGS OF RARE SPECIES AND/OR NATURAL COMMUNITIES HAVE BEEN RECORDED, INCLUDING THE FOLLOWING:**

- **CALIFORNIA TIGER SALAMANDER (THREATENED)**

**DISCUSSION:**

The species and/or habitat(s) listed above, if any, represent rare, sensitive, threatened, endangered, or special status plants, animals, natural communities, or habitats. Some of the species listed may not currently be considered endangered, threatened, sensitive, or protected, at the time of the report, but do have the potential of receiving an upgraded status.

Landowners with property in conservation areas may be subject to development fees at the time a grading permit is obtained, and/or may be required to secure a habitat assessment conducted by a biologist or specialist approved by the United States Fish and Wildlife Service, and/or the California Department of Fish and Wildlife, and/or the local jurisdiction habitat conservation department. Fee revenues are generally expended for land acquisition, biologic research and other conservation and mitigation activities necessary to help implement the applicable species habitat conservation plans. A habitat assessment involves a field survey to ascertain the actual presence of the particular species upon the Subject Property. These habitat preservation measures may also limit the landowner's ability to develop the property. Affected landowners should check the applicable jurisdiction's ordinances, mitigation fees, and local planning jurisdictions.

The CNDDDB provides location and natural history information on special status plants, animals, and natural communities to the public, government agencies, and conservation organizations. The data can help drive conservation decisions, aid in environmental review of projects, and provide baseline data helpful in recovering endangered species. Although proximity to a CNDDDB identified historic species and/or habitat sighting does not necessarily impact the landowner(s) directly, homeowners and buyers may wish to check applicable ordinances, mitigation fees, and local planning jurisdictions.

Contact information for your Department of Fish and Wildlife Regional Office can be found at <https://www.wildlife.ca.gov/Regions>.

## PROTECTED SPECIES / HABITATS

(continued)

Note: A lack of listed species and/or habitats in this report does not necessarily mean that there are no rare species or habitats in this area. Areas that have not been surveyed for rare species will not show results in this report. Land that has not been surveyed for rare plants and animals retains the potential to support rare elements.

**VIEWSHED PROTECTION STUDY AREA**  
For  
APN 726-42-002, MORGAN HILL, CA 95037  
APN: 726-42-002

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Based on PROPERTY I.D.'s research of specific maps or data from Santa Clara County, the following determination is made:

**SUBJECT PROPERTY IS NOT LOCATED IN A SANTA CLARA VALLEY VIEWSHED  
PROTECTION DESIGN REVIEW AREA**

**DISCUSSION:**

On August 29, 2006, the Santa Clara County Board of Supervisors voted unanimously to adopt the draft general plan policy revisions, zoning ordinance amendments, and rezoning for the Viewshed Protection Study, following staff recommendations. The project includes a new section of the Growth & Development Chapter for Rural Unincorporated Area Issues & Policies to better address topics such as visual impacts of hillside development, use of Design Review zoning districts, grading approvals, development on slopes of 30% or more, and ridgeline development issues. Parcels within the Viewshed Protection Study Area may be subject to special development guidelines, and their status as such should be verified with the Santa Clara County Planning Office. For further information, go to <http://www.sccgov.org> and search "Viewshed Study".

# NOTICE OF DUCT SEALING REQUIREMENTS

For  
APN 726-42-002, MORGAN HILL, CA 95037  
APN: 726-42-002

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Based on PROPERTY I.D.'s research of the official climate zone maps issued by the California Energy Commission, the following determination is made:

## **SUBJECT PROPERTY IS LOCATED IN A ZONE SUBJECT TO CALIFORNIA ENERGY COMMISSION DUCT SEALING REQUIREMENTS**

### **DISCUSSION:**

The California Energy Commission's ("CEC") duct sealing requirements, applicable to all climate zones in California per California Code of Regulations, Title 24, are in effect for all residential and non-residential properties. If a central air conditioner or furnace is installed or replaced, mandatory duct system sealing and leakage testing is required. Alterations and additions to ducted systems in existing buildings in all climate zones are also required to comply with applicable maximum leakage criteria. If significant leakage is found, repairs may be required to seal the ducts, with additional testing required to confirm the work was done properly. It is strongly recommended that all of this work be done by licensed contractors who should obtain all required permits. These current duct sealing requirements may impact a Seller's disclosure obligations and/or any negotiations between principals regarding replacing heating, ventilating and air conditions (HVAC) systems. These requirements may increase the costs associated with replacing or installing an HVAC system. Current information regarding these standards can be found at

<https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2019-building-energy-efficiency>.

14 SEER - Seasonal Energy Efficiency Ratio is the Federal Government's minimum standard efficiency rating in California for heating, ventilating, air conditioning, and heat pumps. The US Department of Energy requires central air conditioners and heat pumps to meet an efficiency rating of 14 SEER. For further information contact the California Energy Commission at 800-772-3300.

Note: Property I.D. cannot determine the condition, required testing, or sealing needed for the HVAC system of the Subject Property, nor can Property I.D. verify any information provided about the condition of the HVAC system.

## AIRPORT PROXIMITY

For  
APN 726-42-002, MORGAN HILL, CA 95037  
APN: 726-42-002

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Based on PROPERTY I.D.'s research of specific maps or data obtained from local land use commissions, the following determination is made:

### **SUBJECT PROPERTY IS NOT LOCATED IN AN AIRPORT INFLUENCE AREA**

Based on PROPERTY I.D.'s research of specific maps or data for the Federal Aviation Administration (FAA) and the U.S. Department of Transportation, the following determination is made:

### **SUBJECT PROPERTY IS NOT LOCATED WITHIN 2 MILES OF AN FAA APPROVED LANDING FACILITY**

#### **DISCUSSION:**

NOTICE OF AIRPORT IN VICINITY - Pursuant to Section 1103.4 of the Civil Code: If the above-referenced property is located in the vicinity of an airport, within what is known as an Airport Influence Area, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations, such as noise, vibration, or odors. Per the California Code of Regulations Section 5006, the level of noise acceptable to a reasonable person residing in the vicinity of an airport is established as a community noise equivalent level (CNEL) value of 65 dB. This criterion level has been chosen for reasonable persons residing in urban residential areas where houses are of typical California construction and may have windows partially open. Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

For community involvement updates, and current news affecting specific airports, please see the following:

Ontario: [https://www.faa.gov/air\\_traffic/community\\_involvement/ont/](https://www.faa.gov/air_traffic/community_involvement/ont/)

Southern California: [https://www.faa.gov/air\\_traffic/community\\_involvement/socal/](https://www.faa.gov/air_traffic/community_involvement/socal/)

Note: In some instances the location of an airport facility's property line was not made available by the FAA. In those cases the FAA-designated central point of the facility was used as the center for the two mile proximity determination.

## MILITARY ORDNANCE AND DEFENSE SITES

For  
APN 726-42-002, MORGAN HILL, CA 95037  
APN: 726-42-002

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### FUDS PROGRAM SITES

Based on PROPERTY I.D.'s research of specific maps and information issued by the U.S. Army Corps of Engineers from the Defense Environmental Restoration Program Annual Report to Congress, the following determination is made:

#### **SUBJECT PROPERTY IS NOT LOCATED WITHIN 1 MILE OF A FORMERLY USED DEFENSE SITE**

#### **DISCUSSION:**

The Defense Environmental Restoration Program-Formerly Used Defense Site Program (DERP-FUDS) was established in 1984 by the United States Army with the mission to protect human health and safety, the environment, and natural resources by removing hazardous material from the environment. The FUDS Program is responsible for all properties that were formerly owned by, leased to, or otherwise possessed by the United States under the jurisdiction of the Department of Defense prior to October 1986, and is executed by the U.S. Army Corps of Engineers. The type of cleanup required, if any, varies from property to property and could include: removal of hazardous, toxic and radioactive waste, ordnance and explosives waste, building demolition and/or debris removal.

For more information, please see:

<http://www.usace.army.mil/Missions/Environmental/FormerlyUsedDefenseSites.aspx>

# MILITARY ORDNANCE AND DEFENSE SITES

(continued)

## ADDITIONAL MILITARY SITES

Based on PROPERTY I.D.'s research of specific maps or information issued by the U.S. Army Corps of Engineers in conjunction with the Department of Defense, individual base cleanup organizations, and local sources, the following determination is made:

### **SUBJECT PROPERTY IS NOT LOCATED WITHIN 1 MILE OF A MILITARY SITE**

#### **DISCUSSION:**

Former and current military sites exist throughout the country in various stages of use, closure, and cleanup. While some of these military sites are included in the FUDS program, those owned by, leased to, or otherwise possessed by the United States and under the jurisdiction of the Department of Defense after October 1986, are not eligible for inclusion in the FUDS program. These sites include but are not limited to sites where environmental cleanup has been completed such as previous FUDS program sites, or those that have been closed or realigned as part of the Base Realignment and Closure (BRAC) process.

For more information, please see:

<https://www.epa.gov/fedfac/base-realignment-and-closure-brac-sites-state>

<https://www.bracpmo.navy.mil/>

<http://www.usace.army.mil/Missions/Environmental/FormerlyUsedDefenseSites.aspx>

Note: The Military sites and their boundaries used in making these determinations are based on data made available at the source's discretion, and may be incomplete from the source. Certain sections of a site may be disclosed with other sections left out by the source. Some active military sites and bases may not be disclosed herein based on the discretion of the source.

# AREAS OF INDUSTRIAL / COMMERCIAL USE

For  
APN 726-42-002, MORGAN HILL, CA 95037  
APN: 726-42-002

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## LAND USE AND PLANNING

Based on PROPERTY I.D.'s research of specific maps or data for the Bay Area, the following determination is made:

### **SUBJECT PROPERTY IS LOCATED IN OR ADJACENT TO AN AREA OF INDUSTRIAL AND/OR COMMERCIAL LAND USE (UNSPECIFIED COMMERCIAL AND SERVICES)**

#### **DISCUSSION:**

Industrial or commercial use zones or districts may be established by cities and/or counties wherein certain manufacturing, commercial or airport uses are expressly permitted.

Pursuant to Section 1102.17 of the Civil Code, the seller of residential real property subject to this article who has actual knowledge that the property is affected by, or zoned to allow, an industrial use described in Section 731a of the Code of Civil Procedure, which allows manufacturing, commercial or airport uses in zones that have been established under authority of law for those uses, shall give written notice of that knowledge as soon as practicable before transfer of title.

The existence of various conditions such as traffic, noise, odors, pollution, obstructed views, and other such conditions that are reasonable and necessary in Industrial Use Zones, cannot be enjoined or restrained, nor shall such use be deemed a nuisance as outlined in Section 731a of the Code of Civil Procedure.

*Note: The composition of Planned Developments may not be finalized and may eventually include areas of commercial or industrial use. For more information about a Planned Development in your area, contact the local planning department.*

*Note: Where not specifically identified, determinations may be based on maps or data made for Land Use and Planning purposes, and may not reflect all local zoning. Zoning changes occur often. This report should not be relied upon to provide any specific determination of the current zoning or allowed activities on or near the the Subject Property.*

## **HISTORICAL SIGNIFICANCE NOTICE**

Recognizing the need to identify and protect neighborhoods with distinct architectural and cultural resources, national, state, and local agencies have developed review processes for properties with historical significance. While the review process varies based on jurisdiction, a property deemed to be of historical significance may be subject to special rules, regulations, or building codes that could affect your ability to alter or improve said property.

While Property I.D. has not discovered if the subject property has any historical significance, and has no duty to do so, it is important to be aware that properties that contain older structures may have some historical significance, and you should contact your local Planning and/or Building Department(s) to confirm how your property may be affected, especially if any improvements are to be made.

For more information on historical sites in general, please visit the following:

National Register of Historic Places: <https://www.nps.gov/subjects/nationalregister/index.htm>

CA Register of Historical Resources: [http://ohp.parks.ca.gov/?page\\_id=21238](http://ohp.parks.ca.gov/?page_id=21238)

CA Points of Historical Interest: [http://ohp.parks.ca.gov/?page\\_id=21750](http://ohp.parks.ca.gov/?page_id=21750)

## NOTICE OF MINING OPERATIONS

For  
APN 726-42-002, MORGAN HILL, CA 95037  
APN: 726-42-002

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Based on PROPERTY I.D.'s research of specific maps or data from the Division of Mines and Reclamation (DMR) at the Department of Conservation, pursuant to Section 2207 of the Public Resources Code, the following determinations are made:

### **SUBJECT PROPERTY IS LOCATED WITHIN 1 MILE OF MINING OPERATIONS, INCLUDING THE FOLLOWING:**

- **POLAK PIT QUARRY-RECLAIMED - SAND AND GRAVEL OPEN PIT - RECLAIMED**

Based on PROPERTY I.D.'s research of specific maps or data from the Division of Mines and Reclamation's Abandoned Mine Lands Unit, the following determinations are made:

### **SUBJECT PROPERTY IS NOT LOCATED WITHIN 1 MILE OF ABANDONED MINING OPERATIONS**

Based on PROPERTY I.D.'s research of specific maps or data from the United States Geological Survey (USGS), the following determinations are made:

### **SUBJECT PROPERTY IS NOT LOCATED WITHIN ¼ MILE OF A MINE SITE IDENTIFIED BY THE U.S. GEOLOGICAL SURVEY**

#### **DISCUSSION:**

If this property is located within one mile of a mine operation for which the mine owner or operator has reported mine location data to the Department of Conservation pursuant to Section 2207 of the Public Resources Code, then the property may be subject to inconveniences resulting from mining operations. You may wish to consider the impacts of these practices before you complete your transaction.

Mines have been dug and abandoned throughout the State of California. The result is that in the state there are tens of thousands of active and abandoned mines, many unmapped, that can pose inconveniences resulting from mining operations and potential safety, health, and environmental hazards. Sites can possess serious physical safety hazards, such as open shafts or tunnels, and many mines have the potential to contaminate surface water, groundwater.

Further information is available from the following:

Division of Mines and Reclamation: <http://www.conservation.ca.gov/dmr>

Division of Mines and Reclamation, Abandoned Mine Lands Unit: [http://www.conservation.ca.gov/dmr/abandoned\\_mine\\_lands](http://www.conservation.ca.gov/dmr/abandoned_mine_lands)

U.S. Geological Survey: <http://minerals.usgs.gov>.

# OIL AND GAS WELL PROXIMITY

For  
APN 726-42-002, MORGAN HILL, CA 95037  
APN: 726-42-002

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Based on PROPERTY I.D.'s research of specific maps or data from the California Dept. of Conservation, the following determination is made:

**SUBJECT PROPERTY IS NOT LOCATED WITHIN THE ADMINISTRATIVE BOUNDARY OF AN OIL AND GAS FIELD**

**SUBJECT PROPERTY IS NOT LOCATED WITHIN 500FT OF AN IDENTIFIED OIL OR GAS WELL, ACTIVE OR ABANDONED**

## **DISCUSSION:**

Abandoned oil and gas wells dot the landscape of California. Identified wells have been mapped and are monitored by the California Department of Conservation; and are generally regulated by State and Local agencies. While abandoned wells that are properly capped and monitored present a low hazard risk, improper capping or plugging of abandoned wells can lead to a variety of problems. Improperly capped wells can release noxious chemicals into the air, or allow chemicals to leach into groundwater. Abandoned oil and gas wells are prone to buildup of methane gas which can create an explosion hazard if not properly monitored and cleaned. Improperly capped wells can lead to sinkhole development. Wells can pose a serious threat to the safety of humans, especially children, and to animals. Administrative field boundaries roughly outline the areal extent of an oil or gas field. Questions of jurisdiction and responsibility in regards to capping and maintenance of abandoned wells may exist.

For more information regarding abandoned oil and gas wells in California, contact the following agencies:

State of California Dept. of Conservation - Geologic Energy Management Division:

<http://www.conservation.ca.gov/dog/Pages/Index.aspx>

California Environmental Protection Agency <http://www.calepa.ca.gov>

Note: This hazard determination only identifies properties in proximity to abandoned wells that have been mapped by the California Department of Conservation. Unmapped abandoned wells that are not identified in this disclosure could exist on or near the Subject Property. Unmapped and unidentified wells can pose a greater risk to health and safety as they are not monitored and may not have received the appropriate mitigation measures.

# PERCHLORATE CONTAMINATION

For  
APN 726-42-002, MORGAN HILL, CA 95037  
APN: 726-42-002

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Based on PROPERTY I.D.'s research of specific maps or data for Santa Clara County, the following determination is made:

## **SUBJECT PROPERTY IS NOT LOCATED IN A PERCHLORATE STUDY AREA**

### **DISCUSSION:**

Perchlorate is both a natural and man-made salt that is used as an oxidizer and used in the production of highway flares, rocket fuel, air bag inflators, matches, fireworks, dyes, lubricating oils, electroplating and medical specialty tests.

The extent of the contamination and the potential hazards to the health of residents in the perchlorate study area is the subject of ongoing investigation, but it is considered to have adverse health effects and water suspected to contain perchlorate should be avoided for drinking and cooking. Conventional water treatment methods, such as carbon filters, air stripping, household water filters, chlorination, aeration and boiling are not effective in removing perchlorate. However, reverse osmosis, distillation and specialized ion exchange resins can be successful in removing perchlorate.

The investigation area is bounded approximately by Tennant Avenue on the north, Masten Avenue on the south, Center Avenue on the east and Monterey Highway on the west. You should consider using bottled water if you obtain your drinking water from a well in the investigation area until the investigation is complete. The water district has an unlimited supply of bottled water for residents in the investigation area who have contacted the Perchlorate Hotline at 408-265-2607 Ext. 2649 to schedule a well test. For further information go to [www.valleywater.org](http://www.valleywater.org), or call the Perchlorate Hotline.

## NOTICE OF RIGHT TO FARM

For  
APN 726-42-002, MORGAN HILL, CA 95037  
APN: 726-42-002

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Based on PROPERTY I.D.'s research of the current county-level GIS "Important Farmland Map," issued by the California Department of Conservation, Division of Land Resource Protection, the following determination is made:

### **SUBJECT PROPERTY IS LOCATED IN AN AREA WITHIN ONE MILE OF AGRICULTURAL ACTIVITY**

The following notice applies to properties located within one mile of agricultural activity.

#### **NOTICE:**

This property is located within one mile of farm or ranch land designated on the current county-level GIS "Important Farmland Map," issued by the California Department of Conservation, Division of Land Resource Protection. Accordingly, the property may be subject to inconveniences or discomforts resulting from agricultural operations that are a normal and necessary aspect of living in a community with a strong rural character and a healthy agricultural sector. Customary agricultural practices in farm operations may include, but are not limited to, noise, odors, dust, light, insects, the operation of pumps and machinery, the storage and disposal of manure, bee pollination, and the ground or aerial application of fertilizers, pesticides, and herbicides. These agricultural practices may occur at any time during the 24-hour day. Individual sensitivities to those practices can vary from person to person. You may wish to consider the impacts of such agricultural practices before you complete your purchase. Please be advised that you may be barred from obtaining legal remedies against agricultural practices conducted in a manner consistent with proper and accepted customs and standards pursuant to Section 3482.5 of the Civil Code or any pertinent local ordinance.

# SANTA CLARA COUNTY RIGHT TO FARM NOTICE

## REAL ESTATE TRANSFER DISCLOSURE

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY LOCATED IN THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, DESCRIBED AS APN 726-42-002, MORGAN HILL, CA 95037, APN: 726-42-002. THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH ORDINANCE NUMBER NS-300.705, § 3 OF THE COUNTY CODE AS OF JANUARY 14, 2003. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPLE(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.

### I

#### SELLER'S INFORMATION

The Seller discloses the following information with the knowledge that even though this is not a warranty, perspective buyers may rely upon this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property. THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER AS REQUIRED BY THE COUNTY OF SANTA CLARA AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.

THE COUNTY OF SANTA CLARA RECOGNIZES AND SUPPORTS THE RIGHT TO FARM AGRICULTURAL LANDS AND PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE COUNTY. If the subject property is adjacent to or near property used for agricultural operations or on agricultural lands, you may be subject to inconveniences or discomforts arising from such operations, including but not limited to noise, odors, fumes, dust, the operation of machinery of any kind during any 24-hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Santa Clara County has determined that inconveniences or discomforts associated with such agricultural operations shall not be considered to be a nuisance if such operations are consistent with accepted customs and standards. Santa Clara County has established a Grievance Committee to assist in the resolution of any disputes which might arise between residents of this County regarding agricultural operations. If you have any questions concerning this policy or the Grievance Committee, please contact the Santa Clara County Department of Agriculture and Resource Management.

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller.

Seller\* \_\_\_\_\_ Date \_\_\_\_\_

Seller\* \_\_\_\_\_ Date \_\_\_\_\_

BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER(S) AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Seller\* \_\_\_\_\_ Date \_\_\_\_\_ Buyer\* \_\_\_\_\_ Date \_\_\_\_\_

Seller\* \_\_\_\_\_ Date \_\_\_\_\_ Buyer\* \_\_\_\_\_ Date \_\_\_\_\_

Agent (Broker) Representing Seller\* \_\_\_\_\_ Date \_\_\_\_\_

By (Associate Licensee or Broker)\* \_\_\_\_\_ Date \_\_\_\_\_

Agent (Broker) Representing Buyer\* \_\_\_\_\_ Date \_\_\_\_\_

By (Associate Licensee or Broker)\* \_\_\_\_\_ Date \_\_\_\_\_

Present A.P. No. \_\_\_\_\_

A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT WITH YOUR ATTORNEY.

\*NOTE: Your signature on the NHDS Report Receipt page is sufficient to acknowledge delivery/receipt of this information.

# LAND CONSERVATION DETERMINATION

For  
APN 726-42-002, MORGAN HILL, CA 95037  
APN: 726-42-002

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Based on PROPERTY I.D.'s research of specific maps or data for the California Department of Conservation, Division of Land Resource Protection and in conjunction with local county agencies, the following determination is made:

## **SUBJECT PROPERTY IS NOT / WAS NOT LOCATED IN LANDS UNDER CONTRACT PURSUANT TO THE CALIFORNIA LAND CONSERVATION (WILLIAMSON) ACT AT THE TIME THE DATA WAS OBTAINED**

### **DISCUSSION:**

The Williamson Act was passed by the California Legislature in 1965 to preserve agricultural and open space lands in Agricultural Preserves by discouraging premature and unnecessary conversion to urban uses. The term "Agricultural Preserve" is an area for which a city or county will enter into contracts with landowners to devote land to agricultural or open-space uses, pursuant to the California Land Conservation (Williamson) Act. Preserves are regulated by rules and restrictions designated in the resolution to ensure that the land within the Preserve is maintained for agricultural or open space use.

The Williamson Act authorizes local governments and property owners to (voluntarily) enter into 10-year rolling term contracts to commit land to specified uses. In return, restricted parcels may be assessed for property tax purposes at a rate consistent with their actual use, rather than potential market value. However, a Williamson Act contract on the property does not by itself necessarily guarantee that the property will be assessed at a reduced value for property tax purposes. A Williamson Act contract runs with the land and is binding on all successors in interest of the landowner. A landowner's failure to meet the conditions of the contract may be considered a breach of the contract, which will allow the local government to sue the landowner and/or not renew the contract.

Additionally, if the Subject Property is located at or near Agricultural Preserves, inconvenience or discomfort may arise from the use of the land for agricultural activity or processing activity in a manner consistent with proper and accepted customs and standards. Agricultural activity, operation, or facility, or appurtenances thereof shall include, but not be limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing, and harvesting of any agricultural commodity including timber, viticulture, apiculture, or horticulture, the raising of livestock, fur bearing animals, fish, or poultry, and any practices performed by a farmer or on a farm as incident to or in conjunction with those farming operations, including preparation for market, delivery to storage or to market, or delivery to carriers for transportation to market. Agricultural processing activity, operation, facility, or appurtenances thereof includes, but is not limited to, the canning or freezing of agricultural products, the processing of dairy products, the production and bottling of beer and wine, the processing of meat and egg products, the drying of fruits and grains, the packaging and cooling of fruits and vegetables, and the storage or warehousing of any agricultural products, and includes processing for wholesale or retail markets of agricultural products.

# PROPERTY TAX RECORDS

For  
APN 726-42-002, MORGAN HILL, CA 95037  
APN: 726-42-002

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Based on Property I.D.'s research of available tax records from Santa Clara County the following determinations are made:

## Tax Totals for the 2019-2020 tax year:

Variable (Ad Valorem) Tax Rate:	1.174900%
Variable (Ad Valorem) Tax Total:	\$3,797.42
Mello-Roos Total:	\$62.26
Special Assessment/1915 Total:	\$594.84
<b>2019-2020 Property Tax Bill Total:*</b>	<b>\$4,454.52</b>

\*The Annual Tax Total amount represents the total property tax fees on the subject property as billed at the beginning of the listed tax year. The levies and amounts listed in this report are based on the levies and property valuation on record at the beginning of the listed tax year. Items not found on the property tax bill provided by the county for the listed tax year, and/or deferred items, may not be found in this report. (Property I.D. reserves the right to update these records during the course of the tax year, at Property I.D.'s discretion.)

**NOTE:** The taxes listed are for the tax year shown above. The amounts and levies are subject to change pursuant to the purchase price of the property, changes to the assessed value, or changes in the tax rolls. Supplemental tax bills and penalty fees are not included in this report. **To see an estimate of the future taxes based on purchase price, please visit the Property I.D. Future Tax Estimator below.**

Property I.D.  
Future Tax Estimator

## Mello-Roos Community Facilities District Levies - Details

### Notice of Special Tax

#### **SUBJECT PROPERTY IS SUBJECT TO MELLO-ROOS COMMUNITY FACILITIES DISTRICT TAXES**

The **Mello-Roos** Community Facilities District Act, enacted in 1982, allows local governments to create tax districts to finance infrastructure, services, and public facilities such as sewers, parks, electrical upgrades, etc. Establishing a Mello-Roos tax requires a 2/3 majority vote. The electors in a Mello-Roos vote consist of the registered voters in the new tax district, provided the district contains at least 12 registered voters. Otherwise, the qualified electors are the land owners within the district, with each land owner entitled to one or more voters based on the amount of land owned within the district. In some cases, there may be a single owner or developer voting.

Note: By voter approval new Mello-Roos taxes may be levied against this property in the future. Items not found on the property tax bill provided by the county for the listed tax year, and/or deferred items, may not be found in this report.

District	Purpose	Contact	Start/End Year	Amount
LIBRARY JPA CFD 2013-1 (FundNo: 851)	LIBRARY FACILITIES AND SERVICES	SANTA CLARA COUNTY LIBRARY DIST (408)293-2326X300 3	2014 / 2034	\$62.26
<p><b>Maximum Potential Tax Rate:</b> IN FY 2014-15, GREATER OF MAXIMUM SPECIAL TAX RATE (SFR: \$33.66/UNIT, CONDO/TOWNHOUSE: \$33.66/UNIT, MFR: \$16.83/UNIT, OTHER RESIDENTIAL: \$16.83/UNIT, RETAIL: LESSER OF \$84.15/ACRE OR \$2524.50/PARCEL, NON-RETAIL BUSINESS: LESSER OF \$252.50/ACRE OR \$7575.00/PARCEL, MISC AG/VACANT: LESSER OF \$6.73/ACRE OR \$67.30/PARCEL, TRANSPORTATION/UTILITIES: LESSER OF \$84.15/ACRE OR \$2524.50/PARCEL) OR \$3.00.</p> <p><b>Annual Escalator:</b> NONE SPECIFIED; CALL CONTACT FOR EXACT RATE</p>				

**Mello-Roos Total: \$62.26**

Note: The assessed levy amount listed for Mello-Roos property taxes is provided by the Tax Collector's office and is accurate based on the levies listed in the identified tax record as of the beginning of the identified tax year. Items not found on the property tax bill provided by the county for the listed tax year, and/or deferred items, may not be found in this report. Attribute information such as End Year and Max % Increase is neither provided nor updated by the Tax Collector and can vary from property to property, therefore attribute information may be subject to inconsistencies. Customers who require verification of the Mello-Roos attribute information are recommended to call the contact listed for that levy or Property I.D.'s Customer Service Department for further information.

## Special Assessment and 1915 Bond Act Levies - Details

### Notice of Special Assessment

#### SUBJECT PROPERTY IS LOCATED IN A SPECIAL TAX ASSESSMENT DISTRICT

**Special Assessments** are taxes levied against parcels for public projects in which the amount of the charge is based on the benefit of the project to the parcel. Assessments based on the 1915 Bond Act are among special assessments, and are generally used to fund public improvement projects such as streets and sewer systems.

Note: By voter approval new Special Assessment taxes may be levied against this property in the future. Items not found on the property tax bill provided by the county for the listed tax year, and/or deferred items, may not be found in this report.

Code	Description	Contact	Phone	Amount
728	SCVWD SAFE, CLEAN WATER	SANTA CLARA VALLEY WATER DIST	(408)630-2810	\$400.78
883	SCVWD FLOOD ASSMT, EAST	SPECIAL TAX BEN. ASSMT HOTLINE	(408)630-2810	\$123.34
991	SCCOSA MEASURE Q	SCI CONSULTING GROUP	(800)273-5167	\$24.00
847	S.C. COUNTY - VECTOR CONTROL DIST	JEANETTE HYNSON	(800)273-5167	\$18.00
848	MOSQUITO ASMT #2	JEANETTE HYNSON	(800)273-5167	\$16.72
980	SFBRA MEASURE AA	SFBRA	(888)508-8157	\$12.00

**Special Assessment/1915 Total: \$594.84**

## Property Value Adjusted (Ad Valorem) Levies - Details

### SUBJECT PROPERTY IS SUBJECT TO AD VALOREM TAXES

**Ad Valorem** taxes, also known as "Rate-Based Taxes" are charges calculated as a percentage of the total value of real property, including improvement and land values as determined by the county assessor. California's standard 1% property tax is included among these rate based taxes.

Note: By voter approval new Ad Valorem taxes may be levied against this property in the future.

Code	Description	Contact	Phone	Rate	Amount
1	PROP 13 STANDARD 1% TAX	SANTA CLARA COUNTY TAX COLLECTOR	(408)808-7900	1%	\$3232.12 *
13541	MORGAN HILL UNIF 2012	SANTA CLARA COUNTY TAX COLLECTOR	(408)808-7900	0.0504%	\$162.90 *
20	CO RETIREMENT LEVY	SANTA CLARA COUNTY TAX COLLECTOR	(408)808-7900	0.0388%	\$125.41 *
13122	GAVILAN JT CCD 2018	SANTA CLARA COUNTY TAX COLLECTOR	(408)808-7900	0.0244%	\$78.86 *
13540	MORGAN HILL UNIF 1999	SANTA CLARA COUNTY TAX COLLECTOR	(408)808-7900	0.0192%	\$62.06 *
13121	GAVILAN COMMUNITY COLLEGE 04	SANTA CLARA COUNTY TAX COLLECTOR	(408)808-7900	0.0187%	\$60.44 *
105	CO. HOUSING BOND 2016	SANTA CLARA COUNTY TAX COLLECTOR	(408)808-7900	0.01%	\$32.32 *
100	VMC 2008	SANTA CLARA COUNTY TAX COLLECTOR	(408)808-7900	0.0069%	\$22.30 *
77001	SCVWD-STATE WATER PROJ	SANTA CLARA COUNTY TAX COLLECTOR	(408)808-7900	0.0041%	\$13.25 *
90	COUNTY LIBRARY	SANTA CLARA COUNTY TAX COLLECTOR	(408)808-7900	0.0024%	\$7.76 *

**Variable (Ad Valorem) Tax Total: \$3,797.42 @ 1.174900%**

\*This amount represents the fees based on the property valuation as listed in the identified tax records as of the beginning of the identified tax year. This amount is subject to change pursuant to the purchase price of the property and/or changes to the assessed value and does not include supplemental tax bills. Items not found on the property tax bill provided by the county for the listed tax year, and/or deferred items, may not be found in this report.

**DISCUSSION:**

THIS IS A NOTIFICATION TO YOU PRIOR TO YOUR PURCHASING THIS PROPERTY. If this property is within the above-named assessment district(s), the assessment district(s) issued bonds to finance the acquisition or construction of the certain public improvements that are of direct and special benefit to property within the assessment districts. The bonds will be repaid from annual assessment installments on the property within the assessment districts. If this property is subject to annual assessment installments, the assessment districts will appear on the property tax bills, in addition to the regular property taxes and any other charges and levies that will be listed on the property tax bill. Assessment installments will be collected each year until the assessment bonds are repaid. These facilities may not yet have all been constructed or acquired and it is possible that some may never be constructed or acquired. If you fail to pay this tax when due each year, the property may be foreclosed upon and sold. The tax is used to provide public facilities and/or services that are likely to particularly benefit the property. YOU SHOULD TAKE THIS TAX AND THE BENEFITS FROM THE PUBLIC FACILITIES AND SERVICES FOR WHICH IT PAYS INTO ACCOUNT IN DECIDING WHETHER TO BUY THIS PROPERTY. By signing the NHDS and Disclosure Report Receipt, Buyer(s) ACKNOWLEDGE THAT BUYER(S) HAVE RECEIVED A COPY OF THIS NOTICE. BUYER(S) UNDERSTAND THAT BUYER(S) MAY TERMINATE THE CONTRACT TO PURCHASE OR DEPOSIT RECEIPT AFTER RECEIVING THIS NOTICE FROM THE OWNER OR AGENT SELLING THE PROPERTY. THE CONTRACT MAY BE TERMINATED WITHIN THREE DAYS IF THE NOTICE WAS RECEIVED IN PERSON OR WITHIN FIVE DAYS AFTER IT WAS DEPOSITED IN THE MAIL BY GIVING WRITTEN NOTICE OF THAT TERMINATION TO THE OWNER OR AGENT SELLING THE PROPERTY. This disclosure notice is made pursuant to Government Code Sections 53340.2, 53754 and Civil Code Section 1102.6b and satisfies the 1915 Bond and Special Assessment disclosure requirements.

Note: The applicable county tax assessor/collector and Property I.D. update their Tax Assessment information yearly or quarterly. Only Assessments that were levied against properties at the time Property I.D. obtained the tax records are disclosed. This information is subject to change and Property I.D. is not responsible for any changes that may occur. No study of the public records was made by Property I.D. to determine the presence of any other tax or assessment. The above

explanation of Special Assessments is intended to be general in nature and is not a substitute for a tax bill, title report or title insurance. Detailed information may be available by contacting the agency that administers the Special Assessment. If detailed information is desired, Property I.D. recommends that an appropriate professional consultant be retained.

In some cases (including some condos, mobile homes, and new subdivisions), the tax roll data disclosed may represent the entire amount for the main parcel when the individual parcels have not been segregated. In other cases, taxes levied on the main parcel may not show up on bills for the individual units, but paid for via HOA dues or other fees.

## **NOTICE OF YOUR SUPPLEMENTAL PROPERTY TAX BILL**

California property tax law requires the Assessor to revalue real property at the time the ownership of the property changes. Because of this law, you may receive one or two supplemental tax bills, depending on when your loan closes. The supplemental tax bills are not mailed to your lender. If you have arranged for your property tax payments to be paid through an impound account, the supplemental tax bills will not be paid by your lender. It is your responsibility to pay these supplemental bills directly to the Tax Collector. If you have any question concerning this matter, please call your local Tax Collector's Office.

Note: This is a notice to you that the County Assessor will revalue the property and you will be responsible for paying the taxes due according to the reassessed value. It is not a disclosure of actual supplemental property taxes.

**To see an estimate of the supplemental tax bills based on purchase price, please click below.**

Property I.D.  
Future Tax Estimator

## **GENERAL NOTICE OF TRANSFER FEE DISCLOSURE**

Some properties may be affected by transfer fees. In the event that the property being transferred is subject to a transfer fee, the transferor is required to make this disclosure. A transferor may request the title company that issued the preliminary title report to provide copies of the documents for review in order for the transferor to determine if the property being transferred is subject to a transfer fee.

A "transfer fee" is any fee payment requirement imposed within a covenant, condition or restriction (CC&R), contained in any deed, contract, security instrument, or other document affecting the transfer or sale of, or any interest in, real property that requires a fee be paid upon transfer of the real property.

If the property being transferred is subject to a transfer fee, the transferor shall provide, at the same time as the transfer disclosure statement is provided, an additional disclosure that includes (1) notice that payment of a transfer fee is required upon transfer of the property; (2) the amount of the fee required for the asking price of the real property and a description of how the fee is calculated; (3) notice that the final amount of the fee may be different if the fee is based upon a percentage of the final sale price; (4) the entity to which funds from the fee will be paid; (5) the purpose for which the funds from the fee will be used; (6) the date or circumstances under which the obligation to pay the transfer fee expires, if any.

You may wish to investigate and determine whether the imposition of a transfer fee, if any, is acceptable to you and your intended use of the property before you complete your transaction.

## **ACCELERATED FORECLOSURE NOTICE**

It is extremely important that the real property tax bill be paid on time to prevent accelerated foreclosure. If this property is part of a Mello-Roos District (Community Facilities District), a 1915 Act Assessment District, or certain other special financing districts, it may be subject to accelerated foreclosure. Even though the County must wait five years to foreclose on a property because of delinquent taxes, unpaid Mello-Roos and Assessment districts can begin foreclosure proceedings 150-180 days after one of their tax charges becomes delinquent. If the real property is subject to such an assessment and the taxes are not paid promptly, the real property may be foreclosed upon and sold at public auction on an expedited basis.

# GENERAL NOTICES OF REQUIRED DISCLOSURES

## **BUILDING ENERGY USE BENCHMARKING AND PUBLIC DISCLOSURE PROGRAM**

Assembly Bill 802 (Williams, 2015) directed the California Energy Commission to create a statewide building energy use benchmarking and public disclosure program for buildings larger than 50,000 square feet. The Commission's regulations require building owners to report building characteristic information and energy use data to the Commission by June 1 annually, beginning in 2018 for buildings with no residential utility accounts, and in 2019 for buildings with 17 or more residential utility accounts. Building owners will complete their reporting using ENERGY STAR Portfolio Manager, a free online tool provided by the United States Environmental Protection Agency.

Assembly Bill 802 also requires, effective January 1, 2017, that energy utilities provide building-level energy use data to building owners, owners' agents, and operators upon request for buildings with no residential utility accounts and for buildings with five or more utility accounts.

The Energy Commission will publicly disclose some of the reported information beginning in 2019 for buildings with no residential utility accounts, and 2020 for buildings with residential utility accounts.

**Assembly Bill 802, Chapter 590:** [http://energy.ca.gov/benchmarking/documents/AB\\_802\\_chapter\\_590.pdf](http://energy.ca.gov/benchmarking/documents/AB_802_chapter_590.pdf)

### **Building Energy Benchmarking Regulations:**

[http://docketpublic.energy.ca.gov/PublicDocuments/15-OIR-05/TN222916\\_20180307T143335\\_California\\_Benchmarking\\_Regulations\\_Final\\_20180301.pdf](http://docketpublic.energy.ca.gov/PublicDocuments/15-OIR-05/TN222916_20180307T143335_California_Benchmarking_Regulations_Final_20180301.pdf)

### **ENERGY STAR Portfolio Manager:**

<https://www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings/use-portfolio-manager>

For further information, please visit <http://www.energy.ca.gov/benchmarking/>, or contact the CA Energy Commission Benchmarking Hotline at (855) 279-6460, or by email at [Erik.Jensen@energy.ca.gov](mailto:Erik.Jensen@energy.ca.gov).

You may also contact the U.S. Environmental Protection Agency Energy Star Program for further information on Benchmarking and energy use at <http://www.energystar.gov/buildings/index.cfm> or <http://www.energystar.gov/>

### **Local Benchmarking and Public Disclosure Programs**

The cities of San Francisco, Berkeley, and Los Angeles have local benchmarking and public disclosure programs whose requirements exceed those of the state program. Per the state regulations, a local jurisdiction may request that the Energy Commission provide an exemption from the state reporting requirement for buildings located in the local jurisdiction. If the exemption is approved, the owners of buildings in that jurisdiction may report to the local jurisdiction only, and will not be required to report to the Commission.

## GENERAL NOTICES OF REQUIRED DISCLOSURES

(continued)

### **METHAMPHETAMINE & FENTANYL CONTAMINATION**

Methamphetamine and Fentanyl use and production are growing throughout the State of California. Properties may be contaminated by hazardous chemicals used or produced in the manufacture of methamphetamine or fentanyl where those chemicals remain and where the contamination has not been remediated. Once the methamphetamine or fentanyl laboratories have been closed, the public may be harmed by the material and residues that remain.

Because the methamphetamine and fentanyl manufacturing processes lead to chemical contamination, the Methamphetamine or Fentanyl Contaminated Property Cleanup Act requires a property owner to disclose in writing to a prospective buyer if local health officials have issued an order prohibiting the use or occupancy of a property contaminated by methamphetamine or fentanyl laboratory activity. The owner must also provide the buyer with a copy of the pending order to acknowledge receipt in writing. Property owner(s) must retain a methamphetamine laboratory site remediation firm that is an authorized contractor meeting certain requirements, as defined, to remediate the contamination caused by a methamphetamine or fentanyl laboratory activity. Civil penalties up to \$5,000 can be imposed upon a property owner who does not provide a notice or disclosure required by the act, or upon a person who violates an order issued by the local health officer prohibiting use or occupancy of a property contaminated by a methamphetamine or fentanyl laboratory activity. In addition, local health and law enforcement agencies are required to take specified action, including the filing of a lien against a property for cleanup of the contamination.

Realtors and Property I.D. do not have the requisite expertise to determine the need for testing or cleanup of methamphetamine or fentanyl contamination and cannot verify the information provided about such contamination by others.

### **MEGAN'S LAW - SEX OFFENDER DATABASE**

Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet website maintained by the Department of Justice at [www.meganslaw.ca.gov](http://www.meganslaw.ca.gov). This site provides access to information on persons required to register in California as sex offenders. Specific home addresses are displayed for many offenders in the California communities; as to these persons, the site displays the last registered address reported by the offender. Additional offenders are included on the site with listing by ZIP Code, city, and county. Information on other offenders is not included on this site, but is known to law enforcement personnel.

The California Legislature has created this statewide website to enable the public to secure information regarding the location of registered sex offenders. Anyone who is interested in this information should go on-line at [www.meganslaw.ca.gov](http://www.meganslaw.ca.gov) prior to removing their inspection contingency. Brokers and Property I.D. cannot and will not verify the information provided by the Government. Neither Brokers nor Property I.D. make any representations or guarantees as to the timeliness or accuracy of the information supplied at this website.

### **ABANDONED WELLS**

The Department of Water Resources estimates that there are approximately 750,000 water wells scattered throughout the State of California - some of these wells are abandoned. Wells that have been abandoned pose a serious threat to the safety of humans, especially children, and to animals. Section 24400 of the California Health and Safety Code requires that abandoned excavations be fenced, covered, or filled. In addition, abandoned wells may act as conduits for the contamination of groundwater since inadequately constructed wells provide a physical connection between sources of pollution and useable water.

## GENERAL NOTICES OF REQUIRED DISCLOSURES

(continued)

### **WELL STIMULATION TREATMENTS NOTICE: HYDRAULIC FRACTURING**

Hydraulic fracturing, (also known as hydrofracturing, “fracking”, or “fracing”) is the process of creating small cracks, or fractures, in underground geological formations to allow oil or natural gas to flow into the wellbore and thereby increase production. Prior to initiating hydraulic fracturing, engineers and geologists study and model the physical characteristics of the hydrocarbon bearing rock formations, including the formation permeability, porosity, and thickness. Using this information, the well operator designs the process to keep the resulting fractures within the target formation.

In order to regulate well stimulation treatments such as hydraulic fracturing, California Senate Bill 4 was signed into law on September 20, 2013. On December 30, 2014 the California Office of Administrative Law approved the formal rulemaking process for Well Stimulation Treatment Regulations, which went into effect on July 1, 2015. Senate Bill 4 regulates the entire process from permits to disclosure of chemicals used in fracturing process to closure of the well.

For further information on SB4, Well Stimulation Treatment Locations, and many other issues surrounding well stimulation in California, please see the Division of Oil, Gas & Geothermal Resources Well Stimulation Page at <http://www.conservation.ca.gov/dog/Pages/WST.aspx>.

### **CARBON MONOXIDE DEVICES**

Pursuant to the Carbon Monoxide Poisoning Prevention Act of 2010, carbon monoxide detectors must be installed in every dwelling unit intended for human occupancy. Carbon monoxide is a gas produced when any fuel is burned, such as gas, oil, kerosene, wood, or charcoal. Because it is not possible to see, taste, or smell it, carbon monoxide can kill in minutes at high levels. Carbon monoxide detectors are similar to smoke detectors in that they will signal detection of carbon monoxide in the air. These carbon monoxide detectors should be installed outside of each separate sleeping area in the immediate vicinity of bedrooms, on every level including basements within which fuel fired appliances are installed, and in dwellings that have attached garages.

Links to additional information on carbon monoxide:

**U.S. EPA, An Introduction to Indoor Air Quality (IAQ), Basic Information on Pollutants and Sources of Indoor Air Pollution, Carbon Monoxide**

<http://www.epa.gov/iaq/co.html>

**Center for Disease Control and Prevention (CDC), Carbon Monoxide Poisoning**

<http://www.cdc.gov/co>

**American Lung Association, Carbon Monoxide Indoors**

<http://www.lungusa.org/healthy-air/home/resources/carbon-monoxide-indoors.html>

**Consumer Product Safety Commission (CPSC), Carbon Monoxide Questions and Answers**

<http://www.cpsc.gov/en/Safety-Education/Safety-Education-Centers/Carbon-Monoxide-Information-Center/Carbon-Monoxide-Questions-and-Answers/>

# GENERAL NOTICES OF REQUIRED DISCLOSURES

(continued)

## NATURAL GAS AND HAZARDOUS LIQUID PIPELINES

### NOTICE REGARDING GAS AND HAZARDOUS LIQUID TRANSMISSION PIPELINES

This notice is being provided simply to inform you that information about the general location of gas and hazardous liquid transmission pipelines is available to the public via the National Pipeline Mapping System (NPMS) Internet Web site maintained by the United States Department of Transportation at <http://www.npms.phmsa.dot.gov/>. To seek further information about possible transmission pipelines near the property, you may contact your local gas utility or other pipeline operators in the area, some of which are included below. Contact information for pipeline operators is searchable by ZIP Code and county on the NPMS Internet Web site.

SoCalGas Natural Gas Pipeline Maps:

<https://www.socalgas.com/stay-safe/pipeline-and-storage-safety/natural-gas-pipeline-map>

PG&E Gas Transmission Line Maps:

<http://www.pge.com/en/safety/systemworks/gas/transmissionpipelines/index.page>

SDG&E Natural Gas Pipeline Maps: <http://regarchive.sdge.com/safety/naturalgas/map.shtml>

This notice is made pursuant to Section 2079.10.5 to the California Civil Code which provides that upon delivery of this notice to the transferee of the real property, the seller or broker is not required to provide information in addition to that contained in this notice regarding gas and hazardous liquid transmission pipelines. The information in this notice shall be deemed to be adequate to inform the transferee about the existence of a statewide database of the locations of gas and hazardous liquid transmission pipelines and information from the database regarding those locations. Nothing in this section shall alter any existing duty under any other statute or decisional law imposed upon the seller or broker, including, but not limited to, the duties of a seller or broker under this article, or the duties of a seller or broker under Article 1.5 (commencing with Section 1102) of Chapter 2 of Title 4 of Part 4 of Division 2.

## GENERAL NOTICES OF REQUIRED DISCLOSURES

(continued)

### WATER CONSERVING PLUMBING FIXTURES

**For All Real Estate Sales - Residential and Commercial:** On and after January 1, 2017, a seller or transferor of single-family residential real property, multifamily residential real property, or commercial real property shall disclose to a purchaser or transferee, in writing, specified requirements for replacing plumbing fixtures, and whether the real property includes non-compliant plumbing fixtures.

**For All Single Family Residences:** On or before January 1, 2017, all non-compliant plumbing fixtures in any single-family residential real property shall be replaced by the property owner with water-conserving plumbing fixtures.

**For Commercial and Multifamily Residences:** On or before January 1, 2019, all non-compliant plumbing fixtures in multifamily residential real property and commercial real property, as defined, be replaced with water-conserving plumbing fixtures.

**For Building Alterations - Single Family Residences:** On and after January 1, 2014, for all building alterations or improvements to single-family residential real property, water-conserving plumbing fixtures shall replace other noncompliant plumbing fixtures as a condition for issuance of a certificate of final completion and occupancy or final permit approval by the local building department.

**For Building Alterations - Commercial and Multifamily Residences:** On and after January 1, 2014, for specified building alterations or improvements to multifamily residential real property and commercial real property, water-conserving plumbing fixtures shall replace other non-compliant plumbing fixtures as a condition for issuance of a certificate of final completion and occupancy or final permit approval by the local building department.

California Civil Code Sections 1101.1 et seq.

### CALIFORNIA WATERWAY SETBACK REQUIREMENTS

Creeks and streams are valuable resources providing pollutant removal, drainage, flood control, and necessary riparian habitats important to several species of plants and animals. With the numerous benefits provided by healthy waterways, regulating development near streams and other waterways in order to reduce the environmental impact has become an important part of watershed management throughout the state.

While the State of California provides its own set of regulations regarding development near streams and other protected waterways, several cities and counties have added their own stream protection ordinances to the local general plan or municipal code. It is important to check with your local regulatory agency to see what types of rules and regulations your property may be subject to regarding development, expansion, or even land use in relation to streams and other watershed features on or near your property.

# GENERAL NOTICES OF REQUIRED DISCLOSURES

(continued)

## **BAY AREA AIR QUALITY MANAGEMENT DISTRICT WOOD BURNING DEVICES NOTICE**

The Bay Area Air Quality Management District (BAAQMD), through Regulation 6, Rule 3, regulates wood-burning devices to reduce the amount of smoke and other harmful emissions, and protect the health of Bay Area residents and the environment. The regulation puts in place mandatory requirements on what, when, and how burning may take place within the district, and includes a disclosure requirement, requiring anyone selling, renting, or leasing a property in the Bay Area, to disclose the potential health impacts from air pollution caused from burning wood or any solid fuel as a source of heat.

When wood and other solid fuels are burned, the smoke emitted contains fine particulate air pollution (also known as PM<sub>2.5</sub>). Because they are so small (about 1/70th the width of a human hair), these tiny particles can pass deep into the lungs, bloodstream, brain, and other vital organs and cells. High levels of fine particulates can cause a wide range of negative long and short-term health effects, including difficulty breathing, asthma, bronchitis, impaired lung development in children, hardening of the arteries, heart attack, stroke, and even premature death for people with heart or lung disease.

Buyers should consult with a licensed professional to inspect, properly maintain, and operate a wood burning stove or fireplace insert according to manufacturer's specifications to help reduce wood smoke pollution. BAAQMD encourages the use of cleaner and more efficient, non-wood-burning heating options, such as gas-fueled or electric fireplace inserts, to help reduce emissions and exposure to fine particulates.

For further information on Regulation 6, Rule 3, and hazards associated with particulate matter, please visit the following BAAQMD sites:

Full Regulation 6, Rule 3:

<http://www.baaqmd.gov/~media/dotgov/files/rules/reg-6-rule-3-woodburning-devices/documents/rg0603.pdf?la=en>

Regulation 6, Rule 3 FAQ:

<http://www.baaqmd.gov/~media/files/compliance-and-enforcement/wood-burning/faqs-10-1-2015-final-pdf.pdf?la=en>

Information on Wood Smoke:

<http://www.baaqmd.gov/rules-and-compliance/wood-smoke/information-and-data>

Air Quality and Air District Information by County:

<http://www.baaqmd.gov/in-your-community>

# ENVIRONMENTAL HAZARDS REPORT

For  
 APN 726-42-002, MORGAN HILL, CA 95037  
 APN: 726-42-002

This Environmental Hazards Report provides information on known, existing and historic hazardous substance contaminated sites that may be on or near the Subject Property, as listed by the Environmental Protection Agency and/or other specified regulatory bodies.

## RECORDS SUMMARY

Mapped Sites			
Type	Description	Regulatory Info	# Sites
NPL/SEMS	National Priorities List / Superfund Enterprise Management System	EPA	0
RCRA	Resource Conservation and Recovery Act	EPA	9
ENVIROSTOR	Hazardous Substance Contamination Sites, Site Mitigation & Brownfield Reuse Program Sites	CA Department of Toxic Substances Control	0
SWIS	Solid Waste Information System	CalRecycle	0
GEOTRACKER	Underground Storage Tanks, Department of Defense Site Cleanup Program, Land Disposal Sites	CA Water Resources Control Board	3

Unmapped Sites			
Type	Description	Regulatory Info	# Sites
NPL/SEMS - Unmapped	National Priorities List / Superfund Enterprise Management System	EPA	1
RCRA - Unmapped	Resource Conservation and Recovery Act	EPA	3
ENVIROSTOR - Unmapped	Hazardous Substance Contamination Sites, Site Mitigation & Brownfield Reuse Program Sites	CA Department of Toxic Substances Control	1
SWIS - Unmapped	Solid Waste Information System	CalRecycle	0
GEOTRACKER - Unmapped	Underground Storage Tanks, Department of Defense Site Cleanup Program, Land Disposal Sites	CA Water Resources Control Board	0

## NPL/SEMS Site Details

The SEMS is the Superfund Enterprise Management System that contains information on hazardous waste sites, potentially hazardous waste sites and remedial activities across the nation. SEMS is based on the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), commonly known as Superfund, enacted by Congress on December 11, 1980. The database includes sites that are on the National Priorities List (NPL), proposed for the NPL, partially and/or fully deleted from the NPL. The NPL is the Environmental Protection Agency's (EPA) database of uncontrolled or abandoned hazardous waste sites identified for remedial actions under the Superfund program. A site must meet or surpass a predetermined hazard ranking system (HRS) score to be eligible for placement on the NPL. Only sites on the NPL are eligible for Superfund Trust Fund-financed remedial actions. More information can be obtained from <https://www.epa.gov/superfund>.

This report lists SEMS sites identified as being within 1 mile of Subject Property, if any are found.

\*NOTE: Properties marked as "Inactive" and/or "Archived" may have been remediated, with no further activities on site that could be subject to CERCLA, or to a state's authorized hazardous waste program. This designation has no legal significance and does not constitute a legally enforceable or binding determination about the status of a particular site or the obligations of an owner or operator.

### **NO MAPPED NPL/SEMS SITES WERE FOUND IN PROXIMITY OF THE SUBJECT PROPERTY**

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## RCRA Site Details

RCRA is the Resource Conservation and Recovery Act, which was enacted by Congress in 1976. RCRA's primary goals are to protect human health and the environment from the potential hazards of waste disposal, to conserve energy and natural resources, to reduce the amount of waste generated, and to ensure that wastes are managed in an environmentally sound manner. Specifically, RCRA regulates the management of hazardous wastes from the point of origin to the point of final disposal. Additional information is available on [www.epa.gov/epawaste/index.htm](http://www.epa.gov/epawaste/index.htm) website.

This report lists RCRA sites identified as being within 1/2 mile of Subject Property, if any are found.

\*NOTE: Properties marked as "Inactive" may have been remediated, with no further activities on site that could be subject to the Resource Conservation and Recovery Act, Subtitle C, or to a state's authorized hazardous waste program. This designation has no legal significance and does not constitute a legally enforceable or binding determination about the status of a particular site or the obligations of an owner or operator.

**RCRA  
Site Details**  
(continued)

RCRA SITE ID: CAL000399995	
Family Adventures Rv Inc 19380 Monterey St Morgan Hill, CA, 95037-2605	Distance: 0.01 mi Direction: SW Lat, Lon: 37.1525, -121.6735
<b>Land Type:</b> Not provided, though not located on indian land	<b>Owner Type:</b> Other
<b>Owner/Operator:</b> Family Adventures Rv Inc	<b>Operator Type:</b>
<b>Generator Status:</b> Not a generator	<b>Environmental Controls:</b> Environmental controls not in place
<b>Institutional Controls:</b> Institutional controls not in place	<b>Human Exposure Controls:</b> Insufficient information to determine if human exposure under control
<b>Ground Water Controls:</b> Insufficient information to determine if groundwater controls in place	<b>Activity Status:</b> Active
<b>Industrial Activity Classification:</b> Recreational vehicle dealers	
<b>Hazardous Waste Type:</b>	
<b>Used Oil Type:</b>	
<b>Misc Site Activities:</b> Haz waste transporter, on site universal waste destination	
<b>Active Site Activities:</b> Handler activities	

RCRA SITE ID: CAD102108404	
South County Chevrolet Geo 19490 Monterey St Morgan Hill, CA, 95037	Distance: 0.04 mi Direction: NW Lat, Lon: 37.1534, -121.6745
<b>Land Type:</b> Private	<b>Owner Type:</b>
<b>Owner/Operator:</b> Not Required	<b>Operator Type:</b> Not provided
<b>Generator Status:</b> Small quantity generator	<b>Environmental Controls:</b> Environmental controls not in place
<b>Institutional Controls:</b> Institutional controls not in place	<b>Human Exposure Controls:</b> Insufficient information to determine if human exposure under control
<b>Ground Water Controls:</b> Insufficient information to determine if groundwater controls in place	<b>Activity Status:</b> Active
<b>Industrial Activity Classification:</b> Automotive body, paint, and interior repair and maintenance	
<b>Hazardous Waste Type:</b>	
<b>Used Oil Type:</b>	
<b>Misc Site Activities:</b>	
<b>Active Site Activities:</b> Handler activities	

**RCRA  
Site Details**  
(continued)

RCRA SITE ID: CAL000189616 Irish Construction Controller 19490 Monterey Hwy Morgan Hill, CA, 95037-0000		Distance: 0.04 mi Direction: NW Lat, Lon: 37.1538, -121.6739
<b>Land Type:</b> Not provided, though not located on indian land	<b>Owner Type:</b> Other	
<b>Owner/Operator:</b> Irish Contruction	<b>Operator Type:</b>	
<b>Generator Status:</b> Not a generator	<b>Environmental Controls:</b> Environmental controls not in place	
<b>Institutional Controls:</b> Institutional controls not in place	<b>Human Exposure Controls:</b> Insufficient information to determine if human exposure under control	
<b>Ground Water Controls:</b> Insufficient information to determine if groundwater controls in place	<b>Activity Status:</b> Active	
<b>Industrial Activity Classification:</b> Water, sewer, and pipeline construction		
<b>Hazardous Waste Type:</b>		
<b>Used Oil Type:</b>		
<b>Misc Site Activities:</b> Haz waste transporter, on site universal waste destination		
<b>Active Site Activities:</b> Handler activities		

RCRA SITE ID: CAD982011306 Dent Clinic The 19490 Monterey Rd Morgan Hill, CA, 95037		Distance: 0.04 mi Direction: NW Lat, Lon: 37.1534, -121.6745
<b>Land Type:</b> Not provided, though not located on indian land	<b>Owner Type:</b> Private	
<b>Owner/Operator:</b> James L York Vice Pres	<b>Operator Type:</b>	
<b>Generator Status:</b> Small quantity generator	<b>Environmental Controls:</b> Environmental controls not in place	
<b>Institutional Controls:</b> Institutional controls not in place	<b>Human Exposure Controls:</b> Insufficient information to determine if human exposure under control	
<b>Ground Water Controls:</b> Insufficient information to determine if groundwater controls in place	<b>Activity Status:</b> Active	
<b>Industrial Activity Classification:</b>		
<b>Hazardous Waste Type:</b>		
<b>Used Oil Type:</b>		
<b>Misc Site Activities:</b>		
<b>Active Site Activities:</b> Handler activities		

**RCRA  
Site Details**  
(continued)

RCRA SITE ID: CAL000413527	
Superior Automotive & Rv 19280 Monterey St Morgan Hill, CA, 95037	Distance: 0.08 mi Direction: SE Lat, Lon: 37.1519, -121.6723
<b>Land Type:</b> Not provided, though not located on indian land	<b>Owner Type:</b> Other
<b>Owner/Operator:</b> Steve Marlborough	<b>Operator Type:</b>
<b>Generator Status:</b> Not a generator	<b>Environmental Controls:</b> Environmental controls not in place
<b>Institutional Controls:</b> Institutional controls not in place	<b>Human Exposure Controls:</b> Insufficient information to determine if human exposure under control
<b>Ground Water Controls:</b> Insufficient information to determine if groundwater controls in place	<b>Activity Status:</b> Active
<b>Industrial Activity Classification:</b> General automotive repair	
<b>Hazardous Waste Type:</b>	
<b>Used Oil Type:</b>	
<b>Misc Site Activities:</b> Haz waste transporter, on site universal waste destination	
<b>Active Site Activities:</b> Handler activities	

RCRA SITE ID: CAL000042610	
Ponzini's Community Garage & Towing 19190 N Monterey Morgan Hill, CA, 95037-0000	Distance: 0.2 mi Direction: SE Lat, Lon: 37.1507, -121.6713
<b>Land Type:</b> Not provided, though not located on indian land	<b>Owner Type:</b> Other
<b>Owner/Operator:</b> Gary Ponzini	<b>Operator Type:</b>
<b>Generator Status:</b> Not a generator	<b>Environmental Controls:</b> Environmental controls not in place
<b>Institutional Controls:</b> Institutional controls not in place	<b>Human Exposure Controls:</b> Insufficient information to determine if human exposure under control
<b>Ground Water Controls:</b> Insufficient information to determine if groundwater controls in place	<b>Activity Status:</b> Active
<b>Industrial Activity Classification:</b> General automotive repair	
<b>Hazardous Waste Type:</b>	
<b>Used Oil Type:</b>	
<b>Misc Site Activities:</b> Haz waste transporter, on site universal waste destination	
<b>Active Site Activities:</b> Handler activities	

**RCRA  
Site Details**  
(continued)

RCRA SITE ID: CAL000141958	
Cal. Salvage & Auto Parts 18960 Monterey St Morgan Hill, CA, 95037-2802	Distance: 0.3 mi Direction: SE Lat, Lon: 37.1493, -121.6687
<b>Land Type:</b> Not provided, though not located on indian land	<b>Owner Type:</b> Other
<b>Owner/Operator:</b> Bill Miner	<b>Operator Type:</b>
<b>Generator Status:</b> Not a generator	<b>Environmental Controls:</b> Environmental controls not in place
<b>Institutional Controls:</b> Institutional controls not in place	<b>Human Exposure Controls:</b> Insufficient information to determine if human exposure under control
<b>Ground Water Controls:</b> Insufficient information to determine if groundwater controls in place	<b>Activity Status:</b> Active
<b>Industrial Activity Classification:</b> Automotive parts and accessories stores, motor vehicle and motor vehicle parts and supplies wholesalers, motor vehicle parts (used) wholesalers	
<b>Hazardous Waste Type:</b>	
<b>Used Oil Type:</b>	
<b>Misc Site Activities:</b> Haz waste transporter, on site universal waste destination	
<b>Active Site Activities:</b> Handler activities	

**RCRA  
Site Details**  
(continued)

RCRA SITE ID: CAL000414068	
Jimenez Commercial Tire & Truck Trailer Repair 20000 Monterey Rd Morgan Hill, CA, 95037	Distance: 0.4 mi Direction: NW Lat, Lon: 37.1578, -121.6793
<b>Land Type:</b> Not provided, though not located on indian land	<b>Owner Type:</b> Other
<b>Owner/Operator:</b> Israel Jimenez	<b>Operator Type:</b>
<b>Generator Status:</b> Not a generator	<b>Environmental Controls:</b> Environmental controls not in place
<b>Institutional Controls:</b> Institutional controls not in place	<b>Human Exposure Controls:</b> Insufficient information to determine if human exposure under control
<b>Ground Water Controls:</b> Insufficient information to determine if groundwater controls in place	<b>Activity Status:</b> Inactive
<b>Industrial Activity Classification:</b> All other waste management services	
<b>Hazardous Waste Type:</b>	
<b>Used Oil Type:</b>	
<b>Misc Site Activities:</b>	
<b>Active Site Activities:</b>	

RCRA SITE ID: CAR000260414	
Paramit Corporation 18735 Madrone Pkwy Morgan Hill, CA, 95037	Distance: 0.4 mi Direction: SE Lat, Lon: 37.1485, -121.6682
<b>Land Type:</b> Private	<b>Owner Type:</b> Private
<b>Owner/Operator:</b> Paramit Corporation	<b>Operator Type:</b>
<b>Generator Status:</b> Small quantity generator	<b>Environmental Controls:</b> Environmental controls not in place
<b>Institutional Controls:</b> Institutional controls not in place	<b>Human Exposure Controls:</b> Insufficient information to determine if human exposure under control
<b>Ground Water Controls:</b> Insufficient information to determine if groundwater controls in place	<b>Activity Status:</b> Active
<b>Industrial Activity Classification:</b> Surgical and medical instrument manufacturing, printed circuit assembly (electronic assembly) manufacturing	
<b>Hazardous Waste Type:</b>	
<b>Used Oil Type:</b>	
<b>Misc Site Activities:</b>	
<b>Active Site Activities:</b> Handler activities	

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## EnviroStor Site Details

The California Department of Toxic Substances Control (DTSC) has developed the EnviroStor database system with information about sites that are known to be contaminated with hazardous substances as well as information on uncharacterized properties where further studies may reveal problems, including but not limited to, sites or facilities where DTSC is involved with site investigation or cleanup that fit the broad federal definition of brownfields. Brownfields are properties that are contaminated, or thought to be contaminated, and are underutilized due to perceived remediation costs and/or liability concerns. The EnviroStor database is used by the Site Mitigation and Brownfield Reuse Program's staff as a tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances.

Further information can be found at the following locations:

<http://www.envirostor.dtsc.ca.gov/public/EnviroStor%20FAQ.pdf>

[https://www.waterboards.ca.gov/water\\_issues/programs/brownfields](https://www.waterboards.ca.gov/water_issues/programs/brownfields)

This report lists EnviroStor sites identified as being within 1/2 mile of Subject Property, if any are found.

**NO MAPPED ENVIROSTOR SITES WERE FOUND IN PROXIMITY OF THE  
SUBJECT PROPERTY**

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## SWIS Site Details

The Solid Waste Information System (SWIS) database is provided by the California Department of Resources and Recycling and Recovery (CalRecycle). The SWIS database contains information on regulated solid waste facilities, operations, and disposal sites throughout the State of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites. For more information contact CalRecycle at: Tel: (916) 322-4027, email: [Cody.Oquendo@CalRecycle.ca.gov](mailto:Cody.Oquendo@CalRecycle.ca.gov), and URL: <http://www.calrecycle.ca.gov/SWFacilities/Directory>.

This report lists SWIS sites identified as being within 1/2 mile of Subject Property, if any are found.

**NO MAPPED SWIS SITES WERE FOUND IN PROXIMITY OF THE SUBJECT PROPERTY**

## GeoTracker Site Details

The GeoTracker is the State Water Board's system for managing sites that impact groundwater, especially those that require groundwater cleanup such as Leaking Underground Storage Tanks (LUST), Site Cleanup Program Sites, and Military Cleanup Sites. The GeoTracker system is also used to manage permitted facilities like land disposal sites. The sites monitored by the State Water Board through the GeoTracker system may currently have, or have had in the past, unauthorized releases (leaks) that can pose a danger to public health and the environment. Cleanup of soil and groundwater contamination is overseen by the State Water Board based on application of existing laws, regulations, plans, and policies.. Additional information is available on the State Water Board's GeoTracker website at <http://geotracker.waterboards.ca.gov/>.

This report lists GeoTracker sites identified as being within 1/2 mile of Subject Property, if any are found.

GLOBAL ID: T10000010723	
Flores Property 19400 Monterey Rd. Morgan Hill, CA 95037	Distance: 0.01 mi Direction: NW
<b>Case Type:</b> Non-Case Information	<b>Case Open Date:</b> 2017-05-10 00:00:00
<b>Recent Activity:</b> Informational Item	<b>Recent Activity Date:</b> 2017-07-31 00:00:00
<b>Regional Board:</b>	<b>Regional Case No.:</b>
<b>Local Agency:</b> SANTA CLARA COUNTY LOP	<b>Local Case No.:</b> 2017-05ER
<b>Lead Agency:</b> SANTA CLARA COUNTY LOP	
<b>Potential Media Affected:</b> Other Groundwater (uses other than drinking water), Soil, Soil Vapor	
<b>Potential Contaminants:</b> Total Petroleum Hydrocarbons (TPH), Waste Oil / Motor / Hydraulic / Lubricating	
<b>Site History:</b>	

GLOBAL ID: T0608502025	
Cochrane Plaza Chevrolet 19490 Monterey Rd Unincorporated, CA 95037	Distance: 0.04 mi Direction: NW
<b>Case Type:</b> LUST Cleanup Site	<b>Case Open Date:</b> 1991-01-01 00:00:00
<b>Recent Activity:</b> Completed - Case Closed	<b>Recent Activity Date:</b> 1998-01-15 00:00:00
<b>Regional Board:</b> SAN FRANCISCO BAY RWQCB (REGION 2)	<b>Regional Case No.:</b>
<b>Local Agency:</b> SANTA CLARA COUNTY LOP	<b>Local Case No.:</b>
<b>Lead Agency:</b> SANTA CLARA COUNTY LOP	
<b>Potential Media Affected:</b> Aquifer used for drinking water supply	
<b>Potential Contaminants:</b> Waste Oil / Motor / Hydraulic / Lubricating	
<b>Site History:</b>	

GLOBAL ID: T10000009098	
PONZINI'S COMMUNITY GARAGE 19190 MONTEREY ROAD MORGAN HILL, CA 95112	Distance: 0.2 mi Direction: SE
<b>Case Type:</b> Non-Case Information	<b>Case Open Date:</b> 2016-06-15 00:00:00

## GeoTracker Site Details

(continued)

<b>Recent Activity:</b> Informational Item	<b>Recent Activity Date:</b> 2016-08-24 00:00:00
<b>Regional Board:</b>	<b>Regional Case No.:</b>
<b>Local Agency:</b> SANTA CLARA COUNTY LOP	<b>Local Case No.:</b> NA 7183
<b>Lead Agency:</b> SANTA CLARA COUNTY LOP	
<b>Potential Media Affected:</b>	
<b>Potential Contaminants:</b>	
<b>Site History:</b>	

### UNMAPPED SITES

Although the Environmental Site records are official, some of the records may contain missing, non-specific, or incorrect information regarding the names, addresses or other attributes, due to errors and omissions prior to their submission to the governing regulatory body. This factor prevents some sites from being precisely located. It is for this reason that a site may be listed in this "unmapped sites" section of the report.

The information in the environmental report comes directly from the official hazardous substance site lists, which include sites with incomplete information as well. Accordingly, Property I.D. includes those unmapped sites that may or may not be within one half-mile of the Subject Property, based upon the available information provided by the EPA and/or other regulatory bodies.

#### NPL/SEMS - Unmapped Site Details

EPA ID: CAD983659426	
SAN FELIPE RD. GAS CYL. LOT # 7 SAN FELIPE ROAD MORGAN HILL, CA, 95037	Distance: (exact location not mapped) Direction: (exact location not mapped)
<b>Region:</b> 9	<b>Active Site Indicator:</b> Inactive
<b>Site Status:</b> Archived	<b>Federal Facility:</b> No
<b>NPL Status:</b> Not NPL	<b>Ready for Use:</b> No
<b>Non-NPL Status:</b> Referred to Cleanup Program	<b>Native American Interest:</b> No
<b>Non-NPL Status Sub Category:</b> Submitted to or Addressed by Superfund Removal Program	<b>Ecological Contaminant Concern:</b> No
<b>Non-NPL Status Date:</b> 1993-08-05	<b>Human Health Concern:</b> No
<b>Partial NPL Deletion:</b> No	<b>Human Exposure:</b> Status Unavailable
<b>Site Type:</b>	<b>Groundwater Mitigation:</b> Status Unavailable
<b>Site Type Sub Category:</b>	<b>SAA:</b> No
<b>Contaminant Media:</b> Soil, Solid Waste	
<b>Contaminants:</b> OXIRANE, BROMOMETHANE, DICHLORODIFLUOROMETHANE, ETHENE	

## RCRA - Unmapped Site Details

RCRA SITE ID: CAC003020929 Bridge Group Investments, Llc 755 Jarvis Drive Morgan Hill, CA, 95037		Distance: (exact location not mapped) Direction: (exact location not mapped)
<b>Land Type:</b> Not provided, though not located on indian land	<b>Owner Type:</b>	
<b>Owner/Operator:</b> George Mersho	<b>Operator Type:</b>	
<b>Generator Status:</b> Not a generator	<b>Environmental Controls:</b> Environmental controls not in place	
<b>Institutional Controls:</b> Institutional controls not in place	<b>Human Exposure Controls:</b> Insufficient information to determine if human exposure under control	
<b>Ground Water Controls:</b> Insufficient information to determine if groundwater controls in place	<b>Activity Status:</b> Active	
<b>Industrial Activity Classification:</b> All other waste management services		
<b>Hazardous Waste Type:</b>		
<b>Used Oil Type:</b>		
<b>Misc Site Activities:</b> On site universal waste destination, universal waste generator or receiver		
<b>Active Site Activities:</b> Handler activities		

RCRA SITE ID: CAC002984361 Del Monte Condominiums Association Del Monte Lane Morgan Hill, CA, 95037		Distance: (exact location not mapped) Direction: (exact location not mapped)
<b>Land Type:</b> Not provided, though not located on indian land	<b>Owner Type:</b>	
<b>Owner/Operator:</b> Del Monte Condominiums Association	<b>Operator Type:</b>	
<b>Generator Status:</b> Not a generator	<b>Environmental Controls:</b> Environmental controls not in place	
<b>Institutional Controls:</b> Institutional controls not in place	<b>Human Exposure Controls:</b> Insufficient information to determine if human exposure under control	
<b>Ground Water Controls:</b> Insufficient information to determine if groundwater controls in place	<b>Activity Status:</b> Inactive	
<b>Industrial Activity Classification:</b> All other waste management services		
<b>Hazardous Waste Type:</b>		
<b>Used Oil Type:</b>		
<b>Misc Site Activities:</b> On site universal waste destination		
<b>Active Site Activities:</b>		

## RCRA - Unmapped Site Details

(continued)

RCRA SITE ID: CAL000450091 Kiewit Cross Valley Pipeline Construction Project Lat/Long_Used Morgan Hill, CA, 95037		Distance: (exact location not mapped) Direction: (exact location not mapped)
<b>Land Type:</b> Not provided, though not located on indian land	<b>Owner Type:</b>	
<b>Owner/Operator:</b> Kiewit Lp	<b>Operator Type:</b>	
<b>Generator Status:</b> Not a generator	<b>Environmental Controls:</b> Environmental controls not in place	
<b>Institutional Controls:</b> Institutional controls not in place	<b>Human Exposure Controls:</b> Insufficient information to determine if human exposure under control	
<b>Ground Water Controls:</b> Insufficient information to determine if groundwater controls in place	<b>Activity Status:</b> Inactive	
<b>Industrial Activity Classification:</b> All other waste management services		
<b>Hazardous Waste Type:</b>		
<b>Used Oil Type:</b>		
<b>Misc Site Activities:</b>		
<b>Active Site Activities:</b>		

## EnviroStor - Unmapped Site Details

EnviroStor ID: 60002858 Italix Company, Inc. 120 Mast Street Morgan Hill, CA 95037		Distance: (exact location not mapped) Direction: (exact location not mapped)
<b>NPL Status:</b> No	<b>Site Type:</b> Tiered Permit	
<b>Regulatory Agency:</b> Smbrrp	<b>Site Status:</b> Active	
<b>Lead Agency:</b> Smbrrp	<b>Status Date:</b> 2019-07-29	
<b>Special Program:</b>	<b>Site Management:</b>	
<b>Funding:</b> Responsible Party	<b>Restricted Use:</b> No	
<b>Affected Media:</b> None Specified		
<b>Past Uses:</b> None Specified		
<b>Potential Contaminants:</b> None Specified		
<b>Confirmed Contaminants:</b> None Specified		

# COMMERCIAL PROPERTY EARTHQUAKE SAFETY GUIDE

## FOR

### COMMERCIAL PROPERTIES IN CALIFORNIA

The booklets listed below are prepared by governmental entities and are provided as links in the body of the original email sent by Property I.D. when delivering the report electronically, and as a printed booklet when a hardcopy report delivery is requested with the your NHD order. The booklets contain important information about various topics including radon, mold, lead hazards, environmental hazards, earthquake safety, and energy conservation. You can obtain another copy of these important booklets for free by clicking on the links below, or by going to <https://propertyid.com/downloads>.

#### **California Homeowner's Guide to Earthquake Safety (© 2006)**

<http://www.propertyid.com/govbooklets/govbookletsearthquakecomm.pdf>

## TERMS AND CONDITIONS

The Report is subject to each of the following Terms and Conditions. Each Recipient (as that term is defined below) of the Report hereby acknowledges and agrees that the Report is subject to the following Terms and Conditions, and each Recipient agrees to be bound by such Terms and Conditions. Use of this Report by any Recipient constitutes acceptance of the Terms and Conditions to the Report. The Terms and Conditions below are hereby incorporated by this reference into the Report. This Report is not an insurance policy.

The following persons or entities are deemed "Recipients" of this Report: (1) the seller of the real property that is the subject of the specific transaction for which this Report was issued; (2) that seller's agent and broker; (3) the buyer of the real property that is the subject of the specific transaction for which this Report was issued; (4) that buyer's agent and broker; and (5) the escrow officer and escrow company handling the specific transaction for which this Report was issued. This Report is for the exclusive use of the Recipients. No person or entity, other than the Recipients, shall be entitled to use or rely on the Report. This Report may not be used, referred to, or relied upon by any person or entity other than the Recipients. No person or entity, other than the Recipients, shall be deemed, treated, or considered to be a beneficiary (intended or otherwise) of this Report. Recipients are obligated to make disclosures that are within their actual knowledge. This Report has been issued in connection with a particular transaction for the sale of the real property described in the Report. The Report may only be used in connection with that particular transaction. If an escrow number has been provided to Property I.D., then this Report may only be used in connection with that particular escrow. The Report may not be used for any other transaction or escrow.

The Report may not be used, for any purpose, if the Recipients have not paid for the Report.

This Report is made for the real property specifically described in the Report (the "Subject Property"). The Subject Property shall not include any property beyond the boundaries of the real property described in the Report. The Subject Property shall not include any structures (whether located on the Subject Property, or not), easements, or any right, title, interest, estate, or easement in any abutting streets, roads, alleys, lanes, ways, or waterways.

No determination is made and no opinion is expressed, or intended, by this Report concerning the right, entitlement, or ability to develop or improve the Subject Property. Property I.D. has no information concerning whether the Subject Property can be developed or improved. Property I.D. expresses no opinion or view, and assumes no responsibility, with respect to the development or improvement of the Subject Property.

No determination is made and no opinion is expressed, or intended, by this Report as to title to the Subject Property. No determination is made and no opinion is expressed, or intended, by this Report concerning whether the Subject Property is comprised of legal lots in conformance with the California Subdivision Map Act or local ordinances.

No determination is made and no opinion is expressed, or intended, by this Report concerning architectural, structural, mechanical, engineering, or legal matters. No determination is made and no opinion is expressed, or intended, by this Report concerning structures or soils on or outside of the Subject Property, including, without limitation, habitability of structures or the Subject Property, suitability of the Subject Property for construction or improvement, potential for soil settlement, drainage, soil subsidence, or other soil or site conditions. No determination is made and no opinion is expressed, or intended, by this Report concerning the marketability or value of the Subject Property. Property I.D. has not conducted any testing of the Subject Property. Property I.D. has not conducted any physical or visual examination or inspection of the Subject Property. This Report is not a substitute for a physical or visual examination or inspection of the Subject Property. If detailed on-site information regarding geologic, environmental, engineering, planning, or other professional studies is desired, Property I.D. recommends that an appropriate qualified professional consultant be retained.

No determination is made and no opinion is expressed, or intended, by this Report concerning the existence of hazardous or toxic materials or substances, or any other defects, on or under the Subject Property, unless specifically described in the Report.

No determination is made and no opinion is expressed, or intended, by this Report concerning any condition of the Subject Property, unless that condition is specifically described in the Report. The Report is intended to address only those matters expressly described in the text of the Report. The Report is not intended to address any matter (either expressly or impliedly) not specifically described in the text of the Report.

This Report is issued as of the date identified in the Report. Property I.D. shall have no obligation to advise any Recipient of any information learned or obtained after the date of the Report even if such information would modify or otherwise affect the Report. Subsequent to Property I.D.'s acquisition of Government Records, changes may be made to said Government Records and Property I.D. is not responsible for advising the Recipients of any changes. Property I.D. will update this Report upon request and at no charge during the transaction process for which this Report was issued, but not to exceed one year from the date of the Report. Likewise, Property I.D. is not liable for any impact on the Subject Property that any change to the Government Records may have.

No determination is made and no opinion is expressed, or intended, by this Report concerning the need to purchase earthquake or flood insurance for the Subject Property. In preparing the Report, Property I.D. has accurately reported on information contained in Government Records. Property I.D. has reviewed and relied upon those Government Records specifically identified and described in the Report. Property I.D. has not reviewed or relied upon any Government Records that are not specifically identified in the Report. Property I.D. also has not reviewed any parcel maps, plat maps, survey maps, surveyor maps, assessor maps, assessor parcel maps, developer maps, or engineering maps, whether or not such maps have been recorded. No determination is made and no opinion is expressed, or intended, by the Report concerning any matters identified in Government Records that were not reviewed by Property I.D. If any Recipient has a question concerning the specific Government Records reviewed (or not reviewed) by Property I.D., then the Recipients should contact Property I.D.'s Customer Service Department at (800) 920-5603.

Mapped hazard zones may represent generalized hazard information. If the questionable edge of a hazard zone impacts any portion of the Property, the report will reflect that the Property is "IN" the zone. If the Subject Property shares a common area with other properties (examples include condominiums, planned developments, town homes, and mobile homes) and any portion of the common area of the complex in which the Subject Property is located is situated in the specified hazard zone, due to the quality and availability of the parcel boundary information supplied by the county, "IN" may be reported even if the property/unit/lot that is the subject of this report is itself not in the specified hazard zone. If the county's parcel boundaries include only the individual unit's boundaries and do not include common areas for which property owners may also be responsible, hazards that exist only in the common areas may not be reported as "IN". When found in the hazard determination the terms "zone", "area", or "mapped" are words strictly defined as geographic locations delineated by specific boundaries identified in the maps and/or data prepared by the applicable governmental agency.

Property I.D. has relied upon the Government Records specifically identified in the Report without conducting an independent investigation of their accuracy. Property I.D. assumes no responsibility for the accuracy of the Government Records identified in the Report.

To the extent that any Recipient has provided information to Property I.D. (including, without limitation, a legal description of the Subject Property), Property I.D. has relied upon that information in preparing this Report. Property I.D. has not conducted an independent investigation of the accuracy of the information provided by the Recipient. Property I.D. assumes no responsibility for the accuracy of information provided by the Recipient. Property I.D. shall be subrogated to all rights of any claiming party against anyone including, but not limited to, another party who had actual knowledge of a matter and failed to disclose it to the Recipients in writing prior to the close of escrow.

Except as specifically described in the Report, Property I.D. makes no warranty or representation of any kind, express or implied, with respect to the Report. Property I.D. expressly disclaims and excludes any and all other express and implied warranties, including, without limitation, warranties of merchantability or fitness for a particular purpose.

Property I.D. shall have no responsibility, or liability, for any lost profits, consequential damages, special damages, indirect damages, or incidental damages allegedly suffered as a result of the use of, or reliance on, the Report.

The Report shall be governed by, and construed in accordance with, the laws of the State of California.

This Report constitutes the entire, integrated agreement between Property I.D. and Recipients, and supersedes and replaces all prior statements, representations, negotiations, and agreements.

If any provision of the Terms and Conditions to this Report is determined to be invalid or unenforceable for any reason, then such provision shall be treated as severed from the remainder of the Terms and Conditions, and shall not affect the validity and enforceability of all of the other provisions of the Terms and Conditions. Any dispute, controversy, or claim arising out of, or relating in any way, to the Report, shall be resolved by arbitration in Los Angeles, California, in accordance with the arbitration rules of the Judicial Arbitration and Mediation Service ("JAMS"). The prevailing party in the arbitration shall be entitled to its attorneys' fees and costs, including, without limitation, the fees of the arbitrator.



**SELLER VACANT LAND QUESTIONNAIRE**  
(C.A.R. Form VLQ, 11/12)

- I. Seller makes the following disclosures with regard to the real property described as **19380 Monterey Road**, Assessor's Parcel No. **726-42-001 & 002**, situated in **Morgan Hill**, County of **Santa Clara**, California ("Property").
- II. The following are representations made by the Seller. Unless otherwise specified in writing, Broker and any real estate licensee or other person working with or through Broker have not verified information provided by Seller. A real estate broker is qualified to advise on real estate transactions. If Seller or Buyer desire legal advice, they should consult an attorney.
- III. **Note to Seller: PURPOSE:** To tell the Buyer about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.  
Answer based on actual knowledge and recollection at this time.  
Something that you do not consider material or significant may be perceived differently by a Buyer.  
Think about what you would want to know if you were buying the Property today.  
Read the questions carefully and take your time.
- IV. **Note to Buyer: PURPOSE:** To give you more information about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.  
Something that may be material or significant to you, may not be perceived the same way by the Seller.  
If something is important to you, be sure to put your concerns and questions in writing (C.A.R. Form BMI).  
Sellers can only disclose what they actually know. Seller may not know about all material or significant items.  
Seller's disclosures are not a substitute for your own investigations, personal judgments or common sense.

V. **SELLER AWARENESS: For each statement below, answer the question "Are you (Seller) aware of..." by checking either "Yes" or "No." Provide explanations to answers in the space provided or attach additional comments and check section VI.**

**BOUNDARIES, ACCESS AND PROPERTY USE BY OTHERS:**

**ARE YOU (SELLER) AWARE OF...**

- |  |                                      |                                     |
|--|--------------------------------------|-------------------------------------|
| 1. Surveys, markers, stakes, pins or maps showing the location of the Property .....   | <input checked="" type="radio"/> Yes | <input type="radio"/> No            |
| 2. Any unrecorded easement, encroachment or other dispute, maintenance or use agreement affecting access to, or the boundaries of, the Property .....  | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |
| 3. Use of the Property, or any part of it, by anyone other than you, with or without permission, for any purpose, including but not limited to, using or maintaining roads, driveways or other forms of ingress or egress, or other travel or drainage. .... <i>Easement</i> | <input checked="" type="radio"/> Yes | <input type="radio"/> No            |
| 4. Leases, rental agreements, service contracts, licenses, permits or related agreements regarding use of the Property by others ... <i>City of Morgan Hill</i>  | <input checked="" type="radio"/> Yes | <input type="radio"/> No            |
| 5. Use of any neighboring property by you .....  | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |
| 6. The absence or limitation of legal or physical access to the Property .....   | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |

Explanation: *Sitedrawings, indicate boundaries. Do not know if property corners exist. #3. City utility easement shown on title report. #4. Lease to Family Adventure R.V. Inc and subtenant. Existing lease will terminate at close of Escrow. Licenses City of Morgan Hill, Business license, DMV license*

**GEOLOGIC CONDITIONS AND ENVIRONMENTAL HAZARDS:**

**ARE YOU (SELLER) AWARE OF...**

- |  |                                      |                                     |
|--|--------------------------------------|-------------------------------------|
| 7. Fill (compacted or otherwise), soil instability, caves, mines, caverns, or slippage on the Property .....                 | <input checked="" type="radio"/> Yes | <input type="radio"/> No            |
| 8. Radon, methane or other gases, contaminated soil or water, hazardous waste, or waste disposal sites on the Property ..... | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |
| 9. Fuel, oil or chemical storage tanks above or underground .....  | <input checked="" type="radio"/> Yes | <input type="radio"/> No            |
| 10. Past or present treatment or eradication of pests or odors .....   | <input type="radio"/> Yes            | <input checked="" type="radio"/> No |

Explanation: *#7, Class 2 fill for parking. Unknown depth. #9. Oil stored above ground, DEF stored above ground, propane stored above ground.*

Buyer's Initials ( ) ( )

Seller's Initials ( *J* ) ( )



GOVERNMENTAL:

ARE YOU (SELLER) AWARE OF...

- 11. Agricultural use restrictions pursuant to the Williamson Act or other law ... Yes No
12. Whether the Property is in or adjacent to an area with Right to Farm rights ... Yes No
13. Presence of any endangered, threatened, "candidate" species, wetlands, historic artifacts or human remains on the Property ... Yes No
14. Any protected habitat for plants, trees, animals or insects that apply to or could affect the Property ... Yes No
15. Conditions or laws that may affect the ability to place and/or use a manufactured home on the Property ... Yes No
16. Special taxes pursuant to the Mello -Roos Community Facilities Act, Improvement Bond Act of 1915 or other law ... Yes No
17. Ongoing or contemplated eminent domain, condemnation, annexation or change in zoning or general plan that apply to or could affect the Property ... Yes No
18. Existence or pendency of any rent control, occupancy restrictions or retrofit requirements that apply to or could affect the Property ... Yes No
19. Existing or contemplated building or use moratorium that apply to or could affect the Property ... Yes No
20. Current or proposed bonds, assessments, or fees that do not appear on the Property tax bill that apply to or could affect the Property ... Yes No
21. Proposed construction, reconfiguration, or closure of nearby government facilities or amenities such as schools, parks, roadways and traffic signals ... Yes No
22. Existing or proposed government requirements affecting the Property (i) that tall grass, brush or other vegetation be cleared; (ii) that restrict tree (or other landscaping) planting, removal or cutting, or (iii) that flammable materials be removed ... Yes No

Explanation: Verify city of Morgan restrictions / Land use and zoning code for all Governmental responses

WATER-RELATED ISSUES:

ARE YOU (SELLER) AWARE OF...

- 23. Standing water, flooding, pumps, underground water, or water-related soil settling or slippage on or affecting the Property ... Standing water during heavy rains ... Yes No
24. Rivers, streams, flood channels, underground springs, high water table, floods or tides on or affecting the Property ... Yes No

Explanation: #23 gravel area and entry due to City drainage

UTILITIES AND SERVICES:

ARE YOU (SELLER) AWARE OF...

- 25. Whether any of the following utilities or services are available ON the Property ... Yes No
If yes, check which ones: wells sewer septic sanitation leach lines water gas electric telephone cable other
If no, are you aware of the distance such utilities or services are from the Property? ... Yes No

Explanation:

LANDSCAPING, AGRICULTURE, STRUCTURES OR OTHER IMPROVEMENTS:

ARE YOU (SELLER) AWARE OF...

- 26. Diseases or infestations affecting trees, plants or vegetation on or near the Property ... Yes No
27. Diseases, infestation or other reason affecting the production of any agricultural trees or crops on the Property ... Yes No
28. Operational sprinklers or irrigation systems on the Property ... Front only ... Yes No
If yes, are they automatic or manually operated.
29. Any structures or improvements (such as pad, foundations, or shelter) ... Yes No

Explanation: Service building, paint booth, Tent Building, 4 ea Office trailers, small office building

NEIGHBORHOOD:

ARE YOU (SELLER) AWARE OF...

- 30. Neighborhood noise, nuisance or other problems from sources such as, but not limited to, the following: neighbors, livestock, wildlife, insects or pests, traffic parking congestion, airplanes, trains, light rail, subway, trucks, freeways, buses, schools, parks, refuse storage or landfill processing, agricultural operations, business, odor, recreational facilities, restaurants, entertainment complexes or facilities, parades, sporting events, fairs, neighborhood parties, litter, construction, air conditioning equipment, air compressors, generators, pool equipment or appliances, or wildlife ... Yes No

Explanation: Trains on opposite side of Monterey Road, when Hwy 101 has excess traffic Monterey Road becomes congested, Mushroom Odor when wind comes from that direction, neighbor to the north, Irish construction does move and store direct and sometimes blows on to the property.

Buyer's Initials ( ) ( )

Seller's Initials ( J ) ( )



COMMON INTEREST CONDOMINIUMS AND DEVELOPMENTS:

ARE YOU (SELLER) AWARE OF...

31. Any Homeowner or Property Owner Association (OA) governing the Property, or any pending or proposed dues increases, special assessments, rules changes, insurance, availability issues or threatened or pending litigation by or against the OA affecting the Property ... Yes No

TITLE, OWNERSHIP AND LEGAL CLAIMS:

ARE YOU (SELLER) AWARE OF...

32. Any other person or entity on title other than Seller(s) signing this form ... Yes No
33. Leases, options or claims affecting or relating to title or use of the Property ... Yes No
34. Any other person or entity other than Seller(s) signing this form with a legal claim to oil, mineral, gas or water rights ... Yes No
35. Past, present, pending or threatened lawsuits, mediations, arbitrations, tax liens, abatement liens, mechanics' liens, notice of default, bankruptcy or other court filings, or government hearings affecting or relating to the Property, OA or neighborhood ... Yes No

DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT:

ARE YOU (SELLER) AWARE OF...

36. Financial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private agency, insurer or private party, by past or present owners of the Property, due to any actual or alleged damage to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to correct damage ... Yes No

OTHER:

ARE YOU (SELLER) AWARE OF...

37. Reports, inspections, disclosures, warranties, maintenance recommendations, estimates, studies, surveys or other documents, pertaining to the condition of the Property or easements, encroachments, boundary disputes or environmental conditions affecting the Property. Title Report, Survey, Phase I & II ... Yes No
38. Department of Real Estate Public Report, or subdivision map ... Yes No
39. An Order from a government health official identifying the Property as being contaminated by methamphetamine. (If yes, attach a copy of the Order.) ... Yes No
40. The release of an illegal controlled substance on or beneath the Property. ... Yes No
41. Whether the Property is located in or adjacent to an "industrial use" zone ... Yes No
42. Whether the Property is affected by a nuisance created by an "industrial use" zone ... Yes No
43. Whether the Property is located within 1 mile of a former federal or state ordnance location ... Yes No
44. Whether the Property is a condominium or located in a planned unit development or other common interest subdivision ... Yes No
45. Insurance claims affecting the Property within the past 5 years ... Yes No
46. Matters affecting title of the Property ... Yes No
47. Any past or present known material facts or other significant items affecting the value or desirability of the Property not otherwise disclosed to Buyer ... Yes No

VI. (IF CHECKED) ADDITIONAL COMMENTS: The attached addendum contains an explanation or additional comments in response to specific questions answered "yes" above. Refer to line and question number in explanation.

Buyer's Initials ( ) ( )

Seller's Initials ( ) ( )



Property Address: 19380 Monterey Road, Morgan Hill, CA 95037

Date: May 20, 2020

Seller represents that Seller has provided the answers and, if any, explanations and comments on this Form and any attached addenda and that such information is true and correct to the best of Seller's knowledge as of the date signed by Seller. Seller acknowledges (i) Seller's obligation to disclose information requested by this Form is independent from any duty of disclosure that a real estate licensee may have in this transaction, and (ii) nothing that any such real estate licensee does or says to Seller relieves Seller from his/her own duty of disclosure.

Date 5/25/2020  
SELLER  
By [Signature]  
Print name FARV Monterey LLC  
Title member

Date  
SELLER  
By  
Print name  
Title

By signing below, Buyer acknowledges that Buyer has read, understands and has received a copy of this Seller Vacant Land Questionnaire form.

Date  
BUYER  
By  
Print name  
Title

Date  
BUYER  
By  
Print name  
Title

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Published and Distributed by:  
REAL ESTATE BUSINESS SERVICES, LLC.  
a subsidiary of the California Association of REALTORS®  
525 South Virgil Avenue, Los Angeles, California 90020



VLQ REVISED 11/12 (PAGE 4 OF 4)

SELLER VACANT LAND QUESTIONNAIRE (VLQ PAGE 4 OF 4)

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19380 Monterey



**SELLER'S AFFIDAVIT OF NONFOREIGN STATUS (FIRPTA)**

(Use a separate form for each Transferor)  
(C.A.R. Form AS, Revised 6/19)

**1. GENERAL INFORMATION REGARDING FIRPTA AND SELLER'S AFFIDAVIT OF NON-FOREIGN STATUS:**

Internal Revenue Code ("IRC") §1445 provides that a transferee (Buyer) of a U.S. real property interest must withhold tax if the transferor (Seller) is a "foreign person." In order to avoid withholding, IRC §1445 (b) requires that the Seller (a) provides an affidavit to the Buyer with the Seller's taxpayer identification number ("TIN"), or (b) provides a proper affidavit, (such as this form) including Seller's TIN, to a "qualified substitute" who furnishes a statement to the Buyer under penalty of perjury that the qualified substitute has such affidavit in their possession. A qualified substitute may be (i) an attorney, title company, or escrow company (but not the Seller's agent) responsible for closing the transaction, or (ii) the Buyer's agent.

**2. SELLER'S INFORMATION:**

**19380 Monterey Road**

- A. **PROPERTY ADDRESS** (property being transferred): **Morgan Hill, CA 95037** ("Property")
- B. **TRANSFEROR'S NAME:** **FARV Monterey LLC** ("Transferor")
- C. **AUTHORITY TO SIGN:** If this document is signed on behalf of an Entity Transferor, THE UNDERSIGNED INDIVIDUAL DECLARES THAT HE/SHE HAS AUTHORITY TO SIGN THIS DOCUMENT ON BEHALF OF THE TRANSFEROR.
- D. **EXEMPTION CLAIMED:** I, the undersigned, declare under penalty of perjury that, for the reason checked below, if any, I am exempt (or if signed on behalf of an Entity Transferor, the Entity is exempt) from the federal withholding law (FIRPTA):
  - E. (For individual Transferors) I am not a nonresident alien for purposes of U.S. income taxation.
  - F.  (For corporation, partnership, limited liability company, trust, and estate transferor) The transferor is not a foreign corporation, foreign partnership, foreign limited liability company, foreign trust, or foreign estate, as those terms are defined in the Internal Revenue Code and Income Tax Regulations.

**3. QUALIFIED SUBSTITUTE OR DIRECT DELIVERY TO BUYER:**

**A. TRANSFEROR'S USE OF QUALIFIED SUBSTITUTE (TITLE OR ESCROW) TO SATISFY FIRPTA**

- (1) A Qualified Substitute shall be used in this transaction to satisfy the requirements under Internal Revenue Code § 1445. Seller shall provide a completed affidavit to the Qualified Substitute, who will furnish a statement (C.A.R. Form QS) to the Buyer stating, under penalty of perjury that the Qualified Substitute (i) has the Seller's affidavit; (ii) the affidavit is complete; and (iii) the Seller states in the affidavit that no withholding is required because an exemption is claimed.
- (2) Qualified Substitute may require Seller to complete and provide to Qualified Substitute the information in paragraph 4. If so, that information should be completed after this form is provided to Buyer. Qualified Substitute and Seller's Broker shall NOT provide the information in paragraph 4 to Buyer.

**B. TRANSFEROR ADDITIONAL INFORMATION DIRECT TO BUYER: If this paragraph is checked, Seller shall complete the information in 4 below and provide a completed form to Buyer.**

**4. SELLER INFORMATION (NOTE: DO NOT PROVIDE THE INFORMATION IN 4 BELOW TO BUYER UNLESS 3B IS CHECKED)**

- A. Social Security No., or Federal Employer Identification No. (TIN) 47-1031899
- B. Address  
(Use HOME address for individual transferors. Use OFFICE address for an "Entity" i.e.: corporations, partnerships, limited liability companies, trusts, and estates.) 19380 Monterey Road, Morgan Hill Calif 95037
- C. Telephone Number (408) 612-4700

**5. CALIFORNIA WITHHOLDING:** Seller agrees to provide escrow with necessary information to comply with California Withholding Law, Revenue and Taxation Code, §18662

I understand that this affidavit may be disclosed to the Internal Revenue Service by the transferee, and that any false statement I have made herein may result in a fine, imprisonment or both.

By [Signature]  
(Transferor's Signature) (Indicate if you are signing as the grantor of a revocable/grantor trust).

Date 5/25/2020

Typed or printed name John Kerley

Title (If signed on behalf of Entity Transferor) manager

**Buyer's unauthorized use of disclosure of Seller's TIN could result in civil or criminal liability.**

Buyer \_\_\_\_\_ Date \_\_\_\_\_  
(Buyer acknowledges receipt of a Copy of this Seller's Affidavit).  
Buyer \_\_\_\_\_  
(Buyer acknowledges receipt of a Copy of this Seller's Affidavit).

**IMPORTANT NOTICE:** An Affidavit should be signed by each individual or entity Transferor to whom or to which it applies. Before you sign, any questions relating to the legal sufficiency of this form, or to whether it applies to you or to a particular transaction, or about the definition of any of the terms used, should be referred to an attorney, certified public accountant, or other professional tax advisor, the Internal Revenue Service, or the California Franchise Tax Board.



**SELLER'S AFFIDAVIT OF NONFOREIGN STATUS AND CALIFORNIA WITHHOLDING (AS PAGE 1 OF 2)**

For further information on federal guidelines, see C.A.R. Legal Q & A "Federal Withholding: The Foreign Investment in Real Property Tax Act," and/or IRS Publication 515 or 519. For further information on state guidelines, see C.A.R. Legal Q & A "California Nonresident Withholding," and/or California FTB Pub. 1016.

## FEDERAL GUIDELINES

**FOREIGN PERSONS DEFINED.** The following general information is provided to assist sellers in determining whether they are "foreign persons" for purposes of the Foreign Investment in Real Property Tax Act (FIRPTA), IRC §1445. FIRPTA requires a buyer to withhold and send to the IRS 15% of the gross sales price of a United States (U.S.) real property interest if the seller is a foreign person. Certain restrictions and limitations apply. No withholding is required for a seller who is a U.S. person (that is, not a foreign person). In order for an individual to be a U.S. person, he/she must be either a U.S. citizen or a U.S. resident alien. The test must be applied separately to each seller in transactions involving more than one seller. Even if the seller is a foreign person, withholding will not be required in every circumstance.

**NONRESIDENT ALIEN INDIVIDUAL.** An individual whose residence is not within the U.S. and who is not a U.S. citizen is a nonresident alien. The term includes a nonresident alien fiduciary. An alien actually present in the U.S. who is not just staying temporarily (i.e., not a mere transient or sojourner), is a U.S. resident for income tax purposes. An alien is considered a U.S. resident and not subject to withholding under FIRPTA if the alien meets either the **green card test** or the **substantial presence test** for the calendar year.

**GREEN CARD TEST.** An alien is a U.S. resident if the individual was a lawful permanent resident of the U.S. at any time during the calendar year. This is known as the "green card test."

**SUBSTANTIAL PRESENCE TEST.** An alien is considered a U.S. resident if the individual meets the substantial presence test for the calendar year. Under this test, the individual must be physically present in the U.S. on at least: (1) 31 days during the current calendar year; and (2) 183 days during the current year and the two preceding years, counting all the days of physical presence in the current year but only 1/3 the number of days present in the first preceding year, and 1/6 the number of days present in the second preceding year.

**DAYS OF PRESENCE IN THE U.S. TEST.** Generally, a person is treated as physically present in the country at any time during the day. However, if a person regularly commutes to work in the U.S. from a residence in Canada or Mexico or is in transit between two points outside the U.S. and is physically present in the country for less than 24 hours, he/she is not treated as present in the U.S. on any day during the transit or commute. In addition, the individual is not treated as present in the U.S. on any day during which he/she is unable to leave the U.S. because of a medical condition which arose while in the U.S.

**EXEMPT INDIVIDUAL.** For the substantial presence test, do not count days for which a person is an exempt individual. An exempt individual is anyone in the following categories:

- 1) An individual temporarily present in the U.S. because of (a) full-time diplomatic or consular status, (b) full-time employment with an international organization or (c) an immediate family member of a person described in (a) or (b).
- 2) A teacher or trainee temporarily present in the U.S. under a "J" visa (other than as a student) who substantially complies with the requirements of the visa. An individual will not be exempt under this category for a calendar year if he/she was exempt as a teacher or trainee or as a student for any two calendar years during the preceding six calendar years.
- 3) A student temporarily present in the U.S. under an "F" or "J" visa who substantially complies with the requirements of the visa. Generally, a person will not be exempt as a student for any calendar year after the fifth calendar year for which he/she was exempt as a student, teacher or trainee. However, the individual may continue to be exempt as a student beyond the fifth year if he/she is in compliance with the terms of the student visa and does not intend to permanently reside in the U.S.

**CLOSER CONNECTION TO A FOREIGN COUNTRY.** Even if an individual would otherwise meet the substantial presence test, that person is not treated as meeting the test for the current calendar year if he/she:

- 1) Is present in the U.S. on fewer than 183 days during the current year, and has a tax home in a foreign country and has a closer connection to that country than to the U.S.
- 2) **SPECIAL RULES.** It is possible to be both a nonresident alien and a resident alien during the same tax year. Usually this occurs for the year a person arrives in or departs from the U.S. Other special provisions apply to individuals who were U.S. residents for at least three years, cease to be U.S. residents, and then become U.S. residents again.

**NONRESIDENT ALIEN INDIVIDUALS MARRIED TO U.S. CITIZENS OR RESIDENT ALIENS** may choose to be treated as resident aliens for most income tax purposes. However, these individuals are considered **nonresidents** for purposes of withholding taxes.

**A FOREIGN PERSON OR PARTNERSHIP** is one that does not fit the definition of a domestic corporation or partnership. A domestic corporation or partnership is one that was created or organized in the U.S., or under the laws of the U.S., or of any U.S. state or territory.

**GUAM AND U.S. VIRGIN ISLANDS CORPORATIONS.** A corporation created or organized in or under the laws of Guam or the U.S. Virgin Islands is not considered a foreign corporation for the purpose of withholding tax for the tax year if:

- 1) at all times during the tax year, less than 25% in value of the corporation's stock is owned, directly or indirectly, by foreign persons, and
- 2) at least 20% of the corporation's gross income is derived from sources within Guam or at least 65% of the corporation's income is effectively connected with the conduct of a trade or business in the U.S. Virgin Islands or the U.S. for the 3-year period ending with the close of the preceding tax year of the corporation, or the period the corporation has been in existence if less.

**A NONRESIDENT ALIEN TRUSTEE, ADMINISTRATOR OR EXECUTOR** of a trust or an estate is treated as a nonresident alien, even though all the beneficiaries of the trust or estate are citizens or residents of the U.S.

Buyer's Initials ( ) ( )

Seller Initials ( K ) ( )

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REAL ESTATE BUSINESS SERVICES, LLC.  
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525 South Virgil Avenue, Los Angeles, California 90020



AS Revised 6/19 (PAGE 2 OF 2)

**SELLER'S AFFIDAVIT OF NONFOREIGN STATUS AND CALIFORNIA WITHHOLDING (AS PAGE 2 OF 2)**

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19380 Monterey

# NATURAL HAZARD DISCLOSURE STATEMENT AND DISCLOSURE REPORT RECEIPT

This statement applies to the following property: APN 726-42-002 MORGAN HILL, CA 95037; SANTA CLARA COUNTY; APN: 726-42-002 Date: 05/20/2020

This disclosure statement is intended to be a part of the  
 AIR STANDARD OFFER AGREEMENT AND ESCROW INSTRUCTIONS FOR PURCHASE OF REAL ESTATE or

\_\_\_\_\_ (the "Purchase Agreement") dated \_\_\_\_\_  
 wherein \_\_\_\_\_ is the Seller and \_\_\_\_\_ is the Buyer.

Note: This disclosure statement is not designed nor intended to be used in place of the AIR standard Property Information Sheet.

**THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA(S):**

**A SPECIAL FLOOD HAZARD AREA** (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency. Refer to Report.  
 Yes \_\_\_ No X Do not know and information not available from local jurisdiction \_\_\_

**AN AREA OF POTENTIAL FLOODING SHOWN ON A DAM FAILURE INUNDATION MAP** pursuant to Section 8589.5 of the Government Code. Refer to Report.  
 Yes X No \_\_\_ Do not know and information not available from local jurisdiction \_\_\_

**A VERY HIGH FIRE HAZARD SEVERITY ZONE** pursuant to Section 51178 or 51179 of the Government Code. The owner of this property is subject to the maintenance requirements of Section 51182 of the Government Code. Refer to Report.  
 Yes \_\_\_ No X

**A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISKS AND HAZARDS** pursuant to Section 4125 of the Public Resources Code. The owner of this property is subject to the maintenance requirements of Section 4291 of the Public Resources Code. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a local agency for those purposes pursuant to Section 4142 of the Public Resources Code. Refer to Report.  
 Yes \_\_\_ No X

**AN EARTHQUAKE FAULT ZONE** pursuant to Section 2622 of the Public Resources Code. Refer to Report.  
 Yes \_\_\_ No X

**A SEISMIC HAZARD ZONE** pursuant to Section 2696 of the Public Resources Code. Refer to Report.  
 Yes (Landslide Zone) \_\_\_ Yes (Liquefaction Zone) X No \_\_\_ Map not yet released by state \_\_\_

The items listed below indicate additional statutory disclosures and legal information that are provided in the report.

- ◆ Additional Reports that are enclosed herein if ordered:  
 (A) ENVIRONMENTAL RISK REPORT (Enclosed if ordered)
- ◆ Additional Statutory Disclosures:  
 (A) INDUSTRIAL USE ZONE DETERMINATION (where available) (B) MILITARY ORDNANCE FACILITIES pursuant to California Civil Code Sections 1102.15 and 1940.7. (C) MELLO-ROOS & SPECIAL ASSESSMENTS pursuant to Section 53311-53365.7 / 53754 of the California Government Code; Refer to Report.
- ◆ Additional Local Jurisdiction Hazards - May include the following:  
 Airports, Airport Influence Area, Avalanche, Coastal Protection, Conservation Areas, Critical Habitats, Dam Failure Inundation, Duct Sealing Requirements, Erosion, Fault Zone, Fire, Groundwater, Landslide, Liquefaction, Methane Gas, Mines, Naturally Occurring Asbestos, Oil and Gas Well Proximity, Petrochemical Contamination, Property Taxes, Radon, Right to Farm, Soil Stability, Tsunami, Williamson Act, Wind Erosion. Refer to Report.
- ◆ General Notices:  
 Methamphetamine Contamination, Megan's Law – Sex Offender Database, Abandoned Wells, Carbon Monoxide Devices, Natural Gas and Hazardous Liquid Pipelines, Water Conserving Plumbing Fixtures, Notice of Supplemental Property Tax Bill, AB 38 Notice, California Waterway Setback Requirements, SGMA Groundwater Basin Priority, BAAQMD Wood-Burning Devices Notice, Historical Significance Notice. Refer to Report.
- ◆ Governmental Guides are delivered with printed reports and linked on electronically delivered reports (also available at <https://propertyid.com/downloads>)  
 (A) COMMERCIAL PROPERTY OWNER'S GUIDE TO EARTHQUAKE SAFETY pursuant to California Business and Professions Code Section 10147. Refer to Report.

The above disclosure statement, legal, and government information do not substitute any inspections or warranties the principal(s) may wish to obtain. No representation or recommendation is made by any broker as to the legal sufficiency, legal effect, or consequences of this document, or the purchase agreement to which it relates. The representations made in this Natural Hazard Disclosure Statement do not constitute all of the seller's or agent's disclosure obligations in this transaction.

This Report contains the Mandatory Commercial Natural Hazard Disclosure Report. The Environmental Risk Report is only enclosed if it has been ordered. To order the Environmental Risk Report, please contact Property I.D. Customer Service at 800-626-0106.

Signature of Seller(s) \_\_\_\_\_  
 Print Name John Kerley

Date 5/26/2020

Signature of Seller(s) \_\_\_\_\_  
 Print Name \_\_\_\_\_

Date \_\_\_\_\_

Signature of Buyer(s) \_\_\_\_\_  
 Print Name \_\_\_\_\_

Date \_\_\_\_\_

Signature of Buyer(s) \_\_\_\_\_  
 Print Name \_\_\_\_\_

Date \_\_\_\_\_



# SANTA CLARA COUNTY RIGHT TO FARM NOTICE

## REAL ESTATE TRANSFER DISCLOSURE

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY LOCATED IN THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, DESCRIBED AS APN 726-42-002, MORGAN HILL, CA 95037, APN: 726-42-002. THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH ORDINANCE NUMBER NS-300.705, § 3 OF THE COUNTY CODE AS OF JANUARY 14, 2003. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPLE(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.

### I

#### SELLER'S INFORMATION

The Seller discloses the following information with the knowledge that even though this is not a warranty, perspective buyers may rely upon this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property. THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER AS REQUIRED BY THE COUNTY OF SANTA CLARA AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.

THE COUNTY OF SANTA CLARA RECOGNIZES AND SUPPORTS THE RIGHT TO FARM AGRICULTURAL LANDS AND PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE COUNTY. If the subject property is adjacent to or near property used for agricultural operations or on agricultural lands, you may be subject to inconveniences or discomforts arising from such operations, including but not limited to noise, odors, fumes, dust, the operation of machinery of any kind during any 24-hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Santa Clara County has determined that inconveniences or discomforts associated with such agricultural operations shall not be considered to be a nuisance if such operations are consistent with accepted customs and standards. Santa Clara County has established a Grievance Committee to assist in the resolution of any disputes which might arise between residents of this County regarding agricultural operations. If you have any questions concerning this policy or the Grievance Committee, please contact the Santa Clara County Department of Agriculture and Resource Management.

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller.

Seller\* [Signature] Date 5/26/2020

Seller\* \_\_\_\_\_ Date \_\_\_\_\_

BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER(S) AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Seller\* [Signature] Date 5/26/2020 Buyer\* \_\_\_\_\_ Date \_\_\_\_\_

Seller\* \_\_\_\_\_ Date \_\_\_\_\_ Buyer\* \_\_\_\_\_ Date \_\_\_\_\_

Agent (Broker) Representing Seller\* \_\_\_\_\_ Date \_\_\_\_\_

By (Associate Licensee or Broker)\* \_\_\_\_\_ Date \_\_\_\_\_

Agent (Broker) Representing Buyer\* \_\_\_\_\_ Date \_\_\_\_\_

By (Associate Licensee or Broker)\* \_\_\_\_\_ Date \_\_\_\_\_

Present A.P. No. \_\_\_\_\_

A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT WITH YOUR ATTORNEY.

\*NOTE: Your signature on the NHDS Report Receipt page is sufficient to acknowledge delivery/receipt of this information.

# NATURAL HAZARD DISCLOSURE STATEMENT AND DISCLOSURE REPORT RECEIPT

This statement applies to the following property: 19380 MONTEREY RD MORGAN HILL, CA 95037; SANTA CLARA COUNTY; APN: 726-42-001 Date: 05/20/2020

This disclosure statement is intended to be a part of the

AIR STANDARD OFFER AGREEMENT AND ESCROW INSTRUCTIONS FOR PURCHASE OF REAL ESTATE or

\_\_\_\_\_ (the "Purchase Agreement") dated \_\_\_\_\_,

wherein \_\_\_\_\_ is the Seller and \_\_\_\_\_ is the Buyer.

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- ◆ General Notices:  
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Signature of Seller(s) \_\_\_\_\_  
 Print Name John Kerley

Date 5/26/2020

Signature of Seller(s) \_\_\_\_\_  
 Print Name \_\_\_\_\_

Date \_\_\_\_\_

Signature of Buyer(s) \_\_\_\_\_  
 Print Name \_\_\_\_\_

Date \_\_\_\_\_

Signature of Buyer(s) \_\_\_\_\_  
 Print Name \_\_\_\_\_

Date \_\_\_\_\_



# SANTA CLARA COUNTY RIGHT TO FARM NOTICE

## REAL ESTATE TRANSFER DISCLOSURE

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Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller.

Seller\* [Signature] Date 5/26/2020

Seller\* \_\_\_\_\_ Date \_\_\_\_\_

BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER(S) AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Seller\* [Signature] Date 5/26/20 Buyer\* \_\_\_\_\_ Date \_\_\_\_\_

Seller\* \_\_\_\_\_ Date \_\_\_\_\_ Buyer\* \_\_\_\_\_ Date \_\_\_\_\_

Agent (Broker) Representing Seller\* \_\_\_\_\_ Date \_\_\_\_\_

By (Associate Licensee or Broker)\* \_\_\_\_\_ Date \_\_\_\_\_

Agent (Broker) Representing Buyer\* \_\_\_\_\_ Date \_\_\_\_\_

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\*NOTE: Your signature on the NHDS Report Receipt page is sufficient to acknowledge delivery/receipt of this information.





**STATEWIDE BUYER AND SELLER ADVISORY**  
**(This Form Does Not Replace Local Condition Disclosures.**  
**Additional Advisories or Disclosures May Be Attached)**  
(C.A.R. Form SBSA, Revised 6/18)

**BUYER RIGHTS AND DUTIES:**

The physical condition of the land and improvements being purchased are not guaranteed by Seller or Brokers. You should conduct thorough investigations of the Property both personally and with appropriate professionals. If professionals recommend further inspections, you should contact qualified experts to conduct such inspections. You should retain your own professional even if Seller or Broker has provided you with existing reports. You should read all written reports given to you and discuss those reports with the persons who prepared them. It is possible that different reports provided to you contain conflicting information. If there are discrepancies between reports, disclosures or other information, you are responsible for contacting appropriate professionals to confirm the accuracy of correctness of the reports, disclosures or information. You have the right to request that the Seller make repairs or corrections or take other actions based on inspections or disclosures, but the Seller is not obligated to respond to you or make any such repairs, corrections or other requested actions. If the Seller is unwilling or unable to satisfy your requests, and you act within certain time periods, you may have the right to cancel the Agreement (the Purchase Agreement and any Counter Offer and Addenda together are the "Agreement"). If you cancel outside of these periods, you may be in breach of the Agreement and your deposit might be at risk. You are advised to seek legal, tax, and other assistance from appropriate professionals in order to fully understand the implications of any documents or actions during the transaction. If you are doing a 1031 exchange, you are advised to contact an exchange accommodator to discuss the proper method and timing of the exchange. The terms of the Agreement and any counter offers and addenda establish your rights and responsibilities. **YOU ARE STRONGLY ADVISED TO INVESTIGATE THE CONDITION AND SUITABILITY OF ALL ASPECTS OF THE PROPERTY. IF YOU DO NOT DO SO, YOU ARE ACTING AGAINST THE ADVICE OF BROKERS.**

**SELLER RIGHTS AND DUTIES:**

You have a duty to disclose material facts known to you that affect the value or desirability of the Property. You are obligated to make the Property available to the Buyer and have utilities on for inspections as allowed by the Agreement. This form is not a substitute for completing a Real Estate Transfer Disclosure Statement, if required, and any other property-specific questionnaires or disclosures. The terms of the Agreement establish your rights and responsibilities. You are advised to seek legal, tax, and other assistance from appropriate professionals in order to fully understand the implications of any documents or actions during the transaction. If you are doing a 1031 exchange, you are advised to contact an exchange accommodator to discuss the proper method and timing of the exchange.

**BROKER RIGHTS AND DUTIES:**

Brokers do not have expertise in all areas and matters affecting the Property or your evaluation of it. For most sales of residential properties with no more than four units, Brokers have a duty to make a reasonably competent and diligent visual inspection of the accessible areas of the Property and disclose to you material facts or defects that the inspection reveals. Many defects and conditions may not be discoverable by a Broker's visual inspection. If Brokers give a referral to another professional, Brokers do not guarantee that person's performance. You may select any professional of your own choosing. If a Broker gives you reports or other documents, unless otherwise specified, it is possible that different reports provided to you contain conflicting information. Broker has not and will not verify or otherwise investigate the information contained therein. Any written agreement between a Broker and either Buyer or Seller or both establishes the rights and responsibilities of those parties.



**Table of Contents**

**Notice: This Statewide Buyer and Seller Advisory is 14 pages and addresses the following topics. All paragraphs are important. Buyer and Seller are encouraged to read each one carefully.**

<p><b>A. Investigation of Physical Conditions</b>  (Pages 2-5)</p>	<p>1. Easements, Access and Encroachments, 2. Environmental Hazards, 3. Formaldehyde, 4. Geologic Hazards, 5. Inspections, 6. Mold, 7. Pets and Animals, 8. Septic Systems, 9. Soil and Geologic Conditions, 10. Square Footage, Lot Size, Boundaries and Surveys, 11. Water Intrusion, 12. Well and Water System(s), 13. Wood Destroying Pests</p>
<p><b>B. Property Use and Ownership</b>  (Pages 5-8)</p>	<p>1. Accessory Dwelling Units, 2. Building Permits, Zoning and Code Compliance, 3. Buyer Intended Future Use, 4. California Fair Plan, 5. Future Repairs, Replacements and Remodels, 6. Heating Ventilating and Air Conditioning Systems, 7. Historical Designation, Coastal Commission, Architectural, Landscape, Agricultural or Open Space and Other Restrictions on Buildings or Improvements, 8. Insurance, Title Insurance and Title Insurance After Foreclosure, 9. Land Lease, 10. Marijuana and Methamphetamine Labs, 11. Owner's Title Insurance, 12. Rent and Eviction Control Laws and Ordinances, 13. Retrofit, Building Requirements, and Point of Sale Requirements, 14. Short Term Rentals and Restrictions, 15. Views, 16. Swimming Pool, Security and Safety, 17. Water Shortages and Conservation, 18. 1915 Improvement Bond Mello-Roos Community District, and Other Assessment Districts</p>
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<p><b>D. Legal Requirements (Federal, State and Local)</b>  (Pages 9-11)</p>	<p>1. Death on the Property, 2. Earthquake Fault Zones and Seismic Hazard Zones, 3. EPA's Lead-Based Paint Renovation, Repair and Painting Rule, 4. Fire Hazards, 5. FIRPTA/California Withholding, 6. Flood Hazards 7. Megan's Law Database Disclosure, 8. Property Tax Bill Supplemental Notice; Accurate Sales Price Reporting, 9. Zone Maps May Change</p>
<p><b>E. Contract Related Issues and Terms</b>  (Pages 11-12)</p>	<p>1. Arbitration, 2. Electronic Signatures, 3. Escrow Funds, 4. Home Warranty 5. Identification of Natural Persons Behind Shell Companies in All-Cash Transactions, 6. Liquidated Damages, 7. Mediation, 8. Non-Confidentiality of Offers, 9. Online or Wire Funds Transfers</p>
<p><b>F. Other Factors Affecting Property</b>  (Pages 12-14)</p>	<p>1. Community Enhancement and Private Transfer Fees, 2. General Recall/Defective Product/Class Action Information, 3. Homeowner Associations and Covenants, Conditions and Restrictions ("CC&amp;Rs"); Charging Stations; FHAVA Approval, 4. Legal Action, 5. Marketing; Internet Advertising; Internet Blogs; Social Media, 6. PACE Loans and Liens, 7. Re-Keying, 8. Solar Panel Leases 9. Recording Devices</p>
<p><b>G. Local Disclosures and Advisories</b>  (Page 14)</p>	<p>As may be attached.</p>

**A. Investigation of Physical Conditions**

**1. EASEMENTS, ACCESS AND ENCROACHMENTS:** Buyer and Seller are advised that confirming the exact location of easements, shared or private driveways or roadways, and encroachments on or to the Property may be possible only by conducting a survey. There may be unrecorded easements, access rights, encroachments and other agreements affecting the Property that may not be disclosed by a survey. Representations regarding these items that are made in a Multiple Listing Service or advertisements, or plotted by a title company are often approximations, or based upon inaccurate or incomplete records. Unless otherwise specified by Broker in writing, Brokers have not verified any such matters or any representations made by Seller(s) or others. If Buyer wants further information, Buyer is advised and Broker(s) recommend that Buyer hire a licensed surveyor during Buyer's inspection contingency period. Brokers do not have expertise in this area.



**2. ENVIRONMENTAL HAZARDS:** Buyer and Seller are advised that the presence of certain kinds of organisms, toxins and contaminants, including, but not limited to, mold (airborne, toxic or otherwise), fungi, mildew, lead-based paint and other lead contamination, asbestos, formaldehyde, radon, pcb's, methane, other gases, fuel oil or chemical storage tanks, contaminated soil or water, hazardous waste, waste disposal sites, electromagnetic fields, nuclear sources, urea formaldehyde, or other materials may adversely affect the Property and the health of individuals who live on or work at the property as well as pets. Some municipalities may impose additional requirements regarding underground storage tanks, which may be more common in certain areas and cities throughout the State, especially where there are larger, older homes built before 1935. It is possible that these tanks, either now or in the future, may require inspections or abatement. If Buyer wants further information, Buyer is advised, and Broker(s) recommends, that Buyer have the Property inspected for the existence of such conditions and organisms, and conditions that may lead to their formation. Not all inspectors are licensed and licenses are not available for all types of inspection activities. Buyer is also advised to consult with appropriate experts regarding this topic during Buyer's inspection contingency period. Broker recommends that Buyer and Seller read the booklets titled, "Residential Environmental Hazards: A Guide for Homeowners, Homebuyers, Landlords and Tenants," and "Protect Your Family From Lead In Your Home." Brokers do not have expertise in this area.

**3. FORMALDEHYDE:** Formaldehyde is a substance known to the State of California to cause cancer. Exposure to formaldehyde may be caused by materials used in the construction of homes. The United States Environmental Protection Agency, the California Air Resources Board, and other agencies have measured the presence of formaldehyde in the indoor air of select homes in California. Levels of formaldehyde that present a significant cancer risk have been measured in most homes that were tested. Formaldehyde is present in the air because it is emitted by a variety of building materials and home products used in construction. The materials include carpeting, pressed wood products, insulation, plastics, and glues. Most homes that have been tested elsewhere do contain formaldehyde, although the concentrations vary from home to home with no obvious explanation for the differences. One of the problems is that many suppliers of building materials and home products do not provide information on chemical ingredients to builders. Buyers may have further questions about these issues. Buyer is advised to consult with appropriate experts regarding this topic during Buyer's inspection contingency period. Broker(s) recommend that Buyer and Seller read the booklet titled "Residential Environmental Hazards: A Guide for Homeowners, Homebuyers, Landlords and Tenants." Brokers do not have expertise in this area.

**4. GEOLOGIC HAZARDS:** Buyer and Seller are advised that California has experienced earthquakes in the past, and there is always a potential of future earthquakes. Damage caused by an earthquake may not be discoverable by a visual inspection of Buyer(s) or Broker(s). Inspection by a licensed, qualified professional is strongly recommended to determine the structural integrity and safety of all structures and improvements on the Property. If the Property is a condominium, or located in a planned unit development or in a common interest subdivision, Buyer is advised to contact the homeowners association about earthquake repairs and retrofit work and the possibility of an increased or special assessment to defray the costs of earthquake repairs or retrofit work. Buyer is encouraged to obtain and read the booklet entitled, "The Homeowner's Guide to Earthquake Safety." In most cases a questionnaire within the booklet must be completed by Seller and the entire booklet given to the Buyer if the Property was built prior to 1960. If the Property was built before 1975, and contains structures constructed of masonry or precast (tilt up) concrete walls, with wood frame floors or roof, or if the building has unreinforced masonry walls, then Seller must provide Buyer a pamphlet entitled "The Commercial Property Owner's Guide to Earthquake Safety." Many areas have a wide range of geologic problems and numerous studies have been made of these conditions. Some of this information is available for public review at city and county planning departments. Buyer is encouraged to review the public maps and reports and/or obtain a geologist's inspection report. Buyer may be able to obtain earthquake insurance to protect their interest in the Property. Sellers who agree to provide financing should also consider requiring Buyers to obtain such insurance naming Seller(s) as insured lien holder(s). Brokers do not have expertise in this area.

**5. INSPECTIONS:** Buyer and Seller are advised that Buyer has the right to obtain various inspections of the Property under most residential purchase agreements. Buyer is advised to have the Property inspected by a professional property inspection service within Buyer's inspection contingency period. A licensed building contractor or other professional may perform these services. The inspector generally does not look behind walls or under carpets, or take equipment apart. Certain items on the Property, such as chimneys and spark arresters, plumbing, heating, air conditioning, electrical wiring, pool and spa, septic system, well, roof, foundation and structural items may need to be inspected by another professional, such as a chimney sweep, plumber, electrician, pool and spa service, septic or well company or roofer. A general physical inspection typically will not test for mold, wood destroying pests, lead-based paint, radon, asbestos and other environmental hazards, geologic conditions, age, remaining useful life or water-tightness of roof, cracks, leaks or operational problems associated with a pool or spa or connection of the Property to a sewer system. If Buyer wants further information on any aspect of the Property, Broker recommends that Buyer have a discussion with the professional property inspector and that Buyer hire an appropriate professional for the area of concern to Buyer. Brokers do not verify the results of any such inspection or guarantee the performance of any such inspector or service. Any election by Buyer to waive the right to a physical inspection of the Property or to rely on somebody other than an appropriate professional is against the advice of Brokers. Not all inspectors are licensed and licenses are not available for all types of inspection activities. Brokers do not have expertise in these area.



**6. MOLD:** Buyer and Seller are advised that the presence of certain kinds of mold, fungi, mildew and other organisms, sometimes referred to as "toxic mold" (collectively "Mold"), may adversely affect the Property and the health of individuals who live on or work at the Property as well as pets. Mold does not affect all people the same way, and may not affect some people at all. Mold may be caused by water leaks or other sources of moisture such as, but not limited to, flooding, and leaks in windows, pipes and roof. Seller is advised to disclose the existence of any such conditions of which he or she is aware. Buyer should carefully review all of Seller's disclosures for any indication that any of these conditions exist. It is, however, possible that Mold may be hidden and that Seller is completely unaware of its existence. In addition, Mold is often undetectable from a visual inspection, a professional general property inspection and even a structural pest control inspection. Brokers do not have expertise in this area. If Buyer wants further information, Broker recommends that Buyer have the Property tested for Mold by an environmental hygienist or other appropriate professional during Buyer's inspection contingency period. Not all inspectors are licensed and licenses are not available for all types of inspection activities. Brokers do not have expertise in this area.

**7. PETS AND ANIMALS:** Buyer and Seller are advised that the current or previous owner(s) may have had domesticated or other pets and animals at the Property. Odors from animal urine or other contamination may be dormant for long periods of time and then become active because of heat, humidity or other factors and might not be eliminated by cleaning or replacing carpets or other cleaning methods. Pet urine and feces can also damage hardwood floors and other floor coverings. Additionally, an animal may have had fleas, ticks and other pests that remain on the Property after the animal has been removed. If Buyer wants further information, Broker(s) recommend that Buyer discuss the issue with an appropriate professional during Buyer's inspection contingency period. Brokers do not have expertise in this area.

**8. SEPTIC SYSTEMS:** Buyer and Seller are advised that a property may be served by one or more septic systems even though adjoining properties are connected to a sewer line. Buyer and Seller are also advised that some septic tanks and systems may have been abandoned or have leaked into ground water sources. Buyer is advised to contact the appropriate government agency to verify that the Property is connected to a sewer or served by a septic system. If the Property is served by a septic system, it may consist of a septic tank, cesspool, pits, leach lines or a combination of such mechanisms ("collectively, System"). No representation or warranty is made by Seller or Broker concerning the condition, operability, size, capacity or future expansion of a System, nor whether a System is adequate for use by the intended occupants of the Property. A change in the number of occupants or the quantity, composition or methods of depositing waste may affect the efficiency of the System. In addition, the amount of rainfall and ground water table may also affect the efficiency of the System. Many factors including, but not limited to, natural forces, age, deterioration of materials and the load imposed on a System can cause the System to fail at any time. Broker recommends that Buyer obtain an independent evaluation of any System by a qualified sanitation professional during Buyer's inspection contingency period. Buyer should consult with their sanitation professional to determine if their report includes the tank only, or other additional components of the System such as pits and leach fields. Not all inspectors are licensed and licenses are not available for all types of inspection activities. In some cases, Buyer's lender as well as local government agencies may require System inspection. System-related maintenance costs may include, but not be limited to, locating, pumping or providing outlets to ground level. Brokers are unable to advise Buyer or Seller regarding System-related issues or associated costs, which may be significant. If Buyer and Seller agree to obtain a System inspection, Buyer and Seller are cautioned that the inspection cost may include, but not be limited to, the costs of locating, pumping or providing outlets to ground level. Brokers do not have expertise in this area.

**9. SOIL AND GEOLOGIC CONDITIONS:** Buyer and Seller are advised that real estate in California is subject to settling, slippage, contraction, expansion erosion, subsidence, earthquakes and other land movement. The Property may be constructed on fill or improperly compacted soil and may have inadequate drainage capability. Any of these matters can cause structural problems to improvements on the Property. Civil or geo-technical engineers are best suited to evaluate soil stability, grading, drainage and other soil conditions. Additionally, the Property may contain known or unknown mines, mills, caves or wells. If Buyer wants further information, Broker recommends that Buyer hire an appropriate professional. Not all inspectors are licensed and licenses are not available for all types of inspections. Brokers do not have expertise in this area.

**10. SQUARE FOOTAGE, LOT SIZE, BOUNDARIES AND SURVEYS:** Buyer and Seller are advised that only an appraiser or land surveyor, as applicable, can reliably confirm square footage, lot size, Property corners and exact boundaries of the Property. Representations regarding these items that are made in a Multiple Listing Service, advertisements, and from property tax assessor records are often approximations, or based upon inaccurate or incomplete records. Fences, hedges, walls or other barriers may not represent actual boundary lines. Unless otherwise specified by Broker in writing, Brokers have not verified any such boundary lines or any representations made by Seller or others concerning square footage, lot size, Property corners or exact boundaries. Standard title insurance does not insure the boundaries of the Property. If the exact square footage or lot size or location of Property corners or boundaries is an important consideration in Buyer's decision to purchase the Property and/or how much Buyer is willing to pay for the Property, then Buyer must independently conduct Buyer's own investigation through appropriate professionals, appraisers, or licensed surveyors and rely solely on their data, recognizing that all measurements may not be consistent and that different sources may have different size assessments. Brokers do not have expertise in this area.



**11. WATER INTRUSION:** Buyer and Seller are advised that many homes suffer from water intrusion or leakage. The causes of water intrusion are varied, and can include defective construction, faulty grading, deterioration of building materials and absence of waterproof barriers. Water intrusion can cause serious damage to the Property. This damage can consist of wood rot, mold, mildew and even damage to the structural integrity of the Property. The cost of repairing and remediating water intrusion damage and its causes can be very significant. The existence and cause of water intrusion is often difficult to detect. Because you, your Broker or a general home inspector cannot visually observe any effects of water intrusion, Buyer and Seller should not assume that such intrusion does not exist. Broker recommends that Buyer have the Property inspected for water intrusion by an appropriate professional. Brokers do not have expertise in this area.

**12. WELL AND WATER SYSTEM(S):** Buyer and Seller are advised that the Property may be served by one or more water wells, springs, or private community or public water systems. Any of these private or public water systems may contain bacteria, chemicals, minerals and metals, such as chromium. Well(s) may have been abandoned on the Property. Buyer is advised to have both the quality and the quantity of water evaluated, and to obtain an analysis of the quality of any domestic and agricultural water in use, or to be used at the Property, from whatever source. Water quality tests can include not only tests for bacteria, such as coliform, but also tests for organic and inorganic chemicals, metals, mineral content and gross alpha testing for radioactivity. Broker recommends that Buyer consult with a licensed, qualified well and pump company and local government agency to determine whether any well/spring or water system will adequately serve Buyer's intended use and that Buyer have a well consultant perform an extended well output test for this purpose. Water well or spring capacity, quantity output and quality may change at any time. There are no guarantees as to the future water quality, quantity or duration of any well or spring. If Buyer wants further information, Broker(s) recommend that Buyer obtain an inspection of the condition, age, adequacy and performance of all components of the well/spring and any water system during Buyer's inspection contingency period. Brokers do not have expertise in this area.

**13. WOOD DESTROYING PESTS:** Buyer and Seller are advised that the presence of, or conditions likely to lead to the presence of infestation or infection of wood destroying pests and organisms may adversely affect the Property. Inspection reports covering these items can be separated into two sections: Section 1 identifies areas where infestation or infection is evident. Section 2 identifies areas where there are conditions likely to lead to infestation or infection. If Buyer wants further information, Buyer is advised and Broker recommends that Buyer have the Property inspected for the existence of such conditions and organisms, and conditions that may lead to their formation, by a registered structural pest control company during Buyer's inspection contingency period. Brokers do not have expertise in this area.

## **B. Property Use and Ownership**

**1. ACCESSORY DWELLING UNITS:** Accessory Dwelling Units (ADUs) are known by many names: granny flats, in-law units, backyard cottages, secondary units and more. California has passed laws to promote the development of ADUs. Additional information about ADUs can be found at <http://hcd.ca.gov/policy-research/AccessoryDwellingUnits.shtml>. Buyer is advised to check with appropriate government agencies or third party professionals to verify permits and legal requirements and the effect of such requirements on current and future use and rentability of the Property, its development and size. Brokers do not have expertise in this area.

**2. BUILDING PERMITS, ZONING AND CODE COMPLIANCE:** Buyer and Seller are advised that any structure on the Property, including the original structure and any addition, modification, remodel or improvement may have been built without permits, not according to building codes, or in violation of zoning laws. Further, even if such structure was built according to the then-existing code or zoning requirement, it may not be in compliance with current building standards or local zoning. It is also possible that local law may not permit structures that now exist to be rebuilt in the event of damage or destruction. Certain governmental agencies may require periodic inspections to occur in the future. If Buyer wants further information, Broker(s) recommend that Buyer discuss the issue with an appropriate professional during Buyer's inspection contingency period. Brokers do not have expertise in this area.

**3. BUYER INTENDED FUTURE USE OF, AND MODIFICATIONS TO, THE PROPERTY:** Buyer and Seller are advised that Seller's existing use of the property may not be consistent with Buyer's intended use or any future use that Buyer makes of the property, whether or not Buyer has any current plans to change the use. Buyer is advised to check with appropriate government agencies or third party professionals to verify what legal requirements are needed to accommodate any change in use. In addition, neither Seller nor Broker make any representations as to what modifications Buyer can make to the Property after close of escrow as well as any cost factors associated with any such modifications. Buyer is advised to check with his own licensed contractor and other such professionals as well as with the appropriate government agencies to determine what modifications Buyer will be allowed to make after close of escrow. Brokers do not have expertise in this area.

**4. CALIFORNIA FAIR PLAN:** Buyer and Seller are advised that insurance for certain hillside, oceanfront and brush properties may be available only from the California Fair Plan. This may increase the cost of insurance for such properties and coverage may be limited. Broker(s) recommend that Buyer consult with Buyer's own insurance agent during Buyer's inspection contingency period regarding the availability of coverage under the California Fair Plan and the length of time it may take for processing of a California Fair Plan application. Brokers do not have expertise in this area.



**5. FUTURE REPAIRS, REPLACEMENTS AND REMODELS:** Buyer and Seller are advised that replacement or repairs of certain systems or rebuilding or remodeling of all or a portion of the Property may trigger requirements that homeowners comply with laws and regulations that either come into effect after Close of Escrow or are not required to be complied with until the replacement, repair, rebuild or remodel has occurred. Permit or code requirements or building standards may change after Close of Escrow, resulting in increasing costs to repair existing features. If Buyer wants further information, Broker recommends that Buyer discuss the issue with an appropriate professional during Buyer's inspection contingency period. Brokers do not have expertise in this area.

**6. HEATING VENTILATING AND AIR CONDITIONING SYSTEMS:** Changes to state and federal energy efficiency regulations impact the installation, replacement and some repairs of heating and air conditioning units (HVAC). Federal regulations now require manufacturers of HVAC units to produce only units meeting a new higher Seasonal Energy Efficiency Rating (SEER). This will likely impact repairs and replacements of existing HVAC units. State regulations now require that when installing or replacing HVAC units, with some exceptions, duct work must be tested for leaks. Duct work leaking more than 15 percent must be repaired to reduce leaks. The average existing duct work typically leaks 30 percent. More information is available at the California Energy Commission's website <http://www.energy.ca.gov/title24/changeout>. Home warranty policies may not cover such inspections or repairs. The phase out of the use of R-22 Freon will have an impact on repairs and replacement of existing air conditioning units and heat pumps. More information is available from the Environmental Protection Agency at <http://www.epa.gov/ozone/title6/phaseout/22phaseout.html>. New efficiency standards are also in place for water heaters. As a consequence, replacement water heaters will generally be larger than existing units and may not fit in the existing space. Additional venting and other modifications may be required as well. More information is available from the U.S. Department of Energy at [http://www1.eere.energy.gov/buildings/appliance\\_standards/product.aspx/productid/27](http://www1.eere.energy.gov/buildings/appliance_standards/product.aspx/productid/27). If Buyer wants further information, Broker recommends that Buyer discuss the issue with an appropriate professional during Buyer's inspection contingency period. Brokers do not have expertise in this area.

**7. HISTORICAL DESIGNATION, COASTAL COMMISSION, ARCHITECTURAL, LANDSCAPE, AGRICULTURAL OR OPEN SPACE AND OTHER RESTRICTIONS ON BUILDINGS OR IMPROVEMENTS:** Buyer and Seller are advised that the Property may be: (i) designated as a historical landmark, (ii) protected by a historical conservancy, (iii) subject to an architectural or landscaping review process, (iv) within the jurisdiction of the California Coastal Commission or other government agency, or (v) subject to a contract preserving use of all or part of the Property for agriculture or open space. If the Property is so designated or within the jurisdiction of any such, or similar, government agency, then there may be restrictions or requirements regarding Buyer's ability to develop, remove or trim trees or other landscaping, remodel, make improvements to and build on or rebuild the Property. Broker(s) recommend that Buyer satisfy him/herself during Buyer's inspection contingency period if any of these issues are of concern to Buyer. Brokers do not have expertise in this area.

**8. INSURANCE, TITLE INSURANCE AND TITLE INSURANCE AFTER FORECLOSURE:** Buyer and Seller are advised that Buyer may have difficulty obtaining insurance regarding the Property if there has been a prior insurance claim affecting the Property or made by Buyer but unrelated to the Property. Seller is required by C.A.R. Form RPA to disclose known insurance claims made during the past five years (C.A.R. Form SPQ or ESD). Sellers may not be aware of claims prior to their ownership. If Buyer wants further information, Broker(s) recommend that, during Buyer's inspection contingency period, Buyer conduct his or her own investigation for past claims. Buyer may need to obtain Seller's consent in order to have access to certain investigation reports. If the Property is a condominium, or is located in a planned unit development or other common interest subdivision, Buyer and Seller are advised to determine if the individual unit is covered by the Homeowner's Association Insurance and the type of insurance coverage that Buyer may purchase. Broker(s) recommend that Buyer consult Buyer's insurance agents during Buyer's inspection contingency period to determine the need, availability and possibility of securing any and all forms of other insurance or coverage or any conditions imposed by insurer as a requirement of issuing insurance. If Buyer does any repairs to the property during the escrow period or Buyer takes possession prior to Close of Escrow or Seller remains in possession after Close of Escrow, whether for a limited or extended period of time, Broker(s) recommend that Buyer and Seller each consult with their own insurance agent regarding insurance or coverage that could protect them in the transaction (including but not limited to: personal property, flood, earthquake, umbrella and renter's). Buyer and Seller are advised that traditional title insurance generally protects Buyer's title acquired through the sale of the property. While all title insurance policies, as do all insurance policies, contain some exclusions, some title insurance policies contain exclusions for any liability arising from a previous foreclosure. This can occur when a short sale has occurred but the lender mistakenly has also proceeded with a foreclosure. Buyer is strongly advised to consult with a title insurer to satisfy themselves that the policy to be provided adequately protects their title to the property against other possible claimants. Brokers do not have expertise in this area.

**9. LAND LEASE:** Buyer and Seller are advised that certain developments are built on leased land. This means that: (i) Buyer does not own the land, (ii) the right to occupy the land will terminate at some point in time, (iii) the cost to lease the land may increase at some point in the future, and (iv) Buyer may not be able to obtain title insurance or may have to obtain a different type of title insurance. If Buyer wants further information, Broker recommends that Buyer discuss the issue with an attorney or other appropriate professional. Brokers do not have expertise in this area.



**10. MARIJUANA, CANNABIS, AND METHAMPHETAMINE LABS:** Buyer and Seller are advised that California law permits individual patients to cultivate, possess and use marijuana for medical purposes. Furthermore, California law permits primary caregivers, lawfully organized cooperatives, and collectives to cultivate, distribute and possess marijuana for medicinal purposes. California law also allows recreational use of marijuana for adults, as well as limited rights for individuals to grow and cultivate marijuana, and rights of others, subject to a licensing process, to grow, cultivate and distribute marijuana for recreational use. California's medical and recreational marijuana laws are in direct conflict with federal law which recognizes no lawful use for marijuana and has no exemptions for medical use. Federal criminal penalties, some of which mandate prison time, remain in effect for the possession, cultivation and distribution of marijuana. Buyer and Seller are strongly advised to seek legal counsel as to the legal risks and issues surrounding owning or purchasing a property where medical or any other marijuana activity is taking place. Marijuana storage, cultivation and processing carry the risk of causing mold, fungus or moisture damage to a property, additionally, some properties where marijuana has been cultivated have had alterations to the structure or the electrical system which may not have been done to code or with permits and may affect the safety of the structure or the safe operation of the electrical system. Buyer is strongly advised to retain an environmental hygienist contractor and other appropriate professionals to inspect a property where medical or any other marijuana activity has taken place. Broker recommends that Buyer and Seller involved with a property where there is medical marijuana activity or where it may take place review the California Attorney General's Guidelines for the "Security and Non-Diversion of Marijuana Grown for Medical Use" ([https://oag.ca.gov/system/files/attachments/press\\_releases/n1601\\_medicalmarijuanaguidelines.pdf](https://oag.ca.gov/system/files/attachments/press_releases/n1601_medicalmarijuanaguidelines.pdf)) and the U.S. Department of Justice memo regarding marijuana prosecutions at <https://www.justice.gov/opa/press-release/file/1022196/download>. Brokers do not have expertise in this area. While no state law permits the private production of methamphetamine, some properties have been the site of an illegal methamphetamine laboratory. State law imposes an obligation to notify occupants, a ban on occupying the property and clean up requirements when authorities identify a property as being contaminated by methamphetamine. Buyer is advised that a property where methamphetamine has been produced may pose a very serious health risk to occupants. Buyer is strongly advised to retain an environmental hygienist contractor or other appropriate professionals to inspect the property if methamphetamine production is suspected to have taken place. Brokers do not have expertise in this area.

**11. OWNER'S TITLE INSURANCE:** The Truth in Lending/RESPA integrated disclosure (TRID) established by the Consumer Financial Protection Bureau (CFPB) requires that lenders must tell borrowers that title insurance is "optional." While obtaining an owner's policy of title insurance may be "optional", it may be a contractual requirement as between Buyer and Seller. Furthermore, California Civil Code § 1057.6 requires that Buyers be provided with the following notice: "IMPORTANT: IN A PURCHASE OR EXCHANGE OF REAL PROPERTY, IT MAY BE ADVISABLE TO OBTAIN TITLE INSURANCE IN CONNECTION WITH THE CLOSE OF ESCROW SINCE THERE MAY BE PRIOR RECORDED LIENS AND ENCUMBRANCES WHICH AFFECT YOUR INTEREST IN THE PROPERTY BEING ACQUIRED. A NEW POLICY OF TITLE INSURANCE SHOULD BE OBTAINED IN ORDER TO ENSURE YOUR INTEREST IN THE PROPERTY THAT YOU ARE ACQUIRING."

Additionally, even the CFPB on its "ask CFPB" "What is owner's title insurance?" page advises "You may want to buy an owner's title insurance policy, which can help protect your financial interest in the home." Moreover, not obtaining an owner's policy may increase the cost of the lender's policy (required by most lenders), possibly require the separate purchase of a preliminary title report, and may have an impact on the sale of the Property in the future.

Buyers who decide to opt out of obtaining an owner's title insurance policy are acting against the advice of Brokers as well as the advice provided in the California Civil Code 1057.6 and by the CFPB. Brokers do not have expertise in this area.

**12. RENT AND EVICTION CONTROL LAWS AND ORDINANCES:** Buyer and Seller are advised that some cities and counties impose or may impose restrictions that limit the rent that can be charged to a tenant, the maximum number of tenants who can occupy the property, the right of a landlord to terminate a tenancy and the costs to do so. If Buyer wants further information, Broker(s) recommend that Buyer investigate the issue with an appropriate government authority or HOA during Buyer's inspection contingency period. Brokers do not have expertise in this area.

**13. RETROFIT, BUILDING REQUIREMENTS, AND POINT OF SALE REQUIREMENTS:** Buyer and Seller are advised that state and local Law may require (i) the installation of operable smoke detectors, (ii) bracing or strapping of water heaters, and (iii) upon sale completion of a corresponding written statement of compliance that is delivered to Buyer. Although not a point of sale or retrofit obligation, state law may require the property to have operable carbon monoxide detection devices. Additionally, some city and county governments may impose additional retrofit standards at time of sale including, but not limited to, installing or retrofitting low-flow toilets and showerheads, gas shut-off valves, fireplaces, and tempered glass. Further, there may be potential health impacts from air pollution caused from burning wood. Exposure to particulate matter from the smoke may cause short-term and long-term health effects. Buyers should consult with licensed professional to inspect, properly maintain, and operate a wood burning stove or fireplace. Broker(s) recommend that Buyer and Seller consult with the appropriate government agencies, inspectors, and other professionals to determine the retrofit standards for the Property, the extent to which the Property complies with such standards, and the costs, if any, of compliance. Brokers do not have expertise in this area.



**14. SHORT TERM RENTALS AND RESTRICTIONS:** Buyer and Seller are advised that some cities, counties and Homeowner Associations (HOAs) do impose or may impose restrictions that limit or prohibit the right of the owner or occupant to rent-out the Property for short periods of time (usually 30 Days or less). In short term rentals, as well as all rentals, Buyer and Seller are advised to seek assistance to ensure compliance with all fair housing laws and regulations. If Buyer wants further information, Broker(s) recommend that Buyer investigate the issue with an appropriate government authority or HOA during Buyer's inspection contingency period. Brokers do not have expertise in this area.

**15. VIEWS:** Buyer and Seller are advised that present views from the Property may be affected by future development or growth of trees and vegetation on adjacent properties and any other property within the line of sight of the Property. Brokers make no representation regarding the preservation of existing views. If Buyer wants further information, Broker(s) recommend that Buyer review covenants, conditions and restrictions, if any, and contact neighboring property owners, government agencies and homeowner associations, if any, during Buyer's inspection contingency period. Brokers do not have expertise in this area.

**16. SWIMMING POOL, SECURITY AND SAFETY:** Buyer and Seller are advised that state and local Law may require the installation of barriers, anti-entrapment grates, access alarms, self-latching mechanisms, pool covers, exit alarms and/or other measures to decrease the risk to children and other persons of existing swimming pools and hot tubs, as well as various fire safety and other measures concerning other features of the Property. Compliance requirements differ from city to city and county to county. Unless specifically agreed, the Property may not be in compliance with these requirements. If Buyer wants further information, Broker(s) recommend that Buyer contact local government agencies about these restrictions and other requirements. State law requires that new pools and spas be equipped with at least two of seven specified drowning prevention safety features. Home inspectors have a statutory obligation to perform a non-invasive physical examination of the pool area to identify which safety features are present. Brokers do not have expertise in this area.

**17. WATER SHORTAGES AND CONSERVATION:** Buyer and Seller are advised that the Property may be located in an area that could experience water shortages. The policies of local water districts and the city or county in which the Property is located can result in the occurrence of any or all of the following: (i) limitations on the amount of water available to the Property, (ii) restrictions on the use of water, and (iii) an increasingly graduated cost per unit of water use, including, but not limited to, penalties for excess usage. For further information, Broker recommends that Buyer contact the supplier of water to the Property regarding the supplier's current or anticipated policies on water usage and to determine the extent to which those policies may affect Buyer's intended use of the Property. If the Property is serviced by a private well, Buyer is advised that drought conditions and/or a low water table may make it necessary to arrange, through a private supplier, for delivery of water to the Property. Buyers should contact water truck companies for the costs involved. Brokers do not have expertise in this area.

**18. 1915 IMPROVEMENT BOND MELLO-ROOS COMMUNITY DISTRICT, AND OTHER ASSESSMENT DISTRICTS:** Buyer and Seller are advised that the Property may be subject to an improvement bond assessment under the Improvement Bond Act of 1915, a levy of a special tax pursuant to a Mello-Roos Community Facilities district, and/or a contractual assessment as provided in Section 5898.24 of the Streets And Highways Code or other assessment districts. Seller is generally required to make a good faith effort to obtain a disclosure notice from any local agency collecting such taxes and deliver such notice to Buyers. If there is a question as to whether an existing bond or assessment will be prorated as of the close of escrow, or whether Seller will pay off the bond or assessment at close of escrow, Buyers are advised to discuss the matter with the appropriate entity and address the responsibility for payment in negotiations for the purchase agreement or amendment prior to removing contingencies. Some cities and other localities have begun, or have the intention to begin, the process of requiring the replacement of utility poles by requiring that utility lines be buried underground. These projects can result in special tax assessments and set-up costs that are imposed on individual property owners. Brokers do not have expertise in this area.

## C. Off-Site and Neighborhood Conditions

**1. GOLF COURSE DISCLOSURES:** Buyer and Seller are advised that if the Property is located adjacent to or near a golf course the following may apply: (i) Stray golf balls – Any residence near a golf course may be affected by errant golf balls, resulting in personal injury or destruction to property. Golfers may attempt to trespass on adjacent property to retrieve golf balls even though the project restrictions may expressly prohibit such retrieval. (ii) Noise and lighting – The noise of lawn mowers irrigation systems and utility vehicles may create disturbances to homeowners. Maintenance operations may occur in the early morning hours. Residents living near the clubhouse may be affected by extra lighting, noise, and traffic. (iii) Pesticides and fertilizer use – A golf course may be heavily fertilized, as well as subjected to other chemicals during certain periods of the year. (iv) Irrigation system – Golf course sprinkler systems may cause water overspray upon adjacent property and structures. Also the irrigation system of a golf course may use reclaimed and retreated wastewater. (v) Golf carts - Certain lots may be affected more than others by the use of golf carts. Lots adjacent to a tee or putting green may be subject to noise disturbances and loss of privacy. (vi) Access to golf course from residences - It is likely that most residences will not have direct access from their lots to the golf course. The project restrictions may disclaim any right of access or other easements from a resident's lot onto the golf course. (vii) View obstruction – Residents living near a golf course may have their views over the golf course impacted by maturing trees and landscaping or by changes to the course's configuration. (viii) Water restrictions – As some municipalities face water shortages, the continued availability of water to the

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STATEWIDE BUYER AND SELLER ADVISORY (SBSA PAGE 8 OF 14)

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golf course may be restricted or otherwise reduced by the local water agency. If Buyer wants further information, Broker(s) recommend that Buyer contact the local water agency regarding this matter. Brokers do not have expertise in this area.

**2. NEIGHBORHOOD, AREA, PERSONAL FACTORS, BUYER INTENDED USE, HIGH SPEED RAILS, AND SMOKING RESTRICTIONS:** Buyer and Seller are advised that the following may affect the Property or Buyer's intended use of it: neighborhood or area conditions, including schools, proximity and adequacy of law enforcement, crime, fire protection, other government services, availability, adequacy and cost of any speed-wired, wireless internet connections or other telecommunications or other technology services and installations, proximity to medical marijuana growing or distribution locations, cell phone towers, manufacturing, commercial, industrial, airport or agricultural activities or military ordnance locations, existing and proposed transportation, construction, and development, any other source that may affect noise, view, traffic, or odor, wild and domestic animals, susceptibility to tsunami and adequacy of tsunami warnings, other nuisances, hazards, or circumstances, protected species, wetland properties, botanical diseases, historic or other governmentally-protected sites or improvements, cemeteries, conditions and influences of significance to certain cultures and/or religions, and personal needs, requirements and preferences of Buyer and FAA requirements for recreational and non-recreational use of Unmanned Aircraft Systems (UAS) (drones) (see UAS frequently asked questions <http://www.faa.gov/uas/faqs/>). California is potentially moving toward high speed rail service between Northern and Southern California. This rail line could have an impact on the Property if it is located nearby. More information on the timing of the project and routes is available from the California High-Speed Rail Authority at [www.cahighspeedrail.ca.gov/](http://www.cahighspeedrail.ca.gov/). The State of California has long-standing no smoking laws in place restricting smoking in most business and some public spaces. Local jurisdictions may enact laws that are more restrictive than state law. Many California cities have enacted restrictions on smoking in parks, public sidewalks, beaches and shopping areas. Some jurisdictions have restrictions entirely banning smoking inside privately owned apartments and condominiums as well as in the common areas of such structures, or limiting smoking to certain designated areas. If Buyer wants further information, Broker(s) recommend that Buyer contact local government agencies about these restrictions. Brokers do not have expertise in this area.

**3. NEIGHBORHOOD NOISE SOURCES:** Buyer and Seller are advised that even if the Property is not in an identified airport noise influence area, the Property may still be subject to noise and air disturbances resulting from airplanes and other aircraft, commercial or military or both, flying overhead. Other common sources of noise include nearby commercial districts, schools, traffic on streets, highways and freeways, trains and general neighborhood noise from people, dogs and other animals. Noise levels and types of noise that bother one person may be acceptable to others. Buyer is advised to satisfy him/herself with regard to any sources of and amounts of noise at different times of day and night. Brokers do not have expertise in this area.

**4. SCHOOLS:** Buyer and Seller are advised that children living in the Property may not, for numerous reasons, be permitted to attend the school nearest the Property. Various factors including, but not limited to, open enrollment policies, busing, overcrowding and class size reductions may affect which public school serves the Property. School district boundaries are subject to change. Buyer is advised to verify whether the Property is now, and at the Close of Escrow will be, in the school district Buyer understands it to be in and whether residing in the Property entitles a person to attend any specific school in which that Buyer is interested. Broker(s) recommend that Buyer contact the local school or school district for additional information during Buyer's inspection contingency period. Brokers do not have expertise in this area.

**5. UNDERGROUND PIPELINES AND UTILITIES:** Throughout California underground pipelines transport natural gas, liquid fuel and other potentially hazardous materials. These pipelines may or may not provide utility services to the Property. Information about the location of some of the pipelines may be available from a company that also provides disclosures of natural and other hazards or from other sources of public maps or records. Proximity to underground pipelines, in and of itself, does not affirmatively establish the risk or safety of the property. If Buyer wants further information about these underground pipelines and utilities, Buyer is advised to consult with appropriate experts during Buyer's inspection contingency period. Brokers do not have expertise in this area.

## **D. Legal Requirements (Federal, State and Local)**

**1. DEATH ON THE PROPERTY:** California Civil Code Section 1710.2 protects a seller from: (i) failing to disclose a death on the property that occurred more than 3 years before a buyer has made an offer on a property; and (ii) failing to disclose if an occupant of a property was afflicted with HIV/AIDS, regardless of whether a death occurred or if so, when. Section 1710.2 does not protect a seller from making a misrepresentation in response to a direct inquiry. If the Buyer has any concerns about whether a death occurred on the Property or the manner, location, details or timing of a death, the buyer should direct any specific questions to the Seller in writing. Brokers do not have expertise in this area.

**2. EARTHQUAKE FAULT ZONES AND SEISMIC HAZARD ZONES:** Buyer and Seller are advised that California Public Resources Code Sections 2622 and 2696 require the delineation and mapping of "Earthquake Fault Zones" along known active faults and "Seismic Hazard Zones" in California. Affected cities and counties must regulate certain development projects within these zones. Construction or development on affected properties may be subject to the findings of a geological report prepared by a registered California geologist. Generally, Seller must disclose if the Property is in such a zone and can use a research company to aid in the process. If Buyer wants further information, Broker recommends that,



during Buyer's inspection contingency period, Buyer make independent inquiries with such research companies or with appropriate government agencies concerning the use and improvement of the Property. Buyer is advised that there is a potential for earthquakes and seismic hazards even outside designated zones. Brokers do not have expertise in this area.

**3. EPA's LEAD-BASED PAINT RENOVATION, REPAIR AND PAINTING RULE:** The new rule requires that contractors and maintenance professionals working in pre-1978 housing, child care facilities, and schools with lead-based paint be certified; that their employees be trained; and that they follow protective work practice standards. The rule applies to renovation, repair, or painting activities affecting more than six square feet of lead-based paint in a room or more than 20 square feet of lead-based paint on the exterior. Enforcement of the rule begins October 1, 2010. See the EPA website at <http://www.epa.gov/lead> for more information. Buyer and Seller are advised to consult an appropriate professional. Brokers do not have expertise in this area.

**4. FIRE HAZARDS:** Buyer and Seller are advised that fires annually cause the destruction of thousands of homes. Due to varied climate and topography, certain areas have higher risks of fires than others. Certain types of materials used in home construction create a greater risk of fire than others. If the Property is located within a State Fire Responsibility Area or a Very High Fire Hazard Zone, generally Seller must disclose that fact to Buyer under California Public Resources Code Section 4136 and California Government Code Sections 51178 and 51183.5, and may use a research company to aid in the process. Owners of property may be assessed a fire prevention fee on each structure on each parcel in such zones. The fee may be adjusted annually commencing July 1, 2013. If Buyer wants further information, Broker recommends that, during Buyer's inspection contingency period, Buyer contact the local fire department and Buyer's insurance agent regarding the risk of fire. Buyer is advised that there is a potential for fires even outside designated zones. Brokers do not have expertise in this area.

**5. FIRPTA/CALIFORNIA WITHHOLDING:** Buyer and Seller are advised that: **(i)** Internal Revenue Code Section 1445, as of February 17, 2016, requires a Buyer to withhold and to remit to the Internal Revenue Service 15% of the purchase price of the property if the Seller is a non-resident alien, unless an express exemption applies. Only 10% needs to be withheld if the Buyer acquires the property as Buyer's residence and the price does not exceed \$1,000,000. Seller may avoid withholding by providing Buyer a statement of non-foreign status. The statement must be signed by Seller under penalty of perjury and must include Seller's tax identification number. Buyer can also avoid having to withhold Federal taxes from Seller's Proceeds if the property price is \$300,000 or less, and the Buyer signs an affidavit stating Buyer intends to occupy the property as a principal residence. **(ii)** California Revenue and Taxation Code Section 18662 requires that a Buyer withhold and remit to the California Franchise Tax Board 3 1/3% of the purchase price of the property unless the Seller signs an affidavit that the property was the Seller's (or the decedent's, if a trust or probate sale) principal residence or that the sales price is \$100,000 or less or another express exemption applies. Exemptions from withholding also apply to legal entities such as corporations, LLCs, and partnerships. Brokers cannot give tax or legal advice. Broker recommends that Buyer and Seller seek advice from a CPA, attorney or taxing authority. Brokers do not have expertise in this area.

**6. FLOOD HAZARDS:** Buyer and Seller are advised that if the Property is located within a Special Flood Hazard Area, as designated by the Federal Emergency Management Agency (FEMA), or an area of Potential Flooding pursuant to California Government Code Section 8589.3, generally Seller must disclose this fact to Buyer and may use a research company to aid in the process. The National Flood Insurance Program was established to identify all flood plain areas and establish flood-risk zones within those areas. The program mandates flood insurance for properties within high-risk zones if loans are obtained from a federally-regulated financial institution or are insured by any agency of the United States Government. The extent of coverage and costs may vary. If Buyer wants further information, Broker(s) recommend that Buyer consult his or her lender and/or insurance agent during Buyer's inspection contingency period. Buyer is advised that there is a potential for flooding even outside designated zones. Brokers do not have expertise in this area.

**7. MEGAN'S LAW DATABASE DISCLOSURE:** Notice: Pursuant to Section 290.46 of the Penal Code, information about specific registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at <http://www.meganslaw.ca.gov/>. Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which he or she resides. (Neither Seller nor Brokers, in any, are required to check this website. If Buyer wants further information, Buyer should obtain information directly from this website.) Brokers do not have expertise in this area.

**8. NOTICE OF YOUR SUPPLEMENTAL PROPERTY TAX BILL; ACCURATE SALES PRICE REPORTING:** Buyer and Seller are advised that pursuant to Civil Code § 1102.6(c), Seller, or his or her agent, is required to provide the following notice to the Buyer:

"California property tax law requires the Assessor to revalue real property at the time the ownership of property changes. Because of this law, you may receive one or two supplemental tax bills, depending on when your loan closes.

The supplemental tax bills are not mailed to your lender. Even if you have arranged for your property tax payments to be paid through an impound account, the supplemental tax bills will not be paid by your lender. It is your responsibility to pay these supplemental bills directly to the Tax Collector. If you have any questions concerning this matter, please call your Tax Collector's Office."



Although the notice refers to loan closing as a trigger, it is actually the change of ownership which triggers this reassessment of property taxes. Therefore, the Property can be reassessed even if there is no loan involved in the purchase of the Property. The Purchase Agreement may allocate supplemental tax bills received after the Close of Escrow to the Buyer. A change (preliminary change) of ownership form is generally required to be filed by the Buyer with the local taxing agency. The form identifies the sales price of the Property. An assessor may value the Property at its fair market value regardless of the sales price declared by the Buyer. If Buyer wants further information concerning these matters, Broker(s) recommend that Buyer discuss the issue with the County Assessor or Tax Collector or their own tax or legal advisor. Brokers do not have expertise in this area.

**9. ZONE MAPS MAY CHANGE:** Maps that designate, among other things, Earthquake Fault Zones, Seismic Hazard Zones, State Fire Responsibility Areas, Very High Fire Hazard Zones, Special Flood Hazard Areas, and Potential Flooding Areas are occasionally redrawn by the applicable Government Agency. Properties that are currently designated in a specified zone or area could be removed and properties that are not now designated in a specified zone or area could be placed in one or more such zones or areas in the future. A property owner may dispute a FEMA flood hazard location by submitting an application to FEMA. Brokers do not have expertise in this area.

## E. Contract Related Issues and Terms

**1. ARBITRATION:** Buyer and Seller are advised that arbitration is a process by which the disputing parties hire a neutral person to render a binding decision. Generally, arbitration is faster and less expensive than resolving disputes by litigating in court. The rules are usually less formal than in court, and it is a private process not a matter of public record. By agreeing to arbitration, the parties give up the right to a jury trial and to appeal the arbitrator's decision. Arbitration decisions have been upheld even when arbitrators have made a mistake as to the law or the facts. If the parties agree to arbitration, then after first attempting to settle the dispute through mediation, any dispute arising out of their agreement (with a few limited exceptions) must be submitted to binding arbitration. Buyer and Seller must weigh the benefits of a potentially quicker and less expensive arbitration against giving up the right to a jury trial and the right to appeal. Brokers cannot give legal advice regarding these matters. Buyers and Sellers must decide on their own, or with the advice of legal counsel, whether to agree to arbitration. Brokers do not have expertise in this area.

**2. ELECTRONIC SIGNATURES:** The ability to use electronic signatures to sign legal documents is a great convenience, facilitating the ability to send and receive documents and reach agreement in a real estate transaction. However, Buyers and Sellers are cautioned to carefully read each provision. Arrows indicating "sign here" are merely there for the convenience of finding the next signature line. Only sign if you have taken the time necessary to read each document thoroughly, have full knowledge, and consent to the terms provided in the document. Brokers strongly advise Buyers and Sellers to read the entire document before signing even if they have reviewed an earlier draft. Do not just scroll through or skip to the next signature line. You are signing a legally binding agreement. Read it carefully. Ask your Broker, Agent or legal advisor if you have questions or do not understand a provision, and sign only if you agree to be bound by the terms. Brokers do not have expertise in this area.

**3. ESCROW FUNDS:** Buyer and Seller are advised that California Insurance Code Section 12413.1 provides that escrow companies cannot disburse funds unless there are sufficient "good funds" to cover the disbursement. "Good funds" are defined as cash, wire transfers and cashiers' or certified checks drawn on California depositories. Escrow companies vary in their own definitions of "good funds." Broker(s) recommend that Buyer and Seller ask the escrow company regarding its treatment of "good funds." All samples and out-of-state checks are subject to waiting periods and do not constitute "good funds" until the money is physically transferred to and received by the escrow holder. Brokers do not have expertise in this area.

**4. HOME WARRANTY:** Buyer and Seller are advised that Buyer and Seller can purchase home warranty plans covering certain standard systems of the Property both before and after Close of Escrow. Seller can obtain coverage for the Property during the listing period. For an additional premium, an upgraded policy providing additional coverage for air conditioning, pool and spa and other features can be purchased. Home warranties do not cover every aspect of the Property and may not cover inspections or upgrades for repairs required by state or federal laws or pre-existing conditions. Broker(s) recommend that Buyer review the policy for details. Brokers do not have expertise in this area.

**5. IDENTIFICATION OF NATURAL PERSONS BEHIND SHELL COMPANIES IN ALL-CASH TRANSACTIONS:** The U.S. Treasury Department's Financial Crimes Enforcement Network (FinCEN) has issued Geographic Targeting Orders (GTOs) targeting alleged money laundering risk in the real estate sector. The GTOs will temporarily require U.S. title insurance companies to identify the natural persons behind shell companies used to pay "all cash" for high-end residential real estate in certain major metropolitan areas. FinCEN explained that it remains concerned that all-cash purchases (i.e., those without bank financing) may be conducted by individuals attempting to hide their assets and identity by purchasing residential properties through limited liability companies or other similar structures. Since the original issuance, the GTOs have been renewed and may continue to be renewed. The GTOs cover the following areas in California: Los Angeles, San Francisco, San Mateo, Santa Clara and San Diego Counties. The monetary thresholds for each county is \$300,000. GTOs have helped law enforcement identify possible illicit activity. FinCEN reported that a significant portion of covered transactions have dictated possible criminal activity associated with the individuals reported to be the beneficial owners behind shell company purchasers. Brokers do not have expertise in this area.



GTOs have helped law enforcement identify possible illicit activity. FinCEN reported that a significant portion of covered transactions have dictated possible criminal activity associated with the individuals reported to be the beneficial owners behind shell company purchasers. Brokers do not have expertise in this area.

**6. LIQUIDATED DAMAGES:** Buyer and Seller are advised that a liquidated damages clause is a provision Buyer and Seller can use to agree in advance to the amount of damages that a seller will receive if a buyer breaches the Agreement. The clause usually provides that a seller will retain a buyer's initial deposit paid if a buyer breaches the agreement, and generally must be separately initialed by both parties and meet other statutory requirements to be enforceable. For any additional deposits to be covered by the liquidated damages clause, there generally must be another separately signed or initialed agreement (see C.A.R. Form RID). However, if the Property contains from 1 to 4 units, one of which a buyer intends to occupy, California Civil Code Section 1675 limits the amount of the deposit subject to liquidated damages to 3% of the purchase price. Even though both parties have agreed to a liquidated damages clause, an escrow company will usually require either a judge's or arbitrator's decision or instructions signed by both parties in order to release a buyer's deposit to a seller. Buyers and Sellers must decide on their own, or with the advice of legal counsel, whether to agree to a liquidated damages clause. Brokers do not have expertise in this area.

**7. MEDIATION:** Buyer and Seller are advised that mediation is a process by which the parties hire a neutral person to facilitate discussion and negotiation between the parties with the goal of helping them reach a settlement of their dispute. The parties generally share in the cost of this confidential, non-binding negotiation. If no agreement is reached, either party can pursue further legal action. Under C.A.R. Form RPA-CA: **(i)** the parties must mediate any dispute arising out of their agreement (with a few limited exceptions, such as matters within the jurisdiction of a small claims court) before they resort to arbitration or court, and **(ii)** if a party proceeds to arbitration or court without having first attempted to mediate the dispute, that party risks losing the right to recover attorney fees and costs even if he or she prevails. Brokers do not have expertise in this area.

**8. NON CONFIDENTIALITY OF OFFERS:** Buyer is advised that Seller or Listing Agent may disclose the existence, terms, or conditions of Buyer's offer, unless all parties and their agent have signed a written confidentiality agreement (such as C.A.R. Form CND). Whether any such information is actually disclosed depends on many factors, such as current market conditions, the prevailing practice in the real estate community, the Listing Agent's marketing strategy and the instructions of the Seller. Brokers do not have expertise in this area.

**9. ONLINE OR WIRE FUNDS TRANSFERS:** Instructions for the online or wire transfer of escrow deposits have been known to be intercepted by hackers who alter them so that Buyer's funds are actually wired to accounts controlled by criminals rather than the escrow company. Buyers should exercise extreme caution in making electronic funds transfers, verifying that the organization they are transferring funds to is, in fact, the escrow company and that their own bank account information is not being exposed. See C.A.R. Form WFA for further information. Brokers do not have expertise in this area.

## F. Other Factors Affecting Property

**1. COMMUNITY ENHANCEMENT AND PRIVATE TRANSFER FEES:** Buyer and Seller are advised that some areas or communities may have enhancement fees or user-type fees, or private transfer taxes and fees, over and above any stated fees. The Federal Housing Finance Agency has issued a rule that prohibits Fannie Mae and Freddie Mac from purchasing loans made on properties with private transfer fees if those fees were established on or after February 8, 2011. See title 12 Code of Federal Regulations Section 1228 for more information and exceptions. Private transfer fees: **(i)** may last for a fixed period of time or in perpetuity, **(ii)** are typically calculated as a percentage of the sales price, and **(iii)** may have private parties, charitable organizations or interest-based groups as their recipients who may use the funds for social issues unrelated to the property. Brokers do not have expertise in this area.

**2. GENERAL RECALL/DEFECTIVE PRODUCT/CLASS ACTION INFORMATION:** Buyer and Seller are advised that government entities and manufacturers may at any time issue recall notices and/or warnings about products that may be present in the Property, and that these notices or warnings can change. The following nonexclusive, non-exhaustive list contains examples of recalled/defective products/class action information: horizontal furnaces, Whirlpool Microwave Hood Combination; RE-ConBuilding products roof tiles; Central Sprinkler Company Fire Sprinklers; Robert Shaw Water Heater Gas Control Valves; Trex Decking; water heaters; aluminum wiring; galvanized, abs, polybutylene PEX, KITEC® and copper pipe; and dry wall manufactured in China. There is no single, all-inclusive source of information on product recalls, defective products or class actions; however, the U.S. Consumer Product Safety Commission (CPSC) maintains a website that contains useful information. If Buyer wants further information regarding the items listed above, Broker(s) recommend that Buyer review the CPSC website at <http://www.cpsc.gov/> during Buyer's inspection contingency period. Another source affiliated with the CPSC is <http://saferproducts.gov/> which allows a Buyer to search by product type or product name. Buyer may also search using the various search engines on the Internet for the specified product



or products in question. Brokers recommend that Buyer satisfy themselves regarding recalled or defective products. Brokers will not determine if any aspect of the Property is subject to a recall or is affected by a class action lawsuit. Brokers do not have expertise in this area.

**3. HOMEOWNER ASSOCIATIONS AND COVENANTS, CONDITIONS AND RESTRICTIONS ("CC&Rs"); CHARGING STATIONS; FHA/VA APPROVAL:** Buyer and Seller are advised that if the Property is a condominium, or located in a planned unit development, or in a common interest subdivision, there are typically restrictions on use of the Property and rules that must be followed. Restrictions and rules are commonly found in Declarations and other governing documents. Further there is likely to be a homeowner association (HOA) that has the authority to affect the Property and its use. Whether or not there is a HOA, the Property may still be subject to CC&Rs restricting use of the Property. The HOA typically has the authority to enforce the rules of the association, assess monetary payments (both regular monthly dues and special assessments) to provide for the upkeep and maintenance of the common areas, and enforce the rules and assessment obligations. If you fail to abide by the rules or pay monies owed to the HOA, the HOA may put a lien against your Property. Additionally, if an electric vehicle charging station is installed in a common area or an exclusive use common area, each Seller whose parking space is on or near that charging station must disclose its existence and that the Buyer will have the responsibilities set forth in California Civil Code §4745. The law requires the Seller to provide the Buyer with the CC&Rs and other governing documents, as well as a copy of the HOA's current financial statement and operating budget, among other documents. Effective July 1, 2016, a Common Interest Development (CID) will be required to include in its annual budget report a separate statement describing the status of the CID as a Federal Housing Administration or Department of Veterans Affairs approved Development. While the purchase agreement and the law require that the annual budget be provided by Seller to Buyer, Brokers will not and cannot verify the accuracy of information provided by the CID. Buyer is advised to carefully review all HOA documents provided by Seller and the CC&Rs, if any, and satisfy him/herself regarding the use and restrictions of the Property, the amount of monthly dues and/or assessments, the adequacy of reserves, current and past insurance coverage and claims, and the possibility of any legal action that may be taken by or against the HOA. The HOA may not have insurance or may not cover personal property belonging to the owner of the unit in the condominium, common interest or planned unit development. For more information Buyer may request from Broker the C.A.R. Legal Q&A titled: "Homeowners' Associations: A Guide for REALTORS®". Brokers do not have expertise in this area.

**4. LEGAL ACTION:** Buyer and Seller are advised that if Seller or a previous owner was involved in a legal action (litigation or arbitration) affecting the Property, Buyer should obtain and review public and other available records regarding the legal action to determine: (i) whether the legal action or any resolution of it affects Buyer and the Property, (ii) if any rights against any parties involved in the legal action survive the legal action or have been terminated or waived as a result of the legal action, whether or not involving the same issue as in the legal action, and (iii) if any recommendations or requirements resulting from the legal action have been fulfilled and, if so, that Buyer is satisfied with any such action. Buyer should seek legal advice regarding these matters. Brokers do not have expertise in this area.

**5. MARKETING; INTERNET ADVERTISING; INTERNET BLOGS; SOCIAL MEDIA:** Buyer and Seller are advised that Broker may employ a "staging" company to assist in the presentation of the Property. The furnishings and decorations in the staging are generally not included in the sale unless specifically noted in the Agreement. Statements and inclusion in the MLS entry, flyers, and other marketing materials are NOT part of the Agreement. In addition, Broker may employ a service to provide a "virtual tour" or "virtual staging" or Internet marketing of the Property, permitting potential buyers to view the Property over the Internet. While they are supposed to be an accurate representation of the property, the photos may be enhanced and not fully representative of the actual condition of the property. Further, neither the service provider nor Broker have total control over who will obtain access to materials placed on the internet or what action such persons might take. Additionally, some Internet sites and other social media provide formats for comments or opinions of value of properties that are for sale. Information on the Property, or its owner, neighborhood, or any homeowner association having governance over the Property may be found on the internet on individual or commercial web sites, blogs, Facebook pages, or other social media. Any such information may be accurate, speculative, truthful or lies, and it may or may not reflect the opinions or representations by the Broker. Broker will not investigate any such sites, blogs, social media or other internet sites or the representations contained therein. Buyer is advised to make an independent search of electronic media and online sources prior to removing any investigation contingency. Buyer and Seller are advised that Broker has no control over how long the information or photos concerning the Property will be available on the Internet or through social media, and Broker will not be responsible for removing any such content from the internet or MLS. Brokers do not have expertise in this area.

**6. PACE LOANS AND LIENS:** The acronym PACE stands for Property Assessed Clean Energy. PACE programs allow property owners to finance energy and water conservation improvements and pay for them through an assessment on the owner's property. PACE programs are available in most areas for both residential one to four unit properties and commercial properties. PACE programs may be referred to by different names such as HERO or SCEIP, among others. If a PACE project is approved, an assessment lien is placed on a property for the amount owed plus interest. A property owner repays the entity for the improvements as a special tax assessment on the property tax bill over a period of years. A PACE lien is similar to a property tax lien in that it has "super priority." Sellers are obligated to disclose, pursuant to the C.A.R. Residential Purchase Agreement (C.A.R. Form RPA), whether any improvement is subject to a lien such as a PACE lien. Properties that are subject to PACE liens made on or after July 6, 2010 may not be eligible for financing. For more information, Buyer may request from Broker the C.A.R. Legal Q&A titled: "PACE Programs and Solar Leases". Brokers do not have expertise in this area.



**7. RE-KEYING:** All locks should be re-keyed immediately upon close of escrow so as to ensure the Buyer's safety and security of their persons as well as their personal belongings. Alarms, if any, should be serviced by professionals and codes should be changed. Garage door openers and remotes should be re-coded. In the event of a lease back to Seller after the close of escrow, Seller is advised that the Buyer is entitled to the keys as the Owner of the Property even though the Seller stays in possession of the Property as provided in the RPA.

**8. SOLAR PANEL LEASES:** Solar panel or power systems may be owned or leased. Although leased systems are probably personal property, they are included in the sale by the C.A.R. purchase agreement which also obligates the Seller to make a disclosure to the Buyer and provide the Buyer with documentation concerning the lease and system. Leasing companies generally secure payments by filing a UCC-1 (a Uniform Commercial Code form giving notice of a creditor's security interest) against the property. Buyers are given a contingency right to investigate the solar related system and documentation and assume any lease. Assumption of the lease may require Buyer to provide financial information to the leasing company who may require a credit report be obtained on the Buyer. Should a solar panel or power system be on the Property, Buyers should determine if the system is leased or owned. Buyers willingness to assume any such lease is a contingency in favor of Seller. For more information, Buyer may request from Broker the C.A.R. Legal Q&A titled: "PACE Programs and Solar Leases". Brokers do not have expertise in this area.

**9. RECORDING DEVICES:** Audio or video recording devices or both may be present on the Property, whether or not notice of any such devices has been posted. Seller may or may not even be aware of the capability of such devices.

**G. Local Disclosures and Advisories**

**1. LOCAL ADVISORIES OR DISCLOSURES (IF CHECKED):**

The following disclosures or advisories are attached:

- A.
- B.
- C.
- D.

**Buyer and Seller are encouraged to read all 14 pages of this Advisory carefully. By signing below, Buyer and Seller acknowledge that each has read, understands and received a copy of all 14 pages of this Advisory.**

BUYER

BUYER

Date

(Address)

SELLER

**FARV Monterey LLC** Date *5/26/2020*

SELLER

Date

(Address)

Real Estate Broker (Selling Firm)

DRE Lic. #

By

DRE Lic.#

Date

Address

City

State

Zip

Telephone

Fax

Email

Real Estate Broker (Listing Firm) **South County Realty**

DRE Lic. # **00493328**

By

DRE Lic.# **00493328, 013633041** Date

*John Telfer & Matt Telfer*

Address **17045 Monterey Road, Suite A**

City **Morgan Hill**

State **CA** Zip **95037**

Telephone **(408)779-3146**

Fax **(408)779-6691**

Email **john@scountyrealty.com,**

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**SBSA REVISED 6/18 (PAGE 14 OF 14)**

**STATEWIDE BUYER AND SELLER ADVISORY (SBSA PAGE 14 OF 14)**

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19380 Monterey

# Commercial Property Earthquake Disclosure Report (2006 Edition)

NAME	ASSESSOR'S PARCEL NO. 726-42-002
STREET ADDRESS APN 726-42-002	YEAR BUILT
CITY AND COUNTY MORGAN HILL, SANTA CLARA	ZIP CODE 95037

Answer these questions to the best of your knowledge. If you do not have actual knowledge as to whether the weakness exists or not, answer "Don't Know." If you know that a weakness exists or has been corrected or that the building has been seismically retrofitted, explain on a separate sheet. If your property does not have the feature described in the question, answer "Doesn't Apply." The pagenumbers in the right-hand column indicate where in this guide you can find information on each of these features.

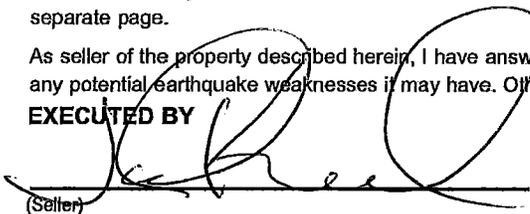
	Yes	Doesn't No	Apply	Don't Know	See Page
1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	12
2. If the building has precast (tiltup) concrete or reinforced masonry walls with wood-frame floors or roof, are the exterior walls adequately anchored to the floors and the roof in accordance with local building codes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	14
3. If the exterior walls, or part of them, are made of unreinforced masonry, have they been strengthened in accordance with the California Building Standards Code?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	16
4. If the building is located in Seismic Zone 4 and has unreinforced masonry bearing walls that have not been retrofitted, has it been posted as potentially unsafe?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17
5. If the building has concrete columns, were they adequately reinforced to resist earthquakes or have they been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	18
6. If the building has a steel frame built before 1995, has it been inspected for fractures in welds in or near steel connections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	21
7. If your building is commercial or has five or more residential units, does it have a soft or weak story or open front?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	22
8. Does the building have well-anchored exterior cladding with no unusual or irregular building features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	25
9. Is the building outside an Alquist-Priolo Earthquake Fault Zone (an area prone to fault rupture immediately surrounding active earthquake faults)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	40
10. Is the building outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or landsliding)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	41

Keep your copy of this form for future reference

If any of the questions are answered "No," the building may be likely to suffer severe damage during earthquakes. Questions answered "Don't Know" may indicate a need for further evaluations. If you corrected one or more of these weaknesses, describe the work on a separate page.

As seller of the property described herein, I have answered the questions above to the best of my knowledge in an effort to disclose fully any potential earthquake weaknesses it may have. Other earthquake concerns may be present but are not disclosed.

**EXECUTED BY**

  
(Seller)

(Seller)

5/26/2020  
Date

I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this property.

(Buyer)

(Buyer)

Date



As of January 1, 2020, the California Consumer Privacy Act (commencing with Civil Code § 1798.100) ("CCPA") grants to California residents certain rights in their private, personal information that is collected by companies with whom they do business. Under the CCPA, "personal information" is defined broadly to encompass non-public records information that could reasonably be linked directly or indirectly to you, including, potentially, photographs of or sales information about your property. Some of your personal information will be collected and likely shared with others during the process of buying and selling real estate. Depending on the situation, you may have the right to "opt out" or stop the transfer of your personal information to others and request that certain businesses delete your personal information altogether. Not all businesses you interact with are required to comply with the law, primarily just those who meet the criteria of a covered "Business" as set forth in Section 1798.140 (c)]. For more information, you may ask your Broker for a copy of the C.A.R. Legal Q&A on the subject.

A real estate broker is likely to submit personal information to a Multiple Listing Service ("MLS") in order to help find a buyer for a seller's property. Through the MLS, the information is made available to real estate brokers and salespeople, and others. Even after a sale is complete, the MLS distributes sales information to the real estate community. Brokers, agents and MLSs may also share your personal information with others who post the personal information on websites or elsewhere, or otherwise use it. Thus, there are various service providers and companies in a real estate transaction who may be engaged in using or sharing data involving your personal information.

If your broker is a covered Business, it should have a privacy policy explaining your rights on its website and giving you an opportunity to request that personal information not be shared, used and even deleted. Even if your real estate brokerage is a covered Business, it needs, and is allowed, to keep your information to effectuate a sale and, by law, is required to maintain such information for three years to comply with regulatory requirements. Not all brokers are covered Businesses, however, and those that are not, do not have to comply with the CCPA.

Similarly, most MLSs will not be considered a covered Business. Instead, the MLS may be considered a Third Party in the event a covered Business (ex: brokerages, real estate listing aggregation or advertising internet sites or other outlets who meet the criteria of covered Businesses) exchanges personal information with the MLS. You do not have the right under the CCPA to require a Third Party to delete your personal information. And like real estate brokerages, even if an MLS is a covered Business, MLSs are also required by law to retain and make accessible in its computer system any and all listing and other information for three years.

Whether an MLS is a covered Business or a Third Party, you have a right to be notified about the sharing of your personal information and your right to contact a covered Business to opt out of your personal information being used, or shared with Third Parties. Since the MLSs and/or other entities receiving your personal information do not have direct contact with buyers and sellers and also may not be aware of which entities exchanging personal information are covered Businesses, this form is being used to notify you of your rights under the CCPA and your ability to direct requests to covered Businesses not to share personal information with Third Parties. One way to limit access to your personal information, is to inform your broker or salesperson you want to opt-out of the MLS, and if so, you will be asked to sign a document (Form SELM) confirming your request to keep your listing off the MLS. However, if you do so, it may be more difficult to sell your property or obtain the highest price for it because your property will not be exposed to the greatest number of real estate licensees and others.

I/we acknowledge receipt of a copy of this California Consumer Privacy Act Advisory.

Buyer/Seller/Landlord/Tenant

FARV Monterey LLC

Date 5/25/2020

Buyer/Seller/Landlord/Tenant

Date

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1. MARKET CONDITIONS: Real estate markets are cyclical and can change over time. It is impossible to predict future market conditions with accuracy. In a competitive or "hot" real estate market, there are generally more Buyers than Sellers. This will often lead to multiple buyers competing for the same property. As a result, in order to make their offers more attractive, some Buyers may offer more than originally planned or eliminate certain contingencies in their offers. In a less competitive or "cool" market there are generally more Sellers than Buyers, often causing real estate prices to level off or drop, sometimes precipitously. The sales price of homes being sold as foreclosures and short sales is difficult to anticipate and can affect the value of other homes in the area. Brokers, appraisers, Sellers and Buyers take these "distressed" property sales and listings into consideration when valuing property. In light of the real estate market's cyclical nature it is important that Buyers understand the potential for little or no appreciation in value, or an actual loss in value, of the property they purchase. This Advisory discusses some of the potential risks inherent in changing market conditions.

2. BUYER CONSIDERATIONS:

A. OFFERING PRICE: AS A BUYER, YOU ARE RESPONSIBLE FOR DETERMINING THE PRICE YOU WANT TO OFFER FOR A PROPERTY. Although Brokers may provide you with comparable sales data, generally from information published in the local multiple listing service, you should know that the reporting of this data is often delayed and prices may change, up or down, faster than reported sales indicate. All buyers should be sure they are comfortable with the price they are offering or the price they are accepting in a counter offer. You should be aware of and think about the following: (i) If your offer is accepted, the property's value may not increase and may even decrease. (ii) If your offer is accepted, you may have "Buyer's remorse" that you paid too much. (iii) If your offer is rejected there can be no guarantee that you will find a similar property at the same price. (iv) If your offer is rejected, you may not be satisfied that the amount you offered was right for you. Only you can determine that your offer was reasonable and prudent in light of the property and your circumstances.

B. NON-CONTINGENT OFFERS: Most residential purchase agreements contain contingencies allowing a Buyer within a specified period of time to cancel a purchase if: (i) the Buyer cannot obtain a loan; (ii) is dissatisfied with the property's condition after an inspection; or (iii) if the property does not appraise at a certain value. To make their offers more attractive, Buyers will sometimes write offers with few or no contingencies or offer to remove contingencies within a short period of time. In a "hot" market, sellers will sometimes insist that Buyers write offers with no contingencies. Broker recommends that Buyers do not write non-contingent offers and if you do so, you are acting against Broker's advice. However, if you do write a non-contingent offer these are some of the contractual rights you may be giving up:

(1) LOAN CONTINGENCY: If you give up your loan contingency, and you cannot obtain a loan, whether through your fault or the fault of your lender, and as a result, you do not or cannot purchase the property, you may legally be in default under the contract and required to pay damages or forfeit your deposit to the seller.

(2) APPRAISAL CONTINGENCY: If your lender's (or your own) appraiser does not believe the property is worth what you have agreed to pay for it, your lender may not loan the full amount needed for the purchase or may not loan any amount at all because of a low appraisal. As a result, if you do not purchase the property, and you have removed your appraisal contingency, you may legally be in default under the contract and could be required to pay damages to, or forfeit your deposit to, the Seller. The Seller is not obligated to reduce the purchase price to match the appraised value.

Buyer's Initials ( ) ( )

Seller's Initials ( J ) ( )



(3) INSPECTION CONTINGENCY: If you disapprove of the condition of the property and as a result, you do not purchase the property, you may legally be in default under the contract and required to pay damages to, or forfeit your deposit to, the Seller if you have removed your inspection contingency. However, even if you make an offer without an inspection contingency or you remove that contingency, the Seller may still be obligated to disclose to you material facts about the property. In some cases, once you receive that information the law gives you an independent right to cancel for a limited period of time.

There is inherent risk in writing a non-contingent offer. Only you, after careful consultation and deliberation with your attorney, accountant, or financial advisor can decide how much risk you are willing to take. IT IS YOUR DECISION ALONE AND CANNOT BE MADE BY YOUR BROKER OR REAL ESTATE AGENT.

C. BROKER RECOMMENDATIONS. Broker recommends that you do not write a non-contingent offer, even if you are planning on paying all cash for the property. If you intend to write a non-contingent offer, Broker recommends that, prior to writing the offer, you: (i) review all available Seller reports, disclosures, information and documents; (ii) have an appropriate professional inspect the property (even if it is being sold "as is" in its present condition); and (iii) carefully assess your financial position and risk with your attorney, accountant or financial advisor.

D. MULTIPLE OFFERS: At times Buyers may write offers on more than one property even though the Buyer intends to purchase only one. This may occur in a short sale when the approval process can take a considerable amount of time. While it is not illegal to make offers on multiple properties with intent to purchase only one, the Buyer can be obligated to many Sellers if more than one accepts the Buyer's offers. If the Buyer has not disclosed that the Buyer is writing multiple offers with the intent to purchase only one and the Buyer subsequently cancels without using a contingency, the Seller may claim the Buyer is in breach of contract because the Buyer fraudulently induced the Seller to enter into a contract.

3. SELLER CONSIDERATIONS:

As a Seller, you are responsible for determining the asking price for your property. Although Brokers may provide you with comparable sales data, generally from information published in the local multiple listing service, you should know that the reporting of this data is often delayed and prices may change, up or down, faster than reported sales indicate. All Sellers should be sure they are comfortable with the asking price they are setting and the price they are accepting. There is not, and cannot be, any guarantee that the price you decide to ask for your property, or the price at which you agree to sell your property is the highest available price obtainable for the property. It is solely your decision as to how much to ask for your property and at which price to sell your property.

Buyer/Seller acknowledges each has read, understands and has received a copy of this Market Conditions Advisory.

Buyer		Date
Buyer		Date
Seller		Date
Seller	<i>FARV Monterey LLC</i>	Date 5/25/2020

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DISCLOSURE REGARDING REAL ESTATE AGENCY RELATIONSHIP

(Seller's Brokerage Firm to Seller) (As required by the Civil Code) (C.A.R. Form AD, Revised 12/18)

(If checked) This form is being provided in connection with a transaction for a leasehold interest exceeding one year as per Civil Code section 2079.13(j), (k) and (l).

When you enter into a discussion with a real estate agent regarding a real estate transaction, you should from the outset understand what type of agency relationship or representation you wish to have with the agent in the transaction.

SELLER'S AGENT

A Seller's agent under a listing agreement with the Seller acts as the agent for the Seller only. A Seller's agent or a subagent of that agent has the following affirmative obligations:

To the Seller: A Fiduciary duty of utmost care, integrity, honesty and loyalty in dealings with the Seller.

To the Buyer and the Seller:

- (a) Diligent exercise of reasonable skill and care in performance of the agent's duties. (b) A duty of honest and fair dealing and good faith. (c) A duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the parties.

BUYER'S AGENT

A Buyer's agent can, with a Buyer's consent, agree to act as agent for the Buyer only. In these situations, the agent is not the Seller's agent, even if by agreement the agent may receive compensation for services rendered, either in full or in part from the Seller.

To the Buyer: A fiduciary duty of utmost care, integrity, honesty and loyalty in dealings with the Buyer.

To the Buyer and the Seller:

- (a) Diligent exercise of reasonable skill and care in performance of the agent's duties. (b) A duty of honest and fair dealing and good faith. (c) A duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the parties.

AGENT REPRESENTING BOTH SELLER AND BUYER

A real estate agent, either acting directly or through one or more salespersons and broker associates, can legally be the agent of both the Seller and the Buyer in a transaction, but only with the knowledge and consent of both the Seller and the Buyer.

In a dual agency situation, the agent has the following affirmative obligations to both the Seller and the Buyer:

- (a) A fiduciary duty of utmost care, integrity, honesty and loyalty in the dealings with either the Seller or the Buyer. (b) Other duties to the Seller and the Buyer as stated above in their respective sections.

In representing both Seller and Buyer, a dual agent may not, without the express permission of the respective party, disclose to the other party confidential information, including, but not limited to, facts relating to either the Buyer's or Seller's financial position, motivations, bargaining position, or other personal information that may impact price, including the Seller's willingness to accept a price less than the listing price or the Buyer's willingness to pay a price greater than the price offered.

SELLER AND BUYER RESPONSIBILITIES

Either the purchase agreement or a separate document will contain a confirmation of which agent is representing you and whether that agent is representing you exclusively in the transaction or acting as dual agent. Please pay attention to that confirmation to make sure it accurately reflects your understanding of your agent's role.

The above duties of the agent in a real estate transaction do not relieve a Seller or Buyer from the responsibility to protect his or her own interests. You should carefully read all agreements to assure that they adequately express your understanding of the transaction.

If you are a Buyer, you have the duty to exercise reasonable care to protect yourself, including as to those facts about the property which are known to you or within your diligent attention and observation.

Both Sellers and Buyers should strongly consider obtaining tax advice from a competent professional because the federal and state tax consequences of a transaction can be complex and subject to change.

Throughout your real property transaction you may receive more than one disclosure form, depending upon the number of agents assisting in the transaction. The law requires each agent with whom you have more than a casual relationship to present you with this disclosure form. You should read its contents each time it is presented to you, considering the relationship between you and the real estate agent in your specific transaction. This disclosure form includes the provisions of Sections 2079.13 to 2079.24, inclusive, of the Civil Code set forth on page 2. Read it carefully. I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE AND THE PORTIONS OF THE CIVIL CODE PRINTED ON THE BACK (OR A SEPARATE PAGE).

Buyer Seller Landlord Tenant FARV Monterey LLC

[Handwritten signature]

Date 5/26/2020

Buyer Seller Landlord Tenant

Date

Agent South County Realty Real Estate Broker (Firm) DRE Lic. # 00493328

By (Salesperson or Broker-Associate, if any) John Telfer & Matt Telfer DRE Lic. # 00493328, 013633041 Date

DISCLOSURE REGARDING REAL ESTATE AGENCY RELATIONSHIP (AD PAGE 1 OF 2)



**CIVIL CODE SECTIONS 2079.13 – 2079.24 (2079.16 APPEARS ON THE FRONT)**

2079.13. As used in Sections 2079.7 and 2079.14 to 2079.24, inclusive, the following terms have the following meanings:

(a) "Agent" means a person acting under provisions of Title 9 (commencing with Section 2295) in a real property transaction, and includes a person who is licensed as a real estate broker under Chapter 3 (commencing with Section 10130) of Part 1 of Division 4 of the Business and Professions Code, and under whose license a listing is executed or an offer to purchase is obtained. The agent in the real property transaction bears responsibility for that agent's salespersons or broker associates who perform as agents of the agent. When a salesperson or broker associate owes a duty to any principal, or to any buyer or seller who is not a principal, in a real property transaction, that duty is equivalent to the duty owed to that party by the broker for whom the salesperson or broker associate functions. (b) "Buyer" means a transferee in a real property transaction, and includes a person who executes an offer to purchase real property from a seller through an agent, or who seeks the services of an agent in more than a casual, transitory, or preliminary manner, with the object of entering into a real property transaction. "Buyer" includes vendee or lessee of real property. (c) "Commercial real property" means all real property in the state, except (1) single-family residential real property, (2) dwelling units made subject to Chapter 2 (commencing with Section 1940) of Title 5, (3) a mobilehome, as defined in Section 798.3, (4) vacant land, or (5) a recreational vehicle, as defined in Section 799.29. (d) "Dual agent" means an agent acting, either directly or through a salesperson or broker associate, as agent for both the seller and the buyer in a real property transaction. (e) "Listing agreement" means a written contract between a seller of real property and an agent, by which the agent has been authorized to sell the real property or to find or obtain a buyer, including rendering other services for which a real estate license is required to the seller pursuant to the terms of the agreement. (f) "Seller's agent" means a person who has obtained a listing of real property to act as an agent for compensation. (g) "Listing price" is the amount expressed in dollars specified in the listing for which the seller is willing to sell the real property through the seller's agent. (h) "Offering price" is the amount expressed in dollars specified in an offer to purchase for which the buyer is willing to buy the real property. (i) "Offer to purchase" means a written contract executed by a buyer acting through a buyer's agent that becomes the contract for the sale of the real property upon acceptance by the seller. (j) "Real property" means any estate specified by subdivision (1) or (2) of Section 761 in property, and includes (1) single-family residential property, (2) multiunit residential property with more than four dwelling units, (3) commercial real property, (4) vacant land, (5) a ground lease coupled with improvements, or (6) a manufactured home as defined in Section 18007 of the Health and Safety Code, or a mobilehome as defined in Section 18008 of the Health and Safety Code, when offered for sale or sold through an agent pursuant to the authority contained in Section 10131.6 of the Business and Professions Code. (k) "Real property transaction" means a transaction for the sale of real property in which an agent is retained by a buyer, seller, or both a buyer and seller to act in that transaction, and includes a listing or an offer to purchase. (l) "Sell," "sale," or "sold" refers to a transaction for the transfer of real property from the seller to the buyer and includes exchanges of real property between the seller and buyer, transactions for the creation of a real property sales contract within the meaning of Section 2985, and transactions for the creation of a leasehold exceeding one year's duration. (m) "Seller" means the transferor in a real property transaction and includes an owner who lists real property with an agent, whether or not a transfer results, or who receives an offer to purchase real property of which he or she is the owner from an agent on behalf of another. "Seller" includes both a vendor and a lessor of real property. (n) "Buyer's agent" means an agent who represents a buyer in a real property transaction.

2079.14. A seller's agent and buyer's agent shall provide the seller and buyer in a real property transaction with a copy of the disclosure form specified in Section 2079.16, and shall obtain a signed acknowledgment of receipt from that seller and buyer, except as provided in Section 2079.15, as follows: (a) The seller's agent, if any, shall provide the disclosure form to the seller prior to entering into the listing agreement. (b) The buyer's agent shall provide the disclosure form to the buyer as soon as practicable prior to execution of the buyer's offer to purchase. If the offer to purchase is not prepared by the buyer's agent, the buyer's agent shall present the disclosure form to the buyer not later than the next business day after receiving the offer to purchase from the buyer.

2079.15. In any circumstance in which the seller or buyer refuses to sign an acknowledgment of receipt pursuant to Section 2079.14, the agent shall set forth, sign, and date a written declaration of the facts of the refusal.

2079.16 Reproduced on Page 1 of this AD form.

2079.17(a) As soon as practicable, the buyer's agent shall disclose to the buyer and seller whether the agent is acting in the real property transaction as the buyer's agent, or as a dual agent representing both the buyer and the seller. This relationship shall be confirmed in the contract to purchase and sell real property or in a separate writing executed or acknowledged by the seller, the buyer, and the buyer's agent prior to or coincident with execution of that contract by the buyer and the seller, respectively. (b) As soon as practicable, the seller's agent shall disclose to the seller whether the seller's agent is acting in the real property transaction as the seller's agent, or as a dual agent representing both the buyer and seller. This relationship shall be confirmed in the contract to purchase and sell real property or in a separate writing executed or acknowledged by the seller and the seller's agent prior to or coincident with the execution of that contract by the seller.

CONFIRMATION: The following agency relationships are confirmed for this transaction:

Seller's Brokerage Firm DO NOT COMPLETE. SAMPLE ONLY License Number \_\_\_\_\_  
Is the broker of (check one): the seller; or both the buyer and seller. (dual agent)  
Seller's Agent DO NOT COMPLETE. SAMPLE ONLY License Number \_\_\_\_\_  
Is (check one): the Seller's Agent. (salesperson or broker associate) both the Buyer's and Seller's Agent. (dual agent)  
Buyer's Brokerage Firm DO NOT COMPLETE. SAMPLE ONLY License Number \_\_\_\_\_  
Is the broker of (check one): the buyer; or both the buyer and seller. (dual agent)  
Buyer's Agent DO NOT COMPLETE. SAMPLE ONLY License Number \_\_\_\_\_  
Is (check one): the Buyer's Agent. (salesperson or broker associate) both the Buyer's and Seller's Agent. (dual agent)

(d) The disclosures and confirmation required by this section shall be in addition to the disclosure required by Section 2079.14. An agent's duty to provide disclosure and confirmation of representation in this section may be performed by a real estate salesperson or broker associate affiliated with that broker.

2079.18 (Repealed pursuant to AB-1289)

2079.19 The payment of compensation or the obligation to pay compensation to an agent by the seller or buyer is not necessarily determinative of a particular agency relationship between an agent and the seller or buyer. A listing agent and a selling agent may agree to share any compensation or commission paid, or any right to any compensation or commission for which an obligation arises as the result of a real estate transaction, and the terms of any such agreement shall not necessarily be determinative of a particular relationship.

2079.20 Nothing in this article prevents an agent from selecting, as a condition of the agent's employment, a specific form of agency relationship not specifically prohibited by this article if the requirements of Section 2079.14 and Section 2079.17 are complied with.

2079.21 (a) A dual agent may not, without the express permission of the seller, disclose to the buyer any confidential information obtained from the seller. (b) A dual agent may not, without the express permission of the buyer, disclose to the seller any confidential information obtained from the buyer. (c) "Confidential information" means facts relating to the client's financial position, motivations, bargaining position, or other personal information that may impact price, such as the seller is willing to accept a price less than the listing price or the buyer is willing to pay a price greater than the price offered. (d) This section does not alter in any way the duty or responsibility of a dual agent to any principal with respect to confidential information other than price.

2079.22 Nothing in this article precludes a seller's agent from also being a buyer's agent. If a seller or buyer in a transaction chooses to not be represented by an agent, that does not, of itself, make that agent a dual agent.

2079.23 A contract between the principal and agent may be modified or altered to change the agency relationship at any time before the performance of the act which is the object of the agency with the written consent of the parties to the agency relationship.

2079.24 Nothing in this article shall be construed to either diminish the duty of disclosure owed buyers and sellers by agents and their associate licensees, subagents, and employees or to relieve agents and their associate licensees, subagents, and employees from liability for their conduct in connection with acts governed by this article or for any breach of a fiduciary duty or a duty of disclosure.

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AD REVISED 12/18 (PAGE 2 OF 2)

**DISCLOSURE REGARDING REAL ESTATE AGENCY RELATIONSHIP (AD PAGE 2 OF 2)**

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

19380 Monterey

Property Address 19380 Monterey Road, Morgan Hill,

**1. IMPORTANCE OF PROPERTY INVESTIGATION:** The physical condition of the land and improvements being purchased is not guaranteed by either Seller or Brokers. You have an affirmative duty to exercise reasonable care to protect yourself, including discovery of the legal, practical and technical implications of disclosed facts, and the investigation and verification of information and facts that you know or that are within your diligent attention and observation. A general physical inspection typically does not cover all aspects of the Property nor items affecting the Property that are not physically located on the Property. If the professionals recommend further investigations, including a recommendation by a pest control operator to inspect inaccessible areas of the Property, you should contact qualified experts to conduct such additional investigations.

**2. BROKER OBLIGATIONS:** Brokers do not have expertise in all areas and therefore cannot advise you on many items, such as those listed below. If Broker gives you referrals to professionals, Broker does not guarantee their performance.

**3. YOU ARE STRONGLY ADVISED TO INVESTIGATE THE CONDITION AND SUITABILITY OF ALL ASPECTS OF THE PROPERTY, INCLUDING BUT NOT LIMITED TO THE FOLLOWING. IF YOU DO NOT DO SO, YOU ARE ACTING AGAINST THE ADVICE OF BROKERS.**

- A. GENERAL CONDITION OF THE PROPERTY, ITS SYSTEMS AND COMPONENTS:** Foundation, roof (condition, age, leaks, useful life), plumbing, heating, air conditioning, electrical, mechanical, security, pool/spa (cracks, leaks, operation), other structural and nonstructural systems and components, fixtures, built-in appliances, any personal property included in the sale, and energy efficiency of the Property.
- B. SQUARE FOOTAGE, AGE, BOUNDARIES:** Square footage, room dimensions, lot size, age of improvements and boundaries. Any numerical statements regarding these items are APPROXIMATIONS ONLY and have not been verified by Seller and cannot be verified by Brokers. Fences, hedges, walls, retaining walls and other barriers or markers do not necessarily identify true Property boundaries.
- C. WOOD DESTROYING PESTS:** Presence of, or conditions likely to lead to the presence of wood destroying pests and organisms.
- D. SOIL STABILITY:** Existence of fill or compacted soil, expansive or contracting soil, susceptibility to slippage, settling or movement, and the adequacy of drainage.
- E. WATER AND UTILITIES; WELL SYSTEMS AND COMPONENTS; WASTE DISPOSAL:** Water and utility availability, use restrictions and costs. Water quality, adequacy, condition, and performance of well systems and components. The type, size, adequacy, capacity and condition of sewer and septic systems and components, connection to sewer, and applicable fees.
- F. ENVIRONMENTAL HAZARDS:** Potential environmental hazards, including, but not limited to, asbestos, lead-based paint and other lead contamination, radon, methane, other gases, fuel oil or chemical storage tanks, contaminated soil or water, hazardous waste, waste disposal sites, electromagnetic fields, nuclear sources, and other substances, materials, products, or conditions (including mold (airborne, toxic or otherwise), fungus or similar contaminants).
- G. EARTHQUAKES AND FLOODING:** Susceptibility of the Property to earthquake/seismic hazards and propensity of the Property to flood.
- H. FIRE, HAZARD AND OTHER INSURANCE:** The availability and cost of necessary or desired insurance may vary. The location of the Property in a seismic, flood or fire hazard zone, and other conditions, such as the age of the Property and the claims history of the Property and Buyer, may affect the availability and need for certain types of insurance. Buyer should explore insurance options early as this information may affect other decisions, including the removal of loan and inspection contingencies.
- I. BUILDING PERMITS, ZONING AND GOVERNMENTAL REQUIREMENTS:** Permits, inspections, certificates, zoning, other governmental limitations, restrictions, and requirements affecting the current or future use of the Property, its development or size.
- J. RENTAL PROPERTY RESTRICTIONS:** Some cities and counties impose restrictions that limit the amount of rent that can be charged, the maximum number of occupants, and the right of a landlord to terminate a tenancy. Deadbolt or other locks and security systems for doors and windows, including window bars, should be examined to determine whether they satisfy legal requirements.
- K. SECURITY AND SAFETY:** State and local Law may require the installation of barriers, access alarms, self-latching mechanisms and/or other measures to decrease the risk to children and other persons of existing swimming pools and hot tubs, as well as various fire safety and other measures concerning other features of the Property.
- L. NEIGHBORHOOD, AREA, SUBDIVISION CONDITIONS; PERSONAL FACTORS:** Neighborhood or area conditions, including schools, law enforcement, crime statistics, registered felons or offenders, fire protection, other government services, availability, adequacy and cost of internet connections or other technology services and installations, commercial, industrial or agricultural activities, existing and proposed transportation, construction and development that may affect noise, view, or traffic, airport noise, noise or odor from any source, wild and domestic animals, other nuisances, hazards, or circumstances, protected species, wetland properties, botanical diseases, historic or other governmentally protected sites or improvements, cemeteries, facilities and condition of common areas of common interest subdivisions, and possible lack of compliance with any governing documents or Homeowners' Association requirements, conditions and influences of significance to certain cultures and/or religions, and personal needs, requirements and preferences of Buyer.

By signing below, Buyers acknowledge that they have read, understand, accept and have received a Copy of this Advisory. Buyers are encouraged to read it carefully.

Buyer \_\_\_\_\_ Buyer \_\_\_\_\_  
Civic Park Properties, INC., a California

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BIA REVISED 11/14 (PAGE 1 OF 1)

**BUYER'S INSPECTION ADVISORY (BIA PAGE 1 OF 1)**



BUYER'S VACANT LAND ADDITIONAL INSPECTION ADVISORY

(C.A.R. Form BVLIA, 11/13)

Property Address: 19380 Monterey Road, Morgan Hill, ("Property").

A. IMPORTANCE OF PROPERTY INVESTIGATION: The physical condition of the land and improvements being purchased is not guaranteed by either Seller or Brokers. For this reason, you should conduct thorough investigations of the Property personally and with professionals who should provide written reports of their investigations. A general physical inspection typically does not cover all aspects of the Property nor items affecting the Property that are not physically located on the Property. If the professionals recommend further investigations, including a recommendation by a pest control operator to inspect inaccessible areas of the Property, you should contact qualified experts to conduct such additional investigations. Additionally, some inspections, such as those listed below, may be of particular importance when purchasing vacant land.

B. BUYER RIGHTS AND DUTIES: You have an affirmative duty to exercise reasonable care to protect yourself, including discovery of the legal, practical and technical implications of disclosed facts, and the investigation and verification of information and facts that you know or that are within your diligent attention and observation. The purchase agreement gives you the right to investigate the Property. If you exercise this right, and you should, you must do so in accordance with the terms of that agreement. This is the best way for you to protect yourself. It is extremely important for you to read all written reports provided by professionals and to discuss the results of inspections with the professional who conducted the inspection. You have the right to request that Seller make repairs, corrections or take other action based upon items discovered in your investigations or disclosed by Seller. If Seller is unwilling or unable to satisfy your requests, or you do not want to purchase the Property in its disclosed and discovered condition, you have the right to cancel the agreement if you act within specific time periods. If you do not cancel the agreement in a timely and proper manner, you may be in breach of contract.

C. SELLER RIGHTS AND DUTIES: Seller is required to disclose to you material facts known to him/her that affect the value or desirability of the Property. However, Seller may not be aware of some Property defects or conditions. Seller does not have an obligation to inspect the Property for your benefit nor is Seller obligated to repair, correct or otherwise cure known defects that are disclosed to you or previously unknown defects that are discovered by you or your inspectors during escrow. The purchase agreement obligates Seller to make the Property available to you for investigations.

D. BROKER OBLIGATIONS: Brokers do not have expertise in all areas and therefore cannot advise you on many items, such as soil stability, geologic or environmental conditions, hazardous or illegal controlled substances, structural conditions of the foundation or other improvements, or the condition of the roof, plumbing, heating, air conditioning, electrical, sewer, septic, waste disposal, or other system. The only way to accurately determine the condition of the Property is through an inspection by an appropriate professional selected by you. If Broker gives you referrals to such professionals, Broker does not guarantee their performance. You may select any professional of your choosing. If you have entered into a written agreement with a Broker, the specific terms of that agreement will determine the nature and extent of that Broker's duty to you. YOU ARE STRONGLY ADVISED TO INVESTIGATE THE CONDITION AND SUITABILITY OF ALL ASPECTS OF THE PROPERTY. IF YOU DO NOT DO SO, YOU ARE ACTING AGAINST THE ADVICE OF BROKERS.

E. YOU ARE ADVISED TO CONDUCT INVESTIGATIONS OF THE ENTIRE PROPERTY, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

- 1. FINANCE: Financing the purchase of vacant land finance and especially financing construction loans for the improvement of vacant land can provide particular challenges, including subordination agreements and insurance requirements. Buyer is advised to seek the assistance of reputable lenders in assistance with their decisions regarding financing of the property.
2. CONSTRUCTION COSTS: If Buyer is contemplating building improvements on the property, Buyer is advised that they will have to contact directly any contractors, service providers, suppliers, architects, utility companies regarding the costs of improvements. Buyer is advised to get written bids from all such persons regarding their decision to develop the property.
3. UTILITIES: Unimproved property may or may not have utilities available to the property. Buyer(s) is advised to obtain information from the public or private utility provider about the availability and cost of providing utilities to the property and whether necessary easements are in place to allow such utilities to the property.
4. ENVIRONMENTAL SURVEY: Unimproved land may have had or may have hazardous materials stored upon or under the land or been used by persons engaged in activities exposing the land to hazardous materials. The land may also be host to protected vegetation or animal life. Buyer(s) is advised to satisfy themselves as what hazards or protected plant or animal life are on the property and what impact they may have on Buyer's future plans for the property by seeking the help of a qualified professional.

Buyer's Initials ( ) ( )

Seller's Initials ( ) ( )



- 5. **NATURAL HAZARDS REPORTS:** Buyer(s) is advised that while certain disclosures are required by state, federal and local laws, hazard disclosure companies can provide additional disclosures for both natural and man-made hazards or nuisances for a cost. Buyer is advised to seek the advice of a natural hazards reporting company regarding additional reports and disclosures that buyer may wish to obtain.
- 6. **SUBDIVISION OF THE PROPERTY:** If Buyer's plans include future subdivision of the property (whether under the Subdivision Map Act of the Subdivided Lands Law) multiple, complex issues regarding city, county, state, and federal laws may be presented. Buyer is strongly advised to seek the advice of California legal counsel familiar with federal, state and local subdivision requirements.

Buyer and Seller acknowledge and agree that Broker: (i) Does not decide what price Buyer should pay or Seller should accept; (ii) Does not guarantee the condition of the Property; (iii) Does not guarantee the performance, adequacy or completeness of inspections, services, products or repairs provided or made by Seller or others; (iv) Does not have an obligation to conduct an inspection of common areas or areas off the site of the Property; (v) Shall not be responsible for identifying defects on the Property, in common areas, or offsite unless such defects are visually observable by an inspection of reasonably accessible areas of the Property or are known to Broker; (vi) Shall not be responsible for inspecting public records or permits concerning the title or use of Property; (vii) Shall not be responsible for identifying the location of boundary lines or other items affecting title; (viii) Shall not be responsible for verifying square footage, representations of others or information contained in Investigation reports, Multiple Listing Service, advertisements, flyers or other promotional material; (ix) Shall not be responsible for providing legal or tax advice regarding any aspect of a transaction entered into by Buyer or Seller; and (x) Shall not be responsible for providing other advice or information that exceeds the knowledge, education and experience required to perform real estate licensed activity. Buyer and Seller agree to seek legal, tax, insurance, title and other desired assistance from appropriate professionals.

By signing below, Buyer and Seller each acknowledge that they have read, understand, accept and have received a Copy of this Advisory. Buyer is encouraged to read it carefully.

SELLER \_\_\_\_\_ Date \_\_\_\_\_  
*FARV Monterey LLC*

SELLER \_\_\_\_\_ Date \_\_\_\_\_

BUYER \_\_\_\_\_ Date \_\_\_\_\_  
*Civic Park Properties, INC., a California*

BUYER \_\_\_\_\_ Date \_\_\_\_\_

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# **Interview Questionnaire(s)**

## Owner Representative/Property Manager Questionnaire

\*Please explain all 'yes' answers and mark N/A if you do not know the answer or it doesn't apply

Name	Donna Paulines
Title	Controller
Company	Family Adventures RV, Inc.
How long have you been associated with the site?	8 years
What is the address of the site?	19380 Monterey Road, Morgan Hill CA 95037
Who is the owner of the property?	John Kerley
When were the buildings onsite (if any) constructed?	
Do you know the previous use of the site?	RV Dealership
What companies supply utilities to the subject property?  Gas Electricity Water Sewer	- PG & E - City of Morgan Hill NA
What company picks up trash and how often?	Recology
Do you know if any environmental work has been done at the property? If so, please describe.	No
Do you know if any hazardous materials are currently or previously stored onsite or if hazardous waste was generated onsite?  If so, please provide details.	No
Do you know of any underground storage tanks previously associated with this site? If so, please provide details in next column:	How many? Capacity?  Contents? NA  Construction Material?  When were they installed?  If removed, when were they removed and by what company?

	<p>Were soil samples collected?</p> <p>Was an agency there to witness?</p>
<p>Do you know of any aboveground storage tanks associated with this site, past or present? If so, please provide details in next column:</p>	<p>How many? 1</p> <p>Location? Between Brown Bldg &amp; Service Shop</p> <p>Capacity? 500 G</p> <p>Contents? Propane</p> <p>Construction Material?</p> <p>When were they installed?</p> <p>When were they removed?</p>
<p>Do you know of any sumps, clarifiers, or grease interceptors associated with this site, past or present? If so, please provide details in next column:</p>	<p>Time frame located onsite (when installed/removed)?</p> <p>Location?</p> <p>What used for?</p> <p>Capacity?</p> <p>Who serviced and how often? NA</p> <p>What company removed?</p> <p>Were soil samples collected?</p> <p>Was there regulatory agency oversight of removal?</p>
<p>Do you know of any septic systems currently or formerly located onsite? If so, please provide details in next column:</p>	<p>Time frame located onsite?</p> <p>Location? NA</p> <p>Removal procedures if any? None</p>
<p>Do you know of any in-ground hydraulic equipment associated with this site, past or present? If so, please provide details in next column:</p>	<p>How many?</p> <p>Location?</p> <p>Time frame located onsite (when installed/removed)?</p> <p>What company removed them? NA</p> <p>Were samples collected from soil?</p> <p>Was there local agency oversight of removal?</p>
<p>Are you aware of any wells ever onsite (for example: Irrigation, groundwater,</p>	<p>When installed?</p> <p>How many? NA</p>

groundwater monitoring, soil vapor extraction)? If so, please provide details in next column:	Where located? Currently operating? <i>NA</i> Abandoned? If so, when? And was it in accordance with agency? Which one?
---	--

Are you aware of any of the following?

Any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property.

Any pending, threatened or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property.

Any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

If you answered yes to any of the above three questions, will you please provide an explanation:

# **Regulatory Database Report**



---

# DATABASE REPORT

**Project Property:** *DeNova Morgan Hill  
19380 Monterey Road  
Morgan Hill CA 95037*

**Project No:** *25021-021054.00*

**Report Type:** *Database Report*

**Order No:** *21041300126*

**Requested by:** *Apex Companies, LLC*

**Date Completed:** *April 15, 2021*

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## **Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY**

**Reliance on information in Report:** This report DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as database review of environmental records.

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# Executive Summary

## Property Information:

**Project Property:** *DeNova Morgan Hill  
19380 Monterey Road Morgan Hill CA 95037*

**Project No:** *25021-021054.00*

### **Coordinates:**

**Latitude:** *37.15302607*  
**Longitude:** *-121.67299723*  
**UTM Northing:** *4,112,672.49*  
**UTM Easting:** *617,837.33*  
**UTM Zone:** *UTM Zone 10S*

**Elevation:** *347 FT*

## Order Information:

**Order No:** *21041300126*  
**Date Requested:** *April 13, 2021*  
**Requested by:** *Apex Companies, LLC*  
**Report Type:** *Database Report*

## Historicals/Products:

**Aerial Photographs** *Historical Aerials (Boundaries)*  
**City Directory Search** *CD - 2 Street Search*  
**ERIS Xplorer** [\*ERIS Xplorer\*](#)  
**Excel Add-On** *Excel Add-On*  
**Fire Insurance Maps** *US Fire Insurance Maps*  
**Physical Setting Report (PSR)** *Physical Setting Report (PSR)*  
**Topographic Map** *Topographic Maps*

# Executive Summary: Report Summary

<i>Database</i>	<i>Searched</i>	<i>Search Radius</i>	<i>Project Property</i>	<i>Within 0.12mi</i>	<i>0.125mi to 0.25mi</i>	<i>0.25mi to 0.50mi</i>	<i>0.50mi to 1.00mi</i>	<i>Total</i>
<b><u>Standard Environmental Records</u></b>								
<b>Federal</b>								
DOE FUSRAP	Y	1	0	0	0	0	0	0
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	0.5	0	0	0	0	-	0
SEMS	Y	0.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	0.5	0	0	0	0	-	0
ODI	Y	0.5	0	0	0	0	-	0
CERCLIS	Y	0.5	0	0	0	0	-	0
IODI	Y	0.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	0.5	0	0	0	2	-	2
RCRA LQG	Y	0.25	0	0	0	-	-	0
RCRA SQG	Y	0.25	0	2	0	-	-	2
RCRA VSQG	Y	0.25	0	0	0	-	-	0
RCRA NON GEN	Y	0.25	1	2	2	-	-	5
FED ENG	Y	0.5	0	0	0	0	-	0
FED INST	Y	0.5	0	0	0	0	-	0
LUCIS	Y	0.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	0.5	0	0	0	0	-	0
FEMA UST	Y	0.25	0	0	0	-	-	0
FRP	Y	0.25	0	0	0	-	-	0
HIST GAS STATIONS	Y	0.25	0	0	0	-	-	0

<b>Database</b>	<b>Searched</b>	<b>Search Radius</b>	<b>Project Property</b>	<b>Within 0.12mi</b>	<b>0.125mi to 0.25mi</b>	<b>0.25mi to 0.50mi</b>	<b>0.50mi to 1.00mi</b>	<b>Total</b>
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
<b>State</b>								
RESPONSE	Y	1	0	0	0	0	0	0
ENVIROSTOR	Y	1	0	0	0	1	4	5
DELISTED ENVS	Y	1	0	0	0	0	0	0
SWF/LF	Y	0.5	0	0	0	0	-	0
SWRCB SWF	Y	0.5	0	0	0	0	-	0
HWP	Y	1	0	0	0	0	1	1
SWAT	Y	0.5	0	0	0	0	-	0
C&D DEBRIS RECY	Y	0.5	0	0	0	0	-	0
RECYCLING	Y	0.5	0	0	0	0	-	0
PROCESSORS	Y	0.5	0	0	0	0	-	0
CONTAINER RECY	Y	0.5	0	0	0	0	-	0
LDS	Y	0.5	0	0	0	0	-	0
LUST	Y	0.5	0	1	0	1	-	2
DELISTED LST	Y	0.5	0	0	0	0	-	0
UST	Y	0.25	0	0	0	-	-	0
UST CLOSURE	Y	0.5	0	0	0	0	-	0
HHSS	Y	0.25	0	1	0	-	-	1
UST SWEEPS	Y	0.25	0	1	1	-	-	2
AST	Y	0.25	0	0	0	-	-	0
AST SWRCB	Y	0.25	0	0	0	-	-	0
TANK OIL GAS	Y	0.25	0	0	0	-	-	0
DELISTED TNK	Y	0.25	0	0	0	-	-	0
CERS TANK	Y	0.25	0	0	0	-	-	0
DELISTED CTNK	Y	0.25	0	0	0	-	-	0
HIST TANK	Y	0.25	0	2	1	-	-	3
LUR	Y	0.5	0	0	0	0	-	0
CALSITES	Y	0.5	0	0	0	0	-	0
HLUR	Y	0.5	0	0	0	0	-	0
DEED	Y	0.5	0	0	0	0	-	0

<b>Database</b>	<b>Searched</b>	<b>Search Radius</b>	<b>Project Property</b>	<b>Within 0.12mi</b>	<b>0.125mi to 0.25mi</b>	<b>0.25mi to 0.50mi</b>	<b>0.50mi to 1.00mi</b>	<b>Total</b>
VCP	Y	0.5	0	0	0	0	-	0
CLEANUP SITES	Y	0.5	0	0	0	0	-	0
DELISTED COUNTY	Y	0.25	0	0	0	-	-	0
<b>Tribal</b>								
INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED ILST	Y	0.5	0	0	0	0	-	0
DELISTED IUST	Y	0.25	0	0	0	-	-	0
<b>County</b>								
SANTA CLARA HSOL	Y	0.5	0	0	0	0	-	0
SANTA CLARA LO	Y	0.5	0	1	0	0	-	1
UST SANTA CLARA	Y	0.25	0	0	0	-	-	0
SANTA CLARA CUPA	Y	0.25	2	3	2	-	-	7
SAN JOSE HM	Y	0.25	0	0	0	-	-	0
GILROY CUPA	Y	0.25	0	0	0	-	-	0
SUNNYVALE CUPA	Y	0.25	0	0	0	-	-	0
<b><u>Additional Environmental Records</u></b>								
<b>Federal</b>								
PFAS NPL	Y	0.5	0	0	0	0	-	0
FINDS/FRS	Y	PO	2	1	-	-	-	3
TRIS	Y	PO	0	-	-	-	-	0
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS WATER	Y	0.5	0	0	0	0	-	0
HMIRS	Y	0.125	0	0	-	-	-	0
NCDL	Y	0.125	0	0	-	-	-	0
TSCA	Y	0.125	0	0	-	-	-	0
HIST TSCA	Y	0.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0

<b>Database</b>	<b>Searched</b>	<b>Search Radius</b>	<b>Project Property</b>	<b>Within 0.12mi</b>	<b>0.125mi to 0.25mi</b>	<b>0.25mi to 0.50mi</b>	<b>0.50mi to 1.00mi</b>	<b>Total</b>
FUDS	Y	1	0	0	0	0	0	0
FORMER NIKE	Y	1	0	0	0	0	0	0
PIPELINE INCIDENT	Y	PO	0	-	-	-	-	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	0.25	0	0	0	-	-	0
SMCRA	Y	1	0	0	0	0	0	0
MRDS	Y	1	0	0	0	0	2	2
URANIUM	Y	1	0	0	0	0	0	0
ALT FUELS	Y	0.25	0	0	0	-	-	0
SSTS	Y	0.25	0	0	0	-	-	0
PCB	Y	0.5	0	0	0	0	-	0
<b>State</b>								
DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DRYC GRANT	Y	0.25	0	0	0	-	-	0
PFAS	Y	0.5	0	0	0	0	-	0
PFAS GW	Y	0.5	0	0	0	0	-	0
HWSS CLEANUP	Y	0.5	0	0	0	0	-	0
DTSC HWF	Y	0.5	0	0	0	0	-	0
INSP COMP ENF	Y	1	0	0	0	0	1	1
SCH	Y	1	0	0	0	1	0	1
CHMIRS	Y	PO	0	-	-	-	-	0
HIST CHMIRS	Y	PO	0	-	-	-	-	0
HAZNET	Y	PO	5	1	-	-	-	6
HIST MANIFEST	Y	PO	0	-	-	-	-	0
HW TRANSPORT	Y	0.125	0	0	-	-	-	0
WASTE TIRE	Y	PO	0	-	-	-	-	0
MEDICAL WASTE	Y	0.25	0	0	0	-	-	0
HIST CORTESE	Y	0.5	0	0	0	0	-	0
CDO/CAO	Y	0.5	0	0	0	0	-	0
CERS HAZ	Y	0.125	1	2	-	-	-	3
DELISTED HAZ	Y	0.5	0	0	0	0	-	0
GEOTRACKER	Y	0.125	1	0	-	-	-	1
MINE	Y	1	0	0	0	0	1	1

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
LIEN	Y	PO	0	-	-	-	-	0
WASTE DISCHG	Y	0.25	0	0	0	-	-	0
EMISSIONS	Y	0.25	1	2	0	-	-	3
CDL	Y	0.125	0	0	-	-	-	0

**Tribal** *No Tribal additional environmental record sources available for this State.*

**County** *No County additional environmental databases were selected to be included in the search.*

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**Total:** 13 19 6 5 9 52

\* PO – Property Only

\* 'Property and adjoining properties' database search radii are set at 0.25 miles.

## Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
<a href="#">1</a>	FINDS/FRS	ALPINE RECREATION	19380 MONTEREY ROAD MORGAN HILL CA 95037-2605	NNW	0.00 / 0.00	0	<a href="#">28</a>
<a href="#">1</a>	SANTA CLARA CUPA	FAMILY ADVENTURES RV INC	19380 Monterey St Morgan Hill CA 95037	NNW	0.00 / 0.00	0	<a href="#">28</a>
<a href="#">1</a>	HAZNET	FAMILY RV	19380 MONTEREY ST MORGAN HILL CA 950372605	NNW	0.00 / 0.00	0	<a href="#">29</a>
<a href="#">1</a>	HAZNET	FAMILY ADVENTURES RV INC	19380 MONTEREY ST MORGAN HILL CA 950372605	NNW	0.00 / 0.00	0	<a href="#">29</a>
<a href="#">1</a>	HAZNET	STOCKDALES HOT ROD PAINT	19380 MONTEREY ST MORGAN HILL CA 950372605	NNW	0.00 / 0.00	0	<a href="#">29</a>
<a href="#">1</a>	HAZNET	ALPINE RECREATION	19380 MONTEREY ST MORGAN HILL CA 950372605	NNW	0.00 / 0.00	0	<a href="#">30</a>
<a href="#">1</a>	FINDS/FRS	FAMILY ADVENTURES RV INC	19380 MONTEREY ST MORGAN HILL CA 95037	NNW	0.00 / 0.00	0	<a href="#">32</a>
<a href="#">1</a>	CERS HAZ	FAMILY ADVENTURES RV INC	19380 MONTEREY ST MORGAN HILL CA 95037	NNW	0.00 / 0.00	0	<a href="#">32</a>
<a href="#">1</a>	EMISSIONS	ALPINE RECREATION	19380 MONTEREY ROAD MORGAN HILL CA 95037	NNW	0.00 / 0.00	0	<a href="#">36</a>
<a href="#">1</a>	SANTA CLARA CUPA	ALPINE RECREATION	19380 MONTEREY RD MORGAN HILL CA 95037	NNW	0.00 / 0.00	0	<a href="#">38</a>
<a href="#">1</a>	RCRA NON GEN	FAMILY ADVENTURES RV INC	19380 MONTEREY ST MORGAN HILL CA 95037-2605 <i>EPA Handler ID: CAL000399995</i>	NNW	0.00 / 0.00	0	<a href="#">38</a>
<a href="#">2</a>	HAZNET	SOUTH VALLEY AUTOMOTIVE	19400 MONTEREY RD MORGAN HILL CA 950370000	WNW	0.00 / 0.00	-1	<a href="#">39</a>
<a href="#">2</a>	GEOTRACKER	FLORES PROPERTY	19400 MONTEREY RD. MORGAN HILL CA 95037	WNW	0.00 / 0.00	-1	<a href="#">40</a>

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
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## Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
<a href="#">3</a>	SANTA CLARA CUPA	SUPERIOR AUTOMOTIVE & RADIATOR SERV	19280 MONTEREY HY MORGAN HILL CA 95037	SSE	0.01 / 64.81	0	<a href="#">41</a>
<a href="#">3</a>	HAZNET	SUPERIOR AUTOMOTIVE & RV	19280 MONTEREY ST MORGAN HILL CA 95037	SSE	0.01 / 64.81	0	<a href="#">41</a>
<a href="#">3</a>	CERS HAZ	SUPERIOR AUTOMOTIVE & RADIATOR SERV	19280 MONTEREY HY MORGAN HILL CA 95037	SSE	0.01 / 64.81	0	<a href="#">42</a>
<a href="#">3</a>	RCRA NON GEN	SUPERIOR AUTOMOTIVE & RV	19280 MONTEREY ST MORGAN HILL CA 95037 <i>EPA Handler ID: CAL000413527</i>	SSE	0.01 / 64.81	0	<a href="#">53</a>
<a href="#">3</a>	FINDS/FRS	SUPERIOR AUTOMOTIVE & RV	19280 MONTEREY ST MORGAN HILL CA 95037	SSE	0.01 / 64.81	0	<a href="#">54</a>
<a href="#">4</a>	SANTA CLARA LO	Cochrane Plaza Chevrolet	19490 Monterey Rd San Jose CA <i>SCVWD ID   Closure Date: 09S3E17E01f   1/15/1998</i>	NW	0.02 / 111.43	-1	<a href="#">55</a>
<a href="#">5</a>	RCRA SQG	SOUTH COUNTY CHEVROLET GEO	19490 MONTEREY ST MORGAN HILL CA 95037 <i>EPA Handler ID: CAD102108404</i>	WNW	0.02 / 126.46	-2	<a href="#">55</a>
<a href="#">5</a>	RCRA SQG	DENT CLINIC THE	19490 MONTEREY RD MORGAN HILL CA 95037 <i>EPA Handler ID: CAD982011306</i>	WNW	0.02 / 126.46	-2	<a href="#">56</a>
<a href="#">5</a>	LUST	COCHRANE PLAZA CHEVROLET	19490 MONTEREY RD UNINCORPORATED CA 95037 <i>Global ID   Status   Status Date: T0608502025   COMPLETED - CASE CLOSED   1/15/1998</i>	WNW	0.02 / 126.46	-2	<a href="#">57</a>
<a href="#">5</a>	SANTA CLARA CUPA	IRISH CONSTRUCTION	19490 MONTEREY ST MORGAN HILL CA 95037	WNW	0.02 / 126.46	-2	<a href="#">61</a>
<a href="#">5</a>	CERS HAZ	IRISH CONSTRUCTION	19490 MONTEREY ST MORGAN HILL CA 95037	WNW	0.02 / 126.46	-2	<a href="#">61</a>
<a href="#">5</a>	RCRA NON GEN	IRISH CONSTRUCTION CONTROLLER	19490 MONTEREY HWY MORGAN HILL CA 95037-0000 <i>EPA Handler ID: CAL000189616</i>	WNW	0.02 / 126.46	-2	<a href="#">67</a>

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
<a href="#">5</a>	UST SWEEPS	DON MURTOS CHEVROLET, INC.	19490 MONTEREY RD MORGAN HILL CA  <i>C C / Status: A43-004-1658   ACTIVE Tank ID: 000001, 000001</i>	WNW	0.02 / 126.46	-2	<a href="#">68</a>
<a href="#">6</a>	EMISSIONS	DENT CLINIC INC	19490 MONTEREY ROAD MORGAN HILL CA 95037	WNW	0.03 / 137.61	-3	<a href="#">69</a>
<a href="#">6</a>	EMISSIONS	THE DENT CLINIC INC	19490 MONTEREY ROAD MORGAN HILL CA 95037	WNW	0.03 / 137.61	-3	<a href="#">70</a>
<a href="#">6</a>	HIST TANK	DON MURTOS CHEVROLET, INC.	19490 MONTEREY RD. MORGAN HILL CA	WNW	0.03 / 137.61	-3	<a href="#">70</a>
<a href="#">7</a>	HHSS	DON MURTOS CHEVROLET INC	19490 MONTEREY RD. MORGAN HILL CA 95037	WNW	0.03 / 167.92	-3	<a href="#">70</a>
<a href="#">8</a>	SANTA CLARA CUPA	B & P MARINE SERVICE	19500 MONTEREY RD MORGAN HILL CA 95037	WNW	0.09 / 467.77	-4	<a href="#">70</a>
<a href="#">9</a>	HIST TANK	KOBASHI, E.K.	105 A BURNETT AVE MORGAN HILL CA	NNE	0.10 / 504.54	1	<a href="#">71</a>
<a href="#">10</a>	RCRA NON GEN	PONZINI'S COMMUNITY GARAGE & TOWING	19190 N MONTEREY MORGAN HILL CA 95037-0000 <i>EPA Handler ID: CAL000042610</i>	SSE	0.13 / 677.98	1	<a href="#">71</a>
<a href="#">11</a>	SANTA CLARA CUPA	PONZINI'S COMMUNITY GARAGE	19190 MONTEREY RD MORGAN HILL CA 95037	SSE	0.13 / 692.56	1	<a href="#">72</a>
<a href="#">12</a>	SANTA CLARA CUPA	MADRONE MOBILE ESTATES	200 BURNETT AV MORGAN HILL CA 95037	NNE	0.14 / 729.17	2	<a href="#">72</a>
<a href="#">12</a>	RCRA NON GEN	MARY SAIDOR	200 BURNETT AVENUE MORGAN HILL CA 95037 <i>EPA Handler ID: CAC003082671</i>	NNE	0.14 / 729.17	2	<a href="#">73</a>
<a href="#">13</a>	HIST TANK	BURNETT SCHOOL	85 TILTON AVENUE MORGAN HILL CA	W	0.22 / 1,165.51	-8	<a href="#">74</a>
<a href="#">14</a>	UST SWEEPS	BURNETT SCHOOL	85 TILTON AVE MORGAN HILL CA  <i>C C / Status: 143-004-66661   INACTIVE Tank ID: 000001</i>	W	0.22 / 1,165.56	-7	<a href="#">74</a>

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number	
<a href="#">15</a>	RCRA TSD	PARAMIT CORPORATION	18735 MADRONE PKWY MORGAN HILL CA 95037	SE	0.32 / 1,712.55	7	<a href="#">74</a>	
			<i>EPA Handler ID:</i> CAR000260414					
<a href="#">16</a>	SCH	ANN SOBRATO HIGH SCHOOL	11230 MONTEREY HIGHWAY SAN JOSE CA 95037	NW	0.47 / 2,504.57	-5	<a href="#">76</a>	
			<i>Estor/EPA ID   Cleanup Status:</i> 43010024   NO FURTHER ACTION AS OF 6/28/2004					
<a href="#">16</a>	ENVIROSTOR	ANN SOBRATO HIGH SCHOOL	11230 MONTEREY HIGHWAY SAN JOSE CA 95037	NW	0.47 / 2,504.57	-5	<a href="#">77</a>	
			<i>Estor/EPA ID   Cleanup Status:</i> 43010024   NO FURTHER ACTION AS OF 6/28/2004					
<a href="#">17</a>	LUST	MORGAN HILL UNIF SCHOOL DISTRICT	11230 MONTEREY ROAD MORGAN HILL CA 95037	NW	0.48 / 2,537.87	-5	<a href="#">78</a>	
			<i>Global ID   Status   Status Date:</i> T0608598193   COMPLETED - CASE CLOSED   6/30/2005					
<a href="#">18</a>	RCRA TSD	DEPRESSURIZED TECHNOLOGIES INT	335 COCHRANE CIR MORGAN HILL CA 95037	SE	0.49 / 2,599.15	9	<a href="#">82</a>	
			<i>EPA Handler ID:</i> CAD983665068					
<a href="#">19</a>	ENVIROSTOR	NEW MORGAN HILL HIGH SCHOOL	BURNETT AVENUE MORGAN HILL CA 95037	N	0.50 / 2,645.82	7	<a href="#">84</a>	
			<i>Estor/EPA ID   Cleanup Status:</i> 43010029   CERTIFIED AS OF 6/21/2003					
<a href="#">20</a>	INSP COMP ENF	DEPRESSURIZED TECHNOLOGIES INT	335 COCHRANE CIR MORGAN HILL CA 95037	SE	0.51 / 2,709.48	11	<a href="#">86</a>	
<a href="#">20</a>	ENVIROSTOR	DEPRESSURIZED TECHNOLOGIES INT	335 COCHRANE CIR MORGAN HILL CA 950370000	SE	0.51 / 2,709.48	11	<a href="#">87</a>	
			<i>Estor/EPA ID   Cleanup Status:</i> CAD983665068					
<a href="#">20</a>	HWP	DEPRESSURIZED TECHNOLOGIES INT	335 COCHRANE CIR MORGAN HILL CA 950370000	SE	0.51 / 2,709.48	11	<a href="#">88</a>	
			<i>Estor/EPA ID:</i> CAD983665068					
<a href="#">21</a>	ENVIROSTOR	MADRONE LAND CORP. /SAN JOSE TRAP & SKEET	645 COCHRANE RD. MORGAN HILL CA 95037	E	0.87 / 4,608.53	25	<a href="#">89</a>	
			<i>Estor/EPA ID   Cleanup Status:</i> 43010016   REFER: RWQCB AS OF 8/21/1996					
<a href="#">22</a>	MRDS	POLAK PIT	SANTA CLARA COUNTY MORGAN HILL CA 95037	NNE	0.94 / 4,939.68	11	<a href="#">89</a>	
<a href="#">23</a>	ENVIROSTOR	ALIEN TECHNOLOGY CORPORATION	18410 BUTTERFIELD RD MORGAN HILL CA 95037	ESE	0.94 / 4,948.57	18	<a href="#">90</a>	
			<i>Estor/EPA ID   Cleanup Status:</i> 71004096   INACTIVE - NEEDS EVALUATION AS OF					
<a href="#">24</a>	MINE	POLAK PIT QUARRY- RECLAIMED	MORGAN HILL CA 95037	NNE	0.96 / 5,059.17	25	<a href="#">90</a>	

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
<a href="#">25</a>	MRDS	LOPEZ PROSPECT	SANTA CLARA COUNTY MORGAN HILL CA 95037	SW	1.00 / 5,259.18	247	<a href="#">91</a>

## Executive Summary: Summary by Data Source

### Standard

### Federal

#### RCRA TSD - RCRA non-CORRACTS TSD Facilities

A search of the RCRA TSD database, dated Jan 22, 2021 has found that there are 2 RCRA TSD site(s) within approximately 0.50 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
PARAMIT CORPORATION	18735 MADRONE PKWY MORGAN HILL CA 95037  <i>EPA Handler ID: CAR000260414</i>	SE	0.32 / 1,712.55	<a href="#">15</a>
DEPRESSURIZED TECHNOLOGIES INT	335 COCHRANE CIR MORGAN HILL CA 95037  <i>EPA Handler ID: CAD983665068</i>	SE	0.49 / 2,599.15	<a href="#">18</a>

#### RCRA SQG - RCRA Small Quantity Generators List

A search of the RCRA SQG database, dated Jan 22, 2021 has found that there are 2 RCRA SQG site(s) within approximately 0.25 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
DENT CLINIC THE	19490 MONTEREY RD MORGAN HILL CA 95037  <i>EPA Handler ID: CAD982011306</i>	WNW	0.02 / 126.46	<a href="#">5</a>
SOUTH COUNTY CHEVROLET GEO	19490 MONTEREY ST MORGAN HILL CA 95037  <i>EPA Handler ID: CAD102108404</i>	WNW	0.02 / 126.46	<a href="#">5</a>

#### RCRA NON GEN - RCRA Non-Generators

A search of the RCRA NON GEN database, dated Jan 22, 2021 has found that there are 5 RCRA NON GEN site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
SUPERIOR AUTOMOTIVE & RV	19280 MONTEREY ST MORGAN HILL CA 95037  <i>EPA Handler ID: CAL000413527</i>	SSE	0.01 / 64.81	<a href="#">3</a>
PONZINI'S COMMUNITY GARAGE & TOWING	19190 N MONTEREY MORGAN HILL CA 95037-0000  <i>EPA Handler ID: CAL000042610</i>	SSE	0.13 / 677.98	<a href="#">10</a>
MARY SAIDOR	200 BURNETT AVENUE MORGAN HILL CA 95037	NNE	0.14 / 729.17	<a href="#">12</a>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
	<i>EPA Handler ID: CAC003082671</i>			
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
FAMILY ADVENTURES RV INC	19380 MONTEREY ST MORGAN HILL CA 95037-2605	NNW	0.00 / 0.00	<a href="#">1</a>
	<i>EPA Handler ID: CAL000399995</i>			
IRISH CONSTRUCTION CONTROLLER	19490 MONTEREY HWY MORGAN HILL CA 95037-0000	WNW	0.02 / 126.46	<a href="#">5</a>
	<i>EPA Handler ID: CAL000189616</i>			

## State

### ENVIROSTOR - EnviroStor Database

A search of the ENVIROSTOR database, dated Jan 13, 2021 has found that there are 5 ENVIROSTOR site(s) within approximately 1.00 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
NEW MORGAN HILL HIGH SCHOOL	BURNETT AVENUE MORGAN HILL CA 95037	N	0.50 / 2,645.82	<a href="#">19</a>
	<i>Estor/EPA ID   Cleanup Status: 43010029   CERTIFIED AS OF 6/21/2003</i>			
DEPRESSURIZED TECHNOLOGIES INT	335 COCHRANE CIR MORGAN HILL CA 950370000	SE	0.51 / 2,709.48	<a href="#">20</a>
	<i>Estor/EPA ID   Cleanup Status: CAD983665068  </i>			
MADRONE LAND CORP./SAN JOSE TRAP & SKEET	645 COCHRANE RD. MORGAN HILL CA 95037	E	0.87 / 4,608.53	<a href="#">21</a>
	<i>Estor/EPA ID   Cleanup Status: 43010016   REFER: RWQCB AS OF 8/21/1996</i>			
ALIEN TECHNOLOGY CORPORATION	18410 BUTTERFIELD RD MORGAN HILL CA 95037	ESE	0.94 / 4,948.57	<a href="#">23</a>
	<i>Estor/EPA ID   Cleanup Status: 71004096   INACTIVE - NEEDS EVALUATION AS OF</i>			
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ANN SOBRATO HIGH SCHOOL	11230 MONTEREY HIGHWAY SAN JOSE CA 95037	NW	0.47 / 2,504.57	<a href="#">16</a>
	<i>Estor/EPA ID   Cleanup Status: 43010024   NO FURTHER ACTION AS OF 6/28/2004</i>			

### HWP - EnviroStor Hazardous Waste Facilities

A search of the HWP database, dated Jan 13, 2021 has found that there are 1 HWP site(s) within approximately 1.00 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
DEPRESSURIZED TECHNOLOGIES INT	335 COCHRANE CIR MORGAN HILL CA 950370000	SE	0.51 / 2,709.48	<a href="#">20</a>

**Equal/Higher Elevation**      **Address**      **Direction**      **Distance (mi/ft)**      **Map Key**

*Estor/EPA ID: CAD983665068*

**LUST - Leaking Underground Fuel Tank Reports**

A search of the LUST database, dated Mar 9, 2021 has found that there are 2 LUST site(s) within approximately 0.50 miles of the project property.

**Lower Elevation**      **Address**      **Direction**      **Distance (mi/ft)**      **Map Key**

COCHRANE PLAZA CHEVROLET      19490 MONTEREY RD UNINCORPORATED CA 95037      WNW      0.02 / 126.46      [5](#)

*Global ID | Status | Status Date: T0608502025 | COMPLETED - CASE CLOSED | 1/15/1998*

MORGAN HILL UNIF SCHOOL DISTRICT      11230 MONTEREY ROAD MORGAN HILL CA 95037      NW      0.48 / 2,537.87      [17](#)

*Global ID | Status | Status Date: T0608598193 | COMPLETED - CASE CLOSED | 6/30/2005*

**HHSS - Historical Hazardous Substance Storage Information Database**

A search of the HHSS database, dated Aug 27, 2015 has found that there are 1 HHSS site(s) within approximately 0.25 miles of the project property.

**Lower Elevation**      **Address**      **Direction**      **Distance (mi/ft)**      **Map Key**

DON MURTOS CHEVROLET INC      19490 MONTEREY RD. MORGAN HILL CA 95037      WNW      0.03 / 167.92      [7](#)

**UST SWEEPS - Statewide Environmental Evaluation and Planning System**

A search of the UST SWEEPS database, dated Oct 1, 1994 has found that there are 2 UST SWEEPS site(s) within approximately 0.25 miles of the project property.

**Lower Elevation**      **Address**      **Direction**      **Distance (mi/ft)**      **Map Key**

DON MURTOS CHEVROLET, INC.      19490 MONTEREY RD MORGAN HILL CA      WNW      0.02 / 126.46      [5](#)

*C C | Status: A43-004-1658 | ACTIVE  
Tank ID: 000001, 000001*

BURNETT SCHOOL      85 TILTON AVE MORGAN HILL CA      W      0.22 / 1,165.56      [14](#)

*C C | Status: I43-004-66661 | INACTIVE  
Tank ID: 000001*

**HIST TANK - Historical Hazardous Substance Storage Container Information - Facility Summary**

A search of the HIST TANK database, dated May 27, 1988 has found that there are 3 HIST TANK site(s) within approximately 0.25 miles of the project property.

**Equal/Higher Elevation**      **Address**      **Direction**      **Distance (mi/ft)**      **Map Key**

KOBASHI, E.K.      105 A BURNETT AVE MORGAN HILL CA      NNE      0.10 / 504.54      [9](#)

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
DON MURTOS CHEVROLET, INC.	19490 MONTEREY RD. MORGAN HILL CA	WNW	0.03 / 137.61	<a href="#">6</a>
BURNETT SCHOOL	85 TILTON AVENUE MORGAN HILL CA	W	0.22 / 1,165.51	<a href="#">13</a>

## County

### SANTA CLARA LO - Santa Clara County - Local Oversight Program Listing

A search of the SANTA CLARA LO database, dated Jun 14, 2017 has found that there are 1 SANTA CLARA LO site(s) within approximately 0.50 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
Cochrane Plaza Chevrolet	19490 Monterey Rd San Jose CA	NW	0.02 / 111.43	<a href="#">4</a>

*SCVWD ID | Closure Date: 09S3E17E01f | 1/15/1998*

### SANTA CLARA CUPA - Santa Clara County - CUPA Facilities List

A search of the SANTA CLARA CUPA database, dated Mar 13, 2021 has found that there are 7 SANTA CLARA CUPA site(s) within approximately 0.25 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
SUPERIOR AUTOMOTIVE & RADIATOR SERV	19280 MONTEREY HY MORGAN HILL CA 95037	SSE	0.01 / 64.81	<a href="#">3</a>
PONZINI'S COMMUNITY GARAGE	19190 MONTEREY RD MORGAN HILL CA 95037	SSE	0.13 / 692.56	<a href="#">11</a>
MADRONE MOBILE ESTATES	200 BURNETT AV MORGAN HILL CA 95037	NNE	0.14 / 729.17	<a href="#">12</a>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
FAMILY ADVENTURES RV INC	19380 Monterey St Morgan Hill CA 95037	NNW	0.00 / 0.00	<a href="#">1</a>
ALPINE RECREATION	19380 MONTEREY RD MORGAN HILL CA 95037	NNW	0.00 / 0.00	<a href="#">1</a>
IRISH CONSTRUCTION	19490 MONTEREY ST MORGAN HILL CA 95037	WNW	0.02 / 126.46	<a href="#">5</a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
B & P MARINE SERVICE	19500 MONTEREY RD MORGAN HILL CA 95037	WNW	0.09 / 467.77	<a href="#">8</a>

## **Non Standard**

### **Federal**

#### **FINDS/FRS - Facility Registry Service/Facility Index**

A search of the FINDS/FRS database, dated Nov 2, 2020 has found that there are 3 FINDS/FRS site(s) within approximately 0.02 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
SUPERIOR AUTOMOTIVE & RV	19280 MONTEREY ST MORGAN HILL CA 95037	SSE	0.01 / 64.81	<a href="#">3</a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
FAMILY ADVENTURES RV INC	19380 MONTEREY ST MORGAN HILL CA 95037	NNW	0.00 / 0.00	<a href="#">1</a>

ALPINE RECREATION	19380 MONTEREY ROAD MORGAN HILL CA 95037-2605	NNW	0.00 / 0.00	<a href="#">1</a>
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#### **MRDS - Mineral Resource Data System**

A search of the MRDS database, dated Mar 15, 2006 has found that there are 2 MRDS site(s) within approximately 1.00 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
POLAK PIT	SANTA CLARA COUNTY MORGAN HILL CA 95037	NNE	0.94 / 4,939.68	<a href="#">22</a>
LOPEZ PROSPECT	SANTA CLARA COUNTY MORGAN HILL CA 95037	SW	1.00 / 5,259.18	<a href="#">25</a>

### **State**

#### **INSP COMP ENF - EnviroStor Inspection, Compliance, and Enforcement**

A search of the INSP COMP ENF database, dated Oct 7, 2020 has found that there are 1 INSP COMP ENF site(s) within approximately 1.00 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
DEPRESSURIZED TECHNOLOGIES INT	335 COCHRANE CIR MORGAN HILL CA 95037	SE	0.51 / 2,709.48	<a href="#">20</a>

### **SCH - School Property Evaluation Program Sites**

A search of the SCH database, dated Jan 13, 2021 has found that there are 1 SCH site(s) within approximately 1.00 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ANN SOBRATO HIGH SCHOOL	11230 MONTEREY HIGHWAY SAN JOSE CA 95037	NW	0.47 / 2,504.57	<a href="#">16</a>

*Estor/EPA ID | Cleanup Status: 43010024 | NO FURTHER ACTION AS OF 6/28/2004*

### **HAZNET - Hazardous Waste Manifest Data**

A search of the HAZNET database, dated Oct 24, 2016 has found that there are 6 HAZNET site(s) within approximately 0.02 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
SUPERIOR AUTOMOTIVE & RV	19280 MONTEREY ST MORGAN HILL CA 95037	SSE	0.01 / 64.81	<a href="#">3</a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
FAMILY ADVENTURES RV INC	19380 MONTEREY ST MORGAN HILL CA 950372605	NNW	0.00 / 0.00	<a href="#">1</a>

FAMILY RV	19380 MONTEREY ST MORGAN HILL CA 950372605	NNW	0.00 / 0.00	<a href="#">1</a>
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STOCKDALES HOT ROD PAINT	19380 MONTEREY ST MORGAN HILL CA 950372605	NNW	0.00 / 0.00	<a href="#">1</a>
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ALPINE RECREATION	19380 MONTEREY ST MORGAN HILL CA 950372605	NNW	0.00 / 0.00	<a href="#">1</a>
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SOUTH VALLEY AUTOMOTIVE	19400 MONTERY RD MORGAN HILL CA 950370000	WNW	0.00 / 0.00	<a href="#">2</a>
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### **CERS HAZ - California Environmental Reporting System (CERS) Hazardous Waste Sites**

A search of the CERS HAZ database, dated Feb 9, 2021 has found that there are 3 CERS HAZ site(s) within approximately 0.12 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
SUPERIOR AUTOMOTIVE & RADIATOR SERV	19280 MONTEREY HY MORGAN HILL CA 95037	SSE	0.01 / 64.81	<a href="#">3</a>

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
FAMILY ADVENTURES RV INC	19380 MONTEREY ST MORGAN HILL CA 95037	NNW	0.00 / 0.00	<a href="#">1</a>

IRISH CONSTRUCTION	19490 MONTEREY ST MORGAN HILL CA 95037	WNW	0.02 / 126.46	<a href="#">5</a>
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### **GEOTRACKER - Sites in GeoTracker**

A search of the GEOTRACKER database, dated Mar 9, 2021 has found that there are 1 GEOTRACKER site(s) within approximately 0.12 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
FLORES PROPERTY	19400 MONTEREY RD. MORGAN HILL CA 95037	WNW	0.00 / 0.00	<a href="#">2</a>

### **MINE - Mines Listing**

A search of the MINE database, dated Jan 12, 2021 has found that there are 1 MINE site(s) within approximately 1.00 miles of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
POLAK PIT QUARRY-RECLAIMED	MORGAN HILL CA 95037	NNE	0.96 / 5,059.17	<a href="#">24</a>

### **EMISSIONS - Toxic Pollutant Emissions Facilities**

A search of the EMISSIONS database, dated Dec 31, 2018 has found that there are 3 EMISSIONS site(s) within approximately 0.25 miles of the project property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (mi/ft)</u>	<u>Map Key</u>
ALPINE RECREATION	19380 MONTEREY ROAD MORGAN HILL CA 95037	NNW	0.00 / 0.00	<a href="#">1</a>

DENT CLINIC INC	19490 MONTEREY ROAD MORGAN HILL CA 95037	WNW	0.03 / 137.61	<a href="#">6</a>
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THE DENT CLINIC INC	19490 MONTEREY ROAD MORGAN HILL CA 95037	WNW	0.03 / 137.61	<a href="#">6</a>
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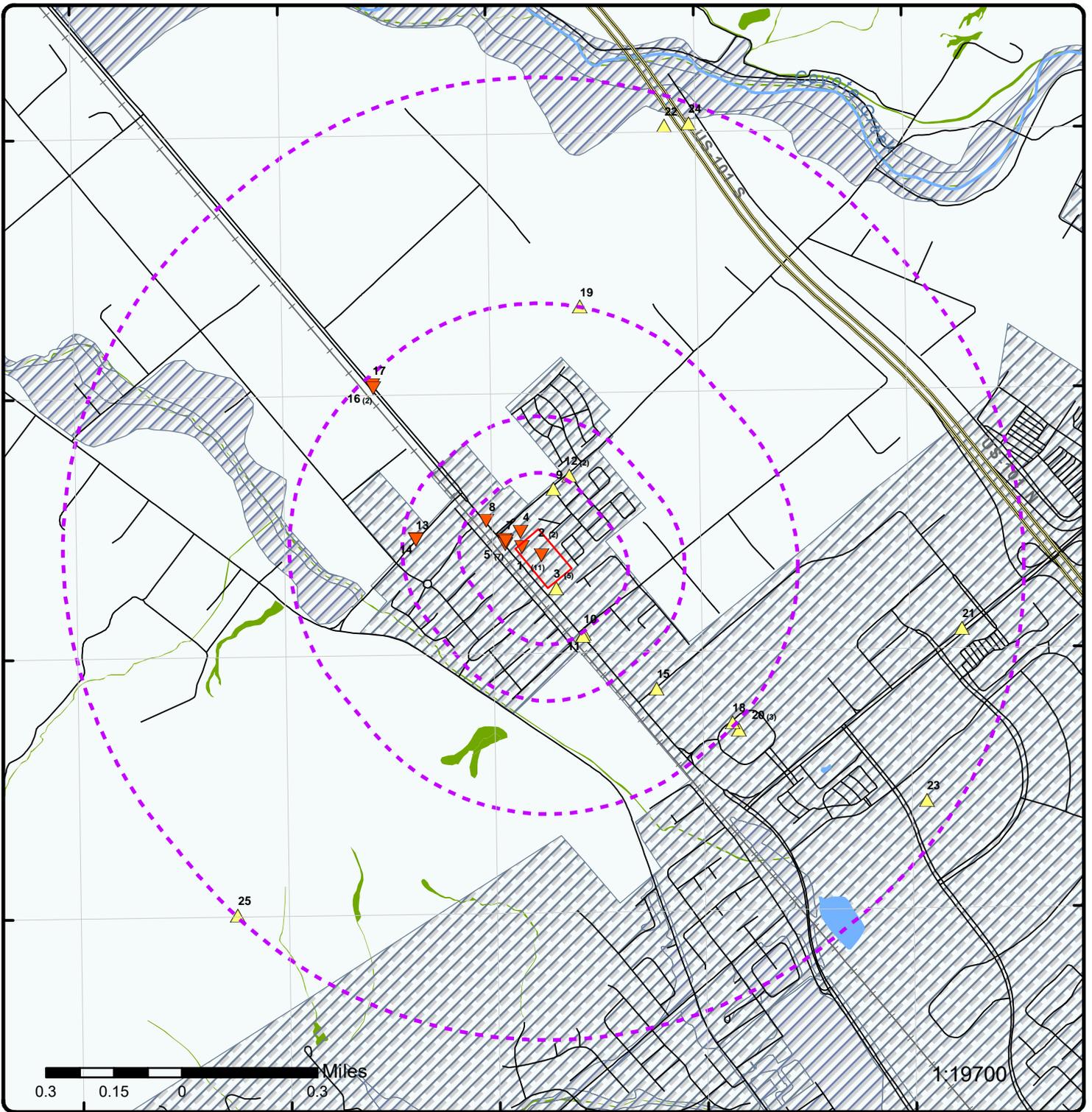
Lower Elevation

Address

Direction

Distance (mi/ft)

Map Key



### Map: 1.0 Mile Radius

Order Number: 21041300126

Address: 19380 Monterey Road, Morgan Hill, CA



Project Property	Rails	State Boundary	FWS Special Designation Areas
Buffer Outline	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas: Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	100 Year Flood Zone	State Superfund Areas: NPL
Eris Sites with Unknown Elevation	Secondary Roads	500 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	Historic Fill	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		



### Map: 0.5 Mile Radius

Order Number: 21041300126

Address: 19380 Monterey Road, Morgan Hill, CA



Project Property	Rails	State Boundary	FWS Special Designation Areas
Buffer Outline	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas: Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	100 Year Flood Zone	State Superfund Areas: NPL
Eris Sites with Unknown Elevation	Secondary Roads	500 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	Historic Fill	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		



### Map: 0.25 Mile Radius

Order Number: 21041300126

Address: 19380 Monterey Road, Morgan Hill, CA



Project Property	Rails	State Boundary	FWS Special Designation Areas
Buffer Outline	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas: Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	100 Year Flood Zone	State Superfund Areas: NPL
Eris Sites with Unknown Elevation	Secondary Roads	500 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	Historic Fill	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

121°41'W

121°40'30"W

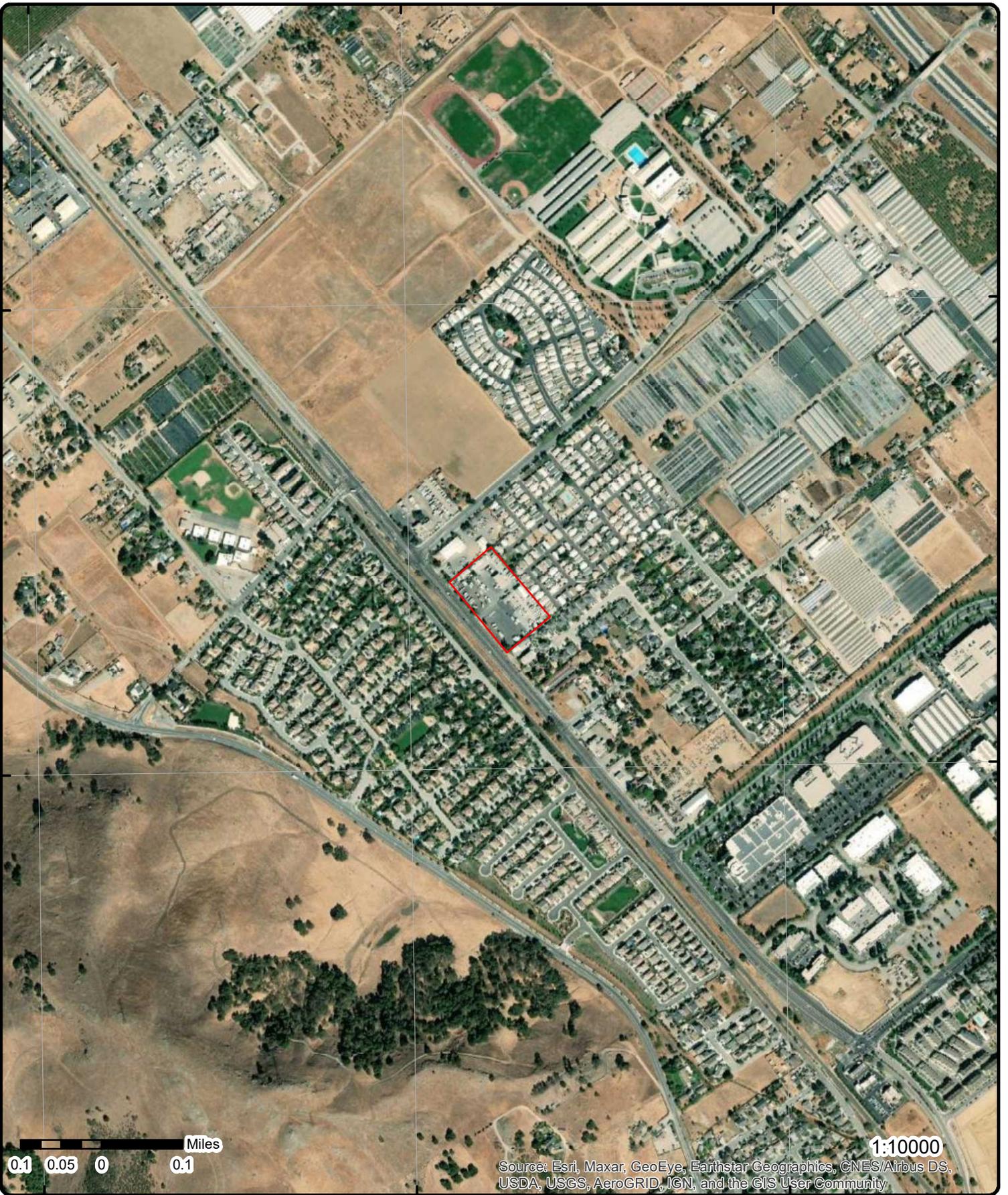
121°40'W

37°9'30"N

37°9'30"N

37°9'N

37°9'N



0.1 0.05 0 0.1 Miles

1:10000

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# Aerial Year: 2010

Address: 19380 Monterey Road, Morgan Hill, CA

Source: ESRI World Imagery

Order Number: 21041300126

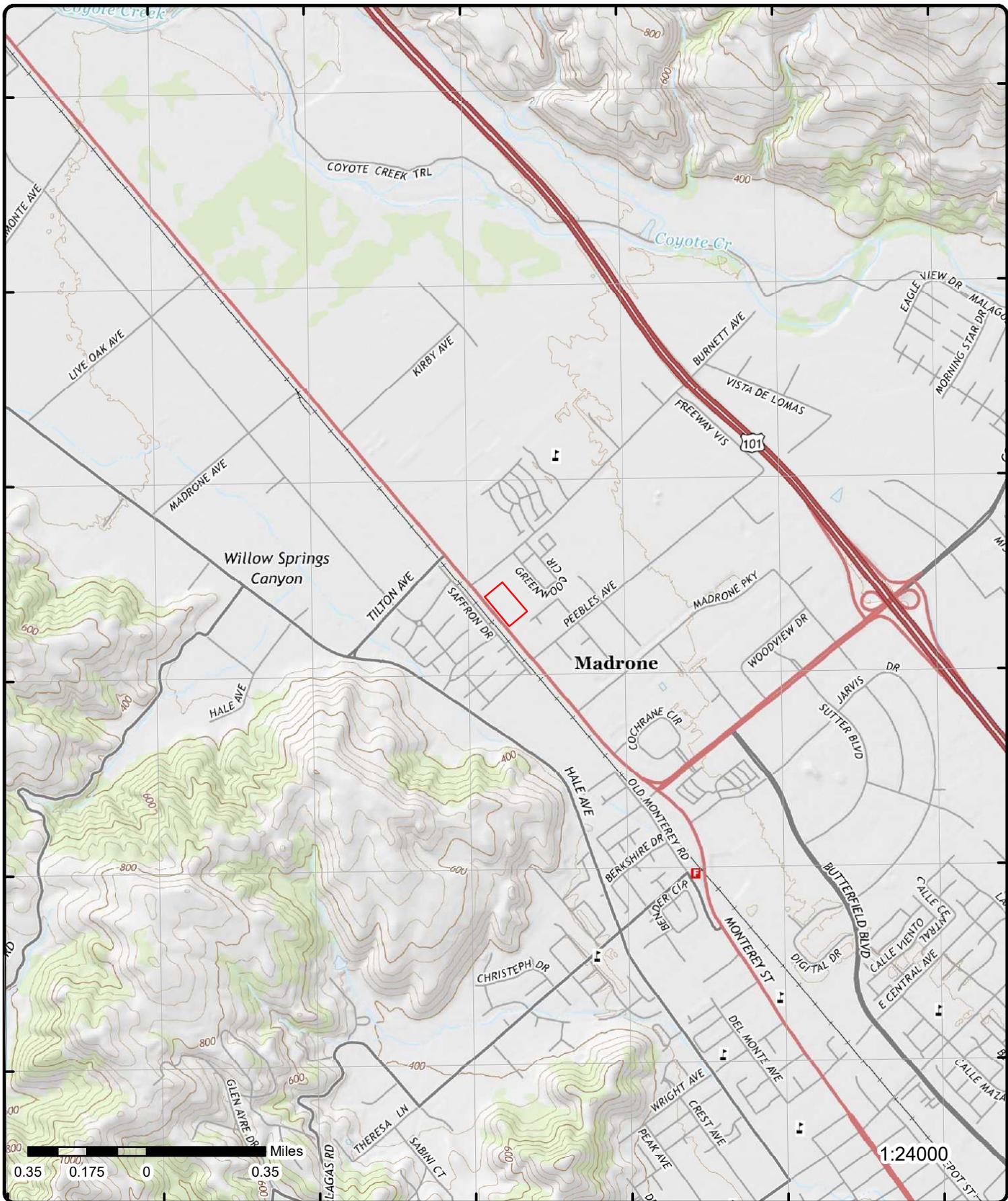


© ERIS Information Inc.

121°41'30"W 121°41'W 121°40'30"W 121°40'W 121°39'30"W 121°39'W

37°10'30"N  
37°10'N  
37°9'30"N  
37°9'N  
37°8'30"N  
37°8'N

37°10'30"N  
37°10'N  
37°9'30"N  
37°9'N  
37°8'30"N  
37°8'N



# Topographic Map Year: 2015

Address: 19380 Monterey Road, CA

Quadrangle(s): Morgan Hill, CA; Mount Madonna, CA

Source: USGS Topographic Map

Order Number: 21041300126



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# Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<a href="#">1</a>	1 of 11	NNW	0.00 / 0.00	346.69 / 0	ALPINE RECREATION 19380 MONTEREY ROAD MORGAN HILL CA 95037-2605	FINDS/FRS
<b>Registry ID:</b>		110037992893				
<b>FIPS Code:</b>		06085				
<b>HUC Code:</b>		18050003				
<b>Site Type Name:</b>		STATIONARY				
<b>Location Description:</b>						
<b>Supplemental Location:</b>						
<b>Create Date:</b>		13-FEB-09				
<b>Update Date:</b>		01-JUN-17				
<b>Interest Types:</b>		AIR EMISSIONS CLASSIFICATION UNKNOWN				
<b>SIC Codes:</b>						
<b>SIC Code Descriptions:</b>						
<b>NAICS Codes:</b>						
<b>NAICS Code Descriptions:</b>						
<b>Conveyor:</b>		FRS-GEOCODE				
<b>Federal Facility Code:</b>						
<b>Federal Agency Name:</b>						
<b>Tribal Land Code:</b>						
<b>Tribal Land Name:</b>						
<b>Congressional Dist No:</b>		11				
<b>Census Block Code:</b>		060855123111150				
<b>EPA Region Code:</b>		09				
<b>County Name:</b>		SANTA CLARA				
<b>US/Mexico Border Ind:</b>						
<b>Latitude:</b>		37.15283				
<b>Longitude:</b>		-121.67385				
<b>Reference Point:</b>		CENTER OF A FACILITY OR STATION				
<b>Coord Collection Method:</b>		ADDRESS MATCHING-HOUSE NUMBER				
<b>Accuracy Value:</b>		30				
<b>Datum:</b>		NAD83				
<b>Source:</b>						
<b>Facility Detail Rprt URL:</b>		<a href="https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110037992893">https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110037992893</a>				
<b>Program Acronyms:</b>						
EIS:9937711						

<a href="#">1</a>	2 of 11	NNW	0.00 / 0.00	346.69 / 0	FAMILY ADVENTURES RV INC 19380 Monterey St Morgan Hill CA 95037	SANTA CLARA CUPA
<b>Facility ID:</b>		FA0274525				
<b>GIS Latitude:</b>		37.15299				
<b>GIS Longitude:</b>		-121.672841				

**Details**

<b>Record ID:</b>	PR0415127
<b>PE:</b>	2205
<b>Description:</b>	GENERATES 100 KG YR TO <5 TONS/YR
<b>Program Identifier:</b>	DEH PERMIT-HAZ WASTE GENERATOR PROGRAM

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Details**

Record ID: PR0415128  
 PE: BP01  
 Description: HMBP FACILITY, 1-3 CHEMICALS  
 Program Identifier: DEH PERMIT-HAZ MAT BUSINESS PLAN PROGRAM

<u>1</u>	3 of 11	NNW	0.00 / 0.00	346.69 / 0	FAMILY RV 19380 MONTEREY ST MORGAN HILL CA 950372605	HAZNET
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SIC Code:	5561	Mailing City:	MORGAN HILL
NAICS Code:	44121	Mailing State:	CA
EPA ID:	CAL000392766	Mailing Zip:	950372605
Create Date:	1/14/2014	Region Code:	2
Fac Act Ind:	No	Owner Name:	ALAN CEZAR
Inact Date:	6/30/2015	Owner Addr 1:	19380 MONTEREY ST
County Code:	43	Owner Addr 2:	
County Name:	Santa Clara	Owner City:	MORGAN HILL
Mail Name:		Owner State:	CA
Mailing Addr 1:	19380 MONTEREY ST	Owner Zip:	950372605
Mailing Addr 2:		Owner Phone:	4085942741
Owner Fax:	0000000000		

**Contact Information**

-- --  
 Contact Name: ALAN CEZAR  
 Street Address 1: 19380 MONTEREY ST  
 Street Address 2:  
 City: MORGAN HILL  
 State: CA  
 Zip: 950372605  
 Phone: 4086124700  
 -- --

<u>1</u>	4 of 11	NNW	0.00 / 0.00	346.69 / 0	FAMILY ADVENTURES RV INC 19380 MONTEREY ST MORGAN HILL CA 950372605	HAZNET
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SIC Code:	5561	Mailing City:	MORGAN HILL
NAICS Code:	44121	Mailing State:	CA
EPA ID:	CAL000399995	Mailing Zip:	950372605
Create Date:	8/22/2014	Region Code:	2
Fac Act Ind:	No	Owner Name:	FAMILY ADVENTURES RV INC
Inact Date:	6/30/2015	Owner Addr 1:	945 S THOMPSON RD STE 312
County Code:	43	Owner Addr 2:	
County Name:	Santa Clara	Owner City:	LAFAYETTE
Mail Name:		Owner State:	CA
Mailing Addr 1:	19380 MONTEREY ST	Owner Zip:	945493806
Mailing Addr 2:		Owner Phone:	5103882178
Owner Fax:	4083652002		

**Contact Information**

-- --  
 Contact Name: JOHN KERLEY  
 Street Address 1: 19380 MONTEREY ST  
 Street Address 2:  
 City: MORGAN HILL  
 State: CA  
 Zip: 950372605  
 Phone: 4086124700  
 -- --

<u>1</u>	5 of 11	NNW	0.00 / 0.00	346.69 / 0	STOCKDALES HOT ROD PAINT 19380 MONTEREY ST MORGAN HILL CA 950372605	HAZNET
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Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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<b>SIC Code:</b>	7532	<b>Mailing City:</b>	MORGAN HILL
<b>NAICS Code:</b>	811121	<b>Mailing State:</b>	CA
<b>EPA ID:</b>	CAL000360467	<b>Mailing Zip:</b>	950372605
<b>Create Date:</b>	1/21/2011 11:39:05 AM	<b>Region Code:</b>	2
<b>Fac Act Ind:</b>	No	<b>Owner Name:</b>	JOSEPH STOCKDALE
<b>Inact Date:</b>	6/30/2011	<b>Owner Addr 1:</b>	19380 MONTEREY ST
<b>County Code:</b>	43	<b>Owner Addr 2:</b>	
<b>County Name:</b>	Santa Clara	<b>Owner City:</b>	MORGAN HILL
<b>Mail Name:</b>		<b>Owner State:</b>	CA
<b>Mailing Addr 1:</b>	19380 MONTEREY ST	<b>Owner Zip:</b>	950372605
<b>Mailing Addr 2:</b>		<b>Owner Phone:</b>	4086799915
<b>Owner Fax:</b>			

**Contact Information**

--	--
<b>Contact Name:</b>	JOE STOCKDALE
<b>Street Address 1:</b>	19380 MONTEREY ST
<b>Street Address 2:</b>	
<b>City:</b>	MORGAN HILL
<b>State:</b>	CA
<b>Zip:</b>	950372605
<b>Phone:</b>	4086799915
--	--
--	--

**Tanner Information**

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<b>Generator EPA ID:</b>	CAL000360467
<b>Generator County Code:</b>	43
<b>Generator County:</b>	Santa Clara
<b>TSD EPA ID:</b>	CAD980887418
<b>TSD County Code:</b>	01
<b>TSD County:</b>	Alameda
<b>State Waste Code:</b>	214
<b>State Waste Code Desc.:</b>	Unspecified solvent mixture
<b>Method Code:</b>	H141
<b>Method Description:</b>	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)
<b>Tons:</b>	0.198
<b>Year:</b>	2011
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<u>1</u>	6 of 11	<b>NNW</b>	0.00 / 0.00	346.69 / 0	<b>ALPINE RECREATION 19380 MONTEREY ST MORGAN HILL CA 950372605</b>	<b>HAZNET</b>
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<b>SIC Code:</b>		<b>Mailing City:</b>	APTOS
<b>NAICS Code:</b>		<b>Mailing State:</b>	CA
<b>EPA ID:</b>	CAL922843051	<b>Mailing Zip:</b>	950030000
<b>Create Date:</b>	10/10/1992	<b>Region Code:</b>	2
<b>Fac Act Ind:</b>	No	<b>Owner Name:</b>	ALPINE RECREATION
<b>Inact Date:</b>	6/30/2009	<b>Owner Addr 1:</b>	19380 MONTEREY ST
<b>County Code:</b>	43	<b>Owner Addr 2:</b>	
<b>County Name:</b>	Santa Clara	<b>Owner City:</b>	MORGAN HILL
<b>Mail Name:</b>		<b>Owner State:</b>	CA
<b>Mailing Addr 1:</b>	PO BOX 1240	<b>Owner Zip:</b>	950372605
<b>Mailing Addr 2:</b>		<b>Owner Phone:</b>	4087744511
<b>Owner Fax:</b>	0000000000		

**Contact Information**

--	--
<b>Contact Name:</b>	BRIAN KENNEDY-SAFETY MGR
<b>Street Address 1:</b>	19380 MONTEREY ST
<b>Street Address 2:</b>	
<b>City:</b>	MORGAN HILL
<b>State:</b>	CA
<b>Zip:</b>	950372605
<b>Phone:</b>	4087794511

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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<b>Tanner Information</b>						
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<b>Generator EPA ID:</b>			CAL922843051			
<b>Generator County Code:</b>			43			
<b>Generator County:</b>			Santa Clara			
<b>TSD EPA ID:</b>			CAD008252405			
<b>TSD County Code:</b>			19			
<b>TSD County:</b>			Los Angeles			
<b>State Waste Code:</b>			133			
<b>State Waste Code Desc.:</b>			Aqueous solution with total organic residues 10 percent or more			
<b>Method Code:</b>			H061			
<b>Method Description:</b>			FUEL BLENDING PRIOR TO ENERGY RECOVERY AT ANOTHER SITE			
<b>Tons:</b>			0.22935			
<b>Year:</b>			2008			
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<b>Generator EPA ID:</b>			CAL922843051			
<b>Generator County Code:</b>			43			
<b>Generator County:</b>			Santa Clara			
<b>TSD EPA ID:</b>			CAD980884183			
<b>TSD County Code:</b>			34			
<b>TSD County:</b>			Sacramento			
<b>State Waste Code:</b>			214			
<b>State Waste Code Desc.:</b>			Unspecified solvent mixture			
<b>Method Code:</b>			H141			
<b>Method Description:</b>			STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)			
<b>Tons:</b>			0.4675			
<b>Year:</b>			2009			
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<b>Generator EPA ID:</b>			CAL922843051			
<b>Generator County Code:</b>			43			
<b>Generator County:</b>			Santa Clara			
<b>TSD EPA ID:</b>			CAD008252405			
<b>TSD County Code:</b>			19			
<b>TSD County:</b>			Los Angeles			
<b>State Waste Code:</b>			214			
<b>State Waste Code Desc.:</b>			Unspecified solvent mixture			
<b>Method Code:</b>			R01			
<b>Method Description:</b>			Recycler			
<b>Tons:</b>			0.252			
<b>Year:</b>			2005			
--		--				
<b>Generator EPA ID:</b>			CAL922843051			
<b>Generator County Code:</b>			43			
<b>Generator County:</b>			Santa Clara			
<b>TSD EPA ID:</b>			CAD009452657			
<b>TSD County Code:</b>			41			
<b>TSD County:</b>			San Mateo			
<b>State Waste Code:</b>			214			
<b>State Waste Code Desc.:</b>			Unspecified solvent mixture			
<b>Method Code:</b>			R01			
<b>Method Description:</b>			Recycler			
<b>Tons:</b>			0.198			
<b>Year:</b>			2003			
--		--				
<b>Generator EPA ID:</b>			CAL922843051			
<b>Generator County Code:</b>			43			
<b>Generator County:</b>			Santa Clara			
<b>TSD EPA ID:</b>			CAD008252405			
<b>TSD County Code:</b>			19			
<b>TSD County:</b>			Los Angeles			
<b>State Waste Code:</b>			352			
<b>State Waste Code Desc.:</b>			Other organic solids			
<b>Method Code:</b>			H141			
<b>Method Description:</b>			STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/RECOVERY (H010-H129) OR (H131-H135)			
<b>Tons:</b>			0.375			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Year:		2008				
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[1](#) 7 of 11 **NNW** 0.00 / 0.00 346.69 / 0 **FAMILY ADVENTURES RV INC  
19380 MONTEREY ST  
MORGAN HILL CA 95037** **FINDS/FRS**

**Registry ID:** 110065655017  
**FIPS Code:** 06085  
**HUC Code:** 18050003  
**Site Type Name:** STATIONARY  
**Location Description:**  
**Supplemental Location:**  
**Create Date:** 13-OCT-15  
**Update Date:**  
**Interest Types:** OTHER HAZARDOUS WASTE ACTIVITIES, STATE MASTER  
**SIC Codes:**  
**SIC Code Descriptions:**  
**NAICS Codes:**  
**NAICS Code Descriptions:**  
**Conveyor:** FRS-GEOCODE  
**Federal Facility Code:**  
**Federal Agency Name:**  
**Tribal Land Code:**  
**Tribal Land Name:**  
**Congressional Dist No:** 11  
**Census Block Code:** 060855123111150  
**EPA Region Code:** 09  
**County Name:** SANTA CLARA  
**US/Mexico Border Ind:**  
**Latitude:** 37.152544  
**Longitude:** -121.673555  
**Reference Point:** ENTRANCE POINT OF A FACILITY OR STATION  
**Coord Collection Method:** ADDRESS MATCHING-HOUSE NUMBER  
**Accuracy Value:** 50  
**Datum:** NAD83  
**Source:**  
**Facility Detail Rprt URL:** [https://ofmpub.epa.gov/frs\\_public2/fii\\_query\\_detail.disp\\_program\\_facility?p\\_registry\\_id=110065655017](https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110065655017)  
**Program Acronyms:**

CA-ENVIROVIEW:115805, RCRAINFO:CAL000399995

[1](#) 8 of 11 **NNW** 0.00 / 0.00 346.69 / 0 **FAMILY ADVENTURES RV INC  
19380 MONTEREY ST  
MORGAN HILL CA 95037** **CERS HAZ**

**Site ID:** 392455  
**Latitude:** 37.152988  
**Longitude:** -121.672844  
**County:**

**Regulated Programs**

**EI ID:** 10473610 **EI Description:** Hazardous Waste Generator  
**EI ID:** 10473610 **EI Description:** Chemical Storage Facilities

**Violations**

**Violation Date:** 04/17/2019 **Violation Source:** CERS  
**Violation Program:** HW **Violation Division:** Santa Clara County Environmental Health  
**Citation:** 40 CFR 1 265.173 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.173  
**Violation Notes:**

Returned to compliance on 05/02/2019. Observed the following hazardous waste containers open while not in use: 1 x 30 gallon trash bin of rags being treated as hazardous waste

**Violation Description:**

Failure to meet the following container management requirements:

- (a) A container holding hazardous waste must always be closed during storage, except when it is necessary to add or remove waste.
- (b) A container holding hazardous waste must not be opened, handled, or stored in a manner which may rupture the container or cause it to leak.

**Violations**

<b>Violation Date:</b>	04/17/2019	<b>Violation Source:</b>	CERS
<b>Violation Program:</b>	HMRRP	<b>Violation Division:</b>	Santa Clara County Environmental Health
<b>Citation:</b>	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)		
<b>Violation Notes:</b>			

Returned to compliance on 05/02/2019. Facility reported only 100 gallons of used oil in CERS. Updated Hazardous Materials Business Plan to include propane as shown in comments.

**Violation Description:**

Failure to complete and electronically submit the Business Activities Page and/or Business Owner Operator Identification Page.

**Violations**

<b>Violation Date:</b>	04/17/2019	<b>Violation Source:</b>	CERS
<b>Violation Program:</b>	HW	<b>Violation Division:</b>	Santa Clara County Environmental Health
<b>Citation:</b>	22 CCR 12 66262.34(e) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(e)		
<b>Violation Notes:</b>			

Returned to compliance on 05/02/2019. Mr. Irwin stated that the 30 gallon drum of waste coolant had not been picked up for 1 year and a half. 55 gallon drum of used oil paper and metal-cased filters had an accumulation start date of 9/15/17. Facility has 1 year from accumulation start date, or 180 days from when aforementioned waste stream reaches 55 gallons (whichever comes first), to dispose of waste. Arrange for the immediate disposal of these wastes through your hazardous waste hauler.

**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 accumulation 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

**Violations**

<b>Violation Date:</b>	04/17/2019	<b>Violation Source:</b>	CERS
<b>Violation Program:</b>	HW	<b>Violation Division:</b>	Santa Clara County Environmental Health
<b>Citation:</b>	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)		

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev/Diff (ft)</i>	<i>Site</i>	<i>DB</i>
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**Violation Notes:**

Returned to compliance on 05/02/2019. Observed the following containers without appropriate marking: 1 x 55 gallon drum of used oil with no accumulation start date 1 x 55 gallon drum of used oil with no accumulation start date and illegible generator information 1 x 20 gallon used oil collection roller with no label 1 x 30 gallon drum of waste coolant with no label 1 x 55 gallon drum of consolidated used oil paper and metal-cased filters with label affixed to wall instead of drum 1 x 30 gallon trash bin of contaminated rags being treated as hazardous waste with no label

**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.

**Evaluations**

**Eval Date:** 04/17/2019  
**Violations Found:** Yes  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Santa Clara County Environmental Health  
**Eval Program:** HW  
**Eval Source:** CERS  
**Eval Notes:**

On-site with Loren Lim, Hazardous Materials Specialist II, to conduct a Hazardous Waste Generator inspection. Facility sell and maintains RVs. Facility walk-through was conducted with Clyde Irwin. Hazardous waste streams observed include: used oil waste coolant used oil metal-cased filters used oil paper filters saturated rags State ID #CAL000399995 is active on date of inspection Fire extinguishers were last serviced on 3/7/2019 Emergency response information is posted Batteries are exchanged through Napa and Interstate Hazardous waste area inspections are conducted at least weekly Saturated rags are treated as hazardous waste Absorbent is readily available Document review included consolidated manifests for used oil pick ups in 2018 & 2016. UNRESOLVED ISSUES: Provide all consolidated manifests for 2017.; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 07/09/2015  
**Violations Found:** No  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Santa Clara County Environmental Health  
**Eval Program:** HMRRP  
**Eval Source:** CERS  
**Eval Notes:**

Conducted a Hazardous Materials Business Plan inspection with Clyde Irwin. Facility is conducting required training and maintaining records as required. Materials and volumes listed on CERS match inventory observed during today's inspection. Spill equipment and fire extinguishers were located in several areas. Emergency posting and area map were current. For questions regarding this inspection, please contact Ray Maiden at 408-918-1980 or by email at ray.maiden@deh.sccgov.org.; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 07/09/2015  
**Violations Found:** No  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Santa Clara County Environmental Health  
**Eval Program:** HW  
**Eval Source:** CERS  
**Eval Notes:**

Conducted a hazardous waste inspection with Clyde Irwin and toured the site of areas where hazardous waste is accumulated. Facility generated used oil and waste antifreeze from the vehicle service bay. All containers were properly marked and closed. All storage areas were free of spills. Reviewed the weekly storage inspection log. Spill equipment and fire extinguishers were located in several areas. Emergency posting and area map were current. Reviewed disposal records for used oil and waste antifreeze. For questions regarding this inspection, please contact Ray Maiden at 408-918-1980 or by email at ray.maiden@deh.sccgov.org. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 04/17/2019  
**Violations Found:** Yes  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Santa Clara County Environmental Health

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**Eval Program:** HMRRP  
**Eval Source:** CERS  
**Eval Notes:**

On-site with Loren Lim, Hazardous Materials Specialist II, to conduct a Hazardous Materials Business Plan (HMBP) inspection. Facility sell and maintains RVs. Facility walk-through was conducted with Clyde Irwin. The following hazardous materials were observed at or above HMBP thresholds: 2 x 55 gallon drums of used oil 1 x 400 gallon tank of propane 2 x 7 gallon cylinders of propane for forklift 1 x 120 gallon tank of 5W-30 oil Facility owner is also property owner Facility trains and documents yearly training for employees. HMBP was readily available.; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Affiliations**

**Affil Type Desc:** Environmental Contact  
**Entity Name:** John Kerley  
**Entity Title:**  
**Address:** 19380 Monterey St  
**City:** Morgan Hill  
**State:** CA  
**Country:**  
**Zip Code:** 95037  
**Phone:**

**Affil Type Desc:** Parent Corporation  
**Entity Name:** FAMILY ADVENTURES RV, INC  
**Entity Title:**  
**Address:**  
**City:**  
**State:**  
**Country:**  
**Zip Code:**  
**Phone:**

**Affil Type Desc:** Facility Mailing Address  
**Entity Name:** Mailing Address  
**Entity Title:**  
**Address:** 19380 Monterey St  
**City:** Morgan Hill  
**State:** CA  
**Country:**  
**Zip Code:** 95037  
**Phone:**

**Affil Type Desc:** Property Owner  
**Entity Name:** John Kerley  
**Entity Title:**  
**Address:** 19380 Monterey St  
**City:** Morgan Hill  
**State:** CA  
**Country:** United States  
**Zip Code:** 95037  
**Phone:** (408) 612-4700

**Affil Type Desc:** Identification Signer  
**Entity Name:** John Kerley  
**Entity Title:** John Kerley  
**Address:**  
**City:**  
**State:**  
**Country:**  
**Zip Code:**  
**Phone:**

**Affil Type Desc:** Legal Owner  
**Entity Name:** FAMILY ADVENTURES RV INC  
**Entity Title:**  
**Address:** 19380 Monterey St  
**City:** Morgan Hill

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>State:</b>		CA				
<b>Country:</b>		United States				
<b>Zip Code:</b>		95037				
<b>Phone:</b>		(408) 612-4700				
<b>Affil Type Desc:</b>		Operator				
<b>Entity Name:</b>		FAMILY ADVENTURES RV INC				
<b>Entity Title:</b>						
<b>Address:</b>						
<b>City:</b>						
<b>State:</b>						
<b>Country:</b>						
<b>Zip Code:</b>						
<b>Phone:</b>		(408) 612-4700				
<b>Affil Type Desc:</b>		Document Preparer				
<b>Entity Name:</b>		Donna Paulines				
<b>Entity Title:</b>						
<b>Address:</b>						
<b>City:</b>						
<b>State:</b>						
<b>Country:</b>						
<b>Zip Code:</b>						
<b>Phone:</b>						
<b>Affil Type Desc:</b>		CUPA District				
<b>Entity Name:</b>		Santa Clara County Environmental Health				
<b>Entity Title:</b>						
<b>Address:</b>		1555 Berger Drive, Suite 300				
<b>City:</b>		San Jose				
<b>State:</b>		CA				
<b>Country:</b>						
<b>Zip Code:</b>		95112-2716				
<b>Phone:</b>		(408) 918-3400				
<b>Coordinates</b>						
<b>Env Int Type Code:</b>		HMBP		<b>Longitude:</b>		-121.672840
<b>Program ID:</b>		10473610		<b>Coord Name:</b>		
<b>Latitude:</b>		37.152930		<b>Ref Point Type Desc:</b>		Center of a facility or station.

<u>1</u>	9 of 11	NNW	0.00 / 0.00	346.69 / 0	ALPINE RECREATION 19380 MONTEREY ROAD MORGAN HILL CA 95037	EMISSIONS
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**2005 Criteria Data**

<b>Facility ID:</b>	16711	<b>CERR Code:</b>	
<b>Facility SIC Code:</b>	7532	<b>TOGT:</b>	1.015
<b>CO:</b>	43	<b>ROGT:</b>	.898389
<b>Air Basin:</b>	SF	<b>COT:</b>	
<b>District:</b>	BA	<b>NOXT:</b>	
<b>COID:</b>	SCL	<b>SOXT:</b>	
<b>DISN:</b>	BAY AREA AQMD	<b>PMT:</b>	
<b>CHAPIS:</b>		<b>PM10T:</b>	

**2005 Toxic Data**

<b>Facility ID:</b>	16711	<b>COID:</b>	SCL
<b>Facility SIC Code:</b>	7532	<b>DISN:</b>	BAY AREA AQMD
<b>CO:</b>	43	<b>CHAPIS:</b>	
<b>Air Basin:</b>	SF	<b>CERR Code:</b>	
<b>District:</b>	BA		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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TS:  
 Health Risk Asmt:  
 Non-Cancer Chronic Haz Ind:  
 Non-Cancer Acute Haz Ind:

**2006 Criteria Data**

Facility ID:	16711	CERR Code:	
Facility SIC Code:	7532	TOGT:	.15
CO:	43	ROGT:	.1175478
Air Basin:	SF	COT:	
District:	BA	NOXT:	
COID:	SCL	SOXT:	
DISN:	BAY AREA AQMD	PMT:	
CHAPIS:		PM10T:	

**2006 Toxic Data**

Facility ID:	16711	COID:	SCL
Facility SIC Code:	7532	DISN:	BAY AREA AQMD
CO:	43	CHAPIS:	
Air Basin:	SF	CERR Code:	
District:	BA		

TS:  
 Health Risk Asmt:  
 Non-Cancer Chronic Haz Ind:  
 Non-Cancer Acute Haz Ind:

**2007 Criteria Data**

Facility ID:	16711	CERR Code:	
Facility SIC Code:	7532	TOGT:	.15
CO:	43	ROGT:	.1175478
Air Basin:	SF	COT:	
District:	BA	NOXT:	
COID:	SCL	SOXT:	
DISN:	BAY AREA AQMD	PMT:	
CHAPIS:		PM10T:	

**2007 Toxic Data**

Facility ID:	16711	COID:	SCL
Facility SIC Code:	7532	DISN:	BAY AREA AQMD
CO:	43	CHAPIS:	
Air Basin:	SF	CERR Code:	
District:	BA		

TS:  
 Health Risk Asmt:  
 Non-Cancer Chronic Haz Ind:  
 Non-Cancer Acute Haz Ind:

**2008 Criteria Data**

Facility ID:	16711	CERR Code:	
Facility SIC Code:	7532	TOGT:	.15
CO:	43	ROGT:	.1175478
Air Basin:	SF	COT:	
District:	BA	NOXT:	
COID:	SCL	SOXT:	
DISN:	BAY AREA AQMD	PMT:	
CHAPIS:		PM10T:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**2008 Toxic Data**

Facility ID:	16711	COID:	SCL
Facility SIC Code:	7532	DISN:	BAY AREA AQMD
CO:	43	CHAPIS:	
Air Basin:	SF	CERR Code:	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

**2009 Criteria Data**

Facility ID:	16711	CERR Code:	
Facility SIC Code:	7532	TOGT:	.15
CO:	43	ROGT:	.1175478
Air Basin:	SF	COT:	
District:	BA	NOXT:	
COID:	SCL	SOXT:	
DISN:	BAY AREA AQMD	PMT:	
CHAPIS:		PM10T:	

**2009 Toxic Data**

Facility ID:	16711	COID:	SCL
Facility SIC Code:	7532	DISN:	BAY AREA AQMD
CO:	43	CHAPIS:	
Air Basin:	SF	CERR Code:	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

<a href="#">1</a>	10 of 11	NNW	0.00 / 0.00	346.69 / 0	ALPINE RECREATION 19380 MONTEREY RD MORGAN HILL CA 95037	SANTA CLARA CUPA
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Facility ID: FA0203198  
 GIS Latitude: 37.152687  
 GIS Longitude: -121.673482

**Details**

Record ID: PR0314695  
 PE: 2205  
 Description: GENERATES 100 KG YR TO <5 TONS/YR  
 Program Identifier: DEH PERMIT-HAZ WASTE GENERATOR PROGRAM

<a href="#">1</a>	11 of 11	NNW	0.00 / 0.00	346.69 / 0	FAMILY ADVENTURES RV INC 19380 MONTEREY ST MORGAN HILL CA 95037-2605	RCRA NON GEN
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EPA Handler ID: CAL000399995  
 Gen Status Universe: No Report  
 Contact Name: DONNA PAULINES  
 Contact Address: 19380 MONTEREY ST , , MORGAN HILL , CA, 95037-2605 ,  
 Contact Phone No and Ext: 408-612-4700  
 Contact Email: DONNA@FAMILYRV.COM  
 Contact Country:  
 County Name: SANTA CLARA  
 EPA Region: 09

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Land Type:**  
**Receive Date:** 20140822  
**Location Latitude:** 37.152349  
**Location Longitude:** -121.673315

**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 20140822  
**Handler Name:** FAMILY ADVENTURES RV INC  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

**Owner/Operator Details**

<b>Owner/Operator Ind:</b> Current Operator	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 19380 MONTEREY ST
<b>Name:</b> DONNA PAULINES	<b>Street 2:</b>
<b>Date Became Current:</b>	<b>City:</b> MORGAN HILL
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b> 408-612-4700	<b>Country:</b>
<b>Source Type:</b> Implementer	<b>Zip Code:</b> 95037-2605

<b>Owner/Operator Ind:</b> Current Owner	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 19380 MONTEREY ST
<b>Name:</b> FAMILY ADVENTURES RV INC	<b>Street 2:</b>
<b>Date Became Current:</b>	<b>City:</b> MORGAN HILL
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b> 510-388-2178	<b>Country:</b>
<b>Source Type:</b> Implementer	<b>Zip Code:</b> 95037-2605

<b>2</b>	<b>1 of 2</b>	<b>WNW</b>	<b>0.00 / 0.00</b>	<b>345.78 / -1</b>	<b>SOUTH VALLEY AUTOMOTIVE 19400 MONTEREY RD MORGAN HILL CA 950370000</b>	<b>HAZNET</b>
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<b>SIC Code:</b>	<b>Mailing City:</b> MORGAN HILL
<b>NAICS Code:</b>	<b>Mailing State:</b> CA
<b>EPA ID:</b> CAL000020779	<b>Mailing Zip:</b> 950372606
<b>Create Date:</b> 11/14/1989	<b>Region Code:</b> 2

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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<b>Fac Act Ind:</b>	No	<b>Owner Name:</b>	DUCATO MYRON	
<b>Inact Date:</b>	6/30/2000	<b>Owner Addr 1:</b>	--	
<b>County Code:</b>	43	<b>Owner Addr 2:</b>	--	
<b>County Name:</b>	Santa Clara	<b>Owner City:</b>	--	
<b>Mail Name:</b>		<b>Owner State:</b>	99	
<b>Mailing Addr 1:</b>	19400 MONTEREY ST	<b>Owner Zip:</b>	--	
<b>Mailing Addr 2:</b>		<b>Owner Phone:</b>	0000000000	
<b>Owner Fax:</b>				

**Contact Information**

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<b>Contact Name:</b>	--
<b>Street Address 1:</b>	INACT 00VQ FINAL NOTICE - BATCH
<b>Street Address 2:</b>	4/10/01
<b>City:</b>	--
<b>State:</b>	99
<b>Zip:</b>	--
<b>Phone:</b>	4087797198
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<u>2</u>	2 of 2	WNW	0.00 / 0.00	345.78 / -1	FLORES PROPERTY 19400 MONTEREY RD. MORGAN HILL CA 95037	GEOTRACKER
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<b>Global ID:</b>	T10000010723	<b>Latitude:</b>	37.15353
<b>Status:</b>	INFORMATIONAL ITEM	<b>Longitude:</b>	-121.67378
<b>Status Date:</b>	7/31/2017	<b>County:</b>	SANTA CLARA
<b>Site Facility Type:</b>	NON-CASE INFORMATION		

**Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail (as of Nov 16, 2020)**

<b>RB Case No:</b>		<b>CUF Case:</b>	NO
<b>Local Case No:</b>	2017-05ER	<b>How Discovered:</b>	
<b>Begin Date:</b>	2017-05-10 00:00:00	<b>File Location:</b>	All Files are on GeoTracker or in the Local Agency Database
<b>Stop Method:</b>		<b>Case Worker:</b>	AC
<b>Lead Agency:</b>	SANTA CLARA COUNTY LOP		
<b>Local Agency:</b>	SANTA CLARA COUNTY LOP		
<b>Potential COC:</b>	Total Petroleum Hydrocarbons (TPH), Waste Oil / Motor / Hydraulic / Lubricating		
<b>Potential Media of Concern:</b>	Other Groundwater (uses other than drinking water), Soil, Soil Vapor		
<b>How Discovered Description:</b>			
<b>Stop Description:</b>			
<b>Calwater Watershed Name:</b>	Santa Clara - Coyote Creek (205.30)		
<b>DWR GW Subbasin Name:</b>	Santa Clara Valley - Santa Clara (2-009.02)		
<b>Disadvantaged Community:</b>			
<b>Site History:</b>			

**Sites from GeoTracker Cleanup Sites Data Download - Regulatory Activity (as of Nov 16, 2020)**

<b>Action Type:</b>	ENFORCEMENT
<b>Date :</b>	2017-08-01 00:00:00
<b>Action:</b>	Staff Letter
<b>Action Type:</b>	RESPONSE
<b>Date :</b>	2017-07-17 00:00:00
<b>Action:</b>	Site Assessment Report
<b>Action Type:</b>	RESPONSE
<b>Date :</b>	2017-05-10 00:00:00
<b>Action:</b>	Other Report / Document

**Sites from GeoTracker Cleanup Sites Data Download - Status History (as of Nov 16, 2020)**

**Status:** Informational Item

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Status Date: 2017-07-31 00:00:00  
 Status: Open - Case Begin Date  
 Status Date: 2017-05-10 00:00:00

**Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts (as of Nov 16, 2020)**

Contact Type: Local Agency Caseworker  
 Contact Name: AARON COSTA  
 Phone No: 4089181954  
 Organization Name: SANTA CLARA COUNTY LOP  
 Email: aaron.costa@cep.sccgov.org  
 Address: 1555 Berger Drive, Suite 300  
 City: SAN JOSE

<a href="#">3</a>	1 of 5	SSE	0.01 / 64.81	347.12 / 0	SUPERIOR AUTOMOTIVE & RADIATOR SERV 19280 MONTEREY HY MORGAN HILL CA 95037	SANTA CLARA CUPA
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Facility ID: FA0256109  
 GIS Latitude: 37.151525  
 GIS Longitude: -121.672291

Details

Record ID: PR0373997  
 PE: 2205  
 Description: GENERATES 100 KG YR TO <5 TONS/YR  
 Program Identifier: DEH PERMIT-HAZ WASTE GENERATOR PROGRAM

Details

Record ID: PR0376790  
 PE: BP01  
 Description: HMBP FACILITY, 1-3 CHEMICALS  
 Program Identifier: DEH PERMIT-HAZ MAT BUSINESS PLAN PROGRAM

<a href="#">3</a>	2 of 5	SSE	0.01 / 64.81	347.12 / 0	SUPERIOR AUTOMOTIVE & RV 19280 MONTEREY ST MORGAN HILL CA 95037	HAZNET
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SIC Code: 7538	NAICS Code: 811111	EPA ID: CAL000413527	Create Date: 12/28/2015	Fac Act Ind: Yes	Inact Date:	County Code: 43	County Name: Santa Clara	Mail Name:	Mailing Addr 1: 19280 MONTEREY ST	Mailing Addr 2:	Owner Fax: 0000000000	Mailing City: MORGAN HILL	Mailing State: CA	Mailing Zip: 950370000	Region Code: 2	Owner Name: STEVE MARLBOROUGH	Owner Addr 1: 19280 MONTEREY ST	Owner Addr 2:	Owner City: MORGAN HILL	Owner State: CA	Owner Zip: 95037	Owner Phone: 4084380381
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Contact Information

-- --  
 Contact Name: STEVE MARLBOROUGH  
 Street Address 1: 19280 MONTEREY ST  
 Street Address 2:  
 City: MORGAN HILL  
 State: CA  
 Zip: 95037  
 Phone: 4084380381  
 -- --

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<a href="#">3</a>	3 of 5	SSE	0.01 / 64.81	347.12 / 0	SUPERIOR AUTOMOTIVE & RADIATOR SERV 19280 MONTEREY HY MORGAN HILL CA 95037	CERS HAZ

**Site ID:** 158284  
**Latitude:** 37.152080  
**Longitude:** -121.672460  
**County:**

**Regulated Programs**

**EI ID:** 10348396      **EI Description:** Hazardous Waste Generator  
**EI ID:** 10348396      **EI Description:** Chemical Storage Facilities

**Violations**

**Violation Date:** 12/15/2015      **Violation Source:** CERS  
**Violation Program:** HW      **Violation Division:** Santa Clara County Environmental Health  
**Citation:** 22 CCR 12 66262.40(c) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(c)  
**Violation Notes:**

Returned to compliance on 01/14/2016. - 1 x 5 gallon, open bucket of tire and turf mounting compound is located on the work floor of the main building. Mr. Marlborough stated that he does not have a use for this material. - 2 x 5 gallon buckets are located in the far corner of the facility's premises, behind the smaller building, show signs of deterioration. Mr. Marlborough stated that he believed the buckets most likely contain paint. A waste determination of the above-listed containers' contents must be made to determine whether the contents are usable or are determined to be a waste. If determined to be a waste, a hazardous waste determination of the containers' contents must be conducted through generator knowledge or laboratory analysis. If the contents are determined to be hazardous, they must be managed as hazardous waste. Provide documentation of the determination made for each container to the inspector for review.

**Violation Description:**

Failure to determine if the waste generated is a hazardous waste and to maintain analysis results for three years.

**Violations**

**Violation Date:** 12/15/2015      **Violation Source:** CERS  
**Violation Program:** HW      **Violation Division:** Santa Clara County Environmental Health  
**Citation:** HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections  
**Violation Notes:**

Returned to compliance on 01/14/2016. -Four pieces of equipment and several small, metal parts block access to the fire extinguisher on the wall inside the facility near the metal shaving equipment. - Used oil rollers, gear oil containers, and an extension cord blocks access to the fire extinguisher in the corner of the facility.

**Violation Description:**

Haz Waste Generator Program - Operations/Maintenance - General

**Violations**

**Violation Date:** 06/03/2019      **Violation Source:** CERS  
**Violation Program:** HMRRP      **Violation Division:** Santa Clara County Environmental Health  
**Citation:** HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)  
**Violation Notes:**

Returned to compliance on 07/02/2019. Update inventory information to include 1 x 55 gallon drum of waste brake fluid

**Violation Description:**

Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.

**Violations**

**Violation Date:** 12/15/2015 **Violation Source:** CERS  
**Violation Program:** HW **Violation Division:** Santa Clara County Environmental Health  
**Citation:** 22 CCR 23 66273.31(a) - California Code of Regulations, Title 22, Chapter 23, Section(s) 66273.31(a)  
**Violation Notes:**

Returned to compliance on 01/14/2016. 5 x aerosol containers that contained contents and propellant are located in the facility's trash bins. Mr. Marlborough confirmed that the trash bin's contents will be disposed of as trash. Aerosol cans must be completely empty of their contents and propellant to be disposed of as trash. If the aerosol can cannot be empty pursuant to "CA-empty" standards, the aerosol cans must be collected and managed as universal waste

**Violation Description:**

Failure of the universal waste handler to transfer universal waste to the appropriate designation facility.

**Violations**

**Violation Date:** 12/15/2015 **Violation Source:** CERS  
**Violation Program:** HMRRP **Violation Division:** Santa Clara County Environmental Health  
**Citation:** HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)  
**Violation Notes:**

Returned to compliance on 01/14/2016. Mr. Marlborough stated that he provides emergency response training to his employees upon hire and "as needed," but no documentation of the emergency response training is available.

**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.

**Violations**

**Violation Date:** 06/03/2019 **Violation Source:** CERS  
**Violation Program:** HW **Violation Division:** Santa Clara County Environmental Health  
**Citation:** HSC 6.5 25250.22 - California Health and Safety Code, Chapter 6.5, Section(s) 25250.22  
**Violation Notes:**

Returned to compliance on 07/02/2019. Observed the following containers with improper markings: 1 x 55 gallon drum of used metal-cased filters - no label

**Violation Description:**

Failure to properly manage used oil and/or fuel filters in accordance with the requirements.

**Violations**

**Violation Date:** 06/03/2019 **Violation Source:** CERS  
**Violation Program:** HW **Violation Division:** Santa Clara County Environmental Health  
**Citation:** HSC 6.5 25123.3(h)(1) - California Health and Safety Code, Chapter 6.5, Section(s) 25123.3(h)(1)  
**Violation Notes:**

Returned to compliance on 07/02/2019. A review of the facility's consolidate manifests available on-site indicate that used oil was accumulated on site between 9/24/2018 & 5/13/2019; waste coolant was accumulated between 2/9/2018 & 9/24/2018.

**Violation Description:**

Failure to send hazardous waste offsite for treatment, storage, or disposal within 180 days (or 270 days if waste is transported over 200 miles) for a generator who generates less than 1000 kilogram per month if all of the following conditions are met:  
(1) The quantity of hazardous waste accumulated onsite never exceeds 6,000 kilograms.

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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(2) The generator complies with the requirements of 40 Code of Federal Regulations section 262.34(d), (e) and (f).

(3) The generator does not hold acutely hazardous waste or extremely hazardous waste in an amount greater than one kilogram for more than 90 days.

**Violations**

**Violation Date:** 12/15/2015 **Violation Source:** CERS  
**Violation Program:** HMRRP **Violation Division:** Santa Clara County Environmental Health  
**Citation:** HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)  
**Violation Notes:**

Returned to compliance on 01/14/2016. The facility's most recent HMBP submittal on 3/12/2013 does not include an Employee Training Plan.

**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.

**Violations**

**Violation Date:** 12/15/2015 **Violation Source:** CERS  
**Violation Program:** HW **Violation Division:** Santa Clara County Environmental Health  
**Citation:** HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple  
**Violation Notes:**

Returned to compliance on 01/14/2016. The facility confirmed that used brake fluid is added to the used oil drums for disposal as "used oil." Per HSC 25250.7, no person who generates, stores, or transfers used oil shall intentionally contaminate used oil with other hazardous waste other than minimal amounts of vehicle fuel. Ensure that used oil is collected separately from used brake fluid when being disposed of as "used oil" and collect and manage used brake fluid as hazardous waste. Otherwise, the used oil and used brake fluid mix must be managed as hazardous waste.

**Violation Description:**

Haz Waste Generator Program - Administration/Documentation - General

**Violations**

**Violation Date:** 12/15/2015 **Violation Source:** CERS  
**Violation Program:** HMRRP **Violation Division:** Santa Clara County Environmental Health  
**Citation:** HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)  
**Violation Notes:**

Returned to compliance on 01/14/2016. The facility's most recent HMBP submittal on 3/12/2013 does not include a Site Map.

**Violation Description:**

Failure to complete and electronically submit a site map with all required content.

**Violations**

**Violation Date:** 06/03/2019 **Violation Source:** CERS  
**Violation Program:** HW **Violation Division:** Santa Clara County Environmental Health  
**Citation:** HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple  
**Violation Notes:**

Returned to compliance on 07/02/2019. Observed one ~150 gallon clear poly container behind main building without date it was emptied.

**Violation Description:**

Hazardous Waste Generator Program - Operations/Maintenance - General

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**Violations**

**Violation Date:** 06/03/2019 **Violation Source:** CERS  
**Violation Program:** HW **Violation Division:** Santa Clara County Environmental Health  
**Citation:** HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple  
**Violation Notes:**

Returned to compliance on 07/02/2019. Observed puncture marks on at least 3 aerosols cans in universal waste collection bin. Per HSC 25201.16, facility must provide written notification to the HMCD before processing universal waste aerosol cans.

**Violation Description:**

Hazardous Waste Generator Program - Abandonment/Illegal Disposal/Unauthorized Treatment - General

**Violations**

**Violation Date:** 12/15/2015 **Violation Source:** CERS  
**Violation Program:** HW **Violation Division:** Santa Clara County Environmental Health  
**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 Notes:**

Returned to compliance on 01/14/2016. Due to the number and type of violations, the facility is not adequately trained on hazardous waste management.

**Violation Description:**

Failure to ensure employees are familiar with the handling and compliance of hazardous waste regulations and emergency response.

**Violations**

**Violation Date:** 06/03/2019 **Violation Source:** CERS  
**Violation Program:** HW **Violation Division:** Santa Clara County Environmental Health  
**Citation:** 40 CFR 1 265.173 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.173  
**Violation Notes:**

Returned to compliance on 07/02/2019. Observed one 15 gallon container attached to cart. Mr. Marlborough stated that container is used to collect drippings from funnels. Container was observed to have been cut open, making it unable to be closed while not in use.

**Violation Description:**

Failure to meet the following container management requirements:

- (a) A container holding hazardous waste must always be closed during storage, except when it is necessary to add or remove waste.
- (b) A container holding hazardous waste must not be opened, handled, or stored in a manner which may rupture the container or cause it to leak.

**Violations**

**Violation Date:** 12/15/2015 **Violation Source:** CERS  
**Violation Program:** HW **Violation Division:** Santa Clara County Environmental Health  
**Citation:** HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections  
**Violation Notes:**

Returned to compliance on 01/14/2016. The following fire extinguishers are marked with an expired maintenance receipt: - A fire extinguisher located on the floor of the facility near the front entrance (1996). - A fire extinguisher on the ground along the outside wall of the facility near the hazardous waste container storage area (November 19, 1999). A fire extinguisher with no receipt is located on the floor of the facility near the vehicle entrance port. Mr. Marlborough confirmed that the fire extinguisher has not been annually maintained.

**Violation Description:**

Haz Waste Generator Program - Operations/Maintenance - General

**Violations**

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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<b>Violation Date:</b>	06/03/2019	<b>Violation Source:</b>	CERS
<b>Violation Program:</b>	HW	<b>Violation Division:</b>	Santa Clara County Environmental Health
<b>Citation:</b>	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)		
<b>Violation Notes:</b>			

Returned to compliance on 07/02/2019. Observed the following containers with improper markings: 4 x 55 gallon drums of used oil - have hazardous waste labels attached, with no additional identifying information 1 x 55 gallon drum of waste brake fluid - no accumulation start date 1 x 125 gallon tank of waste coolant - no accumulation start date 1 x 55 gallon drum of used oil paper filters - no label 2 x 20 gallon used oil collection dollies - have hazardous waste labels attached, with no additional identifying information 1 x 55 gallon drum of used transmission filters - no label 1 x 15 gallon drum of used oil attached to cart- no label

**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.

**Violations**

<b>Violation Date:</b>	12/15/2015	<b>Violation Source:</b>	CERS
<b>Violation Program:</b>	HW	<b>Violation Division:</b>	Santa Clara County Environmental Health
<b>Citation:</b>	HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections		
<b>Violation Notes:</b>			

Returned to compliance on 01/14/2016. Mr. Marlborough stated that weekly inspections occur, but the observations of the current condition of the used oil drum's secondary containment indicates that weekly inspections are not adequately conducted.

**Violation Description:**

Haz Waste Generator Program - Operations/Maintenance - General

**Violations**

<b>Violation Date:</b>	12/15/2015	<b>Violation Source:</b>	CERS
<b>Violation Program:</b>	HW	<b>Violation Division:</b>	Santa Clara County Environmental Health
<b>Citation:</b>	22 CCR 16 66266.130 - California Code of Regulations, Title 22, Chapter 16, Section(s) 66266.130		
<b>Violation Notes:</b>			

Returned to compliance on 01/14/2016. Paper used oil filters were observed in one of the 55 gallon drums marked "drained used oil filters." Mr. Marlborough confirmed that paper and metal used oil filters are combined in the drums. Paper and metal used oil filters cannot be combined for disposal as "drained used oil filters." The facility can either separate paper used oil filters and manage them as a hazardous waste (i.e.. "Oily Debris") while continuing to manage metal used oil filters as "drained used oil filters" OR manage the entire drum of paper and metal used oil filters as hazardous waste.

**Violation Description:**

Failure to properly handle, manage, label, and recycle used oil and fuel filters.

**Violations**

<b>Violation Date:</b>	12/15/2015	<b>Violation Source:</b>	CERS
<b>Violation Program:</b>	HW	<b>Violation Division:</b>	Santa Clara County Environmental Health
<b>Citation:</b>	HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections		
<b>Violation Notes:</b>			

Returned to compliance on 01/14/2016. 3 x 1 gallon, non-empty containers of antifreeze/coolant were observed in the trash bin located in the small building.

**Violation Description:**

Haz Waste Generator Program - Abandonment/Illegal Disposal/Unauthorized Treatment - General

**Violations**

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**Violation Date:** 12/15/2015  
**Violation Program:** HMRRP  
**Citation:** HSC 6.95 Multiple - California Health and Safety Code, Chapter 6.95, Section(s) Multiple  
**Violation Notes:**

**Violation Source:** CERS  
**Violation Division:** Santa Clara County Environmental Health

Returned to compliance on 01/14/2016. 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. The facility submitted an HMBP on 3/12/2013 via CERS. The HMBP submittal was not accepted on 10/23/2014. As of 12/15/2015, the facility has not submitted an updated 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 Description:**

Business Plan Program - Administration/Documentation - General

**Violations**

**Violation Date:** 06/03/2019  
**Violation Program:** HW  
**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 Notes:**

**Violation Source:** CERS  
**Violation Division:** Santa Clara County Environmental Health

Returned to compliance on 07/02/2019. Due to number and nature of violations, the facility is not thoroughly trained on proper hazardous waste management.

**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.

**Violations**

**Violation Date:** 06/03/2019  
**Violation Program:** HMRRP  
**Citation:** HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)  
**Violation Notes:**

**Violation Source:** CERS  
**Violation Division:** Santa Clara County Environmental Health

Returned to compliance on 07/02/2019. Mr. Marlborough stated that training is currently not being documented.

**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.

**Violations**

**Violation Date:** 12/15/2015  
**Violation Program:** HW  
**Citation:** 22 CCR 12 66262.12 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.12  
**Violation Notes:**

**Violation Source:** CERS  
**Violation Division:** Santa Clara County Environmental Health

Returned to compliance on 01/14/2016. EPA ID # CAL000267443 has been inactive since 6/30/2012. Per 25205.16(c) of the Health and Safety Code, EPA ID numbers must be actively maintained. A copy of DTSC Form 1358 will be provided to Mr. Marlborough at the time of inspection.

**Violation Description:**

Failure to obtain and/or maintain an Active EPA ID.

**Violations**

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**Violation Date:** 06/03/2019 **Violation Source:** CERS  
**Violation Program:** HW **Violation Division:** Santa Clara County Environmental Health  
**Citation:** 40 CFR 1 265.33 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.33  
**Violation Notes:**

Returned to compliance on 07/02/2019. Observed that fire extinguishers had not been serviced since November 11, 2017.

**Violation Description:**

Failure to test and maintain as necessary all facility communications or alarm systems, fire protection equipment, spill control equipment, and decontamination equipment to assure its proper operation in time of emergency.

**Violations**

**Violation Date:** 12/15/2015 **Violation Source:** CERS  
**Violation Program:** HMRRP **Violation Division:** Santa Clara County Environmental Health  
**Citation:** HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2  
**Violation Notes:**

Returned to compliance on 01/14/2016. The facility's most recent HMBP submittal was on 3/12/2013 via CERS. Facilities must 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 with CERS ID: 10348396. -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 Description:**

Failure to annually review and electronically certify that the business plan is complete, accurate, and up-to-date.

**Violations**

**Violation Date:** 06/03/2019 **Violation Source:** CERS  
**Violation Program:** HW **Violation Division:** Santa Clara County Environmental Health  
**Citation:** 40 CFR 1 265.31 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.31  
**Violation Notes:**

Returned to compliance on 07/02/2019. Observed flee-flowing amounts of liquid in used oil secondary containment and on top of 2 used oil drums.

**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.

**Violations**

**Violation Date:** 12/15/2015 **Violation Source:** CERS  
**Violation Program:** HW **Violation Division:** Santa Clara County Environmental Health  
**Citation:** HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections  
**Violation Notes:**

Returned to compliance on 01/14/2016. The following hazardous waste containers are open when hazardous waste is not being added or removed: - 2 x transfer pans containing used oil on top of the used oil drums - 1 x 55 gallon drum of used oil

**Violation Description:**

Haz Waste Generator Program - Operations/Maintenance - General

**Violations**

**Violation Date:** 12/15/2015 **Violation Source:** CERS  
**Violation Program:** HMRRP **Violation Division:** Santa Clara County Environmental Health  
**Citation:** HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)

**Violation Notes:**

Returned to compliance on 01/14/2016. The facility's most recent HMBP submittal on 3/12/2013 does not include a Hazardous Materials Inventory.

**Violation Description:**

Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.

**Violations**

<b>Violation Date:</b>	12/15/2015	<b>Violation Source:</b>	CERS
<b>Violation Program:</b>	HW	<b>Violation Division:</b>	Santa Clara County Environmental Health
<b>Citation:</b>	22 CCR 16 66266.130 - California Code of Regulations, Title 22, Chapter 16, Section(s) 66266.130		
<b>Violation Notes:</b>			

Returned to compliance on 01/14/2016. 1 x 55 gallon drum marked "drained used oil filters" is not marked with an initial accumulation date. Mr. Marlborough stated that the un-marked drum has been on-site longer than the drum that is marked with an initial accumulation date. Ensure that all drums containing used oil filters are marked with an initial date of accumulation.

**Violation Description:**

Failure to properly handle, manage, label, and recycle used oil and fuel filters.

**Violations**

<b>Violation Date:</b>	12/15/2015	<b>Violation Source:</b>	CERS
<b>Violation Program:</b>	HMRRP	<b>Violation Division:</b>	Santa Clara County Environmental Health
<b>Citation:</b>	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)		
<b>Violation Notes:</b>			

Returned to compliance on 01/14/2016. The facility's most recent HMBP submittal on 3/12/2013 does not include an Emergency Response Plan.

**Violation Description:**

Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.

**Violations**

<b>Violation Date:</b>	06/03/2019	<b>Violation Source:</b>	CERS
<b>Violation Program:</b>	HMRRP	<b>Violation Division:</b>	Santa Clara County Environmental Health
<b>Citation:</b>	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)		
<b>Violation Notes:</b>			

Returned to compliance on 07/02/2019. Update facility information to include the facility's new State ID # CAL000267443.

**Violation Description:**

Failure to complete and electronically submit the Business Activities Page and/or Business Owner Operator Identification Page.

**Violations**

<b>Violation Date:</b>	12/15/2015	<b>Violation Source:</b>	CERS
<b>Violation Program:</b>	HW	<b>Violation Division:</b>	Santa Clara County Environmental Health
<b>Citation:</b>	HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections		
<b>Violation Notes:</b>			

Returned to compliance on 01/14/2016. Free flowing amounts of used oil is located in the secondary containment of the used oil storage area alongside the outside wall of the main building. Mr. Marlborough stated that the used oil drums were overfilled last week and the spill has not been cleaned up.

**Violation Description:**

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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Haz Waste Generator Program - Operations/Maintenance - General

**Violations**

**Violation Date:** 06/03/2019  
**Violation Program:** HW  
**Citation:** 40 CFR 1 265.174 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.174  
**Violation Source:** CERS  
**Violation Division:** Santa Clara County Environmental Health  
**Violation Notes:**

Returned to compliance on 07/02/2019. Mr. Marlborough stated that the facility has failed to inspect their hazardous waste storage areas at least weekly.

**Violation Description:**

Failure to inspect hazardous waste storage areas at least weekly and look for leaking and deteriorating containers.

**Violations**

**Violation Date:** 12/15/2015  
**Violation Program:** HW  
**Citation:** 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)  
**Violation Source:** CERS  
**Violation Division:** Santa Clara County Environmental Health  
**Violation Notes:**

Returned to compliance on 01/14/2016. The following containers are unlabeled: - 1 x waste brake fluid evacuator - 2 x transfer pans containing free flowing amounts of used oil on top of the used oil drums The following containers are marked with an illegible label: - 2 x red, used oil rollers The following containers are marked with a label and the words "used oil," but no other required information: - 4 x 55 gallon drums of used oil The following tank is not marked with an accumulation date: - 1 x ~150 gallon tank of used antifreeze

**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.

**Violations**

**Violation Date:** 12/15/2015  
**Violation Program:** HW  
**Citation:** HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections  
**Violation Source:** CERS  
**Violation Division:** Santa Clara County Environmental Health  
**Violation Notes:**

Returned to compliance on 01/14/2016. Used rags being accumulated for commercial laundering were observed to be completely saturated to the point that free flowing amounts of used oil and used antifreeze were released from the contaminated rags during inspection. Rags must not be used to the point that free flowing amounts of hazardous waste are released to be commercially laundered. If rags are used to the point of saturation, they must be collected and managed as hazardous waste.

**Violation Description:**

Haz Waste Generator Program - Abandonment/Illegal Disposal/Unauthorized Treatment - General

**Violations**

**Violation Date:** 12/15/2015  
**Violation Program:** HW  
**Citation:** 22 CCR 12 66262.34(d) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(d)  
**Violation Source:** CERS  
**Violation Division:** Santa Clara County Environmental Health  
**Violation Notes:**

Returned to compliance on 01/14/2016. - A review of the consolidated manifests available on-site indicates that the most recent used oil pick-up occurred on 3/10/2015. Mr. Marlborough confirmed that no pick-ups have occurred since March. Although used oil is not generated on a daily basis, Mr. Marlborough stated that the used oil currently on-site has been accumulating for around 6-8 months. Hazardous waste cannot be accumulated on-site for longer than 180 days.

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**Violation Description:**

Failure to dispose of hazardous waste within 180 days (or 270 if waste is transported over 200 miles) for the generator who generates less than 1000 kilogram per month, but more than 100 kilograms per month.

**Evaluations**

**Eval Date:** 12/15/2015  
**Violations Found:** Yes  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Santa Clara County Environmental Health  
**Eval Program:** HW  
**Eval Source:** CERS  
**Eval Notes:**

On-site to conduct a routine hazardous waste inspection with the consent of owner, Steve Marlborough. The facility specializes in automotive repair and generates automotive, hazardous waste through automotive repair work conducted on-site. The following waste streams are observed on-site during the inspection: - 4 x 55 gallon drums of used oil; 2 x used oil rollers - 1 x used brake fluid evacuator - 1 x ~150 gallon tank of used antifreeze - 2 x 55 gallon drums of used oil filters - 1 x parts washer - used car batteries. The following documents were reviewed during inspection: - Consolidated manifests for 2015 and 2014. Mr. Marlborough is aware of the 3 year retention requirement for consolidated manifests and stated that the facility's record retention has been under his control since 2014. \*Ensure that all records of hazardous waste pick-up are retained on-site for 3 years. - Bills of lading for used oil filter pick-up - Receipts for used battery pick-up by [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 06/03/2019  
**Violations Found:** Yes  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Santa Clara County Environmental Health  
**Eval Program:** HW  
**Eval Source:** CERS  
**Eval Notes:**

On-site with Mickey Pierce, Senior Hazardous Waste Specialist, to conduct a Hazardous Waste Generator routine inspection. Facility is an auto and RV repair shop. Walk-through was conducted with Steve Marlborough, Owner. The following hazardous waste streams were observed on site: used oil waste coolant waste brake fluid used oil paper filters used oil metal-cased filters used transmission filters oil contaminated rags batteries. Notes: State ID CAL000267443 is active on date of inspection according to HWTS Emergency response posting was observed in office Facility uses Aramark for commercial laundering Facility has Interstate pick up batteries once a week Spill control was observed on site Facility has parts washer with skimmer, contents are emptied into used oil drum Scrap metal is picked up for recycling Document review included consolidated manifests for used oil & waste coolant, uniform manifests for used oil paper filters & brake fluid, and bill [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 12/15/2015  
**Violations Found:** Yes  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Santa Clara County Environmental Health  
**Eval Program:** HMRRP  
**Eval Source:** CERS  
**Eval Notes:**

On-site to conduct a routine hazardous materials business plan (HMBP) inspection with the consent of owner, Steve Marlborough. The following hazardous materials/wastes are on-site in reportable HMBP quantities: 1. 4 x 55 gallons of used oil; 2 x used oil rollers: ~250 gallons 2. ~150 gallons of used antifreeze 3. 1 x ~261cuft oxygen cylinder. It is of note that a ~150 gallon new antifreeze tank is located on-site. The facility is currently not using the tank for antifreeze accumulation. It is recommended that the facility properly dispose of the new antifreeze tank to avoid having reportable HMBP quantities of new antifreeze on-site. NOTES: - CERS ID: 10348396 - Most recent CERS submittal: 3/12/2013 - Mr. Marlborough confirmed that is not the property owner and he has not notified the property owner that the facility is subject to HMBP requirements. Once the facility has complied with HMBP provisions, provide a written notification to the property owner that [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 06/03/2019  
**Violations Found:** Yes  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Santa Clara County Environmental Health

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**Eval Program:** HMRRP  
**Eval Source:** CERS  
**Eval Notes:**

CERS ID 10348396 Last HMBP submittal occurred on 7/4/2018 and was accepted Observed the following hazardous materials above state thresholds: 4 x 55 gallon drums of used oil 1 x 15 gallon drum of used oil attached to cart 2 x 15 gallon used oil collection dollies 1 x 125 gallon tank of waste coolant 1 x 55 gallon drum of waste brake fluid HMBP was readily available on site Mr. Marlborough stated that property owner has been notified that the facility is subject to and in compliance with HMBP requirements. Prior NOI states that facility owner has notified property owner. ; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Affiliations**

**Affil Type Desc:** Operator  
**Entity Name:** Steve Marlborough  
**Entity Title:**  
**Address:**  
**City:**  
**State:**  
**Country:**  
**Zip Code:**  
**Phone:** (408) 438-0381

**Affil Type Desc:** Facility Mailing Address  
**Entity Name:** Mailing Address  
**Entity Title:**  
**Address:** 19280 Monterey Rd  
**City:** Morgan Hill  
**State:** CA  
**Country:**  
**Zip Code:** 95037  
**Phone:**

**Affil Type Desc:** CUPA District  
**Entity Name:** Santa Clara County Environmental Health  
**Entity Title:**  
**Address:** 1555 Berger Drive, Suite 300  
**City:** San Jose  
**State:** CA  
**Country:**  
**Zip Code:** 95112-2716  
**Phone:** (408) 918-3400

**Affil Type Desc:** Identification Signer  
**Entity Name:** Steven Marlborough  
**Entity Title:** President  
**Address:**  
**City:**  
**State:**  
**Country:**  
**Zip Code:**  
**Phone:**

**Affil Type Desc:** Document Preparer  
**Entity Name:** Steven Marlborough  
**Entity Title:**  
**Address:**  
**City:**  
**State:**  
**Country:**  
**Zip Code:**  
**Phone:**

**Affil Type Desc:** Legal Owner  
**Entity Name:** Steve Marlborough  
**Entity Title:**  
**Address:** marlboroughman1@gmail.com  
**City:** Morgan Hill

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>State:</b> <b>Country:</b> <b>Zip Code:</b> <b>Phone:</b>		CA United States 95037 (408) 520-8989				
<b>Affil Type Desc:</b> <b>Entity Name:</b> <b>Entity Title:</b> <b>Address:</b> <b>City:</b> <b>State:</b> <b>Country:</b> <b>Zip Code:</b> <b>Phone:</b>		Environmental Contact Steve Marlborough 19280 Monterey Rd Morgan Hill CA 95037				
<b>Affil Type Desc:</b> <b>Entity Name:</b> <b>Entity Title:</b> <b>Address:</b> <b>City:</b> <b>State:</b> <b>Country:</b> <b>Zip Code:</b> <b>Phone:</b>		Parent Corporation SUPERIOR AUTOMOTIVE and RV				
<b>Affil Type Desc:</b> <b>Entity Name:</b> <b>Entity Title:</b> <b>Address:</b> <b>City:</b> <b>State:</b> <b>Country:</b> <b>Zip Code:</b> <b>Phone:</b>		Property Owner Jim Birkey 11040 Monterey Rd Morgan Hill CA United States 95037 (408) 782-2600				

<u>3</u>	4 of 5	<b>SSE</b>	0.01 / 64.81	347.12 / 0	<b>SUPERIOR AUTOMOTIVE &amp; RV 19280 MONTEREY ST MORGAN HILL CA 95037</b>	<b>RCRA NON GEN</b>
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**EPA Handler ID:** CAL000413527  
**Gen Status Universe:** No Report  
**Contact Name:** STEVE MARLBOROUGH  
**Contact Address:** 19280 MONTEREY ST , , MORGAN HILL , CA, 95037 ,  
**Contact Phone No and Ext:** 408-438-0381  
**Contact Email:** MARLBOROUGHMAN1@GMAIL.COM  
**Contact Country:**  
**County Name:** SANTA CLARA  
**EPA Region:** 09  
**Land Type:**  
**Receive Date:** 20161228  
**Location Latitude:** 37.151705  
**Location Longitude:** -121.672658

**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Underground Injection Activity:</b>	No					
<b>Commercial TSD:</b>	No					
<b>Used Oil Transporter:</b>	No					
<b>Used Oil Transfer Facility:</b>	No					
<b>Used Oil Processor:</b>	No					
<b>Used Oil Refiner:</b>	No					
<b>Used Oil Burner:</b>	No					
<b>Used Oil Market Burner:</b>	No					
<b>Used Oil Spec Marketer:</b>	No					

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 20161228  
**Handler Name:** SUPERIOR AUTOMOTIVE & RV  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

**Owner/Operator Details**

<b>Owner/Operator Ind:</b> Current Operator	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 19280 MONTEREY ST
<b>Name:</b> STEVE MARLBOROUGH	<b>Street 2:</b>
<b>Date Became Current:</b>	<b>City:</b> MORGAN HILL
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b> 408-438-0381	<b>Country:</b>
<b>Source Type:</b> Implementer	<b>Zip Code:</b> 95037

<b>Owner/Operator Ind:</b> Current Owner	<b>Street No:</b>
<b>Type:</b> Other	<b>Street 1:</b> 19280 MONTEREY ST
<b>Name:</b> STEVE MARLBOROUGH	<b>Street 2:</b>
<b>Date Became Current:</b>	<b>City:</b> MORGAN HILL
<b>Date Ended Current:</b>	<b>State:</b> CA
<b>Phone:</b> 408-438-0381	<b>Country:</b>
<b>Source Type:</b> Implementer	<b>Zip Code:</b> 95037

<u>3</u>	5 of 5	<b>SSE</b>	0.01 / 64.81	347.12 / 0	<b>SUPERIOR AUTOMOTIVE &amp; RV 19280 MONTEREY ST MORGAN HILL CA 95037</b>	<b>FINDS/FRS</b>
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**Registry ID:** 110070423838  
**FIPS Code:** 06085  
**HUC Code:**  
**Site Type Name:** STATIONARY  
**Location Description:**  
**Supplemental Location:**  
**Create Date:** 31-DEC-18  
**Update Date:**  
**Interest Types:** OTHER HAZARDOUS WASTE ACTIVITIES  
**SIC Codes:**  
**SIC Code Descriptions:**  
**NAICS Codes:** 811111  
**NAICS Code Descriptions:** GENERAL AUTOMOTIVE REPAIR.  
**Conveyor:**  
**Federal Facility Code:**  
**Federal Agency Name:**  
**Tribal Land Code:**  
**Tribal Land Name:**  
**Congressional Dist No:**  
**Census Block Code:**  
**EPA Region Code:** 09  
**County Name:** SANTA CLARA  
**US/Mexico Border Ind:**  
**Latitude:**  
**Longitude:**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Reference Point:**

**Coord Collection Method:**

**Accuracy Value:**

**Datum:**

NAD83

**Source:**

**Facility Detail Rprt URL:**

[https://ofmpub.epa.gov/frs\\_public2/fii\\_query\\_detail.disp\\_program\\_facility?p\\_registry\\_id=110070423838](https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110070423838)

**Program Acronyms:**

RCRAINFO:CAL000413527

<u>4</u>	1 of 1	NW	0.02 / 111.43	345.71 / -1	Cochrane Plaza Chevrolet 19490 Monterey Rd San Jose CA	SANTA CLARA LO
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**SCVWD ID:**

09S3E17E01f

**Closure Date:**

1/15/1998

**Link:**

<http://lustop.sccgov.org/files/09S3E17E01f/>

<u>5</u>	1 of 7	WNW	0.02 / 126.46	344.79 / -2	SOUTH COUNTY CHEVROLET GEO 19490 MONTEREY ST MORGAN HILL CA 95037	RCRA SQG
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**EPA Handler ID:**

CAD102108404

**Gen Status Universe:**

Small Quantity Generator

**Contact Name:**

**Contact Address:**

US

**Contact Phone No and Ext:**

**Contact Email:**

**Contact Country:**

US

**County Name:**

SANTA CLARA

**EPA Region:**

09

**Land Type:**

Private

**Receive Date:**

19960901

**Location Latitude:**

37.153935

**Location Longitude:**

-121.674101

**Violation/Evaluation Summary**

**Note:**

NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

**Importer Activity:**

No

**Mixed Waste Generator:**

No

**Transporter Activity:**

No

**Transfer Facility:**

No

**Onsite Burner Exemption:**

No

**Furnace Exemption:**

No

**Underground Injection Activity:**

No

**Commercial TSD:**

No

**Used Oil Transporter:**

No

**Used Oil Transfer Facility:**

No

**Used Oil Processor:**

No

**Used Oil Refiner:**

No

**Used Oil Burner:**

No

**Used Oil Market Burner:**

No

**Used Oil Spec Marketer:**

No

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 19960722  
**Handler Name:** SOUTH COUNTY CHEVROLET GEO  
**Federal Waste Generator Code:** 2  
**Generator Code Description:** Small Quantity Generator  
**Source Type:** Notification

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 19960901  
**Handler Name:** SOUTH COUNTY CHEVROLET GEO  
**Federal Waste Generator Code:** 2  
**Generator Code Description:** Small Quantity Generator  
**Source Type:** Implementer

**Owner/Operator Details**

<b>Owner/Operator Ind:</b>	Current Owner	<b>Street No:</b>	
<b>Type:</b>	Private	<b>Street 1:</b>	19490 MONTEREY ST
<b>Name:</b>	AL CHEW	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	MORGAN HILL
<b>Date Ended Current:</b>		<b>State:</b>	CA
<b>Phone:</b>	408-779-5547	<b>Country:</b>	
<b>Source Type:</b>	Notification	<b>Zip Code:</b>	95037

<b>Owner/Operator Ind:</b>	Current Operator	<b>Street No:</b>	
<b>Type:</b>	Private	<b>Street 1:</b>	NOT REQUIRED
<b>Name:</b>	NOT REQUIRED	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	NOT REQUIRED
<b>Date Ended Current:</b>		<b>State:</b>	ME
<b>Phone:</b>	415-555-1212	<b>Country:</b>	
<b>Source Type:</b>	Implementer	<b>Zip Code:</b>	99999

**Historical Handler Details**

**Receive Dt:** 19960722  
**Generator Code Description:** Small Quantity Generator  
**Handler Name:** SOUTH COUNTY CHEVROLET GEO

<b>5</b>	<b>2 of 7</b>	<b>WNW</b>	<b>0.02 / 126.46</b>	<b>344.79 / -2</b>	<b>DENT CLINIC THE 19490 MONTEREY RD MORGAN HILL CA 95037</b>	<b>RCRA SQG</b>
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**EPA Handler ID:** CAD982011306  
**Gen Status Universe:** Small Quantity Generator  
**Contact Name:** ENVIRONMENTAL MANAGER  
**Contact Address:** 19490 MONTEREY RD , , MORGAN HILL , CA, 95037 , US  
**Contact Phone No and Ext:** 408-779-5070  
**Contact Email:**  
**Contact Country:** US  
**County Name:** SANTA CLARA  
**EPA Region:** 09  
**Land Type:**  
**Receive Date:** 19870708  
**Location Latitude:** 37.195996  
**Location Longitude:** -121.718268

**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 19870708  
**Handler Name:** DENT CLINIC THE  
**Federal Waste Generator Code:** 2  
**Generator Code Description:** Small Quantity Generator  
**Source Type:** Notification

**Owner/Operator Details**

<b>Owner/Operator Ind:</b>	Current Operator	<b>Street No:</b>	
<b>Type:</b>	Private	<b>Street 1:</b>	NOT REQUIRED
<b>Name:</b>	NOT REQUIRED	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	NOT REQUIRED
<b>Date Ended Current:</b>		<b>State:</b>	ME
<b>Phone:</b>	415-555-1212	<b>Country:</b>	
<b>Source Type:</b>	Notification	<b>Zip Code:</b>	99999

<b>Owner/Operator Ind:</b>	Current Owner	<b>Street No:</b>	
<b>Type:</b>	Private	<b>Street 1:</b>	NOT REQUIRED
<b>Name:</b>	JAMES L YORK VICE PRES	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	NOT REQUIRED
<b>Date Ended Current:</b>		<b>State:</b>	ME
<b>Phone:</b>	415-555-1212	<b>Country:</b>	
<b>Source Type:</b>	Notification	<b>Zip Code:</b>	99999

<a href="#">5</a>	3 of 7	WNW	0.02 / 126.46	344.79 / -2	COCHRANE PLAZA CHEVROLET 19490 MONTEREY RD UNINCORPORATED CA 95037	LUST
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**Global ID:** T0608502025  
**Status:** COMPLETED - CASE CLOSED  
**Status Date:** 1/15/1998  
**Case Type:** LUST CLEANUP SITE  
**Date Source:** LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download

**County:** SANTA CLARA  
**Latitude:** 37.1538594920698  
**Longitude:** -121.674026660049

**LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail**

<b>RB Case No:</b>		<b>Potential COC:</b>	Waste Oil / Motor / Hydraulic / Lubricating
<b>Local Case No:</b>		<b>How Discovered:</b>	
<b>Begin Date:</b>	1/1/1991	<b>Stop Method:</b>	
<b>Lead Agency:</b>	SANTA CLARA COUNTY LOP	<b>Stop Description:</b>	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Local Agency: SANTA CLARA COUNTY LOP  
 CUF Case: NO  
 Case Worker: UST  
 File Location: All Files are on GeoTracker or in the Local Agency Database

Potential Media of Concern: Aquifer used for drinking water supply  
 How Discovered Description:  
 Calwater Watershed Name: Santa Clara - Coyote Creek (205.30)  
 DWR GW Subbasin Name: Santa Clara Valley - Santa Clara (2-009.02)  
 Disadvantaged Community:  
 Site History:

**LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Activity**

Action Type: ENFORCEMENT  
 Date : 1/15/1998  
 Action: Closure/No Further Action Letter

Action Type: RESPONSE  
 Date : 1/15/1998  
 Action: Other Report / Document

Action Type: RESPONSE  
 Date : 10/15/1996  
 Action: Remedial Progress Report

Action Type: ENFORCEMENT  
 Date : 8/17/1996  
 Action: Staff Letter - #18720

Action Type: RESPONSE  
 Date : 7/15/1996  
 Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT  
 Date : 4/29/1996  
 Action: Notice of Responsibility - #39295

Action Type: RESPONSE  
 Date : 4/15/1996  
 Action: Monitoring Report - Quarterly

Action Type: RESPONSE  
 Date : 1/15/1996  
 Action: Monitoring Report - Quarterly

Action Type: ENFORCEMENT  
 Date : 12/1/1995  
 Action: Staff Letter - #18714

Action Type: Other  
 Date : 1/1/1991  
 Action: Leak Reported

**LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts**

Contact Type: Regional Board Caseworker  
 Contact Name: Regional Water Board  
 City: OAKLAND  
 Organization Name: SAN FRANCISCO BAY RWQCB (REGION 2)  
 Address: 1515 CLAY ST SUITE 1400  
 Email:  
 Phone No:

Contact Type: Local Agency Caseworker  
 Contact Name: UST CASE WORKER  
 City: SAN JOSE  
 Organization Name: SANTA CLARA COUNTY LOP  
 Address: 1555 Berger Drive, Suite 300  
 Email:  
 Phone No: 4089183400

**LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Status:		Completed - Case Closed				
Status Date:		1/15/1998				
Status:		Open - Site Assessment				
Status Date:		5/12/1992				
Status:		Open - Site Assessment				
Status Date:		12/4/1991				
Status:		Open - Case Begin Date				
Status Date:		1/1/1991				

**LUST Sites from GeoTracker Search - Regulatory Profile**

<b>Site Facility Name:</b>	COCHRANE PLAZA CHEVROLET	<b>Potential COC:</b>	WASTE OIL / MOTOR / HYDRAULIC / LUBRICATING
<b>Site Facility Type:</b>	LUST CLEANUP SITE	<b>Facility Type:</b>	
<b>Cleanup Status:</b>	COMPLETED - CASE CLOSED	<b>Composting Method:</b>	
<b>Project Status:</b>		<b>Address:</b>	19490 MONTEREY RD
<b>WDR Place Type:</b>		<b>City:</b>	UNINCORPORATED
<b>WDR File:</b>		<b>Zip:</b>	95037
<b>WDR Order:</b>		<b>County:</b>	SANTA CLARA
<b>CUF Priority Assig:</b>		<b>CUF Claim:</b>	
<b>CUF Amount Paid:</b>			
<b>File Location:</b>	ALL FILES ARE ON GEOTRACKER OR IN THE LOCAL AGENCY DATABASE		
<b>Designated Beneficial Use:</b>	MUN, AGR, IND, PROC		
<b>Project Oversight Agencies:</b>			
<b>Report Link:</b>	<a href="https://geotracker.waterboards.ca.gov/profile_report?global_id=T0608502025">https://geotracker.waterboards.ca.gov/profile_report?global_id=T0608502025</a>		
<b>Cleanup Status Detail:</b>	COMPLETED - CASE CLOSED AS OF 1/15/1998		
<b>Cleanup History Link:</b>	<a href="https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0608502025&amp;tabname=regulatoryhistory">https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0608502025&amp;tabname=regulatoryhistory</a>		
<b>Potential Media of Concern:</b>	AQUIFER USED FOR DRINKING WATER SUPPLY		
<b>User Defined Beneficial Use:</b>			
<b>DWR GW Sub Basin:</b>	Santa Clara Valley - Santa Clara (2-009.02)		
<b>Calwater Watershed Name:</b>	Santa Clara - Coyote Creek (205.30)		
<b>Post Closure Site Management:</b>			
<b>Future Land Use:</b>			
<b>Cleanup Oversight Agencies:</b>	SANTA CLARA COUNTY LOP (LEAD) CASEWORKER: UST CASE WORKER CENTRAL COAST RWQCB (REGION 3) SANTA CLARA VALLEY WATER DISTRICT - CASE #: 09S3E17E01f		
<b>Gndwater Monitoring Freque:</b>			
<b>Designated Beneficial Use Desc:</b>	Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply		
<b>Site History:</b>			

No site history available

**LUST Sites from GeoTracker Search - Cleanup Status History**

<b>Status:</b>	Completed - Case Closed
<b>Date :</b>	1/15/1998
<b>Status:</b>	Open - Site Assessment
<b>Date :</b>	5/12/1992
<b>Status:</b>	Open - Site Assessment
<b>Date :</b>	12/4/1991
<b>Status:</b>	Open - Case Begin Date
<b>Date :</b>	1/1/1991

**LUST Sites from GeoTracker Search - Regulatory Activities (as of Feb 27, 2021)**

<b>Action Type:</b>	Response Requested - Other
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<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<b>Action Date:</b>			1/15/1998			
<b>Received Issue Date:</b>			1/15/1998			
<b>Action:</b>			Other Report / Document			
<b>Doc Link:</b>			https://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608502025&doc_id=5835282			
<b>Title Description Comments:</b>			SCVWD Electronic Files			
<b>Action Type:</b>			Other Regulatory Actions			
<b>Action Date:</b>			1/15/1998			
<b>Received Issue Date:</b>			1/15/1998			
<b>Action:</b>			Closure/No Further Action Letter			
<b>Doc Link:</b>			https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608502025&enforcement_id=6239843&temptable=ENFORCEMENT			
<b>Title Description Comments:</b>						
<b>Action Type:</b>			Response Requested - Reports			
<b>Action Date:</b>			10/15/1996			
<b>Received Issue Date:</b>			10/1/1996			
<b>Action:</b>			Remedial Progress Report			
<b>Doc Link:</b>						
<b>Title Description Comments:</b>			Remedial Progress Report			
<b>Action Type:</b>			Other Regulatory Actions			
<b>Action Date:</b>			8/17/1996			
<b>Received Issue Date:</b>			8/17/1996			
<b>Action:</b>			Staff Letter - #18720			
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
<b>Action Type:</b>			Response Requested - Reports			
<b>Action Date:</b>			7/15/1996			
<b>Received Issue Date:</b>			7/19/1996			
<b>Action:</b>			Monitoring Report - Quarterly			
<b>Doc Link:</b>						
<b>Title Description Comments:</b>			Monitoring Report - Quarterly			
<b>Action Type:</b>			Notices			
<b>Action Date:</b>			4/29/1996			
<b>Received Issue Date:</b>			4/29/1996			
<b>Action:</b>			Notice of Responsibility - #39295			
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						
<b>Action Type:</b>			Response Requested - Reports			
<b>Action Date:</b>			4/15/1996			
<b>Received Issue Date:</b>			7/19/1996			
<b>Action:</b>			Monitoring Report - Quarterly			
<b>Doc Link:</b>						
<b>Title Description Comments:</b>			Monitoring Report - Quarterly			
<b>Action Type:</b>			Response Requested - Reports			
<b>Action Date:</b>			1/15/1996			
<b>Received Issue Date:</b>			4/26/1996			
<b>Action:</b>			Monitoring Report - Quarterly			
<b>Doc Link:</b>						
<b>Title Description Comments:</b>						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Monitoring Report - Quarterly

**Action Type:** Other Regulatory Actions  
**Action Date:** 12/1/1995  
**Received Issue Date:** 12/1/1995  
**Action:** Staff Letter - #18714  
**Doc Link:**  
**Title Description Comments:**

**Action Type:** Leak Action  
**Action Date:** 1/1/1991  
**Received Issue Date:**  
**Action:** Leak Reported  
**Doc Link:**  
**Title Description Comments:**

**LUST Sites from GeoTracker Search - Documents (as of Feb 27, 2021)**

**Document Type:** Site Documents **Size :**  
**Document Date:** 1/15/1998 **Submitted By:** COUNTY OF SANTA CLARA STUDENT INTERN (REGULATOR)  
**Type:** OTHER REPORT / DOCUMENT **Submitted:**  
**Title:** SCVWD ELECTRONIC FILES  
**Title Link:** [https://geotracker.waterboards.ca.gov/view\\_documents?global\\_id=T0608502025&document\\_id=5835282](https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608502025&document_id=5835282)

**Document Type:** Site Documents **Size :**  
**Document Date:** 1/15/1998 **Submitted By:** COUNTY OF SANTA CLARA STUDENT INTERN (REGULATOR)  
**Type:** CLOSURE/NO FURTHER ACTION LETTER **Submitted:**  
**Title:** UNKNOWN  
**Title Link:** [https://geotracker.waterboards.ca.gov/view\\_documents?global\\_id=T0608502025&enforcement\\_id=6239843](https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608502025&enforcement_id=6239843)

<a href="#">5</a>	4 of 7	WNW	0.02 / 126.46	344.79 / -2	IRISH CONSTRUCTION 19490 MONTEREY ST MORGAN HILL CA 95037	SANTA CLARA CUPA
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**Facility ID:** FA0252424  
**GIS Latitude:** 37.153629  
**GIS Longitude:** -121.674438

**Details**

**Record ID:** PR0367417  
**PE:** 2205  
**Description:** GENERATES 100 KG YR TO <5 TONS/YR  
**Program Identifier:** DEH PERMIT-HAZ WASTE GENERATOR PROGRAM

**Details**

**Record ID:** PR0376029  
**PE:** BP04  
**Description:** HMBP FACILITY, 10-15 CHEMICALS  
**Program Identifier:** DEH PERMIT-HAZ MAT BUSINESS PLAN PROGRAM

<a href="#">5</a>	5 of 7	WNW	0.02 / 126.46	344.79 / -2	IRISH CONSTRUCTION 19490 MONTEREY ST MORGAN HILL CA 95037	CERS HAZ
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**Site ID:** 38548  
**Latitude:** 37.153888

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<b>Longitude:</b>		-121.673904				
<b>County:</b>						

**Regulated Programs**

<b>EI ID:</b>	10348471	<b>EI Description:</b>	Hazardous Waste Generator
<b>EI ID:</b>	10348471	<b>EI Description:</b>	Chemical Storage Facilities

**Violations**

<b>Violation Date:</b>	08/15/2016	<b>Violation Source:</b>	CERS
<b>Violation Program:</b>	HMRRP	<b>Violation Division:</b>	Santa Clara County Environmental Health
<b>Citation:</b>	HSC 6.95 Multiple - California Health and Safety Code, Chapter 6.95, Section(s) Multiple		
<b>Violation Notes:</b>			

Returned to compliance on 09/09/2016. Facility failed to submit a written response within 35 days of receiving an Official Notice of Inspection from HMCD citing violations of hazardous materials business plan law or regulations. -- An HMBP inspection was conducted and an Official Notice of Inspection (NOI) was delivered on 9/4/2013. The inspection report detailed a violation to the facility for not having an HMBP and instructed the facility that an HMBP must be submitted within 30 days. As of 8/15/2016, the facility has not submitted an HMBP. Submit a complete, hazardous materials business plan (HMBP) via the California Environmental Reporting System (CERS) or Frontcounter within 30 days. -- Submit to HMCD a written description of the actions taken to correct each violation listed in the Official Notice of Inspection. If any violation has not been corrected, describe the corrective actions that will be taken and provide a specific date by which those actions will be completed. [HSC 25404.1.2(c)(1)].

**Violation Description:**

Business Plan Program - Administration/Documentation - General

**Violations**

<b>Violation Date:</b>	08/15/2016	<b>Violation Source:</b>	CERS
<b>Violation Program:</b>	HW	<b>Violation Division:</b>	Santa Clara County Environmental Health
<b>Citation:</b>	22 CCR 23 66273.35 - California Code of Regulations, Title 22, Chapter 23, Section(s) 66273.35		
<b>Violation Notes:</b>			

Returned to compliance on 09/09/2016. 1 x 55 gallon drum of non-empty waste aerosol cans is marked with an expiration date of 2/12/2016. Mr. Kung confirmed that the waste aerosols are picked up for disposal every 2 years. Waste aerosols being managed under universal waste regulation cannot accumulate on-site for longer than one year. [HSC 25201.16(d)(2), 22CCR 66273.35]

**Violation Description:**

Failure to accumulate universal waste for one year or less and to demonstrate the length of time that the universal waste has been accumulated from the date it became a waste or was received.

**Violations**

<b>Violation Date:</b>	08/15/2016	<b>Violation Source:</b>	CERS
<b>Violation Program:</b>	HW	<b>Violation Division:</b>	Santa Clara County Environmental Health
<b>Citation:</b>	22 CCR 23 66273.31(a) - California Code of Regulations, Title 22, Chapter 23, Section(s) 66273.31(a)		
<b>Violation Notes:</b>			

Returned to compliance on 09/09/2016. Four, almost completely full paint aerosol cans were observed in the trash bin within the small engine repair service bay. The aerosol cans were removed from the trash bin for further use at the time of inspection. Ensure that employees are adequately trained on how to manage used aerosol cans.

**Violation Description:**

Failure of the universal waste handler to transfer universal waste to the appropriate destination facility.

**Violations**

<b>Violation Date:</b>	08/15/2016	<b>Violation Source:</b>	CERS
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<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**Violation Program:** HW  
**Citation:** HSC 6.5 25250.7 - California Health and Safety Code, Chapter 6.5, Section(s) 25250.7  
**Violation Notes:**

Returned to compliance on 09/09/2016. Used brake fluid is added to the used oil tank for disposal as "used oil." Used brake fluid does not meet the definition of "used oil" and must be collected, managed, and disposed of a separate hazardous waste stream. Otherwise, the co-mingled used oil and used brake fluid wastestream must be managed as fully-regulated hazardous waste.

**Violation Description:**

Failure to prevent intentional contamination of used oil with other hazardous waste other than minimal amounts of vehicle fuel.

**Violations**

**Violation Date:** 08/15/2016  
**Violation Program:** HW  
**Citation:** 40 CFR 1 265.31 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.31  
**Violation Notes:**

Returned to compliance on 09/09/2016. Significant quantities of used oil is noted inside the secondary containment of the 240 gallon used oil tank and used oil spills and saturated absorbent are observed throughout the facility. Ensure that all spills and saturated absorbent are immediately cleaned up, collected, and managed as hazardous waste. Please note that accumulating used oil, from a spill during pick-up, in the secondary containment of the 240 gallon used oil tank is not an approved manner to accumulate hazardous waste, unless the secondary containment is managed in a manner that meets all applicable hazardous waste control law and regulation requirements (e.g. labeling, inspections, etc.).

**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.

**Violations**

**Violation Date:** 08/15/2016  
**Violation Program:** HW  
**Citation:** 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)  
**Violation Notes:**

Returned to compliance on 09/09/2016. The following containers in the service bay are un-labeled: - 1 x 55 gallon drum of used coolant - 1 x red used oil roller - 1 x 55 gallon drum of used diesel The following tanks are not labeled with all required information: - 1 x 240 gallon used oil tank is not labeled with the most recent initial accumulation date - 1 x approximately 50 gallon aboveground used oil tank in the service bay is not marked as "used oil" and with the initial accumulation date The following containers are marked with their "expiration date" by Safety-Kleen, but are not marked with an initial date of accumulation: 2 x 55 gallon drum of contaminated absorbent and sweep, 2 x 55 gallon drums of co-mingled paper and metal-encased filters

**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.

**Violations**

**Violation Date:** 08/15/2016  
**Violation Program:** HW  
**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 Notes:**

Returned to compliance on 09/09/2016. Based on the number and type of violations, employees are not adequately trained on hazardous waste management. A flyer for free hazardous waste management training will be provided with this inspection report.

**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.

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**Violations**

**Violation Date:** 08/15/2016 **Violation Source:** CERS  
**Violation Program:** HW **Violation Division:** Santa Clara County Environmental Health  
**Citation:** HSC 6.5 25201(a) - California Health and Safety Code, Chapter 6.5, Section(s) 25201(a)  
**Violation Notes:**

Returned to compliance on 09/09/2016. Paper and metal-encased used oil filters are co-mingled in the 2 x 55 gallon drum located next to the used aerosol drum. Pursuant to 22CCR 662666.130(b), "used oil filters" are defined as filters which contain a residue of used oil (as defined in Health and Safety Code Section 25250.1(a) and which are exempt from regulation as a hazardous waste under the scrap metal provision found in federal law (40 CFR Section 261.6(a)(3)(iv)). Paper used oil filters do not meet the regulatory definition of "used oil filter," because the paper used oil filters' inability to be recycled for their scrap metal value and cannot be disposed of under the relaxed hazardous waste requirements for the legally defined "drained used oil filters,". The facility can either separate the paper-used oil filters from the metal-filters and manage the paper-filters as hazardous waste (i.e. "Debris-Saturated with Used Oil") while continuing to manage metal-filters as "drained used oil and OR [Truncated]

**Violation Description:**

Failure to dispose of hazardous waste at a facility which has a permit from DTSC or disposing of hazardous waste at any point which is not authorized according to this chapter.

**Violations**

**Violation Date:** 08/15/2016 **Violation Source:** CERS  
**Violation Program:** HMRRP **Violation Division:** Santa Clara County Environmental Health  
**Citation:** HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)  
**Violation Notes:**

Returned to compliance on 09/09/2016. The facility has hazardous materials/wastes above hazardous materials business plan (HMBP) reportable thresholds, but does not have an HMBP. Within 30 days, complete and electronically submit an HMBP that includes the following information through FrontCounter or the California Environmental Reporting System (CERS) - websites listed below. -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. - FrontCounter Website: <http://frontcounter.sccgov.org> - CERS website: <http://cers.calepa.ca.gov>

**Violation Description:**

Failure to complete and electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.

**Violations**

**Violation Date:** 08/15/2016 **Violation Source:** CERS  
**Violation Program:** HW **Violation Division:** Santa Clara County Environmental Health  
**Citation:** HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple  
**Violation Notes:**

Returned to compliance on 09/09/2016. While invoices are retained by the facility, consolidated manifests are not retained for review. Provide documentation that all consolidated manifests from the past 3 years have been obtained and retained.

**Violation Description:**

Hazardous Waste Generator Program - Administration/Documentation - General

**Violations**

**Violation Date:** 08/15/2016 **Violation Source:** CERS  
**Violation Program:** HW **Violation Division:** Santa Clara County Environmental Health  
**Citation:** 40 CFR 1 265.201(c)(5) - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.201(c)(5)  
**Violation Notes:**

Returned to compliance on 09/09/2016. Tank inspections are not being conducted weekly pursuant to the requirements below as evident by the significant quantities of used oil accumulating in the secondary containment of the used oil tank from an overfill that happened during the last used oil pick-up (8/2/2016).

**Violation Description:**



<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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On-site to conduct a routine hazardous materials business plan (HMBP) inspection. The following hazardous materials/wastes were observed at or above HMBP reportable thresholds: 1. Motor Oil (new): 355 gallons 2. Used Oil: 270 gallons 3. New Antifreeze: 55 gallons 4. Used Antifreeze: 55 gallons 5. Diesel Exhaust Fluid: 55 gallons 6. Oxygen Compressed Gas: 498 cuft 7. Saturated Absorbent and Sweep: 500 lb 8. Used Diesel: 55 gallons 9. Asphalt Pairing: 2520 lb 10. Mortar Mix: 2940 lb 11. Concrete Mixture: 13,440 lb 12. Borehole Stabilizer: 2200 lb 13. Liquefied Petroleum Gas: 130 gallons It is of note that approximately parts washer solution (50 gallons), gear lubricants/grease (approximately 300 lb), Acetylene compressed gas (132 cuft), Nitrogen compressed gas (560 cuft), and Argon/Carbon Dioxide mixture compressed gas (640 cuft) were observed on-site, but are below HMBP-reportable thresholds. NOTES: - CERS ID: 10348471 - The business owner is the [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Eval Date:** 08/15/2016  
**Violations Found:** Yes  
**Eval General Type:** Compliance Evaluation Inspection  
**Eval Type:** Routine done by local agency  
**Eval Division:** Santa Clara County Environmental Health  
**Eval Program:** HW  
**Eval Source:** CERS  
**Eval Notes:**

On-site to conduct a routine hazardous waste inspection. The facility is a construction company that generates hazardous waste through fleet vehicle maintenance and equipment repair. Hazardous wastes routinely generated include the following: - Used Oil - Used Antifreeze - Used Brake Fluid - Used Diesel - Saturated Absorbent and Sweep - Paper-encased used oil filters - Metal-encased used oil filters - Used automotive batteries General Notes from Inspection: - CA EPA ID Number: CAL000121006 (ACTIVE) - Container area inspections are conducted daily. Tank discharge control systems and overflow monitoring data is inspected daily. - Fire extinguishers are marked with a current maintenance receipt (8/20/2015). Emergency eye wash stations and spill absorbent are on-site. - Contaminated rags are collected and commercially laundered by Ameripride. Used automotive batteries are picked up and recycled by Interstate. - Parts washer solution has not yet required [Truncated]; Note: data in [EVAL Notes] field for some records is truncated from the source.

**Affiliations**

**Affil Type Desc:** Facility Mailing Address  
**Entity Name:** Mailing Address  
**Entity Title:**  
**Address:** 8449 SPECIALTY CIRCLE  
**City:** Sacramento  
**State:** CA  
**Country:**  
**Zip Code:** 95828  
**Phone:**

**Affil Type Desc:** Identification Signer  
**Entity Name:** PETE CERDA  
**Entity Title:** safety manager  
**Address:**  
**City:**  
**State:**  
**Country:**  
**Zip Code:**  
**Phone:**

**Affil Type Desc:** Property Owner  
**Entity Name:** Greg Ward  
**Entity Title:**  
**Address:**  
**City:**  
**State:**  
**Country:** United States  
**Zip Code:**  
**Phone:** (626) 288-8530

**Affil Type Desc:** Document Preparer  
**Entity Name:** Pete Cerda  
**Entity Title:**  
**Address:**  
**City:**  
**State:**  
**Country:**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Zip Code:  
Phone:

Affil Type Desc: Legal Owner  
 Entity Name: Irish Construction  
 Entity Title:  
 Address: 8449 SPECIALTY CIRCLE  
 City: SACRAMENTO  
 State: CA  
 Country: United States  
 Zip Code: 95828  
 Phone: (916) 383-9000

Affil Type Desc: Environmental Contact  
 Entity Name: Pete Cerda  
 Entity Title:  
 Address: 8449 Specialty Circle  
 City: SACRAMENTO  
 State: CA  
 Country:  
 Zip Code: 95828  
 Phone:

Affil Type Desc: Parent Corporation  
 Entity Name: Irish Construction  
 Entity Title:  
 Address:  
 City:  
 State:  
 Country:  
 Zip Code:  
 Phone:

Affil Type Desc: CUPA District  
 Entity Name: Santa Clara County Environmental Health  
 Entity Title:  
 Address: 1555 Berger Drive, Suite 300  
 City: San Jose  
 State: CA  
 Country:  
 Zip Code: 95112-2716  
 Phone: (408) 918-3400

Affil Type Desc: Operator  
 Entity Name: DAVID GADINO  
 Entity Title:  
 Address:  
 City:  
 State:  
 Country:  
 Zip Code:  
 Phone: (408) 690-5885

**Coordinates**

Env Int Type Code:	HWG	Longitude:	-121.673900
Program ID:	10348471	Coord Name:	
Latitude:	37.153890	Ref Point Type Desc:	Center of a facility or station.

<u>5</u>	6 of 7	WNW	0.02 / 126.46	344.79 / -2	IRISH CONSTRUCTION CONTROLLER 19490 MONTEREY HWY MORGAN HILL CA 95037-0000	RCRA NON GEN
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EPA Handler ID: CAL000189616  
 Gen Status Universe: No Report  
 Contact Name: RODNEY PURSEL SHOP SUPERINTENDENT

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Contact Address:</b>		2641 RIVER AVE , , ROSEMEAD , CA, 91770 ,				
<b>Contact Phone No and Ext:</b>		626-288-8530				
<b>Contact Email:</b>		HELENAHUANG@IRISHTEAM.COM				
<b>Contact Country:</b>						
<b>County Name:</b>		SANTA CLARA				
<b>EPA Region:</b>		09				
<b>Land Type:</b>						
<b>Receive Date:</b>		19981103				
<b>Location Latitude:</b>		37.15377				
<b>Location Longitude:</b>		-121.674713				

**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 19981103  
**Handler Name:** IRISH CONSTRUCTION CONTROLLER  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

**Owner/Operator Details**

<b>Owner/Operator Ind:</b> Current Operator	<b>Street No:</b>	
<b>Type:</b> Other	<b>Street 1:</b>	2641 RIVER AVE
<b>Name:</b> RODNEY PURSEL SHOP SUPERINTENDENT	<b>Street 2:</b>	
<b>Date Became Current:</b>	<b>City:</b>	ROSEMEAD
<b>Date Ended Current:</b>	<b>State:</b>	CA
<b>Phone:</b> 626-288-8530	<b>Country:</b>	
<b>Source Type:</b> Implementer	<b>Zip Code:</b>	91770
<b>Owner/Operator Ind:</b> Current Owner	<b>Street No:</b>	
<b>Type:</b> Other	<b>Street 1:</b>	2641 RIVER AVE
<b>Name:</b> IRISH CONTRUCTION	<b>Street 2:</b>	
<b>Date Became Current:</b>	<b>City:</b>	ROSEMEAD
<b>Date Ended Current:</b>	<b>State:</b>	CA
<b>Phone:</b> 626-288-8530	<b>Country:</b>	
<b>Source Type:</b> Implementer	<b>Zip Code:</b>	91770-0000

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
			126.46	-2	19490 MONTEREY RD MORGAN HILL CA	
<b>C C:</b>	A43-004-1658				<b>D Filename:</b> SITE01A	
<b>BOE:</b>	44-025927				<b>Page No:</b> 95	
<b>Comp:</b>	1658				<b>County:</b> SANTA CLARA	
<b>Status:</b>	ACTIVE				<b>State :</b> CA	
<b>No of Tanks:</b>	1				<b>Zip:</b> 95037	
<b>Jurisdic:</b>	CITY OF MORGAN HILL				<b>Latitude:</b> 37.153532	
<b>Agency:</b>	ENVIRONMENTAL HEALTH				<b>Longitude:</b> -121.674628	
<b>Phone:</b>					<b>Georesult:</b> S5HPNTSCZA	

**Tank Details**

<b>Tank ID:</b>	000001	<b>S Contain:</b>	
<b>O Tank ID:</b>	1	<b>Stg:</b>	P
<b>SWRCB No:</b>	43-004-001658-000001	<b>Storage :</b>	
<b>Removed:</b>		<b>Storag Type:</b>	PRODUCT
<b>Installed:</b>		<b>P Contain:</b>	
<b>A Date:</b>	07-01-85	<b>Content:</b>	REG UNLEADED
<b>Capac:</b>	1300	<b>ONA:</b>	
<b>Tank Use:</b>	M.V. FUEL	<b>D File Name:</b>	TANK1B

**Tank Details**

<b>Tank ID:</b>	000001	<b>S Contain:</b>	
<b>O Tank ID:</b>	1	<b>Stg:</b>	P
<b>SWRCB No:</b>	43-004-001658-000001	<b>Storage :</b>	
<b>Removed:</b>		<b>Storag Type:</b>	PRODUCT
<b>Installed:</b>		<b>P Contain:</b>	
<b>A Date:</b>	07-01-85	<b>Content:</b>	REG UNLEADED
<b>Capac:</b>	1300	<b>ONA:</b>	
<b>Tank Use:</b>	M.V. FUEL	<b>D File Name:</b>	TANK1B

<u>6</u>	1 of 3	WNW	0.03 / 137.61	343.57 / -3	DENT CLINIC INC 19490 MONTEREY ROAD MORGAN HILL CA 95037	EMISSIONS
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**1990 Criteria Data**

<b>Facility ID:</b>	3408	<b>CERR Code:</b>	
<b>Facility SIC Code:</b>	7538	<b>TOGT:</b>	2
<b>CO:</b>	43	<b>ROGT:</b>	1.968
<b>Air Basin:</b>	SF	<b>COT:</b>	
<b>District:</b>	BA	<b>NOXT:</b>	
<b>COID:</b>	SCL	<b>SOXT:</b>	
<b>DISN:</b>	BAY AREA AQMD	<b>PMT:</b>	
<b>CHAPIS:</b>		<b>PM10T:</b>	

**1990 Toxic Data**

<b>Facility ID:</b>	3408	<b>COID:</b>	SCL
<b>Facility SIC Code:</b>	7538	<b>DISN:</b>	BAY AREA AQMD
<b>CO:</b>	43	<b>CHAPIS:</b>	
<b>Air Basin:</b>	SF	<b>CERR Code:</b>	
<b>District:</b>	BA		
<b>TS:</b>			
<b>Health Risk Asmt:</b>			
<b>Non-Cancer Chronic Haz Ind:</b>			
<b>Non-Cancer Acute Haz Ind:</b>			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<u>6</u>	2 of 3	WNW	0.03 / 137.61	343.57 / -3	THE DENT CLINIC INC 19490 MONTEREY ROAD MORGAN HILL CA 95037	EMISSIONS

**1987 Criteria Data**

Facility ID:	3408	CERR Code:	
Facility SIC Code:	7538	TOGT:	1.8
CO:	43	ROGT:	1.7904
Air Basin:	SF	COT:	
District:	BA	NOXT:	
COID:	SCL	SOXT:	
DISN:	BAY AREA AQMD	PMT:	
CHAPIS:		PM10T:	

**1987 Toxic Data**

Facility ID:	3408	COID:	SCL
Facility SIC Code:	7538	DISN:	BAY AREA AQMD
CO:	43	CHAPIS:	
Air Basin:	SF	CERR Code:	
District:	BA		
TS:			
Health Risk Asmt:			
Non-Cancer Chronic Haz Ind:			
Non-Cancer Acute Haz Ind:			

<u>6</u>	3 of 3	WNW	0.03 / 137.61	343.57 / -3	DON MURTOS CHEVROLET, INC. 19490 MONTEREY RD. MORGAN HILL CA	HIST TANK	
Owner Name:	DON MURTOS CHEVROLET, INC.	No of Containers:	1	Owner Street:	19490 MONTEREY RD.	County:	SANTA CLARA
Owner City:	MORGAN HILL	Facility State:	CA	Owner State:	CA	Facility Zip:	95037
Owner Zip:	95037						

<u>7</u>	1 of 1	WNW	0.03 / 167.92	343.59 / -3	DON MURTOS CHEVROLET INC 19490 MONTEREY RD. MORGAN HILL CA 95037	HHSS	
County:	Santa Clara						
Pdf File Url:	<a href="http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002d2a3.pdf">http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002d2a3.pdf</a>						

<u>8</u>	1 of 1	WNW	0.09 / 467.77	343.33 / -4	B & P MARINE SERVICE 19500 MONTEREY RD MORGAN HILL CA 95037	SANTA CLARA CUPA
Facility ID:	FA0253140					
GIS Latitude:	37.154051					
GIS Longitude:	-121.674867					

**Details**

Record ID:	PR0376030
PE:	BP01
Description:	HMBP FACILITY, 1-3 CHEMICALS
Program Identifier:	DEH PERMIT-HAZ MAT BUSINESS PLAN PROGRAM

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Details**

Record ID: PR0413582  
 PE: 2201  
 Description: GENERATES WASTE OIL ONLY  
 Program Identifier: DEH PERMIT-HAZ WASTE GENERATOR PROGRAM

<a href="#">9</a>	1 of 1	NNE	0.10 / 504.54	347.55 / 1	KOBASHI, E.K. 105 A BURNETT AVE MORGAN HILL CA	HIST TANK
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Owner Name:	ERNEST K. KOBASHI	No of Containers:	2
Owner Street:	105 A BURNETT AVE	County:	SANTA CLARA
Owner City:	MORGAN HILL	Facility State:	CA
Owner State:	CA	Facility Zip:	95037
Owner Zip:	95037		

<a href="#">10</a>	1 of 1	SSE	0.13 / 677.98	347.93 / 1	PONZINI'S COMMUNITY GARAGE & TOWING 19190 N MONTEREY MORGAN HILL CA 95037-0000	RCRA NON GEN
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EPA Handler ID: CAL000042610  
 Gen Status Universe: No Report  
 Contact Name: GARY PONZINI  
 Contact Address: 865 ENCINO DR , , MORGAN HILL , CA, 95037 ,  
 Contact Phone No and Ext: 408-779-5322  
 Contact Email: COMTOW85@HOTMAIL.COM  
 Contact Country:  
 County Name: SANTA CLARA  
 EPA Region: 09  
 Land Type:  
 Receive Date: 19910108  
 Location Latitude: 37.150749  
 Location Longitude: -121.671171

**Violation/Evaluation Summary**

Note: NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

Importer Activity: No  
 Mixed Waste Generator: No  
 Transporter Activity: No  
 Transfer Facility: No  
 Onsite Burner Exemption: No  
 Furnace Exemption: No  
 Underground Injection Activity: No  
 Commercial TSD: No  
 Used Oil Transporter: No  
 Used Oil Transfer Facility: No  
 Used Oil Processor: No  
 Used Oil Refiner: No  
 Used Oil Burner: No  
 Used Oil Market Burner: No  
 Used Oil Spec Marketer: No

**Hazardous Waste Handler Details**

Sequence No: 1

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Receive Date:** 19910108  
**Handler Name:** PONZINI'S COMMUNITY GARAGE & TOWING  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

**Owner/Operator Details**

<b>Owner/Operator Ind:</b>	Current Operator	<b>Street No:</b>	
<b>Type:</b>	Other	<b>Street 1:</b>	865 ENCINO DR
<b>Name:</b>	GARY PONZINI	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	MORGAN HILL
<b>Date Ended Current:</b>		<b>State:</b>	CA
<b>Phone:</b>	408-779-5322	<b>Country:</b>	
<b>Source Type:</b>	Implementer	<b>Zip Code:</b>	95037

<b>Owner/Operator Ind:</b>	Current Owner	<b>Street No:</b>	
<b>Type:</b>	Other	<b>Street 1:</b>	19190 MONTEREY DR
<b>Name:</b>	GARY PONZINI	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	MORGAN HILL
<b>Date Ended Current:</b>		<b>State:</b>	CA
<b>Phone:</b>	408-779-5322	<b>Country:</b>	
<b>Source Type:</b>	Implementer	<b>Zip Code:</b>	95037-0000

<a href="#">11</a>	1 of 1	<b>SSE</b>	<b>0.13 / 692.56</b>	<b>348.21 / 1</b>	<b>PONZINI'S COMMUNITY GARAGE 19190 MONTEREY RD MORGAN HILL CA 95037</b>	<b>SANTA CLARA CUPA</b>
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**Facility ID:** FA0203196  
**GIS Latitude:** 37.15045  
**GIS Longitude:** -121.671176

**Details**

**Record ID:** PR0313807  
**PE:** 2205  
**Description:** GENERATES 100 KG YR TO <5 TONS/YR  
**Program Identifier:** DEH PERMIT-HAZ WASTE GENERATOR PROGRAM

**Details**

**Record ID:** PR0376027  
**PE:** BP02  
**Description:** HMBP FACILITY, 4-6 CHEMICALS  
**Program Identifier:** DEH PERMIT-HAZ MAT BUSINESS PLAN PROGRAM

<a href="#">12</a>	1 of 2	<b>NNE</b>	<b>0.14 / 729.17</b>	<b>349.32 / 2</b>	<b>MADRONE MOBILE ESTATES 200 BURNETT AV MORGAN HILL CA 95037</b>	<b>SANTA CLARA CUPA</b>
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**Facility ID:** FA0273601  
**GIS Latitude:** 37.15457  
**GIS Longitude:** -121.671219

**Details**

**Record ID:** PR0413673  
**PE:** BP01  
**Description:** HMBP FACILITY, 1-3 CHEMICALS  
**Program Identifier:** DEH PERMIT-HAZ MAT BUSINESS PLAN PROGRAM

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<a href="#">12</a>	2 of 2	NNE	0.14 / 729.17	349.32 / 2	MARY SAIDOR 200 BURNETT AVENUE MORGAN HILL CA 95037	RCRA NON GEN

**EPA Handler ID:** CAC003082671  
**Gen Status Universe:** No Report  
**Contact Name:** MARY SAIDOR  
**Contact Address:** 200 BURNETT AVENUE , , MORGAN HILL , CA, 95037 ,  
**Contact Phone No and Ext:** 408-506-0893  
**Contact Email:** ARIANAHENDERSON@ALLIANCE-ENVIRO.COM  
**Contact Country:**  
**County Name:** SANTA CLARA  
**EPA Region:** 09  
**Land Type:**  
**Receive Date:** 20200904  
**Location Latitude:**  
**Location Longitude:**

#### Violation/Evaluation Summary

**Note:** NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

#### Handler Summary

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Furnace Exemption:** No  
**Underground Injection Activity:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

#### Hazardous Waste Handler Details

**Sequence No:** 1  
**Receive Date:** 20200904  
**Handler Name:** MARY SAIDOR  
**Source Type:** Implementer  
**Federal Waste Generator Code:** N  
**Generator Code Description:** Not a Generator, Verified

#### Owner/Operator Details

<b>Owner/Operator Ind:</b>	Current Operator	<b>Street No:</b>	
<b>Type:</b>	Other	<b>Street 1:</b>	200 BURNETT AVENUE
<b>Name:</b>	MARY SAIDOR	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	MORGAN HILL
<b>Date Ended Current:</b>		<b>State:</b>	CA
<b>Phone:</b>	408-506-0893	<b>Country:</b>	
<b>Source Type:</b>	Implementer	<b>Zip Code:</b>	95037
<b>Owner/Operator Ind:</b>	Current Owner	<b>Street No:</b>	
<b>Type:</b>	Other	<b>Street 1:</b>	200 BURNETT AVENUE
<b>Name:</b>	MARY SAIDOR	<b>Street 2:</b>	
<b>Date Became Current:</b>		<b>City:</b>	MORGAN HILL

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Date Ended Current:</b>					<b>State:</b> CA	
<b>Phone:</b>	408-506-0893				<b>Country:</b>	
<b>Source Type:</b>	Implementer				<b>Zip Code:</b> 95037	

[13](#) 1 of 1 W 0.22 / 1,165.51 339.25 / -8 **BURNETT SCHOOL  
85 TILTON AVENUE  
MORGAN HILL CA** **HIST TANK**

**Owner Name:** MORGAN HILL UNIFIED SCHOOL DIS  
**Owner Street:** P.O. BOX 927  
**Owner City:** MORGAN HILL  
**Owner State:** CA  
**Owner Zip:** 95037  
**No of Containers:** 1  
**County:** SANTA CLARA  
**Facility State:** CA  
**Facility Zip:** 95037

[14](#) 1 of 1 W 0.22 / 1,165.56 339.51 / -7 **BURNETT SCHOOL  
85 TILTON AVE  
MORGAN HILL CA** **UST SWEEPS**

**C C:** 143-004-66661  
**BOE:**  
**Comp:** 66661  
**Status:** INACTIVE  
**No of Tanks:** 1  
**Jurisdict:** CITY OF MORGAN HILL  
**Agency:** ENVIRONMENTAL HEALTH  
**Phone:** (408) 779-5241  
**D Filename:** NSITE6  
**Page No:** 204  
**County:** SANTA CLARA  
**State :** CA  
**Zip:** 95037  
**Latitude:** 37.154985  
**Longitude:** -121.676394  
**Georesult:** S5HPNTSCZA

**Tank Details**

**Tank ID:** 000001  
**O Tank ID:**  
**SWRCB No:** 43-004-066661-000001  
**Removed:** 09-30-89  
**Installed:** 01-01-66  
**A Date:**  
**Capac:** 400  
**Tank Use:** M.V. FUEL  
**S Contain:** NONE  
**Stg:**  
**Storage :** PRODUCT  
**Storag Type:** PRODUCT  
**P Contain:** UNKNOWN  
**Content:** LEADED  
**ONA:**  
**D File Name:** NTANK6

[15](#) 1 of 1 SE 0.32 / 1,712.55 354.06 / 7 **PARAMIT CORPORATION  
18735 MADRONE PKWY  
MORGAN HILL CA 95037** **RCRA TSD**

**EPA Handler ID:** CAR000260414  
**Gen Status Universe:** Large Quantity Generator  
**Contact Name:** AARON J GALLEGO  
**Contact Address:** 18735 , MADRONE PKWY , , MORGAN HILL , CA, 95037 , US  
**Contact Phone No and Ext:** 408-782-5600 x5659  
**Contact Email:** AGALLEGO@PARAMIT.COM  
**Contact Country:** US  
**Land Type:** Private  
**County Name:** SANTA CLARA  
**EPA Region:** 09  
**Receive Date:** 20200908  
**Location Latitude:** 37.152836  
**Location Longitude:** -121.66208

**Violation/Evaluation Summary**

**Note:** NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

**Handler Summary**

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
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**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Smelting, Melting and Refining:** No  
**Underground Injection Control:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 20160318  
**Handler Name:** PARAMIT CORPORATION  
**Federal Waste Generator Code:** 2  
**Generator Code Description:** Small Quantity Generator  
**Source Type:** Notification

**Waste Code Details**

**Hazardous Waste Code:** 181  
**Waste Code Description:** Other inorganic solid waste  
  
**Hazardous Waste Code:** 214  
**Waste Code Description:** Unspecified solvent mixture  
  
**Hazardous Waste Code:** D001  
**Waste Code Description:** IGNITABLE WASTE  
  
**Hazardous Waste Code:** D008  
**Waste Code Description:** LEAD

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 20200908  
**Handler Name:** PARAMIT CORPORATION  
**Federal Waste Generator Code:** 1  
**Generator Code Description:** Large Quantity Generator  
**Source Type:** Annual/Biennial Report update with Notification

**Waste Code Details**

**Hazardous Waste Code:** 181  
**Waste Code Description:** Other inorganic solid waste  
  
**Hazardous Waste Code:** 214  
**Waste Code Description:** Unspecified solvent mixture  
  
**Hazardous Waste Code:** D001  
**Waste Code Description:** IGNITABLE WASTE  
  
**Hazardous Waste Code:** D008  
**Waste Code Description:** LEAD

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Owner/Operator Details**

<b>Owner/Operator Ind:</b>	Current Operator	<b>Street No:</b>	18735
<b>Type:</b>	Private	<b>Street 1:</b>	MADRONE PKWY
<b>Name:</b>	PARAMIT CORPORATION	<b>Street 2:</b>	
<b>Date Became Current:</b>	19900801	<b>City:</b>	MORGAN HILL
<b>Date Ended Current:</b>		<b>State:</b>	CA
<b>Phone:</b>	408-782-5600	<b>Country:</b>	US
<b>Source Type:</b>	Annual/Biennial Report update with Notification	<b>Zip Code:</b>	95037

<b>Owner/Operator Ind:</b>	Current Operator	<b>Street No:</b>	
<b>Type:</b>	Private	<b>Street 1:</b>	
<b>Name:</b>	PARAMIT CORPORATION	<b>Street 2:</b>	
<b>Date Became Current:</b>	19900801	<b>City:</b>	
<b>Date Ended Current:</b>		<b>State:</b>	
<b>Phone:</b>		<b>Country:</b>	US
<b>Source Type:</b>	Notification	<b>Zip Code:</b>	

<b>Owner/Operator Ind:</b>	Current Owner	<b>Street No:</b>	18735
<b>Type:</b>	Private	<b>Street 1:</b>	MADRONE PKWY
<b>Name:</b>	PARAMIT CORPORATION	<b>Street 2:</b>	
<b>Date Became Current:</b>	19900801	<b>City:</b>	MORGAN HILL
<b>Date Ended Current:</b>		<b>State:</b>	CA
<b>Phone:</b>	408-782-5600	<b>Country:</b>	US
<b>Source Type:</b>	Notification	<b>Zip Code:</b>	95037

<b>Owner/Operator Ind:</b>	Current Owner	<b>Street No:</b>	18735
<b>Type:</b>	Private	<b>Street 1:</b>	MADRONE PKWY
<b>Name:</b>	PARAMIT CORPORATION	<b>Street 2:</b>	
<b>Date Became Current:</b>	19900801	<b>City:</b>	MORGAN HILL
<b>Date Ended Current:</b>		<b>State:</b>	CA
<b>Phone:</b>	408-782-5600	<b>Country:</b>	US
<b>Source Type:</b>	Annual/Biennial Report update with Notification	<b>Zip Code:</b>	95037

**Historical Handler Details**

**Receive Dt:** 20160318  
**Generator Code Description:** Small Quantity Generator  
**Handler Name:** PARAMIT CORPORATION

<u>16</u>	1 of 2	NW	0.47 / 2,504.57	341.61 / -5	<b>ANN SOBRATO HIGH SCHOOL</b> 11230 MONTEREY HIGHWAY SAN JOSE CA 95037	SCH
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<b>Estor/EPA ID:</b>	43010024	<b>Permit Renewal Lead:</b>	
<b>Site Code:</b>	204013, 204039	<b>Project Manager:</b>	KAMILI SIGLOWIDE
<b>Nat Priority List:</b>	NO	<b>Supervisor:</b>	JOSE SALCEDO
<b>Acres:</b>	125 ACRES	<b>Public Partici Spclst:</b>	
<b>Special Program:</b>		<b>Census Tract:</b>	6085512311
<b>Funding:</b>	SCHOOL DISTRICT	<b>County:</b>	SANTA CLARA
<b>Assembly District:</b>	30	<b>Latitude:</b>	37.15911
<b>Senate District:</b>	17	<b>Longitude:</b>	-121.668547
<b>School District:</b>	MORGAN HILL UNIFIED SCHOOL DISTRICT		
<b>APN:</b>	72501023		
<b>Cleanup Status:</b>	NO FURTHER ACTION AS OF 6/28/2004		
<b>Cleanup Oversight Agencies:</b>	DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY		
<b>Site Type:</b>	SCHOOL		
<b>Office:</b>	NORTHERN CALIFORNIA SCHOOLS & SANTA SUSANA		
<b>Past Use that Caused Contam:</b>	AGRICULTURAL - ROW CROPS		
<b>Potential Media Affected:</b>	SOIL		
<b>SITE HISTORY:</b>			

Approximately 125 acre site in the Coyote Greenbelt area of the City of San Jose. The site is between Monterey Road and US Highway 101, and north of Burnett Avenue and Tilton Avenue. Morgan Hill Unified School District is looking to build a high school on the property. Property consists of two parcels, APN 725-01-019 and 725-01-020. Site consists of an agricultural field, a former home site and an unpaved driveway. Current use is for production of oat hay. Site is adjacent to two mobile home parks, agricultural land, and commercial land. School would be built on a portion of the site.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Potential Contamin of Concern:**

DDD, DDE, DDT, LEAD

**Status:** NO FURTHER ACTION  
**Program Type:** SCHOOL EVALUATION  
**CalEnviroScreen Score:** 46-50%  
**Summary Link:** [http://www.envirostor.dtsc.ca.gov/public/profile\\_report?global\\_id=43010024](http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=43010024)

**Completed Activities**

**Title:** Phase 1  
**Title Link:**  
**Area Name:**  
**Area Link:**  
**Sub Area:**  
**Sub Area Link:**  
**Document Type:** Phase 1  
**Date Completed:** 1/27/2000  
**Comments:**

**Title:** Voluntary Clean-up Agreement  
**Title Link:**  
**Area Name:**  
**Area Link:**  
**Sub Area:**  
**Sub Area Link:**  
**Document Type:** Standard Voluntary Agreement  
**Date Completed:** 7/17/2000  
**Comments:**

**Title:** Public Participation  
**Title Link:**  
**Area Name:**  
**Area Link:**  
**Sub Area:**  
**Sub Area Link:**  
**Document Type:** \* Public Participation  
**Date Completed:** 10/7/2002  
**Comments:**

**Title:** Preliminary Endangerment Assessment Report  
**Title Link:**  
**Area Name:**  
**Area Link:**  
**Sub Area:**  
**Sub Area Link:**  
**Document Type:** Preliminary Endangerment Assessment Report  
**Date Completed:** 11/15/2002  
**Comments:**

<a href="#">16</a>	2 of 2	NW	0.47 / 2,504.57	341.61 / -5	ANN SOBRATO HIGH SCHOOL 11230 MONTEREY HIGHWAY SAN JOSE CA 95037	ENVIROSTOR
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<b>Estor/EPA ID:</b> 43010024	<b>Assembly District:</b> 30
<b>Site Code:</b> 204013, 204039	<b>Senate District:</b> 17
<b>Nat Priority List:</b> NO	<b>Permit Renewal Lead:</b>
<b>APN:</b> 72501023	<b>Public Partici Spclst:</b>
<b>Census Tract:</b> 6085512311	<b>Project Manager:</b> KAMILI SIGLOWIDE
<b>Site Type:</b> SCHOOL	<b>County:</b> SANTA CLARA
<b>Address Description:</b> 11230 MONTEREY HIGHWAY	<b>Latitude:</b> 37.15911
<b>Office:</b> NORTHERN CALIFORNIA SCHOOLS & SANTA SUSANA	<b>Longitude:</b> -121.668547
<b>Special Program:</b>	<b>Acres:</b> 125 ACRES
<b>Funding:</b> SCHOOL DISTRICT	<b>Supervisor:</b> JOSE SALCEDO

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Cleanup Status:</b>		NO FURTHER ACTION AS OF 6/28/2004				
<b>Cleanup Oversight Agencies:</b>		DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY				
<b>School District:</b>		MORGAN HILL UNIFIED SCHOOL DISTRICT				
<b>Past Use that Caused Contam:</b>		AGRICULTURAL - ROW CROPS				
<b>Potential Media Affected:</b>		SOIL				
<b>Potential Contaminant of Concern:</b>		DDD, DDE, DDT, LEAD				
<b>Site History:</b>						
Approximately 125 acre site in the Coyote Greenbelt area of the City of San Jose. The site is between Monterey Road and US Highway 101, and north of Burnett Avenue and Tilton Avenue. Morgan Hill Unified School District is looking to build a high school on the property. Property consists of two parcels, APN 725-01-019 and 725-01-020. Site consists of an agricultural field, a former home site and an unpaved driveway. Current use is for production of oat hay. Site is adjacent to two mobile home parks, agricultural land, and commercial land. School would be built on a portion of the site.						
<b>Status:</b>		NO FURTHER ACTION				
<b>A2 Program Type:</b>		SCHOOL EVALUATION				
<b>CalEnviroScreen Score:</b>		46-50%				
<b>Summary Link:</b>		<a href="http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=43010024">http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=43010024</a>				
<b>Completed Activities</b>						
<b>Title:</b>		Preliminary Endangerment Assessment Report				
<b>Title Link:</b>						
<b>Area Name:</b>						
<b>Area Link:</b>						
<b>Sub Area:</b>						
<b>Sub Area Link:</b>						
<b>Document Type:</b>		Preliminary Endangerment Assessment Report				
<b>Date Completed:</b>		11/15/2002				
<b>Comments:</b>						
<b>Title:</b>		Voluntary Clean-up Agreement				
<b>Title Link:</b>						
<b>Area Name:</b>						
<b>Area Link:</b>						
<b>Sub Area:</b>						
<b>Sub Area Link:</b>						
<b>Document Type:</b>		Standard Voluntary Agreement				
<b>Date Completed:</b>		7/17/2000				
<b>Comments:</b>						
<b>Title:</b>		Public Participation				
<b>Title Link:</b>						
<b>Area Name:</b>						
<b>Area Link:</b>						
<b>Sub Area:</b>						
<b>Sub Area Link:</b>						
<b>Document Type:</b>		* Public Participation				
<b>Date Completed:</b>		10/7/2002				
<b>Comments:</b>						
<b>Title:</b>		Phase 1				
<b>Title Link:</b>						
<b>Area Name:</b>						
<b>Area Link:</b>						
<b>Sub Area:</b>						
<b>Sub Area Link:</b>						
<b>Document Type:</b>		Phase 1				
<b>Date Completed:</b>		1/27/2000				
<b>Comments:</b>						

17

1 of 1

NW

0.48 /  
2,537.87341.61 /  
-5MORGAN HILL UNIF SCHOOL  
DISTRICT  
11230 MONTEREY ROAD

LUST

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**MORGAN HILL CA 95037**

**Global ID:** T0608598193  
**Status:** COMPLETED - CASE CLOSED  
**Status Date:** 6/30/2005  
**Case Type:** LUST CLEANUP SITE  
**Date Source:** LUST Cleanup Sites from GeoTracker Search; LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download

**County:** SANTA CLARA  
**Latitude:** 37.158979  
**Longitude:** -121.680109

**LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Facilities Detail**

**RB Case No:** 43-3135  
**Local Case No:**  
**Begin Date:** 10/1/2002  
**Lead Agency:** SAN FRANCISCO BAY RWQCB (REGION 2)  
**Local Agency:** SANTA CLARA COUNTY LOP  
**CUF Case:** NO  
**Potential Media of Concern:** Soil  
**How Discovered Description:**  
**Calwater Watershed Name:** Santa Clara - Coyote Creek (205.30)  
**DWR GW Subbasin Name:** Santa Clara Valley - Santa Clara (2-009.02)  
**Disadvantaged Community:**  
**Site History:**

**Potential COC:** Diesel  
**How Discovered:** Tank Closure  
**Stop Method:** Close and Remove Tank  
**Stop Description:**  
**Case Worker:** UUU  
**File Location:**

**LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Activity**

**Action Type:** ENFORCEMENT  
**Date :** 6/30/2005  
**Action:** Closure/No Further Action Letter

**Action Type:** Other  
**Date :** 10/21/2002  
**Action:** Leak Reported

**Action Type:** RESPONSE  
**Date :** 10/21/2002  
**Action:** Unauthorized Release Form

**Action Type:** REMEDIATION  
**Date :** 10/2/2002  
**Action:**

**Action Type:** Other  
**Date :** 10/1/2002  
**Action:** Leak Discovery

**LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Regulatory Contacts**

**Contact Type:** Local Agency Caseworker  
**Contact Name:** UST CASE WORKER  
**City:** SAN JOSE  
**Organization Name:** SANTA CLARA COUNTY LOP  
**Address:** 1555 Berger Drive, Suite 300  
**Email:**  
**Phone No:** 4089183400

**Contact Type:** Regional Board Caseworker  
**Contact Name:** Regional Water Board  
**City:** OAKLAND  
**Organization Name:** SAN FRANCISCO BAY RWQCB (REGION 2)  
**Address:** 1515 CLAY ST SUITE 1400  
**Email:**  
**Phone No:**

**LUST Cleanup Sites from GeoTracker Cleanup Sites Data Download - Status History**

**Status:** Completed - Case Closed  
**Status Date:** 6/30/2005

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Status: Open - Site Assessment  
 Status Date: 6/28/2005

Status: Open - Case Begin Date  
 Status Date: 10/1/2002

**LUST Sites from GeoTracker Search - Regulatory Profile**

Site Facility Name: MORGAN HILL UNIF SCHOOL DISTRICT  
 Site Facility Type: LUST CLEANUP SITE  
 Cleanup Status: COMPLETED - CASE CLOSED  
 Project Status:  
 WDR Place Type:  
 WDR File:  
 WDR Order:  
 CUF Priority Assig:  
 CUF Amount Paid:  
 File Location:  
 Designated Beneficial Use: MUN, AGR, IND, PROC  
 Project Oversight Agencies:  
 Report Link: [https://geotracker.waterboards.ca.gov/profile\\_report?global\\_id=T0608598193](https://geotracker.waterboards.ca.gov/profile_report?global_id=T0608598193)  
 Cleanup Status Detail: COMPLETED - CASE CLOSED AS OF 6/30/2005  
 Cleanup History Link: [https://geotracker.waterboards.ca.gov/profile\\_report\\_include?global\\_id=T0608598193&tabname=regulatoryhistory](https://geotracker.waterboards.ca.gov/profile_report_include?global_id=T0608598193&tabname=regulatoryhistory)  
 Potential Media of Concern: SOIL  
 User Defined Beneficial Use:  
 DWR GW Sub Basin: Santa Clara Valley - Santa Clara (2-009.02)  
 Calwater Watershed Name: Santa Clara - Coyote Creek (205.30)  
 Post Closure Site Management:  
 Future Land Use:  
 Cleanup Oversight Agencies: SAN FRANCISCO BAY RWQCB (REGION 2) (LEAD) - CASE #: 43-3135  
 CASEWORKER: Regional Water Board  
 SANTA CLARA COUNTY LOP  
 CASEWORKER: UST CASE WORKER  
 SANTA CLARA VALLEY WATER DISTRICT - CASE #: 09S3E08N01f

groundwater Monitoring Freque:  
 Designated Beneficial Use: Municipal and Domestic Supply, Agricultural Supply, Industrial Service Supply, Industrial Process Supply  
 Desc:  
 Site History:

No site history available

**LUST Sites from GeoTracker Search - Cleanup Status History**

Status: Completed - Case Closed  
 Date : 6/30/2005

Status: Open - Site Assessment  
 Date : 6/28/2005

Status: Open - Case Begin Date  
 Date : 10/1/2002

**LUST Sites from GeoTracker Search - Cleanup Action Report (as of Feb 27, 2021)**

Action Type: UNKNOWN  
 Phase:  
 Contaminant Mass Removed:  
 Description:

Begin Date: 10/2/2002  
 End Date: 10/2/2002

**LUST Sites from GeoTracker Search - Regulatory Activities (as of Feb 27, 2021)**

Action Type: Other Regulatory Actions  
 Action Date: 6/30/2005  
 Received Issue Date: 6/30/2005

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Action:** Closure/No Further Action Letter  
**Doc Link:**  
**Title Description Comments:**

**Action Type:** Other Regulatory Actions  
**Action Date:** 6/30/2005  
**Received Issue Date:** 6/30/2005  
**Action:** Closure/No Further Action Letter  
**Doc Link:** [http://geotracker.waterboards.ca.gov/view\\_documents?global\\_id=T0608598193&enforcement\\_id=6237219&temptable=ENFORCEMENT](http://geotracker.waterboards.ca.gov/view_documents?global_id=T0608598193&enforcement_id=6237219&temptable=ENFORCEMENT)

**Title Description Comments:**  
 CLOSURE LETTER

**Action Type:** Response Requested - Other  
**Action Date:** 10/21/2002  
**Received Issue Date:** 10/21/2002  
**Action:** Unauthorized Release Form  
**Doc Link:** [http://geotracker.waterboards.ca.gov/view\\_documents\\_all?global\\_id=T0608598193&doc\\_id=5832099](http://geotracker.waterboards.ca.gov/view_documents_all?global_id=T0608598193&doc_id=5832099)

**Title Description Comments:**  
 Unauthorized Release Form

**Action Type:** Leak Action  
**Action Date:** 10/21/2002  
**Received Issue Date:**  
**Action:** Leak Reported

**Doc Link:**  
**Title Description Comments:**

**Action Type:** Cleanup Action  
**Action Date:** 10/2/2002

**Received Issue Date:**  
**Action:**  
**Doc Link:**  
**Title Description Comments:**

**Action Type:** Leak Action  
**Action Date:** 10/1/2002  
**Received Issue Date:**  
**Action:** Leak Discovery

**Doc Link:**  
**Title Description Comments:**

**LUST Sites from GeoTracker Search - Documents (as of Feb 27, 2021)**

**Document Type:** Site Documents **Size :** 64 KB  
**Document Date:** 8/30/2007 **Submitted By:** CYNTHIA MANA-AY (REGULATOR)  
**Type:** LETTER **Submitted:**  
**Title:** CASE CLOSURE LETTER & SUMMARY FORM  
**Title Link:** [https://geotracker.waterboards.ca.gov/site\\_documents/7957981705/CLOS%5FL%5F2005%2D06%2D30%2Epdf](https://geotracker.waterboards.ca.gov/site_documents/7957981705/CLOS%5FL%5F2005%2D06%2D30%2Epdf)

**Document Type:** Site Documents **Size :**  
**Document Date:** 6/30/2005 **Submitted By:** JOANNA KINCAID (REGULATOR)  
**Type:** CLOSURE/NO FURTHER ACTION LETTER **Submitted:**  
**Title:** CLOSURE LETTER  
**Title Link:** [https://geotracker.waterboards.ca.gov/view\\_documents?global\\_id=T0608598193&enforcement\\_id=6237219](https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608598193&enforcement_id=6237219)

**Document Type:** Site Documents **Size :**  
**Document Date:** 10/21/2002 **Submitted By:** JOANNA KINCAID (REGULATOR)  
**Type:** UNAUTHORIZED RELEASE FORM **Submitted:**  
**Title:** UNAUTHORIZED RELEASE FORM - REGULATOR RESPONSE  
**Title Link:** [https://geotracker.waterboards.ca.gov/view\\_documents?global\\_id=T0608598193&document\\_id=5832099](https://geotracker.waterboards.ca.gov/view_documents?global_id=T0608598193&document_id=5832099)

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<a href="#">18</a>	1 of 1	SE	0.49 / 2,599.15	356.09 / 9	DEPRESSURIZED TECHNOLOGIES INT 335 COCHRANE CIR MORGAN HILL CA 95037	RCRA TSD

**EPA Handler ID:** CAD983665068  
**Gen Status Universe:** Small Quantity Generator  
**Contact Name:**  
**Contact Address:** US  
**Contact Phone No and Ext:**  
**Contact Email:**  
**Contact Country:** US  
**Land Type:** Private  
**County Name:** SANTA CLARA  
**EPA Region:** 09  
**Receive Date:** 19960901  
**Location Latitude:** 37.147754  
**Location Longitude:** -121.665433

**Violation/Evaluation Summary**

**Note:** VIOLATION or UNDETERMINED: There are VIOLATION or UNDETERMINED details or records associated with this facility (EPA ID) in the Compliance Monitoring and Enforcement table dated Jan, 2021.

**Violation Details**

**Citation:**  
**Violation Short Description:** TSD - Container Use and Management  
**Violation Type:** 264.1  
**Violation Determined Date:** 19990326  
**Scheduled Compliance Date:**  
**Return to Compliance:** Documented  
**Actual Return to Compl:** 19990330  
**Violation Responsible Agency:** State

**Enforcement Details**

**Enforcement Type:** 112  
**Enforcement Type Description:**  
**Enforcement Action Date:** 19990330  
**Enf Disposition Status:**  
**Disposition Status Date:**  
**Enforcement Lead Agency:** State  
**Proposed Penalty Amount:**  
**Final Amount:**  
**Paid Amount:**

**Evaluation Details**

**Evaluation Start Date:** 20030128  
**Evaluation Type Description:** COMPLIANCE EVALUATION INSPECTION ON-SITE  
**Violation Short Description:**  
**Return to Compliance Date:**  
**Evaluation Agency:** State  
  
**Evaluation Start Date:** 19990326  
**Evaluation Type Description:** COMPLIANCE EVALUATION INSPECTION ON-SITE  
**Violation Short Description:** TSD - Container Use and Management  
**Return to Compliance Date:** 19990330  
**Evaluation Agency:** State

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Handler Summary**

**Importer Activity:** No  
**Mixed Waste Generator:** No  
**Transporter Activity:** No  
**Transfer Facility:** No  
**Onsite Burner Exemption:** No  
**Smelting, Melting and Refining:** No  
**Underground Injection Control:** No  
**Commercial TSD:** No  
**Used Oil Transporter:** No  
**Used Oil Transfer Facility:** No  
**Used Oil Processor:** No  
**Used Oil Refiner:** No  
**Used Oil Burner:** No  
**Used Oil Market Burner:** No  
**Used Oil Spec Marketer:** No

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 19930419  
**Handler Name:** DEPRESSURIZED TECHNOLOGIES INT  
**Federal Waste Generator Code:** 1  
**Generator Code Description:** Large Quantity Generator  
**Source Type:** Notification

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 19960901  
**Handler Name:** DEPRESSURIZED TECHNOLOGIES INT  
**Federal Waste Generator Code:** 2  
**Generator Code Description:** Small Quantity Generator  
**Source Type:** Implementer

**Hazardous Waste Handler Details**

**Sequence No:** 1  
**Receive Date:** 19990304  
**Handler Name:** DEPRESSURIZED TECHNOLOGIES INTERNATIONAL  
**Federal Waste Generator Code:** 1  
**Generator Code Description:** Large Quantity Generator  
**Source Type:** Annual/Biennial Report

**Hazardous Waste Handler Details**

**Sequence No:** 2  
**Receive Date:** 20001012  
**Handler Name:** DEPRESSURIZED TECHNOLOGIES INTERNATIONAL  
**Federal Waste Generator Code:** 1  
**Generator Code Description:** Large Quantity Generator  
**Source Type:** Annual/Biennial Report

**Owner/Operator Details**

<b>Owner/Operator Ind:</b> Current Owner	<b>Street No:</b>	
<b>Type:</b> Private	<b>Street 1:</b>	2500 EL CAMINO REAL
<b>Name:</b> THOITS BROS C/O RENAULT AND HANDLEY	<b>Street 2:</b>	
<b>Date Became Current:</b>	<b>City:</b>	PALO ALTO
<b>Date Ended Current:</b>	<b>State:</b>	CA
<b>Phone:</b> 415-321-3040	<b>Country:</b>	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Source Type: Notification Zip Code: 94306

**Historical Handler Details**

Receive Dt: 20001012  
 Generator Code Description: Large Quantity Generator  
 Handler Name: DEPRESSURIZED TECHNOLOGIES INTERNATIONAL

Receive Dt: 19990304  
 Generator Code Description: Large Quantity Generator  
 Handler Name: DEPRESSURIZED TECHNOLOGIES INTERNATIONAL

Receive Dt: 19930419  
 Generator Code Description: Large Quantity Generator  
 Handler Name: DEPRESSURIZED TECHNOLOGIES INT

<a href="#">19</a>	1 of 1	N	0.50 / 2,645.82	353.96 / 7	NEW MORGAN HILL HIGH SCHOOL BURNETT AVENUE MORGAN HILL CA 95037	ENVIROSTOR
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<b>Estor/EPA ID:</b> 43010029	<b>Assembly District:</b> 29
<b>Site Code:</b> 204091	<b>Senate District:</b> 17
<b>Nat Priority List:</b> NO	<b>Permit Renewal Lead:</b>
<b>APN:</b> NONE SPECIFIED	<b>Public Partici Spclst:</b>
<b>Census Tract:</b> 6085512311	<b>Project Manager:</b> KAMILI SIGLOWIDE
<b>Site Type:</b> SCHOOL	<b>County:</b> SANTA CLARA
<b>Address Description:</b> BURNETT AVENUE	<b>Latitude:</b> 37.1611
<b>Office:</b> NORTHERN CALIFORNIA SCHOOLS & SANTA SUSANA	<b>Longitude:</b> -121.6714
<b>Special Program:</b>	<b>Acres:</b> 28 ACRES
<b>Funding:</b> SCHOOL DISTRICT	<b>Supervisor:</b> JAVIER HINOJOSA
<b>Cleanup Status:</b> CERTIFIED AS OF 6/21/2003	
<b>Cleanup Oversight Agencies:</b> DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY	
<b>School District:</b> MORGAN HILL UNIFIED SCHOOL DISTRICT	
<b>Past Use that Caused Contam:</b> AGRICULTURAL - ROW CROPS	
<b>Potential Media Affected:</b> SOIL	
<b>Potential Contamin of Concern:</b>	

ARSENIC, CHLORDANE, LEAD

**Site History:**

Site is adjacent to the Anne Sobrato Site. Site was historically used for agriculture.

**Status:** CERTIFIED  
**A2 Program Type:** SCHOOL CLEANUP  
**CalEnviroScreen Score:** 46-50%  
**Summary Link:** [http://www.envirostor.dtsc.ca.gov/public/profile\\_report?global\\_id=43010029](http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=43010029)

**Completed Activities**

**Title:** Removal Action Completion Report  
**Title Link:**  
**Area Name:**  
**Area Link:**  
**Sub Area:**  
**Sub Area Link:**  
**Document Type:** Removal Action Completion Report  
**Date Completed:** 6/10/2003  
**Comments:**

**Title:** Preliminary Endangerment Assessment Report  
**Title Link:**  
**Area Name:**

<b>Map Key</b>	<b>Number of Records</b>	<b>Direction</b>	<b>Distance (mi/ft)</b>	<b>Elev/Diff (ft)</b>	<b>Site</b>	<b>DB</b>
<b>Area Link:</b>						
<b>Sub Area:</b>						
<b>Sub Area Link:</b>						
<b>Document Type:</b>					Preliminary Endangerment Assessment Report	
<b>Date Completed:</b>					11/27/2002	
<b>Comments:</b>						
<b>Title:</b>					* Public Participation	
<b>Title Link:</b>						
<b>Area Name:</b>						
<b>Area Link:</b>						
<b>Sub Area:</b>						
<b>Sub Area Link:</b>						
<b>Document Type:</b>					* Public Participation	
<b>Date Completed:</b>					4/30/2003	
<b>Comments:</b>						
<b>Title:</b>					Environmental Oversight Agreement	
<b>Title Link:</b>						
<b>Area Name:</b>						
<b>Area Link:</b>						
<b>Sub Area:</b>						
<b>Sub Area Link:</b>						
<b>Document Type:</b>					Environmental Oversight Agreement	
<b>Date Completed:</b>					1/23/2002	
<b>Comments:</b>					DTSC entered into an Environmental Oversight Agreement (EOA) (Docket # HSA-A 01/02-079) with Morgan Hill Unified Schl Dist to provide oversight for a Preliminary Endangerment Assessment (PEA) for the New Morgan Hill High School Site.	
<b>Title:</b>					Certification	
<b>Title Link:</b>						
<b>Area Name:</b>						
<b>Area Link:</b>						
<b>Sub Area:</b>						
<b>Sub Area Link:</b>						
<b>Document Type:</b>					Certification	
<b>Date Completed:</b>					6/21/2003	
<b>Comments:</b>						
<b>Title:</b>					Supplemental Site Investigation	
<b>Title Link:</b>						
<b>Area Name:</b>						
<b>Area Link:</b>						
<b>Sub Area:</b>						
<b>Sub Area Link:</b>						
<b>Document Type:</b>					Supplemental Site Investigation Report	
<b>Date Completed:</b>					10/9/2002	
<b>Comments:</b>					SSI - The New Morgan Hill is approximately 17 acres and has been used for agricultural and residential purposes for at least 50 years. No agricultural land used since 2002. A cluster of three buildings in the eastern portion of the site, is the subject of this removal. The PEA indicated that elevated levels of chlordane, dieldrin, endrin, lead, arsenic, and cadmium, detected in soil. Additional sampling was conducted to determine the extent of the contamination.	
<b>Title:</b>					Removal Action Workplan	
<b>Title Link:</b>						
<b>Area Name:</b>						
<b>Area Link:</b>						
<b>Sub Area:</b>						
<b>Sub Area Link:</b>						
<b>Document Type:</b>					Removal Action Workplan	
<b>Date Completed:</b>					3/27/2003	
<b>Comments:</b>					The cluster of buildings on this property are identified as the Central Building Cluster and the Eastern Shed Area. Excavation will continue until the arsenic, cadmium, lead, chlordan, dieldrin and endrin concentrations in the soil are found to be less than the health based risk cleanup levels. Approval of the plan to remove 150 cubic yards of soil and dispose of the contaminated in a Class II landfill.	
<b>Title:</b>					Technical Memorandums	
<b>Title Link:</b>						
<b>Area Name:</b>						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Area Link:</b> <b>Sub Area:</b> <b>Sub Area Link:</b> <b>Document Type:</b> Technical Report <b>Date Completed:</b> 6/3/2002 <b>Comments:</b>						
<b>Title:</b> PEA Workplan <b>Title Link:</b> <b>Area Name:</b> <b>Area Link:</b> <b>Sub Area:</b> <b>Sub Area Link:</b> <b>Document Type:</b> Preliminary Endangerment Assessment Workplan <b>Date Completed:</b> 1/22/2002 <b>Comments:</b>						
<b>Title:</b> * Public Participation <b>Title Link:</b> <b>Area Name:</b> <b>Area Link:</b> <b>Sub Area:</b> <b>Sub Area Link:</b> <b>Document Type:</b> * Public Participation <b>Date Completed:</b> 10/7/2002 <b>Comments:</b>						
<b>Title:</b> NOE <b>Title Link:</b> <b>Area Name:</b> <b>Area Link:</b> <b>Sub Area:</b> <b>Sub Area Link:</b> <b>Document Type:</b> CEQA - Notice of Exemption <b>Date Completed:</b> 3/27/2003 <b>Comments:</b>						

[20](#) 1 of 3 SE 0.51 / 2,709.48 358.16 / 11 DEPRESSURIZED TECHNOLOGIES INT 335 COCHRANE CIR MORGAN HILL CA 95037 INSP  
COMP ENF

**EPA ID:** CAD983665068 **County:** SANTA CLARA  
**Geotracker Address:** 335 COCHRANE CIR **Geotracker Lat:** 37.147473  
**Geotracker City:** MORGAN HILL **Geotracker Long:** -121.665256  
**Report URL:** [https://www.envirostor.dtsc.ca.gov/public/eerp\\_profile\\_report?global\\_id=3001585](https://www.envirostor.dtsc.ca.gov/public/eerp_profile_report?global_id=3001585)

**Inspection Information**

**Inspection Type:** Compliance Evaluation Inspection - Standardized Permit  
**Violations:** Minor  
**Inspection Date:** 3/26/1999  
**Return to Compliance:** 3/30/1999  
**Report Sent Date:** 4/19/1999

**Inspection Type:** Compliance Evaluation Inspection - Standardized Permit  
**Violations:** No Violations  
**Inspection Date:** 1/28/2003  
**Return to Compliance:**  
**Report Sent Date:** 3/19/2003

**Permitting**

**Site Code:** 200961, 520008 **Assembly District:** 30  
**Program Type:** HAZARDOUS WASTE FACILITY **Senate District:** 17  
**Facility Type:** HIST PERMITTED **Census Tract:** 6085512311

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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Calenviro Screen Percentile Sc: 46-50%  
 Site Facility Type: CLOSED  
 Facility History:

A fixed steel pressurized gas tank was used to collect aerosol propellants from spent aerosol cans. This was a temporary authorization and was Clean Closed

**DTSC Investigation Compliance Enforcement Sites**

<b>Envirostor ID:</b>	3001585	<b>Latitude:</b>	37.147473
<b>Status:</b>	No Action	<b>Longitude:</b>	-121.665256
<b>Site Type:</b>	INSPECTION		

**Site Details from REST Service**

<b>Envirostor ID:</b>	3001585	<b>Latitude:</b>	37.147473
<b>Status:</b>	No Action	<b>Longitude:</b>	-121.665256
<b>Site Type:</b>	INSPECTION		

<a href="#">20</a>	2 of 3	SE	0.51 / 2,709.48	358.16 / 11	<b>DEPRESSURIZED TECHNOLOGIES INT 335 COCHRANE CIR MORGAN HILL CA 950370000</b>	<b>ENVIROSTOR</b>
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<b>Estor/EPA ID:</b>	CAD983665068	<b>Assembly District:</b>	30
<b>Site Code:</b>	200961, 520008	<b>Senate District:</b>	17
<b>Nat Priority List:</b>		<b>Permit Renewal Lead:</b>	
<b>APN:</b>		<b>Public Partici Spclst:</b>	
<b>Census Tract:</b>		<b>Project Manager:</b>	
<b>Site Type:</b>	CLOSED	<b>County:</b>	SANTA CLARA
<b>Address Description:</b>	335 COCHRANE CIR	<b>Latitude:</b>	37.147473
<b>Office:</b>		<b>Longitude:</b>	-121.665256
<b>Special Program:</b>		<b>Acres:</b>	
<b>Funding:</b>		<b>Supervisor:</b>	
<b>Cleanup Status:</b>			
<b>Cleanup Oversight Agencies:</b>			
<b>School District:</b>			
<b>Past Use that Caused Contam:</b>			
<b>Potential Media Affected:</b>			
<b>Potential Contamin of Concern:</b>			

**Site History:**

A fixed steel pressurized gas tank was used to collect aerosol propellants from spent aerosol cans. This was a temporary authorization and was Clean Closed

<b>Status:</b>	NO ACTION
<b>A2 Program Type:</b>	INSPECTION
<b>CalEnviroScreen Score:</b>	46-50%
<b>Summary Link:</b>	<a href="http://www.envirostor.dtsc.ca.gov/public/eerp_profile_report?global_id=3001585">http://www.envirostor.dtsc.ca.gov/public/eerp_profile_report?global_id=3001585</a>

<b>Status:</b>	CLOSED
<b>A2 Program Type:</b>	HAZ WASTE - Standardized
<b>CalEnviroScreen Score:</b>	46-50%
<b>Summary Link:</b>	<a href="http://www.envirostor.dtsc.ca.gov/public/hwmp_profile_report?global_id=CAD983665068">http://www.envirostor.dtsc.ca.gov/public/hwmp_profile_report?global_id=CAD983665068</a>

**Permit Units - Completed Activities**

<b>Unit:</b>	NO PERMIT ACTIVITIES HAVE BEEN COMPLETED FOR THIS SITE
<b>Event Description:</b>	
<b>Date:</b>	
<b>Doc Link:</b>	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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**Units Undergoing Closure**

**Unit:** PRESSURIZED GAS TANK STOR UNIT(DTI-S3)  
**Event Description:** CLOSURE FINAL - ISSUE CLOSURE VERIFICATION  
**Date:** 10/11/2002  
**Doc Link:** [https://www.hwmpenvirostor.dtsc.ca.gov/public/site\\_documents/4349012076/closure%20cert%20depressurized%20technologies%2Epdf](https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/4349012076/closure%20cert%20depressurized%20technologies%2Epdf)

**Unit:** PRESSURIZED GAS TANK STOR UNIT(DTI-S3)  
**Event Description:** CLOSURE FINAL - RECEIVE CLOSURE CERTIFICATION  
**Date:** 9/27/2002  
**Doc Link:**

<a href="#">20</a>	3 of 3	SE	0.51 / 2,709.48	358.16 / 11	DEPRESSURIZED TECHNOLOGIES INT 335 COCHRANE CIR MORGAN HILL CA 950370000	HWP
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**Estor/EPA ID:** CAD983665068  
**Site Code:** 200961, 520008  
**Nat Priority List:**  
**Acres:**  
**Special Program:**  
**Funding:**  
**Assembly District:** 30  
**Senate District:** 17  
**School District:**

**Permit Renewal Lead:**  
**Project Manager:**  
**Supervisor:**  
**Public Partici Spclst:**  
**Census Tract:**  
**County:** SANTA CLARA  
**Latitude:** 37.147473  
**Longitude:** -121.665256

**APN:**  
**Cleanup Status:**  
**Cleanup Oversight Agencies:**  
**Site Type:** CLOSED  
**Office:**  
**Past Use that Caused Contam:**  
**Potential Media Affected:**  
**Potential Contamin of Concern:**

**Site History:**

A fixed steel pressurized gas tank was used to collect aerosol propellants from spent aerosol cans. This was a temporary authorization and was Clean Closed

**Status:** NO ACTION  
**Program Type:** INSPECTION  
**CalEnviroScreen Score:** 46-50%  
**Summary Link:** [http://www.envirostor.dtsc.ca.gov/public/eeper\\_profile\\_report?global\\_id=3001585](http://www.envirostor.dtsc.ca.gov/public/eeper_profile_report?global_id=3001585)

**Status:** CLOSED  
**Program Type:** HAZ WASTE - Standardized  
**CalEnviroScreen Score:** 46-50%  
**Summary Link:** [http://www.envirostor.dtsc.ca.gov/public/hwmp\\_profile\\_report?global\\_id=CAD983665068](http://www.envirostor.dtsc.ca.gov/public/hwmp_profile_report?global_id=CAD983665068)

**Permit Units - Completed Activities**

**Unit:** NO PERMIT ACTIVITIES HAVE BEEN COMPLETED FOR THIS SITE  
**Event Description:**  
**Date:**  
**Doc Link:**

**Units Undergoing Closure**

**Unit:** PRESSURIZED GAS TANK STOR UNIT(DTI-S3)  
**Event Description:** CLOSURE FINAL - ISSUE CLOSURE VERIFICATION  
**Date:** 10/11/2002  
**Doc Link:** [https://www.hwmpenvirostor.dtsc.ca.gov/public/site\\_documents/4349012076/closure%20cert%20depressurized%20technologies%2Epdf](https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/4349012076/closure%20cert%20depressurized%20technologies%2Epdf)

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
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20technologies%2Epdf

Unit: PRESSURIZED GAS TANK STOR UNIT(DTI-S3)  
 Event Description: CLOSURE FINAL - RECEIVE CLOSURE CERTIFICATION  
 Date: 9/27/2002  
 Doc Link:

<a href="#">21</a>	1 of 1	E	0.87 / 4,608.53	371.53 / 25	MADRONE LAND CORP./SAN JOSE TRAP & SKEET 645 COCHRANE RD. MORGAN HILL CA 95037	ENVIROSTOR
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<b>Estor/EPA ID:</b>	43010016	<b>Assembly District:</b>	30
<b>Site Code:</b>		<b>Senate District:</b>	17
<b>Nat Priority List:</b>	NO	<b>Permit Renewal Lead:</b>	
<b>APN:</b>	NONE SPECIFIED	<b>Public Partici Spclst:</b>	
<b>Census Tract:</b>	6085512311	<b>Project Manager:</b>	
<b>Site Type:</b>	* HISTORICAL	<b>County:</b>	SANTA CLARA
<b>Address Description:</b>	645 COCHRANE RD.	<b>Latitude:</b>	37.1506299
<b>Office:</b>	CLEANUP BERKELEY	<b>Longitude:</b>	-121.6562659
<b>Special Program:</b>		<b>Acres:</b>	NONE SPECIFIED
<b>Funding:</b>		<b>Supervisor:</b>	
<b>Cleanup Status:</b>	REFER: RWQCB AS OF 8/21/1996		
<b>Cleanup Oversight Agencies:</b>	NONE SPECIFIED		
<b>School District:</b>			
<b>Past Use that Caused Contam:</b>	NONE SPECIFIED		
<b>Potential Media Affected:</b>	NONE SPECIFIED		
<b>Potential Contamin of Concern:</b>			

LEAD, WASTE OIL & MIXED OIL

**Site History:**

**Status:** REFER: RWQCB  
**A2 Program Type:** HISTORICAL  
**CalEnviroScreen Score:** 46-50%  
**Summary Link:** [http://www.envirostor.dtsc.ca.gov/public/profile\\_report?global\\_id=43010016](http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=43010016)

**Completed Activities**

**Title:** Site Screening  
**Title Link:**  
**Area Name:**  
**Area Link:**  
**Sub Area:**  
**Sub Area Link:**  
**Document Type:** Site Screening  
**Date Completed:** 11/10/1992  
**Comments:**

<a href="#">22</a>	1 of 1	NNE	0.94 / 4,939.68	358.37 / 11	POLAK PIT SANTA CLARA COUNTY MORGAN HILL CA 95037	MRDS
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<b>Dep ID:</b>	10117016	<b>I1:</b>	23
<b>Dev Status:</b>	PAST PRODUCER	<b>Latitude:</b>	37.16687
<b>Code List:</b>	SDG	<b>Longitude:</b>	-121.667908
<b>Url:</b>	<a href="http://mrddata.usgs.gov/mrds/show-mrds.php?dep_id=10117016">http://mrddata.usgs.gov/mrds/show-mrds.php?dep_id=10117016</a>		

**Commodity**

<b>I1:</b>	12	<b>Line:</b>	1
<b>Code:</b>	SDG	<b>Inserted By:</b>	MAS migration
<b>Commodity:</b>	Sand and Gravel, Cons	<b>Insert Date:</b>	29-OCT-2002 09:00:24

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<b>Commodity Type:</b> Non-metallic				<b>Updated By:</b> USGS		
<b>Commodity Group:</b> Sand and Gravel				<b>Update Date:</b> 29-OCT-2002 09:01:20		
<b>Importance:</b> Primary						
<b>Names</b>						
<b>I1:</b>	31			<b>Inserted By:</b> MAS migration		
<b>Status:</b>	Current			<b>Insert Date:</b> 29-OCT-02		
<b>Site Name:</b>	Polak Pit			<b>Updated By:</b> USGS		
<b>Line:</b>	1			<b>Update Date:</b> 29-OCT-02		

<a href="#">23</a>	1 of 1	ESE	0.94 / 4,948.57	364.83 / 18	ALIEN TECHNOLOGY CORPORATION 18410 BUTTERFIELD RD MORGAN HILL CA 95037	ENVIROSTOR
<b>Estor/EPA ID:</b> 71004096				<b>Assembly District:</b> 30		
<b>Site Code:</b>				<b>Senate District:</b> 17		
<b>Nat Priority List:</b> NO				<b>Permit Renewal Lead:</b>		
<b>APN:</b> NONE SPECIFIED				<b>Public Partici Spclst:</b>		
<b>Census Tract:</b> 6085512311				<b>Project Manager:</b>		
<b>Site Type:</b> TIERED PERMIT				<b>County:</b> SANTA CLARA		
<b>Address Description:</b> 18410 BUTTERFIELD RD				<b>Latitude:</b> 37.1451352		
<b>Office:</b> CLEANUP BERKELEY				<b>Longitude:</b> -121.6577632		
<b>Special Program:</b>				<b>Acres:</b> NONE SPECIFIED		
<b>Funding:</b>				<b>Supervisor:</b>		
<b>Cleanup Status:</b> INACTIVE - NEEDS EVALUATION AS OF						
<b>Cleanup Oversight Agencies:</b> NONE SPECIFIED						
<b>School District:</b>						
<b>Past Use that Caused Contam:</b> NONE SPECIFIED						
<b>Potential Media Affected:</b> NONE SPECIFIED						
<b>Potential Contamin of Concern:</b>						
NONE SPECIFIED						
<b>Site History:</b>						
Facility Comments: No Phase I checklist received.						
<b>Status:</b> INACTIVE - NEEDS EVALUATION						
<b>A2 Program Type:</b> TIERED PERMIT						
<b>CalEnviroScreen Score:</b> 46-50%						
<b>Summary Link:</b> <a href="http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=71004096">http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=71004096</a>						

<a href="#">24</a>	1 of 1	NNE	0.96 / 5,059.17	371.83 / 25	POLAK PIT QUARRY-RECLAIMED MORGAN HILL CA 95037	MINE
<b>Mine ID:</b> 91-43-0005				<b>Y:</b> 4462402.245		
<b>Primary Product:</b> SAND AND GRAVEL				<b>Object ID:</b> 1230868		
<b>Report Year:</b> 2008				<b>Facility County:</b> SANTA CLARA		
<b>Permit Acres:</b> 90				<b>Facility Zip:</b> 95037		
<b>Acres Disturbed:</b> 0				<b>Facility State:</b> CA		
<b>Fin Assur Cost Est:</b> 0				<b>Facility City:</b> MORGAN HILL		
<b>Fin Assur Mech Total:</b> 100397				<b>Facility Address:</b> SANTA CLARA COUNTY		
<b>X:</b> -13543902.25						
<b>Permit No:</b> 89P 89A						
<b>Mine Status:</b> RECLAIMED						
<b>Reclamation Status:</b> RECLAMATION CERTIFIED COMPLETE BY LEAD AGENCY						
<b>Operation Type:</b> OPEN PIT						
<b>Other Products:</b>						
<b>Operator:</b> GRANITE ROCK COMPANY						
<b>Lead Agency:</b> County of Santa Clara						
<b>Owner:</b> GRANITE ROCK COMPANY						

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
<a href="#">25</a>	1 of 1	SW	1.00 / 5,259.18	593.54 / 247	LOPEZ PROSPECT SANTA CLARA COUNTY MORGAN HILL CA 95037	MRDS

**Dep ID:** 10140627      **I1:** 90  
**Dev Status:** UNKNOWN      **Latitude:** 37.141724  
**Code List:** MN      **Longitude:** -121.685425  
**Url:** [http://mrdata.usgs.gov/mrds/show-mrds.php?dep\\_id=10140627](http://mrdata.usgs.gov/mrds/show-mrds.php?dep_id=10140627)

**Commodity**

<b>I1:</b> 12	<b>Line:</b> 1
<b>Code:</b> MN	<b>Inserted By:</b> MAS migration
<b>Commodity:</b> Manganese	<b>Insert Date:</b> 29-OCT-2002 09:00:24
<b>Commodity Type:</b> Metallic	<b>Updated By:</b> USGS
<b>Commodity Group:</b> Manganese	<b>Update Date:</b> 29-OCT-2002 09:01:29
<b>Importance:</b> Tertiary	

**Names**

<b>I1:</b> 34	<b>Inserted By:</b> MAS migration
<b>Status:</b> Current	<b>Insert Date:</b> 29-OCT-02
<b>Site Name:</b> Lopez Prospect	<b>Updated By:</b> USGS
<b>Line:</b> 1	<b>Update Date:</b> 29-OCT-02

# Unplottable Summary

Total: 4 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
FINDS/FRS	EL CAMINO PACKING	MONTEREY RD	MORGAN HILL CA	95037	840224842
HIST TANK	IVAN SCORSUR	BOX 510 DOUGHERTY AVE	MORGAN HILL CA		865061053
HMIRS		EL CAMINO REAL	SANTA CLARA CA		818306415
SWF/LF	Madrone Closed Landfill Site	3000 N of Burnett Ave <i>Act Opl Status / Activity:</i> Closed   Solid Waste Disposal Site	Morgan Hill CA	95037	820222872

# Unplottable Report

**Site:** EL CAMINO PACKING  
MONTEREY RD MORGAN HILL CA 95037

FINDS/FRS

**Registry ID:** 110066031653  
**FIPS Code:**  
**HUC Code:**  
**Site Type Name:** STATIONARY  
**Location Description:**  
**Supplemental Location:**  
**Create Date:** 14-OCT-15  
**Update Date:**  
**Interest Types:** STATE MASTER  
**SIC Codes:**  
**SIC Code Descriptions:**  
**NAICS Codes:**  
**NAICS Code Descriptions:**  
**Conveyor:**  
**Federal Facility Code:**  
**Federal Agency Name:**  
**Tribal Land Code:**  
**Tribal Land Name:**  
**Congressional Dist No:**  
**Census Block Code:**  
**EPA Region Code:** 09  
**County Name:** SANTA CLARA COUNTY  
**US/Mexico Border Ind:**  
**Latitude:**  
**Longitude:**  
**Reference Point:**  
**Coord Collection Method:**  
**Accuracy Value:**  
**Datum:** NAD83  
**Source:**  
**Facility Detail Rprt URL:** [https://ofmpub.epa.gov/frs\\_public2/fii\\_query\\_detail.disp\\_program\\_facility?p\\_registry\\_id=110066031653](https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110066031653)  
**Program Acronyms:**

CA-ENVIROVIEW:113913

**Site:** IVAN SCORSUR  
BOX 510 DOUGHERTY AVE MORGAN HILL CA

HIST TANK

<b>Owner Name:</b>	IVAN SCORSUR	<b>No of Containers:</b>	3
<b>Owner Street:</b>	BOX 510 DOUGHERTY AVE	<b>County:</b>	SANTA CLARA
<b>Owner City:</b>	MORGAN HILL	<b>Facility State:</b>	CA
<b>Owner State:</b>	CA	<b>Facility Zip:</b>	95037
<b>Owner Zip:</b>	95037		

**Site:** EL CAMINO REAL SANTA CLARA CA

HMIRS

**Incident County:** SANTA CLARA

## HMIR Incident Reports

<b>Report No:</b>	I-1990080022	<b>Fed DOT Agency Nm:</b>	
<b>Report Type:</b>	A hazardous material incident	<b>Fed DOT Report No:</b>	

**Date of Incident:** 1990-07-06  
**Time of Incident:** 0600  
**Haz Class Code:**  
**Hazardous Class:** 3  
**Commodity Short Nm:** GASOLINE INCLUDES GASOLI  
**Commodity Long Nm:** GASOLINE INCLUDES GASOLINE MIXED WITH ETHYL ALCOHOL, WITH NOT MORE THAN 10% ALCOHOL  
**Trade Name:** ARCO CLEAR GASOLINE  
**ID No:** UN1203  
**Haz Waste Ind:** No  
**Haz Waste EPA No:**  
**HMIS Tox Inhalation?:** No  
**TIH Hazard Zone:**  
**Qty Released:** 5  
**Unit of Measure:** Liquid - Gallon  
**What Failed:** 102; 106; 141  
**What Failed Desc:** Auxiliary Valve; Bottom Outlet Valve; Piping or Fittings  
**How Failed Code:** 305; ;  
**How Failed Desc:** Crushed; ;  
**Failure Cause Code:** ;;  
**Failure Cause Desc:** ;;  
**Ident. Markings:**  
**Cont1 Pkging Type:**  
**Cont1 Const Mat:**  
**Cont1 Head Type:**  
**Cont1 Pkg Capacity:** 4200  
**C1 Capacity UOM:** LGA  
**Cont1 Pkg Amt:** 0  
**C1 Pkg Amt UOM:**  
**Cont1 Pkg No:** 1  
**C1 Pkg NO Failed:** 1  
**Cont1 Pkg Mnfctr:** WELD-IT INC  
**Cont1 Pkg MnfcDt:** 0-00-00 00:00:00  
**Cont1 Pkg Serial NO:**  
**C1 Pkg Last Test Dt:** 0-00-00 00:00:00  
**C1 Test Const Mat:**  
**C1 Pkg Dsign Pres.:** 0  
**C1 Dsign Press UOM:**  
**C1 Pkg Shell Thick:** 0  
**C1 Shell Thick UOM:**  
**C1 Head Thickness:** 0  
**C1 Head Thick UOM:**  
**C1 Pkg Svc Pres.:** 0  
**C1 Svc Press UOM:**  
**C1 Valve/Device Fail?:** No  
**C1 Device Type:**  
**C1 Device Mnfctr:**  
**C1 Device Model:**  
**NRC No:**  
**RAM Pkg Category:**  
**RAM Pkg Cert.:** FALSE  
**RAM Pkg Cert. NBR:**  
**RAM Nuclide S:**  
**RAM Transport Index:**  
**RAM UOM:**  
**RAM Activity Rpted:** 0  
**RAM UOM Rpted:**  
**RAM Activity:** 0  
**RAM Activity UOM:**  
**RAM Mat Safety:**  
**Spillage Result:** Yes  
**Fire Result:** No  
**Explosion Result:** No  
**Water Sewer Result:** No  
**Gas Dispersion:** No  
**Environment Damage:** No  
**No Release Result:** Yes  
**Fire EMS Report:** No

**Report Submit Src:** Paper  
**Inc Multiple Rows:** No  
**Inc Non US State:**  
**Mode Transport:** Highway  
**Transport Phase:** Unloading  
**Incident Occrrnce:**  
**Mat Ship Approval?:** No  
**Mat Ship Approv No:**  
**Undecl Hazmat Ship?:** No  
**Packaging Type:** Cargo Tank Motor Vehicle (CTMV)  
**Packing Group:**  
**Carrier Reporter:** ATLANTIC RICHFIELD CO (ARCO)  
**CR Street Name:** 1055 W SEVENTH STREET  
**CR City:** LOS ANGELES  
**CR State:** CA  
**CR Postal Code:** 90017  
**CR Non US State:**  
**CR Fed DOT ID:** 0  
**CR Hazmat Reg ID:**  
**CR Country:** US  
**Shipper Name:** ATLANTIC RICHFIELD CO (ARCO)  
**Shipper Street Name:** 1055 W SEVENTH STREET  
**Shipper City:** LOS ANGELES  
**Shipper State:** CA  
**Shipper Postal:** 90017  
**Shipper Non US St:**  
**Shipper Country:** US  
**Shipper Waybill:** INVOICE #393174  
**Ship Hazmat Reg ID:**  
**Origin City:** SAN JOSE  
**Origin State:** CA  
**Origin Postal:** 95131  
**Origin Non US St:**  
**Origin Country:** US  
**Destination City:** SANTA CLARA  
**Destination State:** CALIFORNIA  
**Destination Postal:** 95050  
**Destination Non US:**  
**Destination Country:** US  
**Cont2 Package Type:**  
**Cont2 Const Mat:**  
**Cont2 Pkg Capacity:** 0  
**Cont2 Capacity UOM:**  
**Cont2 Pkg Amount:** 0  
**Cont2 Pkg Amt UOM:**  
**Cont2 Pkg No:** 0  
**Cont2 Pkg No Failed:** 0  
**Haz NonHosp Public:** 0  
**Haz NonHosp Old:**  
**Tot Haz Non Hosp Inj:**  
**Total Hazmat Injuries:** 0  
**Evacuation Indicator:** No  
**Public Evacuated:** 0  
**Employees Evac:** 0  
**Total Evacuated:** 0  
**Total Evacuation Hrs:** 0  
**Major Artery Closed:** No  
**Mjr Artery Hrs Closed:** 0  
**Material Involved:** No  
**Estimated Speed:** 0  
**Weather Conditions:**  
**Vehicle Overturn:** No  
**Vehicle Left Roadway:** No  
**Passenger Aircraft:** No  
**Cargo Baggage:**  
**Ship Non Transport:** No

**Fire EMS Report:**  
**Police Report:** No  
**Police Report No:**  
**In House Cleanup:** No  
**Other Cleanup:** No  
**Damage > 500:** No  
**Material Loss:** 5  
**Carrier Damage:** 0  
**Property Damage:** 400  
**Response Cost:** 0  
**Remediation Cost:** 0  
**Damage Old Form:** 0  
**Total Damages Amt:** 405  
**Hazmat Fatality:** No  
**Haz Fatal Employees:** 0  
**Haz Fatal Respndrs:** 0  
**Haz Fatal Gen Public:** 0  
**Tot Hazmat Fatalities:** 0  
**Non Hazmat Fatality:** No  
**Non Hazmat Fataals:** 0  
**Hazmat Injury:** No  
**Haz Hospital Empl:** 0  
**Haz Hospital Resp:** 0  
**Haz Hosp Gen Public:** 0  
**Haz Hosp Old Form:** 0  
**Total Haz Hosp Inj:** 0  
**Haz Non Hosp Empl:** 0  
**Haz Non Hosp Resp:** 0  
**Description of Events:**

**Ship Air First Flight:** No  
**Ship Air Subflight:** No  
**Ship Init Transport:** No  
**Ship Phase Transfer:** No  
**Contact Name:** D L MONTGOMERY  
**Contact Title:** MGR-MOTOR VEHICLE&SAFETY  
**Contact Business:**  
**Contact Street:**  
**Contact City:**  
**Contact State:**  
**Contact Postal:**  
**Contact Non US St:**  
**Contact Country:** US  
**Inc. Report Prepared:**  
**HMIS Serious Incidnt:** No  
**HMIS Serious Fatality:** No  
**HMIS Serious Injury:** No  
**HMIS Flight Plan:** No  
**HMIS Serious Evacs:** No  
**HMIS Major Artery:** No  
**HMIS Bulk Release:** No  
**HMIS Marine Pollutnt:** No  
**HMIS Radioactive:** No  
**HMIS Gen Pkg Type:** TANK  
**HMIS Container Code:** MC306  
**HMIS Container Desc:** Cargo tanks  
**HMIS Bulk Incident:** Yes  
**Undeclared Shipment:** No

ARCO TRUCK WAS UNLOADING AT STATION #0606 WHEN A MOTORIST IN A 4X4 BLAZER ENTERED THE STATION AND DROVE AROUND THE UNLOADING FITTINGS AND HOSE TO GET TO THE AIR PUMP. AT THIS TIME, THE ARCO DRIVER STOPPED THE FLOW OF PRODUCT AND WATCHED FROM THE FRONT OF THE TRUCK. AS THE DRIVER OF THE 4X4 BLAZER BACKED UP, HE HIT A FITTING THAT WAS CONNECTED TO THE CLEAR FILL CAUSING IT TO BREAK APART. APPROXIMATELY 5 GALLONS OF GASOLINE SPILLED ON THE CONCRETE AND WAS CLEANED UP BY OUR DRIVER USING SPILL PADS.

**Recommend Actions Taken:**

**Site:** **Madrone Closed Landfill Site**  
**3000 N of Burnett Ave Morgan Hill CA 95037**

SWF/LF

**SWIS No:** 43-CR-0003  
**EPA Fed Registry ID:**  
**Operational Status:** Closed  
**Regulatory Status:** Pre-regulation  
**Site is Archived:** No

**Latitude:** 37.17027  
**Longitude:** -121.66833  
**County:** Santa Clara  
**Site ZIP:** 95037  
**ARB District:** Bay Area  
**SWRCB Region:** San Francisco Bay  
**Site Point of Contact:** Abel Martinez-Centeno

**Absorbed on:**  
**Absorbed by:**  
**Site Inert Debris Eng Fill:** No  
**Closed Illegal Aband:** Yes  
**Closed Illegal Aband Cat:** C1  
**Finance Assuran Responsible:** No  
**Incorporated City:** Morgan Hill  
**Local Government:** Morgan Hill  
**Reporting Agency Legal Name:** County of Santa Clara  
**Reporting Agency Department:** Department of Environmental Health, Hazardous Material Compliance Division  
**Enforcing Agency Legal Name:** County of Santa Clara  
**Enforcing Agency Department:** Department of Environmental Health, Hazardous Material Compliance Division

**Site Owners**

**Site Type:** Disposal Only  
**Owner Name:** County Of Santa Clara Parks & Rec Dept  
**Owner Address:** 298 Garden Hill Dr  
**Owner City:** Los Gatos  
**Owner State:** CA  
**Owner ZIP Code:** 95032  
**Owner Phone:** (408) 358-3741

**Contact Name:** Alan La Fiver  
**Contact First Name:** Alan  
**Contact Last Name:** La Fiver  
**Contact Title:** Associate Civil Engineer  
**Contact Email:**  
**Started On:** 8/16/1994

**Site Activities (Search Result)**

**Waste Disch Req No:**  
**Site Regulatory Stat:** Pre-regulation  
**Act Opl Status:** Closed  
**Act Regulatory Stat:** Pre-regulations  
**Activity Category:** Disposal  
**Act Classification:** Solid Waste Disposal Site  
**Activity is Archived:** No  
**WDR Landfill Class:**  
**Cease Operation:**  
**Cease Oper Type:**  
**Inspection** Quarterly  
**Frequency:**  
**Site Name:** Madrone Closed Landfill Site  
**Activity:** Solid Waste Disposal Site  
**Max Permitted Throughput:** 0  
**Inert Debris Engineered Fill:** No

**Throughput UOM:**  
**Remaining Capacity:** 0  
**Remaining Cap Date:**  
**Max Permit Capacity:** 0  
**Capacity UOM:**  
**Total Acreage:** 0  
**Disposal Acreage:** 0  
**Permitted Elevation:** 0  
**Permitted Elev Type:**  
**Permitted Depth:** 0  
**Permitted Depth Type:**

**Extra Details**

**Enforcement Agency (LEA/EA):** Santa Clara County

**Site Activities (Export)**

**WDR No:**  
**WDR Landfill Class:**  
**Act is Archived:** No  
**Act Opl Status:** Closed  
**Act Regulatory Stat:** Pre-regulations  
**Activity Category:** Disposal  
**Act Classification:** Solid Waste Disposal Site  
**Cease Operation:**  
**Cease Operation Tp:**  
**Insp Frequency:** Quarterly  
**Site Name:** Madrone Closed Landfill Site  
**Site Point of Contact:** Abel Martinez-Centeno  
**Activity:** Solid Waste Disposal Site  
**Max Permitted Throughput:** 0  
**Throughput UOM:**

**Remaining Capacity:** 0  
**Remaining Cap Dt:**  
**Max Permit Cap:** 0  
**Capacity UOM:**  
**Total Acreage:** 0.00  
**Disposal Acreage:** 0.00  
**Permitted Elev :** 0  
**Permitted Elev Tp:**  
**Permitted Depth:** 0  
**Permitted Depth Tp:**

# Appendix: Database Descriptions

*Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13, Section 8.1.8 Sources of Standard Source Information:*

*"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."*

## **Standard Environmental Record Sources**

### **Federal**

#### **Formerly Utilized Sites Remedial Action Program:**

[DOE FUSRAP](#)

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

**Government Publication Date: Mar 4, 2017**

#### **National Priority List:**

[NPL](#)

National Priorities List (Superfund)-NPL: EPA's (United States Environmental Protection Agency) list of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action.

**Government Publication Date: Feb 23, 2021**

#### **National Priority List - Proposed:**

[PROPOSED NPL](#)

Includes sites proposed (by the EPA, the state, or concerned citizens) for addition to the NPL due to contamination by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

**Government Publication Date: Feb 23, 2021**

#### **Deleted NPL:**

[DELETED NPL](#)

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.

**Government Publication Date: Feb 23, 2021**

#### **SEMS List 8R Active Site Inventory:**

[SEMS](#)

The Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted.

**Government Publication Date: Jan 28, 2021**

#### **SEMS List 8R Archive Sites:**

[SEMS ARCHIVE](#)

The Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time.

**Government Publication Date: Jan 28, 2021**

**Inventory of Open Dumps, June 1985:**

ODI

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

**Government Publication Date: Jun 1985**

**Comprehensive Environmental Response, Compensation and Liability Information System -**

CERCLIS

**CERCLIS:**

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

**Government Publication Date: Oct 25, 2013**

**EPA Report on the Status of Open Dumps on Indian Lands:**

IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

**Government Publication Date: Dec 31, 1998**

**CERCLIS - No Further Remedial Action Planned:**

CERCLIS NFRAP

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means 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 this site on the National Priorities List (NPL). This 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 a potential NPL site.

**Government Publication Date: Oct 25, 2013**

**CERCLIS Liens:**

CERCLIS LIENS

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date: Jan 30, 2014**

**RCRA CORRACTS-Corrective Action:**

RCRA CORRACTS

RCRA Info 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. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

**Government Publication Date: Jan 22, 2021**

**RCRA non-CORRACTS TSD Facilities:**

RCRA TSD

RCRA Info 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. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

**Government Publication Date: Jan 22, 2021**

**RCRA Generator List:**

RCRA LQG

RCRA Info 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. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

**Government Publication Date: Jan 22, 2021**

**RCRA Small Quantity Generators List:**

[RCRA SQG](#)

RCRA Info is the 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. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

**Government Publication Date: Jan 22, 2021**

**RCRA Very Small Quantity Generators List:**

[RCRA VSQG](#)

RCRA Info is the 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. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Very Small Quantity Generators (VSQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

**Government Publication Date: Jan 22, 2021**

**RCRA Non-Generators:**

[RCRA NON GEN](#)

RCRA Info 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. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

**Government Publication Date: Jan 22, 2021**

**Federal Engineering Controls-ECs:**

[FED ENG](#)

Engineering controls (ECs) encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. This database is made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date: Feb 23, 2021**

**Federal Institutional Controls- ICs:**

[FED INST](#)

Institutional controls are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's (United States Environmental Protection Agency) expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site.

**Government Publication Date: Feb 23, 2021**

**Land Use Control Information System:**

[LUCIS](#)

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

**Government Publication Date: Sep 1, 2006**

**Emergency Response Notification System:**

[ERNS 1982 TO 1986](#)

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

**Government Publication Date: 1982-1986**

**Emergency Response Notification System:**

[ERNS 1987 TO 1989](#)

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

**Government Publication Date: 1987-1989**

**Emergency Response Notification System:**

[ERNS](#)

Database of oil and hazardous substances spill reports made available by the United States Coast Guard National Response Center (NRC). The NRC fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. These data contain initial incident data that has not been validated or investigated by a federal/state response agency.

**Government Publication Date: Nov 9, 2020**

**The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database:**

[FED BROWNFIELDS](#)

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 protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This database is made available by the United States Environmental Protection Agency (EPA).

**Government Publication Date: Jan 6, 2021**

**FEMA Underground Storage Tank Listing:**

[FEMA UST](#)

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

**Government Publication Date: Dec 31, 2017**

**Facility Response Plan:**

[FRP](#)

List of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

**Government Publication Date: Dec 2, 2020**

**Historical Gas Stations:**

[HIST GAS STATIONS](#)

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

**Government Publication Date: Jul 1, 1930**

**Petroleum Refineries:**

[REFN](#)

List of petroleum refineries from the U.S. Energy Information Administration (EIA) Refinery Capacity Report. Includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year located in the 50 States, the District of Columbia, Puerto Rico, the Virgin Islands, Guam, and other U.S. possessions. Survey locations adjusted using public data.

**Government Publication Date: Jul 10, 2020**

**Petroleum Product and Crude Oil Rail Terminals:**

[BULK TERMINAL](#)

List of petroleum product and crude oil rail terminals made available by the U.S. Energy Information Administration (EIA). Includes operable bulk petroleum product terminals located in the 50 States and the District of Columbia with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil that were active between 2017 and 2018. Petroleum product terminals comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings. Survey locations adjusted using public data.

**Government Publication Date: Apr 28, 2020**

**LIEN on Property:**

[SEMS LIEN](#)

The EPA Superfund Enterprise Management System (SEMS) provides LIEN information on properties under the EPA Superfund Program.

**Government Publication Date: Jan 28, 2021**

**Superfund Decision Documents:**

[SUPERFUND ROD](#)

This database contains a listing of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD), along with other associated memos and files. This information is maintained and made available by the US EPA (Environmental Protection Agency).

**Government Publication Date: Feb 23, 2021**

**State**

**State Response Sites:**

[RESPONSE](#)

A list of identified confirmed release sites where the Department of Toxic Substances Control (DTSC) is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk. This database is state equivalent NPL.

**Government Publication Date: Jan 13, 2021**

**EnviroStor Database:**

[ENVIROSTOR](#)

The EnviroStor Data Management System is made available by the Department of Toxic Substances Control (DTSC). Includes Corrective Action sites, Tiered Permit sites, Historical Sites and Evaluation/Investigation sites. This database is state equivalent CERCLIS.

**Government Publication Date: Jan 13, 2021**

**Delisted State Response Sites:**

[DELISTED ENVS](#)

Sites removed from the list of State Response Sites made available by the EnviroStor Data Management System, Department of Toxic Substances Control (DTSC).

**Government Publication Date: Jan 13, 2021**

**Solid Waste Information System (SWIS):**

[SWF/LF](#)

The Solid Waste Information System (SWIS) database made available by the Department of Resources Recycling and Recovery (CalRecycle) contains information on solid waste facilities, operations, and disposal sites throughout the State of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites.

**Government Publication Date: Feb 8, 2021**

**Solid Waste Disposal Sites with Waste Constituents Above Hazardous Waste Levels:**

[SWRCB SWF](#)

This is a list of solid waste disposal sites identified by California State Water Resources Control Board with waste constituents above hazardous waste levels outside the waste management unit.

**Government Publication Date: Sep 20, 2006**

**EnviroStor Hazardous Waste Facilities:**

[HWP](#)

A list of hazardous waste facilities including permitted, post-closure and historical facilities found in the Department of Toxic Substances Control (DTSC) EnviroStor database.

**Government Publication Date: Jan 13, 2021**

**Sites Listed in the Solid Waste Assessment Test (SWAT) Program Report:**

[SWAT](#)

In a 1993 Memorandum of Understanding, the State Water Resources Control Board (SWRCB) agreed to submit a comprehensive report on the Solid Waste Assessment Test (SWAT) Program to the California Integrated Waste Management Board (CIWMB). This report summarizes the work completed to date on the SWAT Program, and addresses both the impacts that leakage from solid waste disposal sites (SWDS) may have upon waters of the State and the actions taken to address such leakage.

**Government Publication Date: Dec 31, 1995**

**Construction and Demolition Debris Recyclers:**

[C&D DEBRIS RECY](#)

This listing of Construction and Demolition Debris Recyclers is maintained by the California Intergrated Waste Management Board-common C&D materials include lumber, drywall, metals, masonry (brick, concrete, etc.), carpet, plastic, pipe, rocks, dirt, paper, cardboard, or green waste related to land development.

**Government Publication Date: Jun 20, 2018**

**Recycling Centers:**

[RECYCLING](#)

This list of Certified Recycling Centers that are operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

**Government Publication Date: Nov 2, 2020**

**Listing of Certified Processors:**

[PROCESSORS](#)

This list of Certified Processors that are operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

**Government Publication Date: Oct 27, 2020**

**Listing of Certified Dropoff, Collection, and Community Service Programs:**

[CONTAINER RECY](#)

This list of Certified Dropoff, Collection, and Community Service Programs (non-buyback) operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

**Government Publication Date: Dec 16, 2020**

**Land Disposal Sites:**

[LDS](#)

Land Disposal Sites in GeoTracker, the State Water Resources Control Board (SWRCB)'s data management system. The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units. Waste management units include waste piles, surface impoundments, and landfills.

*Government Publication Date: Mar 9, 2021*

**Leaking Underground Fuel Tank Reports:**

LUST

List of Leaking Underground Storage Tanks within the Cleanup Sites data in GeoTracker database. GeoTracker is the State Water Resources Control Board's (SWRCB) data management system for managing sites that impact groundwater, especially those that require groundwater cleanup (Underground Storage Tanks, Department of Defense and Site Cleanup Program) as well as permitted facilities such as operating Underground Storage Tanks. The Leak Prevention Program that overlooks LUST sites is the SWRCB in California's Environmental Protection Agency.

*Government Publication Date: Mar 9, 2021*

**Delisted Leaking Storage Tanks:**

DELISTED LST

List of Leaking Underground Storage Tanks (LUST) cleanup sites removed from GeoTracker, the State Water Resources Control Board (SWRCB)'s database system, as well as sites removed from the SWRCB's list of UST Case closures.

*Government Publication Date: Mar 9, 2021*

**Permitted Underground Storage Tank (UST) in GeoTracker:**

UST

List of Permitted Underground Storage Tank (UST) sites made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA).

*Government Publication Date: Mar 23, 2021*

**Proposed Closure of Underground Storage Tank Cases:**

UST CLOSURE

List of UST cases that are being considered for closure by either the California Environmental Protection Agency, State Water Resources Control Board or the Executive Director that have been posted for a 60-day public comment period.

*Government Publication Date: Feb 2, 2021*

**Historical Hazardous Substance Storage Information Database:**

HHSS

The Historical Hazardous Substance Storage database contains information collected in the 1980s from facilities that stored hazardous substances. The information was originally collected on paper forms, was later transferred to microfiche, and recently indexed as a searchable database. When using this database, please be aware that it is based upon self-reported information submitted by facilities which has not been independently verified. It is unlikely that every facility responded to the survey and the database should not be expected to be a complete inventory of all facilities that were operating at that time. This database is maintained by the California State Water Resources Control Board's (SWRCB) Geotracker.

*Government Publication Date: Aug 27, 2015*

**Statewide Environmental Evaluation and Planning System:**

UST SWEEPS

The Statewide Environmental Evaluation and Planning System (SWEEPS) is a historical listing of active and inactive underground storage tanks made available by the California State Water Resources Control Board (SWRCB).

*Government Publication Date: Oct 1, 1994*

**Aboveground Storage Tanks:**

AST

A statewide list from 2009 of aboveground storage tanks (ASTs) made available by the Cal FIRE Office of the State Fire Marshal (OSFM). This list is no longer maintained or updated by the Cal FIRE OSFM.

*Government Publication Date: Aug 31, 2009*

**SWRCB Historical Aboveground Storage Tanks:**

AST SWRCB

A list of aboveground storage tanks made available by the California State Water Resources Control Board (SWRCB). Effective January 1, 2008, the Certified Unified Program Agencies (CUPAs) are vested with the responsibility and authority to implement the Aboveground Petroleum Storage Act (APSA).

*Government Publication Date: Dec 1, 2007*

**Oil and Gas Facility Tanks:**

TANK OIL GAS

Locations of oil and gas tanks that fall under the jurisdiction of the Geologic Energy Management Division of the California Department of Conservation (CalGEM) (CCR 1760). CalGEM was formerly the Division of Oil, Gas, and Geothermal Resources (DOGGR).

*Government Publication Date: Feb 12, 2021*

**Delisted Storage Tanks:**

DELISTED TNK

This database contains a list of storage tank sites that were removed by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA) and the Cal FIRE Office of State Fire Marshal (OSFM).

*Government Publication Date: Mar 18, 2021*

**California Environmental Reporting System (CERS) Tanks:**

[CERS TANK](#)

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. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.

**Government Publication Date: Feb 9, 2021**

**Delisted California Environmental Reporting System (CERS) Tanks:**

[DELISTED CTNK](#)

This database contains a list of Aboveground Petroleum Storage and Underground Storage Tank sites that were removed from in the California Environmental Protection Agency (CalEPA) Regulated Site Portal.

**Government Publication Date: Feb 9, 2021**

**Historical Hazardous Substance Storage Container Information - Facility Summary:**

[HIST TANK](#)

The State Water Resources Control Board maintained the Hazardous Substance Storage Containers listing and inventory in th 1980s. This facility summary lists historic tank sites where the following container types were present: farm motor vehicle fuel tanks; waste tanks; sumps; pits, ponds, lagoons, and others; and all other product tanks. This set, published in May 1988, lists facility and owner information, as well as the number of containers. This data is historic and will not be updated.

**Government Publication Date: May 27, 1988**

**Site Mitigation and Brownfields Reuse Program Facility Sites with Land Use Restrictions:**

[LUR](#)

The Department of Toxic Substances Control (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 land use restrictions that are active. Some sites have multiple land use restrictions.

**Government Publication Date: Jan 13, 2021**

**CALSITES Database:**

[CALSITES](#)

This historical database was maintained by the Department of Toxic Substance Control (DTSC) for more than a decade. CALSITES contains information on Brownfield properties with confirmed or potential hazardous contamination. In 2006, DTSC introduced EnviroStor as the latest Brownfields site database.

**Government Publication Date: May 1, 2004**

**Hazardous Waste Management Program Facility Sites with Deed / Land Use Restrictions:**

[HLUR](#)

The Department of Toxic Substances Control (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.

**Government Publication Date: Feb 18, 2021**

**Deed Restrictions and Land Use Restrictions:**

[DEED](#)

List of Deed Restrictions, Land Use Restrictions and Covenants in GeoTracker made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency. A deed restriction (land use covenant) may be required to facilitate the remediation of past environmental contamination and to protect human health and the environment by reducing the risk of exposure to residual hazardous materials.

**Government Publication Date: Mar 9, 2021**

**Voluntary Cleanup Program:**

[VCP](#)

List of sites in the Voluntary Cleanup Program made available by the Department of Toxic Substances and Control (DTSC). The Voluntary Cleanup Program was designed to respond to lower priority sites. Under the Voluntary Cleanup Program, DTSC enters site-specific agreements with project proponents for DTSC oversight of site assessment, investigation, and/or removal or remediation activities, and the project proponents agree to pay DTSC's reasonable costs for those services.

**Government Publication Date: Jan 13, 2021**

**GeoTracker Cleanup Program Sites:**

[CLEANUP SITES](#)

A list of Cleanup Program sites in the state of California made available by The State Water Resources Control Board (SWRCB) of the California Environmental Protection Agency (EPA). SWRCB tracks leaking underground storage tank cleanups as well as other water board cleanups.

**Government Publication Date: Mar 9, 2021**

**Delisted County Records:**

[DELISTED COUNTY](#)

Records removed from county or CUPA databases. Records may be removed from the county lists made available by the respective county departments because they are inactive, or because they have been deemed to be below reportable thresholds.

## **Tribal**

**Leaking Underground Storage Tanks (LUSTs) on Indian Lands:**  
LUSTs on Tribal/Indian Lands in Region 9, which includes California.  
Government Publication Date: Apr 8, 2020

INDIAN LUST

**Underground Storage Tanks (USTs) on Indian Lands:**  
USTs on Tribal/Indian Lands in Region 9, which includes California.  
Government Publication Date: Apr 8, 2020

INDIAN UST

**Delisted Tribal Leaking Storage Tanks:**  
Leaking Underground Storage Tank facilities which have been removed from the Regional Tribal LUST lists made available by the EPA.  
Government Publication Date: Apr 14, 2020

DELISTED ILST

**Delisted Tribal Underground Storage Tanks:**  
Underground Storage Tank facilities which have been removed from the Regional Tribal UST lists made available by the EPA.  
Government Publication Date: Apr 14, 2020

DELISTED IUST

## **County**

**Santa Clara County - Historic Solvent Case Listing:**  
The Santa Clara Valley Water District was responsible for the oversight of solvent and toxic release cases and maintained a list of historic solvent cases in Santa Clara County.  
Government Publication Date: Aug 22, 2016

SANTA CLARA HSOL

**Santa Clara County - Local Oversight Program Listing:**  
A list of Leaking Underground Storage Tanks (LUST) facilities in Santa Clara County Provided by Santa Clara Department of Environmental Health (DEH). Since July 1, 2004 the DEH has served as the oversight agency for investigations and clean-up of petroleum releases from underground storage tanks through implementation of the Local Oversight Program (LOP) contract with the State Water Resources Control Board.  
Government Publication Date: Jun 14, 2017

SANTA CLARA LO

**Santa Clara County - Underground Storage Tanks:**  
List of underground storage tanks made available by the County of Santa Clara's Hazardous Materials Compliance Division.  
Government Publication Date: Mar 9, 2021

UST SANTA CLARA

**Santa Clara County - CUPA Facilities List:**  
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Santa Clara County. This list is made available by Santa Clara County Department of Environmental health (DEH). DEH's Hazardous Materials Compliance Division (HMCD) is CUPA for the county with jurisdiction within the Cities of Los Altos Hills, Monte Sereno, and Saratoga; and in all unincorporated areas of Santa Clara County, including Moffett Field, San Martin, and Stanford.  
Government Publication Date: Mar 13, 2021

SANTA CLARA CUPA

**Santa Clara County - City of San Jose Hazardous Material Facilities:**  
A list of facilities with hazardous materials, including underground and aboveground tanks. This list is maintained by the City of San Jose Fire Department.  
Government Publication Date: Oct 15, 2020

SANJOSE HM

**Santa Clara County - Gilroy City CUPA Facilities List:**  
The Gilroy City Fire Marshal's office maintains a list of CUPA Facilities located in Gilroy City.  
Government Publication Date: Sep 21, 2020

GILROY CUPA

**Santa Clara County - Sunnyvale City CUPA List:**

[SUNNYVALE CUPA](#)

A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in Sunnyvale City, Santa Clara County. This list is made available by the Fire Prevention & Hazardous Materials division of the Sunnyvale Department of Public Safety.

**Government Publication Date: Jul 16, 2019**

**Additional Environmental Record Sources**

**Federal**

**PFOA/PFOS Contaminated Sites:**

[PFAS NPL](#)

List of sites where PFOA or PFOS contaminants have been found in drinking water or soil. Made available by the Federal Environmental Protection Agency (EPA).

**Government Publication Date: Mar 1, 2021**

**Facility Registry Service/Facility Index:**

[FINDS/FRS](#)

The Facility Registry Service (FRS) is a centrally managed database that identifies facilities, sites, or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, and data collected from EPA's Central Data Exchange registrations and data management personnel. This list is made available by the Environmental Protection Agency (US EPA).

**Government Publication Date: Nov 2, 2020**

**Toxics Release Inventory (TRI) Program:**

[TRIS](#)

The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

**Government Publication Date: Feb 19, 2020**

**Perfluorinated Alkyl Substances (PFAS) Releases:**

[PFAS TRI](#)

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a Per- or polyfluorinated alkyl substance (PFAS) included in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances. The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment.

**Government Publication Date: Feb 19, 2020**

**Perfluorinated Alkyl Substances (PFAS) Water Quality:**

[PFAS WATER](#)

The Water Quality Portal (WQP) is a cooperative service sponsored by the United States Geological Survey (USGS), the Environmental Protection Agency (EPA), and the National Water Quality Monitoring Council (NWQMC). This listing includes records from the Water Quality Portal where the characteristic (environmental measurement) is in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances.

**Government Publication Date: Jul 20, 2020**

**Hazardous Materials Information Reporting System:**

[HMIRS](#)

US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.

**Government Publication Date: Sep 1, 2020**

**National Clandestine Drug Labs:**

[NCDL](#)

The U.S. Department of Justice ("the Department") provides this data 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.

**Government Publication Date: Oct 5, 2020**

**Toxic Substances Control Act:**

[TSCA](#)

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

**Government Publication Date: Apr 11, 2019**

**Hist TSCA:**

[HIST TSCA](#)

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

**Government Publication Date: Dec 31, 2006**

**FTTS Administrative Case Listing:**

[FTTS ADMIN](#)

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

**Government Publication Date: Jan 19, 2007**

**FTTS Inspection Case Listing:**

[FTTS INSP](#)

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

**Government Publication Date: Jan 19, 2007**

**Potentially Responsible Parties List:**

[PRP](#)

Early in the cleanup process, the Environmental Protection Agency (EPA) conducts a search to find the potentially responsible parties (PRPs). EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site.

**Government Publication Date: Feb 23, 2021**

**State Coalition for Remediation of Drycleaners Listing:**

[SCRD DRYCLEANER](#)

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

**Government Publication Date: Nov 08, 2017**

**Integrated Compliance Information System (ICIS):**

[ICIS](#)

The Integrated Compliance Information System (ICIS) is a system that provides information for the Federal Enforcement and Compliance (FE&C) and the National Pollutant Discharge Elimination System (NPDES) programs. The FE&C component supports the Environmental Protection Agency's (EPA) Civil Enforcement and Compliance program activities. These activities include Compliance Assistance, Compliance Monitoring and Enforcement. The NPDES program supports tracking of NPDES permits, limits, discharge monitoring data and other program reports.

**Government Publication Date: Jan 6, 2021**

**Drycleaner Facilities:**

[FED DRYCLEANERS](#)

A list of drycleaner facilities from Enforcement and Compliance History Online (ECHO) online search. The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

**Government Publication Date: Feb 17, 2021**

**Delisted Drycleaner Facilities:**

[DELISTED FED DRY](#)

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

**Government Publication Date: Feb 17, 2021**

**Formerly Used Defense Sites:**

FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DoD) is responsible for an environmental restoration. This list is published by the U.S. Army Corps of Engineers.

**Government Publication Date: Jan 28, 2020**

**Former Military Nike Missile Sites:**

FORMER NIKE

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

**Government Publication Date: Dec 1, 1984**

**PHMSA Pipeline Safety Flagged Incidents:**

PIPELINE INCIDENT

A list of flagged pipeline incidents made available by the U.S. Department of Transportation (US DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). PHMSA regulations require incident and accident reports for five different pipeline system types.

**Government Publication Date: Jul 7, 2020**

**Material Licensing Tracking System (MLTS):**

MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

**Government Publication Date: Aug 5, 2020**

**Historic Material Licensing Tracking System (MLTS) sites:**

HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

**Government Publication Date: Jan 31, 2010**

**Mines Master Index File:**

MINES

The Master Index File (MIF) contains mine identification numbers issued by the Department of Labor Mine Safety and Health Administration (MSHA) for mines active or opened since 1971. Note that addresses may or may not correspond with the physical location of the mine itself.

**Government Publication Date: Nov 3, 2020**

**Surface Mining Control and Reclamation Act Sites:**

SMCRA

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by the Office of Surface Mining Reclamation and Enforcement (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 Abandoned Mine Land (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.

**Government Publication Date: Dec 18, 2020**

**Mineral Resource Data System:**

MRDS

The Mineral Resource Data System (MRDS) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps.

**Government Publication Date: Mar 15, 2006**

**Uranium Mill Tailings Radiation Control Act Sites:**

URANIUM

The Legacy Management Office of the Department of Energy (DOE) manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The L.M. Office manages this database of sites registered under the Uranium Mill Tailings Control Act (UMTRCA).

*Government Publication Date: Mar 4, 2017*

**Alternative Fueling Stations:**

[ALT FUELS](#)

List of alternative fueling stations made available by the US Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Biodiesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE). The National Renewable Energy Laboratory (NREL) obtains information about new stations from trade media, Clean Cities coordinators, a Submit New Station form on the Station Locator website, and through collaborating with infrastructure equipment and fuel providers, original equipment manufacturers (OEMs), and industry groups.

*Government Publication Date: Jan 18, 2021*

**Registered Pesticide Establishments:**

[SSTS](#)

List of active EPA-registered foreign and domestic pesticide-producing and device-producing establishments based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that facilities producing pesticides, active ingredients, or devices be registered. The list of establishments is made available by the EPA.

*Government Publication Date: Mar 31, 2020*

**Polychlorinated Biphenyl (PCB) Notifiers:**

[PCB](#)

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

*Government Publication Date: Nov 19, 2020*

**State**

**Dry Cleaning Facilities:**

[DRYCLEANERS](#)

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial, linen supply, commercial laundry, dry cleaning and pressing machines - Coin Operated Laundry and Dry Cleaning. This is provided by the Department of Toxic Substance Control.

*Government Publication Date: Feb 22, 2021*

**Delisted Drycleaners:**

[DELISTED DRYCLEANERS](#)

Sites removed from the list of drycleaner related facilities that have EPA ID numbers, made available by the California Department of Toxic Substance Control.

*Government Publication Date: Feb 22, 2021*

**Non-Toxic Dry Cleaning Incentive Program:**

[DRYCLEANING GRANT](#)

A list of grant recipients of the Non-Toxic Dry Cleaning Incentive Program made available by the California Air Resources Board (CARB). The program provides grants to eligible dry cleaning businesses to assist them in transitioning away from PERC machines to alternative non-toxic and non-smog forming technologies.

*Government Publication Date: Feb 28, 2018*

**Per- and Polyfluoroalkyl Substances (PFAS):**

[PFAS](#)

List of sites from the State Water Resources Control Board (SWRCB)'s GeoTracker at which one or more of the potential contaminants of concern are in the PFAS Master List of PFAS Substances made available by the Environmental Protection Agency (US EPA).

*Government Publication Date: Mar 9, 2021*

**PFOA/PFOS Groundwater:**

[PFAS GW](#)

A list of water wells from the Groundwater Ambient Monitoring and Assessment Program (GAMA) Groundwater Information System with the groundwater chemical perfluorooctanoic acid (PFOA) (NL = 0.014 UG/L) or perfluorooctanoic sulfonate (PFOS) (NL = 0.013 UG/L). The GAMA Groundwater Information System search is made available by California Water Boards.

*Government Publication Date: Oct 22, 2020*

**Hazardous Waste and Substances Site List - Site Cleanup:**

[HWSS CLEANUP](#)

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. This list is published by California Department of Toxic Substance Control.

*Government Publication Date: Nov 10, 2020*

**List of Hazardous Waste Facilities Subject to Corrective Action:**

DTSC HWF

This is a list of hazardous waste facilities identified in Health and Safety Code (HSC) § 25187.5. These facilities are those where Department of Toxic Substances Control (DTSC) has taken or contracted for corrective action because a facility owner/operator has failed to comply with a date for taking corrective action in an order issued under HSC § 25187, or because DTSC determined that immediate corrective action was necessary to abate an imminent or substantial endangerment.

**Government Publication Date: Jul 18, 2016**

**EnviroStor Inspection, Compliance, and Enforcement:**

INSP COMP ENF

A list of permitted facilities with inspections and enforcements tracked in the Department of Toxic Substance Control (DTSC) EnviroStor.

**Government Publication Date: Oct 7, 2020**

**School Property Evaluation Program Sites:**

SCH

A list of sites registered with The Department of Toxic Substances Control (DTSC) School Property Evaluation and Cleanup (SPEC) Division. SPEC is responsible for assessing, investigating and cleaning up proposed school sites. The Division ensures that selected properties are free of contamination or, if the properties were previously contaminated, that they have been cleaned up to a level that protects the students and staff who will occupy the new school.

**Government Publication Date: Jan 13, 2021**

**California Hazardous Material Incident Report System (CHMIRS):**

CHMIRS

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS). This list has been made available by the California Office of Emergency Services (OES).

**Government Publication Date: Jan 21, 2021**

**Historical California Hazardous Material Incident Report System (CHMIRS):**

HIST CHMIRS

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS) prior to 1993. This list has been made available by the California Office of Emergency Services (OES).

**Government Publication Date: Jan 1, 1993**

**Hazardous Waste Manifest Data:**

HAZNET

A list of hazardous waste manifests received each year by Department of Toxic Substances Control (DTSC). The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

**Government Publication Date: Oct 24, 2016**

**Historical Hazardous Waste Manifest Data:**

HIST MANIFEST

A list of historic hazardous waste manifests received by the Department of Toxic Substances Control (DTSC) from year the 1980 to 1992. The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

**Government Publication Date: Dec 31, 1992**

**DTSC Registered Hazardous Waste Transporters:**

HW TRANSPORT

The California Department of Toxic Substances Control (DTSC) maintains this list of Registered Hazardous Waste Transporters.

**Government Publication Date: Oct 19, 2020**

**Registered Waste Tire Haulers:**

WASTE TIRE

This list of registered waste tire haulers is maintained by the California Department of Resources Recycling and Recovery.

**Government Publication Date: Dec 16, 2020**

**California Medical Waste Management Program Facility List:**

MEDICAL WASTE

This list of Medical Waste Management Program Facilities is maintained by the California Department of Public Health. The Medical Waste Management Program (MWMP) regulates the generation, handling, storage, treatment, and disposal of medical waste by providing oversight for the implementation of the Medical Waste Management Act (MWMA). The MWMP permits and inspects all medical waste off-site treatment facilities, medical waste transporters, and medical waste transfer stations. This list contains transporters, treatment, and transfer facilities.

**Government Publication Date: Dec 31, 2020**

**Historical Cortese List:**

HIST CORTESE

List of sites which were once included on the Cortese list. The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements for providing information about the location of hazardous sites.

**Cease and Desist Orders and Cleanup and Abatement Orders:**

[CDO/CAO](#)

The California Environment Protection Agency "Cortese List" of active Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO). This list contains many CDOs and CAOs that do NOT concern the discharge of wastes that are hazardous materials. Many of the listed orders concern, as examples, discharges of domestic sewage, food processing wastes, or sediment that do not contain hazardous materials, but the Water Boards' database does not distinguish between these types of orders.

Government Publication Date: Feb 16, 2012

**California Environmental Reporting System (CERS) Hazardous Waste Sites:**

[CERS HAZ](#)

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the following regulatory programs: Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, RCRA LQ HW Generator. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.

Government Publication Date: Feb 9, 2021

**Delisted Environmental Reporting System (CERS) Hazardous Waste Sites:**

[DELISTED HAZ](#)

This database contains a list of sites that were removed from the California Environmental Protection Agency (CalEPA) in the following regulatory programs: Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, RCRA LQ HW Generator.

Government Publication Date: Nov 29, 2018

**Sites in GeoTracker:**

[GEOTRACKER](#)

GeoTracker is the State Water Resource Control Boards' data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater. This is a list of sites in GeoTracker that aren't otherwise categorized as LUST, Land Disposal Sites (LDS), Cleanup Sites, or sites having Waste Discharge Requirements (WDR). This listing includes program types such as Underground Injection Control (UIC), Confined Animal Facilities (CAF), Irrigated Lands Regulatory Program, plans, and non-case information.

Government Publication Date: Mar 9, 2021

**Mines Listing:**

[MINE](#)

This list includes mine site locations extracted from the Mines Online database, maintained by the California Department of Conservation. Mines Online (MOL) is an interactive web map designed with GIS features that provide information such as the mine name, mine status, commodity sold, location, and other mine specific data. Please note: Mine location information is provided to assist experts in determining the location of mine operators in accordance with California Civil Code section 1103.4 and reflects information reported by mine operators in annual reports provided under Public Resources Code section 2207. While the Division of Mine Reclamation (DMR) attempts to populate MOL with accurate location information, the DMR cannot guarantee the accuracy of operator reported location information.

Government Publication Date: Jan 12, 2021

**Recorded Environmental Cleanup Liens:**

[LIEN](#)

The California Department of Toxic Substance Control (DTSC) maintains this list of liens placed upon real properties. A lien is utilized by the DTSC to obtain reimbursement from responsible parties for costs associated with the remediation of contaminated properties.

Government Publication Date: Nov 16, 2020

**Waste Discharge Requirements:**

[WASTE DISCHG](#)

List of sites in California State Water Resources Control Board (SWRCB) Waste Discharge Requirements (WDRs) Program in California, made available by the SWRCB via GeoTracker. The WDR program regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Government Publication Date: Mar 9, 2021

**Toxic Pollutant Emissions Facilities:**

[EMISSIONS](#)

A list of criteria and toxic pollutant emissions data for facilities in California made available by the California Environmental Protection Agency - Air Resources Board (ARB). Risk data may be based on previous inventory submittals. The toxics data are submitted to the ARB by the local air districts as requirement of the Air Toxics "Hot Spots" Program. This program requires emission inventory updates every four years.

Government Publication Date: Dec 31, 2018

**Clandestine Drug Lab Sites:**

[CDL](#)

The Department of Toxic Substances Control (DTSC) maintains a listing of drug lab sites. DTSC is responsible for removal and disposal of hazardous substances discovered by law enforcement officials while investigating illegal/ clandestine drug laboratories.

**Tribal**

*No Tribal additional environmental record sources available for this State.*

**County**

*No County additional environmental databases were selected to be included in the search.*

# Definitions

**Database Descriptions:** This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

**Detail Report:** This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

**Distance:** The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

**Direction:** The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

**Elevation:** The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

**Executive Summary:** This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

**Map Key:** The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

**Unplottables:** These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.



## Property Information

Order Number:	21041300126p
Date Completed:	April 14, 2021
Project Number:	25021-021054.00
Project Property:	DeNova Morgan Hill 19380 Monterey Road Morgan Hill CA 95037
Coordinates:	
Latitude:	37.15302607
Longitude:	-121.67299723
UTM Northing:	4112672.49233 Meters
UTM Easting:	617837.329313 Meters
UTM Zone:	UTM Zone 10S
Elevation:	346.91 ft
Slope Direction:	SSW

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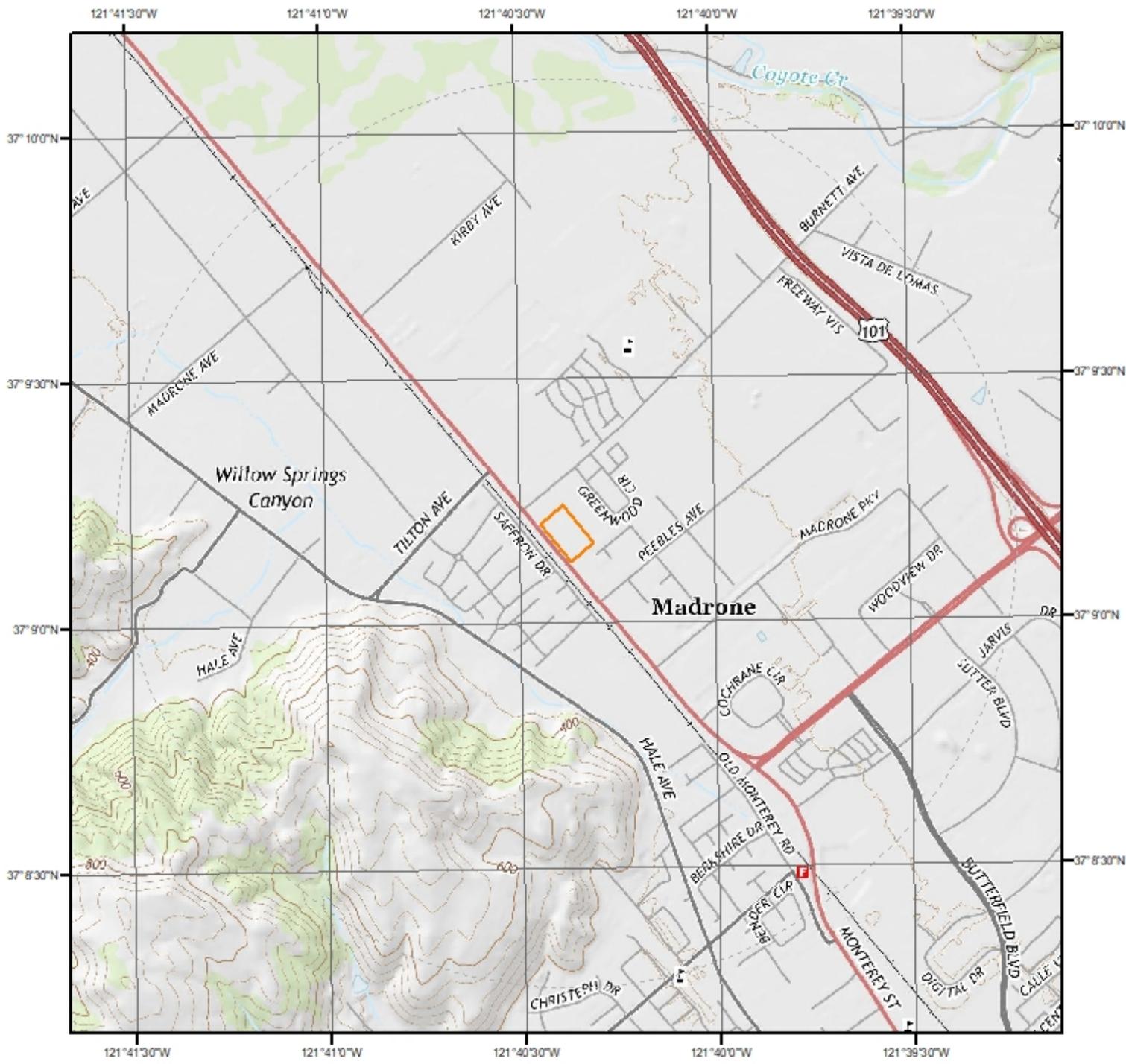
The ERIS **Physical Setting Report - PSR** provides comprehensive information about the physical setting around a site and includes a complete overview of topography and surface topology, in addition to hydrologic, geologic and soil characteristics. The location and detailed attributes of oil and gas wells, water wells, public water systems and radon are also included for review.

The compilation of both physical characteristics of a site and additional attribute data is useful in assessing the impact of migration of contaminants and subsequent impact on soils and groundwater.

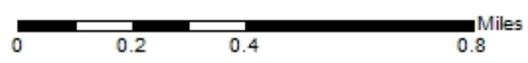
### Disclaimer

This Report does not provide a full environmental evaluation for the site or adjacent properties. Please see the terms and disclaimer at the end of the Report for greater detail.

# Topographic Information



**Current USGS Topo (2015)**



**Quadrangle(s): Morgan Hill, CA**

Source: USGS 7.5 Minute Topographic Map

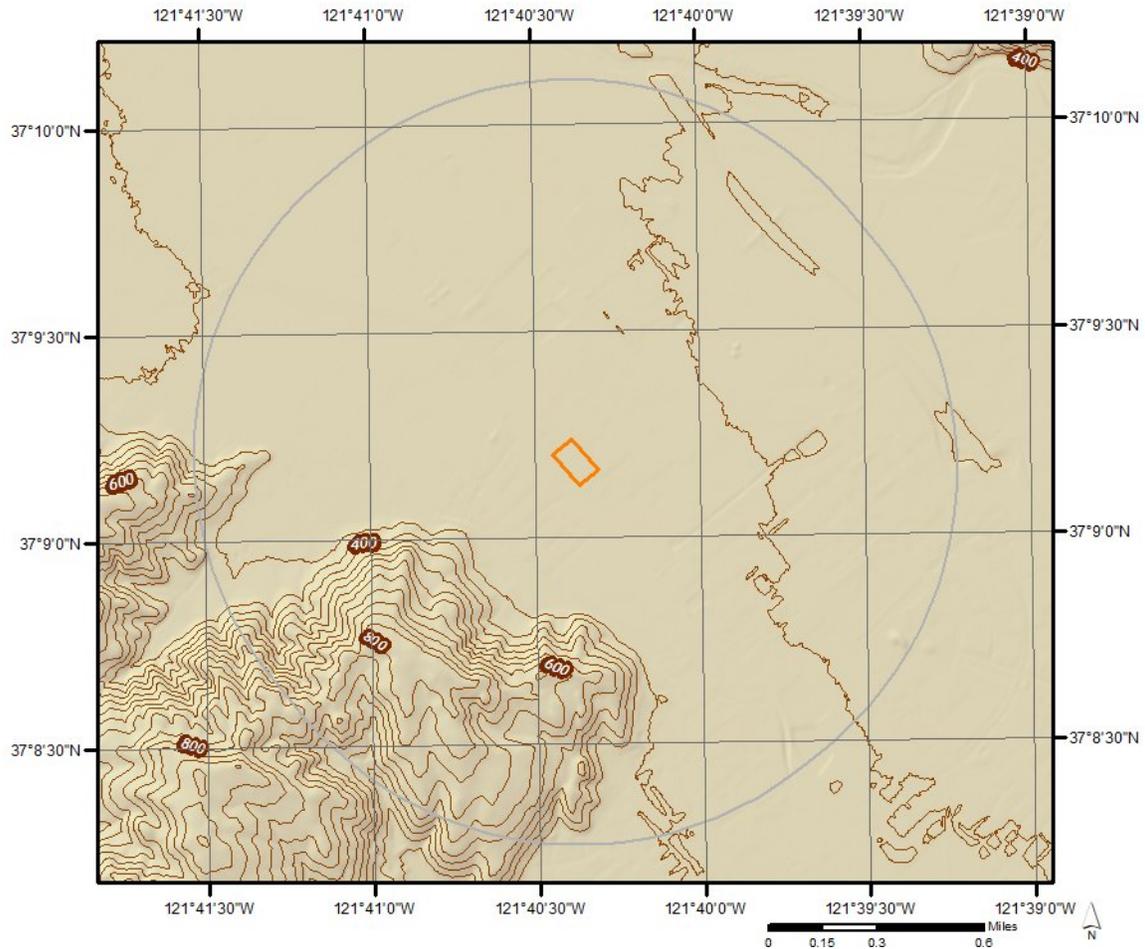


# Topographic Information

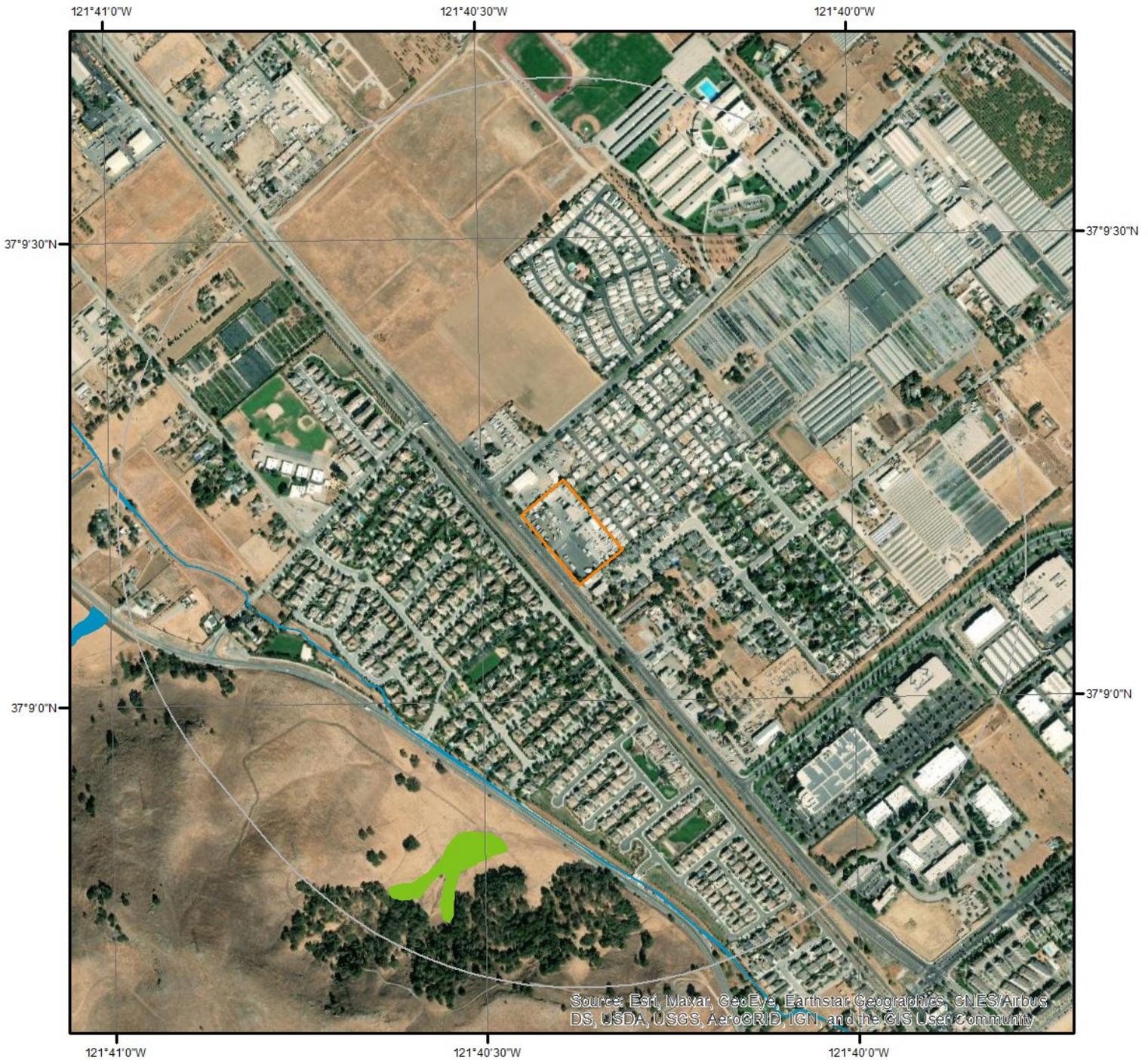
The previous topographic map(s) are created by seamlessly merging and cutting current USGS topographic data. Below are shaded relief map(s), derived from USGS elevation data to show surrounding topography in further detail.

Topographic information at project property:

Elevation: 346.91 ft  
Slope Direction: SSW



# Hydrologic Information



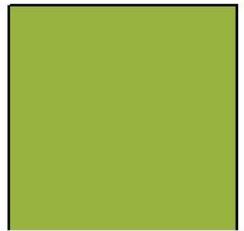
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

## Wetland

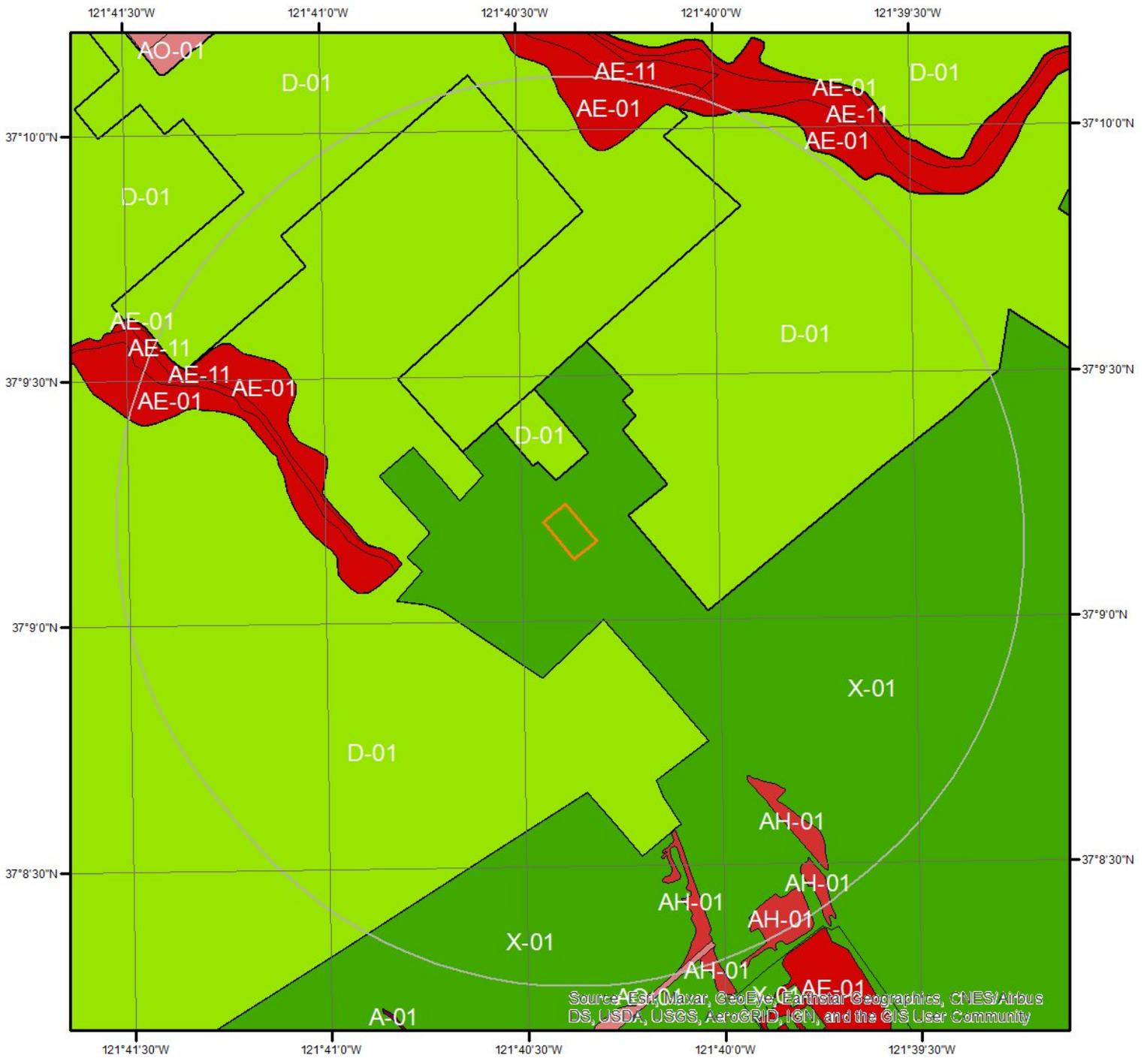


This map shows wetland existence using data from US Fish & Wildlife. Data coverage is shown to the right. Gray indicates no data available in the area.

- |   |   |
|---|---|
|  Estuarine and Marine Deepwater    |  Freshwater Pond |
|  Estuarine and Marine Wetland      |  Lake            |
|  Freshwater Emergent Wetland       |  Other           |
|  Freshwater Forested/Shrub Wetland |  Riverine        |



# Hydrologic Information



Source: ESRI, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

## Flood Hazard Zones

This map shows FEMA flood hazard zones. FIRM panels are shown to the right, and blank indicates no data is available.

- |  |  |  |
|--|--|--|
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |

06085C044 1H	06085C044 2H
06085C044 3H	



## Hydrologic Information

The Wetland Type map shows wetland existence overlaid on an aerial imagery. The Flood Hazard Zones map shows FEMA flood hazard zones overlaid on an aerial imagery. Relevant FIRM panels and detailed zone information is provided below.

---

Available FIRM Panels in area: 06085C0442H(effective:2009-05-18) 06085C0441H(effective:2009-05-18)  
06085C0443H(effective:2009-05-18) 06085C0440H(effective:2009-05-18)  
06085C0444H(effective:2009-05-18) 06085C0437H(effective:2009-05-18)

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### Flood Zone AE-01

Zone: AE  
Zone subtype:

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### Flood Zone AE-11

Zone: AE  
Zone subtype: FLOODWAY

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### Flood Zone AH-01

Zone: AH  
Zone subtype:

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### Flood Zone AO-01

Zone: AO  
Zone subtype:

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### Flood Zone D-01

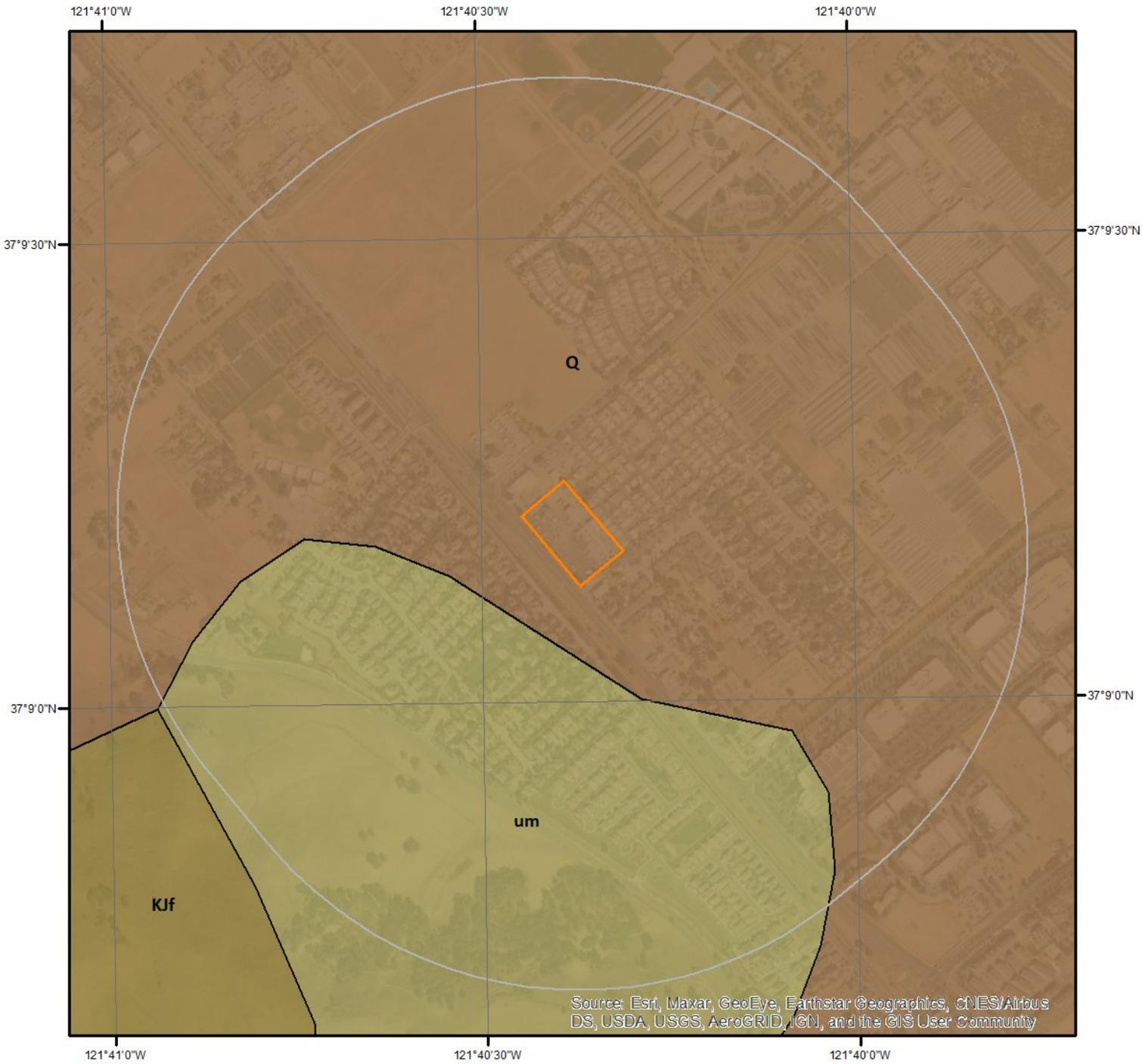
Zone: D  
Zone subtype:

---

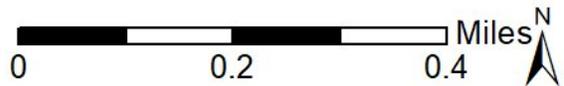
### Flood Zone X-01

Zone: X  
Zone subtype: 0.2 PCT ANNUAL CHANCE FLOOD HAZARD

# Geologic Information



## Geologic Units



This maps shows geologic units in the area. Please refer to the report for detailed descriptions.



## Geologic Information

The previous page shows USGS geology information. Detailed information about each unit is provided below.

---

### Geologic Unit Q

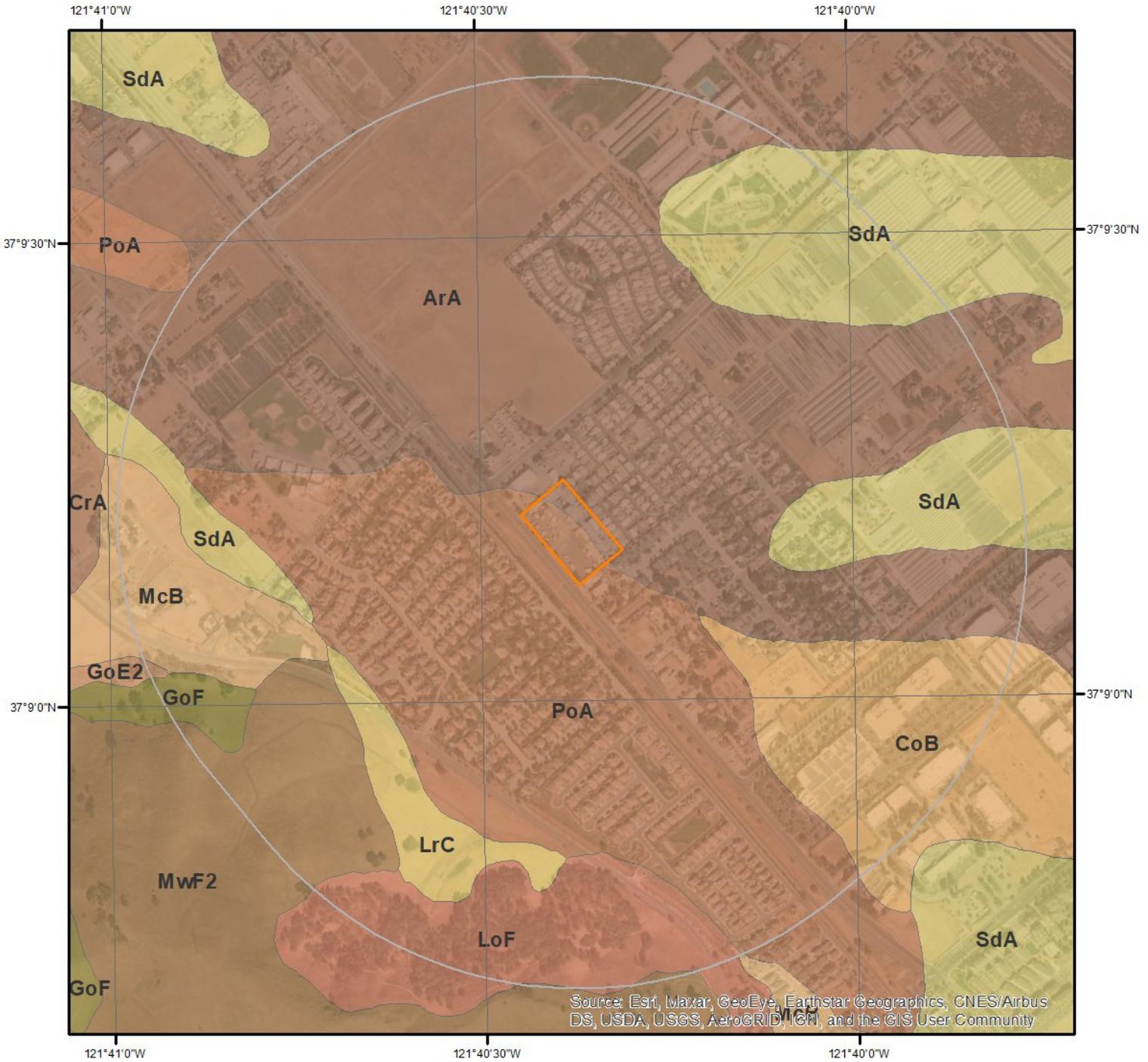
Unit Name:	Quaternary alluvium and marine deposits
Unit Age:	Pliocene to Holocene
Primary Rock Type:	alluvium
Secondary Rock Type:	terrace
Unit Description:	Alluvium, lake, playa, and terrace deposits; unconsolidated and semi-consolidated. Mostly nonmarine, but includes marine deposits near the coast.

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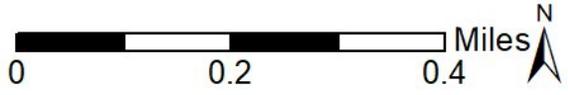
### Geologic Unit um

Unit Name:	Ultramafic rocks, chiefly Mesozoic, unit 3 (Coast Ranges and Western Klamath Mountains)
Unit Age:	Middle to Late Jurassic
Primary Rock Type:	serpentinite
Secondary Rock Type:	peridotite
Unit Description:	Ultramafic rocks, mostly serpentine. Minor peridotite, gabbro, and diabase. Chiefly Mesozoic unit 3

# Soil Information



## SSURGO Soils



This maps shows SSURGO soil units around the target property. Please refer to the report for detailed soil descriptions.



## Soil Information

The previous page shows a soil map using SSURGO data from USDA Natural Resources Conservation Service. Detailed information about each unit is provided below.

### Map Unit ArA (79.81%)

Map Unit Name:	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 14
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	B - Soils in this group have moderately low runoff potential when thoroughly wet. Water transmission through the soil is unimpeded.

Major components are printed below

Arbuckle(85%)	
horizon Ap(0cm to 15cm)	Gravelly loam
horizon A(15cm to 25cm)	Gravelly loam
horizon Bt1(25cm to 51cm)	Gravelly loam
horizon Bt2(51cm to 81cm)	Gravelly loam
horizon Bt3(81cm to 102cm)	Gravelly loam
horizon C(102cm to 152cm)	Very gravelly sandy loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: ArA - Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 14

Component: Arbuckle (85%)

The Arbuckle component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on fan remnants on valleys. The parent material consists of alluvium derived from sedimentary rock. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 3s. Irrigated land capability classification is 2s. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface.

Component: Pleasanton (8%)

Generated brief soil descriptions are created for major components. The Pleasanton soil is a minor component.

Component: San Ysidro (7%)

Generated brief soil descriptions are created for major components. The San Ysidro soil is a minor component.

### Map Unit CoB (1.44%)

Map Unit Name:	Cortina very gravelly loam, 0 to 5 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	183cm
Drainage Class - Dominant:	Somewhat excessively drained
Hydrologic Group - Dominant:	B - Soils in this group have moderately low runoff potential when thoroughly wet. Water transmission through the soil is unimpeded.

Major components are printed below

Cortina(85%)	
horizon H1(0cm to 20cm)	Very gravelly loam
horizon H2(20cm to 152cm)	SR to very gravelly sandy loam to very gravelly loam

Component Description:

## Soil Information

Minor map unit components are excluded from this report.

Map Unit: CoB - Cortina very gravelly loam, 0 to 5 percent slopes, MLRA 15

Component: Cortina (85%)

The Cortina component makes up 85 percent of the map unit. Slopes are 0 to 5 percent. This component is on flood plains on valleys. The parent material consists of gravelly alluvium derived from metamorphic and sedimentary rock. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat excessively drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is low. This soil is occasionally flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 4w. Irrigated land capability classification is 4w. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface.

Component: Riverwash (8%)

Generated brief soil descriptions are created for major components. The Riverwash soil is a minor component.

Component: Garretson (7%)

Generated brief soil descriptions are created for major components. The Garretson soil is a minor component.

---

### Map Unit GoE2 (0.13%)

Map Unit Name:	Gilroy clay loam, 15 to 30 percent slopes, eroded
Bedrock Depth - Min:	53cm
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	C - Soils in this group have moderately high runoff potential when thoroughly wet. Water transmission through the soil is somewhat restricted.

Major components are printed below

Gilroy(85%)

horizon H1(0cm to 15cm)	Clay loam
horizon H2(15cm to 53cm)	Clay loam
horizon H3(53cm to 64cm)	Unweathered bedrock

Component Description:

Minor map unit components are excluded from this report.

Map Unit: GoE2 - Gilroy clay loam, 15 to 30 percent slopes, eroded

Component: Gilroy (85%)

The Gilroy component makes up 85 percent of the map unit. Slopes are 15 to 30 percent. This component is on mountain slopes. The parent material consists of residuum weathered from greenstone. Depth to a root restrictive layer, bedrock, lithic, is 20 to 36 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 4 percent. Nonirrigated land capability classification is 4e. Irrigated land capability classification is 4e. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface.

Component: UNNAMED (2%)

Generated brief soil descriptions are created for major components. The UNNAMED soil is a minor component.

Component: UNNAMED (2%)

Generated brief soil descriptions are created for major components. The UNNAMED soil is a minor component.

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### Map Unit GoF (0.16%)

Map Unit Name:	Gilroy clay loam, 30 to 50 percent slopes
Bedrock Depth - Min:	53cm

## Soil Information

Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	C - Soils in this group have moderately high runoff potential when thoroughly wet. Water transmission through the soil is somewhat restricted.
Major components are printed below	
Gilroy(85%)	
horizon H1(0cm to 20cm)	Clay loam
horizon H2(20cm to 53cm)	Clay loam
horizon H3(53cm to 64cm)	Unweathered bedrock

### Component Description:

Minor map unit components are excluded from this report.

Map Unit: GoF - Gilroy clay loam, 30 to 50 percent slopes, MLRA 15

### Component: Gilroy (85%)

The Gilroy component makes up 85 percent of the map unit. Slopes are 30 to 50 percent. This component is on hills, uplands, mountain slopes. The parent material consists of alluvium derived from greenstone. Depth to a root restrictive layer, bedrock, lithic, is 20 to 36 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 4 percent. This component is in the R015XD116CA Steep Loamy ecological site. Nonirrigated land capability classification is 6e. Irrigated land capability classification is 6e. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface.

### Component: Vallecitos (5%)

Generated brief soil descriptions are created for major soil components. The Vallecitos soil is a minor component.

### Component: Rock outcrop (5%)

Generated brief soil descriptions are created for major soil components. The Rock outcrop soil is a minor component.

### Component: Los Gatos (5%)

Generated brief soil descriptions are created for major soil components. The Los Gatos soil is a minor component.

---

### Map Unit LoF (1.04%)

Map Unit Name:	Los Osos clay loam, 30 to 50 percent slopes, MLRA 15
Bedrock Depth - Min:	81cm
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	D - Soils in this group have high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted.
Major components are printed below	
Los Osos(80%)	
horizon A(0cm to 25cm)	Clay loam
horizon Bt1(25cm to 50cm)	Clay
horizon Bt2(50cm to 81cm)	Clay

### Component Description:

Minor map unit components are excluded from this report.

Map Unit: LoF - Los Osos clay loam, 30 to 50 percent slopes

### Component: Los Osos (85%)

The Los Osos component makes up 85 percent of the map unit. Slopes are 30 to 50 percent. This component is on hills, uplands. The parent material consists of residuum weathered from sandstone and shale. Depth to a root restrictive layer, bedrock, paralithic, is 24 to 40 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is high. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 3 percent. This

## Soil Information

component is in the R015XD035CA Steep Fine Loamy ecological site. Nonirrigated land capability classification is 6e. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface. The soil has a maximum sodium adsorption ratio of 2 within 30 inches of the soil surface.

Component: Alo (5%)

Generated brief soil descriptions are created for major soil components. The Alo soil is a minor component.

Component: Lodo (3%)

Generated brief soil descriptions are created for major soil components. The Lodo soil is a minor component.

Component: Los Osos (3%)

Generated brief soil descriptions are created for major soil components. The Los Osos, soil slips soil is a minor component.

Component: Millsholm (2%)

Generated brief soil descriptions are created for major soil components. The Millsholm soil is a minor component.

Component: Altamont (1%)

Generated brief soil descriptions are created for major soil components. The Altamont soil is a minor component.

Component: Diablo (1%)

Generated brief soil descriptions are created for major soil components. The Diablo soil is a minor component.

---

### Map Unit LrC (0.29%)

Map Unit Name:	Los Robles clay loam, 2 to 9 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	C - Soils in this group have moderately high runoff potential when thoroughly wet. Water transmission through the soil is somewhat restricted.

Major components are printed below

Los Robles(85%)	
horizon H1(0cm to 36cm)	Clay loam
horizon H2(36cm to 152cm)	Gravelly clay loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: LrC - Los Robles clay loam, 2 to 9 percent slopes

Component: Los Robles (85%)

The Los Robles component makes up 85 percent of the map unit. Slopes are 2 to 9 percent. This component is on alluvial fans. The parent material consists of alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 3e. Irrigated land capability classification is 2e. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface.

Component: Cropley (3%)

Generated brief soil descriptions are created for major components. The Cropley soil is a minor component.

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### Map Unit McB (3.36%)

Map Unit Name:	Maxwell clay, 0 to 5 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Moderately well drained

## Soil Information

Hydrologic Group - Dominant:

C - Soils in this group have moderately high runoff potential when thoroughly wet. Water transmission through the soil is somewhat restricted.

Major components are printed below

Maxwell(85%)

horizon H1(0cm to 64cm)

Clay

horizon H2(64cm to 117cm)

Clay

horizon H3(117cm to 152cm)

Gravelly clay loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: McB - Maxwell clay, 0 to 5 percent slopes

Component: Maxwell (85%)

The Maxwell component makes up 85 percent of the map unit. Slopes are 0 to 5 percent. This component is on alluvial fans. The parent material consists of alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is high. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 3e. Irrigated land capability classification is 2e. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface.

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### Map Unit MwF2 (6.72%)

Map Unit Name:

Montara rocky clay loam, 15 to 50 percent slopes, eroded

Bedrock Depth - Min:

33cm

Watertable Depth - Annual Min:

null

Drainage Class - Dominant:

Somewhat excessively drained

Hydrologic Group - Dominant:

D - Soils in this group have high runoff potential when thoroughly wet. Water movement through the soil is restricted or very restricted.

Major components are printed below

Montara(85%)

horizon H1(0cm to 33cm)

Clay loam

horizon H2(33cm to 43cm)

Unweathered bedrock

Component Description:

Minor map unit components are excluded from this report.

Map Unit: MwF2 - Montara rocky clay loam, 15 to 50 percent slopes, eroded

Component: Montara (85%)

The Montara component makes up 85 percent of the map unit. Slopes are 15 to 50 percent. This component is on mountain slopes. The parent material consists of alluvium. Depth to a root restrictive layer, bedrock, lithic, is 10 to 16 inches. The natural drainage class is somewhat excessively drained. Water movement in the most restrictive layer is very low. Available water to a depth of 60 inches (or restricted depth) is very low. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 2 percent. This component is in the R015XD123CA Serpentine ecological site. Nonirrigated land capability classification is 6e. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface.

Component: Rock outcrop (10%)

Generated brief soil descriptions are created for major components. The Rock outcrop soil is a minor component.

Component: Inks (3%)

Generated brief soil descriptions are created for major components. The Inks soil is a minor component.

Component: Rock land (2%)

Generated brief soil descriptions are created for major components. The Rock land soil is a minor component.

## Soil Information

### Map Unit PoA (3.32%)

Map Unit Name:	Pleasanton loam, 0 to 2 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	null
Drainage Class - Dominant:	Well drained
Hydrologic Group - Dominant:	C - Soils in this group have moderately high runoff potential when thoroughly wet. Water transmission through the soil is somewhat restricted.

Major components are printed below

Pleasanton(85%)	
horizon H1(0cm to 46cm)	Loam
horizon H2(46cm to 112cm)	Clay loam
horizon H2(46cm to 112cm)	Gravelly clay loam
horizon H3(112cm to 168cm)	Gravelly sandy clay loam

Component Description:

Minor map unit components are excluded from this report.

Map Unit: PoA - Pleasanton loam, 0 to 2 percent slopes, MLRA 14

Component: Pleasanton (85%)

The Pleasanton component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on alluvial fans, alluvial plains. The parent material consists of alluvium derived from sedimentary rock. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 3c. Irrigated land capability classification is 1 This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface.

Component: Hillgate (3%)

Generated brief soil descriptions are created for major soil components. The Hillgate soil is a minor component.

Component: San Ysidro (3%)

Generated brief soil descriptions are created for major soil components. The San Ysidro soil is a minor component.

Component: Arbuckle (3%)

Generated brief soil descriptions are created for major soil components. The Arbuckle soil is a minor component.

Component: Yolo (3%)

Generated brief soil descriptions are created for major soil components. The Yolo soil is a minor component.

Component: Cortina (3%)

Generated brief soil descriptions are created for major soil components. The Cortina soil is a minor component.

### Map Unit SdA (3.75%)

Map Unit Name:	San Ysidro loam, 0 to 2 percent slopes
Bedrock Depth - Min:	null
Watertable Depth - Annual Min:	183cm
Drainage Class - Dominant:	Moderately well drained
Hydrologic Group - Dominant:	C - Soils in this group have moderately high runoff potential when thoroughly wet. Water transmission through the soil is somewhat restricted.

Major components are printed below

San Ysidro(85%)	
horizon H1(0cm to 51cm)	Loam
horizon H2(51cm to 91cm)	Clay
horizon H2(51cm to 91cm)	Clay loam

## Soil Information

horizon H3(91cm to 127cm)	Clay loam
horizon H4(127cm to 152cm)	Gravelly clay loam
horizon H4(127cm to 152cm)	Sandy clay loam

### Component Description:

Minor map unit components are excluded from this report.

Map Unit: SdA - San Ysidro loam, 0 to 2 percent slopes, MLRA 14

#### Component: San Ysidro (85%)

The San Ysidro component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on terraces, alluvial plains. The parent material consists of alluvium derived from sedimentary rock. Depth to a root restrictive layer, abrupt textural change, is 16 to 24 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. This component is in the R014XE029CA Loamy Claypan ecological site. Nonirrigated land capability classification is 4e. Irrigated land capability classification is 3e. This soil does not meet hydric criteria. There are no saline horizons within 30 inches of the soil surface.

#### Component: Arbuckle (6%)

Generated brief soil descriptions are created for major soil components. The Arbuckle soil is a minor component.

#### Component: Rincon (2%)

Generated brief soil descriptions are created for major soil components. The Rincon soil is a minor component.

#### Component: Pleasanton (2%)

Generated brief soil descriptions are created for major soil components. The Pleasanton soil is a minor component.

#### Component: Solano (2%)

Generated brief soil descriptions are created for major soil components. The Solano soil is a minor component.

#### Component: Cropley (1%)

Generated brief soil descriptions are created for major soil components. The Cropley soil is a minor component.

#### Component: Pescadero (1%)

Generated brief soil descriptions are created for major soil components. The Pescadero soil is a minor component.

#### Component: Palexeralfs (1%)

Generated brief soil descriptions are created for major soil components. The Palexeralfs soil is a minor component.

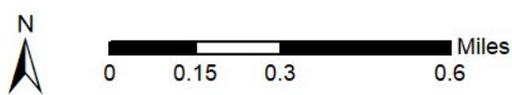
# Wells and Additional Sources



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

## Wells & Additional Sources

- ▲ Sites with Higher Elevation
- Sites with Same Elevation
- ▼ Sites with Lower Elevation
- Sites with Unknown Elevation



# Wells and Additional Sources Summary

## Federal Sources

### Public Water Systems Violations and Enforcement Data

Map Key	PWS ID	Distance (ft)	Direction
1	CA4300587	382.79	NW

### Safe Drinking Water Information System (SDWIS)

Map Key	ID	Distance (ft)	Direction
No records found			

### USGS National Water Information System

Map Key	ID	Distance (ft)	Direction
No records found			

## State Sources

### Oil and Gas Wells

Map Key	ID	Distance (ft)	Direction
No records found			

### Periodic Groundwater Level Measurement Locations

Map Key	Site Code	Distance (ft)	Direction
3	371562N1216707W001	1,029.49	NNE

### Well Completion Reports

Map Key	WCR No	Distance (ft)	Direction
2	WCR2012-006123	958.09	SSE
4	WCR0166835	984.92	ESE
4	WCR0089876	984.92	ESE
4	WCR0039471	984.92	ESE
4	WCR0280723	984.92	ESE
4	WCR2000-005809	984.92	ESE
4	WCR0198909	984.92	ESE
4	WCR0000168	984.92	ESE
4	WCR0310257	984.92	ESE
4	WCR0189892	984.92	ESE
4	WCR0095227	984.92	ESE
4	WCR0239630	984.92	ESE
4	WCR0012574	984.92	ESE
4	WCR0106269	984.92	ESE
4	WCR0106265	984.92	ESE
4	WCR0318096	984.92	ESE
4	WCR0000169	984.92	ESE

## Wells and Additional Sources Summary

4	WCR0028433	984.92	ESE
4	WCR0106266	984.92	ESE
4	WCR0294882	984.92	ESE
4	WCR0318095	984.92	ESE
4	WCR1986-001007	984.92	ESE
4	WCR0084049	984.92	ESE
4	WCR1983-001327	984.92	ESE
4	WCR1988-000832	984.92	ESE
4	WCR0239987	984.92	ESE
4	WCR1998-004854	984.92	ESE
4	WCR1980-002221	984.92	ESE
4	WCR2005-000859	984.92	ESE
4	WCR0318093	984.92	ESE
4	WCR0081452	984.92	ESE
4	WCR0198906	984.92	ESE
4	WCR0072827	984.92	ESE
4	WCR0084048	984.92	ESE
4	WCR1985-004555	984.92	ESE
4	WCR2014-000921	984.92	ESE
4	WCR1998-004778	984.92	ESE
4	WCR0126369	984.92	ESE
4	WCR2001-006160	984.92	ESE
4	WCR0209823	984.92	ESE
4	WCR2003-005912	984.92	ESE
5	WCR2015-011654	1,493.35	NW
6	WCR2013-003565	1,596.66	SSE
7	WCR2019-003326	1,723.58	W
8	WCR2004-005281	2,357.15	NE
9	WCR2020-001443	2,512.57	WNW
10	WCR2017-011504	2,624.76	WNW
10	WCR2017-011503	2,624.76	WNW
11	WCR2014-013635	3,511.79	NW
12	WCR2019-005863	3,552.45	NW
13	WCR2019-014196	3,562.28	NW
14	WCR2019-014469	3,566.06	NW
15	WCR2020-004363	3,761.31	NW
16	WCR2014-013405	3,905.37	NNW
16	WCR2014-013406	3,905.37	NNW
17	WCR0239617	3,934.92	NNW
18	WCR2020-002779	3,993.83	NW
19	WCR2019-014994	4,004.68	NW
19	WCR2019-015004	4,004.68	NW
19	WCR2019-014996	4,004.68	NW
19	WCR2019-014997	4,004.68	NW
19	WCR2019-015002	4,004.68	NW
19	WCR2019-015003	4,004.68	NW
19	WCR2019-015000	4,004.68	NW
19	WCR2019-014993	4,004.68	NW
20	WCR2020-004773	4,015.08	NW
21	WCR2020-004368	4,018.86	NW
22	WCR0318079	4,413.57	NNE
22	WCR0236096	4,413.57	NNE
22	WCR0070480	4,413.57	NNE
22	WCR0266288	4,413.57	NNE
22	WCR2002-004696	4,413.57	NNE
22	WCR0292071	4,413.57	NNE
22	WCR0292070	4,413.57	NNE
22	WCR1988-005200	4,413.57	NNE
22	WCR1984-001880	4,413.57	NNE
22	WCR0000677	4,413.57	NNE
22	WCR0081438	4,413.57	NNE
22	WCR0236011	4,413.57	NNE
22	WCR0012500	4,413.57	NNE
22	WCR0012561	4,413.57	NNE
22	WCR0010467	4,413.57	NNE
22	WCR0068711	4,413.57	NNE

## Wells and Additional Sources Summary

22	WCR1986-004395	4,413.57	NNE
22	WCR0225025	4,413.57	NNE
22	WCR0228480	4,413.57	NNE
22	WCR0239623	4,413.57	NNE
22	WCR2002-004651	4,413.57	NNE
22	WCR2003-003241	4,413.57	NNE
22	WCR2002-005282	4,413.57	NNE
22	WCR0055842	4,413.57	NNE
22	WCR2002-004652	4,413.57	NNE
22	WCR0081439	4,413.57	NNE
22	WCR0137108	4,413.57	NNE
22	WCR2002-004654	4,413.57	NNE
22	WCR1987-003212	4,413.57	NNE
22	WCR1994-006150	4,413.57	NNE
22	WCR2003-005911	4,413.57	NNE
22	WCR2002-004649	4,413.57	NNE
22	WCR2002-004842	4,413.57	NNE
22	WCR2002-004653	4,413.57	NNE
22	WCR0028421	4,413.57	NNE
22	WCR2002-004655	4,413.57	NNE
22	WCR0181543	4,413.57	NNE
22	WCR0010468	4,413.57	NNE
22	WCR0095003	4,413.57	NNE
22	WCR0249245	4,413.57	NNE
22	WCR0198887	4,413.57	NNE
22	WCR0236010	4,413.57	NNE
22	WCR2003-005910	4,413.57	NNE
22	WCR0327011	4,413.57	NNE
22	WCR0000152	4,413.57	NNE
22	WCR0293366	4,413.57	NNE
22	WCR2002-004650	4,413.57	NNE
22	WCR2002-003850	4,413.57	NNE
23	WCR0039540	4,539.78	W
23	WCR1986-002464	4,539.78	W
23	WCR0310258	4,539.78	W
23	WCR2010-004205	4,539.78	W
23	WCR0070497	4,539.78	W
23	WCR0106270	4,539.78	W
23	WCR0012576	4,539.78	W
23	WCR0260326	4,539.78	W
23	WCR0010490	4,539.78	W
23	WCR0098297	4,539.78	W
23	WCR0042001	4,539.78	W
23	WCR0000172	4,539.78	W
23	WCR0306739	4,539.78	W
23	WCR1996-004357	4,539.78	W
23	WCR0292089	4,539.78	W
23	WCR2008-004254	4,539.78	W
23	WCR0081453	4,539.78	W
23	WCR0195660	4,539.78	W
23	WCR0065918	4,539.78	W
23	WCR0014301	4,539.78	W
23	WCR0156494	4,539.78	W
23	WCR0265833	4,539.78	W
23	WCR0106720	4,539.78	W
23	WCR0165262	4,539.78	W
23	WCR0248994	4,539.78	W
23	WCR0000692	4,539.78	W
23	WCR2014-003950	4,539.78	W
23	WCR0318097	4,539.78	W
23	WCR0280727	4,539.78	W
23	WCR1983-003207	4,539.78	W
23	WCR2004-003507	4,539.78	W
23	WCR1987-008656	4,539.78	W
23	WCR1996-004424	4,539.78	W
23	WCR0306740	4,539.78	W

## Wells and Additional Sources Summary

23	WCR0198910	4,539.78	W
23	WCR0012575	4,539.78	W
23	WCR1976-000665	4,539.78	W
23	WCR2000-004400	4,539.78	W
23	WCR2010-004204	4,539.78	W
23	WCR2014-003949	4,539.78	W
23	WCR2009-005079	4,539.78	W
23	WCR0209829	4,539.78	W
23	WCR1989-005917	4,539.78	W
23	WCR1997-004914	4,539.78	W
23	WCR0010489	4,539.78	W
23	WCR0031760	4,539.78	W
23	WCR0236305	4,539.78	W
23	WCR0084054	4,539.78	W
23	WCR0028438	4,539.78	W
23	WCR0171274	4,539.78	W
23	WCR0198911	4,539.78	W
23	WCR0165263	4,539.78	W

# Wells and Additional Sources Detail Report

## Public Water Systems Violations and Enforcement Data

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
1	NW	0.07	382.79	344.92	PWSV

Address Line 2: 19500 MONTEREY RD  
 State Code: CA  
 Zip Code: 95020  
 City Name: GILROY  
 Address Line 1: THE COURTYARD WATER SYSTEM  
 PWS ID: CA4300587  
 PWS Type Code: TNCWS  
 PWS Type Description: Transient Non-Community Water System  
 Primary Source Code: GW  
 Primary Source Desc: Groundwater  
 PWS Activity Code: I  
 PWS Activity Description: Inactive  
 PWS Deactivation Date: 01/06/1993  
 Phone Number:

--Details--

Population Served Count: 1500  
 City Served:  
 County Served:  
 State Served: CA  
 Zip Code Served:

## Periodic Groundwater Level Measurement Locations

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
3	NNE	0.19	1,029.49	352.17	MONITOR WELLS

Site Code:	371562N1216707W001	Basin ID:	
State Well No:	09S03E17D004M	Basin Code:	2-009.02
Station ID:	47683	Basin Name:	Santa Clara
WCR No:		Basin Region Code:	2
Well Depth:	232	Basin Region Desc:	San Francisco Bay
Well Use:	Observation	Basin Region Actv:	Y
Well Type:	Single Well	Basin Region Order:	2
Well Name:	09S03E17D004	County Name:	Santa Clara
Latitude:	37.1562	WLM Method:	Surveyed
Longitude:	-121.671	WLM Accuracy:	0.1 ft.

## Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
2	SSE	0.18	958.09	348.70	WATER WELLS

## Wells and Additional Sources Detail Report

WCR No:	WCR2012-006123	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.1497222
Decimal Lat(OSWCR):	37.1497222	Decimal Longitude:	-121.6713889
Decim Long(OSWCR):	-121.6713889		
Location(OSWCR):	HALE AVE		
City(OSWCR):	MORGAN HILL		
Location:	HALE AVE		
City:	MORGAN HILL		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
4	ESE	0.19	984.92	349.50	WATER WELLS

WCR No:	WCR0166835	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.1512
Decimal Lat(OSWCR):	37.1512	Decimal Longitude:	-121.66906
Decim Long(OSWCR):	-121.66906		
Location(OSWCR):	MAP ENCLOSED		
City(OSWCR):	None		
Location:	MAP ENCLOSED		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
4	ESE	0.19	984.92	349.50	WATER WELLS

WCR No:	WCR0089876	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.1512
Decimal Lat(OSWCR):	37.1512	Decimal Longitude:	-121.66906
Decim Long(OSWCR):	-121.66906		
Location(OSWCR):	None		
City(OSWCR):	None		
Location:	None		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
4	ESE	0.19	984.92	349.50	WATER WELLS

WCR No:	WCR0039471	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.1512
Decimal Lat(OSWCR):	37.1512	Decimal Longitude:	-121.66906

## Wells and Additional Sources Detail Report

Decim Long(OSWCR): -121.66906  
 Location(OSWCR): None  
 City(OSWCR): None  
 Location: None  
 City: None  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
4	ESE	0.19	984.92	349.50	WATER WELLS

WCR No: WCR0280723 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.1512  
 Decimal Lat(OSWCR): 37.1512 Decimal Longitude: -121.66906  
 Decim Long(OSWCR): -121.66906  
 Location(OSWCR): None  
 City(OSWCR): None  
 Location: None  
 City: None  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
4	ESE	0.19	984.92	349.50	WATER WELLS

WCR No: WCR2000-005809 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.1512  
 Decimal Lat(OSWCR): 37.1512 Decimal Longitude: -121.66906  
 Decim Long(OSWCR): -121.66906  
 Location(OSWCR): None  
 City(OSWCR): MORGAN HILL  
 Location: None  
 City: MORGAN HILL  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
4	ESE	0.19	984.92	349.50	WATER WELLS

WCR No: WCR0198909 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.1512  
 Decimal Lat(OSWCR): 37.1512 Decimal Longitude: -121.66906  
 Decim Long(OSWCR): -121.66906  
 Location(OSWCR): None  
 City(OSWCR): None  
 Location: None  
 City: None

## Wells and Additional Sources Detail Report

Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
4	ESE	0.19	984.92	349.50	WATER WELLS

WCR No:	WCR0000168	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.1512
Decimal Lat(OSWCR):	37.1512	Decimal Longitude:	-121.66906
Decim Long(OSWCR):	-121.66906		
Location(OSWCR):	MONTEREY HIGHWAY MAPES ENCLOSED		
City(OSWCR):	None		
Location:	MONTEREY HIGHWAY MAPES ENCLOSED		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
4	ESE	0.19	984.92	349.50	WATER WELLS

WCR No:	WCR0310257	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.1512
Decimal Lat(OSWCR):	37.1512	Decimal Longitude:	-121.66906
Decim Long(OSWCR):	-121.66906		
Location(OSWCR):	None		
City(OSWCR):	None		
Location:	None		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
4	ESE	0.19	984.92	349.50	WATER WELLS

WCR No:	WCR0189892	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.1512
Decimal Lat(OSWCR):	37.1512	Decimal Longitude:	-121.66906
Decim Long(OSWCR):	-121.66906		
Location(OSWCR):	PEBBLES AVE		
City(OSWCR):	None		
Location:	PEBBLES AVE		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
4	ESE	0.19	984.92	349.50	WATER WELLS

## Wells and Additional Sources Detail Report

WCR No:	WCR0095227	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.1512
Decimal Lat(OSWCR):	37.1512	Decimal Longitude:	-121.66906
Decim Long(OSWCR):	-121.66906		
Location(OSWCR):	MAP ENCLOSED		
City(OSWCR):	None		
Location:	MAP ENCLOSED		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

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Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
4	ESE	0.19	984.92	349.50	WATER WELLS

WCR No:	WCR0239630	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.1512
Decimal Lat(OSWCR):	37.1512	Decimal Longitude:	-121.66906
Decim Long(OSWCR):	-121.66906		
Location(OSWCR):	None		
City(OSWCR):	None		
Location:	None		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

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Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
4	ESE	0.19	984.92	349.50	WATER WELLS

WCR No:	WCR0012574	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.1512
Decimal Lat(OSWCR):	37.1512	Decimal Longitude:	-121.66906
Decim Long(OSWCR):	-121.66906		
Location(OSWCR):	None		
City(OSWCR):	None		
Location:	None		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

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Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
4	ESE	0.19	984.92	349.50	WATER WELLS

WCR No:	WCR0106269	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.1512
Decimal Lat(OSWCR):	37.1512	Decimal Longitude:	-121.66906

## Wells and Additional Sources Detail Report

Decim Long(OSWCR): -121.66906  
 Location(OSWCR): MAP ENCLOSED HALE AVENUE JUST PAST 1 AT  
 City(OSWCR): None  
 Location: MAP ENCLOSED HALE AVENUE JUST PAST 1 AT  
 City: None  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
4	ESE	0.19	984.92	349.50	WATER WELLS

WCR No: WCR0106265 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.1512  
 Decimal Lat(OSWCR): 37.1512 Decimal Longitude: -121.66906  
 Decim Long(OSWCR): -121.66906  
 Location(OSWCR): None  
 City(OSWCR): None  
 Location: None  
 City: None  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
4	ESE	0.19	984.92	349.50	WATER WELLS

WCR No: WCR0318096 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.1512  
 Decimal Lat(OSWCR): 37.1512 Decimal Longitude: -121.66906  
 Decim Long(OSWCR): -121.66906  
 Location(OSWCR): None  
 City(OSWCR): None  
 Location: None  
 City: None  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
4	ESE	0.19	984.92	349.50	WATER WELLS

WCR No: WCR0000169 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.1512  
 Decimal Lat(OSWCR): 37.1512 Decimal Longitude: -121.66906  
 Decim Long(OSWCR): -121.66906  
 Location(OSWCR): None  
 City(OSWCR): None  
 Location: None  
 City: None

## Wells and Additional Sources Detail Report

Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
4	ESE	0.19	984.92	349.50	WATER WELLS

WCR No:	WCR0028433	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.1512
Decimal Lat(OSWCR):	37.1512	Decimal Longitude:	-121.66906
Decim Long(OSWCR):	-121.66906		
Location(OSWCR):	None		
City(OSWCR):	None		
Location:	None		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
4	ESE	0.19	984.92	349.50	WATER WELLS

WCR No:	WCR0106266	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.1512
Decimal Lat(OSWCR):	37.1512	Decimal Longitude:	-121.66906
Decim Long(OSWCR):	-121.66906		
Location(OSWCR):	TEST HOLTE - #1		
City(OSWCR):	None		
Location:	TEST HOLTE - #1		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
4	ESE	0.19	984.92	349.50	WATER WELLS

WCR No:	WCR0294882	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.1512
Decimal Lat(OSWCR):	37.1512	Decimal Longitude:	-121.66906
Decim Long(OSWCR):	-121.66906		
Location(OSWCR):	None		
City(OSWCR):	None		
Location:	None		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
4	ESE	0.19	984.92	349.50	WATER WELLS

## Wells and Additional Sources Detail Report

WCR No:	WCR0318095	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.1512
Decimal Lat(OSWCR):	37.1512	Decimal Longitude:	-121.66906
Decim Long(OSWCR):	-121.66906		
Location(OSWCR):	TEST HOLTE - #2		
City(OSWCR):	None		
Location:	TEST HOLTE - #2		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

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Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
4	ESE	0.19	984.92	349.50	WATER WELLS

WCR No:	WCR1986-001007	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.1512
Decimal Lat(OSWCR):	37.1512	Decimal Longitude:	-121.66906
Decim Long(OSWCR):	-121.66906		
Location(OSWCR):	None		
City(OSWCR):	MORGAN HILL		
Location:	None		
City:	MORGAN HILL		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

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Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
4	ESE	0.19	984.92	349.50	WATER WELLS

WCR No:	WCR0084049	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.1512
Decimal Lat(OSWCR):	37.1512	Decimal Longitude:	-121.66906
Decim Long(OSWCR):	-121.66906		
Location(OSWCR):	None		
City(OSWCR):	MORGAN HILL		
Location:	None		
City:	MORGAN HILL		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

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Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
4	ESE	0.19	984.92	349.50	WATER WELLS

WCR No:	WCR1983-001327	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.1512
Decimal Lat(OSWCR):	37.1512	Decimal Longitude:	-121.66906

## Wells and Additional Sources Detail Report

Decim Long(OSWCR): -121.66906  
 Location(OSWCR): None  
 City(OSWCR): SAN MARTIN  
 Location: None  
 City: SAN MARTIN  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
4	ESE	0.19	984.92	349.50	WATER WELLS

WCR No: WCR1988-000832 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.1512  
 Decimal Lat(OSWCR): 37.1512 Decimal Longitude: -121.66906  
 Decim Long(OSWCR): -121.66906  
 Location(OSWCR): None  
 City(OSWCR): MORGAN HILL  
 Location: None  
 City: MORGAN HILL  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
4	ESE	0.19	984.92	349.50	WATER WELLS

WCR No: WCR0239987 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.1512  
 Decimal Lat(OSWCR): 37.1512 Decimal Longitude: -121.66906  
 Decim Long(OSWCR): -121.66906  
 Location(OSWCR): SEE MAP PLATE VI WSP 400 ON BACK  
 City(OSWCR): MORGAN HILL  
 Location: SEE MAP PLATE VI WSP 400 ON BACK  
 City: MORGAN HILL  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
4	ESE	0.19	984.92	349.50	WATER WELLS

WCR No: WCR1998-004854 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.1512  
 Decimal Lat(OSWCR): 37.1512 Decimal Longitude: -121.66906  
 Decim Long(OSWCR): -121.66906  
 Location(OSWCR): None  
 City(OSWCR): MORGAN HILL  
 Location: None  
 City: MORGAN HILL

## Wells and Additional Sources Detail Report

Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
4	ESE	0.19	984.92	349.50	WATER WELLS

WCR No:	WCR1980-002221	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.1512
Decimal Lat(OSWCR):	37.1512	Decimal Longitude:	-121.66906
Decim Long(OSWCR):	-121.66906		
Location(OSWCR):	None		
City(OSWCR):	MORGAN HILL		
Location:	None		
City:	MORGAN HILL		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
4	ESE	0.19	984.92	349.50	WATER WELLS

WCR No:	WCR2005-000859	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.1512
Decimal Lat(OSWCR):	37.1512	Decimal Longitude:	-121.66906
Decim Long(OSWCR):	-121.66906		
Location(OSWCR):	605 PEEBLES AVE		
City(OSWCR):	MORGAN HILL		
Location:	605 PEEBLES AVE		
City:	MORGAN HILL		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
4	ESE	0.19	984.92	349.50	WATER WELLS

WCR No:	WCR0318093	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.1512
Decimal Lat(OSWCR):	37.1512	Decimal Longitude:	-121.66906
Decim Long(OSWCR):	-121.66906		
Location(OSWCR):	None		
City(OSWCR):	None		
Location:	None		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
4	ESE	0.19	984.92	349.50	WATER WELLS

## Wells and Additional Sources Detail Report

WCR No:	WCR0081452	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.1512
Decimal Lat(OSWCR):	37.1512	Decimal Longitude:	-121.66906
Decim Long(OSWCR):	-121.66906		
Location(OSWCR):	None		
City(OSWCR):	None		
Location:	None		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
4	ESE	0.19	984.92	349.50	WATER WELLS

WCR No:	WCR0198906	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.1512
Decimal Lat(OSWCR):	37.1512	Decimal Longitude:	-121.66906
Decim Long(OSWCR):	-121.66906		
Location(OSWCR):	None		
City(OSWCR):	None		
Location:	None		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
4	ESE	0.19	984.92	349.50	WATER WELLS

WCR No:	WCR0072827	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.1512
Decimal Lat(OSWCR):	37.1512	Decimal Longitude:	-121.66906
Decim Long(OSWCR):	-121.66906		
Location(OSWCR):	None		
City(OSWCR):	None		
Location:	None		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
4	ESE	0.19	984.92	349.50	WATER WELLS

WCR No:	WCR0084048	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.1512
Decimal Lat(OSWCR):	37.1512	Decimal Longitude:	-121.66906

## Wells and Additional Sources Detail Report

Decim Long(OSWCR): -121.66906  
 Location(OSWCR): SAME  
 City(OSWCR): None  
 Location: SAME  
 City: None  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
4	ESE	0.19	984.92	349.50	WATER WELLS

WCR No: WCR1985-004555 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.1512  
 Decimal Lat(OSWCR): 37.1512 Decimal Longitude: -121.66906  
 Decim Long(OSWCR): -121.66906  
 Location(OSWCR): None  
 City(OSWCR): MORGAN HILL  
 Location: None  
 City: MORGAN HILL  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
4	ESE	0.19	984.92	349.50	WATER WELLS

WCR No: WCR2014-000921 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.1512  
 Decimal Lat(OSWCR): 37.1512 Decimal Longitude: -121.66906  
 Decim Long(OSWCR): -121.66906  
 Location(OSWCR): 120 CAMPOLI DR  
 City(OSWCR): MORGAN HILL  
 Location: 120 CAMPOLI DR  
 City: MORGAN HILL  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
4	ESE	0.19	984.92	349.50	WATER WELLS

WCR No: WCR1998-004778 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.1512  
 Decimal Lat(OSWCR): 37.1512 Decimal Longitude: -121.66906  
 Decim Long(OSWCR): -121.66906  
 Location(OSWCR): None  
 City(OSWCR): MORGAN HILL  
 Location: None  
 City: MORGAN HILL

## Wells and Additional Sources Detail Report

Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
4	ESE	0.19	984.92	349.50	WATER WELLS

WCR No:	WCR0126369	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.1512
Decimal Lat(OSWCR):	37.1512	Decimal Longitude:	-121.66906
Decim Long(OSWCR):	-121.66906		
Location(OSWCR):	101 HIGHWY		
City(OSWCR):	MADRONE		
Location:	101 HIGHWY		
City:	MADRONE		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
4	ESE	0.19	984.92	349.50	WATER WELLS

WCR No:	WCR2001-006160	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.1512
Decimal Lat(OSWCR):	37.1512	Decimal Longitude:	-121.66906
Decim Long(OSWCR):	-121.66906		
Location(OSWCR):	None		
City(OSWCR):	MORGAN HILL		
Location:	None		
City:	MORGAN HILL		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
4	ESE	0.19	984.92	349.50	WATER WELLS

WCR No:	WCR0209823	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.1512
Decimal Lat(OSWCR):	37.1512	Decimal Longitude:	-121.66906
Decim Long(OSWCR):	-121.66906		
Location(OSWCR):	None		
City(OSWCR):	None		
Location:	None		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
4	ESE	0.19	984.92	349.50	WATER WELLS

## Wells and Additional Sources Detail Report

WCR No:	WCR2003-005912	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.1512
Decimal Lat(OSWCR):	37.1512	Decimal Longitude:	-121.66906
Decim Long(OSWCR):	-121.66906		
Location(OSWCR):	None		
City(OSWCR):	MORGAN HILL		
Location:	None		
City:	MORGAN HILL		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

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Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
5	NW	0.28	1,493.35	338.45	WATER WELLS

WCR No:	WCR2015-011654	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.156
Decimal Lat(OSWCR):	37.156	Decimal Longitude:	-121.67803
Decim Long(OSWCR):	-121.67803		
Location(OSWCR):	TILTON AVE.-COMMON AREA		
City(OSWCR):	MORGAN HILL		
Location:	TILTON AVE.-COMMON AREA		
City:	MORGAN HILL		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

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Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
6	SSE	0.30	1,596.66	351.48	WATER WELLS

WCR No:	WCR2013-003565	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.1483333
Decimal Lat(OSWCR):	37.1483333	Decimal Longitude:	-121.67
Decim Long(OSWCR):	-121.67		
Location(OSWCR):	HALE AVE		
City(OSWCR):	MORGAN HILL		
Location:	HALE AVE		
City:	MORGAN HILL		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

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Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
7	W	0.33	1,723.58	336.25	WATER WELLS

WCR No:	WCR2019-003326	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.15183
Decimal Lat(OSWCR):	37.15183	Decimal Longitude:	-122.679669

## Wells and Additional Sources Detail Report

Decim Long(OSWCR): -122.679669  
 Location(OSWCR): 280 Tilton AVE  
 City(OSWCR): Morgan Hill  
 Location: 280 Tilton AVE  
 City: Morgan Hill  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
8	NE	0.45	2,357.15	359.38	WATER WELLS

WCR No: WCR2004-005281 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude:  
 Decimal Lat(OSWCR): Decimal Longitude:  
 Decim Long(OSWCR):  
 Location(OSWCR): 401 BURNETT AVE  
 City(OSWCR): MORGAN HILL  
 Location: 401 BURNETT AVE  
 City: MORGAN HILL  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
9	WNW	0.48	2,512.57	334.85	WATER WELLS

WCR No: WCR2020-001443 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.157294  
 Decimal Lat(OSWCR): 37.157294 Decimal Longitude: -121.681194  
 Decim Long(OSWCR): -121.681194  
 Location(OSWCR): 19740 Dougherty AVE  
 City(OSWCR): Morgan Hill  
 Location: 19740 Dougherty AVE  
 City: Morgan Hill  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
10	WNW	0.50	2,624.76	332.50	WATER WELLS

WCR No: WCR2017-011504 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.155208  
 Decimal Lat(OSWCR): 37.155208 Decimal Longitude: -121.68282  
 Decim Long(OSWCR): -121.68282  
 Location(OSWCR): 19735 DOUGHERTY AVENUE  
 City(OSWCR): MORGAN HILL  
 Location: 19735 DOUGHERTY AVENUE  
 City: MORGAN HILL

## Wells and Additional Sources Detail Report

Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
10	WNW	0.50	2,624.76	332.50	WATER WELLS

WCR No:	WCR2017-011503	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.155208
Decimal Lat(OSWCR):	37.155208	Decimal Longitude:	-121.68282
Decim Long(OSWCR):	-121.68282		
Location(OSWCR):	19735 DOUGHERTY AVENUE		
City(OSWCR):	MORGAN HILL		
Location:	19735 DOUGHERTY AVENUE		
City:	MORGAN HILL		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
11	NW	0.67	3,511.79	341.91	WATER WELLS

WCR No:	WCR2014-013635	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.16176
Decimal Lat(OSWCR):	37.16176	Decimal Longitude:	-121.68029
Decim Long(OSWCR):	-121.68029		
Location(OSWCR):	155 KIRBY AVENUE		
City(OSWCR):	MORGAN HILL		
Location:	155 KIRBY AVENUE		
City:	MORGAN HILL		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
12	NW	0.67	3,552.45	338.98	WATER WELLS

WCR No:	WCR2019-005863	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.1608333
Decimal Lat(OSWCR):	37.1608333	Decimal Longitude:	-121.6819444
Decim Long(OSWCR):	-121.6819444		
Location(OSWCR):	0 Monterey RD		
City(OSWCR):	Morgan Hill		
Location:	0 Monterey RD		
City:	Morgan Hill		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
13	NW	0.67	3,562.28	341.68	WATER WELLS

## Wells and Additional Sources Detail Report

WCR No:	WCR2019-014196	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.16146
Decimal Lat(OSWCR):	37.16146	Decimal Longitude:	-121.681049
Decim Long(OSWCR):	-121.681049		
Location(OSWCR):	151 Kirby AVE		
City(OSWCR):	Morgan Hill		
Location:	151 Kirby AVE		
City:	Morgan Hill		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
14	NW	0.68	3,566.06	340.00	WATER WELLS

WCR No:	WCR2019-014469	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.161418
Decimal Lat(OSWCR):	37.161418	Decimal Longitude:	-121.681133
Decim Long(OSWCR):	-121.681133		
Location(OSWCR):	151 Kirby AVE		
City(OSWCR):	Morgan Hill		
Location:	151 Kirby AVE		
City:	Morgan Hill		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
15	NW	0.71	3,761.31	339.88	WATER WELLS

WCR No:	WCR2020-004363	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.1619444
Decimal Lat(OSWCR):	37.1619444	Decimal Longitude:	-121.6813889
Decim Long(OSWCR):	-121.6813889		
Location(OSWCR):	10950 MONTEREY RD		
City(OSWCR):	MORGAN HILL		
Location:	10950 MONTEREY RD		
City:	MORGAN HILL		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
16	NNW	0.74	3,905.37	341.41	WATER WELLS

WCR No:	WCR2014-013405	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.162778
Decimal Lat(OSWCR):	37.162778	Decimal Longitude:	-121.680833

## Wells and Additional Sources Detail Report

Decim Long(OSWCR): -121.680833  
 Location(OSWCR): 155 KIRBY AVENUE  
 City(OSWCR): MORGAN HILL  
 Location: 155 KIRBY AVENUE  
 City: MORGAN HILL  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
16	NNW	0.74	3,905.37	341.41	WATER WELLS

WCR No: WCR2014-013406 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.162778  
 Decimal Lat(OSWCR): 37.162778 Decimal Longitude: -121.680833  
 Decim Long(OSWCR): -121.680833  
 Location(OSWCR): 155 KIRBY AVENUE  
 City(OSWCR): MORGAN HILL  
 Location: 155 KIRBY AVENUE  
 City: MORGAN HILL  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
17	NNW	0.75	3,934.92	341.30	WATER WELLS

WCR No: WCR0239617 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.16292561  
 Decimal Lat(OSWCR): 37.16292561 Decimal Longitude: -121.68074348  
 Decim Long(OSWCR): -121.68074348  
 Location(OSWCR): 155 KIRBY AVE  
 City(OSWCR): MORGAN HILL  
 Location: 155 KIRBY AVE  
 City: MORGAN HILL  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
18	NW	0.76	3,993.83	340.35	WATER WELLS

WCR No: WCR2020-002779 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.1622222  
 Decimal Lat(OSWCR): 37.1622222 Decimal Longitude: -121.6822222  
 Decim Long(OSWCR): -121.6822222  
 Location(OSWCR): 10950 Monterey RD  
 City(OSWCR): Morgan Hill  
 Location: 10950 Monterey RD  
 City: Morgan Hill

## Wells and Additional Sources Detail Report

Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
19	NW	0.76	4,004.68	339.66	WATER WELLS

WCR No:	WCR2019-014994	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.1621971
Decimal Lat(OSWCR):	37.1621971	Decimal Longitude:	-121.6823187
Decim Long(OSWCR):	-121.6823187		
Location(OSWCR):	10950 Monterey Highway		
City(OSWCR):	Morgan Hill		
Location:	10950 Monterey Highway		
City:	Morgan Hill		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
19	NW	0.76	4,004.68	339.66	WATER WELLS

WCR No:	WCR2019-015004	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.1621971
Decimal Lat(OSWCR):	37.1621971	Decimal Longitude:	-121.6823187
Decim Long(OSWCR):	-121.6823187		
Location(OSWCR):	10950 Monterey Highway		
City(OSWCR):	Morgan Hill		
Location:	10950 Monterey Highway		
City:	Morgan Hill		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
19	NW	0.76	4,004.68	339.66	WATER WELLS

WCR No:	WCR2019-014996	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.1621971
Decimal Lat(OSWCR):	37.1621971	Decimal Longitude:	-121.6823187
Decim Long(OSWCR):	-121.6823187		
Location(OSWCR):	10950 Monterey Highway		
City(OSWCR):	Morgan Hill		
Location:	10950 Monterey Highway		
City:	Morgan Hill		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
19	NW	0.76	4,004.68	339.66	WATER WELLS

# Wells and Additional Sources Detail Report

WCR No: WCR2019-014997 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.1621971  
 Decimal Lat(OSWCR): 37.1621971 Decimal Longitude: -121.6823187  
 Decim Long(OSWCR): -121.6823187  
 Location(OSWCR): 10950 Monterey Highway  
 City(OSWCR): Morgan Hill  
 Location: 10950 Monterey Highway  
 City: Morgan Hill  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
19	NW	0.76	4,004.68	339.66	WATER WELLS

WCR No: WCR2019-015002 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.1621971  
 Decimal Lat(OSWCR): 37.1621971 Decimal Longitude: -121.6823187  
 Decim Long(OSWCR): -121.6823187  
 Location(OSWCR): 10950 Monterey Highway  
 City(OSWCR): Morgan Hill  
 Location: 10950 Monterey Highway  
 City: Morgan Hill  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
19	NW	0.76	4,004.68	339.66	WATER WELLS

WCR No: WCR2019-015003 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.1621971  
 Decimal Lat(OSWCR): 37.1621971 Decimal Longitude: -121.6823187  
 Decim Long(OSWCR): -121.6823187  
 Location(OSWCR): 10950 Monterey Highway  
 City(OSWCR): Morgan Hill  
 Location: 10950 Monterey Highway  
 City: Morgan Hill  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
19	NW	0.76	4,004.68	339.66	WATER WELLS

WCR No: WCR2019-015000 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.1621971  
 Decimal Lat(OSWCR): 37.1621971 Decimal Longitude: -121.6823187



## Wells and Additional Sources Detail Report

Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
22	NNE	0.84	4,413.57	358.88	WATER WELLS

WCR No:	WCR0318079	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.16568
Decimal Lat(OSWCR):	37.16568	Decimal Longitude:	-121.66924
Decim Long(OSWCR):	-121.66924		
Location(OSWCR):	None		
City(OSWCR):	None		
Location:	None		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
22	NNE	0.84	4,413.57	358.88	WATER WELLS

WCR No:	WCR0236096	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.16568
Decimal Lat(OSWCR):	37.16568	Decimal Longitude:	-121.66924
Decim Long(OSWCR):	-121.66924		
Location(OSWCR):	None		
City(OSWCR):	None		
Location:	None		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
22	NNE	0.84	4,413.57	358.88	WATER WELLS

WCR No:	WCR0070480	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.16568
Decimal Lat(OSWCR):	37.16568	Decimal Longitude:	-121.66924
Decim Long(OSWCR):	-121.66924		
Location(OSWCR):	MAP ENCLOSED		
City(OSWCR):	None		
Location:	MAP ENCLOSED		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
22	NNE	0.84	4,413.57	358.88	WATER WELLS

# Wells and Additional Sources Detail Report

WCR No:	WCR0266288	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.16568
Decimal Lat(OSWCR):	37.16568	Decimal Longitude:	-121.66924
Decim Long(OSWCR):	-121.66924		
Location(OSWCR):	QUINN CT		
City(OSWCR):	None		
Location:	QUINN CT		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NNE	0.84	4,413.57	358.88	WATER WELLS

WCR No:	WCR2002-004696	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.16568
Decimal Lat(OSWCR):	37.16568	Decimal Longitude:	-121.66924
Decim Long(OSWCR):	-121.66924		
Location(OSWCR):	None		
City(OSWCR):	MORGAN HILL		
Location:	None		
City:	MORGAN HILL		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NNE	0.84	4,413.57	358.88	WATER WELLS

WCR No:	WCR0292071	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.16568
Decimal Lat(OSWCR):	37.16568	Decimal Longitude:	-121.66924
Decim Long(OSWCR):	-121.66924		
Location(OSWCR):	None		
City(OSWCR):	None		
Location:	None		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NNE	0.84	4,413.57	358.88	WATER WELLS

WCR No:	WCR0292070	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.16568
Decimal Lat(OSWCR):	37.16568	Decimal Longitude:	-121.66924

## Wells and Additional Sources Detail Report

Decim Long(OSWCR): -121.66924  
 Location(OSWCR): DONNA CT  
 City(OSWCR): MORGAN HILL  
 Location: DONNA CT  
 City: MORGAN HILL  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
22	NNE	0.84	4,413.57	358.88	WATER WELLS

WCR No: WCR1988-005200 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.16568  
 Decimal Lat(OSWCR): 37.16568 Decimal Longitude: -121.66924  
 Decim Long(OSWCR): -121.66924  
 Location(OSWCR): None  
 City(OSWCR): LOS GATOS  
 Location: None  
 City: LOS GATOS  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
22	NNE	0.84	4,413.57	358.88	WATER WELLS

WCR No: WCR1984-001880 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.16568  
 Decimal Lat(OSWCR): 37.16568 Decimal Longitude: -121.66924  
 Decim Long(OSWCR): -121.66924  
 Location(OSWCR): None  
 City(OSWCR): SAN MARTIN  
 Location: None  
 City: SAN MARTIN  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
22	NNE	0.84	4,413.57	358.88	WATER WELLS

WCR No: WCR0000677 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.16568  
 Decimal Lat(OSWCR): 37.16568 Decimal Longitude: -121.66924  
 Decim Long(OSWCR): -121.66924  
 Location(OSWCR): ON SOUTH SIDE OF BURNETT AVE NEAR WEST S  
 City(OSWCR): None  
 Location: ON SOUTH SIDE OF BURNETT AVE NEAR WEST S  
 City: None

## Wells and Additional Sources Detail Report

Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
22	NNE	0.84	4,413.57	358.88	WATER WELLS

WCR No:	WCR0081438	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.16568
Decimal Lat(OSWCR):	37.16568	Decimal Longitude:	-121.66924
Decim Long(OSWCR):	-121.66924		
Location(OSWCR):	None		
City(OSWCR):	None		
Location:	None		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
22	NNE	0.84	4,413.57	358.88	WATER WELLS

WCR No:	WCR0236011	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.16568
Decimal Lat(OSWCR):	37.16568	Decimal Longitude:	-121.66924
Decim Long(OSWCR):	-121.66924		
Location(OSWCR):	None		
City(OSWCR):	None		
Location:	None		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
22	NNE	0.84	4,413.57	358.88	WATER WELLS

WCR No:	WCR0012500	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.16568
Decimal Lat(OSWCR):	37.16568	Decimal Longitude:	-121.66924
Decim Long(OSWCR):	-121.66924		
Location(OSWCR):	None		
City(OSWCR):	None		
Location:	None		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
22	NNE	0.84	4,413.57	358.88	WATER WELLS

## Wells and Additional Sources Detail Report

WCR No:	WCR0012561	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.16568
Decimal Lat(OSWCR):	37.16568	Decimal Longitude:	-121.66924
Decim Long(OSWCR):	-121.66924		
Location(OSWCR):	QUINN CT		
City(OSWCR):	None		
Location:	QUINN CT		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NNE	0.84	4,413.57	358.88	WATER WELLS

WCR No:	WCR0010467	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.16568
Decimal Lat(OSWCR):	37.16568	Decimal Longitude:	-121.66924
Decim Long(OSWCR):	-121.66924		
Location(OSWCR):	None		
City(OSWCR):	None		
Location:	None		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NNE	0.84	4,413.57	358.88	WATER WELLS

WCR No:	WCR0068711	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.16568
Decimal Lat(OSWCR):	37.16568	Decimal Longitude:	-121.66924
Decim Long(OSWCR):	-121.66924		
Location(OSWCR):	None		
City(OSWCR):	None		
Location:	None		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NNE	0.84	4,413.57	358.88	WATER WELLS

WCR No:	WCR1986-004395	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.16568
Decimal Lat(OSWCR):	37.16568	Decimal Longitude:	-121.66924



## Wells and Additional Sources Detail Report

Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
22	NNE	0.84	4,413.57	358.88	WATER WELLS

WCR No:	WCR2002-004651	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.16568
Decimal Lat(OSWCR):	37.16568	Decimal Longitude:	-121.66924
Decim Long(OSWCR):	-121.66924		
Location(OSWCR):	None		
City(OSWCR):	MORGAN HILL		
Location:	None		
City:	MORGAN HILL		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
22	NNE	0.84	4,413.57	358.88	WATER WELLS

WCR No:	WCR2003-003241	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.16568
Decimal Lat(OSWCR):	37.16568	Decimal Longitude:	-121.66924
Decim Long(OSWCR):	-121.66924		
Location(OSWCR):	401 BURNETT AVE		
City(OSWCR):	MORGAN HILL		
Location:	401 BURNETT AVE		
City:	MORGAN HILL		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
22	NNE	0.84	4,413.57	358.88	WATER WELLS

WCR No:	WCR2002-005282	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.16568
Decimal Lat(OSWCR):	37.16568	Decimal Longitude:	-121.66924
Decim Long(OSWCR):	-121.66924		
Location(OSWCR):	None		
City(OSWCR):	MORGAN HILL		
Location:	None		
City:	MORGAN HILL		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
22	NNE	0.84	4,413.57	358.88	WATER WELLS

## Wells and Additional Sources Detail Report

WCR No:	WCR0055842	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.16568
Decimal Lat(OSWCR):	37.16568	Decimal Longitude:	-121.66924
Decim Long(OSWCR):	-121.66924		
Location(OSWCR):	None		
City(OSWCR):	MORGAN HILL		
Location:	None		
City:	MORGAN HILL		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NNE	0.84	4,413.57	358.88	WATER WELLS

WCR No:	WCR2002-004652	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.16568
Decimal Lat(OSWCR):	37.16568	Decimal Longitude:	-121.66924
Decim Long(OSWCR):	-121.66924		
Location(OSWCR):	None		
City(OSWCR):	MORGAN HILL		
Location:	None		
City:	MORGAN HILL		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NNE	0.84	4,413.57	358.88	WATER WELLS

WCR No:	WCR0081439	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.16568
Decimal Lat(OSWCR):	37.16568	Decimal Longitude:	-121.66924
Decim Long(OSWCR):	-121.66924		
Location(OSWCR):	None		
City(OSWCR):	MADRONE		
Location:	None		
City:	MADRONE		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NNE	0.84	4,413.57	358.88	WATER WELLS

WCR No:	WCR0137108	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.16568
Decimal Lat(OSWCR):	37.16568	Decimal Longitude:	-121.66924

## Wells and Additional Sources Detail Report

Decim Long(OSWCR): -121.66924  
 Location(OSWCR): QUINNLY  
 City(OSWCR): MORGAN HILL  
 Location: QUINNLY  
 City: MORGAN HILL  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
22	NNE	0.84	4,413.57	358.88	WATER WELLS

WCR No: WCR2002-004654 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.16568  
 Decimal Lat(OSWCR): 37.16568 Decimal Longitude: -121.66924  
 Decim Long(OSWCR): -121.66924  
 Location(OSWCR): None  
 City(OSWCR): MORGAN HILL  
 Location: None  
 City: MORGAN HILL  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
22	NNE	0.84	4,413.57	358.88	WATER WELLS

WCR No: WCR1987-003212 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.16568  
 Decimal Lat(OSWCR): 37.16568 Decimal Longitude: -121.66924  
 Decim Long(OSWCR): -121.66924  
 Location(OSWCR): None  
 City(OSWCR): MORGAN HILL  
 Location: None  
 City: MORGAN HILL  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
22	NNE	0.84	4,413.57	358.88	WATER WELLS

WCR No: WCR1994-006150 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.16568  
 Decimal Lat(OSWCR): 37.16568 Decimal Longitude: -121.66924  
 Decim Long(OSWCR): -121.66924  
 Location(OSWCR): None  
 City(OSWCR): MORGAN HILL  
 Location: None  
 City: MORGAN HILL

## Wells and Additional Sources Detail Report

Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
22	NNE	0.84	4,413.57	358.88	WATER WELLS

WCR No:	WCR2003-005911	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.16568
Decimal Lat(OSWCR):	37.16568	Decimal Longitude:	-121.66924
Decim Long(OSWCR):	-121.66924		
Location(OSWCR):	None		
City(OSWCR):	MORGAN HILL		
Location:	None		
City:	MORGAN HILL		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
22	NNE	0.84	4,413.57	358.88	WATER WELLS

WCR No:	WCR2002-004649	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.16568
Decimal Lat(OSWCR):	37.16568	Decimal Longitude:	-121.66924
Decim Long(OSWCR):	-121.66924		
Location(OSWCR):	None		
City(OSWCR):	MORGAN HILL		
Location:	None		
City:	MORGAN HILL		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
22	NNE	0.84	4,413.57	358.88	WATER WELLS

WCR No:	WCR2002-004842	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.16568
Decimal Lat(OSWCR):	37.16568	Decimal Longitude:	-121.66924
Decim Long(OSWCR):	-121.66924		
Location(OSWCR):	None		
City(OSWCR):	MORGAN HILL		
Location:	None		
City:	MORGAN HILL		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
22	NNE	0.84	4,413.57	358.88	WATER WELLS

# Wells and Additional Sources Detail Report

WCR No: WCR2002-004653 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.16568  
 Decimal Lat(OSWCR): 37.16568 Decimal Longitude: -121.66924  
 Decim Long(OSWCR): -121.66924  
 Location(OSWCR): None  
 City(OSWCR): MORGAN HILL  
 Location: None  
 City: MORGAN HILL  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NNE	0.84	4,413.57	358.88	WATER WELLS

WCR No: WCR0028421 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.16568  
 Decimal Lat(OSWCR): 37.16568 Decimal Longitude: -121.66924  
 Decim Long(OSWCR): -121.66924  
 Location(OSWCR): None  
 City(OSWCR): None  
 Location: None  
 City: None  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NNE	0.84	4,413.57	358.88	WATER WELLS

WCR No: WCR2002-004655 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.16568  
 Decimal Lat(OSWCR): 37.16568 Decimal Longitude: -121.66924  
 Decim Long(OSWCR): -121.66924  
 Location(OSWCR): None  
 City(OSWCR): MORGAN HILL  
 Location: None  
 City: MORGAN HILL  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NNE	0.84	4,413.57	358.88	WATER WELLS

WCR No: WCR0181543 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.16568  
 Decimal Lat(OSWCR): 37.16568 Decimal Longitude: -121.66924

## Wells and Additional Sources Detail Report

Decim Long(OSWCR): -121.66924  
 Location(OSWCR): N/S BURNETT AVE  
 City(OSWCR): None  
 Location: N/S BURNETT AVE  
 City: None  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
22	NNE	0.84	4,413.57	358.88	WATER WELLS

WCR No: WCR0010468 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.16568  
 Decimal Lat(OSWCR): 37.16568 Decimal Longitude: -121.66924  
 Decim Long(OSWCR): -121.66924  
 Location(OSWCR): None  
 City(OSWCR): None  
 Location: None  
 City: None  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
22	NNE	0.84	4,413.57	358.88	WATER WELLS

WCR No: WCR0095003 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.16568  
 Decimal Lat(OSWCR): 37.16568 Decimal Longitude: -121.66924  
 Decim Long(OSWCR): -121.66924  
 Location(OSWCR): None  
 City(OSWCR): None  
 Location: None  
 City: None  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
22	NNE	0.84	4,413.57	358.88	WATER WELLS

WCR No: WCR0249245 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.16568  
 Decimal Lat(OSWCR): 37.16568 Decimal Longitude: -121.66924  
 Decim Long(OSWCR): -121.66924  
 Location(OSWCR): None  
 City(OSWCR): None  
 Location: None  
 City: None

## Wells and Additional Sources Detail Report

Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
22	NNE	0.84	4,413.57	358.88	WATER WELLS

WCR No:	WCR0198887	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.16568
Decimal Lat(OSWCR):	37.16568	Decimal Longitude:	-121.66924
Decim Long(OSWCR):	-121.66924		
Location(OSWCR):	MAP ENCLOSED		
City(OSWCR):	None		
Location:	MAP ENCLOSED		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
22	NNE	0.84	4,413.57	358.88	WATER WELLS

WCR No:	WCR0236010	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.16568
Decimal Lat(OSWCR):	37.16568	Decimal Longitude:	-121.66924
Decim Long(OSWCR):	-121.66924		
Location(OSWCR):	DONNA CT		
City(OSWCR):	MORGAN HILL		
Location:	DONNA CT		
City:	MORGAN HILL		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
22	NNE	0.84	4,413.57	358.88	WATER WELLS

WCR No:	WCR2003-005910	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.16568
Decimal Lat(OSWCR):	37.16568	Decimal Longitude:	-121.66924
Decim Long(OSWCR):	-121.66924		
Location(OSWCR):	None		
City(OSWCR):	MORGAN HILL		
Location:	None		
City:	MORGAN HILL		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
22	NNE	0.84	4,413.57	358.88	WATER WELLS

# Wells and Additional Sources Detail Report

WCR No:	WCR0327011	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.16568
Decimal Lat(OSWCR):	37.16568	Decimal Longitude:	-121.66924
Decim Long(OSWCR):	-121.66924		
Location(OSWCR):	None		
City(OSWCR):	None		
Location:	None		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NNE	0.84	4,413.57	358.88	WATER WELLS

WCR No:	WCR0000152	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.16568
Decimal Lat(OSWCR):	37.16568	Decimal Longitude:	-121.66924
Decim Long(OSWCR):	-121.66924		
Location(OSWCR):	None		
City(OSWCR):	None		
Location:	None		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NNE	0.84	4,413.57	358.88	WATER WELLS

WCR No:	WCR0293366	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.16568
Decimal Lat(OSWCR):	37.16568	Decimal Longitude:	-121.66924
Decim Long(OSWCR):	-121.66924		
Location(OSWCR):	None		
City(OSWCR):	None		
Location:	None		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
22	NNE	0.84	4,413.57	358.88	WATER WELLS

WCR No:	WCR2002-004650	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.16568
Decimal Lat(OSWCR):	37.16568	Decimal Longitude:	-121.66924

## Wells and Additional Sources Detail Report

Decim Long(OSWCR): -121.66924  
 Location(OSWCR): None  
 City(OSWCR): MORGAN HILL  
 Location: None  
 City: MORGAN HILL  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
22	NNE	0.84	4,413.57	358.88	WATER WELLS

WCR No: WCR2002-003850 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.16568  
 Decimal Lat(OSWCR): 37.16568 Decimal Longitude: -121.66924  
 Decim Long(OSWCR): -121.66924  
 Location(OSWCR): None  
 City(OSWCR): MORGAN HILL  
 Location: None  
 City: MORGAN HILL  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
23	W	0.86	4,539.78	349.67	WATER WELLS

WCR No: WCR0039540 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.15106  
 Decimal Lat(OSWCR): 37.15106 Decimal Longitude: -121.68943  
 Decim Long(OSWCR): -121.68943  
 Location(OSWCR): MAP ENCLOSED  
 City(OSWCR): None  
 Location: MAP ENCLOSED  
 City: None  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
23	W	0.86	4,539.78	349.67	WATER WELLS

WCR No: WCR1986-002464 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.15106  
 Decimal Lat(OSWCR): 37.15106 Decimal Longitude: -121.68943  
 Decim Long(OSWCR): -121.68943  
 Location(OSWCR): None  
 City(OSWCR): MORGAN HILL  
 Location: None  
 City: MORGAN HILL

## Wells and Additional Sources Detail Report

Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
23	W	0.86	4,539.78	349.67	WATER WELLS

WCR No:	WCR0310258	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.15106
Decimal Lat(OSWCR):	37.15106	Decimal Longitude:	-121.68943
Decim Long(OSWCR):	-121.68943		
Location(OSWCR):	SEE MAP PLATE VI WSP 400 ON BACK		
City(OSWCR):	MORGAN HILL		
Location:	SEE MAP PLATE VI WSP 400 ON BACK		
City:	MORGAN HILL		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
23	W	0.86	4,539.78	349.67	WATER WELLS

WCR No:	WCR2010-004205	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.15106
Decimal Lat(OSWCR):	37.15106	Decimal Longitude:	-121.68943
Decim Long(OSWCR):	-121.68943		
Location(OSWCR):	60 TITON AVE		
City(OSWCR):	MORGAN HILL		
Location:	60 TITON AVE		
City:	MORGAN HILL		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
23	W	0.86	4,539.78	349.67	WATER WELLS

WCR No:	WCR0070497	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.15106
Decimal Lat(OSWCR):	37.15106	Decimal Longitude:	-121.68943
Decim Long(OSWCR):	-121.68943		
Location(OSWCR):	None		
City(OSWCR):	None		
Location:	None		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
23	W	0.86	4,539.78	349.67	WATER WELLS

# Wells and Additional Sources Detail Report

WCR No:	WCR0106270	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.15106
Decimal Lat(OSWCR):	37.15106	Decimal Longitude:	-121.68943
Decim Long(OSWCR):	-121.68943		
Location(OSWCR):	None		
City(OSWCR):	None		
Location:	None		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
23	W	0.86	4,539.78	349.67	WATER WELLS

WCR No:	WCR0012576	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.15106
Decimal Lat(OSWCR):	37.15106	Decimal Longitude:	-121.68943
Decim Long(OSWCR):	-121.68943		
Location(OSWCR):	None		
City(OSWCR):	None		
Location:	None		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
23	W	0.86	4,539.78	349.67	WATER WELLS

WCR No:	WCR0260326	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.15106
Decimal Lat(OSWCR):	37.15106	Decimal Longitude:	-121.68943
Decim Long(OSWCR):	-121.68943		
Location(OSWCR):	None		
City(OSWCR):	None		
Location:	None		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
23	W	0.86	4,539.78	349.67	WATER WELLS

WCR No:	WCR0010490	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.15106
Decimal Lat(OSWCR):	37.15106	Decimal Longitude:	-121.68943

## Wells and Additional Sources Detail Report

Decim Long(OSWCR): -121.68943  
 Location(OSWCR): None  
 City(OSWCR): None  
 Location: None  
 City: None  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
23	W	0.86	4,539.78	349.67	WATER WELLS

WCR No: WCR0098297 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.15106  
 Decimal Lat(OSWCR): 37.15106 Decimal Longitude: -121.68943  
 Decim Long(OSWCR): -121.68943  
 Location(OSWCR): DOUGHERTY AVE  
 City(OSWCR): None  
 Location: DOUGHERTY AVE  
 City: None  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
23	W	0.86	4,539.78	349.67	WATER WELLS

WCR No: WCR0042001 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.15106  
 Decimal Lat(OSWCR): 37.15106 Decimal Longitude: -121.68943  
 Decim Long(OSWCR): -121.68943  
 Location(OSWCR): None  
 City(OSWCR): None  
 Location: None  
 City: None  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
23	W	0.86	4,539.78	349.67	WATER WELLS

WCR No: WCR0000172 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.15106  
 Decimal Lat(OSWCR): 37.15106 Decimal Longitude: -121.68943  
 Decim Long(OSWCR): -121.68943  
 Location(OSWCR): None  
 City(OSWCR): None  
 Location: None  
 City: None

## Wells and Additional Sources Detail Report

Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
23	W	0.86	4,539.78	349.67	WATER WELLS

WCR No:	WCR0306739	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.15106
Decimal Lat(OSWCR):	37.15106	Decimal Longitude:	-121.68943
Decim Long(OSWCR):	-121.68943		
Location(OSWCR):	SAME		
City(OSWCR):	None		
Location:	SAME		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
23	W	0.86	4,539.78	349.67	WATER WELLS

WCR No:	WCR1996-004357	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.15106
Decimal Lat(OSWCR):	37.15106	Decimal Longitude:	-121.68943
Decim Long(OSWCR):	-121.68943		
Location(OSWCR):	None		
City(OSWCR):	MORGAN HILL		
Location:	None		
City:	MORGAN HILL		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
23	W	0.86	4,539.78	349.67	WATER WELLS

WCR No:	WCR0292089	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.15106
Decimal Lat(OSWCR):	37.15106	Decimal Longitude:	-121.68943
Decim Long(OSWCR):	-121.68943		
Location(OSWCR):	IN MADRONE CALIF ON THE WEST SIDE OF THE		
City(OSWCR):	None		
Location:	IN MADRONE CALIF ON THE WEST SIDE OF THE		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
23	W	0.86	4,539.78	349.67	WATER WELLS

## Wells and Additional Sources Detail Report

WCR No:	WCR2008-004254	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.15106
Decimal Lat(OSWCR):	37.15106	Decimal Longitude:	-121.68943
Decim Long(OSWCR):	-121.68943		
Location(OSWCR):	265 TILTON AVE		
City(OSWCR):	MORGAN HILL		
Location:	265 TILTON AVE		
City:	MORGAN HILL		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
23	W	0.86	4,539.78	349.67	WATER WELLS

WCR No:	WCR0081453	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.15106
Decimal Lat(OSWCR):	37.15106	Decimal Longitude:	-121.68943
Decim Long(OSWCR):	-121.68943		
Location(OSWCR):	None		
City(OSWCR):	MORGAN HILL		
Location:	None		
City:	MORGAN HILL		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
23	W	0.86	4,539.78	349.67	WATER WELLS

WCR No:	WCR0195660	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.15106
Decimal Lat(OSWCR):	37.15106	Decimal Longitude:	-121.68943
Decim Long(OSWCR):	-121.68943		
Location(OSWCR):	None		
City(OSWCR):	None		
Location:	None		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
23	W	0.86	4,539.78	349.67	WATER WELLS

WCR No:	WCR0065918	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.15106
Decimal Lat(OSWCR):	37.15106	Decimal Longitude:	-121.68943

## Wells and Additional Sources Detail Report

Decim Long(OSWCR): -121.68943  
 Location(OSWCR): SAME  
 City(OSWCR): None  
 Location: SAME  
 City: None  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
23	W	0.86	4,539.78	349.67	WATER WELLS

WCR No: WCR0014301 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.15106  
 Decimal Lat(OSWCR): 37.15106 Decimal Longitude: -121.68943  
 Decim Long(OSWCR): -121.68943  
 Location(OSWCR): None  
 City(OSWCR): None  
 Location: None  
 City: None  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
23	W	0.86	4,539.78	349.67	WATER WELLS

WCR No: WCR0156494 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.15106  
 Decimal Lat(OSWCR): 37.15106 Decimal Longitude: -121.68943  
 Decim Long(OSWCR): -121.68943  
 Location(OSWCR): None  
 City(OSWCR): None  
 Location: None  
 City: None  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
23	W	0.86	4,539.78	349.67	WATER WELLS

WCR No: WCR0265833 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.15106  
 Decimal Lat(OSWCR): 37.15106 Decimal Longitude: -121.68943  
 Decim Long(OSWCR): -121.68943  
 Location(OSWCR): None  
 City(OSWCR): None  
 Location: None  
 City: None

## Wells and Additional Sources Detail Report

Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
23	W	0.86	4,539.78	349.67	WATER WELLS

WCR No:	WCR0106720	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.15106
Decimal Lat(OSWCR):	37.15106	Decimal Longitude:	-121.68943
Decim Long(OSWCR):	-121.68943		
Location(OSWCR):	None		
City(OSWCR):	None		
Location:	None		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
23	W	0.86	4,539.78	349.67	WATER WELLS

WCR No:	WCR0165262	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.15106
Decimal Lat(OSWCR):	37.15106	Decimal Longitude:	-121.68943
Decim Long(OSWCR):	-121.68943		
Location(OSWCR):	None		
City(OSWCR):	None		
Location:	None		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
23	W	0.86	4,539.78	349.67	WATER WELLS

WCR No:	WCR0248994	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.15106
Decimal Lat(OSWCR):	37.15106	Decimal Longitude:	-121.68943
Decim Long(OSWCR):	-121.68943		
Location(OSWCR):	None		
City(OSWCR):	None		
Location:	None		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
23	W	0.86	4,539.78	349.67	WATER WELLS

## Wells and Additional Sources Detail Report

WCR No: WCR0000692 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.15106  
 Decimal Lat(OSWCR): 37.15106 Decimal Longitude: -121.68943  
 Decim Long(OSWCR): -121.68943  
 Location(OSWCR): SEE MAP PLATE VI WSP 400 ON BACK  
 City(OSWCR): MORGAN HILL  
 Location: SEE MAP PLATE VI WSP 400 ON BACK  
 City: MORGAN HILL  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
23	W	0.86	4,539.78	349.67	WATER WELLS

WCR No: WCR2014-003950 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.15106  
 Decimal Lat(OSWCR): 37.15106 Decimal Longitude: -121.68943  
 Decim Long(OSWCR): -121.68943  
 Location(OSWCR): 25 TILTON AVE  
 City(OSWCR): MORGAN HILL  
 Location: 25 TILTON AVE  
 City: MORGAN HILL  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
23	W	0.86	4,539.78	349.67	WATER WELLS

WCR No: WCR0318097 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.15106  
 Decimal Lat(OSWCR): 37.15106 Decimal Longitude: -121.68943  
 Decim Long(OSWCR): -121.68943  
 Location(OSWCR): SEE MAP PLATE VI WSP 400 ON BACK  
 City(OSWCR): MORGAN HILL  
 Location: SEE MAP PLATE VI WSP 400 ON BACK  
 City: MORGAN HILL  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
23	W	0.86	4,539.78	349.67	WATER WELLS

WCR No: WCR0280727 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.15106  
 Decimal Lat(OSWCR): 37.15106 Decimal Longitude: -121.68943

## Wells and Additional Sources Detail Report

Decim Long(OSWCR): -121.68943  
 Location(OSWCR): SEE MAP PLATE VI WSP 400 ON BACK  
 City(OSWCR): MORGAN HILL  
 Location: SEE MAP PLATE VI WSP 400 ON BACK  
 City: MORGAN HILL  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
23	W	0.86	4,539.78	349.67	WATER WELLS

WCR No: WCR1983-003207 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.15106  
 Decimal Lat(OSWCR): 37.15106 Decimal Longitude: -121.68943  
 Decim Long(OSWCR): -121.68943  
 Location(OSWCR): None  
 City(OSWCR): MORGAN HILL  
 Location: None  
 City: MORGAN HILL  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
23	W	0.86	4,539.78	349.67	WATER WELLS

WCR No: WCR2004-003507 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.15106  
 Decimal Lat(OSWCR): 37.15106 Decimal Longitude: -121.68943  
 Decim Long(OSWCR): -121.68943  
 Location(OSWCR): TILTON AVE  
 City(OSWCR): MORGAN HILL  
 Location: TILTON AVE  
 City: MORGAN HILL  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
23	W	0.86	4,539.78	349.67	WATER WELLS

WCR No: WCR1987-008656 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.15106  
 Decimal Lat(OSWCR): 37.15106 Decimal Longitude: -121.68943  
 Decim Long(OSWCR): -121.68943  
 Location(OSWCR): None  
 City(OSWCR): MORGAN HILL  
 Location: None  
 City: MORGAN HILL

## Wells and Additional Sources Detail Report

Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
23	W	0.86	4,539.78	349.67	WATER WELLS

WCR No:	WCR1996-004424	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.15106
Decimal Lat(OSWCR):	37.15106	Decimal Longitude:	-121.68943
Decim Long(OSWCR):	-121.68943		
Location(OSWCR):	None		
City(OSWCR):	MORGAN HILL		
Location:	None		
City:	MORGAN HILL		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
23	W	0.86	4,539.78	349.67	WATER WELLS

WCR No:	WCR0306740	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.15106
Decimal Lat(OSWCR):	37.15106	Decimal Longitude:	-121.68943
Decim Long(OSWCR):	-121.68943		
Location(OSWCR):	SEE REVERSE SIDE		
City(OSWCR):	MORGAN HILL		
Location:	SEE REVERSE SIDE		
City:	MORGAN HILL		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
23	W	0.86	4,539.78	349.67	WATER WELLS

WCR No:	WCR0198910	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.15106
Decimal Lat(OSWCR):	37.15106	Decimal Longitude:	-121.68943
Decim Long(OSWCR):	-121.68943		
Location(OSWCR):	None		
City(OSWCR):	MORGAN HILL		
Location:	None		
City:	MORGAN HILL		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
23	W	0.86	4,539.78	349.67	WATER WELLS

## Wells and Additional Sources Detail Report

WCR No: WCR0012575 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.15106  
 Decimal Lat(OSWCR): 37.15106 Decimal Longitude: -121.68943  
 Decim Long(OSWCR): -121.68943  
 Location(OSWCR): SEE REVERSE SIDE  
 City(OSWCR): MORGAN HILL  
 Location: SEE REVERSE SIDE  
 City: MORGAN HILL  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
23	W	0.86	4,539.78	349.67	WATER WELLS

WCR No: WCR1976-000665 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.15106  
 Decimal Lat(OSWCR): 37.15106 Decimal Longitude: -121.68943  
 Decim Long(OSWCR): -121.68943  
 Location(OSWCR): None  
 City(OSWCR): MORGAN HILL  
 Location: None  
 City: MORGAN HILL  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
23	W	0.86	4,539.78	349.67	WATER WELLS

WCR No: WCR2000-004400 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.15106  
 Decimal Lat(OSWCR): 37.15106 Decimal Longitude: -121.68943  
 Decim Long(OSWCR): -121.68943  
 Location(OSWCR): None  
 City(OSWCR): MORGAN HILL  
 Location: None  
 City: MORGAN HILL  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
23	W	0.86	4,539.78	349.67	WATER WELLS

WCR No: WCR2010-004204 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.15106  
 Decimal Lat(OSWCR): 37.15106 Decimal Longitude: -121.68943



## Wells and Additional Sources Detail Report

Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
23	W	0.86	4,539.78	349.67	WATER WELLS

WCR No:	WCR1989-005917	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.15106
Decimal Lat(OSWCR):	37.15106	Decimal Longitude:	-121.68943
Decim Long(OSWCR):	-121.68943		
Location(OSWCR):	None		
City(OSWCR):	MORGAN HILL		
Location:	None		
City:	MORGAN HILL		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
23	W	0.86	4,539.78	349.67	WATER WELLS

WCR No:	WCR1997-004914	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.15106
Decimal Lat(OSWCR):	37.15106	Decimal Longitude:	-121.68943
Decim Long(OSWCR):	-121.68943		
Location(OSWCR):	None		
City(OSWCR):	MORGAN HILL		
Location:	None		
City:	MORGAN HILL		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
23	W	0.86	4,539.78	349.67	WATER WELLS

WCR No:	WCR0010489	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.15106
Decimal Lat(OSWCR):	37.15106	Decimal Longitude:	-121.68943
Decim Long(OSWCR):	-121.68943		
Location(OSWCR):	EAST SIDE OF FOUGHTY AVE NORTH FROM CHUR		
City(OSWCR):	MADRONE		
Location:	EAST SIDE OF FOUGHTY AVE NORTH FROM CHUR		
City:	MADRONE		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
23	W	0.86	4,539.78	349.67	WATER WELLS

## Wells and Additional Sources Detail Report

WCR No:	WCR0031760	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.15106
Decimal Lat(OSWCR):	37.15106	Decimal Longitude:	-121.68943
Decim Long(OSWCR):	-121.68943		
Location(OSWCR):	None		
City(OSWCR):	None		
Location:	None		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
23	W	0.86	4,539.78	349.67	WATER WELLS

WCR No:	WCR0236305	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.15106
Decimal Lat(OSWCR):	37.15106	Decimal Longitude:	-121.68943
Decim Long(OSWCR):	-121.68943		
Location(OSWCR):	PARCEL #712-10-27 TRACT #20S76 13		
City(OSWCR):	None		
Location:	PARCEL #712-10-27 TRACT #20S76 13		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
23	W	0.86	4,539.78	349.67	WATER WELLS

WCR No:	WCR0084054	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.15106
Decimal Lat(OSWCR):	37.15106	Decimal Longitude:	-121.68943
Decim Long(OSWCR):	-121.68943		
Location(OSWCR):	None		
City(OSWCR):	None		
Location:	None		
City:	None		
Original Source:	California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports		

Map Key	Direction	Distance (mi)	Distance (ft)	Elevation (ft)	DB
23	W	0.86	4,539.78	349.67	WATER WELLS

WCR No:	WCR0028438	County:	Santa Clara
County(OSWCR):	Santa Clara	Decimal Latitude:	37.15106
Decimal Lat(OSWCR):	37.15106	Decimal Longitude:	-121.68943

## Wells and Additional Sources Detail Report

Decim Long(OSWCR): -121.68943  
 Location(OSWCR): None  
 City(OSWCR): None  
 Location: None  
 City: None  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
23	W	0.86	4,539.78	349.67	WATER WELLS

WCR No: WCR0171274 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.15106  
 Decimal Lat(OSWCR): 37.15106 Decimal Longitude: -121.68943  
 Decim Long(OSWCR): -121.68943  
 Location(OSWCR): None  
 City(OSWCR): None  
 Location: None  
 City: None  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
23	W	0.86	4,539.78	349.67	WATER WELLS

WCR No: WCR0198911 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.15106  
 Decimal Lat(OSWCR): 37.15106 Decimal Longitude: -121.68943  
 Decim Long(OSWCR): -121.68943  
 Location(OSWCR): None  
 City(OSWCR): None  
 Location: None  
 City: None  
 Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

<b>Map Key</b>	<b>Direction</b>	<b>Distance (mi)</b>	<b>Distance (ft)</b>	<b>Elevation (ft)</b>	<b>DB</b>
23	W	0.86	4,539.78	349.67	WATER WELLS

WCR No: WCR0165263 County: Santa Clara  
 County(OSWCR): Santa Clara Decimal Latitude: 37.15106  
 Decimal Lat(OSWCR): 37.15106 Decimal Longitude: -121.68943  
 Decim Long(OSWCR): -121.68943  
 Location(OSWCR): SAME  
 City(OSWCR): None  
 Location: SAME  
 City: None

## Wells and Additional Sources Detail Report

Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

## Radon Information

This section lists any relevant radon information found for the target property.

Federal EPA Radon Zone for SANTA CLARA County: **2**

*Zone 1: Counties with predicted average indoor radon screening levels greater than 4 pCi/L*

*Zone 2: Counties with predicted average indoor radon screening levels from 2 to 4 pCi/L*

*Zone 3: Counties with predicted average indoor radon screening levels less than 2 pCi/L*

---

### Federal Area Radon Information for SANTA CLARA County

No Measures/Homes:	77
Geometric Mean:	0.7
Arithmetic Mean:	1.4
Median:	1
Standard Deviation:	1.9
Maximum:	9.2
% >4 pCi/L:	9
% >20 pCi/L:	0
Notes on Data Table:	TABLE 1. Screening indoor radon data from the EPA/State Residential Radon Survey of California conducted during 1989-90. Data represent 2-7 day charcoal canister measurements from the lowest level of each home tested.

## **Federal Sources**

### **FEMA National Flood Hazard Layer**

**FEMA FLOOD**

The National Flood Hazard Layer (NFHL) data incorporates Flood Insurance Rate Map (FIRM) databases published by the Federal Emergency Management Agency (FEMA), and any Letters Of Map Revision (LOMRs) that have been issued against those databases since their publication date. The FIRM Database is the digital, geospatial version of the flood hazard information shown on the published paper FIRMs. The FIRM Database depicts flood risk information and supporting data used to develop the risk data. The FIRM Database is derived from Flood Insurance Studies (FISs), previously published FIRMs, flood hazard analyses performed in support of the FISs and FIRMs, and new mapping data, where available.

### **Indoor Radon Data**

**INDOOR RADON**

Indoor radon measurements tracked by the Environmental Protection Agency(EPA) and the State Residential Radon Survey.

### **Public Water Systems Violations and Enforcement Data**

**PWSV**

List of drinking water violations and enforcement actions from the Safe Drinking Water Information System (SDWIS) made available by the Drinking Water Protection Division of the US EPA's Office of Groundwater and Drinking Water. Enforcement sensitive actions are not included in the data released by the EPA. Address information provided in SWDIS may correspond either with the physical location of the water system, or with a contact address.

### **Radon Zone Level**

**RADON ZONE**

Areas showing the level of Radon Zones (level 1, 2 or 3) by county. This data is maintained by the Environmental Protection Agency (EPA).

### **Safe Drinking Water Information System (SDWIS)**

**SDWIS**

The Safe Drinking Water Information System (SDWIS) contains information about public water systems as reported to US Environmental Protection Agency (EPA) by the states. Addresses may correspond with the location of the water system, or with a contact address.

### **Soil Survey Geographic database**

**SSURGO**

The Soil Survey Geographic database (SSURGO) contains information about soil as collected by the National Cooperative Soil Survey at the Natural Resources Conservation Service (NRCS). Soil maps outline areas called map units. The map units are linked to soil properties in a database. Each map unit may contain one to three major components and some minor components.

### **U.S. Fish & Wildlife Service Wetland Data**

**US WETLAND**

The U.S. Fish & Wildlife Service Wetland layer represents the approximate location and type of wetlands and deepwater habitats in the United States.

### **USGS Current Topo**

**US TOPO**

US Topo topographic maps are produced by the National Geospatial Program of the U.S. Geological Survey (USGS). The project was launched in late 2009, and the term "US Topo" refers specifically to quadrangle topographic maps published in 2009 and later.

### **USGS Geology**

**US GEOLOGY**

Seamless maps depicting geological information provided by the United States Geological Survey (USGS).

### **USGS National Water Information System**

**FED USGS**

The U.S. Geological Survey (USGS)'s National Water Information System (NWIS) is the nation's principal repository of water resources data. This database includes comprehensive information of well-construction details, time-series data for gage height, streamflow, groundwater level, and precipitation and water use data.

## **State Sources**

### **Oil and Gas Wells**

**OGW**

A list of Oil and Gas well locations. This is provided by California's Department of Conservation Division of

# Appendix

Oil, Gas and Geothermal Resources.

## **Periodic Groundwater Level Measurement Locations**

Locations of groundwater level monitoring wells in the Department of Water Resources (DWR)'s Periodic Groundwater Levels dataset. The DWR Periodic Groundwater Levels dataset contains seasonal and long-term groundwater level measurements collected by the Department of Water Resources and cooperating agencies.

**MONITOR WELLS**

## **Well Completion Reports**

List of wells from the Well Completion Reports data made available by the California Department of Water Resources' (DWR) Online System for Well Completion Reports (OSWCR). Please note that the majority of well completion reports have been spatially registered to the center of the 1x1 mile Public Land Survey System section that the well is located in.

**WATER WELLS**

## Liability Notice

**Reliance on information in Report:** The Physical Setting Report (PSR) DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as a review of environmental databases and physical characteristics for the site or adjacent properties.

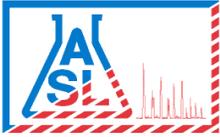
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# **Analytical Results**



AMERICAN SCIENTIFIC LABORATORIES, LLC

*Environmental Testing Services*

2520 N. San Fernando Road, LA CA 90065 Tel: (323) 223-9700 • Fax: (323) 223-9500

14 May 2021

Shannon Gillespie

Apex Companies

3621 S. Harbor Blvd. Suite 115

Santa Ana, CA 92704

**Work Order #: 2105048**

**Project Name: Family RV**

**Project ID: 25021-021054.00**

**Site Address:**

Enclosed are the results of analyses for samples received by the laboratory on May 07, 2021. If you have any questions concerning this report, please feel free to contact us.

**Molky Brar**

**Laboratory Director**

American Scientific Laboratories, LLC (ASL) accepts sample materials from clients for analysis with the assumption that all of the information provided to ASL verbally or in writing by our clients (and/or their agents), regarding samples being submitted to ASL, is complete and accurate. ASL accepts all samples subject to the following conditions:

- 1) ASL is not responsible for verifying any client-provided information regarding any samples submitted to the laboratory.
- 2) ASL is not responsible for any consequences resulting from any inaccuracies, omissions, or misrepresentations contained in client-provided information regarding samples submitted to the laboratory.





Job# 2105048

## ASL Sample Receipt Form

Client: APEX COMPANIES

Date: 05-07-2021

### Sample Information:

Temperature: 5.0°C

Blank  Sample

Custody Seal:

Yes  No  Not Available

Received Within Holding Time:

Yes  No

### Container:

Proper Containers and Sufficient Volume:

Yes  No

Soil:  4oz  8oz  Sleeve  VOA

Water:  500AG  1AG  125PB  250PB  500PB  VOA  Other \_\_\_\_\_

Air:  Tedlar\*

Sample Containers Intact:

Yes  No

Trip Blank

Yes  No

### Chain-of-Custody (COC):

Received:

Yes  No

Samplers Name:

Yes  No

Container Labels match COC:

Yes  No

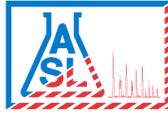
COC documents received complete:

Yes  No

Proper Preservation Noted:

Yes  No

Completed By: Janet Chien



AMERICAN SCIENTIFIC LABORATORIES, LLC

*Environmental Testing Services*

2520 N. San Fernando Road, LA CA 90065 Tel: (323) 223-9700 • Fax: (323) 223-9500

Apex Companies

3621 S. Harbor Blvd. Suite 115  
Santa Ana CA, 92704

Project: Family RV

Project Number: 25021-021054.00

Project Manager: Shannon Gillespie

Work Order No: 2105048

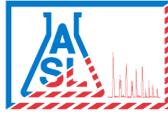
**Reported:**  
05/14/2021 11:55

**ANALYTICAL SUMMARY REPORT**

Sample ID	Laboratory ID	Matrix	Date Sampled	Date Received
ID-1	2105048-01	Solid	05/05/2021 10:15	05/07/2021 10:40
ID-2	2105048-02	Solid	05/05/2021 10:25	05/07/2021 10:40
ID-3	2105048-03	Solid	05/05/2021 10:35	05/07/2021 10:40
ID-4	2105048-04	Solid	05/05/2021 10:42	05/07/2021 10:40

*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.*

Amolk Brar, Lab Director



Apex Companies  
3621 S. Harbor Blvd. Suite 115  
Santa Ana CA, 92704

Project: Family RV  
Project Number: 25021-021054.00  
Project Manager: Shannon Gillespie

Work Order No: 2105048  
**Reported:**  
05/14/2021 11:55

**Analytical Results**

**Client Sample ID: ID-1**

**Laboratory Sample ID: 2105048-01 (Solid)**

Analyte	Result	Notes	PQL	Units	Dilution	Prep Method	Analyzed	Analyst	Method
<b>Organochlorine Pesticides</b>				Batch ID: BE10162		Prepared: 05/07/2021 14:18			
Aldrin	ND		2.00	ug/kg	1	3550 SV	05/07/2021 16:20	AY	8081A
alpha-BHC	ND		2.00	ug/kg	1	3550 SV	05/07/2021 16:20	AY	8081A
beta-BHC	2.45		2.00	ug/kg	1	3550 SV	05/07/2021 16:20	AY	8081A
gamma-Chlordane	39.9		2.00	ug/kg	1	3550 SV	05/07/2021 16:20	AY	8081A
alpha-Chlordane	16.5		2.00	ug/kg	1	3550 SV	05/07/2021 16:20	AY	8081A
4,4'-DDD	4.11		4.00	ug/kg	1	3550 SV	05/07/2021 16:20	AY	8081A
4,4'-DDE	8.22		4.00	ug/kg	1	3550 SV	05/07/2021 16:20	AY	8081A
4,4'-DDT	17.9		4.00	ug/kg	1	3550 SV	05/07/2021 16:20	AY	8081A
delta-BHC	ND		2.00	ug/kg	1	3550 SV	05/07/2021 16:20	AY	8081A
Dieldrin	36.0		4.00	ug/kg	1	3550 SV	05/07/2021 16:20	AY	8081A
Endosulfan I	ND		2.00	ug/kg	1	3550 SV	05/07/2021 16:20	AY	8081A
Endosulfan II	ND		4.00	ug/kg	1	3550 SV	05/07/2021 16:20	AY	8081A
Endosulfan sulfate	ND		4.00	ug/kg	1	3550 SV	05/07/2021 16:20	AY	8081A
Endrin	ND		4.00	ug/kg	1	3550 SV	05/07/2021 16:20	AY	8081A
Endrin aldehyde	17.7		4.00	ug/kg	1	3550 SV	05/07/2021 16:20	AY	8081A
Endrin ketone	ND		4.00	ug/kg	1	3550 SV	05/07/2021 16:20	AY	8081A
gamma-BHC, Lindane	5.35		2.00	ug/kg	1	3550 SV	05/07/2021 16:20	AY	8081A
Heptachlor	ND		2.00	ug/kg	1	3550 SV	05/07/2021 16:20	AY	8081A
Heptachlor Epoxide	ND		2.00	ug/kg	1	3550 SV	05/07/2021 16:20	AY	8081A
Methoxychlor	ND		4.00	ug/kg	1	3550 SV	05/07/2021 16:20	AY	8081A
Toxaphene	ND		170	ug/kg	1	3550 SV	05/07/2021 16:20	AY	8081A
Chlordane (total)	ND		100	ug/kg	1	3550 SV	05/07/2021 16:20	AY	8081A
<i>Surrogate: Decachlorobiphenyl</i>			106 %	43-169		3550 SV	05/07/2021 16:20	AY	8081A

**Analytical Results**

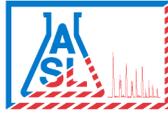
**Client Sample ID: ID-2**

**Laboratory Sample ID: 2105048-02 (Solid)**

Analyte	Result	Notes	PQL	Units	Dilution	Prep Method	Analyzed	Analyst	Method
<b>Organochlorine Pesticides</b>				Batch ID: BE10162		Prepared: 05/07/2021 14:18			
Aldrin	ND		2.00	ug/kg	1	3550 SV	05/07/2021 16:34	AY	8081A
alpha-BHC	ND		2.00	ug/kg	1	3550 SV	05/07/2021 16:34	AY	8081A
beta-BHC	ND		2.00	ug/kg	1	3550 SV	05/07/2021 16:34	AY	8081A
gamma-Chlordane	3.89		2.00	ug/kg	1	3550 SV	05/07/2021 16:34	AY	8081A
alpha-Chlordane	6.38		2.00	ug/kg	1	3550 SV	05/07/2021 16:34	AY	8081A
4,4'-DDD	ND		4.00	ug/kg	1	3550 SV	05/07/2021 16:34	AY	8081A
4,4'-DDE	8.85		4.00	ug/kg	1	3550 SV	05/07/2021 16:34	AY	8081A
4,4'-DDT	ND		4.00	ug/kg	1	3550 SV	05/07/2021 16:34	AY	8081A
delta-BHC	ND		2.00	ug/kg	1	3550 SV	05/07/2021 16:34	AY	8081A

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Amolk Brar, Lab Director



Apex Companies  
3621 S. Harbor Blvd. Suite 115  
Santa Ana CA, 92704

Project: Family RV  
Project Number: 25021-021054.00  
Project Manager: Shannon Gillespie

Work Order No: 2105048  
**Reported:**  
05/14/2021 11:55

**Analytical Results**

**Client Sample ID: ID-2**

**Laboratory Sample ID: 2105048-02 (Solid)**

Analyte	Result	Notes	PQL	Units	Dilution	Prep Method	Analyzed	Analyst	Method
<b>Organochlorine Pesticides</b>			Batch ID: BE10162		Prepared: 05/07/2021 14:18				
<b>Dieldrin</b>	<b>7.11</b>		4.00	ug/kg	1	3550 SV	05/07/2021 16:34	AY	8081A
Endosulfan I	ND		2.00	ug/kg	1	3550 SV	05/07/2021 16:34	AY	8081A
Endosulfan II	ND		4.00	ug/kg	1	3550 SV	05/07/2021 16:34	AY	8081A
Endosulfan sulfate	ND		4.00	ug/kg	1	3550 SV	05/07/2021 16:34	AY	8081A
Endrin	ND		4.00	ug/kg	1	3550 SV	05/07/2021 16:34	AY	8081A
<b>Endrin aldehyde</b>	<b>4.84</b>		4.00	ug/kg	1	3550 SV	05/07/2021 16:34	AY	8081A
Endrin ketone	ND		4.00	ug/kg	1	3550 SV	05/07/2021 16:34	AY	8081A
gamma-BHC, Lindane	ND		2.00	ug/kg	1	3550 SV	05/07/2021 16:34	AY	8081A
Heptachlor	ND		2.00	ug/kg	1	3550 SV	05/07/2021 16:34	AY	8081A
Heptachlor Epoxide	ND		2.00	ug/kg	1	3550 SV	05/07/2021 16:34	AY	8081A
Methoxychlor	ND		4.00	ug/kg	1	3550 SV	05/07/2021 16:34	AY	8081A
Toxaphene	ND		170	ug/kg	1	3550 SV	05/07/2021 16:34	AY	8081A
Chlordane (total)	ND		100	ug/kg	1	3550 SV	05/07/2021 16:34	AY	8081A
<i>Surrogate: Decachlorobiphenyl</i>			78.6 %	43-169		3550 SV	05/07/2021 16:34	AY	8081A

**Analytical Results**

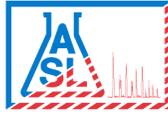
**Client Sample ID: ID-3**

**Laboratory Sample ID: 2105048-03 (Solid)**

Analyte	Result	Notes	PQL	Units	Dilution	Prep Method	Analyzed	Analyst	Method
<b>Organochlorine Pesticides</b>			Batch ID: BE10162		Prepared: 05/07/2021 14:18				
Aldrin	ND		2.00	ug/kg	1	3550 SV	05/07/2021 16:48	AY	8081A
alpha-BHC	ND		2.00	ug/kg	1	3550 SV	05/07/2021 16:48	AY	8081A
beta-BHC	ND		2.00	ug/kg	1	3550 SV	05/07/2021 16:48	AY	8081A
<b>gamma-Chlordane</b>	<b>92.7</b>		2.00	ug/kg	1	3550 SV	05/07/2021 16:48	AY	8081A
<b>alpha-Chlordane</b>	<b>177</b>		2.00	ug/kg	1	3550 SV	05/07/2021 16:48	AY	8081A
<b>4,4'-DDD</b>	<b>24.7</b>		4.00	ug/kg	1	3550 SV	05/07/2021 16:48	AY	8081A
<b>4,4'-DDE</b>	<b>18.1</b>		4.00	ug/kg	1	3550 SV	05/07/2021 16:48	AY	8081A
<b>4,4'-DDT</b>	<b>33.2</b>		4.00	ug/kg	1	3550 SV	05/07/2021 16:48	AY	8081A
delta-BHC	ND		2.00	ug/kg	1	3550 SV	05/07/2021 16:48	AY	8081A
<b>Dieldrin</b>	<b>55.3</b>		4.00	ug/kg	1	3550 SV	05/07/2021 16:48	AY	8081A
Endosulfan I	ND		2.00	ug/kg	1	3550 SV	05/07/2021 16:48	AY	8081A
Endosulfan II	ND		4.00	ug/kg	1	3550 SV	05/07/2021 16:48	AY	8081A
Endosulfan sulfate	ND		4.00	ug/kg	1	3550 SV	05/07/2021 16:48	AY	8081A
Endrin	ND		4.00	ug/kg	1	3550 SV	05/07/2021 16:48	AY	8081A
<b>Endrin aldehyde</b>	<b>83.7</b>		4.00	ug/kg	1	3550 SV	05/07/2021 16:48	AY	8081A
Endrin ketone	ND		4.00	ug/kg	1	3550 SV	05/07/2021 16:48	AY	8081A
gamma-BHC, Lindane	ND		2.00	ug/kg	1	3550 SV	05/07/2021 16:48	AY	8081A
Heptachlor	ND		2.00	ug/kg	1	3550 SV	05/07/2021 16:48	AY	8081A

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Amolk Brar, Lab Director



Apex Companies  
3621 S. Harbor Blvd. Suite 115  
Santa Ana CA, 92704

Project: Family RV  
Project Number: 25021-021054.00  
Project Manager: Shannon Gillespie

Work Order No: 2105048  
**Reported:**  
05/14/2021 11:55

**Analytical Results**

**Client Sample ID: ID-3**

**Laboratory Sample ID: 2105048-03 (Solid)**

Analyte	Result	Notes	PQL	Units	Dilution	Prep Method	Analyzed	Analyst	Method
<b>Organochlorine Pesticides</b>			Batch ID: BE10162		Prepared: 05/07/2021 14:18				
Heptachlor Epoxide	ND		2.00	ug/kg	1	3550 SV	05/07/2021 16:48	AY	8081A
Methoxychlor	ND		4.00	ug/kg	1	3550 SV	05/07/2021 16:48	AY	8081A
Toxaphene	ND		170	ug/kg	1	3550 SV	05/07/2021 16:48	AY	8081A
<b>Chlordane (total)</b>	<b>732</b>		100	ug/kg	1	3550 SV	05/07/2021 16:48	AY	8081A
<i>Surrogate: Decachlorobiphenyl</i>			110 %		43-169	3550 SV	05/07/2021 16:48	AY	8081A

**Analytical Results**

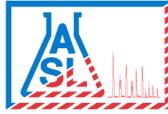
**Client Sample ID: ID-4**

**Laboratory Sample ID: 2105048-04 (Solid)**

Analyte	Result	Notes	PQL	Units	Dilution	Prep Method	Analyzed	Analyst	Method
<b>Organochlorine Pesticides</b>			Batch ID: BE10162		Prepared: 05/07/2021 14:18				
Aldrin	ND		2.00	ug/kg	1	3550 SV	05/07/2021 17:03	AY	8081A
alpha-BHC	ND		2.00	ug/kg	1	3550 SV	05/07/2021 17:03	AY	8081A
beta-BHC	ND		2.00	ug/kg	1	3550 SV	05/07/2021 17:03	AY	8081A
gamma-Chlordane	ND		2.00	ug/kg	1	3550 SV	05/07/2021 17:03	AY	8081A
<b>alpha-Chlordane</b>	<b>5.99</b>		2.00	ug/kg	1	3550 SV	05/07/2021 17:03	AY	8081A
<b>4,4'-DDD</b>	<b>6.43</b>		4.00	ug/kg	1	3550 SV	05/07/2021 17:03	AY	8081A
<b>4,4'-DDE</b>	<b>25.3</b>		4.00	ug/kg	1	3550 SV	05/07/2021 17:03	AY	8081A
<b>4,4'-DDT</b>	<b>8.69</b>		4.00	ug/kg	1	3550 SV	05/07/2021 17:03	AY	8081A
delta-BHC	ND		2.00	ug/kg	1	3550 SV	05/07/2021 17:03	AY	8081A
<b>Dieldrin</b>	<b>112</b>		4.00	ug/kg	1	3550 SV	05/07/2021 17:03	AY	8081A
Endosulfan I	ND		2.00	ug/kg	1	3550 SV	05/07/2021 17:03	AY	8081A
Endosulfan II	ND		4.00	ug/kg	1	3550 SV	05/07/2021 17:03	AY	8081A
Endosulfan sulfate	ND		4.00	ug/kg	1	3550 SV	05/07/2021 17:03	AY	8081A
Endrin	ND		4.00	ug/kg	1	3550 SV	05/07/2021 17:03	AY	8081A
<b>Endrin aldehyde</b>	<b>121</b>		4.00	ug/kg	1	3550 SV	05/07/2021 17:03	AY	8081A
Endrin ketone	ND		4.00	ug/kg	1	3550 SV	05/07/2021 17:03	AY	8081A
gamma-BHC, Lindane	ND		2.00	ug/kg	1	3550 SV	05/07/2021 17:03	AY	8081A
Heptachlor	ND		2.00	ug/kg	1	3550 SV	05/07/2021 17:03	AY	8081A
Heptachlor Epoxide	ND		2.00	ug/kg	1	3550 SV	05/07/2021 17:03	AY	8081A
Methoxychlor	ND		4.00	ug/kg	1	3550 SV	05/07/2021 17:03	AY	8081A
Toxaphene	ND		170	ug/kg	1	3550 SV	05/07/2021 17:03	AY	8081A
<b>Chlordane (total)</b>	<b>ND</b>		100	ug/kg	1	3550 SV	05/07/2021 17:03	AY	8081A
<i>Surrogate: Decachlorobiphenyl</i>			78.0 %		43-169	3550 SV	05/07/2021 17:03	AY	8081A

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.

Amolk Brar, Lab Director



Apex Companies  
 3621 S. Harbor Blvd. Suite 115  
 Santa Ana CA, 92704

Project: Family RV  
 Project Number: 25021-021054.00  
 Project Manager: Shannon Gillespie

Work Order No: 2105048  
**Reported:**  
 05/14/2021 11:55

**Organochlorine Pesticides - Quality Control Report**

Analyte	Result	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
---------	--------	-----	-------	-------------	---------------	------	-------------	-----	-----------	-------

**Batch BE10162 - 3550 SV - 8081A**

**Blank (BE10162-BLK1)**

Prepared & Analyzed: 05/07/202

Aldrin	ND	2.00	ug/kg							
alpha-BHC	ND	2.00	"							
beta-BHC	ND	2.00	"							
gamma-Chlordane	ND	2.00	"							
alpha-Chlordane	ND	2.00	"							
4,4'-DDD	ND	4.00	"							
4,4'-DDE	ND	4.00	"							
4,4'-DDT	ND	4.00	"							
delta-BHC	ND	2.00	"							
Dieldrin	ND	4.00	"							
Endosulfan I	ND	2.00	"							
Endosulfan II	ND	4.00	"							
Endosulfan sulfate	ND	4.00	"							
Endrin	ND	4.00	"							
Endrin aldehyde	ND	4.00	"							
Endrin ketone	ND	4.00	"							
gamma-BHC, Lindane	ND	2.00	"							
Heptachlor	ND	2.00	"							
Heptachlor Epoxide	ND	2.00	"							
Methoxychlor	ND	4.00	"							
Toxaphene	ND	170	"							
Chlordane (total)	ND	100	"							

Surrogate: Decachlorobiphenyl 17.6 " 16.7 105 43-169

**LCS (BE10162-BS1)**

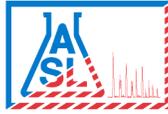
Prepared & Analyzed: 05/07/202

Aldrin	15.4	2.00	ug/kg	16.7		92.6	42-122
4,4'-DDT	21.2	4.00	"	16.7		127	25-160
Dieldrin	20.2	4.00	"	16.7		121	36-146
Endrin	20.3	4.00	"	16.7		122	30-147
gamma-BHC, Lindane	15.7	2.00	"	16.7		94.0	32-127
Heptachlor	17.7	2.00	"	16.7		106	34-111

Surrogate: Decachlorobiphenyl 16.9 " 16.7 101 43-169

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.

Amolk Brar, Lab Director



AMERICAN SCIENTIFIC LABORATORIES, LLC

Environmental Testing Services

2520 N. San Fernando Road, LA CA 90065 Tel: (323) 223-9700 • Fax: (323) 223-9500

Apex Companies  
3621 S. Harbor Blvd. Suite 115  
Santa Ana CA, 92704

Project: Family RV  
Project Number: 25021-021054.00  
Project Manager: Shannon Gillespie

Work Order No: 2105048  
**Reported:**  
05/14/2021 11:55

**Organochlorine Pesticides - Quality Control Report**

Analyte	Result	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Notes
---------	--------	-----	-------	-------------	---------------	------	-------------	-----	-----------	-------

**Batch BE10162 - 3550 SV - 8081A**

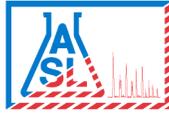
**LCS Dup (BE10162-BSD1)**

Prepared & Analyzed: 05/07/202

Aldrin	15.4	2.00	ug/kg	16.7		92.6	42-122	0.00	30	
4,4'-DDT	19.9	4.00	"	16.7		119	25-160	6.10	30	
Dieldrin	20.2	4.00	"	16.7		121	36-146	0.00	30	
Endrin	19.0	4.00	"	16.7		114	30-147	6.32	30	
gamma-BHC, Lindane	15.7	2.00	"	16.7		94.0	32-127	0.00	30	
Heptachlor	14.9	2.00	"	16.7		89.7	34-111	16.8	30	
Surrogate: Decachlorobiphenyl	16.9		"	16.7		101	43-169			

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.

Amolk Brar, Lab Director



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3621 S. Harbor Blvd. Suite 115

Santa Ana CA, 92704

Project: Family RV

Project Number: 25021-021054.00

Project Manager: Shannon Gillespie

Work Order No: 2105048

**Reported:**

05/14/2021 11:55

### Notes and Definitions

DET Analyte DETECTED

ND Analyte NOT DETECTED at or above the practical quantitation limit (PQL)

NR Not Reported

dry Sample results reported on a dry weight basis

RPD Relative Percent Difference

# **APPENDIX D**

## **PRELIMINARY DRAINAGE REPORT**

**Preliminary Drainage Report  
for**

**19380 Monterey Road**

City of Morgan Hill,  
Santa Clara County, California

November 2021

**Prepared for:**

**DeNova Homes, Inc.**  
1500 Willow Pass Court  
Concord CA, 94520

**Prepared By:**



8055 Camino Arroyo  
Gilroy, CA 95020  
(408) 848-0300  
Project Manager: Chris Patton  
Project No.: 212008

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  - 4. Preliminary Stormwater Control Plan
- C. 100-year Retention Analysis Results
- D. Performance Requirement Certifications and Checklists
- E. Geotechnical Investigation
- F. Storm Chamber Maintenance

## **References**

1. Akel Engineering Group, Inc., *City of Morgan Hill Storm Drainage System Master Plan*, September 2018
2. City of Gilroy, Morgan Hill, and County of Santa Clara *Stormwater Management Guidance Manual for Low Impact Development and Post-Construction Requirements*. June 2015.
3. Central Coast Regional Water Quality Control Board, *Resolution No. R3-2013-0032: Approving Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast Region*. July 12, 2013
4. Natural Resources Conservation Service, *Web Soil Survey 2.0*, [websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx](http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx)
5. California Stormwater Quality Association, *Stormwater Best Management Practice Handbook: New Development and Redevelopment*. January 2003
6. County of Santa Clara, *Drainage Manual*. 2007
7. Stevens Ferrone Bailey, *Geotechnical Investigation 19380 Monterey Road Morgan Hill, California*. August 17, 2021.

## **1 Project Information**

### **1.1 Purpose of the Report**

This report has been prepared to describe site hydrology and stormwater requirements for the 19380 Monterey Road development project. This report is limited to a discussion of pre-project and post-project drainage patterns, preliminary hydrology, hydraulic calculations for retention facilities, and a preliminary design of stormwater control measures that can be used to meet Central Coast Regional Water Quality Control Board (CCRWQCB) post-construction requirements. This Preliminary Drainage Report is prepared in conjunction with the SB 330 Design Review and Vesting Tentative Map for, "19380 Monterey Road" to demonstrate how the project "could" comply with the City's current stormwater requirements if the project was entitled without further modifications by the approving authority or project Applicant. The preliminary design and Preliminary Drainage Report is conceptual in nature and are not intended to represent the final design. The final design of all stormwater management infrastructure including size, type and location, will be subject to the final site plan, site specific geotechnical investigations, and final design of the construction documents.

In addition to detention requirements typically required by the City of Morgan Hill for new development projects, the CCRWQCB adopted Resolution R3-2013-0032 for approving Post-Construction Stormwater Management Requirements for Development Projects in the Central Coast Region. This resolution went into effect on March 6, 2013. The City of Gilroy, City of Morgan Hill and Santa Clara County have jointly developed post-construction stormwater control standards in order to meet the requirements of this resolution. All new and redevelopment projects within the City shall be designed in accordance with the City's "Stormwater Management Guidance Manual for Low Impact Development and Post-Construction Requirements" (Guidance Manual).

The post-construction stormwater requirements apply to all new development and redevelopment projects that create and/or replace 2,500-square feet or more of impervious area. Qualifying developments are required to apply Low Impact Development (LID) techniques and incorporate Stormwater Control Measures (SCM) and Best Management Practices (BMP) to the maximum extent practicable to minimize the impacts of urban runoff on receiving waters and to promote healthy watersheds. These developments are also required to prepare and implement a *Stormwater Control Plan* (SWCP) to detail how runoff and associated water quality impacts resulting from the development will be controlled or managed. The SWCP is required to be prepared under the direction of a Professional Civil Engineer in the State of California, and shall provide sufficient information to evaluate the environmental characteristics of the project area, potential impacts of the proposed development on water resources, and the effectiveness and applicability of measures proposed for managing stormwater runoff.

### **1.2 Project Description**

The proposed project implements the redevelopment of an existing RV sales and storage facility into a condominium style townhouse residential development. The preliminary site plan proposes 93 townhouse units in 20 buildings, and includes streets, utilities, landscaping, and common open space

areas. The site is generally bounded by Monterey Road to the southwest, an existing commercial facility to the northwest, a mobile home park to the northeast, and single-family homes and a commercial facility to the southeast.

Refer to Table 1.1 for more information.

**Table 1.1 – General Project Information**

Project Information	Description
Project Name	19380 Monterey Road
Applicant	DeNova Homes 1500 Willow Pass Court Concord, CA 94520
Project Location	19380 Monterey Road, Morgan Hill, CA
APN	726-42-001, 002
Zoning Designation	Mixed Use Flex (MU-F)
Existing Land Use	RV sales and storage
Proposed Land Use	Multi-family Residential
Property Area	4.62 acres
Watershed Management Zones	1
Design Storm Frequency and Depth	95 <sup>th</sup> 24-hour storm; Rainfall Depth = 1.7-inches 2-year 24-hour storm; Rainfall Depth = 2.34-inches 10-year 24-hour storm; Rainfall Depth = 3.98-inches 25-year 24-hour storm; Rainfall Depth =4.78-inches 100-year 24-hour storm; Rainfall Depth =5.93-inches

### 1.3 Pre-Project Drainage Patterns & Conveyance

The site is presently used as an RV storage and sales facility with several existing buildings, asphalt driveways and parking lots, and gravel parking lots. The site generally slopes from east to west at a slope of approximately 0.005 ft/ft. Although the residential development to the east of the property (Madrone Mobile Estates) slopes towards the project site, the runoff is collected in a storm drain system on the Madrone Mobile Estates property and eventually discharges into the storm drain system on Burnett Avenue. NRCS classifies the underlying soils as Hydraulic Soil Group (HSG) B and C with approximately one third of the site comprised of HSB B, and two-thirds comprised of HSG C. Stevens Ferrone & Bailey prepared a Geotechnical Investigation for the project that include four in-situ infiltration tests [Ref. 7]. The tests were performed to a depth of approximately 6 or 7 feet below the existing ground surface, and utilized a double ring infiltrometer to perform the infiltration test. Stabilized infiltration rates varied from 90 in/hr to 66 in/hr for the worst test indicating that the sites soils have a high capacity for water absorption.

The sites hydrology is primarily attributed to Incident rainfall that falls on the property which generally sheet flows towards Monterey Road. No substantial storm drain infrastructure exists on-site or within the vicinity of the project. Limited existing on-site storm drain consists of one or two storm drain inlets with 3 to 4 inch outflow pipes. The existing storm drain is generally expected to flow to Monterey Road via thru-curb drains or bubbler inlets. Stormwater reaching Monterey Road

flows in the gutter of the northbound lane until reaching a curb inlet at the intersection of Burnett Avenue and Monterey Road. The Burnett Storm drain outfalls to a ditch along the west side of Monterey Road. This ditch is not shown on the City's Storm Drain Master Plan. Based on conversations with the City's engineers, the ditch does not have very much capacity, and the intersection of Burnett Avenue and Monterey Road has had flooding issues for some time. Due to the lack of downstream storm drain infrastructure in the vicinity of the project, the City recommends the project retain the 100-year 24-hours storm event on-site.

The site is located in Zone X "Other Flood Areas" identified on FEMA Flood Insurance Rate Map (FIRM) Panel Number 06085C0441H. Flood Zone X is defined as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot with drainage areas less than 1 square mile; and areas protected by levees from 1% annual change flood. The City of Morgan Hill does not have any specific requirements for projects located in Flood Zone X.

#### 1.4 Post-Project Drainage Patterns & Conveyance

Development project have the potential to impact water quality, and increase runoff volumes that can affect downstream receiving waters. In order to mitigate for the impact of development, an underground retention facility is proposed to treat and infiltrate runoff generate by the project.

The proposed development will increase the impervious area on site by approximately 16% as a result of the construction of townhouse apartment buildings, streets and driveways, parking areas, and sidewalks. Pursuant to City Design Objective Standard No. 60, the public sidewalk along Monterey Road will be directed into the landscape planter strip before entering the Monterey Road public storm drain system. Stormwater runoff generated on site will be collected in inlets and flow into a new on-site storm drain system consisting of 15-inch and smaller storm drain pipes. The storm drain will flow into towards the center of the site where an underground Storm Chamber system is proposed. The Storm Chamber system will be located below a common open space area. Due to a lack of downstream storm drain infrastructure, there will be no downstream connection and the underground retention facility will be sized for the 100-year 24-hour storm event. The project will be design such that any overflow from the system will overland release to Monterey Road consistent with the existing condition drainage patterns. Refer to Table 1.2 for a summary of the pre- and post-development impervious area calculation.

**Table 1.2 – Pre vs. Post-Project Impervious Area Calculation**

Condition	Total Tributary Area (ac)	Percent Impervious %	Runoff Coefficient C
Pre-Development	4.62	59%	0.58
Post-Development	4.62	75%	0.72

## **2 Preliminary Stormwater Treatment Evaluation**

Stormwater control measures (SCMs), Low Impact Development (LID) site design strategies, and source control measures shall be used to reduce runoff volume, peak flow, and pollutant loadings. All SCMs selected for the improvements shall comply with the CCRWQCB Resolution R3-2013-0032

### **2.1 Performance Requirement Assessment**

The Central Coast Resolution R3-2013-0032 establishes five distinct performance requirements based on the size and location of the project. The performance requirements that apply to the project are listed below, based on Watershed Management Zone 1. Refer to Resolution R3-2013-0032 for complete performance requirement details.

**Performance Requirement No. 1:** The project shall implement LID site design and runoff reduction strategies.

**Performance Requirement No. 2:** The project shall implement onsite stormwater quality treatment measures that promote infiltration, harvesting and use, and/or evapotranspiration for the runoff generated by the 85<sup>th</sup>% 24-hour storm. Where infiltration is infeasible, the project shall implement biofiltration or non-retention based treatment systems.

**Performance Requirement No. 3:** The project shall prevent offsite discharge from events up to the 95<sup>th</sup>% 24-hour rainfall event via optimizing infiltration. When infiltration is infeasible, the project shall devote no less than 10% of the site equivalent impervious surface area to retention based SCMs.

**Performance Requirement No. 4:** The project shall demonstrate that post-development stormwater runoff peak flows discharged from the site do not exceed pre-project peak flows for the 2- through 10-year storm events. In addition, the project will mitigate post-project peak flows for the 25-year storm event per City of Morgan Hill requirements.

**Infiltration Feasibility:** Infiltration is considered feasible for the project due to the high site specific infiltration rates. As a result, the project SCM's will be designed to promote infiltration of runoff from the applicable design rain events.

### **2.2 LID Site Design Strategies (Performance Requirement No. 1)**

The following LID strategies may be used in the development to comply with post-construction stormwater management requirements:

- **Limit Impervious Surfaces** – Limiting impervious surface has the benefit of reducing stormwater runoff volume, peak flow, and pollutant concentration by increasing pervious areas and landscaping to promote infiltration and evapotranspiration.
- **Disconnect Impervious Surfaces** – The project can disconnect impervious surfaces (street pavement, hardscape, etc.) by directing impervious surface runoff to downstream stormwater BMP's where feasible.

- Landscaping Design – The project may incorporate large canopy trees and shrubs where possible to promote evapotranspiration and to provide shade. The project may also incorporate drought resistant plants and efficient irrigation methods to minimize water use and avoid nuisance water as a result of excessive irrigation.

### 2.3 Preliminary Stormwater Control Measure Selection

The SCMs described in Table 2.1 have been identified as applicable for use in the development based on the opportunities and constraints identified in Section 1.4 of this PSWCP.

**Table 2.1 – Potential Stormwater Control Measures**

BMP/SCM	Description
Self-Treating Areas	A Self-treating area is an area that treats rain by falling on itself only, by ponding, infiltration and evapotranspiration. Self-treating areas are flat or slightly concave and are comprised of all pervious surfaces landscaped with natural or LID appropriate vegetation. They do not accept runoff from adjacent impervious areas.
Underground Infiltration Facilities	An underground storage facility with an open bottom sized to retain and infiltrate a pre-defined volume of runoff within a reasonable drawdown time (e.g., 48 hours). The facility may be designed to be on-line or off-line with a diversion structure and/or overflow release mechanism. This type of facility is considered a direct infiltration facility and is generally only applicable when seasonal high groundwater is greater than 10-feet below subgrade elevation and infiltration rates are higher than 0.5 in/hr. Drawdown times are recommended to be 48-hours or less. Although not currently proposed for the residential site, underground infiltration facilities may be an option to help the future medical site meet the runoff retention requirement.

## 2.4 Potential Source Control Measures

The most effective way to reduce stormwater runoff pollution is to manage pollutants at the source as opposed to further downstream. The stormwater source control measures listed in Table 2.2 may be implemented with the Project.

**Table 2.2 – Potential Source Control Measures**

Potential Source	BMP Description
Landscape Management	Ongoing management consistent with the <i>CASQA Stormwater Best Management Practice Handbook: New Development and Redevelopment</i> BMPs SD-10 & SD-12, including limiting pesticide and fertilizer usage and minimizing irrigation and runoff.
BMP Maintenance	Property owner is responsible for the inspection and maintenance of structural BMPs consistent with the SWCP and CCRWQCB Resolution R3-2013-0032 requirements.
Litter Control	Litter should be routinely picked up and properly disposed. If necessary, signage should be installed in common areas to discourage littering.
Drain Inlet Inspection	All inlets should be marked with “No Dumping - Flows to Bay” or similar message. Property owner is responsible for inspection and maintenance of all privately owned drain inlets and storm drains.
Street Sweeping	Streets and parking areas should be swept weekly, weather permitting, and prior to the rainy season.
Vehicle Fueling	Vehicle fueling should be prohibited on site.
Outdoor Pesticide Use	Where possible, pest resistant plants should be used. Planting for SCMs should be selected to be appropriate for the soil and moisture conditions. Landscaping should be maintained using integrated pest management principles with minimal or no use of pesticides.
Material Storage	Outdoor material should be prohibited on site.

### **3 Preliminary Design of Stormwater Control Measures**

#### **3.1 Drainage Management Area Description**

The 4.6-acre property is divided into one (1) discrete Drainage Management Areas (DMAs) based on the conceptual site grading and improvements for the purposes of the selection and sizing of Stormwater Control Measures (SCMs).

Refer to Figure 4 in Appendix B for the location of Drainage Management Areas.

#### **3.2 Performance Requirement No. 2: Stormwater Quality Treatment**

The proposed post-construction stormwater management facilities will be sized to retain the 100-year 24-hour rainfall event via optimizing infiltration. Since the 100-year 24-hour rainfall depth (5.93-inches) is greater than the 85<sup>th</sup> 24-hour rainfall depth (1.1-inches) required for stormwater quality treatment, the facilities will meet the requirements for stormwater quality treatment.

#### **3.3 Performance Requirement No. 3: Runoff Retention**

The proposed post-construction stormwater management facilities will be sized to retain 100-year 24-hour event via optimizing infiltration. Since the 100-year 24-hour rainfall depth (5.93-inches) is greater than the 95<sup>th</sup> 24-hour rainfall depth (1.7-inches) required for runoff retention, the proposed facilities will meet the requirements for runoff retention.

#### **3.4 Performance Requirement No. 4: Peak Flow Management**

An underground retention facility is proposed as the main stormwater control measure for the site sized to achieve full retention of the 100-year 24-hour storm event. A *CivilStorm* computer model was used to perform hydraulic routing through the proposed system. The SCS curve number method was used to calculate runoff volume for the 100-year storm event. Curve Numbers were selected from the Santa Clara County Drainage Manual Table E-1 [Ref. 6], based on hydraulic soil group, land cover, and impervious area. Refer to Table A.2 and A.3 in Appendix A for the drainage area and associated Curve Number tabulations. Rainfall depths and intensities for the respective design storms were determined based on the Santa Clara County Drainage Manual [Ref. 6] for a mean annual precipitation (MAP) of 21-inches as detailed in Tables A.4 and A.5 in Appendix A.

The SCS dimensionless unit hydrograph was used in the hydrologic modeling to estimate hydrograph shape and response to loss parameters. The key parameter for the SCS dimensionless unit hydrograph is lag time, which can be expressed as a function of time of concentration. The times of concentration can be calculated using the discrete flow path method, but were assumed to be 20 minutes for the purpose of this preliminary report.

The preliminary stormwater Control Measures (SCMs) for the project were sized to meet the Runoff Retention requirement through the Routing Method described in the CCRWQCB Resolution. The 100-year 24-hour runoff volume was calculated for each DMA using *CivilStorm* computer model, *CivilStorm* was then used to perform the routing analysis to determine if the proposed SCMs provided

sufficient storage volume to infiltrate the full 100-year 24-hour runoff volume without overflowing. The following parameters were used in the routing method analysis:

- Hydrograph Analysis Method: NRCS Curve Number
- Pond Routing Method: Storage-Indication
- Design infiltration Rate: See Table 3.1 for design infiltration rates.
- Rainfall Distribution: Santa Clara County Rainfall Distribution
- Time of Concentration: Assumed 20 minutes per City of Morgan Hill minimum roof to gutter
- Time Increment: 0.08 hours

A design infiltration rate was selected for each SCM by applying a safety factor to the site specific infiltration test performed by SFB [Ref. 7]. Safety factors were applied to lowest in-situ rates using a minimum safety factor of 2.0 per CCRWQCB recommendations. See Table 3.1 for the design infiltration rate calculation. A description of the SCMs for each DMA is provided in Section 3.4. See Figure 4 for the SCM site map and associated tributary areas.

**Table 3.1 – Design Infiltration Rate Calculation**

DMA 1	Lowest Measured Infiltration Rate (in/hr)	Safety Factor	Design Infiltration Rate (in/hr)
Test (T-1)	66	2.0	33

The NDS StormChamber Model SC-34E was used in the analysis. The Chambers were configured into 4 rows of 17 to 18 chambers for a total of 70-chamber units. A pre-treatment facility will be proposed upstream of the underground retention facility to remove suspended solids, oil, debris, and sediment. The Contech CDS unit, or an approved equal is preliminarily selected as the pre-treatment device for the underground system. Refer to Table 3.2 for the chamber parameters, and Table 3.3 for the Peak Flow Management Analysis Results. A detail of the pre-treatment structure is shown on Figure 4.

**Table 3.2 – Preliminary StormChamber Parameters**

SCM Type	Model ID	Number of Chambers	Chamber Footprint (SF)	Chamber Volume (CF)	Total 100-Year Inflow Volume (CF)	Total 100-Year Infiltration Volume (CF)
StormChamber	SC-34E	70	3,380	8040.5	85,170	85,170

Notes:

1. Results of the CivilStorm model conclude the preliminary StormChamber configuration can infiltrate the 100-year

**Table 3.3 Preliminary Peak Flow Management Results**

Condition	Total Area (ac)	Impervious Area (ac)	% Impervious	Peak Flow (cfs)			
				2-Year	10-Year	25-Year	100-Year
Existing	4.62	2.8	60%	2.73	5.64	6.95	8.83
Developed	4.62	3.6	77%	0.0	0.0	0.0	0.0

### 3.5 Conclusion

The results of the CivilStorm model conclude that the proposed preliminary StormChamber layout can retain the 100-year 24-hour storm event resulting from the preliminary site layout. As a result of retaining the 100-year 24-hour storm event on-site, the proposed underground retention system will meet all applicable CCRWQCB Performance Requirements. In addition, the underground retention system should help to alleviate the existing Monterey Road flooding issues, since the existing site contributes stormwater to Monterey Road for the 2-year through 100-year storm events, whereas, the proposed development condition is designed to retain stormwater up through the theoretical 100-year 24-hour storm event. Therefore, the project meets all City of Morgan Hill stormwater drainage requirements including Objective Standard No. 59. Additional flood analysis shall not be necessary.

# **Appendix A**

## **SCM & Hydrology Calculations**

**Project Name:** 19380 Monterey Road  
**Project Location:** Morgan Hill, CA  
**Date:** November 2021

**Project Information**

Area =	201,340 ft <sup>2</sup>	<i>Total project area</i>
Existing Impervious Area =	119,460 ft <sup>2</sup>	
	59%	<i>Existing Percent impervious area</i>
Ex Imperv Area To Remain =	0 ft <sup>2</sup>	<i>Total existing impervious surface to remain</i>
Replaced Imperv Area =	119,460 ft <sup>2</sup>	<i>Total existing impervious surface to be replaced as part of project</i>
New Imperv Area =	36,120 ft <sup>2</sup>	<i>Total new impervious surface to be installed as part of project</i>
Total Impervious Area =	155,580 ft <sup>2</sup>	<i>Total project impervious area</i>
	77%	<i>Percent impervious area</i>
Water Management Zone =	1	

**Performance Requirements**

- No. 1 = Implement site design and runoff reduction strategies
- No. 2 = Provide water quality treatment for 85% storm event
- No. 3 = Prevent offsite discharge from events up to the 95th% storm event via optimizing infiltration
- No. 4 = Reduce peak flows to pre-project levels for 2-yr through 10-yr storm events
- No. 5 = Reduce peak flows to pre-project levels for 25-year storm event

**Rainfall Design Information**

MAP =	21.0 in	<i>Mean Annual Precipitation</i>
P <sub>85%</sub> =	1.1 in	<i>85th% 24-hr rainfall depth</i>
P <sub>95%</sub> =	1.7 in	<i>95th% 24-hr rainfall depth</i>

**Soil Type Design Information**

Site HSG =	B/C	<i>NRCS Hydrologic Soil Group Classification</i>
Infiltration Rate T-1 =	66 in/hr	<i>SFB In-situ infiltration testing dated August 17, 2021</i>
Infiltration Rate T-2 =	72 in/hr	<i>SFB In-situ infiltration testing dated August 17, 2022</i>
Infiltration Rate T-3 =	72 in/hr	<i>SFB In-situ infiltration testing dated August 17, 2023</i>
Infiltration Rate T-4 =	90 in/hr	<i>SFB In-situ infiltration testing dated August 17, 2024</i>
Safety Factor=	2	
Design Infiltration Rate=	33 in/hr	<i>Safety Factor Applied to lowest in-situ test result</i>

**Project Name:** 19380 Monterey Road  
**Project Location:** Morgan Hill, CA  
**Date:** November 2021

**Table A.1 95% Rainfall Depth Runoff Retention Volume**

**Runoff Retention Volume Calculation**

DMA	Area (SF)	Total New Impervious Surface (SF)	Replaced Impervious Surface (SF)	Total Pervious Surface (SF)	Impervious Area Credit for Redevelopment (SF)	Drainage Area Minus Credit (SF)	% Impervious	Runoff Coefficient	95th% Volume, V <sub>95</sub> (ft <sup>3</sup> )	85th% Volume, V <sub>85</sub> (ft <sup>3</sup> )	Required Volume, V <sub>95</sub> or V <sub>85</sub> (ft <sup>3</sup> )
1	201,340	155,580	119,460	45,760	59,730	141,610	77%	0.57	11,399	10,487	11,399

**Governing Equations:**

$$V_{95} = \frac{C * P_{95} * A}{12}$$

V<sub>95</sub> = 95% Rainfall Depth Runoff Retention Volume (ft<sup>3</sup>)

$$C = 0.858i^3 - 0.78i^2 + 0.774i + 0.04$$

$$P_{95} = 1.70$$

A = drainage area (ft<sup>2</sup>)

i = % impervious

$$\text{Area} = \frac{V_{95} * 12}{D_p + D_{BSM} * R_{BSM} + D_G * R_G}$$

Area = Design SCM area based on 95% runoff retention volume (ft<sup>2</sup>)

D = SCM Layer depth (in)

R = SCM Layer porosity (in)

$$T_D = \frac{V_{95} * 12 * SF}{I * \text{Area}}$$

T<sub>D</sub> = Drawdown time (hr)

A = Available SCM area (ft<sup>2</sup>)

I = 33.0 Infiltration Rate (in/hr)

**Project Name:** 19380 Monterey Road  
**Project Location:** Morgan Hill, CA  
**Date:** November 2021

**Table A.2: SCS Method Loss Parameters for Pre-Development Conditions**

Area ID	Sub-Area Description	Area (Acres)	Imperv Area (Ac)	% Imperv	HSG	AMC II	AMC II-1/4		AMC II-1/2		
						Pervious CN	Pervious CN	Composite CN	Pervious CN	Composite CN	
Existing Site	Paved Lot	0.5	0.54	100.0%	B	98	98.5	98.0	99.0	98.0	NRCS Table 9-4
	Paved Lot	2.3	2.27	100.0%	C	98	98.5	98.0	99.0	98.0	NRCS Table 9-4
	Gravel	1.4	0.00	0.0%	B	85	87.5	87.5	90.0	90.0	
	Gravel	0.4	0.00	0.0%	C	89	91.0	91.0	93.0	93.0	
<b>Total</b>		<b>4.6</b>	<b>2.8</b>	<b>60.8%</b>	-	<b>93.2</b>	<b>94.5</b>	<b>94.2</b>	<b>95.7</b>	<b>95.1</b>	

**Table A.3: SCS Method Loss Parameters for Post-Development Conditions**

Area ID	Sub-Area Description	Area (Acres)	Imperv Area (Ac)	% Imperv	HSG	AMC II	AMC II-1/4		AMC II-1/2		
						Pervious CN	Pervious CN	Composite CN	Pervious CN	Composite CN	
Total Site	High Density Residential - Fair	1.73	1.3	77%	B	58	62.5	89.9	67.0	91.0	
		2.90	2.2	77%	C	71	75.0	92.8	79.0	93.7	
	Subtotal:	4.62	3.57	77%		66.1	70.3	91.7	74.5	92.7	
<b>Total</b>		<b>9.2</b>	<b>7.1</b>	<b>77.3%</b>	-	<b>66.1</b>	<b>70.3</b>	<b>91.7</b>	<b>74.5</b>	<b>92.7</b>	

Notes:

1. CN value for impervious or paved surfaces = 98
2. CN's per County of Santa Clara Drainage Manual, 2007, Table E-1.
3. AMC II-1/4 used for 2-yr storm. AMC II-1/2 used for 10-yr to 100-yr storms.

Project Name: 19380 Monterey Road  
 Project Location: Morgan Hill, CA  
 Date: November 2021

**Table A.4: Rainfall Depths**

MAP = 21 inches

Return Period	Duration (hr)	$A_{T,D}^2$	$B_{T,D}^2$	$x_{T,D}$ (in)
2-yr	24	0.314185	0.096343	<b>2.34</b>
5-yr	24	0.474528	0.136056	<b>3.33</b>
10-yr	24	0.567017	0.162550	<b>3.98</b>
25-yr	24	0.675008	0.195496	<b>4.78</b>
50-yr	24	0.747121	0.219673	<b>5.36</b>
100-yr	24	0.814046	0.243391	<b>5.93</b>

TDS Regional Equation<sup>1</sup>:

$$x_{T,D} = A_{T,D} + (B_{T,D} * MAP)$$

$x_{T,D}$  = precipitation depth (in)

$A_{T,D}$  = dimensionless coefficient

$B_{T,D}$  = dimensionless coefficient

MAP = Mean Annual Precipitation (in)

Rainfall Intensity<sup>1</sup>:

$$i_{T,D} = x_{T,D} / D$$

$i_{T,D}$  = rainfall intensity (in/hr)

$x_{T,D}$  = precipitation depth (in)

D = storm duration (hrs)

**Table A.5: Rainfall Intensities**

$T_C$ (min)	$T_C$ (hr)	2-year				5-year				10-year			
		$A_{T,D}^2$	$B_{T,D}^2$	$x_{T,D}$ (in)	$i_2$ (in/hr)	$A_{T,D}^2$	$B_{T,D}^2$	$x_{T,D}$ (in)	$i_5$ (in/hr)	$A_{T,D}^2$	$B_{T,D}^2$	$x_{T,D}$ (in)	$i_{10}$ (in/hr)
5	0.083	0.120194	0.001385	0.15	<b>1.79</b>	0.170347	0.001857	0.21	<b>2.51</b>	0.201876	0.002063	0.25	<b>2.94</b>
10	0.167	0.166507	0.001956	0.21	<b>1.25</b>	0.228482	0.002758	0.29	<b>1.72</b>	0.258682	0.003569	0.33	<b>2.00</b>
15	0.25	0.176618	0.003181	0.24	<b>0.97</b>	0.250029	0.004036	0.33	<b>1.34</b>	0.294808	0.004710	0.39	<b>1.57</b>
30	0.5	0.212497	0.005950	0.34	<b>0.67</b>	0.307588	0.007082	0.46	<b>0.91</b>	0.367861	0.007879	0.53	<b>1.07</b>
60	1	0.253885	0.010792	0.48	<b>0.48</b>	0.357109	0.013400	0.64	<b>0.64</b>	0.427723	0.014802	0.74	<b>0.74</b>
120	2	0.330848	0.019418	0.74	<b>0.37</b>	0.451840	0.024242	0.96	<b>0.48</b>	0.522608	0.027457	1.10	<b>0.55</b>
180	3	0.374053	0.027327	0.95	<b>0.32</b>	0.512583	0.034359	1.23	<b>0.41</b>	0.591660	0.038944	1.41	<b>0.47</b>
360	6	0.425178	0.045735	1.39	<b>0.23</b>	0.554937	0.060859	1.83	<b>0.31</b>	0.625054	0.070715	2.11	<b>0.35</b>
720	12	0.409397	0.069267	1.86	<b>0.16</b>	0.562227	0.094871	2.55	<b>0.21</b>	0.641638	0.111660	2.99	<b>0.25</b>
1440	24	0.314185	0.096343	2.34	<b>0.10</b>	0.474528	0.136056	3.33	<b>0.14</b>	0.567017	0.162550	3.98	<b>0.17</b>
2880	48	0.444080	0.134537	3.27	<b>0.07</b>	0.692427	0.187173	4.62	<b>0.10</b>	0.832445	0.221820	5.49	<b>0.11</b>
4320	72	0.447104	0.159461	3.80	<b>0.05</b>	0.673277	0.224003	5.38	<b>0.07</b>	0.810509	0.265469	6.39	<b>0.09</b>
$T_C$ (min)	$T_C$ (hr)	25-year				50-year				100-year			
		$A_{T,D}^2$	$B_{T,D}^2$	$x_{T,D}$ (in)	$i_{25}$ (in/hr)	$A_{T,D}^2$	$B_{T,D}^2$	$x_{T,D}$ (in)	$i_{50}$ (in/hr)	$A_{T,D}^2$	$B_{T,D}^2$	$x_{T,D}$ (in)	$i_{100}$ (in/hr)
5	0.083	0.230641	0.002691	0.29	<b>3.45</b>	0.249324	0.003241	0.32	<b>3.81</b>	0.269993	0.003580	0.35	<b>4.14</b>
10	0.167	0.287566	0.004930	0.39	<b>2.35</b>	0.300971	0.006161	0.43	<b>2.58</b>	0.315263	0.007312	0.47	<b>2.81</b>
15	0.25	0.348021	0.005594	0.47	<b>1.86</b>	0.384016	0.006315	0.52	<b>2.07</b>	0.421360	0.006957	0.57	<b>2.27</b>
30	0.5	0.443761	0.008719	0.63	<b>1.25</b>	0.496301	0.009417	0.69	<b>1.39</b>	0.553934	0.009857	0.76	<b>1.52</b>
60	1	0.508791	0.016680	0.86	<b>0.86</b>	0.568345	0.017953	0.95	<b>0.95</b>	0.636608	0.019201	1.04	<b>1.04</b>
120	2	0.612629	0.031025	1.26	<b>0.63</b>	0.672662	0.033694	1.38	<b>0.69</b>	0.732944	0.036193	1.49	<b>0.75</b>
180	3	0.689252	0.044264	1.62	<b>0.54</b>	0.754661	0.048157	1.77	<b>0.59</b>	0.816471	0.051981	1.91	<b>0.64</b>
360	6	0.693566	0.083195	2.44	<b>0.41</b>	0.740666	0.092105	2.67	<b>0.45</b>	0.776677	0.101053	2.90	<b>0.48</b>
720	12	0.725892	0.132326	3.50	<b>0.29</b>	0.779967	0.147303	3.87	<b>0.32</b>	0.821859	0.162184	4.23	<b>0.35</b>
1440	24	0.675008	0.195496	4.78	<b>0.20</b>	0.747121	0.219673	5.36	<b>0.22</b>	0.814046	0.243391	5.93	<b>0.25</b>
2880	48	0.989588	0.264703	6.55	<b>0.14</b>	1.108358	0.295510	7.31	<b>0.15</b>	1.210895	0.325943	8.06	<b>0.17</b>
4320	72	0.967854	0.316424	7.61	<b>0.11</b>	1.075643	0.353143	8.49	<b>0.12</b>	1.175000	0.389038	9.34	<b>0.13</b>

**Table A.6: Precipitation Depth & Distribution Worksheet for 24-Hour, 5-Minute Pattern**

Time	Fraction of Total Rainfall MAP (inches) <sup>3</sup>			Design MAP <sup>4</sup>
	15	20	30	21
0:00	0.1412	0.1482	0.1558	<b>0.1490</b>
1:00	0.1294	0.1358	0.1429	<b>0.1365</b>
2:00	0.3080	0.3223	0.2945	<b>0.3195</b>
3:00	0.5667	0.5930	0.6214	<b>0.5958</b>
4:00	0.5051	0.5285	0.5538	<b>0.5310</b>
5:00	0.5272	0.5266	0.5324	<b>0.5272</b>
6:00	4.7600	4.0600	3.2950	<b>3.9835</b>
6:10	1.5540	1.2750	0.9700	<b>1.2445</b>
6:30	1.0850	1.0169	0.9253	<b>1.0077</b>
7:00	0.5177	0.5229	0.5263	<b>0.5232</b>
8:00	0.2763	0.2860	0.3410	<b>0.2915</b>
9:00	0.2302	0.2384	0.2478	<b>0.2393</b>

10:00	0.3223	0.3337	0.3469	<b>0.3350</b>
11:00	0.3799	0.3933	0.4089	<b>0.3949</b>
12:00	0.2878	0.2979	0.3098	<b>0.2991</b>
13:00	0.2993	0.3099	0.3222	<b>0.3111</b>
14:00	0.2118	0.2223	0.2338	<b>0.2235</b>
15:00	0.2353	0.2470	0.2597	<b>0.2483</b>
16:00	0.2118	0.2223	0.2338	<b>0.2235</b>
17:00	0.1177	0.1235	0.1299	<b>0.1241</b>
18:00	0.1530	0.1605	0.1688	<b>0.1613</b>
19:00	0.1647	0.1729	0.1818	<b>0.1738</b>
20:00	0.1412	0.1482	0.1558	<b>0.1490</b>
21:00	0.3412	0.3581	0.3766	<b>0.3600</b>
22:00	0.2706	0.2840	0.2987	<b>0.2855</b>
23:00	0.1412	0.1482	0.1558	<b>0.1490</b>
0:00	0.0000	0.0000	0.0000	<b>0.0000</b>

Notes:

1. TDS Regional Equation and Rainfall Intensity is consistent with Equations 3-3 and 3-4 in the Santa Clara County 2007 Drainage Manual.
2.  $A_{T,D}$  and  $B_{T,D}$  parameters taken from Tables B-1 and B-2 of the Santa Clara County 2007 Drainage Manual.
3. Mean Annual Precipitation (MAP) taken from Table D-1 of the Santa Clara County 2007 Drainage Manual.
4. Design MAP taken from Figure A-2 "Mean Annual Precipitation Map - Santa Clara County" of the Santa Clara County 2007 Drainage Manual.

**Project Name:** 19380 Monterey Road  
**Project Location:** Morgan Hill, CA  
**Date:** Nov-21

**Underground Stormchambers Calculations**

Subgrade Elevation (ft)= 100  
 Infiltration Area (ft<sup>2</sup>)= 3380  
  
 Infiltration Flow (cfs) 2.58

NDS StormChamber SC-34E with 6" gravel above and below and 9" gravel between rows

Total # Chambers = 70
-----------------------

Elev (ft)	Cumm Volume (CF)
0.00	0
0.08	109.1
0.17	218.2
0.25	327.3
0.33	436.4
0.42	545.5
0.50	654.6
0.58	882.56
0.67	1110.94
0.75	1336.8
0.83	1561.4
0.92	1785.16
1.00	2008.08
1.08	2229.74
1.17	2450.56
1.25	2670.12
1.33	2888.42
1.42	3105.46
1.50	3321.24
1.58	3536.18
1.67	3749.02
1.75	3960.6
1.83	4170.5
1.92	4379.14

Elev (ft)	Cumm Volume (CF)
2.00	4585.26
2.08	4789.28
2.17	4991.2
2.25	5191.02
2.33	5387.9
2.42	5581.42
2.50	5772
2.58	5959.22
2.67	6142.66
2.75	6321.9
2.83	6496.52
2.92	6665.26
3.00	6827.7
3.08	6983
3.17	7126.54
3.25	7258.32
3.33	7385.9
3.42	7495
3.50	7604.1
3.58	7713.2
3.67	7822.3
3.75	7931.4
3.83	8040.5

# **Appendix B**

## **Figures**



**SITE VICINITY**  
NO SCALE



SCALE: 1"=2000'

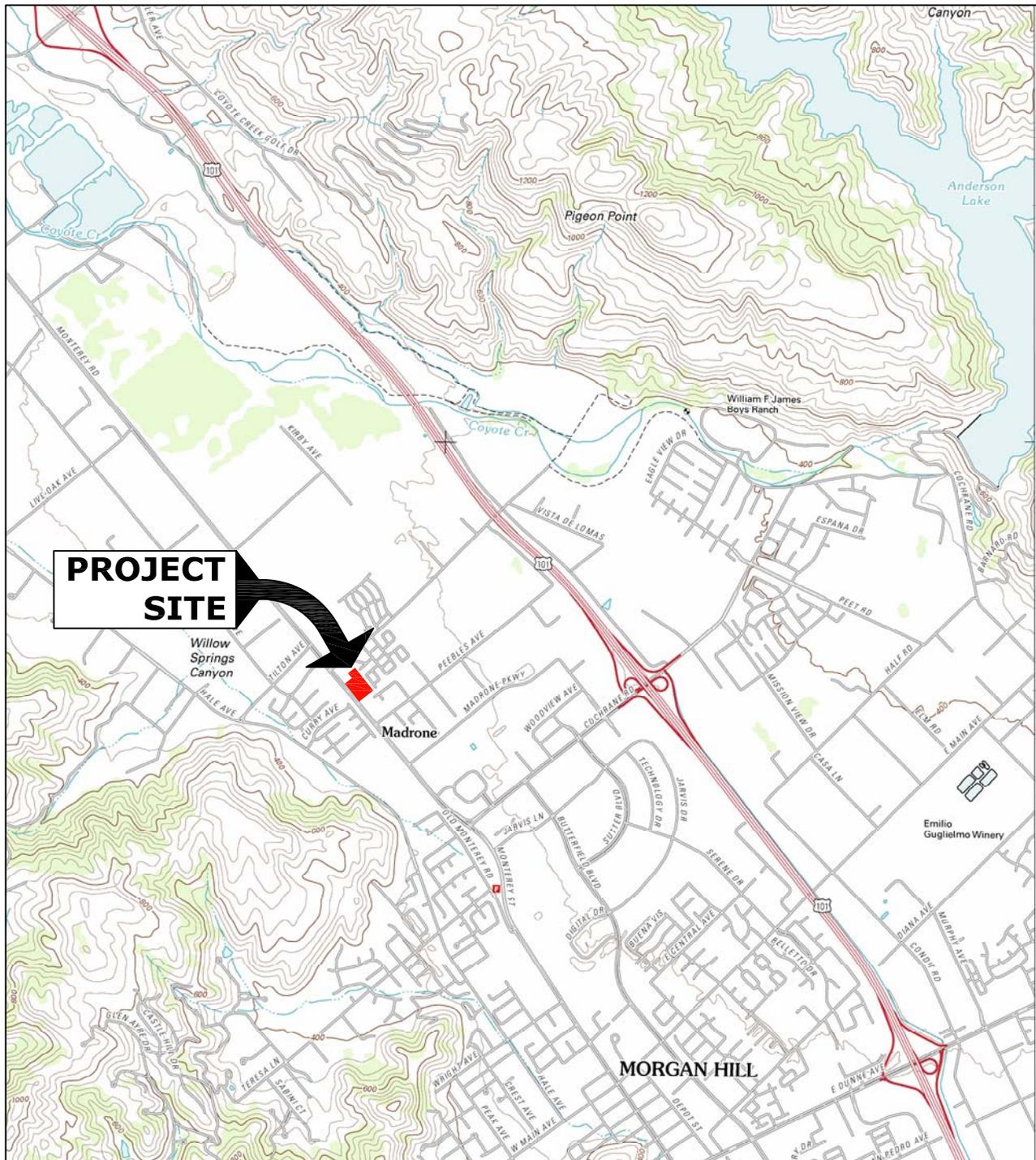
**FIGURE 1 - LOCATION MAP**  
**PRELIMINARY STORMWATER CONTROL PLAN**  
**19380 MONTEREY ROAD**  
**MORGAN HILL, CALIFORNIA**  
NOVEMBER 2021



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JOB NUMBER: 212008

SHEET 1 OF 1 SHEETS



SOURCE: PORTIONS OF USGS 7.5 MINUTE QUADRANGLE; GILROY, DATED 2012.

PLOT DATE: November 8, 2021  
 FILE PATH: W:\Jobs 21\212008 - Monterey RV, Morgan Hill\Drawings\Prelim\Studies & Calculations\Storm\Figures\Fig.2 - Existing Conditions.dwg



**ASSESSOR'S PARCEL NUMBER:**  
 726-42-001 & 726-42-002

**GROSS PARCEL SIZE:**  
 4.62 ACRES +/-

**CURRENT GENERAL PLAN LAND USE DESIGNATIONS:**  
 MIXED USE FLEX

**CURRENT ZONING:**  
 MIXED USE FLEX

**BASIS OF BEARINGS:**

SANTA CLARA VALLEY WATER DISTRICT BENCHMARK DISK, BM1067, USCGS BRASS DISK "R19"; AT RAILROAD TRACKS FOR UNION PACIFIC RAILROAD (UPRR); 300 SOUTHEAST FROM COCHRAN ROAD ALONG OLD MONTEREY ROAD; OPPOSITE TO ADDRESS 18515 OLD MONTEREY ROAD; DISK IS ON TOP OF 1.7 FEET WIDE BY 8.5 FEET LONG CONCRETE HEADWALL ON NORTHWESTERLY SIDE OF TRACKS AND OVER 2 FEET DIAMETER STEEL PIPE CULVERT; 9.5 FEET SOUTHWESTERLY FROM THE MOST SOUTHWESTERLY RAIL FOR RAILROAD TRACKS; 37.5 FEET NORTHEASTERLY FROM TELEPHONE POLE NO. GT109368. CITY OF MORGAN HILL. ELEVATION(NAVD88) = 353.27 FEET.  
 \*\*\*CAUTION - THE HORIZONTAL LOCATION SHOWN IS NOT ACCURATE\*\*\*

**IMAGERY NOTE:**

AERIAL IMAGE PROVIDED BY GOOGLE EARTH AND 'BEST FIT' TO KNOWN CONDITIONS.

**LEGEND**

EXISTING	DESCRIPTION
---	BOUNDARY
- - -	SANITARY SEWER
---	WATER
○	MANHOLE
⊕	FIRE HYDRANT
⊙	STREET LIGHT

FIGURE 2 - EXISTING CONDITIONS  
 PRELIMINARY STORMWATER CONTROL PLAN  
 19380 MONTEREY ROAD  
 MORGAN HILL, CALIFORNIA  
 NOVEMBER 2021

**RJA**  
**RUGGERI-JENSEN-AZAR**  
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FIGURE 3 - NRCS SOIL CLASSIFICATIONS  
 PRELIMINARY STORMWATER CONTROL PLAN  
 19380 MONTEREY ROAD  
 MORGAN HILL, CALIFORNIA

NOVEMBER 2021



**RUGGERI-JENSEN-AZAR**

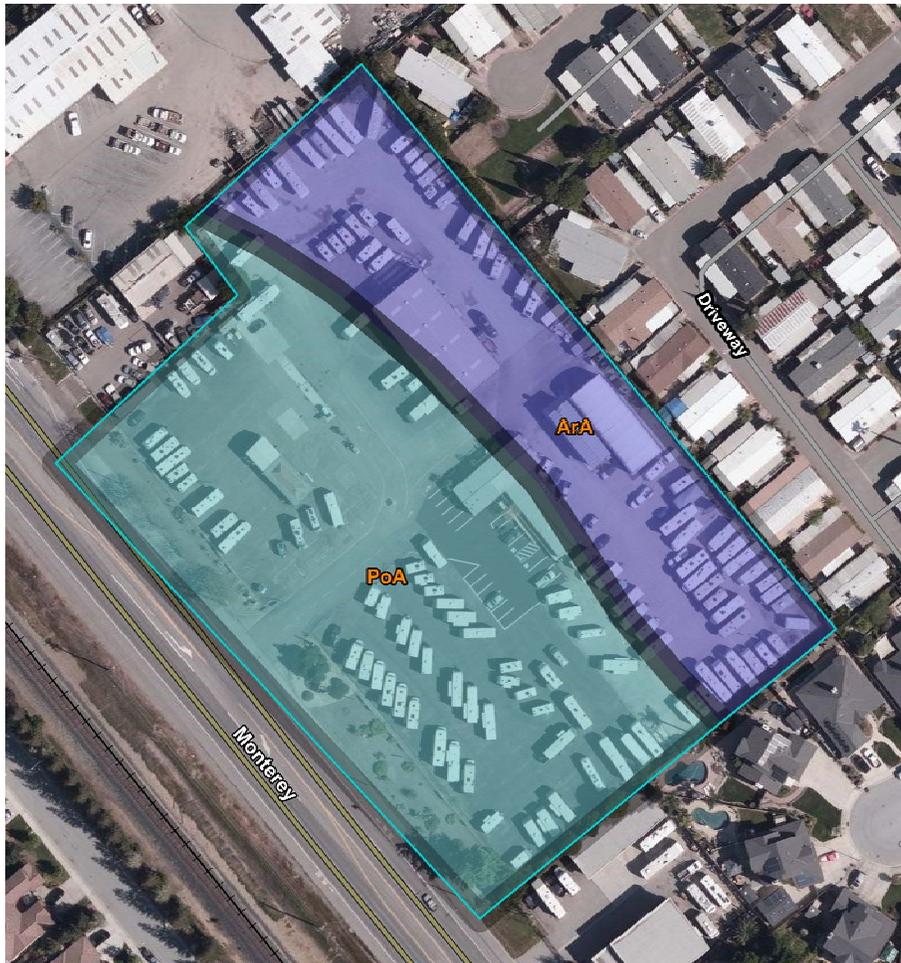
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JOB NUMBER: 212008

SHEET 1 OF 1 SHEETS

Map Unit Symbol	Map Unit Name	Rating	Saturated Hydraulic Conductivity (microm/s)	Percent of AOI
ArA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 14	B	8.9046	42%
PoA	Pleasanton loam, 0 to 2 percent slopes, MLRA 14	C	6.2107	58%



**MAP LEGEND**

Area of Interest (AOI)  
 Area of Interest (AOI)

- Soils**
- Soil Rating Polygons
    - A
    - A/D
    - B
    - B/D
    - C
    - C/D
    - D
    - Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features

- Streams and Canals
- Transportation
  - Rails
  - Interstate Highways
  - US Routes
  - Major Roads
  - Local Roads

Background

- Aerial Photography



SCALE: 1"=100'



# **Appendix C**

## **100-Year Retention Analysis Results**

**Scenario: Pre 100-yr**  
**Current Time Step: 0.250 h**  
**FlexTable: Catchment Table**

ID	Label	Outflow Element	Area (User Defined) (ft <sup>2</sup> )	Runoff Method	Loss Method	Unit Hydrograph Method	SCS CN	Volume (Total Runoff) (ft <sup>3</sup> )	Flow (Maximum) (cfs)
49	Existing Site	MH-1	201,339.000	Unit Hydrograph	SCS CN	SCS Unit Hydrograph	95.100	90,253.0	8.82

W:\Jobs 21\212008 - Monterey RV, Morgan Hill\Documents\Prelim\Studies and Calculations\Storm\Civil Storm\Monterey RV Existing Site.stsw

**Scenario: 100-Year Developed**  
**Current Time Step: 0.000 h**  
**FlexTable: Catchment Table**

ID	Label	Outflow Element	Area (User Defined) (ft <sup>2</sup> )	Runoff Method	Loss Method	Unit Hydrograph Method	SCS CN	Volume (Total Runoff) (ft <sup>3</sup> )	Flow (Maximum) (cfs)
32	19380 Monterey Road	Underground Retention Facility	201,339.000	Unit Hydrograph	SCS CN	SCS Unit Hydrograph	92.700	85,168.0	7.19

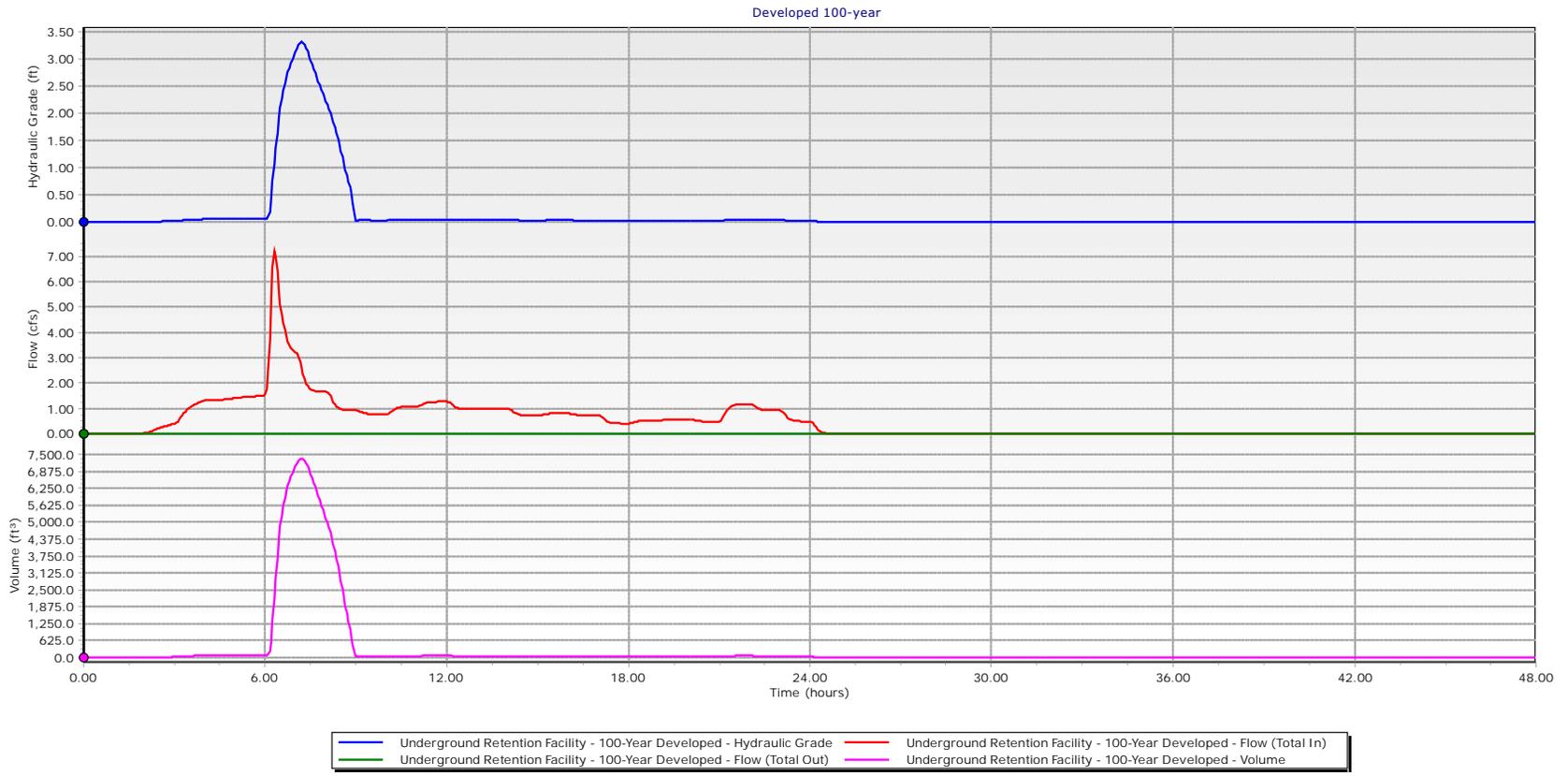
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**Scenario: 100-Year Developed**  
**Current Time Step: 0.000 h**  
**FlexTable: Pond Table**

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Label	Flow (Total In Maximum) (cfs)	Storage (Maximum) (ft <sup>3</sup> )	Hydraulic Grade (Maximum) (ft)	Time to Maximum Hydraulic Grade (hours)	Flow (Total Out) (cfs)	Is Overflowing?
Underground Retention Facility	7.19	7,356.1	3.31	7.200	0.00	False

W:\Jobs 21\212008 - Monterey RV, Morgan Hill\Documents\Prelim\Studies and Calculations\Storm\Civil Storm\Monterey RV  
Preliminary Hydrology Model.stsw



## **Appendix D**

### **Performance Requirement Certifications and Checklists**

STORM WATER MANAGEMENT GUIDANCE MANUAL CHECKLIST  
FOR  
PRELIMINARY STORMWATER MANAGEMENT PLAN

**PERFORMANCE REQUIREMENT NO. 1  
SITE DESIGN AND RUNOFF REDUCTION**

**CERTIFICATION**

<b>DESIGN STRATEGY</b>	<b>INCORPORATED?</b>
1. Limit disturbance of creeks and natural drainage features.	YES
2. Minimize compaction of highly permeable soils.	YES
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.	YES
c) Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas safely away from building foundations and footings.	YES
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.	

STORM WATER MANAGEMENT GUIDANCE MANUAL CHECKLIST  
FOR  
PRELIMINARY STORMWATER MANAGEMENT PLAN

<b>SOURCE CONTROL CHECKLIST</b>	
<b>ON-SITE SOURCE CONTROL MEASURES</b>	<b>INCORPORATED?</b>
Wash area/racks, drain to sanitary sewer <sup>1</sup>	<input type="checkbox"/>
Covered dumpster area, drain to sanitary sewer <sup>1</sup>	<input type="checkbox"/>
Sanitary sewer connection or accessible cleanout for swimming pool/spa/fountain <sup>1</sup>	<input type="checkbox"/>
Parking garage floor drains plumbed to sanitary sewer <sup>1</sup>	<input type="checkbox"/>
Fire sprinkler test water/condensate drain lines drain to landscape/sanitary sewer <sup>1</sup>	<input type="checkbox"/>
Interior floor drains/boiler drain lines plumbed to sanitary sewer	<input type="checkbox"/>
Beneficial landscaping/IPM (minimize irrigation, runoff, pesticides and fertilizers; promotes treatment)	<input checked="" type="checkbox"/>
Outdoor material storage protection	<input type="checkbox"/>
Covers, drains for loading docks, maintenance bays, fueling areas	<input type="checkbox"/>
Maintenance (pavement sweeping, catch basin cleaning, good housekeeping)	<input checked="" type="checkbox"/>
Storm drain labeling	<input checked="" type="checkbox"/>
Other <sup>2</sup> _____	<input type="checkbox"/>

Notes:

<sup>1</sup> Subject to sanitary sewer authority requirements.

<sup>2</sup> 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>

STORM WATER MANAGEMENT GUIDANCE MANUAL CHECKLIST  
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<b>PERFORMANCE REQUIREMENT NO. 2: WATER QUALITY TREATMENT CERTIFICATION</b>		
	<b>ON-SITE WATER QUALITY TREATMENT MEASURES (IN ORDER OF PRIORITY)</b>	<b>INCORPORATED?</b>
1.	<p>Low Impact Development (LID) Treatment Systems designed to retain stormwater runoff generated by the 85<sup>th</sup> percentile 24-hour storm. Stormwater Control Measures implemented (circle all that apply, design documentation is required):</p> <ul style="list-style-type: none"> <li>• Harvesting and Use,</li> <li>• Infiltration,</li> <li>• Evapotranspiration</li> </ul>	YES
2.	<p>Biofiltration Treatment Systems – with the following design parameters:</p> <ol style="list-style-type: none"> <li>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:               <ol style="list-style-type: none"> <li>i. 0.2 inches per hour intensity; or</li> <li>ii. Two times the 85th percentile hourly rainfall intensity for the applicable area, based on historical records of hourly rainfall depth</li> </ol> </li> <li>b) Minimum surface reservoir volume equal to the biofiltration treatment system surface area times a depth of 6 inches</li> <li>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 Regulated 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.</li> <li>d) Proper plant selection<sup>13</sup></li> <li>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</li> <li>f) Underdrain with discharge elevation at top of gravel layer</li> <li>g) No compaction of soils beneath the biofiltration facility (ripping/loosening of soils required if compacted)</li> <li>h) No liners or other barriers interfering with infiltration, except for situations where lateral infiltration is not technically feasible</li> </ol>	

<sup>13</sup> 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](http://www.centralcoastlidi.org/Central_Coast_LIDI/LID_Structural_BMPs.html)

STORM WATER MANAGEMENT GUIDANCE MANUAL CHECKLIST  
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3.	<p>Non-Retention Based Treatment Systems – designed to meet at least one of the following hydraulic sizing criteria:</p>	
	<p>(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.</p>	
	<p>(b) Flow Hydraulic Design Basis – Treatment systems whose primary mode of action depends on flow capacity shall be sized to treat:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(ii) The flow of runoff resulting from a rain event equal to at least 0.2 inches per hour intensity.</li> </ul>	

STORM WATER MANAGEMENT GUIDANCE MANUAL CHECKLIST  
FOR  
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**PERFORMANCE REQUIREMENT NO. 3:  
RUNOFF RETENTION**

**Design Rainfall Events & Treatment Requirements for WMZs**

WMZ <sup>1</sup>	Treatment Options & Design Rainfall	Check Applicable WMZs
WMZ 1	Via optimized infiltration <sup>2</sup> , prevent offsite discharge from events up to the 95 <sup>th</sup> percentile 24-hour rainfall event as determined from local rainfall data.	X
WMZ 2	Via storage, rainwater harvesting, infiltration, and/or evapotranspiration, prevent offsite discharge from events up to the 95 <sup>th</sup> percentile 24-hour rainfall event as determined from local rainfall data.	
WM 4 *	Via optimized infiltration <sup>2</sup> , prevent offsite discharge from events up to the 95 <sup>th</sup> percentile 24-hour rainfall event as determined from local rainfall data.	
WMZ 5	Via optimized infiltration <sup>2</sup> prevent offsite discharge from events up to the 85 <sup>th</sup> 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 85 <sup>th</sup> 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 85 <sup>th</sup> percentile 24-hour rainfall event as determined from local rainfall data.	
WMZ 10 *	Via optimized infiltration <sup>2</sup> , prevent offsite discharge from events up to the 95 <sup>th</sup> percentile 24-hour rainfall event as determined from local rainfall data	

Notes:

\* Applicable only to those areas that overlay designated Groundwater Basins

1. Includes only those WMZs contained in Santa Clara County.

2. Storage, rainwater harvesting, and/or evapotranspiration may be used when infiltration is optimized.

STORM WATER MANAGEMENT GUIDANCE MANUAL CHECKLIST  
FOR  
PRELIMINARY STORMWATER MANAGEMENT PLAN

**PERFORMANCE REQUIREMENT NO. 3:  
RUNOFF RETENTION**

**LID Site Assessment Checklist**

ITEMS TO DOCUMENT:	INCLUDED?
1. Site topography	<input checked="" type="checkbox"/>
2. Hydrologic features including contiguous natural areas, wetlands, watercourses, seeps, or springs	<input checked="" type="checkbox"/>
3. Depth to seasonal high groundwater	<input type="checkbox"/>
4. Locations of groundwater wells used for drinking water	<input type="checkbox"/>
5. Depth to an impervious layer such as bedrock	<input type="checkbox"/>
6. Presence of unique geology (e.g., karst)	<input type="checkbox"/>
7. Geotechnical hazards	<input type="checkbox"/>
8. Documented soil and/or groundwater contamination	<input type="checkbox"/>
9. Soil types and hydrologic soil groups	<input checked="" type="checkbox"/>
10. Vegetative cover/trees	<input checked="" type="checkbox"/>
11. Run-on characteristics (source and estimated runoff from offsite which discharges to the project area)	<input type="checkbox"/>
12. Existing drainage infrastructure for the site and nearby areas including the location of municipal storm drains	<input checked="" type="checkbox"/>
13. Structures including retaining walls	<input checked="" type="checkbox"/>
14. Utilities	<input checked="" type="checkbox"/>
15. Easements	<input checked="" type="checkbox"/>
16. Covenants	<input type="checkbox"/>
17. Zoning/Land Use	<input checked="" type="checkbox"/>
18. Setbacks	<input checked="" type="checkbox"/>
19. Open space requirements	<input type="checkbox"/>
20. Other pertinent overlay(s)	<input type="checkbox"/>

STORM WATER MANAGEMENT GUIDANCE MANUAL CHECKLIST  
FOR  
PRELIMINARY STORMWATER MANAGEMENT PLAN

<b>PERFORMANCE REQUIREMENT NO. 3: RUNOFF RETENTION</b>		
<b>LID Site Design Measures</b>		
	<b>DESIGN MEASURE</b>	<b>INCORPORATED?</b>
1.	Defining the development envelope, identifying the protected areas, and identifying areas that are most suitable for development and areas to be left undisturbed	YES
2.	Identifying conserved natural areas, including existing trees, other vegetation, and soils (shown on the plans)	YES
3.	Limit the overall impervious footprint of the project	YES
4.	Design of streets, sidewalks, or parking lot aisles to the minimum widths necessary, provided that public safety or mobility uses are not compromised	YES
5.	Set back development from creeks, wetlands, and riparian habitats	YES
6.	Design conforms the site layout along natural landforms	YES
7.	Design avoids excessive grading and disturbance of vegetation and soils	YES

I, Chris Patton, acting as the Project Engineer for DeNova Homes, Inc project, located at 19380 Monterey Road, hereby state that LID Site Design Measures indicated above have been incorporated into the preliminary design of the project.

\_\_\_\_\_  
Signature

11/08/21  
\_\_\_\_\_  
Date

Note:  
By signing this document, the Design Professional is only stating that these performance requirements have been incorporated into the preliminary design of the project. The preliminary design is conceptual in nature and necessary to represent that the project could comply with the current stormwater requirements if the project was entitled without further modification by the approving authority. The final design of all storm water management infrastructure including, size, type and location, will be subject to the final site plan, site specific geotechnical investigations and final design of the construction documents. At such time, the design professional for the final project design (which may or may not be the Design Professional signing this document) will be required to provide a Performance Requirement Certification based on the final design.

# **Appendix E**

## **Geotechnical Investigation**

## 3.0 SITE INVESTIGATION

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### 3.1 Field Exploration

Our geotechnical field exploration program for the project consists of performing four exploratory borings to a maximum depth of about 41-1/2 feet on August 3, 2021. The approximate locations of the borings are shown on the Site Plan, Figure 2. The borings were performed by West Coast Exploration, Inc. of Escalon, California, using a truck-mounted Mobile B-24 drill rig equipped with 4-inch diameter, continuous flight, solid stem augers and a 140-pound safety hammer.

Our representative continuously logged the soils encountered in the borings. The soils are described in general accordance with the Unified Soil Classification System (ASTM D2487). Logs of the borings as well as a key for the classification of the soil (Figure A-1) are included in Appendix A. Upon completion of our field exploration, the borings were backfilled with lean cement grout in accordance with Santa Clara Valley Water District requirements.

The approximate locations of our borings were determined by pacing, measurements, and/or alignment from landmark references, and should be considered accurate only to the degree implied by the method used. Latitude and longitude of boring locations shown on the boring logs are estimated from online map data from Microsoft/TomTom; actual locations were not surveyed.

Representative samples were obtained from our exploratory borings at selected depths appropriate to the investigation. Relatively undisturbed samples were obtained using a 3-inch O.D. Modified California split barrel sampler with liners, and disturbed samples were obtained using a 2-inch O.D. Standard Penetration Test (SPT) split spoon sampler without liners. All samples were transmitted to our geotechnical laboratory for evaluation and appropriate testing. Both sampler types are indicated in the "Sampler" column of the boring logs as designated in Figure A-1.

Resistance blow counts (N-value) were obtained in our borings with the samplers by dropping a 140-pound safety hammer through a 30-inch fall with rope and. The sampler was driven 18 inches and the number of blows were recorded for each 6 inches of penetration. The blows per foot recorded on the boring logs represent the accumulated number of blows that were required to drive the last 12 inches, or the number of inches indicated where hard resistance was encountered. Blow counts recorded on the boring logs have been converted to equivalent SPT field blow counts. A sampler barrel size correction factor of 0.6 was applied to the blow counts from the Modified California sampler. The recorded blow counts have not been corrected for other factors, such as hammer efficiency, borehole diameter, rod length, overburden pressure, and fines content.

It should be noted that changes in the surface and subsurface conditions can occur over time as a result of either natural processes or human activity and may affect the validity of the conclusions and recommendations in this report. In addition, our attached boring logs and related information show our interpretation of the subsurface conditions at the dates and locations indicated, and it is not warranted that they are representative of subsurface conditions at other locations and times.

### **3.2 Field Infiltration Tests**

In conjunction with our subsurface exploration, on August 5, 2021 we performed double-ring infiltrometer tests in accordance with ASTM D3385 guidelines at four test pit locations. The approximate locations of the tests are shown on Figure 2. The infiltration test locations were excavated and prepared by using a CAT 430D backhoe with a 36-inch wide bucket to depths of about 6 to 7 feet, depths where sandy and gravelly soils are located. The bottoms of both test rings were pre-soaked for about an hour prior to testing. After the pre-soak, the water was filled to the level of the test water head and a water level reading was taken from the inner ring approximately every 10 minutes. Water was refilled to the same test water head level after each reading. Our field test results and estimated infiltration rates are included in Appendix A. Upon the completion of the tests, the test pits were backfilled with compacted soils (compaction was not tested) and the ground surface was restored. At the time of construction, the pits will require over-excavation and re-compaction to the standards described in this report.

### **3.3 Laboratory Testing**

Our laboratory testing program for the project was directed toward a quantitative and qualitative evaluation of the physical and mechanical properties of the soils underlying the site. This program included the following testing:

- Seven moisture content and dry unit weight determinations per ASTM D2937.
- One Atterberg Limits (plastic and liquid limits) determination per ASTM D4318.
- Five sieve and hydrometer tests per ASTM D422.

All tests were performed by our geotechnical laboratory in Concord, California. The results of the testing are included on the boring logs and plotted laboratory results are also included in Appendix B.

Three representative onsite soil samples were tested by CERCO Analytical, Inc. in Concord, California for pH (ASTM D4972), chlorides (ASTM D4327), sulfates (ASTM D4327), sulfides (ASTM D4658M), resistivity at 100% saturation (ASTM G57), and Redox potential (ASTM D1498). The test results and a brief evaluation summary report prepared by CERCO regarding the

onsite soils' potential for corrosion on concrete and buried metal such as utilities and reinforcing steel are included in Appendix B. We recommend these corrosion test results be forwarded to your underground contractors, pipeline designers, and foundation designers and contractors.

### **3.3 Site History and Surface Description**

At the time of our investigation and as shown on Figure 2, the site is bounded by Monterey Road on the southwest, a commercial facility on the northwest, a mobile home park on the northeast, and single-family homes and a commercial facility on the southeast. The site is approximately rectangular in shape, generally level, and has a plan area of about 4.6 acres with maximum dimensions of about 590 feet by 360 feet.

The site was being used as an RV sales, repair, and storage facility and the ground surface was paved with asphalt concrete, baserock, and concrete. Several buildings occupied the site, and numerous vehicles and trailers were observed throughout the site. Fencing, shrubs and trees bounded the site around the perimeter. Underground utilities also existed within the site, which appear to include a storm drain system and a septic system for the existing RV dump station.

Based on our review of historical aerial photographs and topographic maps of the site and vicinity, the site appears to have been previously used for agricultural purposes (linear rows of trees are observed in the photos). In the images of the 1980s, the site appears to be used as a storage facility similar to what is currently observed.

### **3.4 Subsurface**

Based on the results of our field borings and test pits, we estimate the existing asphalt concrete pavement within the site consists of about 3 inches of asphalt concrete over about 4 to 6 inches of aggregate base. The baserock covered area may have about 4 to 6 inches of aggregate base at surface. Below the pavement or baserock, our borings and pits encountered medium dense silty sands or very stiff sandy clays or silts that extended to depths of about 2 to 4 feet. Below these surficial sandy and silty soils, predominately medium dense to very dense sands and gravels with little fines contents (about 5 to 12 percent in weight passing No. 200 sieve) were encountered to a depth of about 32-1/2 feet. Underlying the sands and gravels, very stiff clays were encountered to the maximum depth explored of about 41-1/2 feet. Drilling refusal in large cobbles was also encountered by the Mobile B-24 drill rig in Borings B-1, B-2, and B-3 at the bottom of borings.

The results of laboratory testing indicate that the surficial siltier soils have a low plasticity and low expansion potential. The sandy and gravelly soils are generally non-expansive. Detailed

descriptions of soils encountered in our exploratory borings are presented on the boring logs in Appendix A. Results of laboratory testing of retrieved onsite soils are included in Appendix B.

### 3.5 Groundwater

No groundwater was encountered in our borings to the maximum depth explored of about 41-1/2 feet below the existing ground surface. It should be noted that our borings might not have been left open for a sufficient period of time to establish equilibrium groundwater conditions. In addition, fluctuations in the groundwater level could occur due to change in seasons, variations in rainfall, water pumping in nearby wells, and other factors.

According to the California Department of Water Resources (DWR) Sustainable Groundwater Management (SGMA) Data Viewer web application<sup>1</sup>, depths to groundwater in an existing well located at about 950 feet northeast of the site were reported to be at about 38 feet in the spring of 2020 and about 53 feet in the fall of 2020. Historically high groundwater level in vicinity of the site has been reported at a depth of about 15 feet per CGS (2004)<sup>2</sup>.

### 3.6 Hydrologic Soil Group and Infiltration Rate

The surface soils of the site have been mapped by the USDA Natural Resource Conservation Services (NRCS) Web Soil Survey (WSS)<sup>3</sup> and categorized into the following two map units:

- a) Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 14 (Unit ArA) within the northeastern one-third of the site; and
- b) Pleasanton loam, 0 to 2 percent slopes, MLRA 14 (Unit PoA) within the southwestern two-third of the site.

The Arbuckle gravelly loam has been assigned to Hydrologic Soil Group B by USDA and was estimated to have moderately high to high transmission rates (approximately 0.6 to 2.0 inches per hour). The Pleasanton loam has been assigned to Hydrologic Soil Group C and was estimated to have moderately high transmission rates (approximately 0.2 to 0.6 inches per hour).

Group B soils are defined as having a moderate infiltration rate when thoroughly wet and may consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. Group C soils are defined as having a slow

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<sup>1</sup>DWR SGMA, <https://sgma.water.ca.gov/webgis/?appid=SGMADataViewer#;wlevels>, accessed 8/16/2021.

<sup>2</sup>State of California, 2004, Seismic Hazard Zone Report for the Morgan Hill 7.5-Minute Quadrangle, Santa Clara County, California, CGS Seismic Hazard Zone Report 096.

<sup>3</sup>USDA NRCS, <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>, accessed 8/16/2021.

infiltration rate when thoroughly wet and may consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture.

According to the results of our field borings, pits, and laboratory testing, the site is generally underlain by predominately sands and gravels with little fines contents (about 5 to 12 percent in weight passing No. 200 sieve) that have a high permeability. The infiltration rate readings taken during the final testing period of our field Double-Ring Infiltrometer Tests at the four locations (T-1 to T-4) within the site are tabulated below.

<b>Double-Ring Infiltrometer Tests</b>			
Test No.	Test Depth	Soils Type at Test Location	Infiltration Rate (inches/hour)
T-1	6 feet	Sandy Gravel/Gravelly Sand	66
T-2	6 feet	Sandy Gravel/Gravelly Sand	72
T-3	7 feet	Sandy Gravel/Gravelly Sand	72
T-4	6 feet	Sandy Gravel/Gravelly Sand	90

Our field test results indicate that the onsite sandy and gravelly soils have infiltration rates varying from about 66 to 90 inches per hour at depths of about 6 to 7 feet below the existing ground surface. Due to the limited size of the test areas relative to the size of the proposed bio-retention facilities, the actual field infiltration rates of the facilities may differ from the results of our field tests. The actual rates will depend on the in-situ moisture condition, relative density, gradation, and fines content of soils, and whether any water impeding clay layers exist within the sands and gravels.

### **3.7 Geology and Seismicity**

According to McLaughlin et al. (2001)<sup>4</sup>, the site (below pavements) is underlain by Pleistocene alluvial fan deposits that are generally composed of unsorted boulders, gravel, sand, silt that deposited in older alluvial fans.

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<sup>4</sup>McLaughlin, Clark, Brabb, Helley and Colon, 2001, Geologic Maps and Structure Sections of the Southwestern Santa Clara Valley and Southern Santa Cruz Mountains, Santa Clara and Santa Cruz Counties, California, U.S. Geological Survey, Miscellaneous Field Studies Map MF-2373.

The project site is located in the southern part of the Santa Clara Valley within the San Francisco Bay Area, which is considered one of the most seismically active regions in the United States. Significant earthquakes have occurred in the San Francisco Bay Area which are believed to be associated with crustal movements along a system of sub-parallel fault zones that generally trend in a northwesterly direction. According to the Alquist-Priolo Earthquake Fault Zones Map of the Morgan Hill Quadrangle (1982)<sup>5</sup>, the site is not located in an earthquake fault zone as designated by the State of California. In addition, the site is not located in a Santa Clara County fault zone (2012)<sup>6</sup>.

Earthquake intensities will vary throughout the region, depending upon numerous factors including the magnitude of earthquake, the distance of the site from the causative fault, and the type of materials underlying the site. The U.S. Geological Survey (2016)<sup>7</sup> indicated that there is a 72 percent chance of at least one magnitude 6.7 or greater earthquake striking the San Francisco Bay region between 2014 and 2043. Therefore, the site will be subjected to earthquakes that cause strong ground shaking.

According to 2019 CBC/ASCE 7-16, the site geometric mean peak ground acceleration ( $PGA_M$ ) from a Maximum Considered Earthquake (MCE) event is estimated to be about 0.74g. The MCE peak ground acceleration has a 2 percent probability of being exceeded in 50 years (a mean return period of 2,475 years), except where deterministically capped along highly active faults.

According to the U.S. Geological Survey's Unified Hazard Tool and applying the Dynamic: Conterminous U.S. 2014 model (v4.2.0, accessed 8/16/2021), the resulting deaggregation calculations indicate that the site has a 10% probability of exceeding a peak ground acceleration of about 0.66g in 50 years (a ground motion based on stiff soil site condition with a mean return time of 475 years).

The actual ground surface acceleration might vary depending upon the local seismic characteristics of the underlying bedrock and the overlying soils.

### 3.8 Liquefaction

Soil liquefaction is a phenomenon primarily associated with saturated cohesionless soil layers. These soils can dramatically lose strength due to increased pore water pressure during cyclic loading, such as imposed by earthquakes. During the loss of strength, the soils acquire mobility

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<sup>5</sup>State of California, Earthquake Fault Zones, Morgan Hill Quadrangle, Revised Official Map, Effective: January 1, 1982.

<sup>6</sup>Santa Clara County, Geologic Hazard Zones Map, No. 53, Zones Date: October 26, 2012.

<sup>7</sup>Aagaard, Blair, Boatwright, Garcia, Harris, Michael, Schwartz, and DiLeo, Earthquake Outlook for the San Francisco Bay Region 2014–2043, USGS Fact Sheet 2016–3020, Revised August 2016 (ver. 1.1).

sufficient to permit both horizontal and vertical movements. Soils that are most susceptible to liquefaction are clean, loose, uniformly graded, saturated sands that lie close to the ground surface; although, liquefaction can also occur in fine-grained soils, such as low-plasticity silts.

According to Seismic Hazard Zones Map of the Morgan Hill Quadrangle (2004)<sup>8</sup>, most of the site (except for the southern corner) is located in a liquefaction seismic hazard zone as designated by the State of California. In addition, according to Santa Clara County Geologic Hazard Zones Map No. 53 (2012), the same site area is also located in a liquefaction hazard zone as designated by the county. The southern corner of the site is not located in either the State or the County liquefaction hazard zone. The site and surrounding areas are mapped as being within an area having a low to moderate susceptibility to liquefaction hazard by Witter et al. (2006)<sup>9</sup>.

Based on our review of available literature and the results of field explorations at the site, it is our opinion that the potential for ground surface damage at the site resulting from liquefaction is low due to the presence of predominately medium dense to very dense sands and gravels below the site and the lack of groundwater within 35 to 40 feet deep below the ground surface as indicated by the results of onsite borings and nearby well monitoring data.

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<sup>8</sup>State of California, 2004, Seismic Hazard Zones, Morgan Hill Quadrangle, Official Map, Effective: October 19, 2004.

<sup>9</sup>Witter, Knudsen, Sowers, Wentworth, Koehler, and Randolph, 2006, Maps of Quaternary Deposits and Liquefaction Susceptibility in the Central San Francisco Bay Region, California, U.S. Geological Survey Open File Report 2006-1037.

## **Appendix F**

### **Storm Chamber Maintenance**

## *Maintenance of StormChamber<sup>®</sup> Systems*

The StormChambers<sup>®</sup> provide great flexibility in facilitating maintenance tasks through different arrangements of StormChamber<sup>®</sup> system components. These can be used individually, or in combination, to best accommodate local requirements, hydrologic parameters, and engineering design constraints. Each is discussed individually below:

### 1) Pre-treatment devices.

The use of our SedimenTrap<sup>™</sup> makes it unnecessary to use a separate pre-treatment device. SedimenTraps<sup>™</sup> are used along with the StormChamber<sup>®</sup> system to help with sediment management.

Two SedimenTraps<sup>™</sup> are typically used for each StormChamber<sup>®</sup> system - in the first and last chamber of the row receiving the storm water inflow. Sediment that escapes capture in the first SedimenTrap<sup>™</sup> eventually gets washed down to the one in the last chamber of the row. Use of our SedimenTraps<sup>™</sup> in this manner provides the same function as pre-treatment units, but at a fraction of the cost. They also provide a significantly longer effective life.

### 2) Vacuum truck tube through 10 inch clean-out riser.

The StormChambers<sup>®</sup> are designed with a defined top portal area at the “down-flow” end of the chamber that can be cut out to accept up to a 10 inch diameter riser pipe. The 10 inch riser can be used as an observation well and for access of a vacuum truck tube that can be used to remove sediment from the SedimenTrap<sup>™</sup>. The “down-flow” ends of the StormChambers<sup>®</sup> have end walls that are closed on the bottom. The closed bottom functions similar to a coffer dam, with most of the sediment depositing prior to flowing into the next chamber, facilitating its removal through the riser pipe from the SedimenTrap<sup>™</sup>, which is positioned directly above this area.

It is recommended, at a minimum, that SedimenTraps<sup>™</sup> be placed at the first and last chamber of each row of StormChambers<sup>®</sup> which receive the flow from the stormwater inlet(s).

### 3) Sacrificial StormChamber<sup>®</sup> row (in accommodation of the commonly utilized management practice of benign neglect).

An additional row of StormChamber<sup>®</sup> can be added for accumulation of sediment with minimal effect on the stormwater storage requirements of the system. This would be utilized as the “first row” of chambers – the row that accepts the stormwater flow from the inlet structures. Because the flow from the first row of chambers will have to make 90 degree turns through connecting pipes into the adjacent row, velocity of flow will decrease and most of the transported sediment load deposits within the first row of StormChambers<sup>®</sup>.

#### 4) Grated inlet structures.

The use of fully grated inlet structures will keep the vast majority of debris out of the StormChamber<sup>®</sup> system. (It is suggested that these be placed near the entrance to the establishment being constructed as an incentive for owner maintenance).

#### 5) Inlet structures with sumps.

The use of inlet structures with a 2-4 foot sump is recommended. This will allow for additional capture of sediment that can easily be removed with a vacuum truck or other device before it gets into the StormChamber<sup>®</sup> system.

A sumped inlet structure placed at both ends of the first row of StormChambers<sup>®</sup> can also be used to facilitate sediment removal within the StormChamber<sup>®</sup> system. Under this alternative, one or more additional chamber(s) is added to the beginning and end of the first row, the end of each being inserted directly into the sumped inlet structures. This provides for physical access into the first row for maintenance (see “Example Configurations” section).

#### 6) Protected stormwater inlets during construction.

It is highly recommended that, under any of the above alternatives, the StormChamber<sup>®</sup> system not be opened to receive stormwater flows until construction of the site has been completed. Even then, all stormwater inlets must be protected from sediment loading until the site is completely stabilized. Complete stabilization implies that the construction site has been cleared of construction-related debris and has incurred at least two storm events sufficient to wash most soil and other particulate matter off impervious surfaces.

### ***Inspection and Maintenance Schedule***

Inspect through the risers quarterly and after each large storm event. It is recommended that a log book be maintained showing the depth of water in the StormChamber<sup>®</sup> at each observation in order to determine the rate at which the StormChamber<sup>®</sup> system dewateres after runoff producing storm events. Once the performance characteristics of the StormChamber<sup>®</sup> have been verified, the monitoring schedule can be reduced to an annual basis, unless the performance data suggests that a more frequent schedule is required. Sediment should be removed when deposits approach within six inches of the rim of the SedimenTrap<sup>™</sup>.

*Contact StormChamber<sup>®</sup> for technical assistance at 1.877.426.9128  
or email us at [info@stormchambers.com](mailto:info@stormchambers.com).*

# Effective Stormwater Quality Solutions

## The StormChamber System as a Water Quality Device

When investing in stormwater systems, it's important to not only consider the requirements for storage, but also consider the standards for water quality BMP and exceed them. When combined with SedimenTrap, our StormChamber system can match or exceed the expectations for sediment maintenance at such efficiency.

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The SedimenTrap is designed to fit perfectly into the first and last row receiving water in the StormChamber. While the first trap captures most of the sediments and other pollutants, some will invariably escape, which is why the second SedimenTrap is placed in the final row. The use of a filtration system on both ends of the StormChamber is what makes it one of the most unique yet effective storm water systems in the marketplace today. Anything that passes through the first filter will quickly be caught and trapped in the second one.

The nation's leading experts in ecology, biology, and land development combined minds to create [stormwater systems](#) that truly break down pollutants to natural and non-toxic byproducts so that it can be safely reused and redistributed. In fact, the EPA Technology Fact sheet even details the process of how technologically advanced filtration systems can break down pollutants into safe micro-organisms in the pollution abatement process. To learn more about this, be sure to read the EPA's [A Citizen's Guide to Monitored Natural Attenuation](#). Further reports also show that infiltration devices maintain the highest levels of cleanliness, pollutant extraction, and quality enhancement. To see exactly how this works, review the [Technical Memorandum](#) as presented by the Naval Facilities Engineering Service Center.

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it would have to back-up and somehow invert into the connecting pipe of the adjacent row. Of course, this is highly unlikely under any circumstances, even under the heaviest of stormwater conditions.

Each row of the StormChamber system plays an incredibly important role, successively functioning as a filtering device that suspends solids and other harmful pollutants from exiting the system and harming local or regional ecology. The StormChamber system is highly effective at keeping oils and debris from reentering the local environment. To see exactly how StormChamber works, be sure to view our [animated video](#).



If you're interested in learning more about StormChambers and water quality, then read this [special report](#) by North Carolina State University.

To see how this works, see our animated video.

For more information on how StormChambers help with water quality, see the article and report on the installation at [Kure Beach, NC](#).

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# A Citizen's Guide to Monitored Natural Attenuation

## The Citizen's Guide Series

EPA uses many methods to clean up pollution at Superfund and other sites. If you live, work, or go to school near a Superfund site, you may want to learn more about cleanup methods. Perhaps they are being used or are proposed for use at your site. How do they work? Are they safe? This Citizen's Guide is one in a series to help answer your questions.

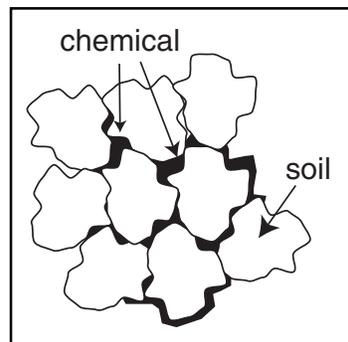
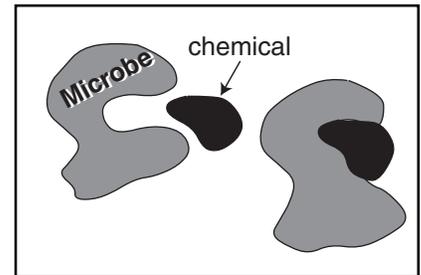
### What is monitored natural attenuation?

Natural attenuation relies on natural processes to clean up or *attenuate* pollution in soil and groundwater. Natural attenuation occurs at most polluted sites. However, the right conditions must exist underground to clean sites properly. If not, cleanup will not be quick enough or complete enough. Scientists *monitor* or test these conditions to make sure natural attenuation is working. This is called *monitored natural attenuation* or *MNA*.

### How does it work?

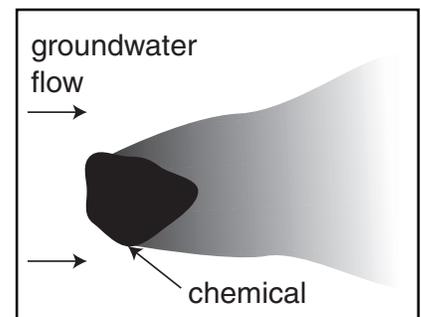
When the environment is polluted with chemicals, nature can work in four ways to clean it up:

1. Tiny bugs or *microbes* that live in soil and groundwater use some chemicals for food. When they completely digest the chemicals, they can change them into water and harmless gases. (A *Citizen's Guide to Bioremediation* [EPA 542-F-01-001] describes how microbes work.)

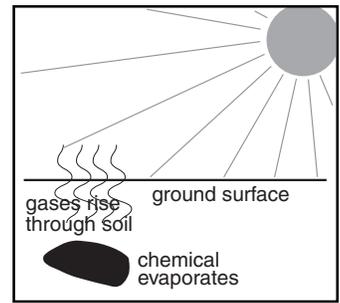


2. Chemicals can stick or *sorb* to soil, which holds them in place. This does not clean up the chemicals, but it can keep them from polluting groundwater and leaving the site.

3. As pollution moves through soil and groundwater, it can mix with clean water. This reduces or *dilutes* the pollution.



4. Some chemicals, like oil and solvents, can *evaporate*, which means they change from liquids to gases within the soil. If these gases escape to the air at the ground surface, sunlight may destroy them.



MNA works best where the source of pollution has been removed. For instance, buried waste must be dug up and disposed of properly. Or it can be removed using other available cleanup methods. After the source is removed, the natural processes get rid of the small amount of pollution that remains in the soil and groundwater. The soil and groundwater are monitored regularly to make sure they are cleaned up.

### Is it safe?

MNA can be a safe process if used properly. No one has to dig up the pollution, and nothing has to be added to the land or water to clean it up. But MNA is not a “do nothing” way to clean up sites. Regular monitoring is needed to make sure pollution doesn’t leave the site. This ensures that people and the environment are protected during cleanup.

### How long will it take ?

The time it takes for MNA to clean up a site depends on several factors:

- type and amounts of chemicals present
- size and depth of the polluted area
- type of soil and conditions present

These factors vary from site to site, but cleanup usually takes years to decades. MNA is used when other methods will not work or are expected to take almost as long. Sometimes MNA is used as a final cleanup step after another method cleans up most of the pollution.



### For more information

write the Technology Innovation Office at:

U.S. EPA (5102G)  
1200 Pennsylvania Ave.,  
NW  
Washington, DC 20460

or call them at  
(703) 603-9910.

Further information also  
can be obtained at  
[www.cluin.org](http://www.cluin.org) or  
[www.epa.gov/  
superfund/sites](http://www.epa.gov/superfund/sites).

### Why use monitored natural attenuation?

Depending on the site, MNA may work just as well and almost as fast as other methods. Because MNA takes place underground, digging and construction are not needed. As a result, there is no waste to dispose of in landfills. This is less disruptive to the neighborhood and the environment. Also, it allows cleanup workers to avoid contact with the pollution. MNA requires less equipment and labor than most methods. Therefore, it can be cheaper. Monitoring for many years can be costly, but it may cost less than other methods.

MNA is the only cleanup method being used at a few Superfund sites with groundwater pollution. At over 60 other sites with polluted groundwater, MNA is just one of the cleanup methods being used. MNA also is used for oil and gasoline spills from tanks.

*NOTE: This fact sheet is intended solely as general guidance and information to the public. It is not intended, nor can it be relied upon, to create any rights enforceable by any party in litigation with the United States, or to endorse the use of products or services provided by specific vendors. The Agency also reserves the right to change this fact sheet at any time without public notice.*

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# **APPENDIX E**

## **ENVIRONMENTAL NOISE & VIBRATION ASSESSMENT**

# Environmental Noise & Vibration Assessment

## Monterey-Kerley Townhomes

Morgan Hill, California

BAC Job # 2022-067

Prepared For:

Raney Planning & Management, Inc.

Attn: Megane Browne-Allard  
1501 Sports Drive, Suite A  
Sacramento, CA 95834

Prepared By:

**Bollard Acoustical Consultants, Inc.**



Dario Gotchet, Principal Consultant

June 21, 2022



## CEQA Checklist

<b>NOISE AND VIBRATION – Would the Project Result in:</b>	<b>NA – Not Applicable</b>	<b>Potentially Significant Impact</b>	<b>Less than Significant with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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?				<b>X</b>	
b) Generation of excessive groundborne vibration or groundborne noise levels?				<b>X</b>	
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?					<b>X</b>

## Introduction

The proposed Monterey-Kerley Townhomes (project) is located east of Monterey Road and south of Burnett Avenue in Morgan Hill, California. The proposed multi-family residential development consists of 93 townhome units on a site currently occupied by a recreational vehicle sales lot. Existing land uses in the immediate project vicinity include commercial to the north and residential in all other directions. The project site is bordered by Monterey Road to the west. An existing Union Pacific Railroad (UPRR) track is also located west of the project area across Monterey Road. The project area with aerial imagery is shown in Figure 1. The project site plan is presented as Figure 2.

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.

It should be noted that an environmental noise assessment was previously completed for this project by BAC in August of 2021 (*Morgan Hill Townhomes Traffic and Railroad Noise Assessment*). The following assessment is an update to the 2021 report, and includes additional noise and vibration impact analyses not included in that previous study.

## 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

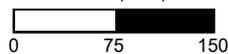
vibration. Traffic traveling on roadways can also be a source of such vibration. At high enough amplitudes, ground vibration has the potential to damage structures and/or cause cosmetic damage. Ground vibration can also be a source of annoyance to individuals who live or work close to vibration-generating activities. However, traffic, rarely generates vibration amplitudes high enough to cause structural or cosmetic damage.



**Legend**

- - - Project Border (Approximate)
- Railroad Tracks
- ▲ Long-Term Noise & Short-Term Vibration Measurement Sites

Scale (Feet)

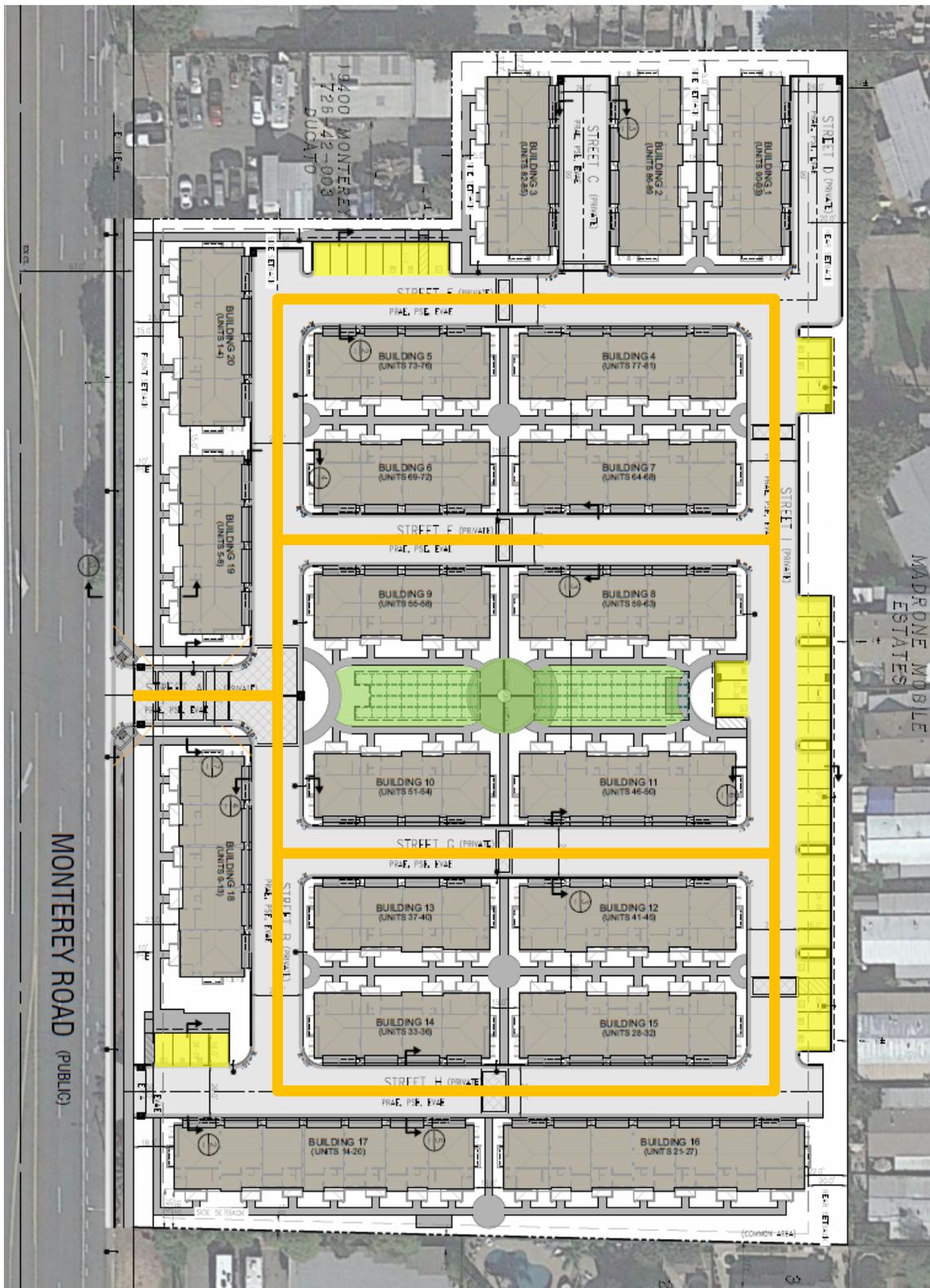


Monterey-Kerley Townhomes  
Morgan Hill, California

Project Area

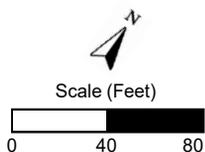
Figure 1





**Legend**

- Common Outdoor Area
- Primary On-Site Vehicle Circulation Route
- Parking Areas



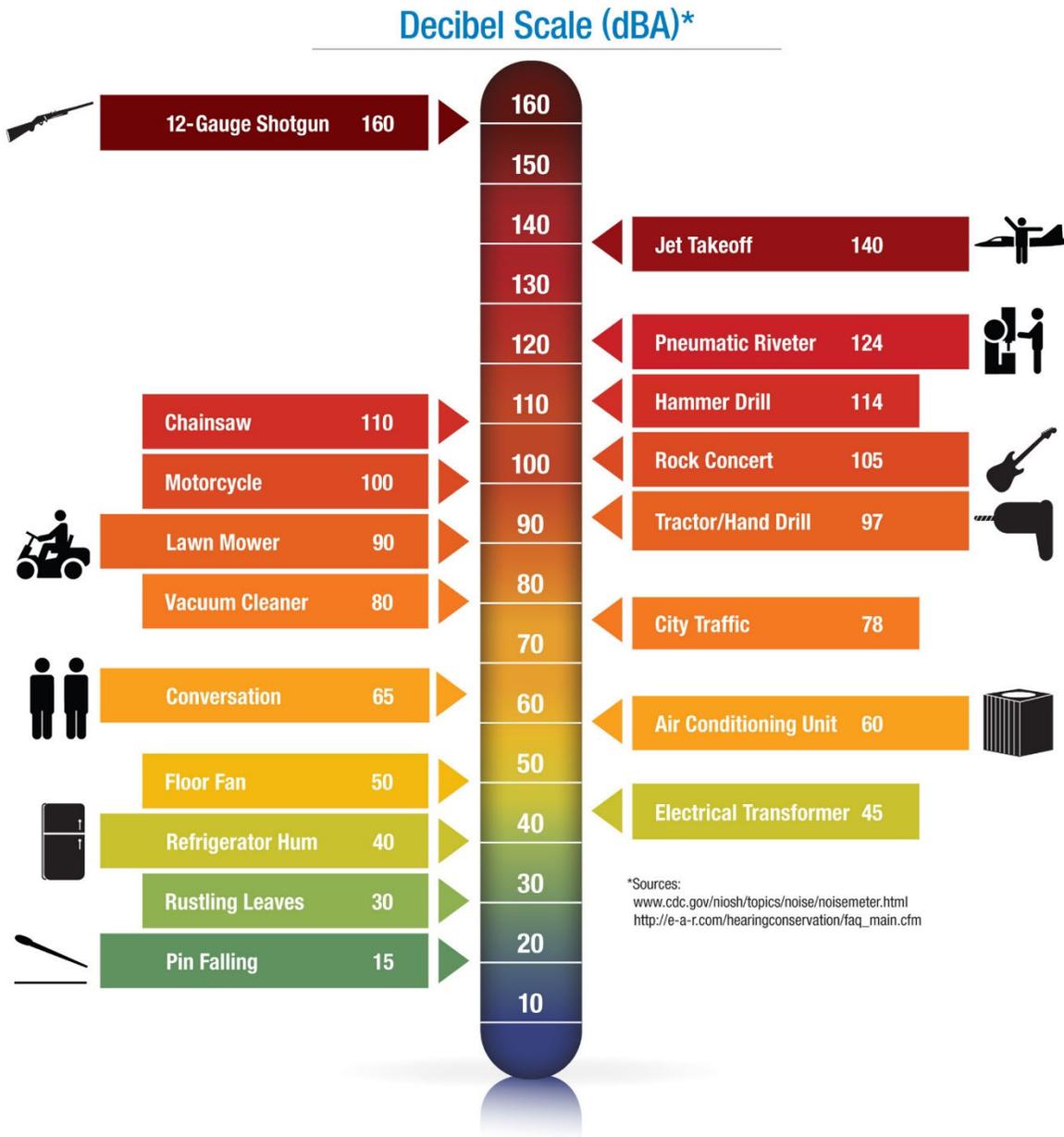
**Monterey-Kerley Townhomes**  
Morgan Hill, California

Site Plan

**Figure 2**



**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.

### **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, the project would 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 guidance criteria for building structure and vibration annoyance are presented in Tables 1 and 2, respectively.

**Table 1  
Caltrans Guidance for Building Structure Vibration Criteria**

<b>Structure and Condition</b>	<b>Limiting PPV (in/sec)</b>
Historic and some old buildings	0.5
Residential structures	0.5
New residential structures	1.0
Industrial buildings	2.0
Bridges	2.0
PPV = Peak Particle Velocity	
<i>Source: 2020 Caltrans Transportation and Construction Vibration Guidance Manual, Table 14.</i>	

**Table 2  
Caltrans Guidance for Vibration Annoyance Potential Criteria**

<b>Human Response</b>	<b>Maximum PPV (in/sec)</b>	
	<b>Transient Sources</b>	<b>Continuous/Frequent Intermittent Sources</b>
Severe/very disturbing	2.0	0.4 to 3.6
Strongly perceptible	0.9	0.1
Distinctly perceptible	0.24	0.035
Barely/slightly perceptible	0.035	0.012
Note: Transient sources create a single isolated vibration event, such as blasting or drop balls. Continuous/frequent sources include pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers and vibratory compaction equipment.		
PPV = Peak Particle Velocity		
<i>Source: 2020 Caltrans Transportation and Construction Vibration Guidance Manual, Tables 4 &amp; 6.</i>		

**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 (Table 3 of this report), 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 3  
State of California Land Use Compatibility Guidelines for Community Noise Environments**

Land Uses	CNEL (dBA)				
	55	60	65	70	80
Residential – Low Density Single-Family, Duplex, Mobile Homes					
Residential – Multiple-Family					
Transient Lodging, Motels, Hotels					
Schools, Libraries, Churches, Hospitals, Nursing Homes					
Auditoriums, Concert Halls, Amphitheaters					
Sports Arena, Outdoor Spectator Sports					
Playgrounds, Neighborhood Parks					
Golf Courses, Riding Stables, Water Recreation, Cemeteries					
Office Buildings, Businesses, Commercial and Professional					
Industrial, Manufacturing, Utilities, Agricultural					

 <p><b>Normally Acceptable:</b> Specified land use is satisfactory based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.</p>	 <p><b>Normally Unacceptable:</b> 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.</p>
 <p><b>Conditionally Acceptable:</b> 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.</p>	 <p><b>Clearly Unacceptable:</b> New construction or development generally should not be undertaken.</p>

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. The City's quantitative exterior noise standards are provided below in Table 4. According to City staff, the Table 4 standards are interpreted as being hourly average (Leq) noise level standards.

**Table 4  
Noise Level Performance Standards**

<b>Receiving Land Use</b>	<b>Maximum Noise Level at Lot Line of Receiving Use<sup>1,2</sup></b>
Industrial and Wholesale	70 dBA
Commercial	65 dBA
Residential or Public/Quasi Public	60 dBA
<sup>1</sup> 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. <sup>2</sup> 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). <i>Source: Morgan Hill Municipal Code</i>	

## 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 uses. Specifically, residential land uses are located to the south, east, and west of the project area. An existing commercial use is located to the north 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 the project 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 5.

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 FHWA Model inputs for existing conditions.

**Table 5  
Existing Traffic Noise Modeling Results**

Seg.	Intersection	Direction	DNL 100 Feet from Roadway	Distance to Contour (ft)		
				70 dB DNL	65 dB DNL	60 dB DNL
1	Monterey Rd / Tilton Ave	North	70	94	202	436
2		South	70	95	204	440
3		East	--	--	--	--
4		West	59	18	39	84
5	Monterey Rd / Burnett Ave	North	70	95	204	440
6		South	70	100	216	466
7		East	61	24	52	111
8		West	--	--	--	--
9	Monterey Rd / Madrone Pkwy	North	70	104	224	483
10		South	70	94	203	438
11		East	59	17	37	80
12		West	--	--	--	--
13	Monterey Rd / Cochrane Rd	North	70	93	200	432
14		South	68	72	156	336
15		East	66	58	125	269
16		West	55	11	23	49
17	U.S. 101 SB Ramps / Cochrane Rd	North	67	66	143	308
18		South	64	42	89	193
19		East	68	76	164	352
20		West	70	94	204	439
21	U.S. 101 NB Ramps / Cochrane Rd	North	63	32	69	150
22		South	64	40	86	185
23		East	67	67	145	312
24		West	67	61	131	282

Blank cell = no traffic data was provided  
 Source: FHWA-RD-77-108 with inputs from Hexagon Transportation Consultants, Inc. Appendix C contains FHWA Model inputs.

**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, intermittent railroad operations on the adjacent UPRR/Caltrain track, and to a lesser extent by activities at nearby commercial uses. To generally quantify existing ambient noise environment within the project area, BAC conducted long-term (48-hour) ambient noise level measurements May 18-19, 2022. The long-term noise survey locations are shown on Figure 1, identified as sites 1 and 2. Photographs of the noise survey locations are provided in Appendix D.

Larson Davis Laboratories (LDL) Models LxT and 831 (equipped with a real-time frequency analyzer) precision integrating sound level meters were used to complete the long-term noise

level measurements. The meters were calibrated immediately before and after 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 6. The detailed results of the ambient noise survey are contained in Appendix E in tabular format and graphically in Appendix F.

**Table 6  
Summary of Long-Term Noise Survey Measurement Results<sup>1</sup>**

Site Description <sup>2</sup>	Date	DNL (dB)	Average Measured Hourly Noise Levels (dB)			
			Daytime <sup>3</sup>		Nighttime <sup>4</sup>	
			Leq	L <sub>max</sub>	Leq	L <sub>max</sub>
Site 1: West end of project area	5/18/22	68	65	84	61	77
	5/19/22	68	65	87	61	79
Site 2: North end of project area	5/18/22	59	59	79	49	65
	5/19/22	62	61	81	54	72

<sup>1</sup> Detailed summaries of the noise monitoring results are provided in Appendices E and F.  
<sup>2</sup> Long-term noise survey locations are shown on Figure 1.  
<sup>3</sup> Daytime hours: 7:00 a.m. to 10:00 p.m.  
<sup>4</sup> Nighttime hours: 10:00 p.m. to 7:00 a.m.  
Source: Bollard Acoustical Consultants, Inc. (2022)

The Table 6 data indicate that measured day-night average and average hourly noise levels were generally consistent at each site throughout the monitoring period (i.e., small range of values).

### Existing Ambient Vibration Environment

During a site visit on May 17, 2022, 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 (15-minute) vibration measurements at sites 1 and 2, shown on Figure 1. 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 site 1, located closest to Monterey Road and the adjacent UPRR track, did not exceed 0.001 PPV in/sec during the 15-minute monitoring period. In addition, measured maximum vibration levels at site 2, located adjacent to the existing commercial use to the north, did not exceed 0.012 PPV in/sec during the monitoring period.

## 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; or
- Generation of excessive groundborne vibration or groundborne noise levels; or
- 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, the project would expose people residing or working in the project area to excessive noise levels.

The project area is not within the vicinity of a private airstrip, an airport land use plan, or within two miles of a public airport. Therefore, the last threshold listed above is not discussed further. The following criteria established by Caltrans, Morgan Hill General Plan, and Morgan Hill Municipal Code were used to evaluate the significance of environmental noise and vibration resulting from the project:

- A significant noise impact would be identified if the project would expose persons to or generate noise levels that would exceed applicable noise criteria presented in the Morgan Hill General Plan or Morgan Hill Municipal Code.
- A significant impact would be identified if project-generated off-site traffic, on-site activities, or on-site construction activities would substantially increase noise levels at existing sensitive receptors in the vicinity. A substantial increase associated with project off-site traffic noise levels (a transportation noise source) would be identified relative to the increase significance criteria contained in Policy SSI-8.5 of the Morgan Hill General Plan. A substantial increase associated with on-site project operations (including construction) and off-site commercial activities, which are considered to be non-transportation noise sources, would be identified relative to an increase significance criterion of 5 dB (methodology discussed later in report).
- A significant impact would be identified if off-site railroad operations, on-site construction or other project activities would expose existing or proposed sensitive receptors to excessive groundborne vibration levels. Specifically, an impact would be identified if groundborne vibration levels due to these sources would exceed Caltrans vibration impact criteria.

### **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 prepared by Hexagon Transportation Consultants, Inc. to predict project traffic noise level increases relative to Existing and Cumulative project and no project conditions.

Pursuant to Policy SSI-8.5 of the Morgan Hill Municipal Code, traffic noise level increases from new projects are considered significant if: a) the noise level increase is 5 dB DNL or greater, with

a future noise level of less than 60 dB DNL, or b) the noise level increase is 3 dB DNL or greater, with a future noise level of 60 dB DNL or greater.

**Impact 1: Increases in Existing Traffic Noise Levels due to the Project**

Traffic data in the form of AM and PM peak hour turning movements for Existing and Existing Plus Project conditions in the project area roadway network were obtained from the project 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 7. The following section includes an assessment of predicted traffic noise levels relative to the Morgan Hill General Plan Policy SSI-8.5 increase significance noise criteria. The Table 7 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 FHWA Model inputs.

**Table 7  
Traffic Noise Modeling Results and Project-Related Traffic Noise Increases  
Existing Versus Existing Plus Project Conditions**

Seg.	Intersection	Direction	Traffic Noise Level at 100 Feet, DNL (dB)			Substantial Increase?
			E	E+P	Increase	
1	(1) Monterey Rd / Tilton Ave	North	69.6	69.7	0.1	No
2		South	69.6	69.7	0.1	No
3		East	--	--	--	--
4		West	58.9	58.9	0.0	No
5	(2) Monterey Rd / Burnett Ave	North	69.6	69.7	0.1	No
6		South	70.0	70.1	0.1	No
7		East	60.7	60.7	0.0	No
8		West	--	--	--	--
9	(3) Monterey Rd / Madrone Pkwy	North	70.3	70.3	0.0	No
10		South	69.6	69.7	0.1	No
11		East	58.6	58.6	0.0	No
12		West	--	--	--	--
13	(4) Monterey Rd / Cochrane Rd	North	69.5	69.6	0.1	No
14		South	67.9	68.0	0.1	No
15		East	66.4	66.5	0.1	No
16		West	55.4	55.4	0.0	No
17	(5) U.S. 101 NB Ramps / Cochrane Rd	North	67.3	67.3	0.0	No
18		South	64.3	64.3	0.0	No
19		East	68.2	68.2	0.0	No
20		West	69.6	69.6	0.0	No
21	(6) U.S. 101 SB Ramps / Cochrane Rd	North	62.6	62.6	0.0	No
22		South	64.0	64.0	0.0	No
23		East	67.4	67.4	0.0	No
24		West	66.7	66.8	0.1	No

Blank cell = no traffic data was provided  
 Source: FHWA-RD-77-108 with inputs from Hexagon. Appendix C contains the FHWA Model inputs.

As indicated in Table 7, the proposed project’s contribution to traffic noise level increases is predicted to satisfy the Morgan Hill 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 vs. 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 turning movements for Cumulative and Cumulative Plus Project conditions in the project area roadway network were obtained from the project 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 8. The following section includes an assessment of predicted traffic noise levels relative to the Morgan Hill General Plan Policy SSI-8.5 increase significance noise criteria. 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 FHWA Model inputs.

**Table 8  
Traffic Noise Modeling Results and Project-Related Traffic Noise Increases  
Cumulative Versus Cumulative Plus Project Conditions**

Seg.	Intersection	Direction	Traffic Noise Level at 100 Feet, DNL (dB)			Substantial Increase?
			C	C+P	Increase	
1	(1) Monterey Rd / Tilton Ave	North	70.5	70.5	0.0	No
2		South	70.5	70.6	0.1	No
3		East	--	--	--	--
4		West	59.5	59.5	0.0	No
5	(2) Monterey Rd / Burnett Ave	North	70.5	70.6	0.1	No
6		South	71.0	71.0	0.0	No
7		East	61.6	61.6	0.0	No
8		West	--	--	--	--
9	(3) Monterey Rd / Madrone Pkwy	North	71.2	71.3	0.1	No
10		South	70.6	70.6	0.0	No
11		East	59.6	59.6	0.0	No
12		West	--	--	--	--
13	(4) Monterey Rd / Cochrane Rd	North	70.5	70.5	0.0	No
14		South	68.6	68.7	0.1	No
15		East	67.3	67.3	0.0	No
16		West	55.4	55.4	0.0	No
17	(5) U.S. 101 NB Ramps / Cochrane Rd	North	68.0	68.0	0.0	No
18		South	64.4	64.4	0.0	No
19		East	69.1	69.1	0.0	No
20		West	70.2	70.2	0.0	No
21	(6) U.S. 101 SB Ramps / Cochrane Rd	North	63.7	63.7	0.0	No
22		South	64.3	64.4	0.1	No
23		East	68.7	68.7	0.0	No

**Table 8**  
**Traffic Noise Modeling Results and Project-Related Traffic Noise Increases**  
**Cumulative Versus Cumulative Plus Project Conditions**

Seg.	Intersection	Direction	Traffic Noise Level at 100 Feet, DNL (dB)			Substantial Increase?
			C	C+P	Increase	
24		West	67.9	68.0	0.1	No
Blank cell = no traffic data was provided						
Source: FHWA-RD-77-108 with inputs from Hexagon. Appendix C contains the FHWA Model inputs.						

As shown in Table 8, the proposed project's contribution to traffic noise level increases is predicted to satisfy the Morgan Hill 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 vs. Cumulative Plus Project conditions) are identified as being **less than significant**.

### Off-Site Noise Impacts Associated with On-Site Noise Sources

The primary on-site noise sources associated with the project have been identified as on-site vehicle circulation and parking area movements. The locations of the project streets and parking areas are shown on Figure 2. An assessment of each project-related noise source at the nearest existing off-site land uses to (residential and commercial) follows.

For noise generated by on-site activities (i.e., on-site vehicle circulation and parking movements), the Morgan Hill Municipal Code establishes exterior noise level standards of 60 and 65 dB  $L_{eq}$  for residential and commercial land uses, respectively (Table 4). The Municipal Code noise level limits are to be assessed at the property lines of receiving uses.

In terms of determining the noise level increase due to on-site noise sources, an impact would occur if those sources would noticeably increase ambient noise levels above background levels. The threshold of perception of the human ear is approximately 3 to 5 dB – a 5 dB change is considered to be clearly noticeable. For the following analyses of on-site noise sources, a noticeable increase in ambient noise levels is assumed to occur where noise levels increase by 5 dB or more over existing ambient noise levels at adjacent existing land uses.

Measurements obtained at the two BAC noise monitoring sites 1 and 2 are believed to be generally representative of the ambient noise level environment within the project vicinity. Based on the results from the BAC surveys, lower noise levels were measured at site 2, farther removed from Monterey Road and the UPRR tracks to the west. Conversely, higher noise levels were measured at the measurement location closest to Monterey Road and the UPRR tracks (site 1). To determine the noise level increases from project on-site vehicle circulation at the existing adjacent land uses, ambient noise conditions at those locations must be known. For the purposes of this analysis, it was reasonably assumed that adjacent commercial use to the north and residential uses to the east and south, farther removed and/or having reduced views of Monterey Road and the UPRR tracks, currently experience ambient noise levels similar to those measured at BAC site 2. It was further assumed that the nearest residential uses to the west of the project,

located closer to Monterey Road and the UPRR tracks, currently experience ambient noise levels similar to those measured at BAC site 1. The information above was utilized in the analyses of increases in ambient noise levels at existing adjacent land uses.

**Impact 3: On-Site Vehicle Circulation Noise at Existing Adjacent Land Uses**

According to the project site plan, the development’s primary vehicle access point will be located off Monterey Road. Once on site, vehicles will circulate in and around the project buildings. The locations of the development’s private streets and primary vehicle circulation route are shown on Figure 2.

To quantify on-site vehicle circulation noise exposure, BAC utilized daily trip generation forecasts obtained from the project traffic memorandum (prepared by Hexagon Transportation Consultants, Inc.) and the Federal Highway Administration Highway Traffic Noise Prediction Model (FHWA RD-77-108). The FHWA Model predicts hourly  $L_{eq}$  values for free-flowing traffic conditions. Based on the Hexagon trip generation data, the development is estimated to generate approximately 68 vehicle trips during the AM peak hour and approximately 90 vehicle trips in the PM peak hour.

Assuming standard sound wave spreading loss (-4.5 dB per doubling of distance from a moving point source), an on-site vehicle speed of less than 25 mph, and 90 on-site vehicle trips during a busy hour (PM), worse-case project on-site passenger vehicle circulation noise exposure was predicted at the property lines of the existing adjacent land uses. The results of those predictions are presented in Table 9.

**Table 9  
Predicted Worse-Case On-Site Vehicle Circulation Noise at Existing Adjacent Land Uses**

Land Use <sup>1</sup>	Direction	Distance from On-Site Circulation Route (ft) <sup>2</sup>	Predicted Noise Level, $L_{eq}$ (dB) <sup>3</sup>
Commercial	North	125	40
Residential	East	38	48
Residential	South	70	44
Residential	West	265	36

<sup>1</sup> Locations of adjacent land uses are shown on Figure 1.  
<sup>2</sup> Distances scaled from on-site circulation route to property lines of adjacent land uses using the provided site plan.  
<sup>3</sup> Predicted hourly average ( $L_{eq}$ ) noise levels based on 90 vehicle trips per hour (worse-case).  
 Source: Bollard Acoustical Consultants, Inc. (2022)

The Table 9 data indicate that worse-case on-site vehicle circulation noise levels are predicted to satisfy the Morgan Hill Municipal Code exterior noise level standards of 60 and 65 dB  $L_{eq}$  for residential and commercial uses (respectively) at the property lines of the existing adjacent land uses.

As shown in Table 6, average measured hourly  $L_{eq}$  noise levels at BAC site 1 were 65 and 61 dB  $L_{eq}$  during daytime and nighttime hours, respectively. The Table 6 data also indicate that average measured hourly  $L_{eq}$  noise levels at BAC site 2 ranged from 59 to 61 dB  $L_{eq}$  during daytime hours

(mean of 60 dB Leq) and from 49 to 54 dB Leq during nighttime hours (mean of 52 dB Leq). Based on the information above, ambient plus project on-site vehicle circulation noise level increases during daytime and nighttime hours were calculated at the adjacent land uses and the results of those calculations are presented in Tables 10 and 11.

**Table 10**  
**Ambient Plus Project On-Site Vehicle Circulation Noise Level Increases – Daytime Hours**

Land Use	Direction	Predicted Noise Level, Leq (dB) <sup>1</sup>	Ambient Plus Project, Leq (dB) <sup>2</sup>	Increase in Ambient, Leq (dB) <sup>3</sup>
Commercial	North	40	60.0	<0.1
Residential	East	48	60.3	0.3
Residential	South	44	60.1	0.1
Residential	West	36	65.0	<0.1

<sup>1</sup> Predicted on-site vehicle circulation noise levels from Table 8.  
<sup>2</sup> Sum of predicted and measured ambient daytime noise levels.  
<sup>3</sup> Calculated increase in ambient daytime noise levels.  
 Source: Bollard Acoustical Consultants, Inc. (2022)

**Table 11**  
**Ambient Plus Project On-Site Vehicle Circulation Noise Level Increases – Nighttime Hours**

Land Use	Direction	Predicted Noise Level, Leq (dB) <sup>1</sup>	Ambient Plus Project, Leq (dB) <sup>2</sup>	Increase in Ambient, Leq (dB) <sup>3</sup>
Commercial	North	40	52.3	0.3
Residential	East	48	53.5	1.5
Residential	South	44	52.7	0.7
Residential	West	36	61.0	<0.1

<sup>1</sup> Predicted on-site vehicle circulation noise levels from Table 8.  
<sup>2</sup> Sum of predicted and measured ambient nighttime noise levels.  
<sup>3</sup> Calculated increase in ambient nighttime noise levels.  
 Source: Bollard Acoustical Consultants, Inc. (2022)

As shown in Table 10, the increases in ambient noise levels from project on-site vehicle circulation noise levels are calculated to range from less than 0.1 dB to 0.3 dB Leq during daytime hours at the adjacent land uses. The Table 11 data indicate that the increases in ambient noise levels from on-site vehicle circulation are calculated to range from less than 0.1 dB to 1.5 dB Leq during nighttime hours at the adjacent land uses. The calculated increases in ambient noise levels identified above are below the applied significance criterion of 5 dB.

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 land uses, and because noise level exposure from on-site vehicle circulation is not calculated to significantly increase ambient noise levels at those land uses, this impact is identified as being **less than significant**.

**Impact 4: Parking Area Noise at Existing Adjacent Land Uses**

Most of the vehicle parking for residences of the development (approximately 186 spaces) will be within garages of buildings. However, the project site plans indicate that the development will also have five (5) parking areas of various sizes distributed throughout the site (total of approximately 40 parking spaces). The locations of the parking areas are shown on Figure 2.

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 in any given area and distance to the effective noise center of those activities is required. Further, consideration must be given to the degree of parking activities that would occur during daytime hours versus nighttime hours. For the purposes of this analysis, it was conservatively assumed that project parking stalls could fill or empty during a given peak hour during daytime hours (considered to be worse-case). It was further assumed that parking activities would be reduced by 50% during nighttime hours. The hourly average noise level generated by parking lot movements was computed using the following formula:

$$Peak\ Hour\ L_{eq} = 70 + 10 \cdot \log(N) - 35.6$$

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), parking noise exposure during daytime and nighttime hours was predicted at the property lines of the existing adjacent land uses. The results of those predictions are presented in Tables 12 and 13.

**Table 12  
Predicted Parking Area Noise at Existing Adjacent Land Uses – Daytime Hours**

Land Use <sup>1</sup>	Direction	Distance from Nearest Parking Area (ft) <sup>2</sup>	Predicted Daytime Noise Level, $L_{eq}$ (dB) <sup>3,4</sup>
Commercial	North	22	50
Residential	East	22	56
Residential	South	90	36
Residential	West	290	25

<sup>1</sup> Locations of adjacent land uses are shown on Figure 1.  
<sup>2</sup> Distances scaled from nearest parking areas to property lines of adjacent land uses using the provided site plan.  
<sup>3</sup> Predicted daytime  $L_{eq}$ 's assume all nearest parking stalls could empty or fill within worse-case hour.  
<sup>4</sup> Daytime hours: 7:00 a.m. to 10:00 p.m.  
 Source: Bollard Acoustical Consultants, Inc. (2022)

**Table 13**  
**Predicted Parking Area Noise at Existing Adjacent Land Uses – Nighttime Hours**

Land Use <sup>1</sup>	Direction	Distance from Nearest Parking Area (ft) <sup>2</sup>	Predicted Nighttime Noise Level, L <sub>eq</sub> (dB) <sup>3,4</sup>
Commercial	North	22	47
Residential	East	22	53
Residential	South	90	33
Residential	West	290	22

<sup>1</sup> Locations of adjacent land uses are shown on Figure 1.  
<sup>2</sup> Distances scaled from nearest parking areas to property lines of adjacent land uses using the provided site plan.  
<sup>3</sup> Predicted nighttime Leq's assume 50% of nearest parking stalls could empty or fill within worse-case hour.  
<sup>4</sup> Nighttime hours: 10:00 p.m. to 7:00 a.m.  
Source: Bollard Acoustical Consultants, Inc. (2022)

As indicated in Tables 12 and 13, daytime and nighttime parking area noise levels are predicted to satisfy the Morgan Hill Municipal Code exterior noise level standards of 60 and 65 dB L<sub>eq</sub> for residential and commercial uses (respectively) at the property lines of the adjacent land uses.

As shown in Table 6, average measured hourly L<sub>eq</sub> noise levels at BAC site 1 were 65 and 61 dB L<sub>eq</sub> during daytime and nighttime hours, respectively. The Table 6 data also indicate that average measured hourly L<sub>eq</sub> noise levels at BAC site 2 ranged from 59 to 61 dB L<sub>eq</sub> during daytime hours (mean of 60 dB L<sub>eq</sub>) and from 49 to 54 dB L<sub>eq</sub> during nighttime hours (mean of 52 dB L<sub>eq</sub>). Based on the information above, ambient plus project parking area noise level increases during daytime and nighttime hours were calculated at the adjacent land uses and the results of those calculations are presented in Tables 14 and 15.

**Table 14**  
**Ambient Plus Project Parking Area Noise Level Increases – Daytime Hours**

Land Use	Direction	Predicted Noise Level, L <sub>eq</sub> (dB) <sup>1</sup>	Ambient Plus Project, L <sub>eq</sub> (dB) <sup>2</sup>	Increase in Ambient, L <sub>eq</sub> (dB) <sup>3</sup>
Commercial	North	50	60.4	0.4
Residential	East	56	61.5	1.5
Residential	South	36	60.0	<0.1
Residential	West	25	65.0	<0.1

<sup>1</sup> Predicted parking area noise levels from Table 11.  
<sup>2</sup> Sum of predicted and measured ambient daytime noise levels.  
<sup>3</sup> Calculated increase in ambient daytime noise levels.  
Source: Bollard Acoustical Consultants, Inc. (2022)

**Table 15**  
**Ambient Plus Project Parking Area Noise Level Increases – Nighttime Hours**

Land Use	Direction	Predicted Noise Level, $L_{eq}$ (dB) <sup>1</sup>	Ambient Plus Project, $L_{eq}$ (dB) <sup>2</sup>	Increase in Ambient, $L_{eq}$ (dB) <sup>3</sup>
Commercial	North	47	53.2	1.2
Residential	East	53	55.6	3.6
Residential	South	33	52.1	0.1
Residential	West	22	61.0	<0.1

<sup>1</sup> Predicted parking area noise levels from Table 12.  
<sup>2</sup> Sum of predicted and measured ambient nighttime noise levels.  
<sup>3</sup> Calculated increase in ambient nighttime noise levels.  
Source: Bollard Acoustical Consultants, Inc. (2022)

As shown in Table 14, the increases in ambient noise levels from project parking area activities are calculated to range from less than 0.1 dB to 1.5 dB  $L_{eq}$  during daytime hours at the adjacent land uses. The Table 15 data indicate that increases in ambient noise levels from parking activities are calculated to range from less than 0.1 dB to 3.6 dB  $L_{eq}$  during nighttime hours at the adjacent land uses. The calculated increases in ambient noise levels identified above are below the applied significance criterion of 5 dB.

Because noise exposure from project parking area activities is predicted to satisfy applicable Morgan Hill Municipal Code noise level standards at the nearest existing land uses, and because noise level exposure from those activities is not calculated to significantly increase ambient noise levels at those land uses, this impact is identified as being ***less than significant***.

#### **Impact 5: Mechanical Equipment (HVAC/Condenser) Noise at Existing Land Uses**

It is our understanding that the project proposes locating air-conditioning equipment (condensers) on outdoor ground level patios and upper-floor decks of apartment buildings. It is our further understanding that specific condenser models have not yet been selected for the project. To quantify project condenser equipment noise level exposure at existing adjacent land uses, BAC utilized sound level data for a typical residential condenser unit – Carrier Model CA15NA030. Based on the experience of BAC in previous projects with apartment buildings, 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 this equipment.

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 land uses. The results of that analysis are provided in Table 16.

**Table 16  
Predicted HVAC Equipment Noise at Existing Adjacent Land Uses**

Land Use <sup>1</sup>	Direction	Distance from Equipment (ft) <sup>2</sup>	Predicted Noise Level, L <sub>eq</sub> (dB) <sup>3,4</sup>
Commercial	North	25	50
Residential	East	35	42
Residential	South	25	52
Residential	West	275	33

<sup>1</sup> Locations of adjacent land uses are shown on Figure 1.  
<sup>2</sup> Distances scaled from effective noise center of nearest apartment patios/decks to property lines of adjacent land uses using the provided site plan.  
<sup>3</sup> Predicted noise levels include consideration of the following number of condenser units in operation concurrently: Commercial North – 9 units; Residential East – 3 units; Residential South – 15 units; Residential West – 24 units.  
<sup>4</sup> Predicted noise levels include a -10 dB offset to account for significant shielding provided by building structure/rooftop parapets.  
 Source: *Bollard Acoustical Consultants, Inc. (2022)*

The Table 16 data indicate that HVAC equipment noise levels are predicted to satisfy the Morgan Hill Municipal Code exterior noise level standards of 60 and 65 dB L<sub>eq</sub> for residential and commercial uses (respectively) at the property lines of the existing adjacent land uses.

As shown in Table 6, average measured hourly L<sub>eq</sub> noise levels at BAC site 1 were 65 and 61 dB L<sub>eq</sub> during daytime and nighttime hours, respectively. The Table 6 data also indicate that average measured hourly L<sub>eq</sub> noise levels at BAC site 2 ranged from 59 to 61 dB L<sub>eq</sub> during daytime hours (mean of 60 dB L<sub>eq</sub>) and from 49 to 54 dB L<sub>eq</sub> during nighttime hours (mean of 52 dB L<sub>eq</sub>). Based on the information above, ambient plus project HVAC equipment noise level increases during daytime and nighttime hours were calculated at the adjacent land uses and the results of those calculations are presented in Tables 17 and 18.

**Table 17  
Ambient Plus Project HVAC Equipment Noise Level Increases – Daytime Hours**

Land Use	Direction	Predicted Noise Level, L <sub>eq</sub> (dB) <sup>1</sup>	Ambient Plus Project, L <sub>eq</sub> (dB) <sup>2</sup>	Increase in Ambient, L <sub>eq</sub> (dB) <sup>3</sup>
Commercial	North	50	60.4	0.4
Residential	East	42	60.1	0.1
Residential	South	52	60.6	0.6
Residential	West	33	65.0	<0.1

<sup>1</sup> Predicted HVAC equipment noise levels from Table 16.  
<sup>2</sup> Sum of predicted and measured ambient daytime noise levels.  
<sup>3</sup> Calculated increase in ambient daytime noise levels.  
 Source: *Bollard Acoustical Consultants, Inc. (2022)*

**Table 18**  
**Ambient Plus Project HVAC Equipment Noise Level Increases – Nighttime Hours**

Land Use	Direction	Predicted Noise Level, $L_{eq}$ (dB) <sup>1</sup>	Ambient Plus Project, $L_{eq}$ (dB) <sup>2</sup>	Increase in Ambient, $L_{eq}$ (dB) <sup>3</sup>
Commercial	North	50	54.0	2.0
Residential	East	42	52.4	0.4
Residential	South	52	54.9	2.9
Residential	West	33	61.0	<0.1

<sup>1</sup> Predicted HVAC equipment noise levels from Table 16.  
<sup>2</sup> Sum of predicted and measured ambient nighttime noise levels.  
<sup>3</sup> Calculated increase in ambient nighttime noise levels.  
Source: Bollard Acoustical Consultants, Inc. (2022)

As shown in Table 17, the increases in ambient noise levels from project HVAC equipment noise levels are calculated to range from less than 0.1 dB to 0.6 dB  $L_{eq}$  during daytime hours at the adjacent land uses. The Table 18 data indicate that the increases in ambient noise levels from project HVAC equipment are calculated to range from less than 0.1 dB to 2.9 dB  $L_{eq}$  during nighttime hours at the adjacent land uses. The calculated increases in ambient noise levels identified above are below the applied significance criterion of 5 dB.

Because noise exposure from project HVAC equipment is predicted to satisfy applicable Morgan Hill Municipal Code noise level standards at the nearest existing land uses, and because noise level exposure from the HVAC equipment is not calculated to significantly increase ambient noise levels at those land uses, this impact is identified as being ***less than significant***.

#### **Impact 6: Cumulative On-Site Noise at Existing Adjacent Land Uses**

The calculated cumulative (combined) daytime and nighttime noise levels from project on-site activities at the nearest existing land uses are presented in Tables 19 and 20. 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 19**  
**Calculated Cumulative On-Site Noise Levels at Adjacent Land Uses – Daytime Hours**

Land Use	Direction	Predicted Exterior Noise Levels, $L_{eq}$ (dB)			Cumulative, $L_{eq}$ (dB) <sup>1</sup>
		On-Site Circulation	Parking Areas	HVAC	
Commercial	North	40	50	50	53
Residential	East	48	56	42	57
Residential	South	44	36	52	53
Residential	West	36	25	33	38

<sup>1</sup> Calculated cumulative daytime noise levels based on predicted noise levels presented in Impacts 3-5.  
Source: Bollard Acoustical Consultants, Inc. (2022)

**Table 20**  
**Calculated Cumulative On-Site Noise Levels at Adjacent Land Uses – Nighttime Hours**

Land Use	Direction	Predicted Exterior Noise Levels, $L_{eq}$ (dB)			Cumulative, $L_{eq}$ (dB) <sup>1</sup>
		On-Site Circulation	Parking Areas	HVAC	
Commercial	North	40	47	50	52
Residential	East	48	53	42	54
Residential	South	44	33	52	53
Residential	West	36	22	33	38

<sup>1</sup> Calculated cumulative nighttime noise levels based on predicted noise levels presented in Impacts 3-5.  
Source: Bollard Acoustical Consultants, Inc. (2022)

As shown in Tables 19 and 20, cumulative (combined) noise level exposure from project on-site activities during daytime and nighttime hours is calculated to satisfy the Morgan Hill Municipal Code exterior noise level standards of 60 and 65 dB  $L_{eq}$  for residential and commercial uses (respectively) at the property lines of the adjacent land uses.

As shown in Table 6, average measured hourly  $L_{eq}$  noise levels at BAC site 1 were 65 and 61 dB  $L_{eq}$  during daytime and nighttime hours, respectively. The Table 6 data also indicate that average measured hourly  $L_{eq}$  noise levels at BAC site 2 ranged from 59 to 61 dB  $L_{eq}$  during daytime hours (mean of 60 dB  $L_{eq}$ ) and from 49 to 54 dB  $L_{eq}$  during nighttime hours (mean of 52 dB  $L_{eq}$ ). Based on the information above, cumulative ambient plus project noise level increases during daytime and nighttime hours were calculated at the adjacent land uses and the results of those calculations are presented in Tables 21 and 22.

**Table 21**  
**Cumulative Ambient Plus Project Noise Level Increases – Daytime Hours**

Land Use	Direction	Cumulative, $L_{eq}$ (dB) <sup>1</sup>	Ambient Plus Project, $L_{eq}$ (dB) <sup>2</sup>	Increase in Ambient, $L_{eq}$ (dB) <sup>3</sup>
Commercial	North	53	60.8	0.8
Residential	East	57	61.7	1.7
Residential	South	53	60.7	0.7
Residential	West	38	65.0	<0.1

<sup>1</sup> Calculated cumulative daytime noise levels from Table 19.  
<sup>2</sup> Sum of calculated cumulative and measured ambient daytime noise levels.  
<sup>3</sup> Calculated net increase in ambient daytime noise levels.  
Source: Bollard Acoustical Consultants, Inc. (2022)

**Table 22  
Cumulative Ambient Plus Noise Level Increases at Adjacent Land Uses – Nighttime Hours**

Land Use	Direction	Cumulative, Leq (dB) <sup>1</sup>	Ambient Plus Project, Leq (dB) <sup>2</sup>	Increase in Ambient, Leq (dB) <sup>3</sup>
Commercial	North	52	54.9	2.9
Residential	East	54	56.4	4.4
Residential	South	53	55.3	3.3
Residential	West	38	61.0	<0.1

<sup>1</sup> Calculated cumulative nighttime noise levels from Table 20.  
<sup>2</sup> Sum of calculated cumulative and measured ambient nighttime noise levels.  
<sup>3</sup> Calculated net increase in ambient nighttime noise levels.  
 Source: Bollard Acoustical Consultants, Inc. (2022)

As shown in Table 21, cumulative increases in ambient noise levels from project on-site sources are calculated to range from less than 0.1 dB to 1.7 dB Leq during daytime hours at the adjacent land uses. The Table 22 data indicate that cumulative the increases in ambient noise levels from project on-site sources are calculated to range from less than 0.1 dB to 4.4 dB Leq during nighttime hours at the adjacent land uses. The calculated increases in ambient noise levels identified above are below the applied significance criterion of 5 dB.

Because cumulative (combined) noise level exposure from on-site noise sources is predicted to satisfy applicable Morgan Hill Municipal Code noise level standards at the nearest existing land uses, and because cumulative noise level exposure from those sources is not calculated to significantly increase ambient noise levels at those land uses, this impact is identified as being **less than significant**.

**Noise Impacts Associated with Project Construction Activities**

**Impact 7: On-Site Project Construction Noise at Adjacent Land 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 adjacent commercial use to the north and residential uses to the east are located approximately 15 feet from where construction activities would occur within the project area. The property lines of the nearest residential uses to the south maintain a separation of approximately 20 feet from on-site project construction activities. Finally, the property lines of the nearest residential uses to the west are located approximately 270 feet from where construction activities would occur within the project area.

Table 23 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 23 data also include predicted maximum (L<sub>max</sub>) equipment noise levels at the property lines of the nearest commercial and residential uses

to the project area, which assumes a standard spherical spreading loss of 6 dB per doubling of distance.

**Table 23**  
**Reference and Projected Noise Levels for Typical Residential Construction Equipment**

Equipment Description	Reference Noise Level at 50 Feet, L <sub>max</sub> (dB)	Projected Noise Level, L <sub>max</sub> (dB)		
		15 Feet	20 Feet	270 Feet
Air compressor	80	90	88	65
Backhoe	80	90	88	65
Ballast equalizer	82	92	90	67
Ballast tamper	83	93	91	68
Compactor	82	92	90	67
Concrete mixer	85	95	93	70
Concrete pump	82	92	90	67
Concrete vibrator	76	86	84	61
Crane, mobile	83	93	91	68
Dozer	85	95	93	70
Excavator	85	95	93	70
Generator	82	92	90	67
Grader	85	95	93	70
Impact wrench	85	95	93	70
Loader	80	90	88	65
Paver	85	95	93	70
Pneumatic tool	85	95	93	70
Pump	77	87	85	62
Saw	76	86	84	61
Scarifier	83	93	91	68
Scraper	85	95	93	70
Shovel	82	92	90	67
Spike driver	77	87	85	62
Tie cutter	84	94	92	69
Tie handler	80	90	88	65
Tie inserter	85	95	93	70
Truck	84	94	92	69
	Low	86	84	61
	High	95	93	70
	Average	93	90	68

*Source: 2018 FTA Noise and Vibration Impact Assessment Manual, Table 7-1 and BAC calculations*

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. It is reasonably assumed for the purposes of this analysis that all on-site noise-generating project construction equipment and activities would occur pursuant to Municipal Code Section 8.28.040(D) and would thereby be exempt from Municipal Code noise level criteria.

As mentioned above, it is assumed that all on-site noise-generating construction activities would occur pursuant to Section 8.28.040(D) of the Morgan Hill Municipal Code (i.e., during daytime hours only). As indicated in Appendices E and F, the highest measured daytime maximum noise levels at BAC site 1 ranged from 97 to 99 dB  $L_{max}$  (arithmetic mean of 98 dB  $L_{max}$ ). The data in Appendices E and F also indicate that the highest measured daytime maximum noise levels at BAC site 2 ranged from 90 to 91 dB  $L_{max}$  (arithmetic mean of 91 dB  $L_{max}$ ). Given the calculated means of measured daytime maximum noise levels at BAC site 1 (98 dB  $L_{max}$ ) and worse-case construction equipment maximum noise levels (68 dB  $L_{max}$ , Table 23), the resulting increase in ambient maximum noise levels at the nearest residential uses to the west are calculated to be less than 0.1 dB  $L_{max}$ . Additionally, given the calculated means of measured daytime maximum noise levels at BAC site 2 (91 dB  $L_{max}$ ) and worse-case construction equipment maximum noise levels (93 dB  $L_{max}$ , Table 23), the resulting increase in ambient maximum noise levels at the adjacent commercial use to the north and nearest residential uses to the east are calculated to be 4.2 dB  $L_{max}$ . Finally, given the calculated means of measured daytime maximum noise levels at BAC site 2 (91 dB  $L_{max}$ ) and worse-case construction equipment maximum noise levels (90 dB  $L_{max}$ , Table 23), the resulting increase in ambient maximum noise levels at the nearest residential uses to the south are calculated to be 2.8 dB  $L_{max}$ . The calculated increases in ambient noise levels identified above are below the applied significance criterion of 5 dB.

Based on the analysis and results provided above, this impact is identified as being ***less than significant***. Nonetheless, to reduce the potential for annoyance at nearby land uses, the following measures should be incorporated into project on-site construction operations:

- All on-site noise-generating construction activities shall occur pursuant to Section 8.28.040(D) of the Morgan Hill Municipal Code.
- The project shall 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 shall be equipped with manufacturers-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 shall comply with such regulations while in the course of project activity.
- Electrically powered equipment shall be used instead of pneumatic or internal-combustion-powered equipment, where feasible.
- Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive receptors.
- Project area and site access road speed limits shall be established and enforced during the construction period.
- Nearby residences shall 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.

## Vibration Impacts Associated with Project Activities

### Impact 7: Vibration Generated by On-Site Project Construction Equipment

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 building on the commercial parcel to the north has been identified as a warehouse located approximately 40 feet from construction activities which would occur within the project area. The nearest identified existing residential structures are located to the east of the project area, approximately 35 feet from where on-site construction activities would occur.

Table 24 includes the range of vibration levels for equipment commonly used in general residential construction projects at a distance of 25 feet. The Table 24 data also include projected equipment vibration levels at the nearest off-site existing structures to the project area located approximately 35 to 40 feet away.

**Table 24**  
**Reference and Projected Vibration Source Amplitudes for Construction Equipment**

Equipment	Reference PPV at 25 Feet (in/sec) <sup>1</sup>	Projected PPV (in/sec)	
		35 Feet	40 Feet
Vibratory roller	0.210	0.127	0.104
Hoe ram	0.089	0.054	0.044
Large bulldozer	0.089	0.054	0.044
Caisson drilling	0.089	0.054	0.044
Loaded trucks	0.076	0.046	0.038
Jackhammer	0.035	0.021	0.017
Small bulldozer	0.003	0.002	0.001

<sup>1</sup> PPV = Peak Particle Velocity  
Source: 2018 FTA Transit Noise and Vibration Impact Assessment Manual (Table 7-4) and BAC calculations

The Table 24 data indicate that vibration levels generated from construction activities within the project area at the nearest structures (commercial warehouse and residences) are projected to be well below the strictest Caltrans thresholds for damage to structures in Table 1 of this report (Building Structure Vibration Criteria). In addition, the projected equipment vibration levels in Table 21 range from below the threshold of perception to distinctly perceptible human response as defined by Caltrans in Table 2 (Vibration Annoyance Potential Criteria). Based on the analysis provided above, on-site construction within the project area is not expected to result in excessive groundborne vibration levels at nearby off-site existing commercial or residential structures.

Results from the BAC ambient vibration level monitoring within the project area on May 17, 2022, indicate that measured vibration levels were below the strictest Caltrans thresholds for damage to structures and thresholds for annoyance (ranged from 0.001 to 0.012 PPV in/sec.). 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 consists of the development of a residential community. It is the experience of BAC these uses do not typically have equipment that generates appreciable vibration.

Because vibration levels due to and upon the proposed project are expected to satisfy the applicable Caltrans groundborne impact vibration criteria at the nearest existing residential uses, 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 Monterey Road traffic and railroad (UPRR/Caltrain) operations noise exposure at the exterior and interior areas of the proposed residential uses.

#### **Issue 1: Future Exterior Traffic & Railroad Noise at Proposed Residences**

To predict future traffic and railroad noise exposure at the project site, BAC utilized the long-term ambient data collected at site 1 on the project site May 18-19, 2022. According to the that file data, day-night average railroad noise level exposure at project site was computed to be 63 dB DNL at approximately 200 feet from the center of the track. Absent the noise due to railroad activity, the average traffic noise DNL at the survey location was calculated to be 67 dB DNL at a distance of 90 feet from the centerline of Monterey Road.

Future Monterey Road traffic volumes were conservatively assumed to double in the future, resulting in a 3 dB increase in traffic noise levels relative to measured existing conditions. Future UPRR/Caltrain activity would be limited to the number of operations which could reasonably occur on the single set of tracks over a 24 hour period. For purposes of this analysis, it was assumed that a future increase in rail activity could occur along the track adjacent to the project site

The predicted future traffic and railroad noise level data cited above were projected to the nearest proposed residential building facades and common outdoor area of the development. The results of that analysis are summarized in Table 25.

**Table 25  
Predicted Future Exterior Traffic & Railroad Noise Levels at the Project Site**

Location Description <sup>1</sup>	Offset <sup>2</sup>	Future Exterior Noise Level, DNL (dB)		
		Traffic	Train	Combined
Common outdoor area	-2	63	60	63
Nearest first-floor building facades		71	65	72
Nearest upper-floor building facades	+2	73	67	74

<sup>1</sup> Locations of buildings and common outdoor area are shown on Figure 2.  
<sup>2</sup> A +2 dB offset was applied at upper-floor facades due to reduced ground absorption of sound at elevated positions. An offset of -2 dB was applied at the common outdoor area to account for a reduced view of the roadway and train track resulting from the construction of project buildings.  
Source: Bollard Acoustical Consultants, Inc. (2022)

Table SSI-1 of the Morgan Hill General Plan includes the State of California Land Use Compatibility Guidelines for Community Noise Environments (Table 3 of this report). 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 General Plan 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. Finally, General Plan Policy SSI-8.1 states that the maximum outdoor noise level for new residences near railroad tracks shall be 70 dB DNL, recognizing that train noise is characterized by relatively few loud events.

As indicated in Table 25, future combined traffic and railroad noise level exposure is predicted to satisfy the Morgan Hill General Plan’s normally acceptable and conditionally acceptable exterior noise level limits of 65 and 70 dB DNL at the common outdoor area of the development. As a result, no further consideration of improvement measures pertaining to General Plan exterior noise level compliance would be warranted for the project.

**Issue 2: Future Interior Traffic & Railroad Noise at Proposed Residences**

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<sub>max</sub> in bedrooms and 55 dB L<sub>max</sub> in all other habitable rooms.

As indicated in Table 25, future combined noise exposure from Monterey Road traffic and UPRR railroad operations is predicted to be 72 dB DNL at the first-floor building facades of residences proposed nearest to those noise sources. Due to reduced ground absorption at elevated positions, noise levels at the upper-floor facades of those residences are predicted to approach approximately 74 dB DNL. To satisfy the General Plan 45 dB DNL interior noise level standard, minimum noise reductions of 27 dB and 29 dB would be required of the first- and upper-floor

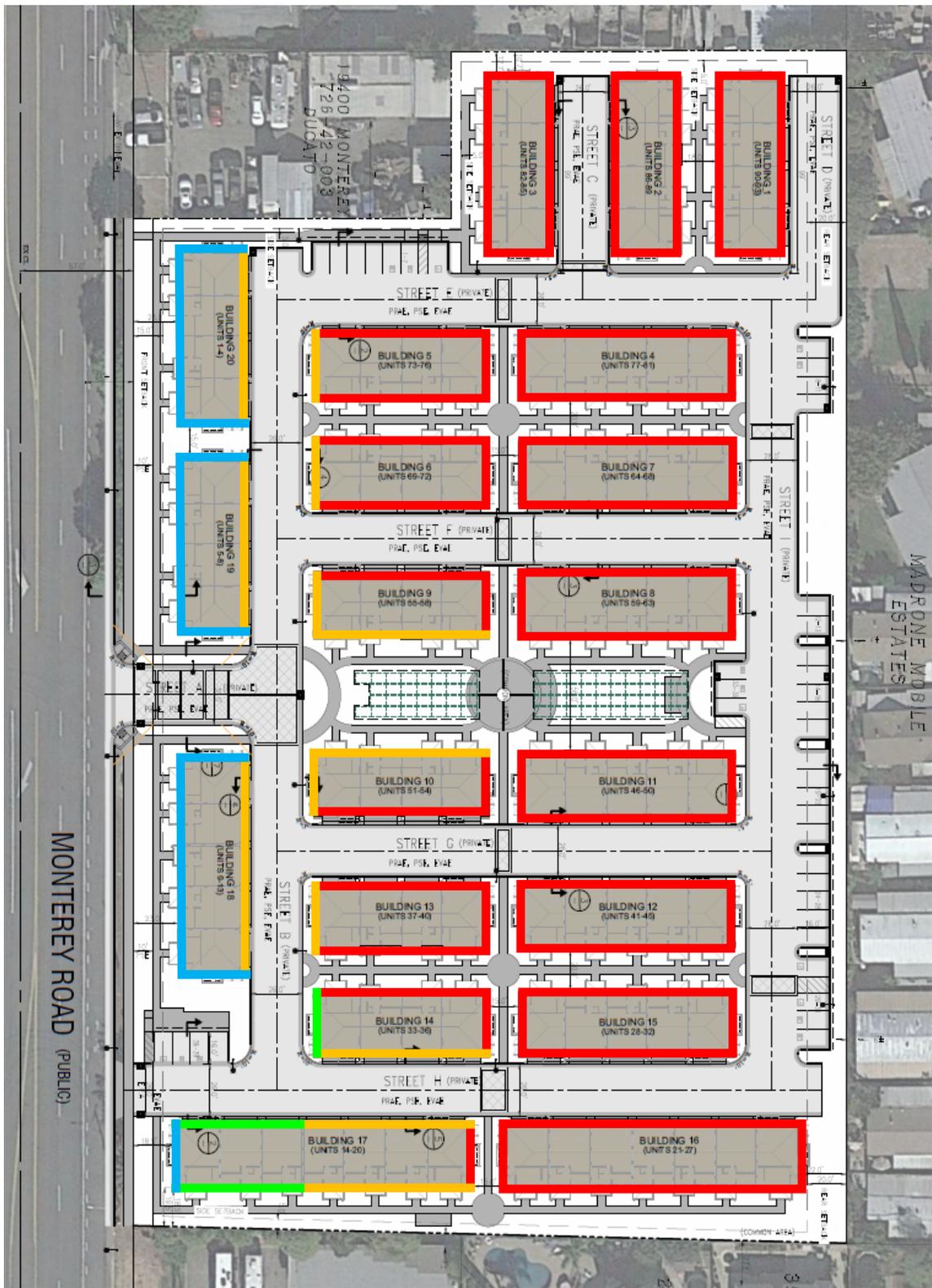
building facades (respectively) of residences constructed nearest to Monterey Road and the UPRR track.

Using audio recordings collected at site 1 during the monitoring period, it was possible to identify maximum noise levels associated with discrete train passbys at the project site. In the analysis of 27 train passbys during the BAC noise monitoring effort (May 18-19, 2022), it was determined that maximum noise levels associated with train passbys ranged from 78 to 99 dB  $L_{max}$  (calculated mean of 86 dB  $L_{max}$ ) at approximately 200 feet from the center of the track. The measured railroad passbys included noise associated with train cars, warning horn usage, and (distant) at-grade crossing bells. Based on a calculated mean of 86 dB  $L_{max}$  at 200 feet, train passby noise levels are projected to be approximately 87 dB  $L_{max}$  at the building facades proposed nearest to the track located approximately 185 feet away. To satisfy the General Plan 50 dB  $L_{max}$  interior noise level standard (applicable to bedrooms), a minimum noise reduction of 37 dB would be required of the first- and upper-floor building facades of residences constructed nearest to the UPRR 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 32 dB would be required of the nearest first- and upper-floor 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 and door 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 following specific improvement measures are recommended for the project:

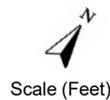
1. To comply with the General Plan's interior noise level criteria *including* a factor of safety, it is recommended that the windows and doors of the building locations identified on Figures 4 and 5 be upgraded to the minimum STC rating indicated. Figure 4 shows the locations and associated STC ratings needed for bedroom windows/doors. Figure 5 illustrates the locations and associated STC ratings required for all other habitable room windows/doors. Finally, 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.
2. 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.



**Legend**

Recommended Window & Door Construction Upgrades (All Floors)

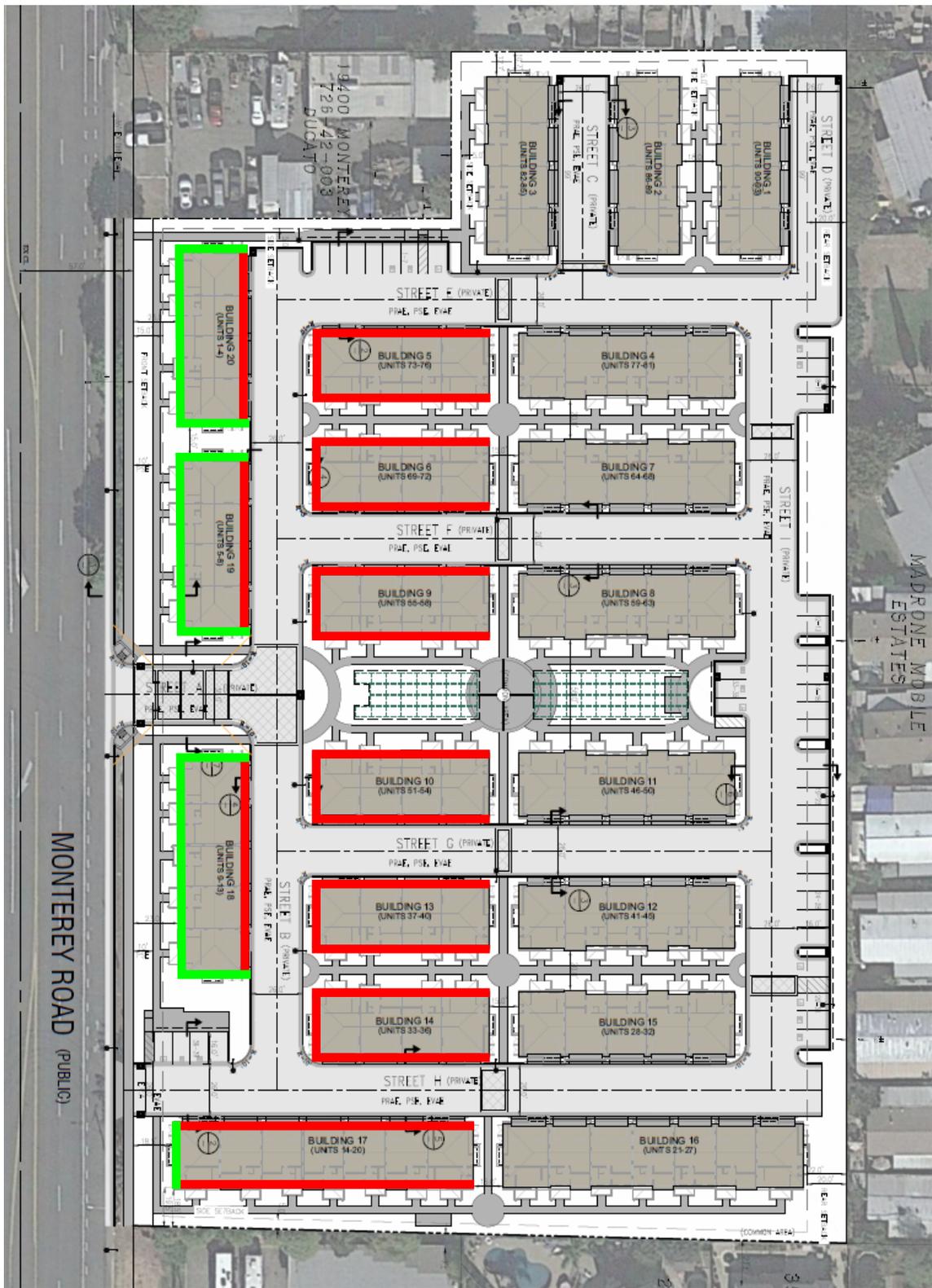
- █ STC-32
- █ STC-35
- █ STC-37
- █ STC-42



Monterey-Kerley Townhomes  
Morgan Hill, California  
Interior Noise Compliance  
50 dB Lmax in Bedrooms

Figure 4





**Legend**

Recommended Window & Door Construction Upgrades (All Floors)

- █ STC-32
- █ STC-37



Scale (Feet)



**Monterey-Kerley Townhomes**  
Morgan Hill, California

Interior Noise Compliance  
55 dB Lmax All Other Habitable Rooms

**Figure 5**



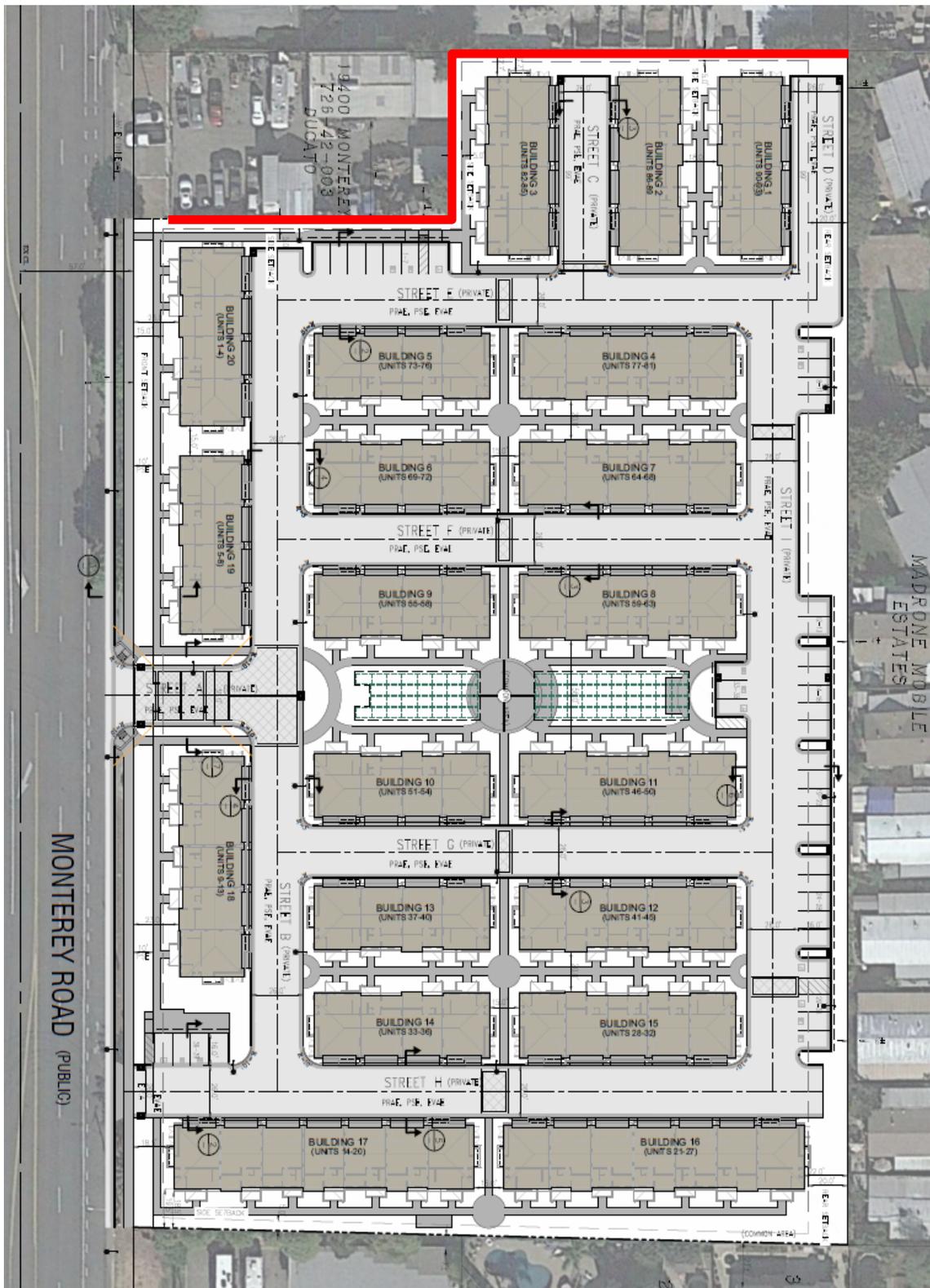
### **Issue 3: Commercial Operations Noise at Proposed Residences**

An existing commercial use is located to the north of the proposed development (Irish Construction). The location of the existing commercial use is shown on Figure 1. According to BAC field observations, the commercial use consists of an office building, storage yard and parking lot.

Long-term noise measurement site 2 was specifically selected to capture noise levels associated with the adjacent commercial use at the project property line. According to a company representative, the hours of operation for the construction company located on the commercial parcel to the north (Irish Construction) are Monday through Friday from 7:30 a.m. to 4:30 p.m. In the analysis of the ambient data contained in Appendices E & F, it was revealed measured hourly average noise levels at site 2 ranged from 53 dB to 65 dB  $L_{eq}$  (calculated mean of 60 dB  $L_{eq}$ ) during the hours of 7:30 a.m. to 4:30 p.m. throughout the 48-hour monitoring effort. The BAC ambient noise monitoring survey included days in which the commercial business conducted normal operations (Wednesday and Thursday).

For noise generated by adjacent commercial activities at the proposed residential uses of the project site, the Morgan Hill Municipal Code establishes an exterior noise level standard of 60  $L_{eq}$  (Table 4). The Municipal Code noise level limits are to be assessed at the property line of receiving use. Based on the results from the BAC ambient noise level survey, measured hourly average ( $L_{eq}$ ) noise levels during the hours of 7:30 a.m. to 4:30 p.m. (i.e., construction company business hours) exceeded the Municipal Code 60 dB  $L_{eq}$  exterior noise level standard at the property line of the project site during portions of the 48-hour monitoring period. Based on the measured noise levels at site 2, and to reduce the potential for an exceedance of the Municipal Code 60 dB  $L_{eq}$  exterior noise level standard from adjacent commercial operations, the following specific improvement measure is recommended for the project:

1. The construction of a 6-foot-tall masonry wall along the shared commercial/residential property line (i.e., northern project boundary). The location of the recommended noise barrier is illustrated on Figure 6. The construction of a 6-foot-tall masonry wall at the location illustrated on Figure 6 is estimated to provide approximately 5 dB of attenuation of commercial noise at the project site, which would reduce the highest (conservatively) measured hourly average ( $L_{eq}$ ) commercial operations noise level to a state of compliance with the General Plan 60 dB  $L_{eq}$  exterior noise level standard.



**Legend**

 Recommended 6' Masonry Wall – Commercial Noise



Scale (Feet)



Monterey-Kerley Townhomes  
Morgan Hill, California  
Exterior Noise Compliance  
Commercial Noise Barrier

Figure 6



This concludes BAC's noise and vibration assessment of the Monterey-Kerley Townhomes project in Morgan Hill, California. Please contact BAC at (530) 537-2328 or [dariog@bacnoise.com](mailto:dariog@bacnoise.com) if you have any comments or questions regarding this report.

## Appendix A Acoustical Terminology

<b>Acoustics</b>	The science of sound.
<b>Ambient Noise</b>	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.
<b>Attenuation</b>	The reduction of an acoustic signal.
<b>A-Weighting</b>	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
<b>Decibel or dB</b>	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.
<b>CNEL</b>	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.
<b>Frequency</b>	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz.
<b>IIC</b>	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.
<b>L<sub>dn</sub></b>	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
<b>Leq</b>	Equivalent or energy-averaged sound level.
<b>L<sub>max</sub></b>	The highest root-mean-square (RMS) sound level measured over a given period of time.
<b>Loudness</b>	A subjective term for the sensation of the magnitude of sound.
<b>Masking</b>	The amount (or the process) by which the threshold of audibility is for one sound is raised by the presence of another (masking) sound.
<b>Noise</b>	Unwanted sound.
<b>Peak Noise</b>	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.
<b>RT<sub>60</sub></b>	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
<b>STC</b>	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 18.76-1 do 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  
 Monterey-Kerley Townhomes  
 File Name: 01 Existing  
 Model Run Date: 5/31/2022



Segment	Intersection	Direction	ADT	Day %	Night %	% Med. Trucks	% Hvy. Trucks	Speed	Distance
1	(1) Monterey Rd / Tilton Ave	North	22,470	80	20	2	2	55	100
2		South	22,755	80	20	2	2	55	100
3		East							
4		West	6,305	80	20	2	1	35	100
5	(2) Monterey Rd / Burnett Ave	North	22,750	80	20	2	2	55	100
6		South	24,825	80	20	2	2	55	100
7		East	9,555	80	20	2	1	35	100
8		West							
9	(3) Monterey Rd / Madrone Pkwy	North	26,225	80	20	2	2	55	100
10		South	22,600	80	20	2	2	55	100
11		East	4,185	80	20	2	3	35	100
12		West							
13	(4) Monterey Rd / Cochrane Rd	North	22,140	80	20	2	2	55	100
14		South	15,220	80	20	2	2	55	100
15		East	17,365	80	20	2	2	45	100
16		West	3,715	80	20	2	2	25	100
17	(5) U.S. 101 NB Ramps / Cochrane Rd	North	10,570	75	25	2	3	55	100
18		South	5,220	75	25	2	3	55	100
19		East	20,020	75	25	2	3	45	100
20		West	27,790	75	25	2	3	45	100
21	(6) U.S. 101 SB Ramps / Cochrane Rd	North	3,570	75	25	2	3	55	100
22		South	4,905	75	25	2	3	55	100
23		East	16,670	75	25	2	3	45	100
24		West	14,305	75	25	2	3	45	100

Note: Blank cells represent roadways for which no traffic data was provided.

Appendix C-2  
 FHWA Highway Traffic Noise Prediction Model Data Inputs  
 Monterey-Kerley Townhomes  
 File Name: 02 Existing+Project  
 Model Run Date: 5/31/2022



Segment	Intersection	Direction	ADT	Day %	Night %	% Med. Trucks	% Hvy. Trucks	Speed	Distance
1	(1) Monterey Rd / Tilton Ave	North	22,850	80	20	2	2	55	100
2		South	23,150	80	20	2	2	55	100
3		East							
4		West	6,320	80	20	2	1	35	100
5	(2) Monterey Rd / Burnett Ave	North	23,145	80	20	2	2	55	100
6		South	25,220	80	20	2	2	55	100
7		East	9,555	80	20	2	1	35	100
8		West							
9	(3) Monterey Rd / Madrone Pkwy	North	26,620	80	20	2	2	55	100
10		South	22,995	80	20	2	2	55	100
11		East	4,185	80	20	2	3	35	100
12		West							
13	(4) Monterey Rd / Cochrane Rd	North	22,535	80	20	2	2	55	100
14		South	15,400	80	20	2	2	55	100
15		East	17,580	80	20	2	2	45	100
16		West	3,715	80	20	2	2	25	100
17	(5) U.S. 101 NB Ramps / Cochrane Rd	North	10,570	75	25	2	3	55	100
18		South	5,260	75	25	2	3	55	100
19		East	20,100	75	25	2	3	45	100
20		West	27,910	75	25	2	3	45	100
21	(6) U.S. 101 SB Ramps / Cochrane Rd	North	3,570	75	25	2	3	55	100
22		South	4,945	75	25	2	3	55	100
23		East	16,715	75	25	2	3	45	100
24		West	14,390	75	25	2	3	45	100

Note: Blank cells represent roadways for which no traffic data was provided.

Appendix C-3  
 FHWA Highway Traffic Noise Prediction Model Data Inputs  
 Monterey-Kerley Townhomes  
 File Name: 03 Cumulative  
 Model Run Date: 5/31/2022



Segment	Intersection	Direction	ADT	Day %	Night %	% Med. Trucks	% Hvy. Trucks	Speed	Distance
1	(1) Monterey Rd / Tilton Ave	North	27,450	80	20	2	2	55	100
2		South	27,745	80	20	2	2	55	100
3		East							
4		West	7,235	80	20	2	1	35	100
5	(2) Monterey Rd / Burnett Ave	North	27,755	80	20	2	2	55	100
6		South	30,985	80	20	2	2	55	100
7		East	11,760	80	20	2	1	35	100
8		West							
9	(3) Monterey Rd / Madrone Pkwy	North	32,515	80	20	2	2	55	100
10		South	28,010	80	20	2	2	55	100
11		East	5,285	80	20	2	3	35	100
12		West							
13	(4) Monterey Rd / Cochrane Rd	North	27,400	80	20	2	2	55	100
14		South	17,980	80	20	2	2	55	100
15		East	21,080	80	20	2	2	45	100
16		West	3,720	80	20	2	2	25	100
17	(5) U.S. 101 NB Ramps / Cochrane Rd	North	12,400	75	25	2	3	55	100
18		South	5,320	75	25	2	3	55	100
19		East	24,435	75	25	2	3	45	100
20		West	31,795	75	25	2	3	45	100
21	(6) U.S. 101 SB Ramps / Cochrane Rd	North	4,615	75	25	2	3	55	100
22		South	5,290	75	25	2	3	55	100
23		East	22,530	75	25	2	3	45	100
24		West	18,835	75	25	2	3	45	100

Note: Blank cells represent roadways for which no traffic data was provided.

**Appendix C-4**  
**FHWA Highway Traffic Noise Prediction Model Data Inputs**  
**Monterey-Kerley Townhomes**  
**File Name: 04 Cumulative+Project**  
**Model Run Date: 5/31/2022**

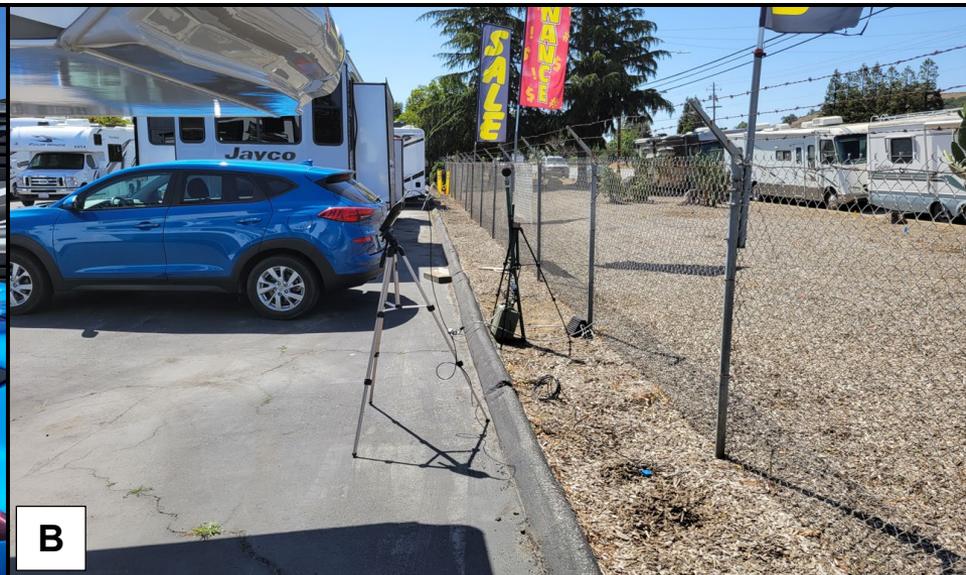


Segment	Intersection	Direction	ADT	Day %	Night %	% Med. Trucks	% Hvy. Trucks	Speed	Distance
1	(1) Monterey Rd / Tilton Ave	North	27,830	80	20	2	2	55	100
2		South	28,140	80	20	2	2	55	100
3		East							
4		West	7,250	80	20	2	1	35	100
5	(2) Monterey Rd / Burnett Ave	North	28,150	80	20	2	2	55	100
6		South	31,380	80	20	2	2	55	100
7		East	11,760	80	20	2	1	35	100
8		West							
9	(3) Monterey Rd / Madrone Pkwy	North	32,910	80	20	2	2	55	100
10		South	28,405	80	20	2	2	55	100
11		East	5,285	80	20	2	3	35	100
12		West							
13	(4) Monterey Rd / Cochrane Rd	North	27,795	80	20	2	2	55	100
14		South	18,160	80	20	2	2	55	100
15		East	21,295	80	20	2	2	45	100
16		West	3,720	80	20	2	2	25	100
17	(5) U.S. 101 NB Ramps / Cochrane Rd	North	12,400	75	25	2	3	55	100
18		South	5,360	75	25	2	3	55	100
19		East	24,515	75	25	2	3	45	100
20		West	31,915	75	25	2	3	45	100
21	(6) U.S. 101 SB Ramps / Cochrane Rd	North	4,615	75	25	2	3	55	100
22		South	5,330	75	25	2	3	55	100
23		East	22,575	75	25	2	3	45	100
24		West	18,920	75	25	2	3	45	100

Note: Blank cells represent roadways for which no traffic data was provided.



**A**



**B**



**C**



**D**

**Legend**

- A: Site 1: Noise and vibration survey equipment, facing northwest along Monterey Road
- B: Site 1: Noise and vibration survey equipment, facing southeast along Monterey Road
- C: Site 2: Noise survey equipment, facing north towards commercial use
- D: Site 2: Vibration survey equipment, facing west towards commercial use

Monterey-Kerley Townhomes  
Morgan Hill, California

Noise & Vibration Survey Photographs

**Appendix E-1**  
**Long-Term Ambient Noise Monitoring Results - Site 1**  
**Monterey-Kerley Townhomes - Morgan Hill, California**  
**Wednesday, May 18, 2022**

Hour	Leq	Lmax	L50	L90
12:00 AM	51	70	37	33
1:00 AM	64	86	37	32
2:00 AM	55	79	39	35
3:00 AM	54	73	40	36
4:00 AM	59	77	44	38
5:00 AM	65	81	59	46
6:00 AM	67	84	64	50
7:00 AM	66	85	64	53
8:00 AM	64	77	63	51
9:00 AM	62	78	60	49
10:00 AM	61	83	57	47
11:00 AM	61	81	57	50
12:00 PM	62	86	59	51
1:00 PM	62	73	60	52
2:00 PM	64	83	62	55
3:00 PM	66	92	63	58
4:00 PM	65	75	64	58
5:00 PM	66	83	65	59
6:00 PM	65	82	63	54
7:00 PM	65	88	59	49
8:00 PM	67	97	57	48
9:00 PM	66	97	53	43
10:00 PM	57	74	47	41
11:00 PM	55	72	43	38

	Statistical Summary					
	Daytime (7 a.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average
Leq (Average)	67	61	65	67	51	61
Lmax (Maximum)	97	73	84	86	70	77
L50 (Median)	65	53	60	64	37	45
L90 (Background)	59	43	52	50	32	39

Computed DNL, dB	68
% Daytime Energy	78%
% Nighttime Energy	22%

GPS Coordinates	37°09'08.91"N
	121°40'23.12"W

**Appendix E-2**  
**Long-Term Ambient Noise Monitoring Results - Site 1**  
**Monterey-Kerley Townhomes - Morgan Hill, California**  
**Thursday, May 19, 2022**

Hour	Leq	Lmax	L50	L90
12:00 AM	53	77	39	36
1:00 AM	60	83	37	33
2:00 AM	61	83	40	35
3:00 AM	54	75	41	38
4:00 AM	57	76	44	39
5:00 AM	63	80	57	45
6:00 AM	67	85	64	51
7:00 AM	66	87	64	53
8:00 AM	64	78	63	54
9:00 AM	68	99	60	52
10:00 AM	64	89	59	51
11:00 AM	64	83	59	51
12:00 PM	62	81	60	52
1:00 PM	63	78	61	55
2:00 PM	65	84	63	57
3:00 PM	65	88	63	58
4:00 PM	66	85	64	59
5:00 PM	67	90	65	58
6:00 PM	66	91	63	54
7:00 PM	66	92	60	49
8:00 PM	67	96	59	49
9:00 PM	60	84	53	45
10:00 PM	59	78	50	43
11:00 PM	55	78	46	41

	Statistical Summary					
	Daytime (7 a.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average
Leq (Average)	68	60	65	67	53	61
Lmax (Maximum)	99	78	87	85	75	79
L50 (Median)	65	53	61	64	37	47
L90 (Background)	59	45	53	51	33	40

Computed DNL, dB	68
% Daytime Energy	82%
% Nighttime Energy	18%

GPS Coordinates	37°09'08.91"N
	121°40'23.12"W

**Appendix E-3**  
**Long-Term Ambient Noise Monitoring Results - Site 2**  
**Monterey-Kerley Townhomes - Morgan Hill, California**  
**Wednesday, May 18, 2022**

Hour	Leq	Lmax	L50	L90
12:00 AM	41	55	37	34
1:00 AM	54	79	37	33
2:00 AM	44	66	40	36
3:00 AM	44	64	40	38
4:00 AM	46	60	44	41
5:00 AM	49	63	48	45
6:00 AM	54	73	51	49
7:00 AM	64	80	58	52
8:00 AM	56	74	54	50
9:00 AM	64	86	54	48
10:00 AM	57	82	50	44
11:00 AM	53	72	50	46
12:00 PM	54	73	52	48
1:00 PM	57	78	53	49
2:00 PM	61	81	57	54
3:00 PM	61	85	57	54
4:00 PM	59	74	59	57
5:00 PM	56	74	55	51
6:00 PM	56	74	53	49
7:00 PM	56	80	50	47
8:00 PM	57	87	49	45
9:00 PM	60	91	47	43
10:00 PM	47	63	44	41
11:00 PM	46	65	42	39

	Statistical Summary					
	Daytime (7 a.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average
Leq (Average)	64	53	59	54	41	49
Lmax (Maximum)	91	72	79	79	55	65
L50 (Median)	59	47	53	51	37	43
L90 (Background)	57	43	49	49	33	39

Computed DNL, dB	59
% Daytime Energy	94%
% Nighttime Energy	6%

GPS Coordinates	37°09'13.38"N
	121°40'24.95"W

**Appendix E-4**  
**Long-Term Ambient Noise Monitoring Results - Site 2**  
**Monterey-Kerley Townhomes - Morgan Hill, California**  
**Thursday, May 19, 2022**

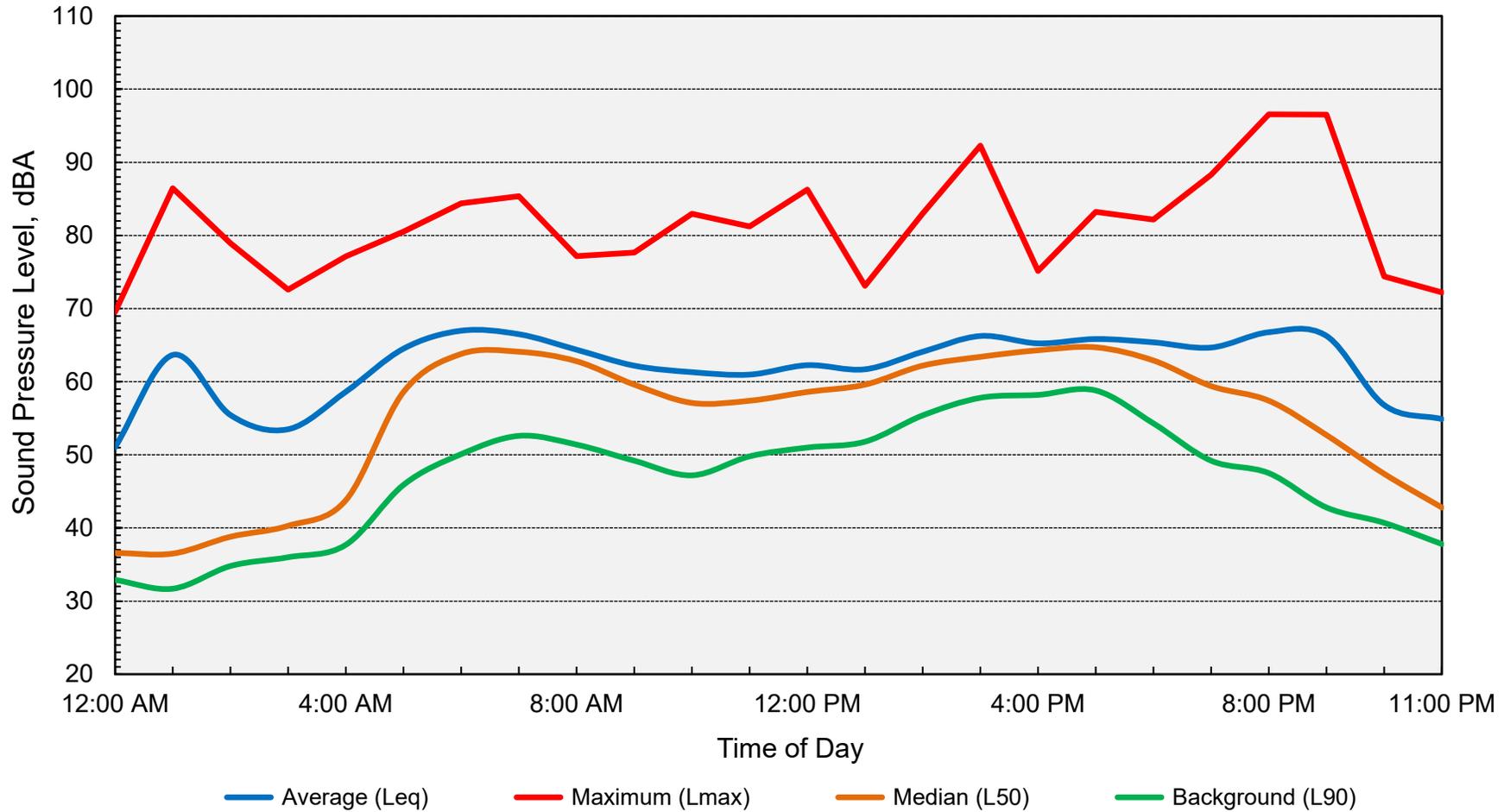
Hour	Leq	Lmax	L50	L90
12:00 AM	43	60	40	37
1:00 AM	54	83	38	35
2:00 AM	53	79	40	37
3:00 AM	45	65	43	40
4:00 AM	46	64	43	41
5:00 AM	51	67	49	44
6:00 AM	61	84	53	49
7:00 AM	64	83	58	54
8:00 AM	63	85	56	52
9:00 AM	61	91	55	51
10:00 AM	61	86	55	51
11:00 AM	60	82	57	52
12:00 PM	60	77	54	49
1:00 PM	65	75	60	53
2:00 PM	63	82	60	55
3:00 PM	60	74	58	54
4:00 PM	60	72	59	53
5:00 PM	57	75	55	51
6:00 PM	56	75	53	49
7:00 PM	59	88	51	47
8:00 PM	59	90	50	47
9:00 PM	52	76	48	45
10:00 PM	50	69	47	43
11:00 PM	52	80	44	41

	Statistical Summary					
	Daytime (7 a.m. - 10 p.m.)			Nighttime (10 p.m. - 7 a.m.)		
	High	Low	Average	High	Low	Average
Leq (Average)	65	52	61	61	43	54
Lmax (Maximum)	91	72	81	84	60	72
L50 (Median)	60	48	55	53	38	44
L90 (Background)	55	45	51	49	35	41

Computed DNL, dB	62
% Daytime Energy	88%
% Nighttime Energy	12%

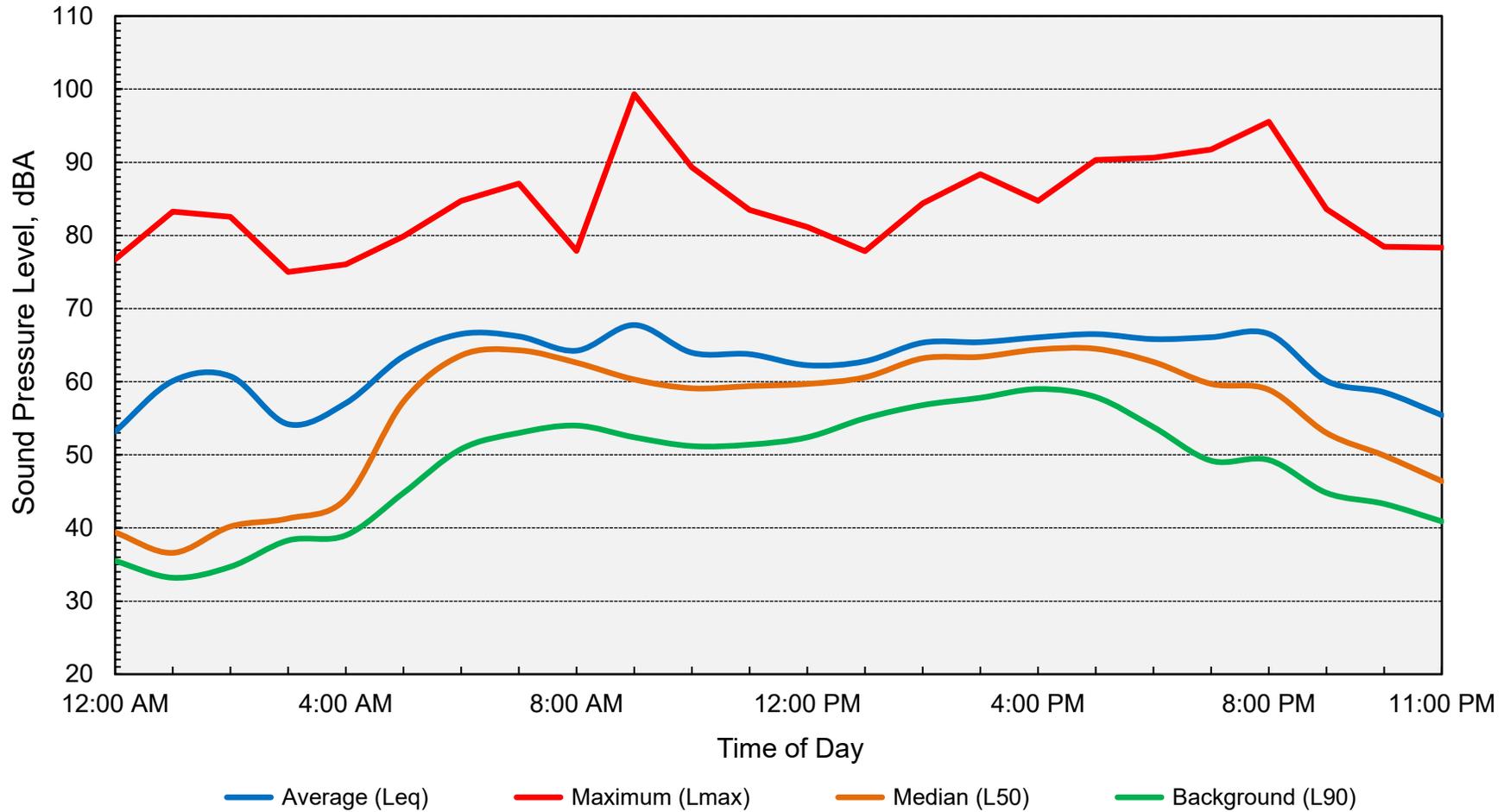
GPS Coordinates	37°09'13.38"N
	121°40'24.95"W

**Appendix F-1**  
**Long-Term Ambient Noise Monitoring Results - Site 1**  
**Monterey-Kerley Townhomes - Morgan Hill, California**  
**Wednesday, May 18, 2022**



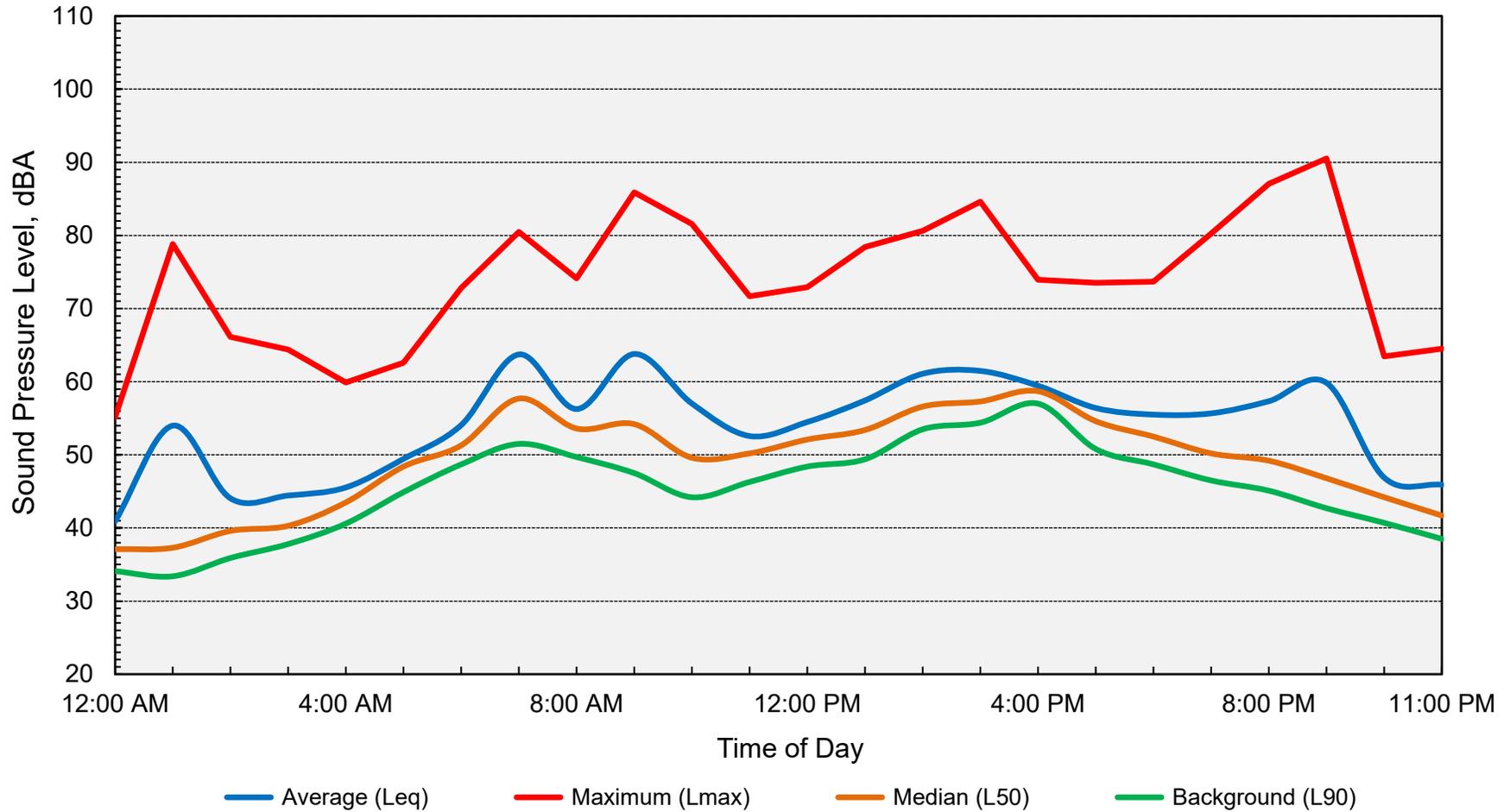
**Computed DNL = 68 dB**

**Appendix F-2**  
**Long-Term Ambient Noise Monitoring Results - Site 1**  
**Monterey-Kerley Townhomes - Morgan Hill, California**  
**Thursday, May 19, 2022**



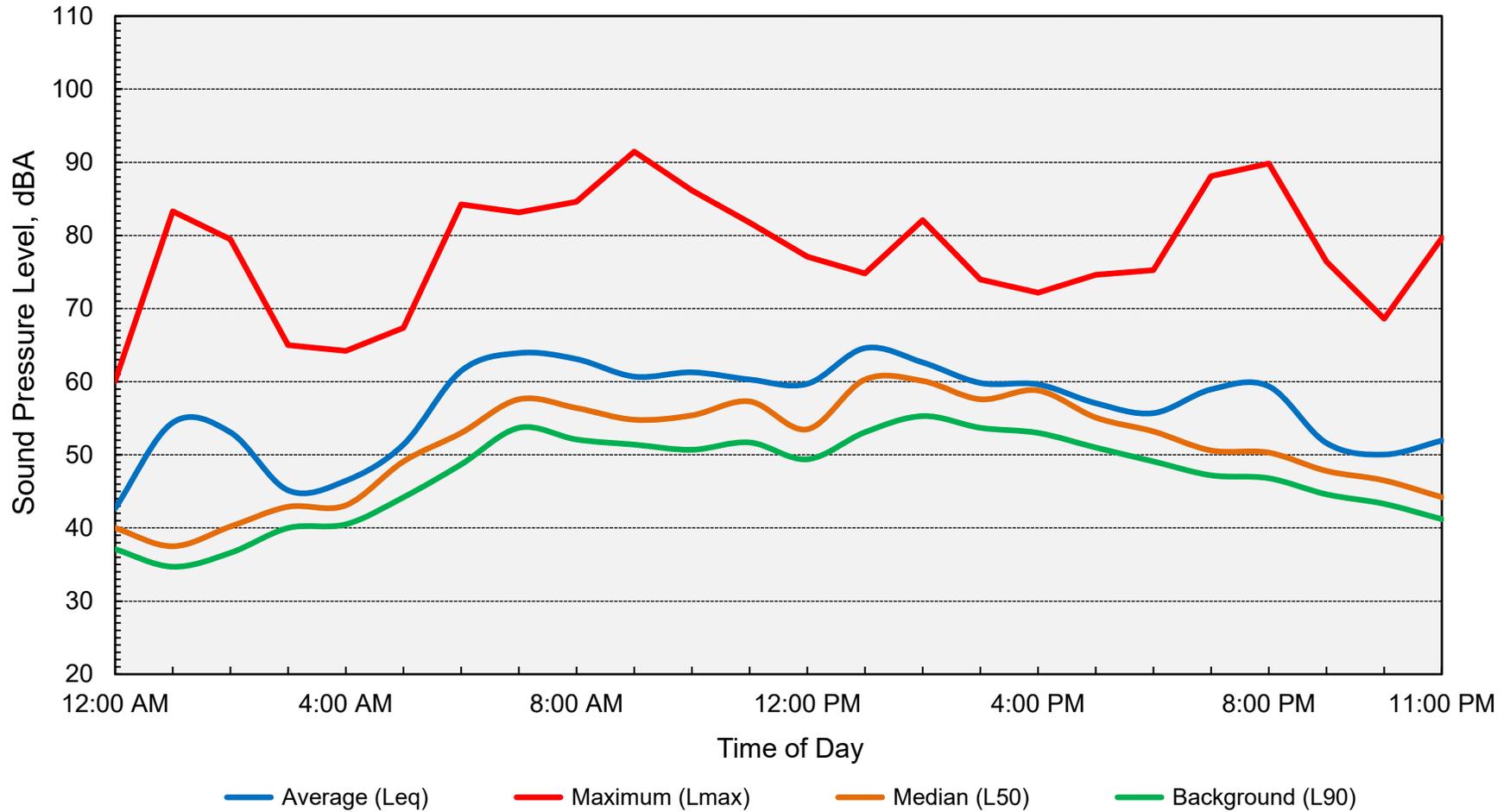
**Computed DNL = 68 dB**

**Appendix F-3**  
**Long-Term Ambient Noise Monitoring Results - Site 2**  
**Monterey-Kerley Townhomes - Morgan Hill, California**  
**Wednesday, May 18, 2022**



**Computed DNL = 59 dB**

**Appendix F-4**  
**Long-Term Ambient Noise Monitoring Results - Site 2**  
**Monterey-Kerley Townhomes - Morgan Hill, California**  
**Thursday, May 19, 2022**



**Computed DNL = 62 dB**

**CA15NA**  
**Single-Stage Air Conditioner**  
**with Puron® Refrigerant**  
**1-1/2 To 5 Tons**



## Product Data



### INDUSTRY LEADING FEATURES / BENEFITS

#### Efficiency

- 14.0 SEER / 11.7 – 12.2 EER (based on tested combination)
- Microtube Technology™ refrigeration system

#### Reliability

- Puron® refrigerant
- Scroll compressor
- Internal pressure relief valve
- Internal thermal overload
- Filter drier

#### 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

**NOTE: Ratings contained in this document are subject to change at any time. Always refer to the AHRI directory ([www.ahridirectory.org](http://www.ahridirectory.org)) for the most up-to-date ratings information.**

# Appendix G-2

## Carrier CA15NA Condenser Product Data

### ELECTRICAL DATA

UNIT SIZE - SERIES	V/PH	OPER VOLTS*		COMPR		FAN	MCA	MAX FUSE† or CKT BRK AMPS
		MAX	MIN	LRA	RLA	FLA		
18-A	208/230/1-60	253	197	47.5	9.0	0.40	11.7	20
24-A				62.9	10.9	0.50	14.1	20
30-A				67.8	12.8	0.75	16.8	25
36-A				79.0	13.6	1.10	18.1	30
42-A				109.0	16.7	1.40	22.3	35
48-A				105.7	15.6	1.40	20.9	35
60-A				127.1	20.8	1.52	27.5	40

\* 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 24V 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 2010 requirements of ASHRAE Standards 90.1

### A-WEIGHTED SOUND POWER (dBA)

UNIT SIZE - SERIES	Standard Rating (dBA)	TYPICAL OCTAVE BAND SPECTRUM (dBA without tone adjustment)						
		125	250	500	1000	2000	4000	8000
18-A	75	46.0	56.0	59.5	64.0	60.5	54.5	48.5
24-A	71	50.5	53.5	58.5	60.5	60.0	56.5	52.5
30-A	73	49.5	56.0	62.5	64.0	60.5	57.5	53.5
36-A	75	49.0	57.0	62.5	66.0	61.0	56.5	52.0
42-A	75	52.5	63.0	64.0	63.0	62.0	58.0	52.0
48-A	76	53.0	61.0	64.0	65.5	62.0	59.5	50.5
60-A	75	53.5	57.0	62.5	63.5	61.5	57.5	51.0

NOTE: Tested in compliance with AHRI 270-1995 (not listed with AHRI)

### A-WEIGHTED SOUND POWER (dBA) WITH SOUND SHIELD

UNIT SIZE - SERIES	Standard Rating (dBA)	TYPICAL OCTAVE BAND SPECTRUM (dBA without tone adjustment)						
		125	250	500	1000	2000	4000	8000
18-A	75	46.5	56.5	59.5	63.5	60.0	54.0	47.0
24-A	71	47.5	53.5	58.0	59.5	60.0	56.5	49.0
30-A	72	49.0	56.5	61.5	62.5	60.0	57.0	52.0
36-A	73	49.5	57.0	62.0	64.0	60.0	58.0	51.0
42-A	74	53.5	64.0	64.0	62.5	61.0	56.5	50.5
48-A	73	54.5	61.0	63.5	62.5	60.0	56.5	47.5
60-A	73	53.5	59.0	63.0	62.5	59.5	56.0	48.0

NOTE: Tested in compliance with AHRI 270-1995 (not listed with AHRI)

### METERING DEVICE

UNIT SIZE - SERIES	INDOOR	REQUIRED SUBCOOLING °F (°C)
18-A	TXV*	13 (7.22)
24-A		10 (5.56)
30-A		12 (6.67)
36-A		11 (6.11)
42-A		11 (6.11)
48-A		11 (6.11)
60-A		13 (7.22)

\* TXV must be ordered separately when indoor coil is not equipped with a TXV. TXV must be hard-shutoff type.

# **APPENDIX F**

## **VMT ANALYSIS/ TRIP GENERATION AND OPERATIONS ANALYSIS**



## Memorandum

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**Date:** April 29, 2022  
**To:** Nick Pappani, Raney Planning & Management  
**From:** Robert Del Rio, T.E., Luis Descanzo  
**Subject:** VMT Assessment for the Proposed Monterey-Kerley Residential Development in Morgan Hill, California

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Hexagon Transportation Consultants, Inc. has completed a vehicle-miles traveled (VMT) assessment for the proposed Monterey-Kerley Residential Development project located at 19380 Monterey Road (APNs 726-42-001, -002) in Morgan Hill, California (see Figure 1). The project as proposed would consist of 93 townhome units on a site currently occupied by an RV sales lot. Approximately 15% of the units will be restricted for sale to qualified buyers with moderate- and median-income levels. The purpose of this memorandum is to provide an assessment of the project's effect on VMT. The VMT assessment methodology and results are discussed below.

### VMT Assessment Methodology and Results

Pursuant to Senate Bill (SB) 743, the California Environmental Quality Act (CEQA) 2019 Update Guidelines Section 15064.3, subdivision (b) states that VMT will be the metric in analyzing transportation impacts for land use projects for CEQA purposes. VMT is the total miles of travel by personal motorized vehicles a project is expected to generate in a day. VMT measures the full distance of personal motorized vehicle-trips with one end within the project.

The City of Morgan Hill, at the time of this report, is undertaking a process of updating its General Plan policies to incorporate VMT methodologies and significance thresholds to be consistent with SB 743 but has not released draft thresholds. In the absence of an adopted, or a draft, City policy with impact standards and thresholds, this assessment relies on the Governor's Office of Planning and Research (OPR) guidelines in analyzing the project's effects on VMT.

### OPR Screening Recommendations

The *Technical Advisory on Evaluating Transportation Impacts in CEQA* published by OPR in December 2018 provides recommendations regarding VMT evaluation methodology, significance thresholds, and screening thresholds for the evaluation of land use projects.

The OPR provides screening threshold recommendations that are intended to identify when a project should be expected to cause a less-than-significant impact without conducting a detailed VMT evaluation. The OPR screening thresholds recommendations are based on project size, maps, transit availability, and provision of affordable housing. The OPR recommendations include the screening threshold criteria listed below:



**Figure 1**  
**Site Location**

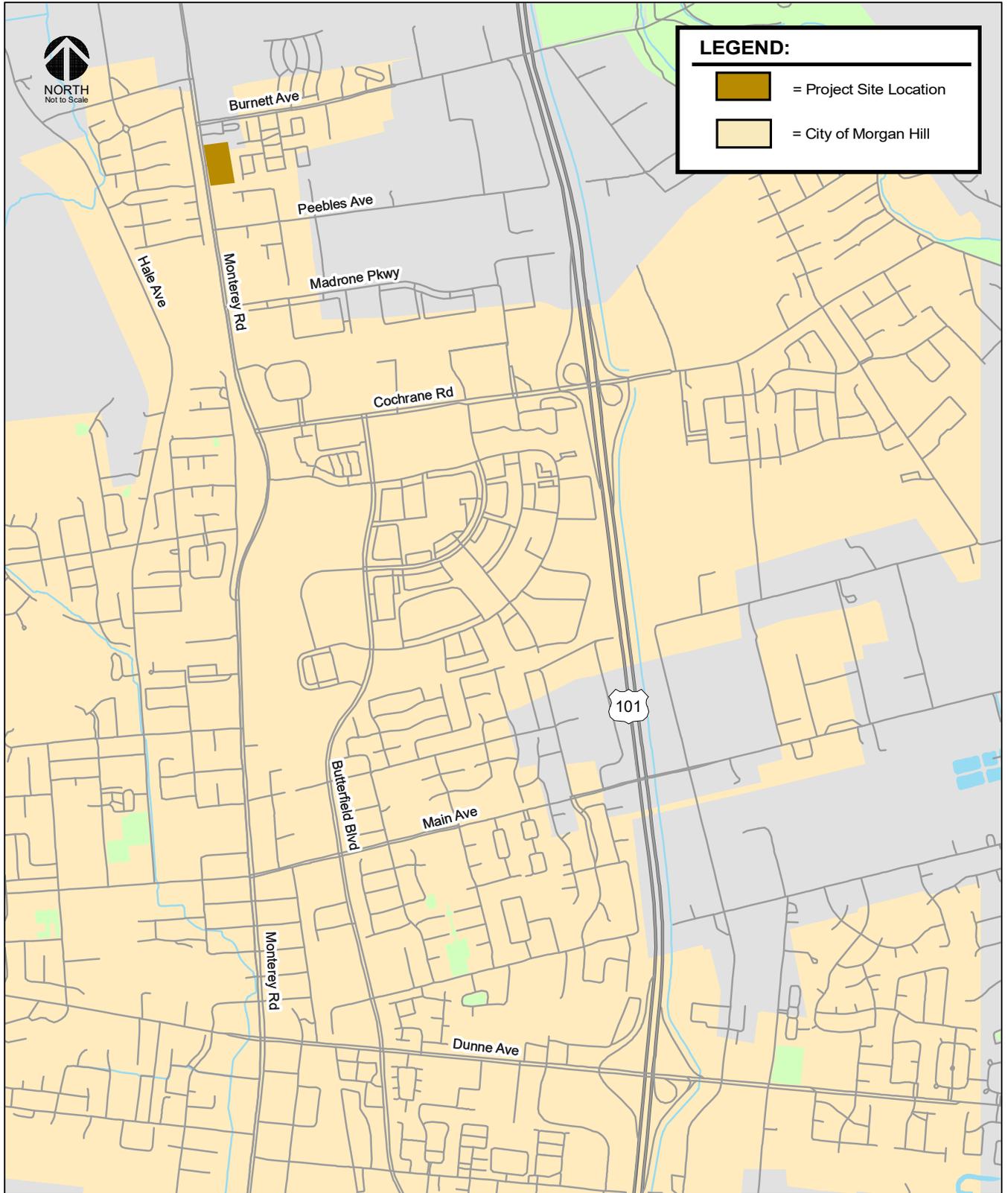
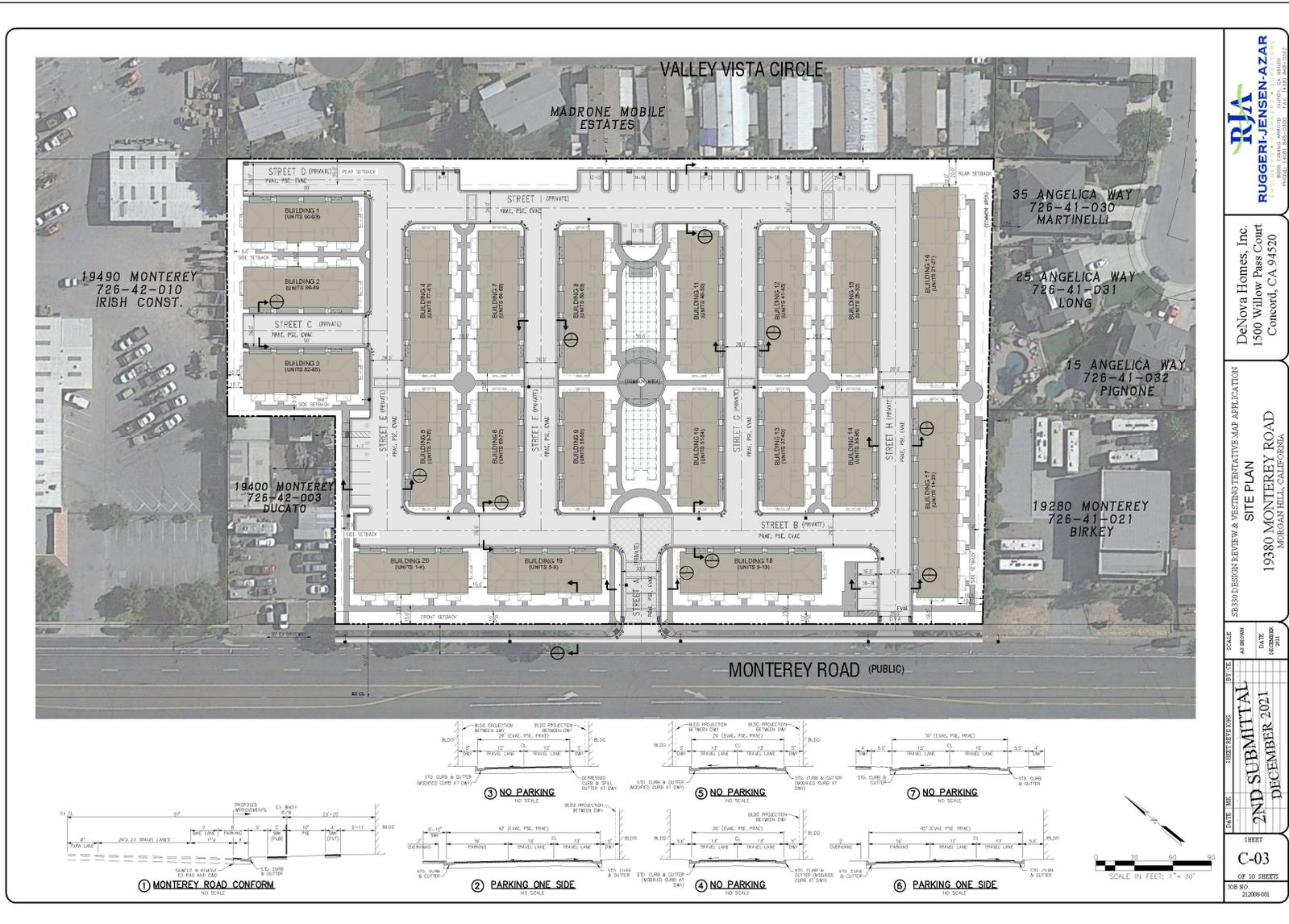


Figure 2  
Site Plan



**RJA**  
RUGGERI-JENSEN-AZAR  
REGISTERED ARCHITECTS, ENGINEERS & LANDSCAPE ARCHITECTS  
1000 LAMAR AVENUE SUITE 100 SAN FRANCISCO, CA 94102-4001  
PHONE: 415.774.8300 FAX: 415.774.8300

DeNova Homes, Inc.  
1500 Willow Pass Court  
Concord, CA 94520

SS3300 DESIGN REVIEW & VESTING TENTATIVE MAP APPLICATION  
SITE PLAN  
19880 MONTEREY ROAD  
MORRIS HILL, CALIFORNIA

SCALE: AS SHOWN  
DATE: 10/28/2021

2ND SUBMITTAL  
DECEMBER 2021

SHEET  
C-03  
OF 10 SHEETS  
JOB NO. 21008-001

- **OPR recommends that office or residential projects not exceeding a level of 15 percent below existing VMT per capita and employee may indicate a less-than-significant impact on VMT.**
- OPR recommends that projects (including office, residential, retail, and mixed-use developments) proposed within ½ mile of an existing major transit stop or within ¼ mile of an existing stop along a high-quality transit corridor may be presumed to have a less-than-significant impact on VMT.
- OPR recommends that 100 percent affordable residential development in infill locations be presumed to have a less-than-significant impact on VMT.
- OPR recommends that projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant impact on VMT.
- OPR recommends that local-serving retail developments (considered to be less than 50,000 s.f. in size) may be assumed to cause a less-than-significant impact on VMT.

Per OPR's technical advisory, VMT per resident (capita) is the recommended metric to evaluate CEQA-related transportation impacts for residential land uses. As stated in the technical advisory, OPR recommends an impact threshold of 15% below the existing VMT levels for residential land uses. OPR allows the existing VMT to be measured as regional or citywide VMT per capita. Therefore, 15% below the citywide residential VMT per capita is established as the impact threshold for residential uses.

### **VMT Evaluation**

The evaluation of the project's effects on VMT was completed using VTA's *VMT Evaluation Tool*. The VMT tool identifies the existing average VMT per capita and VMT per employee for the project area based on the assessor's parcel number (APN) of a project. Based on the project location, type of development, project description, and proposed trip reduction measures, the evaluation tool calculates the project VMT. Projects located in areas where the existing VMT is above the established threshold are referred to as being in "high-VMT areas". Projects in high-VMT areas are required to include a set of VMT reduction measures that would reduce the project VMT to the greatest extent possible.

### **Baseline VMT**

The VTA's VMT Evaluation Tool indicates that the citywide average VMT per capita is currently 24.64. Therefore, the OPR recommended impact threshold of 15% below the citywide average VMT per capita equates to 20.94 VMT per capita.

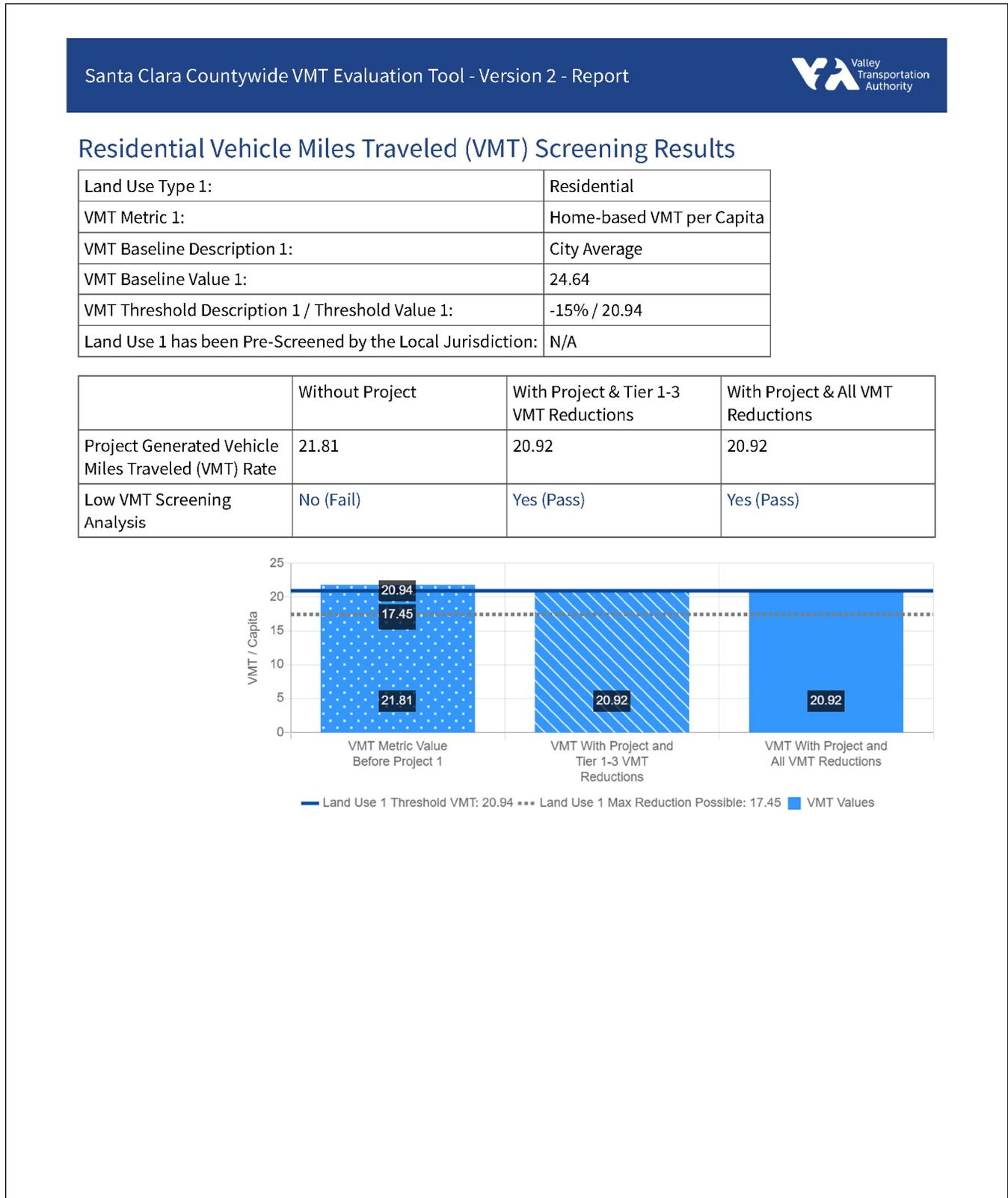
### **Project VMT**

The results of the VMT analysis using the VTA's VMT Evaluation Tool indicate that the existing VMT (21.81) per capita for residential uses in the project vicinity is less than the citywide average VMT per capita.

The results also indicate that the project is projected to generate VMT per capita (20.92), that would not exceed the OPR's recommended impact threshold of 20.94 VMT per capita. Therefore, the project would not result in an impact on the transportation system based on OPR's VMT impact criteria.

The VTA VMT Evaluation Tool output sheets are shown in Figure 3.

**Figure 3**  
**VTA VMT Evaluation Tool Output**





# HEXAGON TRANSPORTATION CONSULTANTS, INC.

## Memorandum

**Date:** May 16, 2022  
**To:** Nick Pappani, Raney Planning & Management  
**From:** Robert Del Rio, T.E., Luis Descanzo  
**Subject:** Trip Generation and Operations Analysis for the Proposed Monterey-Kerley Residential Development in Morgan Hill, California

Hexagon Transportation Consultants, Inc. has completed a trip generation and operations analysis for the proposed Monterey-Kerley Residential Development project located at 19380 Monterey Road (APNs 726-42-001, -002) in Morgan Hill, California (see Figure 1). The project as proposed would consist of 93 townhome units on a site currently occupied by an RV sales lot. Approximately 15% of the units will be restricted for sale to qualified buyers with moderate- and median-income levels. Vehicular access would be provided via a single full-access driveway on Monterey Road in approximately the same location as the existing driveway to the site. The methodology, results, and recommendations of the analysis are discussed below.

### Scope of Study

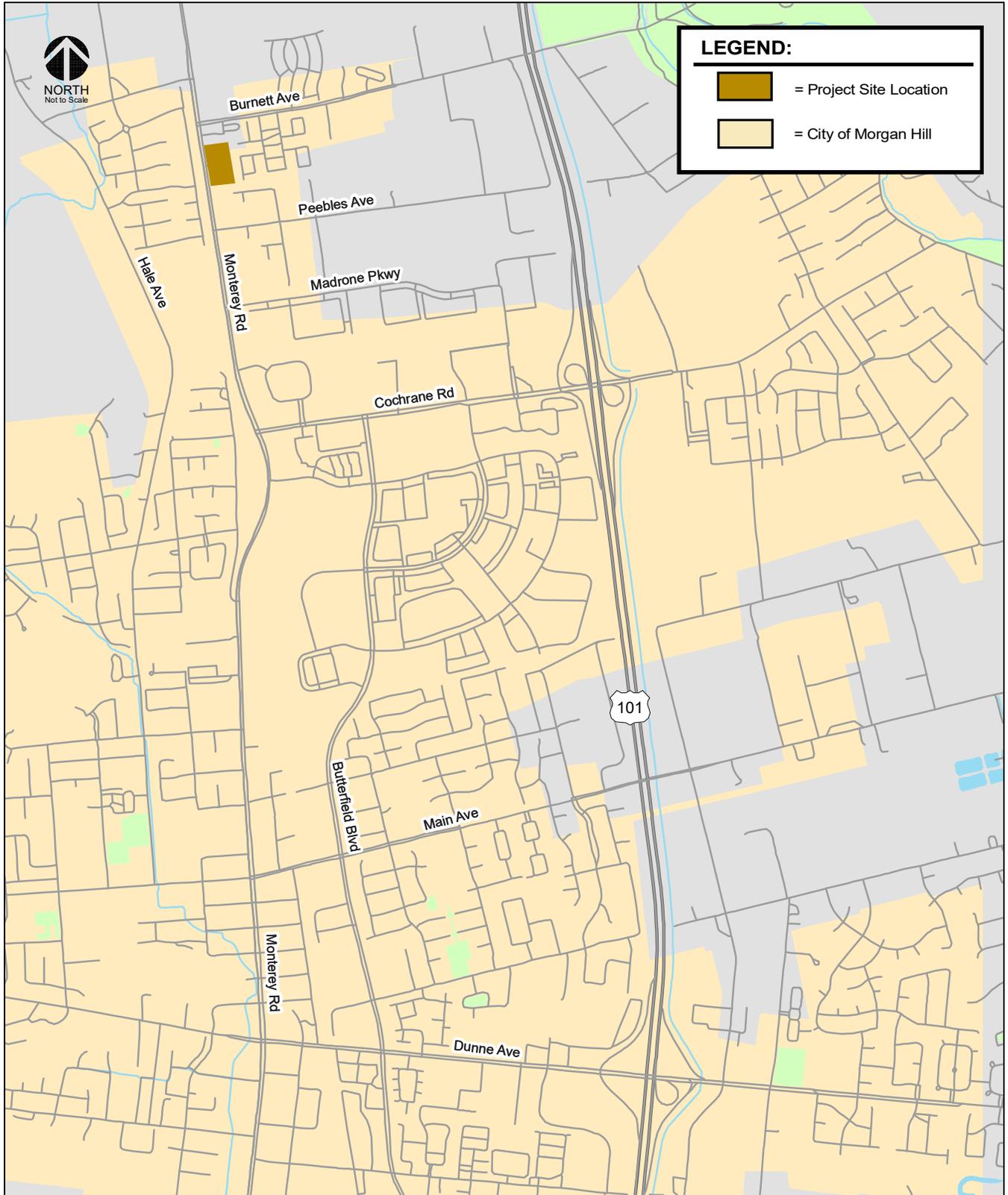
The current General Plan, *Morgan Hill 2035 General Plan*, adopted in July 2016 uses Level of Service (LOS) as its primary metric for the evaluation of the projected operation of the City’s roadway system. Therefore, this traffic operations analysis which includes a peak hour intersection level of service analysis is included for consistency with the General Plan goals and policies. The traffic operations analysis supplements the California Environmental Quality Act (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 is 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 estimation of project trip generation and evaluation 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.

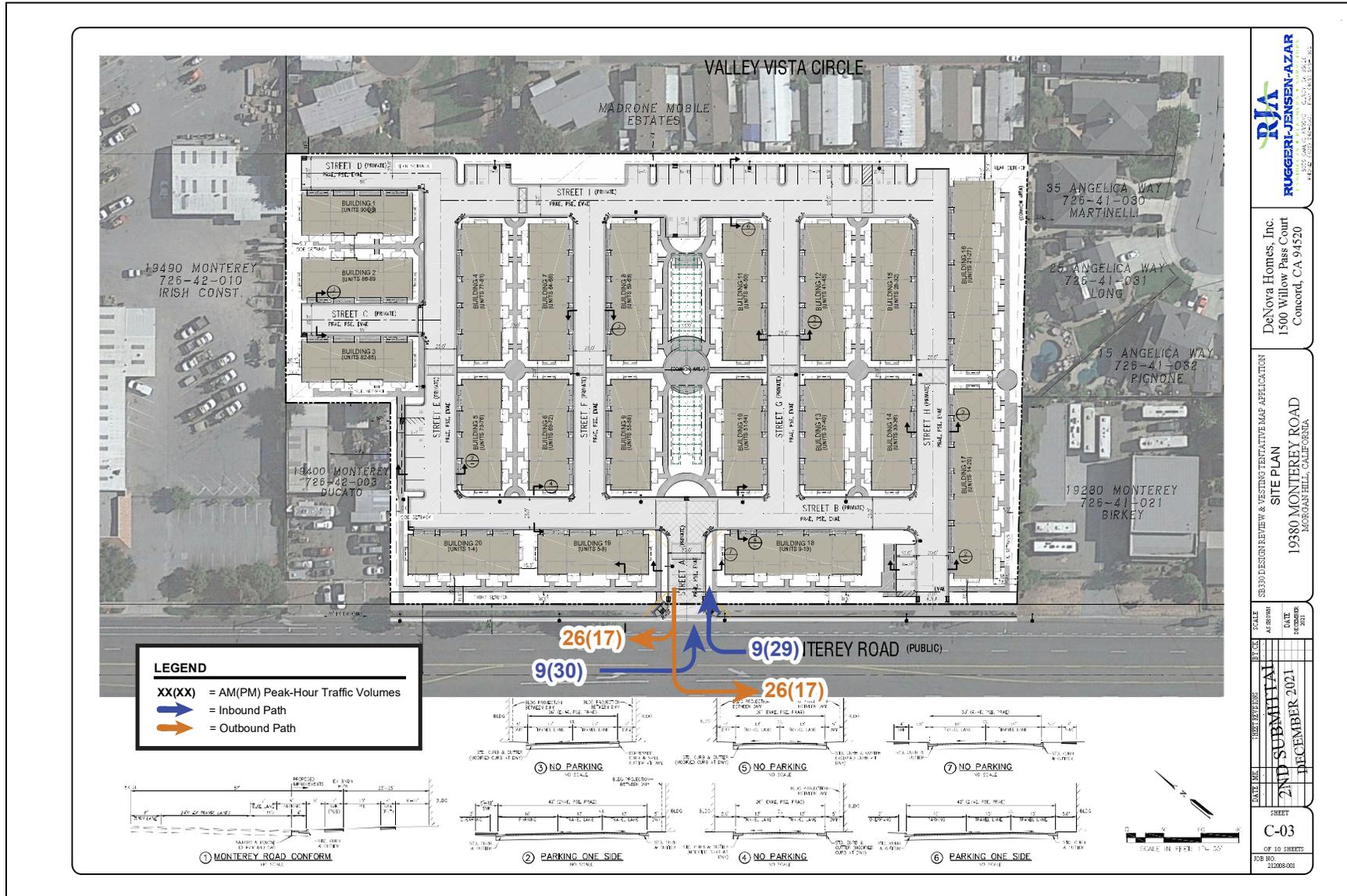
**Existing Conditions.** Existing conditions represent the existing peak-hour traffic volumes on the existing roadway network. It is not possible to collect new traffic counts due to the current COVID-19 pandemic and its effects on normal traffic conditions. Therefore, existing traffic volumes were represented by traffic counts collected in March 2019 for the intersections of Monterey Road/Tilton Avenue and Monterey Road/Burnett Avenue, February 2019 for the intersection of Monterey Road/Madrone Parkway, 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

**Figure 1**  
**Site Location**



**Figure 2**  
**Site Plan and Gross Project Trips at Driveway**



order to determine the effects of the proposed project on existing traffic conditions.

**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 conditions 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, 11th Edition (2021)*. The standard trip generation rates can be applied to help predict the future traffic increases that would result from a new development. As proposed, the site would consist of 93 attached single-family residential units. The ITE trip generation manual does not provide trip rates specifically for attached single-family units. Therefore, the rates for "Single-Family Detached Housing" (ITE Land Use 210) were used to estimate the trips generated by the proposed project. It is expected that the trip-making characteristics of the proposed attached single-family units would be similar to those of detached single-family units since each of the proposed units will include a private two-car garage and the limited availability of transit services in the project area.

Trip credit for the existing commercial use on site (RV sales) also was applied since traffic generated by the existing use would be eliminated once the proposed project is built. Rates for "Recreational Vehicle Sales" (ITE Land Use 842) were used to estimate the trips generated by the existing use. The existing site-generated traffic was subtracted from the project traffic estimates to obtain the net increase in traffic associated with the implementation of the proposed project.

After applying the ITE trip rates and credit for the existing use, it is estimated that the project would generate 68 net new vehicle trips (16 inbound and 52 outbound) during the AM peak hour and 90 net new vehicle trips (58 inbound and 32 outbound) during the PM peak hour (see Table 1).

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 under existing plus project conditions are shown on Figure 3.

### Year 2025 Cumulative Conditions Project Trip Generation Estimates

Peak-hour project trips associated with the adopted General Plan land uses for the project site are included within the 2035 General Plan forecasts and traffic volumes. However, the land use assumed for the project site as part of the General Plan traffic model are general in nature (approximately 10 multi-family dwelling units, 1,000 s.f. of retail uses and 1,000 s.f. of office uses). The proposed project now provides for a site-specific development plan with a defined land use type. Therefore, the development of Year 2025 with Project Cumulative traffic volumes involved adjusting the Year 2025 cumulative traffic volumes to reflect the proposed development plan.

**Table 1  
Trip Generation Summary**

Land Use	Size	AM Peak Hour			PM Peak Hour				
		Rate	Trip		Rate	Trip			
			In	Out		Total	In	Out	Total
<b>Proposed Land Uses</b>									
#210 - Single-Family Detached Housing	93 Dwelling Units	0.75	18	52	70	1.00	59	34	93
<b>Existing Land Uses</b>									
#842 - Recreational Vehicle Sales	4,200 Square Feet	0.46	-2	0	-2	0.77	-1	-2	-3
<b>Net Project Trips (Existing Conditions)</b>			<b>16</b>	<b>52</b>	<b>68</b>		<b>58</b>	<b>32</b>	<b>90</b>
<b>Adopted GP Land Uses<sup>1</sup></b>									
#220 - Multifamily Housing (Low-Rise)	10 Dwelling Units	0.40	-1	-3	-4	0.51	-3	-2	-5
#822 - Strip Retail Plaza (<40k)	1,000 Square Feet	2.36	-1	-1	-2	6.59	-4	-3	-7
#710 - General Office Building	1,000 Square Feet	1.52	-2	0	-2	1.44	0	-1	-1
<b>Sub-Total</b>			<b>-4</b>	<b>-4</b>	<b>-8</b>		<b>-7</b>	<b>-6</b>	<b>-13</b>
<b>Net Project Trips (Cumulative Conditions)</b>			<b>12</b>	<b>48</b>	<b>60</b>		<b>51</b>	<b>26</b>	<b>77</b>

Source: ITE Trip Generation Manual, 11<sup>th</sup> Edition 2021.

<sup>1</sup> Adopted GP land uses for the project site were obtained from the 2035 General Plan Traffic Demand Forecasting (TDF) model.

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 land use of the proposed development plan is of greater intensity than that assumed in the General Plan traffic model. The proposed development plan would result in 60 more AM peak-hour trips and 77 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 net new project trip generation under Year 2025 cumulative conditions are presented in Table 1.

Additionally, it should be noted that the Mixed-use Flex land use designation (7-24 du/ac) is currently assigned to the 4.67-acre project site per the City’s General Plan Land Use Map. Per the land use designation and maximum allowable development standards, the project site may support up to 112 dwelling units per the General Plan. However, analysis under cumulative conditions is based on the General Plan traffic model which only assumes development of 10 dwelling units, 1,000 square feet (s.f.) of retail uses, and 1,000 s.f. of office uses.

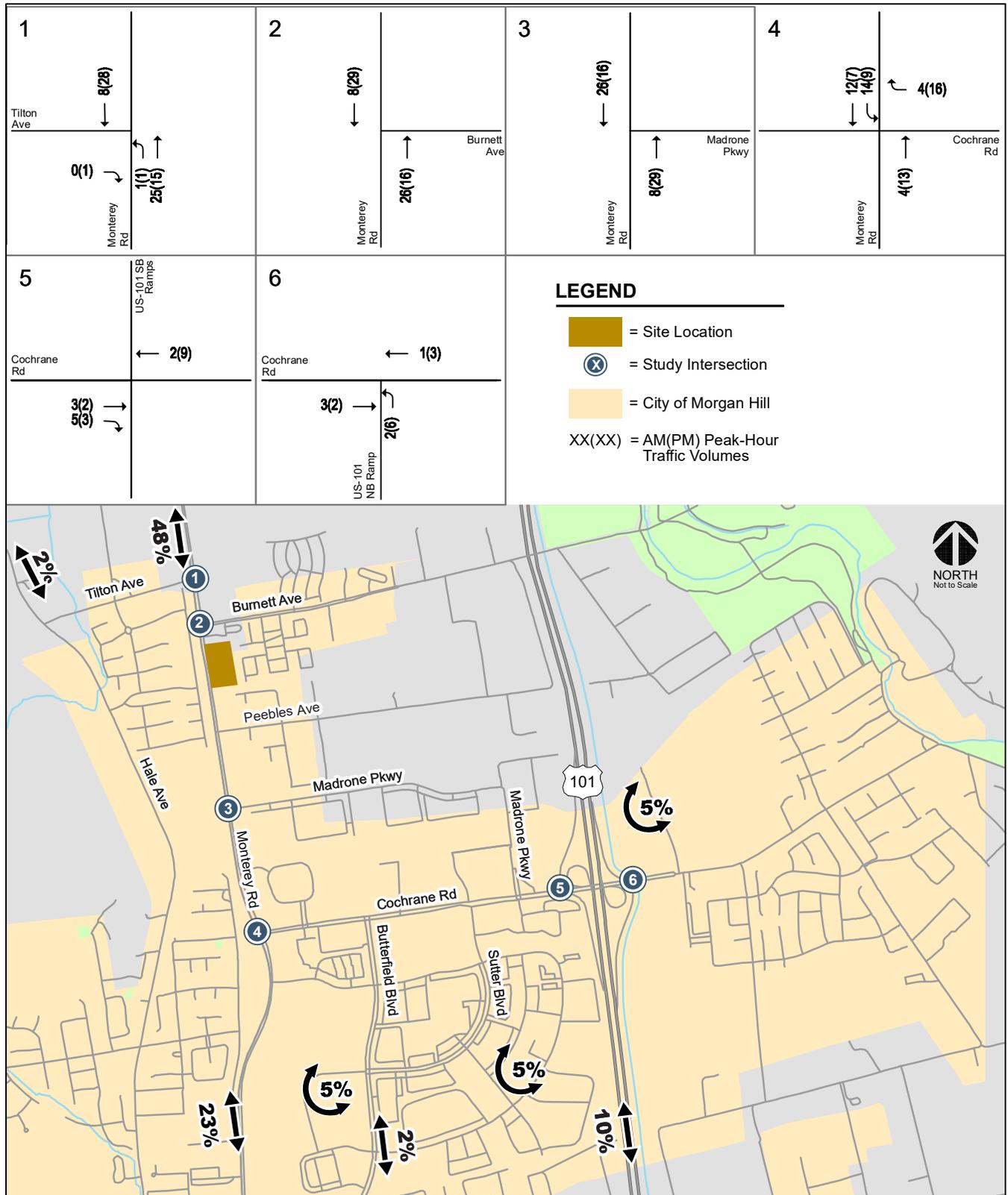
## Intersection Level of Service Analysis

Traffic conditions at the following study intersections were analyzed for the weekday AM and PM peak hours of traffic:

1. Monterey Road and Tilton Avenue
2. Monterey Road and Burnett Avenue
3. Monterey Road and Madrone Parkway
4. Monterey Road and Cochrane Road
5. US 101 Southbound Ramps and Cochrane Road
6. US 101 Northbound Ramps and Cochrane Road

Other intersections in the project area were not studied because the addition of project trips will be minimal, less than 10 peak hour trips per lane. 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.

**Figure 3**  
**Project Trip Distribution and Project Trip Assignment**



## 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 intersections' 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 the study intersections. The results of level of service analysis are summarized in Table 2.

## Site Access

The evaluation of site access is based on the site plan prepared by Ruggeri-Jensen-Azar dated December 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.

As shown on Figure 2, vehicular access to the project site would be provided via a single full-access driveway on Monterey Road in approximately the same location as the existing driveway serving the project site. The driveway is located approximately 520 feet south of Burnett Avenue. A southbound left-turn pocket within the median of Monterey Road is provided for inbound project site traffic. A merging lane onto southbound Monterey Road also is provided for outbound project site traffic.

## Driveway Operations and Design

Based on the project trip generation and trip assignment, it is estimated that a maximum of 59 gross inbound trips (PM peak-hour) and 52 gross outbound trips (AM peak-hour) would enter and exit the site. Figure 2 shows the estimated project trips at the project driveway. Based on the relatively low inbound and outbound volumes and assuming an evenly distributed arrival rate, no more than one vehicle per minute during peak-hours is expected enter and exit the project driveway. Therefore, significant vehicle delay and queuing are not expected to occur at the project site driveway.

The City of Morgan Hill Design Standards specify a minimum driveway width of 16 feet and a maximum width of 24 feet for residential uses. The site plan indicates that the project driveway would be 30 feet wide. The City will determine whether it is necessary to narrow the driveway by 6 feet to meet the maximum driveway width standards.

## 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.

Monterey Road has a posted speed limit of 45 mph. For a design speed of 45 mph, the recommended Caltrans stopping sight distance is 360 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 360 feet in both directions along Monterey Road.

## Signal Warrants

The need for signalization of unsignalized intersections is assessed based on the Peak Hour Volume Warrant (Warrant 3) described in the *California Manual on Uniform Traffic Control Devices for Streets and Highways (CA MUTCD)*, Part 4, Highway Traffic Signals, 2014. This method makes no evaluation of intersection level of service, but simply provides an indication whether vehicular peak hour traffic volumes are, or would be, sufficient to justify installation of a traffic signal. The decision to install a

**Table 2  
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 <sup>1</sup>	LOS	Delay <sup>1</sup>	LOS	Incr. In Crit. Delay	Incr. In Crit. V/C	Delay <sup>1</sup>	LOS	Delay <sup>1</sup>	LOS	Incr. In Crit. Delay	Incr. In Crit. V/C
1	Monterey Road and Tilton Avenue	D	AM	03/28/19	16.4	B	16.4	B	0.0	0.007	16.7	B	16.7	B	0.0	0.007
			PM	03/28/19	15.1	B	15.4	B	0.4	0.009	22.4	C	23.6	C	1.6	0.009
2	Monterey Road and Burnett Avenue	D	AM	03/28/19	15.2	B	15.1	B	-0.1	0.008	16.1	B	16.1	B	0.0	0.008
			PM	03/28/19	10.2	B	10.3	B	0.1	0.009	12.5	B	12.7	B	0.3	0.009
3	Monterey Road and Madrone Parkway	D	AM	02/28/19	9.7	A	9.7	A	0.0	0.002	11.4	B	11.4	B	0.1	0.002
			PM	02/28/19	10.5	B	10.7	B	0.2	0.005	14.6	B	15.0	B	0.5	0.005
4	Monterey Road and Cochrane Road	E	AM	05/08/18	28.4	C	28.5	C	0.1	0.006	29.7	C	29.8	C	0.1	0.006
			PM	05/08/18	24.4	C	24.5	C	0.2	0.007	26.5	C	26.7	C	0.3	0.007
5	US 101 Southbound Ramps and Cochrane Road	E	AM	05/08/18	13.1	B	13.1	B	0.0	0.001	14.4	B	14.4	B	0.0	0.001
			PM	05/08/18	17.0	B	17.0	B	0.0	0.001	20.8	C	20.8	C	0.0	0.001
6	US 101 Northbound Ramps and Cochrane Road	E	AM	05/08/18	8.7	A	8.7	A	0.0	0.001	8.1	A	8.1	A	0.0	0.001
			PM	05/08/18	11.5	B	11.5	B	0.0	0.002	11.8	B	11.9	B	0.1	0.002

**Notes:**  
<sup>1</sup>The reported delay and corresponding level of service for signalized intersections represent the average delay for all approaches at the intersection.

traffic signal should not be based purely on the warrants alone. Instead, the installation of a signal should be considered and further analysis performed when one or more of the warrants are met.

Additionally, engineering judgment is exercised on a case-by-case basis to evaluate the effect a traffic signal will have on certain types of accidents and traffic conditions at the subject intersection as well as at adjacent intersections. Intersections that meet the peak hour warrant are subject to further analysis before determining that a traffic signal is necessary. Other options such as traffic control devices, signage, or geometric changes may be preferable based on existing field conditions.

Evaluation of signal warrants at the proposed project driveway on Monterey Road shows that peak-hour volumes would not meet signal warrant thresholds under existing plus project and cumulative plus project conditions.

### **Emergency Vehicle Access**

A secondary driveway located approximately 200 feet south of the main driveway would provide access to emergency vehicles only. The driveway is proposed to measure 26 feet wide.

## **Parking**

### **Vehicular Parking**

According to the City of Morgan Hill Zoning Regulations (Table 18.72-2), multi-family residential developments are required to provide on-site vehicular parking as specified below:

- Studio or One-Bedroom - 1 covered and 0.5 uncovered per unit
- Two Bedroom - 1 covered and 1 uncovered per unit
- Three Bedroom - 1 covered and 1.5 uncovered per units

Additionally, guest parking spaces are required at a rate of 1 space per 3 units. The project proposes a total of 22 two-bedroom units and 71 three-bedroom units. Therefore, the project would be required to provide a total of 253 vehicular parking spaces on-site consisting of 93 covered spaces, 129 uncovered spaces, and 31 guest spaces.

Per the site plan, the project proposes to provide a total of 225 vehicle parking spaces on-site consisting of 186 covered (garage) spaces and 39 uncovered spaces. Therefore, vehicle parking as proposed by the project will not meet City vehicle parking requirements.

### **Parking Waiver**

California State Government Code Section 65915 (p)(1) allows for a reduction in parking standards with the provision of below market-rate housing. Due to the project restricting 15% of the units for sale to qualified buyers with moderate- and median-income levels, the project's vehicular parking requirements would not exceed the following rates:

- Zero to one bedroom: one onsite parking space.
- Two to three bedrooms: one and one-half onsite parking spaces.
- Four and more bedrooms: two and one-half parking spaces.

Based on these rates, the project would not be required to provide more than 140 on-site parking spaces. Therefore, the vehicle parking as proposed by the project would exceed the State's reduced vehicle parking requirements.

## Bicycle Parking

According to the City of Morgan Hill Zoning Regulations (Table 18.72-7), multi-family residential developments are required to provide on-site bicycle parking as specified below:

- Short-term spaces – 10% of required automobile spaces; minimum of 4 spaces
- Long-term spaces – 1 per 5 units

Based on these requirements, the project will be required to provide a total of 44 bicycle parking spaces consisting of 25 short-term spaces and 19 long-term spaces.

Per the site plan, the project proposes to provide a total of 119 bicycle parking spaces on-site consisting of 26 short-term spaces and 93 long-term spaces. Therefore, bicycle parking as proposed by the project will exceed City bicycle parking requirements.

## Transit, Pedestrian, and Bicycle Facility Evaluation

The project site is served by VTA bus routes that run along Cochrane Road and Hale Avenue. Frequent Route 68 (Gilroy Transit Center to San Jose Diridon Transit Center) serves bus stops at the intersection of Hale Avenue and Tilton Avenue, approximately 2/3-mile walking distance from the project site. Local Route 87 (Morgan Hill Civic Center to Burnett Avenue) serves bus stops at Peebles Avenue/Monterey Road and Burnett Avenue/Greenwood Circle, approximately 1,200 feet and 1,500 feet walking distance from the project site, respectively. 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 two transit riders 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 Ann Sobrato High School and bus stops discussed above. In the vicinity of the project site, there are sidewalks along the following roadway segments:

- Southbound Monterey Road, between Tilton Avenue and Burnett Avenue
- Northbound Monterey Road, between 230 feet south and 300 feet north of Burnett Avenue
- Eastbound and westbound Burnett Avenue
- Westbound Tilton Avenue, between Monterey Road and Dougherty Avenue
- Eastbound Tilton Avenue, between Monterey Road and 400 feet west of Dougherty Avenue

Crosswalks with protected crossing phases are provided at the following signalized intersections:

- Monterey Road/Tilton Avenue – west leg
- Monterey Road/Burnett Avenue – north leg and east leg
- Monterey Road/Peebles Avenue – east leg
- Monterey Road/Madrone Parkway – east leg

The project proposes to construct a 5-foot wide sidewalk along its Monterey Road frontage. Multiple access points from the sidewalks are provided to on-site walkways.

Access to nearby pedestrian generators is described below:

- Ann Sobrato High School – Continuous pedestrian route provided via sidewalks along northbound Monterey Road and westbound Burnett Avenue.

- Route 68 Bus Stop at Hale Avenue/Tilton Avenue - No continuous pedestrian route to/from the project site due to missing sidewalk along eastbound Tilton Avenue, between Hale Avenue and 400 feet west of Dougherty Avenue.
- Route 87 Bus Stop at Burnett Avenue/Greenwood Circle – Continuous pedestrian route provided via sidewalks along northbound Monterey Road and westbound Burnett Avenue.
- Route 87 Bus Stop at Peebles Avenue/Monterey Road – No continuous pedestrian route to/from the project site due to missing sidewalk along northbound Monterey Road, between project site and Peebles Avenue

The implementation of the missing sidewalk segments is beyond the means of the proposed project since their construction would require work within, and possibly acquisition of, right-of-way that is not controlled by the project applicant.

Additionally, none of the curb ramps at the Monterey/Burnett, Monterey/Peebles, and Monterey/Madrone intersections are ADA-compliant. The City may require that the project contribute to the construction of ADA-compliant ramps at the identified intersections.

In the project vicinity, there are bike lanes located along Monterey Road, Cochrane Road, and Burnett Avenue. 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. Additionally, the project as proposed will not conflict with any existing or planned bicycle facilities.

## Neighborhood Interface

Ann Sobrato High School is located along Burnett Avenue, approximately 2,000 feet east of Monterey Road. The project driveway is proposed along Monterey Road, more than 550 feet south of Burnett Avenue. The primary school travel route is northbound Monterey Road to Burnett Avenue. Thus, during the afternoon pick-up period, there are a large number of northbound right-turns at the Monterey Road and Burnett Avenue intersection. However, the spacing between the project driveway and Burnett Avenue will allow for a vehicle queue of more than 20 vehicles before blocking access to and from the project driveway. It also should be noted that the school day ends at 3:30PM daily and would not coincide with the project's PM peak-hour between 5:00PM to 6:00PM. Therefore, traffic associated with student pick-ups is not expected to interfere with project driveway operations during the PM peak-hour.

## 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 68 net new AM peak-hour trips and 90 net new PM peak-hour trips to the roadway system under existing plus project conditions.

The results of the intersection level of service analysis show that the study intersections are currently operating at better than the City's LOS standard and the addition of project traffic would not result in the degradation of the study intersections' levels of service during the AM and PM peak hours.

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.

**Monterey-Kerley Residential Development  
Technical Appendices**

May 16, 2022

**Appendix A**  
**Volume Summary**

Intersection Number: 1  
 Trafix Node Number: 6700  
 Intersection Name: Monterey Road and Tilton Avenue  
 Peak Hour: AM  
 Count Date: 3/28/19

Scenario:	Movements												Int. Total
	North Approach			East Approach			South Approach			West Approach			
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
<b>Counts</b>	97	405	20	0	0	0	0	1020	114	183	0	230	2,069
<b>Existing Conditions (with 1.5% com growth if older than 2 years)</b>	102	424	21	0	0	0	0	1067	120	192	0	241	2,167
Project Trips	0	8	0	0	0	0	0	25	1	0	0	0	34
<b>Existing Plus Project</b>	102	432	21	0	0	0	0	1092	121	192	0	241	2,201
2015 Model	94	503	0	0	0	0	0	914	247	289	0	217	2,264
2025 without Project Model	110	612	0	0	0	0	0	1250	260	330	0	224	2,786
<b>2025 Cumulative without Project</b>	118	533	21	0	0	0	0	1403	133	233	0	248	2,689
<b>2025 Cumulative with Project</b>	118	541	21	0	0	0	0	1428	134	233	0	248	2,723

Intersection Number: 2  
 Trafix Node Number: 1113  
 Intersection Name: Monterey Road and Burnett Avenue  
 Peak Hour: AM  
 Count Date: 3/28/19

Scenario:	Movements												Int. Total
	North Approach			East Approach			South Approach			West Approach			
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
<b>Counts</b>	0	304	284	251	0	305	433	883	0	0	0	0	2,460
<b>Existing Conditions (with 1.5% com growth if older than 2 years)</b>	0	318	297	263	0	319	453	924	0	0	0	0	2,574
Project Trips	0	8	0	0	0	0	0	26	0	0	0	0	34
<b>Existing Plus Project</b>	0	326	297	263	0	319	453	950	0	0	0	0	2,608
2015 Model	0	626	162	175	0	319	348	994	0	0	0	0	2,624
2025 without Project Model	0	758	181	214	0	437	438	1304	0	0	0	0	3,332
<b>2025 Cumulative without Project</b>	0	450	316	302	0	437	543	1234	0	0	0	0	3,282
<b>2025 Cumulative with Project</b>	0	458	316	302	0	437	543	1260	0	0	0	0	3,316

Intersection Number: 3  
 Trafix Node Number: 1324  
 Intersection Name: Monterey Road and Madrone Parkway  
 Peak Hour: AM  
 Count Date: 2/28/19

Scenario:	Movements												Int. Total
	North Approach			East Approach			South Approach			West Approach			
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
<b>Counts</b>	0	568	119	209	0	2	18	1260	0	0	0	0	2,176
<b>Existing Conditions (with 1.5% com growth if older than 2 years)</b>	0	594	125	219	0	3	19	1318	0	0	0	0	2,278
Project Trips	0	26	0	0	0	0	0	8	0	0	0	0	34
<b>Existing Plus Project</b>	0	620	125	219	0	3	19	1326	0	0	0	0	2,312
2015 Model	0	875	74	50	0	6	39	1288	0	0	0	0	2,332
2025 without Project Model	0	1125	94	136	0	10	46	1588	0	0	0	0	2,999
<b>2025 Cumulative without Project</b>	0	844	145	305	0	7	26	1618	0	0	0	0	2,945
<b>2025 Cumulative with Project</b>	0	870	145	305	0	7	26	1626	0	0	0	0	2,979

Intersection Number: 4  
 Traffix Node Number: 101  
 Intersection Name: Monterey Road and Cochrane Road  
 Peak Hour: AM  
 Count Date: 5/8/18

Scenario:	Movements												Int. Total
	North Approach			East Approach			South Approach			West Approach			
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
<b>Counts</b>	<b>44</b>	<b>221</b>	<b>278</b>	<b>582</b>	<b>59</b>	<b>141</b>	<b>320</b>	<b>623</b>	<b>110</b>	<b>6</b>	<b>65</b>	<b>87</b>	<b>2,536</b>
<b>Existing Conditions (with 1.5% com growth if older than 2 years)</b>	<b>47</b>	<b>235</b>	<b>296</b>	<b>618</b>	<b>63</b>	<b>150</b>	<b>340</b>	<b>662</b>	<b>117</b>	<b>7</b>	<b>69</b>	<b>93</b>	<b>2,697</b>
Project Trips	0	12	14	4	0	0	0	4	0	0	0	0	34
<b>Existing Plus Project</b>	<b>47</b>	<b>247</b>	<b>310</b>	<b>622</b>	<b>63</b>	<b>150</b>	<b>340</b>	<b>666</b>	<b>117</b>	<b>7</b>	<b>69</b>	<b>93</b>	<b>2,731</b>
2015 Model	1	331	556	906	2	142	263	462	1	0	1	0	2,665
2025 without Project Model	1	380	756	981	2	167	254	684	1	0	1	1	3,228
<b>2025 Cumulative without Project</b>	<b>47</b>	<b>284</b>	<b>496</b>	<b>693</b>	<b>63</b>	<b>175</b>	<b>340</b>	<b>884</b>	<b>117</b>	<b>7</b>	<b>69</b>	<b>94</b>	<b>3,269</b>
<b>2025 Cumulative with Project</b>	<b>47</b>	<b>296</b>	<b>510</b>	<b>697</b>	<b>63</b>	<b>175</b>	<b>340</b>	<b>888</b>	<b>117</b>	<b>7</b>	<b>69</b>	<b>94</b>	<b>3,303</b>

Intersection Number: 5  
 Traffix Node Number: 107  
 Intersection Name: US 101 Southbound Ramps and Cochrane Road  
 Peak Hour: AM  
 Count Date: 5/8/18

Scenario:	Movements												Int. Total
	North Approach			East Approach			South Approach			West Approach			
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
<b>Counts</b>	<b>725</b>	<b>1</b>	<b>185</b>	<b>108</b>	<b>528</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>238</b>	<b>810</b>	<b>0</b>	<b>2,595</b>
<b>Existing Conditions (with 1.5% com growth if older than 2 years)</b>	<b>770</b>	<b>2</b>	<b>197</b>	<b>115</b>	<b>561</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>253</b>	<b>860</b>	<b>0</b>	<b>2,758</b>
Project Trips	0	0	0	0	2	0	0	0	0	5	3	0	10
<b>Existing Plus Project</b>	<b>770</b>	<b>2</b>	<b>197</b>	<b>115</b>	<b>563</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>258</b>	<b>863</b>	<b>0</b>	<b>2,768</b>
2015 Model	438	0	182	157	976	0	0	0	0	234	825	0	2,812
2025 without Project Model	509	0	250	193	1048	0	0	0	0	254	991	0	3,245
<b>2025 Cumulative without Project</b>	<b>841</b>	<b>2</b>	<b>265</b>	<b>151</b>	<b>633</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>273</b>	<b>1026</b>	<b>0</b>	<b>3,191</b>
<b>2025 Cumulative with Project</b>	<b>841</b>	<b>2</b>	<b>265</b>	<b>151</b>	<b>635</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>278</b>	<b>1029</b>	<b>0</b>	<b>3,201</b>

Intersection Number: 6  
 Traffix Node Number: 108  
 Intersection Name: US 101 Northbound Ramps and Cochrane Road  
 Peak Hour: AM  
 Count Date: 5/8/18

Scenario:	Movements												Int. Total
	North Approach			East Approach			South Approach			West Approach			
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
<b>Counts</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>464</b>	<b>382</b>	<b>0</b>	<b>117</b>	<b>0</b>	<b>260</b>	<b>0</b>	<b>405</b>	<b>0</b>	<b>1,628</b>
<b>Existing Conditions (with 1.5% com growth if older than 2 years)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>493</b>	<b>406</b>	<b>0</b>	<b>125</b>	<b>0</b>	<b>276</b>	<b>0</b>	<b>430</b>	<b>0</b>	<b>1,730</b>
Project Trips	0	0	0	0	1	0	0	0	2	0	3	0	6
<b>Existing Plus Project</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>493</b>	<b>407</b>	<b>0</b>	<b>125</b>	<b>0</b>	<b>278</b>	<b>0</b>	<b>433</b>	<b>0</b>	<b>1,736</b>
2015 Model	0	0	0	427	593	0	192	0	540	0	440	0	2,192
2025 without Project Model	0	0	0	558	801	0	204	0	441	0	657	0	2,661
<b>2025 Cumulative without Project</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>624</b>	<b>614</b>	<b>0</b>	<b>137</b>	<b>0</b>	<b>276</b>	<b>0</b>	<b>647</b>	<b>0</b>	<b>2,298</b>
<b>2025 Cumulative with Project</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>624</b>	<b>615</b>	<b>0</b>	<b>137</b>	<b>0</b>	<b>278</b>	<b>0</b>	<b>650</b>	<b>0</b>	<b>2,304</b>

Intersection Number: 1  
 Trafix Node Number: 6700  
 Intersection Name: Monterey Road and Tilton Avenue  
 Peak Hour: PM  
 Count Date: 3/28/19

Scenario:	Movements												Int. Total
	North Approach			East Approach			South Approach			West Approach			
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
<b>Counts</b>	193	1958	20	0	0	0	0	317	121	230	0	34	2,873
<b>Existing Conditions (with 1.5% com growth if older than 2 years)</b>	202	2048	21	0	0	0	0	332	127	241	0	36	3,007
Project Trips	0	28	0	0	0	0	0	15	1	1	0	0	45
<b>Existing Plus Project</b>	202	2076	21	0	0	0	0	347	128	242	0	36	3,052
2015 Model	243	1211	0	0	0	0	0	513	202	144	0	74	2,387
2025 without Project Model	311	1520	0	0	0	0	0	663	231	155	0	75	2,955
<b>2025 Cumulative without Project</b>	270	2357	21	0	0	0	0	482	156	252	0	37	3,575
<b>2025 Cumulative with Project</b>	270	2385	21	0	0	0	0	497	157	253	0	37	3,620

Intersection Number: 2  
 Trafix Node Number: 1113  
 Intersection Name: Monterey Road and Burnett Avenue  
 Peak Hour: PM  
 Count Date: 3/28/19

Scenario:	Movements												Int. Total
	North Approach			East Approach			South Approach			West Approach			
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
<b>Counts</b>	0	2094	94	85	0	221	152	353	0	0	0	0	2,999
<b>Existing Conditions (with 1.5% com growth if older than 2 years)</b>	0	2190	99	89	0	232	159	370	0	0	0	0	3,139
Project Trips	0	29	0	0	0	0	0	16	0	0	0	0	45
<b>Existing Plus Project</b>	0	2219	99	89	0	232	159	386	0	0	0	0	3,184
2015 Model	0	1272	96	70	0	127	133	645	0	0	0	0	2,343
2025 without Project Model	0	1559	129	84	0	177	211	812	0	0	0	0	2,972
<b>2025 Cumulative without Project</b>	0	2477	132	103	0	282	237	537	0	0	0	0	3,768
<b>2025 Cumulative with Project</b>	0	2506	132	103	0	282	237	553	0	0	0	0	3,813

Intersection Number: 3  
 Trafix Node Number: 1324  
 Intersection Name: Monterey Road and Madrone Parkway  
 Peak Hour: PM  
 Count Date: 2/28/19

Scenario:	Movements												Int. Total
	North Approach			East Approach			South Approach			West Approach			
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
<b>Counts</b>	0	2032	274	143	0	17	15	408	0	0	0	0	2,889
<b>Existing Conditions (with 1.5% com growth if older than 2 years)</b>	0	2125	287	150	0	18	16	427	0	0	0	0	3,023
Project Trips	0	16	0	0	0	0	0	29	0	0	0	0	45
<b>Existing Plus Project</b>	0	2141	287	150	0	18	16	456	0	0	0	0	3,068
2015 Model	0	1347	71	80	0	49	18	721	0	0	0	0	2,286
2025 without Project Model	0	1610	142	101	0	55	23	968	0	0	0	0	2,899
<b>2025 Cumulative without Project</b>	0	2388	358	171	0	24	21	674	0	0	0	0	3,636
<b>2025 Cumulative with Project</b>	0	2404	358	171	0	24	21	703	0	0	0	0	3,681

Intersection Number: 4  
 Traffix Node Number: 101  
 Intersection Name: Monterey Road and Cochrane Road  
 Peak Hour: PM  
 Count Date: 5/8/18

Scenario:	Movements												Int. Total
	North Approach			East Approach			South Approach			West Approach			
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
<b>Counts</b>	111	783	1074	180	50	243	198	157	36	24	77	26	2,959
<b>Existing Conditions (with 1.5% com growth if older than 2 years)</b>	118	832	1140	192	54	258	211	167	39	26	82	28	3,147
Project Trips	0	7	9	16	0	0	0	13	0	0	0	0	45
<b>Existing Plus Project</b>	118	839	1149	208	54	258	211	180	39	26	82	28	3,192
2015 Model	1	629	813	621	2	227	155	130	1	2	3	1	2,585
2025 without Project Model	1	739	962	818	2	298	181	179	1	2	3	1	3,187
<b>2025 Cumulative without Project</b>	118	942	1289	389	54	329	237	216	39	26	82	28	3,749
<b>2025 Cumulative with Project</b>	118	949	1298	405	54	329	237	229	39	26	82	28	3,794

Intersection Number: 5  
 Traffix Node Number: 107  
 Intersection Name: US 101 Southbound Ramps and Cochrane Road  
 Peak Hour: PM  
 Count Date: 5/8/18

Scenario:	Movements												Int. Total
	North Approach			East Approach			South Approach			West Approach			
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
<b>Counts</b>	510	1	300	157	635	0	0	0	0	741	1046	0	3,390
<b>Existing Conditions (with 1.5% com growth if older than 2 years)</b>	542	2	319	167	674	0	0	0	0	787	1111	0	3,602
Project Trips	0	0	0	0	9	0	0	0	0	3	2	0	14
<b>Existing Plus Project</b>	542	2	319	167	683	0	0	0	0	790	1113	0	3,616
2015 Model	403	0	369	271	537	0	0	0	0	492	953	0	3,025
2025 without Project Model	464	0	499	268	711	0	0	0	0	463	1190	0	3,595
<b>2025 Cumulative without Project</b>	603	2	449	167	848	0	0	0	0	787	1348	0	4,204
<b>2025 Cumulative with Project</b>	603	2	449	167	857	0	0	0	0	790	1350	0	4,218

Intersection Number: 6  
 Traffix Node Number: 108  
 Intersection Name: US 101 Northbound Ramps and Cochrane Road  
 Peak Hour: PM  
 Count Date: 5/8/18

Scenario:	Movements												Int. Total
	North Approach			East Approach			South Approach			West Approach			
	RT	TH	LT	RT	TH	LT	RT	TH	LT	RT	TH	LT	
<b>Counts</b>	0	0	0	208	499	0	230	0	315	0	832	0	2,084
<b>Existing Conditions (with 1.5% com growth if older than 2 years)</b>	0	0	0	221	530	0	245	0	335	0	884	0	2,215
Project Trips	0	0	0	0	3	0	0	0	6	0	2	0	11
<b>Existing Plus Project</b>	0	0	0	221	533	0	245	0	341	0	886	0	2,226
2015 Model	0	0	0	208	563	0	219	0	245	0	877	0	2,112
2025 without Project Model	0	0	0	286	724	0	274	0	255	0	1187	0	2,726
<b>2025 Cumulative without Project</b>	0	0	0	299	691	0	300	0	345	0	1194	0	2,829
<b>2025 Cumulative with Project</b>	0	0	0	299	694	0	300	0	351	0	1196	0	2,840

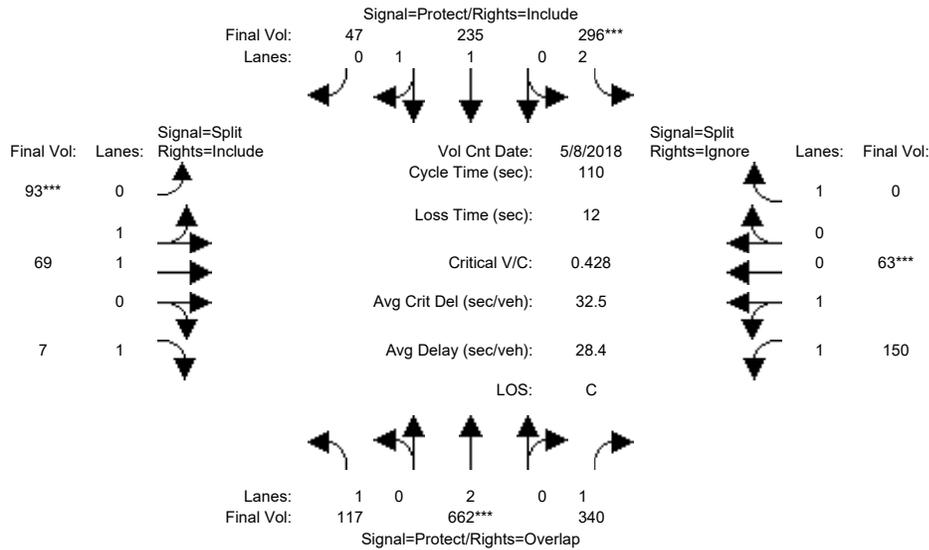
## **Appendix B**

### **Level of Service Calculations**

City of Morgan Hill  
Monterey Townhomes Development

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Existing AM

Intersection #101: Monterey Road and Cochrane Road



Street Name:	Monterey Road						Cochrane Road					
	North Bound			South Bound			East Bound			West Bound		
Approach:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	7	10	10	7	10	10	10	10	10	10	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	8 May 2018	<<												
Base Vol:	117	662	340	296	235	47	93	69	7	150	63	618					
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00					
Initial Bse:	117	662	340	296	235	47	93	69	7	150	63	618					
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0					
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0					
Initial Fut:	117	662	340	296	235	47	93	69	7	150	63	618					
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00					
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00					
PHF Volume:	117	662	340	296	235	47	93	69	7	150	63	0					
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0					
Reduced Vol:	117	662	340	296	235	47	93	69	7	150	63	0					
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00					
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00					
FinalVolume:	117	662	340	296	235	47	93	69	7	150	63	0					

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.83	0.98	0.95	0.92	1.00	0.92	0.93	0.95	0.92
Lanes:	1.00	2.00	1.00	2.00	1.66	0.34	1.00	1.00	1.00	1.42	0.58	1.00
Final Sat.:	1750	3800	1750	3150	3083	617	1750	1900	1750	2500	1050	1750

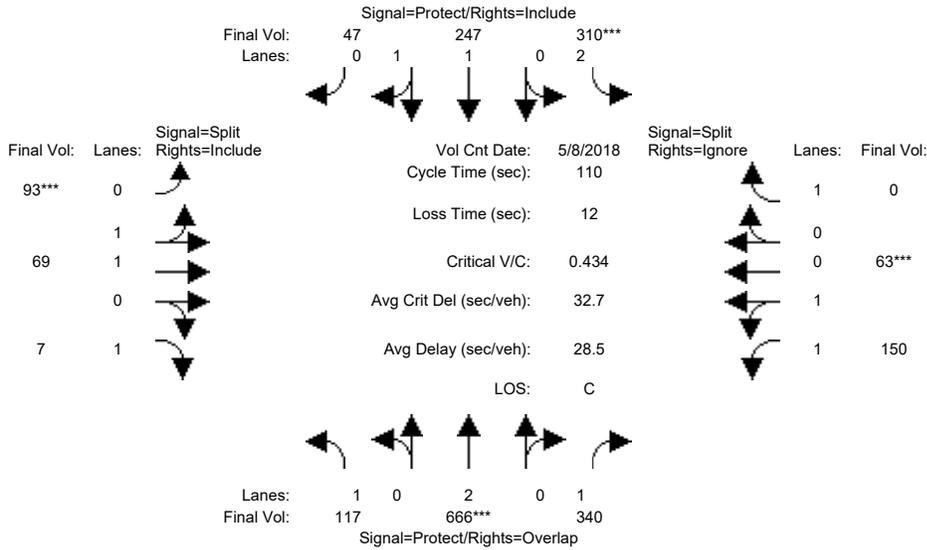
Capacity Analysis Module:												
Vol/Sat:	0.07	0.17	0.19	0.09	0.08	0.08	0.05	0.04	0.00	0.06	0.06	0.00
Crit Moves:	****			****			****			****		
Green Time:	29.2	44.8	60.2	24.1	39.7	39.7	13.7	13.7	13.7	15.4	15.4	0.0
Volume/Cap:	0.25	0.43	0.36	0.43	0.21	0.21	0.43	0.29	0.03	0.43	0.43	0.00
Delay/Veh:	32.1	23.6	14.2	37.4	24.4	24.4	45.3	44.1	42.4	43.8	43.8	0.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	32.1	23.6	14.2	37.4	24.4	24.4	45.3	44.1	42.4	43.8	43.8	0.0
LOS by Move:	C	C	B	D	C	C	D	D	D	D	D	A
HCM2k95thQ:	7	15	13	10	6	6	7	5	0	7	7	0

Note: Queue reported is the number of cars per lane.

City of Morgan Hill  
Monterey Townhomes Development

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Existing Plus Project AM

Intersection #101: Monterey Road and Cochrane Road



Street Name:	Monterey Road						Cochrane Road					
	North Bound			South Bound			East Bound			West Bound		
Approach:												
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	7	10	10	7	10	10	10	10	10	10	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	8 May 2018	<<												
Base Vol:	117	662	340	296	235	47	93	69	7	150	63	618					
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00					
Initial Bse:	117	662	340	296	235	47	93	69	7	150	63	618					
Added Vol:	0	4	0	14	12	0	0	0	0	0	0	4					
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0					
Initial Fut:	117	666	340	310	247	47	93	69	7	150	63	622					
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00					
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00					
PHF Volume:	117	666	340	310	247	47	93	69	7	150	63	0					
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0					
Reduced Vol:	117	666	340	310	247	47	93	69	7	150	63	0					
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00					
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00					
Final Volume:	117	666	340	310	247	47	93	69	7	150	63	0					

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.83	0.98	0.95	0.92	1.00	0.92	0.93	0.95	0.92
Lanes:	1.00	2.00	1.00	2.00	1.67	0.33	1.00	1.00	1.00	1.42	0.58	1.00
Final Sat.:	1750	3800	1750	3150	3108	591	1750	1900	1750	2500	1050	1750

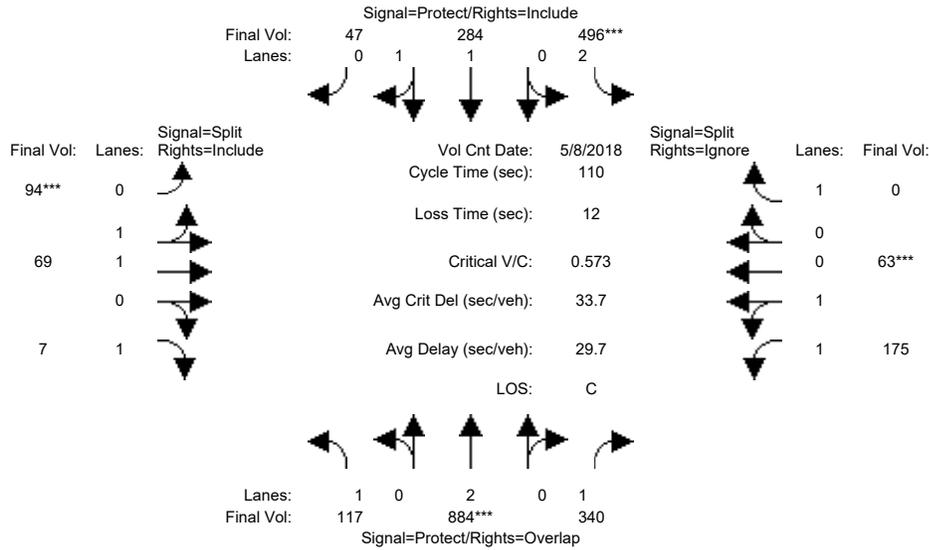
Capacity Analysis Module:												
Vol/Sat:	0.07	0.18	0.19	0.10	0.08	0.08	0.05	0.04	0.00	0.06	0.06	0.00
Crit Moves:	****			****			****			****		
Green Time:	29.4	44.4	59.6	24.9	40.0	40.0	13.5	13.5	13.5	15.2	15.2	0.0
Volume/Cap:	0.25	0.43	0.36	0.43	0.22	0.22	0.43	0.30	0.03	0.43	0.43	0.00
Delay/Veh:	31.9	23.9	14.6	36.9	24.3	24.3	45.5	44.3	42.6	44.1	44.1	0.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	31.9	23.9	14.6	36.9	24.3	24.3	45.5	44.3	42.6	44.1	44.1	0.0
LOS by Move:	C	C	B	D	C	C	D	D	D	D	D	A
HCM2k95thQ:	7	15	13	10	7	7	7	5	0	7	7	0

Note: Queue reported is the number of cars per lane.

City of Morgan Hill  
Monterey Townhomes Development

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Year 2030 Cumulative without Project AM

Intersection #101: Monterey Road and Cochrane Road



Street Name:	Monterey Road						Cochrane Road					
	North Bound			South Bound			East Bound			West Bound		
Approach:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	7	10	10	7	10	10	10	10	10	10	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	8 May 2018	<<							
Base Vol:	117	884	340	496	284	47	94	69	7	175	63	693
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	117	884	340	496	284	47	94	69	7	175	63	693
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	117	884	340	496	284	47	94	69	7	175	63	693
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00
PHF Volume:	117	884	340	496	284	47	94	69	7	175	63	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	117	884	340	496	284	47	94	69	7	175	63	0
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00
Final Volume:	117	884	340	496	284	47	94	69	7	175	63	0

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.83	0.98	0.95	0.92	1.00	0.92	0.93	0.95	0.92
Lanes:	1.00	2.00	1.00	2.00	1.71	0.29	1.00	1.00	1.00	1.48	0.52	1.00
Final Sat.:	1750	3800	1750	3150	3174	525	1750	1900	1750	2610	940	1750

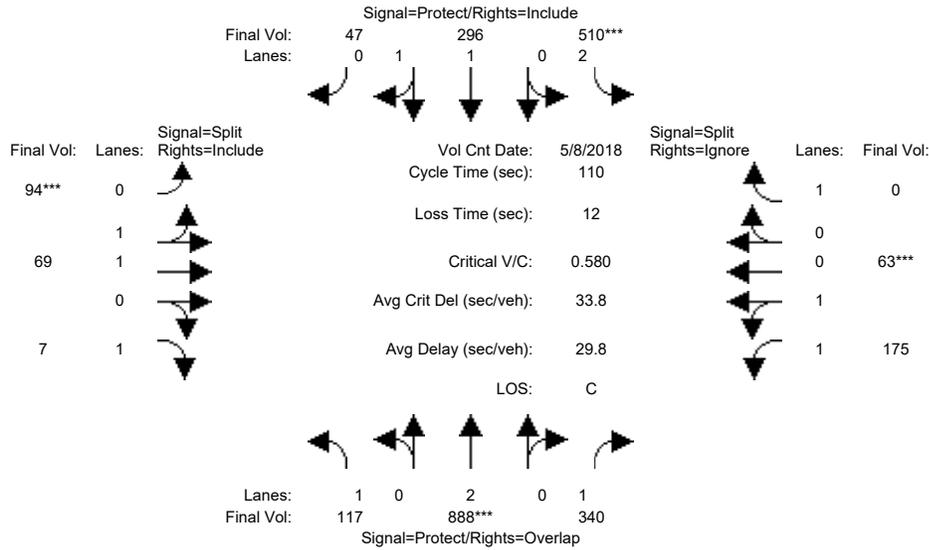
Capacity Analysis Module:												
Vol/Sat:	0.07	0.23	0.19	0.16	0.09	0.09	0.05	0.04	0.00	0.07	0.07	0.00
Crit Moves:	****			****			****			****		
Green Time:	31.7	44.6	57.5	30.2	43.1	43.1	10.3	10.3	10.3	12.9	12.9	0.0
Volume/Cap:	0.23	0.57	0.37	0.57	0.23	0.23	0.57	0.39	0.04	0.57	0.57	0.00
Delay/Veh:	30.1	25.8	15.8	35.3	22.4	22.4	50.6	47.5	45.5	47.9	47.9	0.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	30.1	25.8	15.8	35.3	22.4	22.4	50.6	47.5	45.5	47.9	47.9	0.0
LOS by Move:	C	C	B	D	C	C	D	D	D	D	D	A
HCM2k95thQ:	7	21	14	16	7	7	8	5	1	8	8	0

Note: Queue reported is the number of cars per lane.

City of Morgan Hill  
Monterey Townhomes Development

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Year 2030 Cumulative with Project AM

Intersection #101: Monterey Road and Cochrane Road



Street Name:	Monterey Road						Cochrane Road					
	North Bound			South Bound			East Bound			West Bound		
Approach:												
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	7	10	10	7	10	10	10	10	10	10	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	8 May 2018	<<											
Base Vol:	117	884	340	496	284	47	94	69	7	175	63	693				
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00				
Initial Bse:	117	884	340	496	284	47	94	69	7	175	63	693				
Added Vol:	0	4	0	14	12	0	0	0	0	0	0	4				
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0				
Initial Fut:	117	888	340	510	296	47	94	69	7	175	63	697				
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00				
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00				
PHF Volume:	117	888	340	510	296	47	94	69	7	175	63	0				
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0				
Reduced Vol:	117	888	340	510	296	47	94	69	7	175	63	0				
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00				
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00				
Final Volume:	117	888	340	510	296	47	94	69	7	175	63	0				

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.83	0.98	0.95	0.92	1.00	0.92	0.93	0.95	0.92
Lanes:	1.00	2.00	1.00	2.00	1.72	0.28	1.00	1.00	1.00	1.48	0.52	1.00
Final Sat.:	1750	3800	1750	3150	3193	507	1750	1900	1750	2610	940	1750

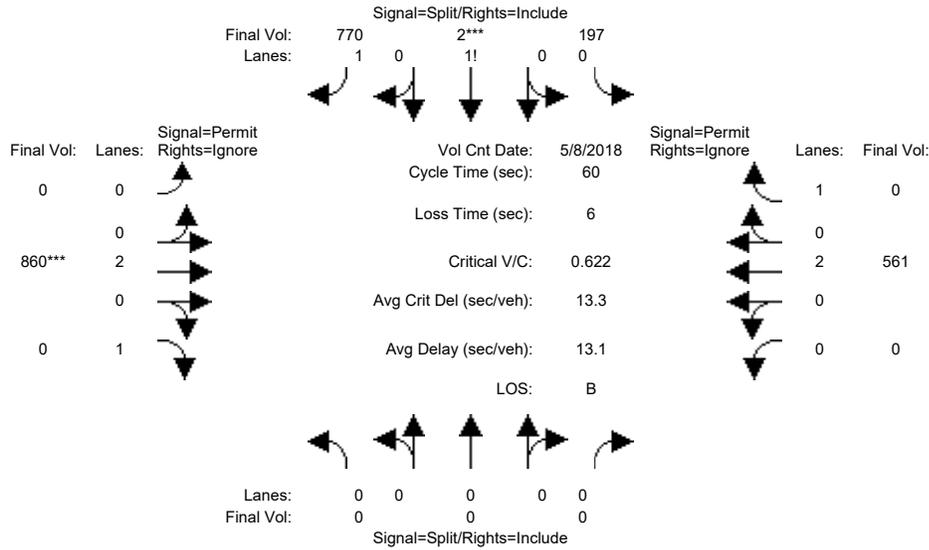
Capacity Analysis Module:												
Vol/Sat:	0.07	0.23	0.19	0.16	0.09	0.09	0.05	0.04	0.00	0.07	0.07	0.00
Crit Moves:	****			****			****			****		
Green Time:	31.5	44.4	57.1	30.7	43.6	43.6	10.2	10.2	10.2	12.7	12.7	0.0
Volume/Cap:	0.23	0.58	0.37	0.58	0.23	0.23	0.58	0.39	0.04	0.58	0.58	0.00
Delay/Veh:	30.3	26.1	16.1	35.1	22.2	22.2	50.9	47.6	45.6	48.2	48.2	0.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	30.3	26.1	16.1	35.1	22.2	22.2	50.9	47.6	45.6	48.2	48.2	0.0
LOS by Move:	C	C	B	D	C	C	D	D	D	D	D	A
HCM2k95thQ:	7	22	14	16	7	7	8	5	1	8	8	0

Note: Queue reported is the number of cars per lane.

City of Morgan Hill  
Monterey Townhomes Development

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Existing AM

Intersection #107: US 101 Southbound Ramps and Cochrane Road



Street Name:	US 101 Southbound Ramps						Cochrane Road					
	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	0	0	0	10	0	10	0	10	10	0	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	8 May 2018	<<							
Base Vol:	0	0	0	197	2	770	0	860	253	0	561	115
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	0	0	197	2	770	0	860	253	0	561	115
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	0	0	197	2	770	0	860	253	0	561	115
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
PHF Volume:	0	0	0	197	2	770	0	860	0	0	561	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	0	0	197	2	770	0	860	0	0	561	0
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
FinalVolume:	0	0	0	197	2	770	0	860	0	0	561	0

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.92	0.92	0.92	0.92	1.00	0.92	0.92	1.00	0.92
Lanes:	0.00	0.00	0.00	0.33	0.01	1.66	0.00	2.00	1.00	0.00	2.00	1.00
Final Sat.:	0	0	0	590	6	2904	0	3800	1750	0	3800	1750

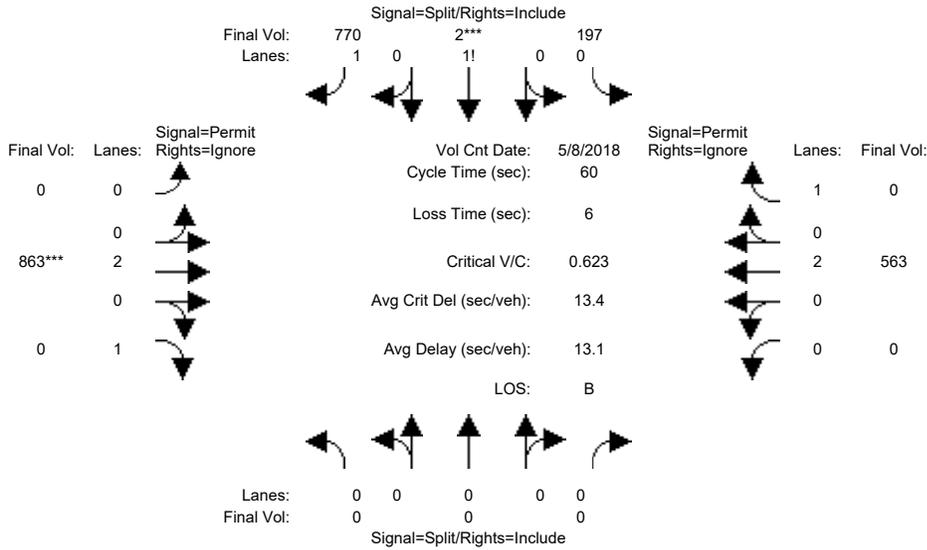
Capacity Analysis Module:												
Vol/Sat:	0.00	0.00	0.00	0.33	0.33	0.27	0.00	0.23	0.00	0.00	0.15	0.00
Crit Moves:					****			****				
Green Time:	0.0	0.0	0.0	32.2	32.2	32.2	0.0	21.8	0.0	0.0	21.8	0.0
Volume/Cap:	0.00	0.00	0.00	0.62	0.62	0.49	0.00	0.62	0.00	0.00	0.41	0.00
Delay/Veh:	0.0	0.0	0.0	10.5	10.5	9.0	0.0	16.6	0.0	0.0	14.4	0.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	0.0	0.0	10.5	10.5	9.0	0.0	16.6	0.0	0.0	14.4	0.0
LOS by Move:	A	A	A	B	B	A	A	B	A	A	B	A
HCM2k95thQ:	0	0	0	17	17	12	0	13	0	0	8	0

Note: Queue reported is the number of cars per lane.

City of Morgan Hill  
Monterey Townhomes Development

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Existing Plus Project AM

Intersection #107: US 101 Southbound Ramps and Cochrane Road



Street Name:	US 101 Southbound Ramps						Cochrane Road					
	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	0	0	0	10	0	10	0	10	10	0	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	8 May 2018	<<							
Base Vol:	0	0	0	197	2	770	0	860	253	0	561	115
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	0	0	197	2	770	0	860	253	0	561	115
Added Vol:	0	0	0	0	0	0	0	3	5	0	2	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	0	0	197	2	770	0	863	258	0	563	115
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
PHF Volume:	0	0	0	197	2	770	0	863	0	0	563	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	0	0	197	2	770	0	863	0	0	563	0
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Final Volume:	0	0	0	197	2	770	0	863	0	0	563	0

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.92	0.92	0.92	0.92	1.00	0.92	0.92	1.00	0.92
Lanes:	0.00	0.00	0.00	0.33	0.01	1.66	0.00	2.00	1.00	0.00	2.00	1.00
Final Sat.:	0	0	0	590	6	2904	0	3800	1750	0	3800	1750

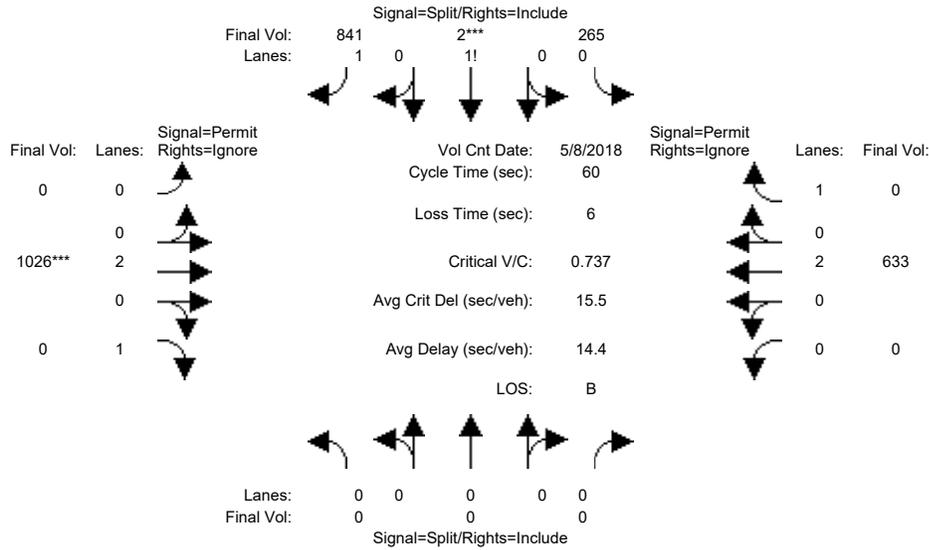
Capacity Analysis Module:												
Vol/Sat:	0.00	0.00	0.00	0.33	0.33	0.27	0.00	0.23	0.00	0.00	0.15	0.00
Crit Moves:					****			****				
Green Time:	0.0	0.0	0.0	32.1	32.1	32.1	0.0	21.9	0.0	0.0	21.9	0.0
Volume/Cap:	0.00	0.00	0.00	0.62	0.62	0.50	0.00	0.62	0.00	0.00	0.41	0.00
Delay/Veh:	0.0	0.0	0.0	10.5	10.5	9.0	0.0	16.6	0.0	0.0	14.4	0.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	0.0	0.0	10.5	10.5	9.0	0.0	16.6	0.0	0.0	14.4	0.0
LOS by Move:	A	A	A	B	B	A	A	B	A	A	B	A
HCM2k95thQ:	0	0	0	17	17	12	0	13	0	0	8	0

Note: Queue reported is the number of cars per lane.

City of Morgan Hill  
Monterey Townhomes Development

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Year 2030 Cumulative without Project AM

Intersection #107: US 101 Southbound Ramps and Cochrane Road



Street Name:	US 101 Southbound Ramps						Cochrane Road					
	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	0	0	0	10	0	10	0	10	10	0	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	8 May 2018	<<							
Base Vol:	0	0	0	265	2	841	0	1026	273	0	633	151
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	0	0	265	2	841	0	1026	273	0	633	151
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	0	0	265	2	841	0	1026	273	0	633	151
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
PHF Volume:	0	0	0	265	2	841	0	1026	0	0	633	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	0	0	265	2	841	0	1026	0	0	633	0
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Final Volume:	0	0	0	265	2	841	0	1026	0	0	633	0

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.92	0.92	0.92	0.92	1.00	0.92	0.92	1.00	0.92
Lanes:	0.00	0.00	0.00	0.38	0.01	1.61	0.00	2.00	1.00	0.00	2.00	1.00
Final Sat.:	0	0	0	675	5	2820	0	3800	1750	0	3800	1750

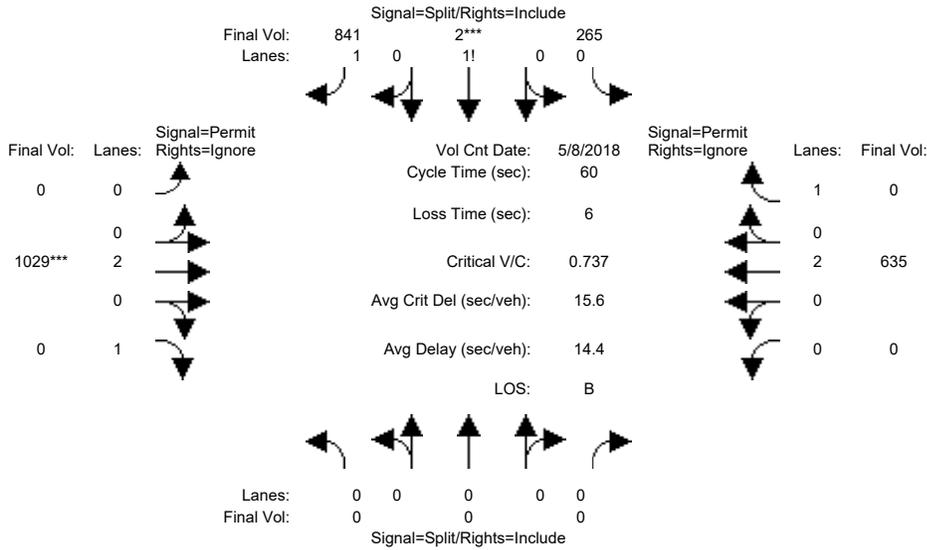
Capacity Analysis Module:												
Vol/Sat:	0.00	0.00	0.00	0.39	0.39	0.30	0.00	0.27	0.00	0.00	0.17	0.00
Crit Moves:				****			****					
Green Time:	0.0	0.0	0.0	32.0	32.0	32.0	0.0	22.0	0.0	0.0	22.0	0.0
Volume/Cap:	0.00	0.00	0.00	0.74	0.74	0.56	0.00	0.74	0.00	0.00	0.45	0.00
Delay/Veh:	0.0	0.0	0.0	12.7	12.7	9.7	0.0	18.6	0.0	0.0	14.7	0.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	0.0	0.0	12.7	12.7	9.7	0.0	18.6	0.0	0.0	14.7	0.0
LOS by Move:	A	A	A	B	B	A	A	B	A	A	B	A
HCM2k95thQ:	0	0	0	22	22	14	0	16	0	0	9	0

Note: Queue reported is the number of cars per lane.

City of Morgan Hill  
Monterey Townhomes Development

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Year 2030 Cumulative with Project AM

Intersection #107: US 101 Southbound Ramps and Cochrane Road



Street Name:	US 101 Southbound Ramps						Cochrane Road					
	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	0	0	0	10	0	10	0	10	10	0	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	8 May 2018	<<							
Base Vol:	0	0	0	265	2	841	0	1026	273	0	633	151
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	0	0	265	2	841	0	1026	273	0	633	151
Added Vol:	0	0	0	0	0	0	0	3	5	0	2	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	0	0	265	2	841	0	1029	278	0	635	151
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
PHF Volume:	0	0	0	265	2	841	0	1029	0	0	635	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	0	0	265	2	841	0	1029	0	0	635	0
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Final Volume:	0	0	0	265	2	841	0	1029	0	0	635	0

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.92	0.92	0.92	0.92	1.00	0.92	0.92	1.00	0.92
Lanes:	0.00	0.00	0.00	0.38	0.01	1.61	0.00	2.00	1.00	0.00	2.00	1.00
Final Sat.:	0	0	0	675	5	2820	0	3800	1750	0	3800	1750

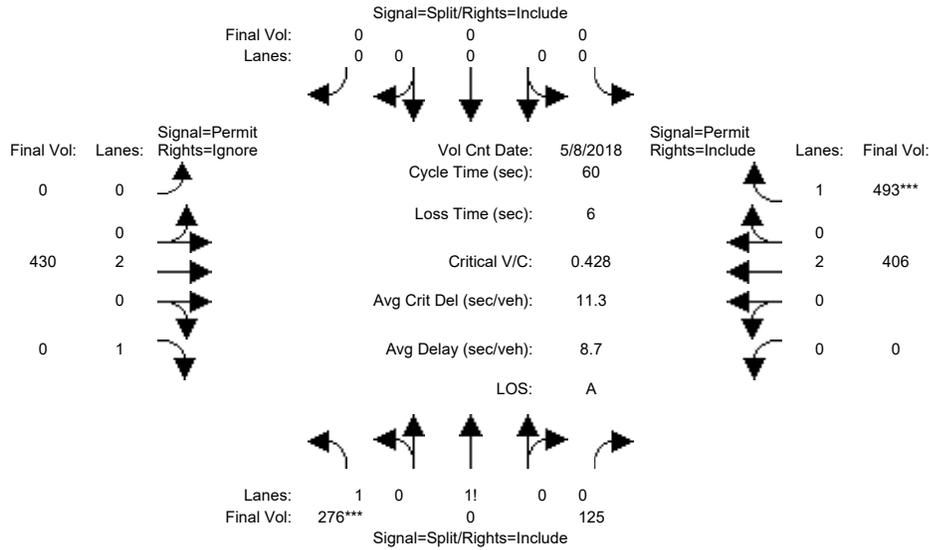
Capacity Analysis Module:												
Vol/Sat:	0.00	0.00	0.00	0.39	0.39	0.30	0.00	0.27	0.00	0.00	0.17	0.00
Crit Moves:	****						****					
Green Time:	0.0	0.0	0.0	32.0	32.0	32.0	0.0	22.0	0.0	0.0	22.0	0.0
Volume/Cap:	0.00	0.00	0.00	0.74	0.74	0.56	0.00	0.74	0.00	0.00	0.46	0.00
Delay/Veh:	0.0	0.0	0.0	12.7	12.7	9.7	0.0	18.6	0.0	0.0	14.7	0.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	0.0	0.0	12.7	12.7	9.7	0.0	18.6	0.0	0.0	14.7	0.0
LOS by Move:	A	A	A	B	B	A	A	B	A	A	B	A
HCM2k95thQ:	0	0	0	22	22	14	0	16	0	0	9	0

Note: Queue reported is the number of cars per lane.

City of Morgan Hill  
Monterey Townhomes Development

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Existing AM

Intersection #108: US 101 Northbound Ramps and Cochrane Road



Street Name:	US 101 Northbound Ramps						Cochrane Road					
	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	0	10	0	0	0	0	10	10	0	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	8 May 2018	<<							
Base Vol:	276	0	125	0	0	0	0	430	0	0	406	493
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	276	0	125	0	0	0	0	430	0	0	406	493
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	276	0	125	0	0	0	0	430	0	0	406	493
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
PHF Volume:	276	0	125	0	0	0	0	430	0	0	406	493
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	276	0	125	0	0	0	0	430	0	0	406	493
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
FinalVolume:	276	0	125	0	0	0	0	430	0	0	406	493

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92
Lanes:	1.52	0.00	0.48	0.00	0.00	0.00	0.00	2.00	1.00	0.00	2.00	1.00
Final Sat.:	2668	0	832	0	0	0	0	3800	1750	0	3800	1750

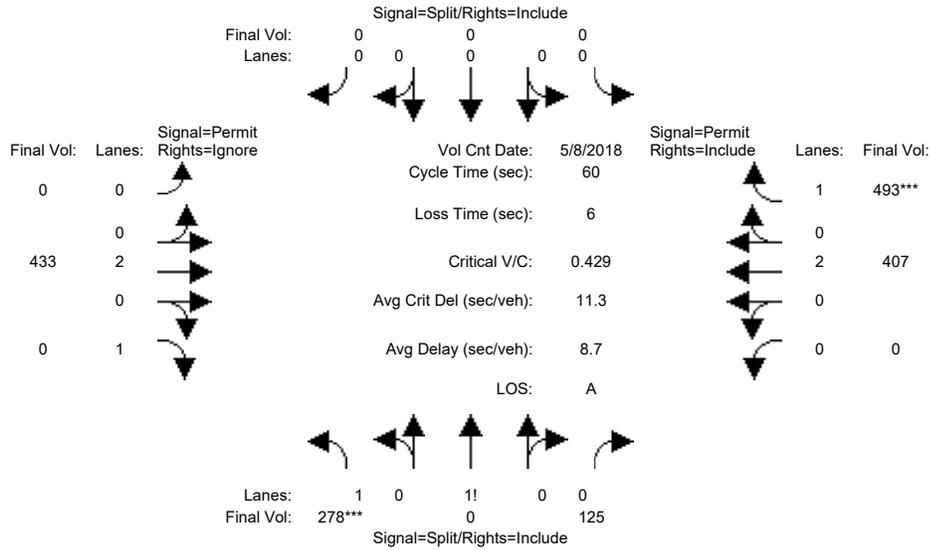
Capacity Analysis Module:												
Vol/Sat:	0.10	0.00	0.15	0.00	0.00	0.00	0.00	0.11	0.00	0.00	0.11	0.28
Crit Moves:	****											****
Green Time:	18.8	0.0	18.8	0.0	0.0	0.0	0.0	35.2	0.0	0.0	35.2	35.2
Volume/Cap:	0.33	0.00	0.48	0.00	0.00	0.00	0.00	0.19	0.00	0.00	0.18	0.48
Delay/Veh:	15.9	0.0	17.1	0.0	0.0	0.0	0.0	5.8	0.0	0.0	5.8	7.5
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	15.9	0.0	17.1	0.0	0.0	0.0	0.0	5.8	0.0	0.0	5.8	7.5
LOS by Move:	B	A	B	A	A	A	A	A	A	A	A	A
HCM2k95thQ:	6	0	9	0	0	0	0	4	0	0	4	12

Note: Queue reported is the number of cars per lane.

City of Morgan Hill  
Monterey Townhomes Development

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Existing Plus Project AM

Intersection #108: US 101 Northbound Ramps and Cochrane Road



Street Name:	US 101 Northbound Ramps						Cochrane Road					
	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	0	10	0	0	0	0	10	10	0	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	8 May 2018	<<							
Base Vol:	276	0	125	0	0	0	0	430	0	0	406	493
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	276	0	125	0	0	0	0	430	0	0	406	493
Added Vol:	2	0	0	0	0	0	0	3	0	0	1	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	278	0	125	0	0	0	0	433	0	0	407	493
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
PHF Volume:	278	0	125	0	0	0	0	433	0	0	407	493
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	278	0	125	0	0	0	0	433	0	0	407	493
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
FinalVolume:	278	0	125	0	0	0	0	433	0	0	407	493

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92
Lanes:	1.53	0.00	0.47	0.00	0.00	0.00	0.00	2.00	1.00	0.00	2.00	1.00
Final Sat.:	2671	0	829	0	0	0	0	3800	1750	0	3800	1750

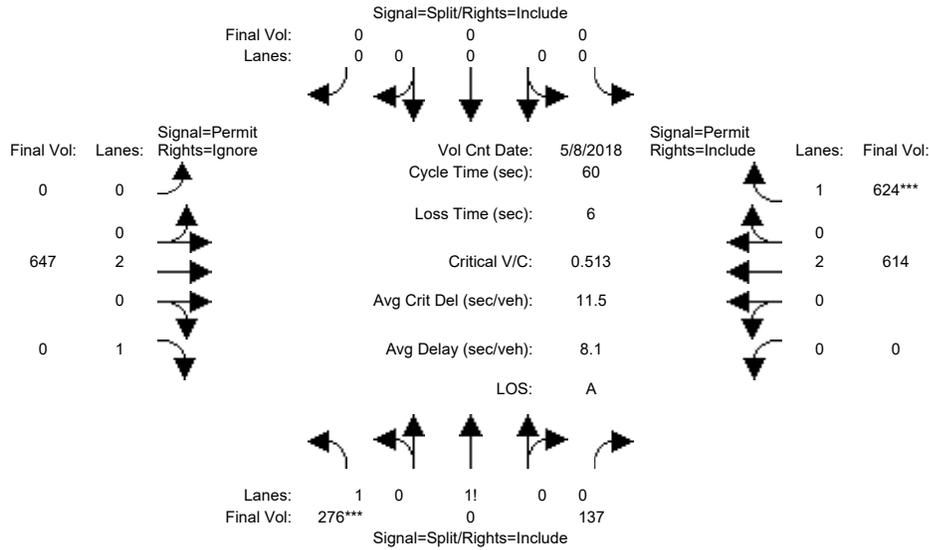
Capacity Analysis Module:												
Vol/Sat:	0.10	0.00	0.15	0.00	0.00	0.00	0.00	0.11	0.00	0.00	0.11	0.28
Crit Moves:	****											****
Green Time:	18.8	0.0	18.8	0.0	0.0	0.0	0.0	35.2	0.0	0.0	35.2	35.2
Volume/Cap:	0.33	0.00	0.48	0.00	0.00	0.00	0.00	0.19	0.00	0.00	0.18	0.48
Delay/Veh:	15.9	0.0	17.1	0.0	0.0	0.0	0.0	5.8	0.0	0.0	5.8	7.5
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	15.9	0.0	17.1	0.0	0.0	0.0	0.0	5.8	0.0	0.0	5.8	7.5
LOS by Move:	B	A	B	A	A	A	A	A	A	A	A	A
HCM2k95thQ:	6	0	9	0	0	0	0	4	0	0	4	12

Note: Queue reported is the number of cars per lane.

City of Morgan Hill  
Monterey Townhomes Development

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Year 2030 Cumulative without Project AM

Intersection #108: US 101 Northbound Ramps and Cochrane Road



Street Name:	US 101 Northbound Ramps						Cochrane Road					
	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	0	10	0	0	0	0	10	10	0	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	8 May 2018	<<							
Base Vol:	276	0	137	0	0	0	0	647	0	0	614	624
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	276	0	137	0	0	0	0	647	0	0	614	624
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	276	0	137	0	0	0	0	647	0	0	614	624
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
PHF Volume:	276	0	137	0	0	0	0	647	0	0	614	624
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	276	0	137	0	0	0	0	647	0	0	614	624
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
FinalVolume:	276	0	137	0	0	0	0	647	0	0	614	624

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92
Lanes:	1.50	0.00	0.50	0.00	0.00	0.00	0.00	2.00	1.00	0.00	2.00	1.00
Final Sat.:	2628	0	872	0	0	0	0	3800	1750	0	3800	1750

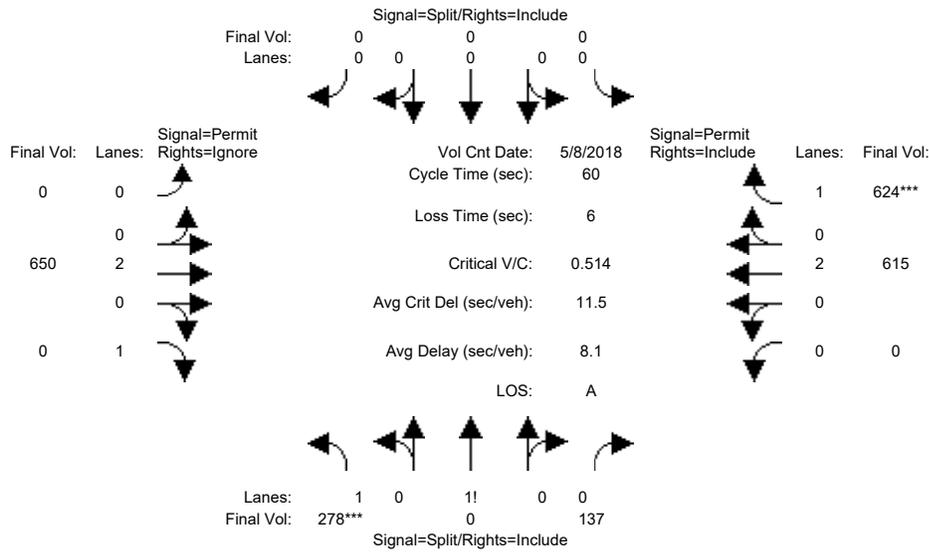
Capacity Analysis Module:												
Vol/Sat:	0.11	0.00	0.16	0.00	0.00	0.00	0.00	0.17	0.00	0.00	0.16	0.36
Crit Moves:	****											****
Green Time:	16.5	0.0	16.5	0.0	0.0	0.0	0.0	37.5	0.0	0.0	37.5	37.5
Volume/Cap:	0.38	0.00	0.57	0.00	0.00	0.00	0.00	0.27	0.00	0.00	0.26	0.57
Delay/Veh:	17.8	0.0	19.8	0.0	0.0	0.0	0.0	5.2	0.0	0.0	5.1	7.3
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	17.8	0.0	19.8	0.0	0.0	0.0	0.0	5.2	0.0	0.0	5.1	7.3
LOS by Move:	B	A	B	A	A	A	A	A	A	A	A	A
HCM2k95thQ:	7	0	11	0	0	0	0	5	0	0	5	15

Note: Queue reported is the number of cars per lane.

City of Morgan Hill  
Monterey Townhomes Development

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Year 2030 Cumulative with Project AM

Intersection #108: US 101 Northbound Ramps and Cochrane Road



Street Name:	US 101 Northbound Ramps						Cochrane Road					
	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	0	10	0	0	0	0	10	10	0	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	8 May 2018	<<							
Base Vol:	276	0	137	0	0	0	0	647	0	0	614	624
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	276	0	137	0	0	0	0	647	0	0	614	624
Added Vol:	2	0	0	0	0	0	0	3	0	0	1	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	278	0	137	0	0	0	0	650	0	0	615	624
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
PHF Volume:	278	0	137	0	0	0	0	650	0	0	615	624
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	278	0	137	0	0	0	0	650	0	0	615	624
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
FinalVolume:	278	0	137	0	0	0	0	650	0	0	615	624

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92
Lanes:	1.50	0.00	0.50	0.00	0.00	0.00	0.00	2.00	1.00	0.00	2.00	1.00
Final Sat.:	2631	0	869	0	0	0	0	3800	1750	0	3800	1750

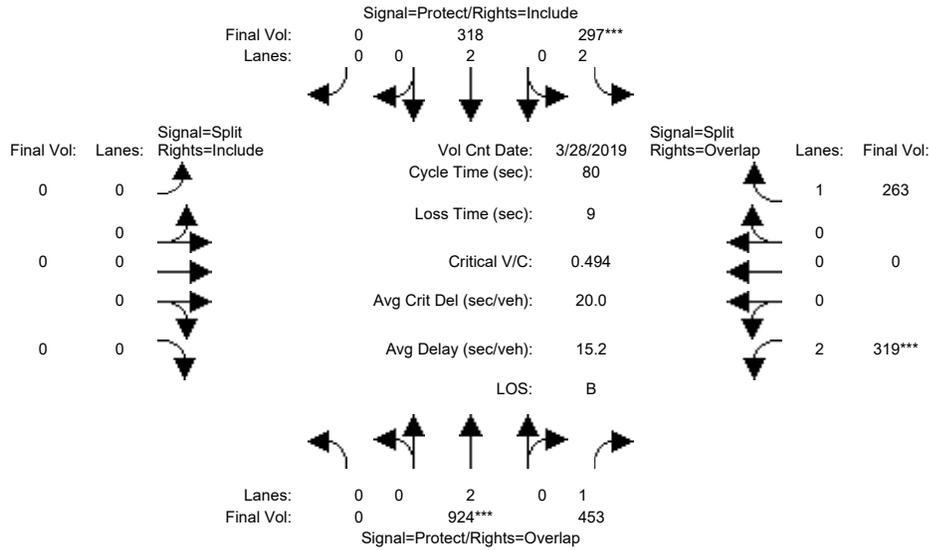
Capacity Analysis Module:												
Vol/Sat:	0.11	0.00	0.16	0.00	0.00	0.00	0.00	0.17	0.00	0.00	0.16	0.36
Crit Moves:	****											****
Green Time:	16.6	0.0	16.6	0.0	0.0	0.0	0.0	37.4	0.0	0.0	37.4	37.4
Volume/Cap:	0.38	0.00	0.57	0.00	0.00	0.00	0.00	0.27	0.00	0.00	0.26	0.57
Delay/Veh:	17.8	0.0	19.8	0.0	0.0	0.0	0.0	5.2	0.0	0.0	5.1	7.3
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	17.8	0.0	19.8	0.0	0.0	0.0	0.0	5.2	0.0	0.0	5.1	7.3
LOS by Move:	B	A	B	A	A	A	A	A	A	A	A	A
HCM2k95thQ:	7	0	11	0	0	0	0	5	0	0	5	15

Note: Queue reported is the number of cars per lane.

City of Morgan Hill  
Monterey Townhomes Development

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Existing AM

Intersection #1113: Monterey Road and Burnett Avenue



Street Name:	Monterey Road						Burnett Avenue					
	North Bound			South Bound			East Bound			West Bound		
Approach:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	0	10	10	7	10	0	0	0	0	10	0	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	28 Mar 2019	<<							
Base Vol:	0	924	453	297	318	0	0	0	0	319	0	263
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	924	453	297	318	0	0	0	0	319	0	263
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	924	453	297	318	0	0	0	0	319	0	263
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	924	453	297	318	0	0	0	0	319	0	263
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	924	453	297	318	0	0	0	0	319	0	263
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	0	924	453	297	318	0	0	0	0	319	0	263

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.83	1.00	0.92	0.92	1.00	0.92	0.83	1.00	0.92
Lanes:	0.00	2.00	1.00	2.00	2.00	0.00	0.00	0.00	0.00	2.00	0.00	1.00
Final Sat.:	0	3800	1750	3150	3800	0	0	0	0	3150	0	1750

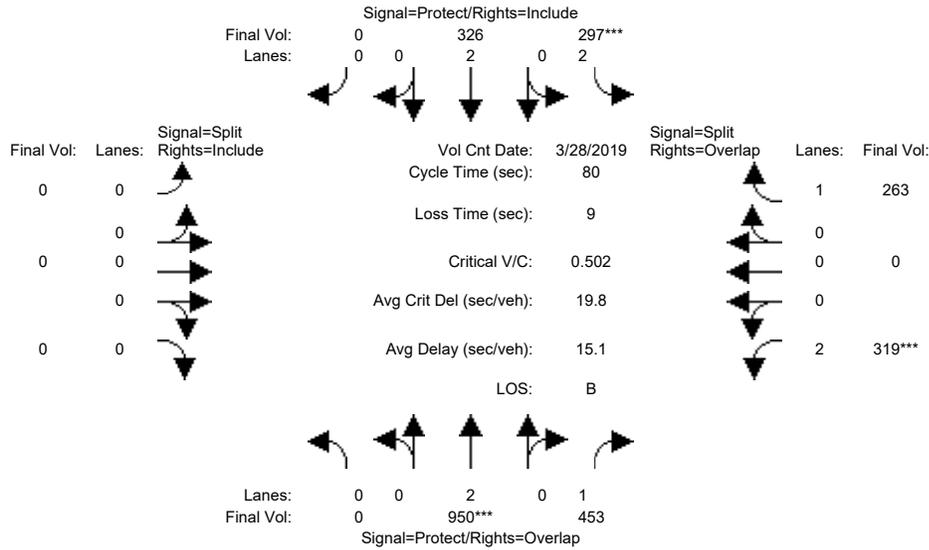
Capacity Analysis Module:												
Vol/Sat:	0.00	0.24	0.26	0.09	0.08	0.00	0.00	0.00	0.00	0.10	0.00	0.15
Crit Moves:	****			****						****		
Green Time:	0.0	39.4	55.7	15.3	54.6	0.0	0.0	0.0	0.0	16.4	0.0	31.6
Volume/Cap:	0.00	0.49	0.37	0.49	0.12	0.00	0.00	0.00	0.00	0.49	0.00	0.38
Delay/Veh:	0.0	13.9	5.2	29.6	4.4	0.0	0.0	0.0	0.0	28.7	0.0	17.5
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	13.9	5.2	29.6	4.4	0.0	0.0	0.0	0.0	28.7	0.0	17.5
LOS by Move:	A	B	A	C	A	A	A	A	A	C	A	B
HCM2k95thQ:	0	14	9	8	3	0	0	0	0	9	0	10

Note: Queue reported is the number of cars per lane.

City of Morgan Hill  
Monterey Townhomes Development

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Existing Plus Project AM

Intersection #1113: Monterey Road and Burnett Avenue



Street Name:	Monterey Road						Burnett Avenue					
	North Bound			South Bound			East Bound			West Bound		
Approach:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	0	10	10	7	10	0	0	0	0	10	0	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	28 Mar 2019	<<							
Base Vol:	0	924	453	297	318	0	0	0	0	319	0	263
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	924	453	297	318	0	0	0	0	319	0	263
Added Vol:	0	26	0	0	8	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	950	453	297	326	0	0	0	0	319	0	263
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	950	453	297	326	0	0	0	0	319	0	263
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	950	453	297	326	0	0	0	0	319	0	263
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	0	950	453	297	326	0	0	0	0	319	0	263

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.83	1.00	0.92	0.92	1.00	0.92	0.83	1.00	0.92
Lanes:	0.00	2.00	1.00	2.00	2.00	0.00	0.00	0.00	0.00	2.00	0.00	1.00
Final Sat.:	0	3800	1750	3150	3800	0	0	0	0	3150	0	1750

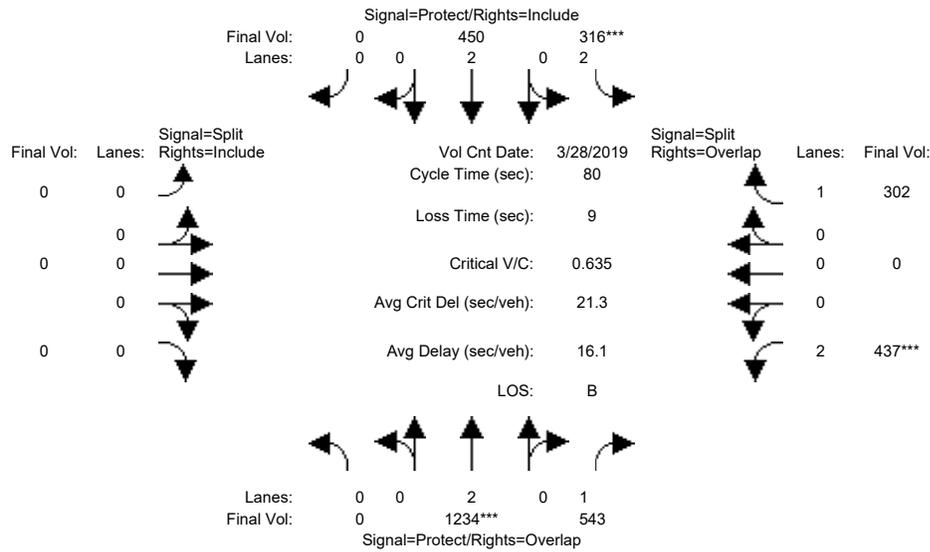
Capacity Analysis Module:												
Vol/Sat:	0.00	0.25	0.26	0.09	0.09	0.00	0.00	0.00	0.00	0.10	0.00	0.15
Crit Moves:	****			****						****		
Green Time:	0.0	39.8	56.0	15.0	54.9	0.0	0.0	0.0	0.0	16.1	0.0	31.2
Volume/Cap:	0.00	0.50	0.37	0.50	0.13	0.00	0.00	0.00	0.00	0.50	0.00	0.39
Delay/Veh:	0.0	13.7	5.1	29.8	4.3	0.0	0.0	0.0	0.0	29.0	0.0	17.9
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	13.7	5.1	29.8	4.3	0.0	0.0	0.0	0.0	29.0	0.0	17.9
LOS by Move:	A	B	A	C	A	A	A	A	A	C	A	B
HCM2k95thQ:	0	14	9	8	3	0	0	0	0	9	0	10

Note: Queue reported is the number of cars per lane.

City of Morgan Hill  
Monterey Townhomes Development

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Year 2030 Cumulative without Project AM

Intersection #1113: Monterey Road and Burnett Avenue



Street Name:	Monterey Road						Burnett Avenue					
	North Bound			South Bound			East Bound			West Bound		
Approach:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	0	10	10	7	10	0	0	0	0	10	0	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	28 Mar 2019	<<							
Base Vol:	0	1234	543	316	450	0	0	0	0	437	0	302
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	1234	543	316	450	0	0	0	0	437	0	302
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	1234	543	316	450	0	0	0	0	437	0	302
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	1234	543	316	450	0	0	0	0	437	0	302
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	1234	543	316	450	0	0	0	0	437	0	302
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	0	1234	543	316	450	0	0	0	0	437	0	302

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.83	1.00	0.92	0.92	1.00	0.92	0.83	1.00	0.92
Lanes:	0.00	2.00	1.00	2.00	2.00	0.00	0.00	0.00	0.00	2.00	0.00	1.00
Final Sat.:	0	3800	1750	3150	3800	0	0	0	0	3150	0	1750

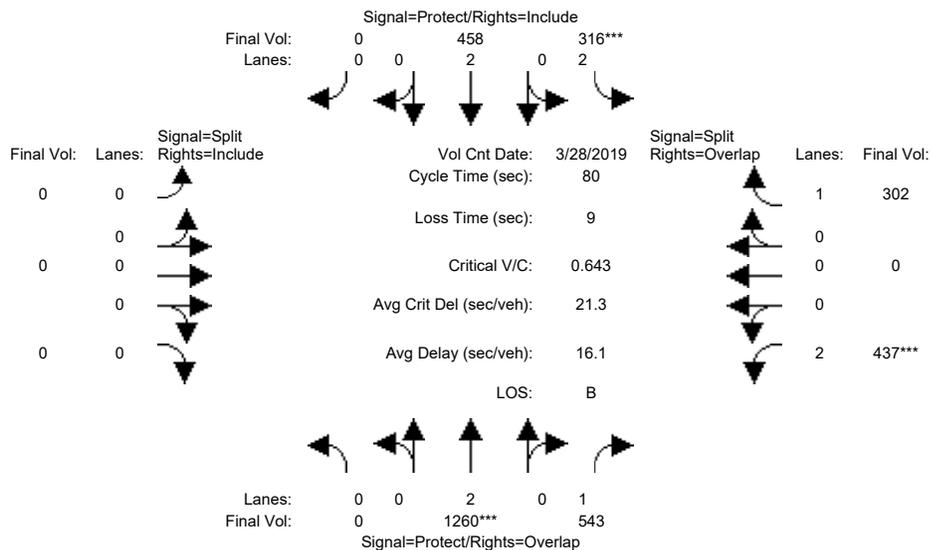
Capacity Analysis Module:												
Vol/Sat:	0.00	0.32	0.31	0.10	0.12	0.00	0.00	0.00	0.00	0.14	0.00	0.17
Crit Moves:	****			****						****		
Green Time:	0.0	40.9	58.4	12.6	53.5	0.0	0.0	0.0	0.0	17.5	0.0	30.1
Volume/Cap:	0.00	0.64	0.43	0.64	0.18	0.00	0.00	0.00	0.00	0.64	0.00	0.46
Delay/Veh:	0.0	14.9	4.5	34.2	5.0	0.0	0.0	0.0	0.0	30.3	0.0	19.3
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	14.9	4.5	34.2	5.0	0.0	0.0	0.0	0.0	30.3	0.0	19.3
LOS by Move:	A	B	A	C	A	A	A	A	A	C	A	B
HCM2k95thQ:	0	19	11	9	4	0	0	0	0	13	0	12

Note: Queue reported is the number of cars per lane.

City of Morgan Hill  
Monterey Townhomes Development

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Year 2030 Cumulative with Project AM

Intersection #1113: Monterey Road and Burnett Avenue



Street Name:	Monterey Road						Burnett Avenue					
	North Bound			South Bound			East Bound			West Bound		
Approach:												
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	0	10	10	7	10	0	0	0	0	10	0	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	28 Mar 2019	<<							
Base Vol:	0	1234	543	316	450	0	0	0	0	437	0	302
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	1234	543	316	450	0	0	0	0	437	0	302
Added Vol:	0	26	0	0	8	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	1260	543	316	458	0	0	0	0	437	0	302
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	1260	543	316	458	0	0	0	0	437	0	302
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	1260	543	316	458	0	0	0	0	437	0	302
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	0	1260	543	316	458	0	0	0	0	437	0	302

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.83	1.00	0.92	0.92	1.00	0.92	0.83	1.00	0.92
Lanes:	0.00	2.00	1.00	2.00	2.00	0.00	0.00	0.00	0.00	2.00	0.00	1.00
Final Sat.:	0	3800	1750	3150	3800	0	0	0	0	3150	0	1750

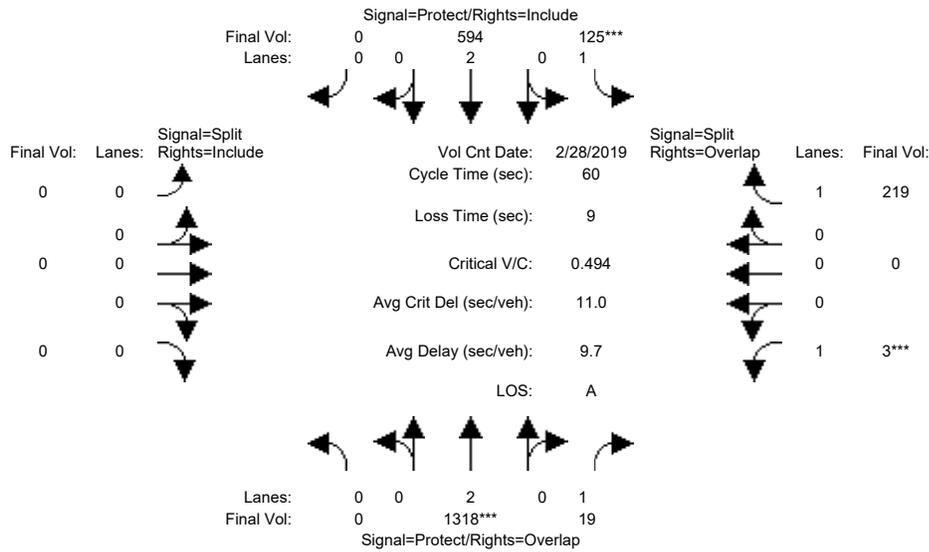
Capacity Analysis Module:												
Vol/Sat:	0.00	0.33	0.31	0.10	0.12	0.00	0.00	0.00	0.00	0.14	0.00	0.17
Crit Moves:	****			****						****		
Green Time:	0.0	41.3	58.5	12.5	53.7	0.0	0.0	0.0	0.0	17.3	0.0	29.7
Volume/Cap:	0.00	0.64	0.42	0.64	0.18	0.00	0.00	0.00	0.00	0.64	0.00	0.46
Delay/Veh:	0.0	14.8	4.4	34.6	4.9	0.0	0.0	0.0	0.0	30.7	0.0	19.6
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	14.8	4.4	34.6	4.9	0.0	0.0	0.0	0.0	30.7	0.0	19.6
LOS by Move:	A	B	A	C	A	A	A	A	A	C	A	B
HCM2k95thQ:	0	20	11	9	4	0	0	0	0	13	0	12

Note: Queue reported is the number of cars per lane.

City of Morgan Hill  
Monterey Townhomes Development

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Existing AM

Intersection #1324: Monterey Road and Madrone Parkway



Street Name:	Monterey Road						Madrone Parkway					
	North Bound			South Bound			East Bound			West Bound		
Approach:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	0	10	10	7	10	0	0	0	0	10	0	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	28 Feb 2019	<<							
Base Vol:	0	1318	19	125	594	0	0	0	0	3	0	219
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	1318	19	125	594	0	0	0	0	3	0	219
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	1318	19	125	594	0	0	0	0	3	0	219
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	1318	19	125	594	0	0	0	0	3	0	219
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	1318	19	125	594	0	0	0	0	3	0	219
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	0	1318	19	125	594	0	0	0	0	3	0	219

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92
Lanes:	0.00	2.00	1.00	1.00	2.00	0.00	0.00	0.00	0.00	1.00	0.00	1.00
Final Sat.:	0	3800	1750	1750	3800	0	0	0	0	1750	0	1750

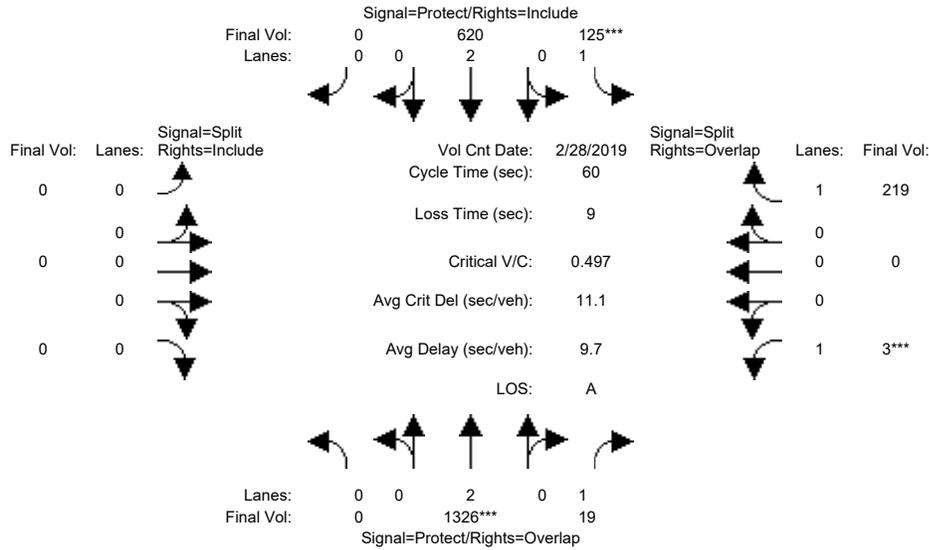
Capacity Analysis Module:												
Vol/Sat:	0.00	0.35	0.01	0.07	0.16	0.00	0.00	0.00	0.00	0.00	0.00	0.13
Crit Moves:	****			****						****		
Green Time:	0.0	34.0	44.0	7.0	41.0	0.0	0.0	0.0	0.0	10.0	0.0	17.0
Volume/Cap:	0.00	0.61	0.01	0.61	0.23	0.00	0.00	0.00	0.00	0.01	0.00	0.44
Delay/Veh:	0.0	9.2	2.2	30.6	3.6	0.0	0.0	0.0	0.0	20.9	0.0	18.2
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	9.2	2.2	30.6	3.6	0.0	0.0	0.0	0.0	20.9	0.0	18.2
LOS by Move:	A	A	A	C	A	A	A	A	A	C	A	B
HCM2k95thQ:	0	15	0	5	4	0	0	0	0	0	0	8

Note: Queue reported is the number of cars per lane.

City of Morgan Hill  
Monterey Townhomes Development

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Existing Plus Project AM

Intersection #1324: Monterey Road and Madrone Parkway



Street Name:	Monterey Road						Madrone Parkway					
	North Bound			South Bound			East Bound			West Bound		
Approach:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	0	10	10	7	10	0	0	0	0	10	0	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	28 Feb 2019	<<							
Base Vol:	0	1318	19	125	594	0	0	0	0	3	0	219
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	1318	19	125	594	0	0	0	0	3	0	219
Added Vol:	0	8	0	0	26	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	1326	19	125	620	0	0	0	0	3	0	219
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	1326	19	125	620	0	0	0	0	3	0	219
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	1326	19	125	620	0	0	0	0	3	0	219
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	0	1326	19	125	620	0	0	0	0	3	0	219

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92
Lanes:	0.00	2.00	1.00	1.00	2.00	0.00	0.00	0.00	0.00	1.00	0.00	1.00
Final Sat.:	0	3800	1750	1750	3800	0	0	0	0	1750	0	1750

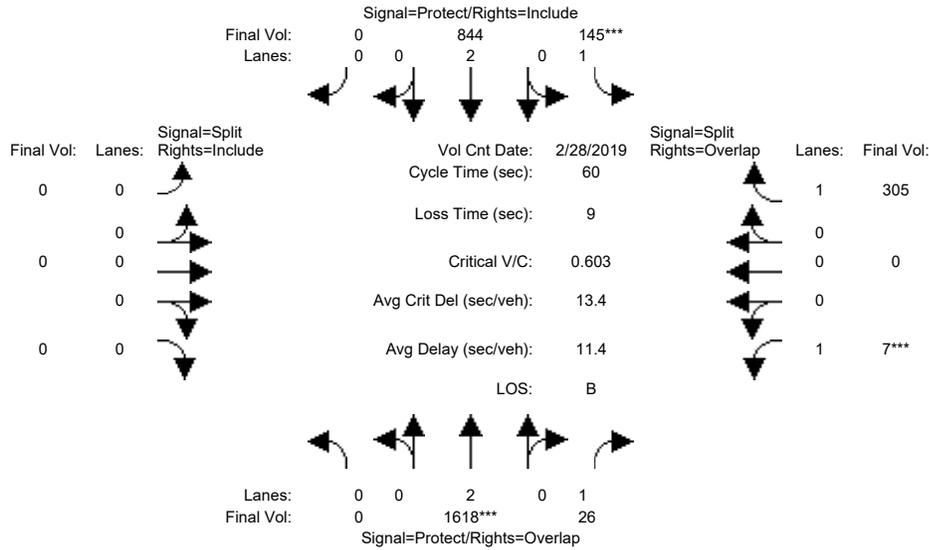
Capacity Analysis Module:												
Vol/Sat:	0.00	0.35	0.01	0.07	0.16	0.00	0.00	0.00	0.00	0.00	0.00	0.13
Crit Moves:	****			****						****		
Green Time:	0.0	34.0	44.0	7.0	41.0	0.0	0.0	0.0	0.0	10.0	0.0	17.0
Volume/Cap:	0.00	0.62	0.01	0.61	0.24	0.00	0.00	0.00	0.00	0.01	0.00	0.44
Delay/Veh:	0.0	9.2	2.2	30.6	3.6	0.0	0.0	0.0	0.0	20.9	0.0	18.2
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	9.2	2.2	30.6	3.6	0.0	0.0	0.0	0.0	20.9	0.0	18.2
LOS by Move:	A	A	A	C	A	A	A	A	A	C	A	B
HCM2k95thQ:	0	15	0	5	4	0	0	0	0	0	0	8

Note: Queue reported is the number of cars per lane.

City of Morgan Hill  
Monterey Townhomes Development

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Year 2030 Cumulative without Project AM

Intersection #1324: Monterey Road and Madrone Parkway



Street Name:	Monterey Road						Madrone Parkway					
	North Bound			South Bound			East Bound			West Bound		
Approach:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	0	10	10	7	10	0	0	0	0	10	0	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	28 Feb 2019	<<							
Base Vol:	0	1618	26	145	844	0	0	0	0	7	0	305
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	1618	26	145	844	0	0	0	0	7	0	305
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	1618	26	145	844	0	0	0	0	7	0	305
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	1618	26	145	844	0	0	0	0	7	0	305
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	1618	26	145	844	0	0	0	0	7	0	305
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	0	1618	26	145	844	0	0	0	0	7	0	305

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92
Lanes:	0.00	2.00	1.00	1.00	2.00	0.00	0.00	0.00	0.00	1.00	0.00	1.00
Final Sat.:	0	3800	1750	1750	3800	0	0	0	0	1750	0	1750

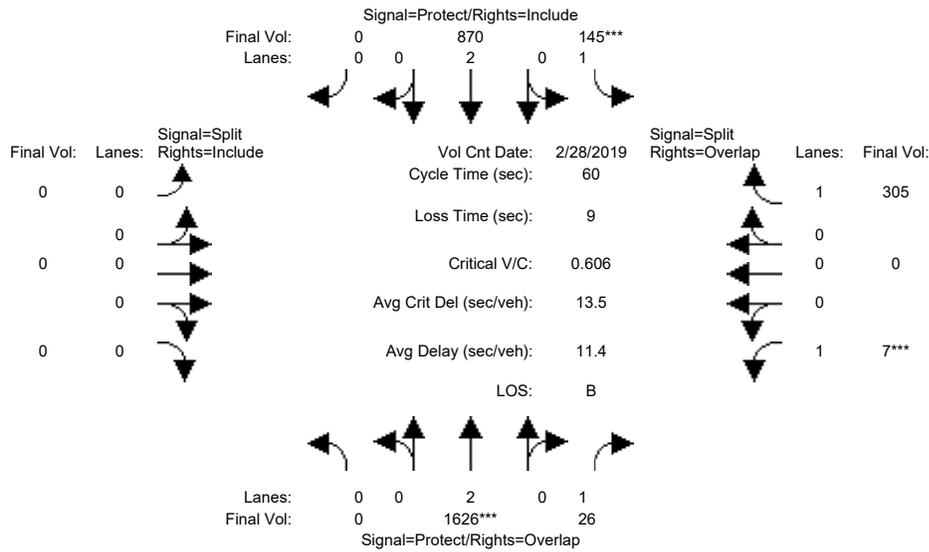
Capacity Analysis Module:												
Vol/Sat:	0.00	0.43	0.01	0.08	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.17
Crit Moves:	****			****			****					
Green Time:	0.0	34.0	44.0	7.0	41.0	0.0	0.0	0.0	0.0	10.0	0.0	17.0
Volume/Cap:	0.00	0.75	0.02	0.71	0.33	0.00	0.00	0.00	0.00	0.02	0.00	0.62
Delay/Veh:	0.0	11.3	2.2	36.6	3.9	0.0	0.0	0.0	0.0	21.0	0.0	21.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	11.3	2.2	36.6	3.9	0.0	0.0	0.0	0.0	21.0	0.0	21.0
LOS by Move:	A	B	A	D	A	A	A	A	A	C	A	C
HCM2k95thQ:	0	21	0	6	6	0	0	0	0	0	0	12

Note: Queue reported is the number of cars per lane.

City of Morgan Hill  
Monterey Townhomes Development

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Year 2030 Cumulative with Project AM

Intersection #1324: Monterey Road and Madrone Parkway



Street Name:	Monterey Road						Madrone Parkway					
	North Bound			South Bound			East Bound			West Bound		
Approach:												
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	0	10	10	7	10	0	0	0	0	10	0	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	28 Feb 2019	<<							
Base Vol:	0	1618	26	145	844	0	0	0	0	7	0	305
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	1618	26	145	844	0	0	0	0	7	0	305
Added Vol:	0	8	0	0	26	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	1626	26	145	870	0	0	0	0	7	0	305
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	1626	26	145	870	0	0	0	0	7	0	305
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	1626	26	145	870	0	0	0	0	7	0	305
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	0	1626	26	145	870	0	0	0	0	7	0	305

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92
Lanes:	0.00	2.00	1.00	1.00	2.00	0.00	0.00	0.00	0.00	1.00	0.00	1.00
Final Sat.:	0	3800	1750	1750	3800	0	0	0	0	1750	0	1750

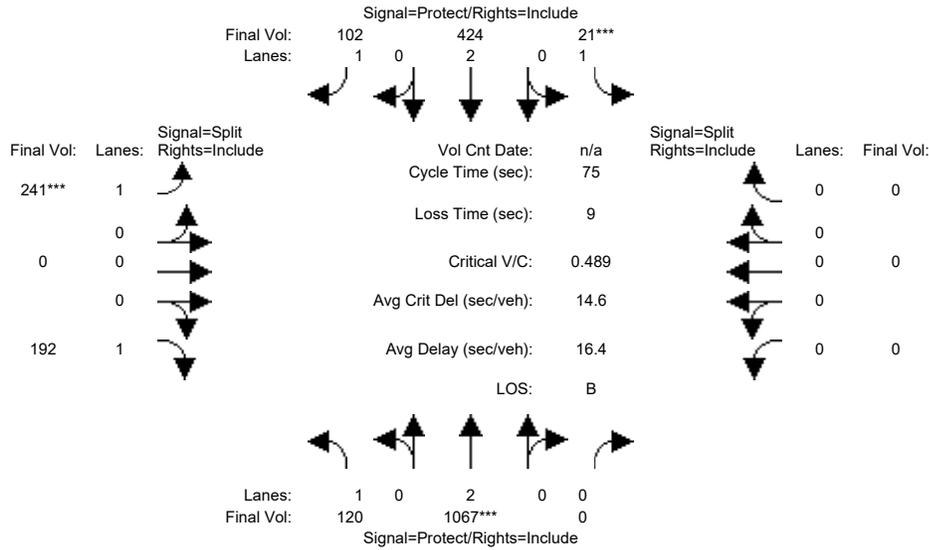
Capacity Analysis Module:												
Vol/Sat:	0.00	0.43	0.01	0.08	0.23	0.00	0.00	0.00	0.00	0.00	0.00	0.17
Crit Moves:	****			****						****		
Green Time:	0.0	34.0	44.0	7.0	41.0	0.0	0.0	0.0	0.0	10.0	0.0	17.0
Volume/Cap:	0.00	0.76	0.02	0.71	0.34	0.00	0.00	0.00	0.00	0.02	0.00	0.62
Delay/Veh:	0.0	11.4	2.2	36.6	4.0	0.0	0.0	0.0	0.0	21.0	0.0	21.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	11.4	2.2	36.6	4.0	0.0	0.0	0.0	0.0	21.0	0.0	21.0
LOS by Move:	A	B	A	D	A	A	A	A	A	C	A	C
HCM2k95thQ:	0	21	0	6	7	0	0	0	0	0	0	12

Note: Queue reported is the number of cars per lane.

City of Morgan Hill  
Monterey Townhomes Development

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Existing AM

Intersection #6700: Monterey Road and Tilton Avenue



Street Name:	Monterey Road						Tilton Avenue					
	North Bound			South Bound			East Bound			West Bound		
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	7	10	0	7	10	10	10	0	10	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:												
Base Vol:	120	1067	0	21	424	102	241	0	192	0	0	0
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	120	1067	0	21	424	102	241	0	192	0	0	0
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	120	1067	0	21	424	102	241	0	192	0	0	0
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	120	1067	0	21	424	102	241	0	192	0	0	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	120	1067	0	21	424	102	241	0	192	0	0	0
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	120	1067	0	21	424	102	241	0	192	0	0	0

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92
Lanes:	1.00	2.00	0.00	1.00	2.00	1.00	1.00	0.00	1.00	0.00	0.00	0.00
Final Sat.:	1750	3800	0	1750	3800	1750	1750	0	1750	0	0	0

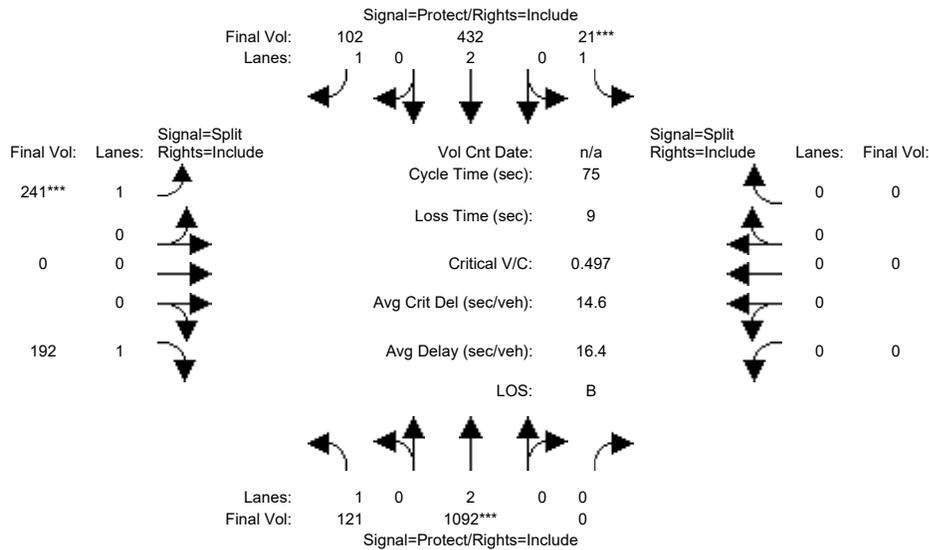
Capacity Analysis Module:												
Vol/Sat:	0.07	0.28	0.00	0.01	0.11	0.06	0.14	0.00	0.11	0.00	0.00	0.00
Crit Moves:	****			****			****					
Green Time:	19.2	39.6	0.0	7.0	27.4	27.4	19.4	0.0	19.4	0.0	0.0	0.0
Volume/Cap:	0.27	0.53	0.00	0.13	0.31	0.16	0.53	0.00	0.42	0.00	0.00	0.00
Delay/Veh:	22.6	11.9	0.0	31.6	17.1	16.2	25.1	0.0	23.8	0.0	0.0	0.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	22.6	11.9	0.0	31.6	17.1	16.2	25.1	0.0	23.8	0.0	0.0	0.0
LOS by Move:	C	B	A	C	B	B	C	A	C	A	A	A
HCM2k95thQ:	5	15	0	1	7	4	11	0	9	0	0	0

Note: Queue reported is the number of cars per lane.

City of Morgan Hill  
Monterey Townhomes Development

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Existing Plus Project AM

Intersection #6700: Monterey Road and Tilton Avenue



Street Name:	Monterey Road						Tilton Avenue					
	North Bound			South Bound			East Bound			West Bound		
Approach:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	7	10	0	7	10	10	10	0	10	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:												
Base Vol:	120	1067	0	21	424	102	241	0	192	0	0	0
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	120	1067	0	21	424	102	241	0	192	0	0	0
Added Vol:	1	25	0	0	8	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	121	1092	0	21	432	102	241	0	192	0	0	0
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	121	1092	0	21	432	102	241	0	192	0	0	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	121	1092	0	21	432	102	241	0	192	0	0	0
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	121	1092	0	21	432	102	241	0	192	0	0	0

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92
Lanes:	1.00	2.00	0.00	1.00	2.00	1.00	1.00	0.00	1.00	0.00	0.00	0.00
Final Sat.:	1750	3800	0	1750	3800	1750	1750	0	1750	0	0	0

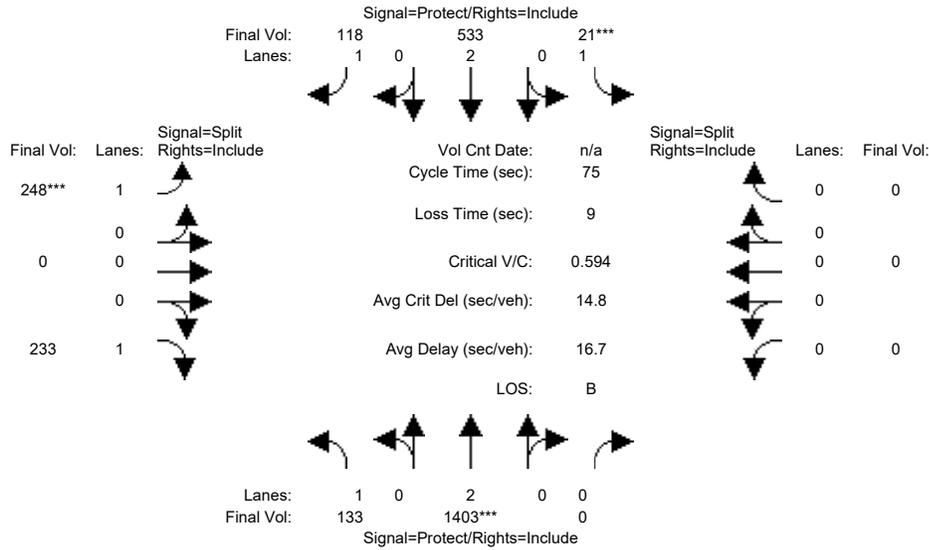
Capacity Analysis Module:												
Vol/Sat:	0.07	0.29	0.00	0.01	0.11	0.06	0.14	0.00	0.11	0.00	0.00	0.00
Crit Moves:	****			****			****					
Green Time:	19.3	39.9	0.0	7.0	27.6	27.6	19.1	0.0	19.1	0.0	0.0	0.0
Volume/Cap:	0.27	0.54	0.00	0.13	0.31	0.16	0.54	0.00	0.43	0.00	0.00	0.00
Delay/Veh:	22.5	11.8	0.0	31.6	17.0	16.0	25.5	0.0	24.1	0.0	0.0	0.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	22.5	11.8	0.0	31.6	17.0	16.0	25.5	0.0	24.1	0.0	0.0	0.0
LOS by Move:	C	B	A	C	B	B	C	A	C	A	A	A
HCM2k95thQ:	5	15	0	1	7	4	11	0	9	0	0	0

Note: Queue reported is the number of cars per lane.

City of Morgan Hill  
Monterey Townhomes Development

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Year 2030 Cumulative without Project AM

Intersection #6700: Monterey Road and Tilton Avenue



Street Name:	Monterey Road						Tilton Avenue					
	North Bound			South Bound			East Bound			West Bound		
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	7	10	0	7	10	10	10	0	10	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:												
Base Vol:	133	1403	0	21	533	118	248	0	233	0	0	0
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	133	1403	0	21	533	118	248	0	233	0	0	0
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	133	1403	0	21	533	118	248	0	233	0	0	0
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	133	1403	0	21	533	118	248	0	233	0	0	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	133	1403	0	21	533	118	248	0	233	0	0	0
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	133	1403	0	21	533	118	248	0	233	0	0	0

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92
Lanes:	1.00	2.00	0.00	1.00	2.00	1.00	1.00	0.00	1.00	0.00	0.00	0.00
Final Sat.:	1750	3800	0	1750	3800	1750	1750	0	1750	0	0	0

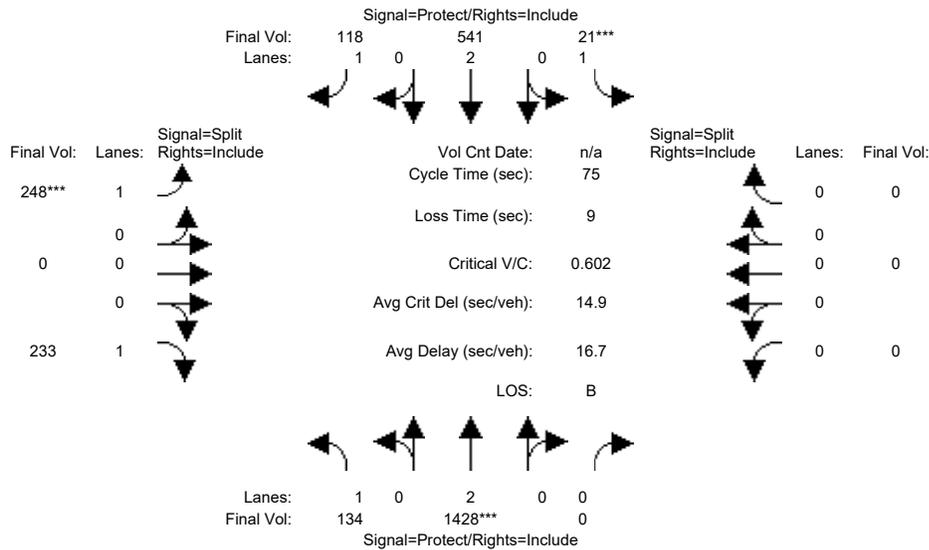
Capacity Analysis Module:												
Vol/Sat:	0.08	0.37	0.00	0.01	0.14	0.07	0.14	0.00	0.13	0.00	0.00	0.00
Crit Moves:	****			****			****					
Green Time:	19.8	42.6	0.0	7.0	29.8	29.8	16.4	0.0	16.4	0.0	0.0	0.0
Volume/Cap:	0.29	0.65	0.00	0.13	0.35	0.17	0.65	0.00	0.61	0.00	0.00	0.00
Delay/Veh:	22.3	11.8	0.0	31.6	16.0	14.7	30.6	0.0	29.3	0.0	0.0	0.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	22.3	11.8	0.0	31.6	16.0	14.7	30.6	0.0	29.3	0.0	0.0	0.0
LOS by Move:	C	B	A	C	B	B	C	A	C	A	A	A
HCM2k95thQ:	5	20	0	1	9	4	13	0	12	0	0	0

Note: Queue reported is the number of cars per lane.

City of Morgan Hill  
Monterey Townhomes Development

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Year 2030 Cumulative with Project AM

Intersection #6700: Monterey Road and Tilton Avenue



Street Name:	Monterey Road						Tilton Avenue					
	North Bound			South Bound			East Bound			West Bound		
Approach:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	7	10	0	7	10	10	10	0	10	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:												
Base Vol:	133	1403	0	21	533	118	248	0	233	0	0	0
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	133	1403	0	21	533	118	248	0	233	0	0	0
Added Vol:	1	25	0	0	8	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	134	1428	0	21	541	118	248	0	233	0	0	0
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	134	1428	0	21	541	118	248	0	233	0	0	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	134	1428	0	21	541	118	248	0	233	0	0	0
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	134	1428	0	21	541	118	248	0	233	0	0	0

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92
Lanes:	1.00	2.00	0.00	1.00	2.00	1.00	1.00	0.00	1.00	0.00	0.00	0.00
Final Sat.:	1750	3800	0	1750	3800	1750	1750	0	1750	0	0	0

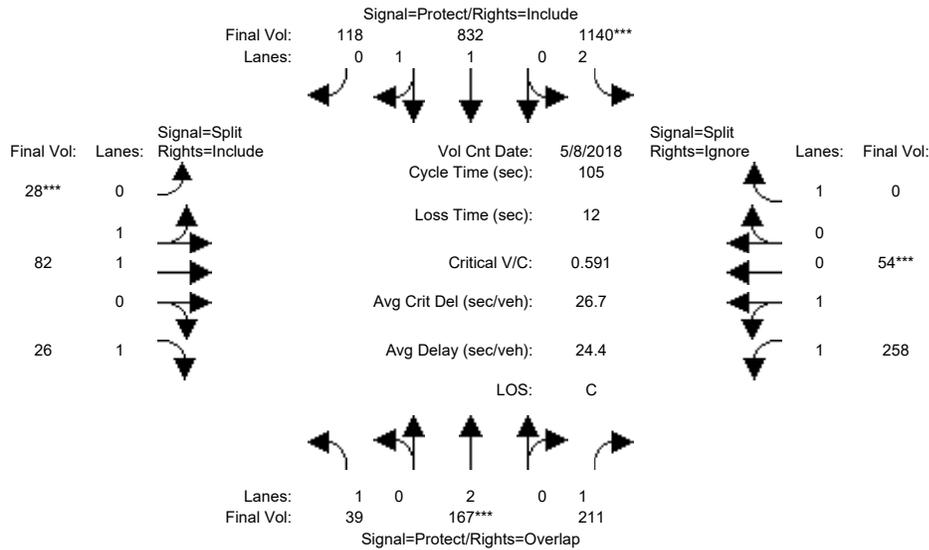
Capacity Analysis Module:												
Vol/Sat:	0.08	0.38	0.00	0.01	0.14	0.07	0.14	0.00	0.13	0.00	0.00	0.00
Crit Moves:	****			****			****					
Green Time:	19.7	42.8	0.0	7.0	30.1	30.1	16.2	0.0	16.2	0.0	0.0	0.0
Volume/Cap:	0.29	0.66	0.00	0.13	0.35	0.17	0.66	0.00	0.62	0.00	0.00	0.00
Delay/Veh:	22.4	11.8	0.0	31.6	15.8	14.5	31.1	0.0	29.7	0.0	0.0	0.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	22.4	11.8	0.0	31.6	15.8	14.5	31.1	0.0	29.7	0.0	0.0	0.0
LOS by Move:	C	B	A	C	B	B	C	A	C	A	A	A
HCM2k95thQ:	5	20	0	1	9	4	13	0	12	0	0	0

Note: Queue reported is the number of cars per lane.

City of Morgan Hill  
Monterey Townhomes Development

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Existing PM

Intersection #101: Monterey Road and Cochrane Road



Street Name:	Monterey Road						Cochrane Road					
	North Bound			South Bound			East Bound			West Bound		
Approach:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	7	10	10	7	10	10	10	10	10	10	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	8 May 2018	<<												
Base Vol:	39	167	211	1140	832	118	28	82	26	258	54	192					
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00					
Initial Bse:	39	167	211	1140	832	118	28	82	26	258	54	192					
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0					
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0					
Initial Fut:	39	167	211	1140	832	118	28	82	26	258	54	192					
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00					
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00					
PHF Volume:	39	167	211	1140	832	118	28	82	26	258	54	0					
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0					
Reduced Vol:	39	167	211	1140	832	118	28	82	26	258	54	0					
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00					
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00					
FinalVolume:	39	167	211	1140	832	118	28	82	26	258	54	0					

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.83	0.98	0.95	0.95	0.98	0.92	0.93	0.95	0.92
Lanes:	1.00	2.00	1.00	2.00	1.74	0.26	0.52	1.48	1.00	1.66	0.34	1.00
Final Sat.:	1750	3800	1750	3150	3240	460	942	2757	1750	2935	614	1750

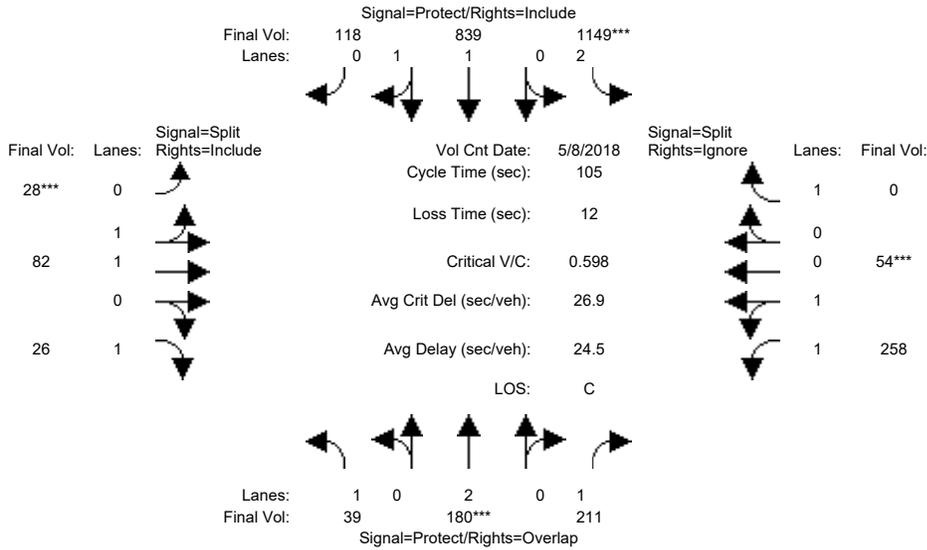
Capacity Analysis Module:												
Vol/Sat:	0.02	0.04	0.12	0.36	0.26	0.26	0.03	0.03	0.01	0.09	0.09	0.00
Crit Moves:	****			****			****			****		
Green Time:	14.2	10.0	24.3	58.7	54.6	54.6	10.0	10.0	10.0	14.3	14.3	0.0
Volume/Cap:	0.17	0.46	0.52	0.65	0.49	0.49	0.31	0.31	0.16	0.65	0.65	0.00
Delay/Veh:	40.5	45.9	36.5	16.8	16.5	16.5	44.8	44.8	44.1	46.0	46.0	0.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	40.5	45.9	36.5	16.8	16.5	16.5	44.8	44.8	44.1	46.0	46.0	0.0
LOS by Move:	D	D	D	B	B	B	D	D	D	D	D	A
HCM2k95thQ:	3	6	13	26	18	18	4	4	2	10	10	0

Note: Queue reported is the number of cars per lane.

City of Morgan Hill  
Monterey Townhomes Development

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Existing Plus Project PM

Intersection #101: Monterey Road and Cochrane Road



Street Name:	Monterey Road						Cochrane Road					
	North Bound			South Bound			East Bound			West Bound		
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	7	10	10	7	10	10	10	10	10	10	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	8 May 2018	<<											
Base Vol:	39	167	211	1140	832	118	28	82	26	258	54	192				
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00				
Initial Bse:	39	167	211	1140	832	118	28	82	26	258	54	192				
Added Vol:	0	13	0	9	7	0	0	0	0	0	0	16				
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0				
Initial Fut:	39	180	211	1149	839	118	28	82	26	258	54	208				
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00				
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00				
PHF Volume:	39	180	211	1149	839	118	28	82	26	258	54	0				
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0				
Reduced Vol:	39	180	211	1149	839	118	28	82	26	258	54	0				
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00				
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00				
Final Volume:	39	180	211	1149	839	118	28	82	26	258	54	0				

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.83	0.98	0.95	0.95	0.98	0.92	0.93	0.95	0.92
Lanes:	1.00	2.00	1.00	2.00	1.75	0.25	0.52	1.48	1.00	1.66	0.34	1.00
Final Sat.:	1750	3800	1750	3150	3243	456	942	2757	1750	2935	614	1750

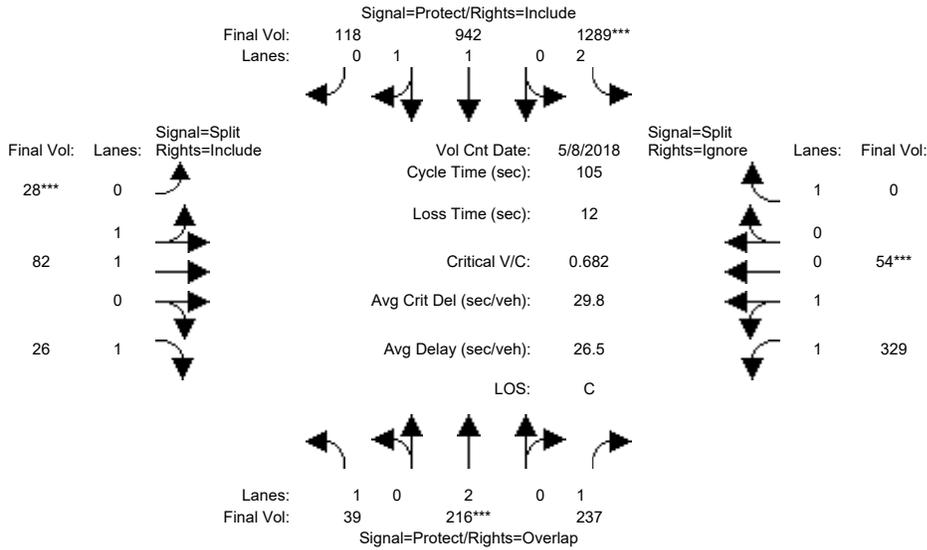
Capacity Analysis Module:												
Vol/Sat:	0.02	0.05	0.12	0.36	0.26	0.26	0.03	0.03	0.01	0.09	0.09	0.00
Crit Moves:	****			****			****			****		
Green Time:	14.1	10.0	24.2	58.8	54.7	54.7	10.0	10.0	10.0	14.2	14.2	0.0
Volume/Cap:	0.17	0.50	0.52	0.65	0.50	0.50	0.31	0.31	0.16	0.65	0.65	0.00
Delay/Veh:	40.6	46.2	36.6	16.9	16.4	16.4	44.8	44.8	44.1	46.2	46.2	0.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	40.6	46.2	36.6	16.9	16.4	16.4	44.8	44.8	44.1	46.2	46.2	0.0
LOS by Move:	D	D	D	B	B	B	D	D	D	D	D	A
HCM2k95thQ:	3	7	13	26	18	18	4	4	2	10	10	0

Note: Queue reported is the number of cars per lane.

City of Morgan Hill  
Monterey Townhomes Development

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Year 2030 Cumulative without Project PM

Intersection #101: Monterey Road and Cochrane Road



Street Name:	Monterey Road						Cochrane Road					
	North Bound			South Bound			East Bound			West Bound		
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	7	10	10	7	10	10	10	10	10	10	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	8 May 2018	<<							
Base Vol:	39	216	237	1289	942	118	28	82	26	329	54	389
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	39	216	237	1289	942	118	28	82	26	329	54	389
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	39	216	237	1289	942	118	28	82	26	329	54	389
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00
PHF Volume:	39	216	237	1289	942	118	28	82	26	329	54	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	39	216	237	1289	942	118	28	82	26	329	54	0
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00
Final Volume:	39	216	237	1289	942	118	28	82	26	329	54	0

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.83	0.98	0.95	0.95	0.98	0.92	0.93	0.95	0.92
Lanes:	1.00	2.00	1.00	2.00	1.77	0.23	0.52	1.48	1.00	1.72	0.28	1.00
Final Sat.:	1750	3800	1750	3150	3288	412	942	2757	1750	3049	501	1750

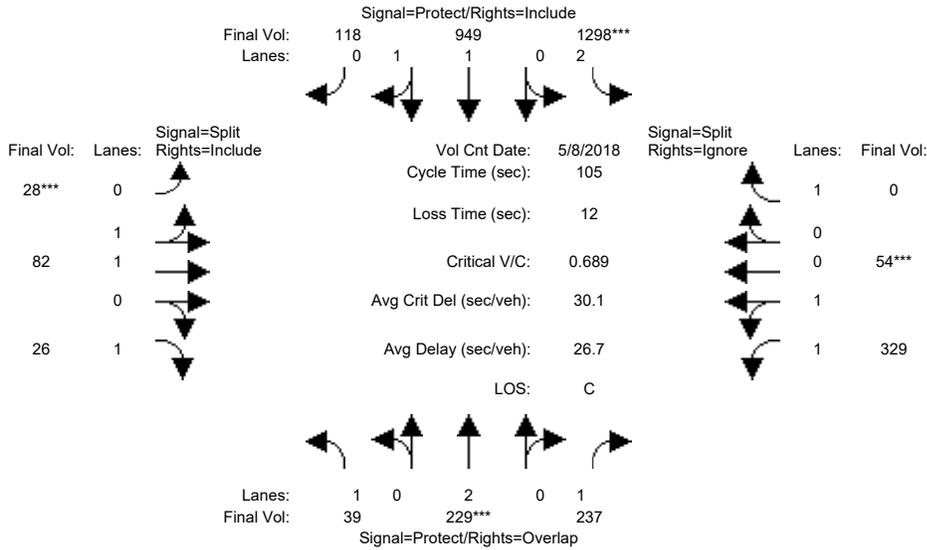
Capacity Analysis Module:												
Vol/Sat:	0.02	0.06	0.14	0.41	0.29	0.29	0.03	0.03	0.01	0.11	0.11	0.00
Crit Moves:	****			****			****			****		
Green Time:	12.8	10.0	25.2	57.8	55.0	55.0	10.0	10.0	10.0	15.2	15.2	0.0
Volume/Cap:	0.18	0.60	0.56	0.74	0.55	0.55	0.31	0.31	0.16	0.74	0.74	0.00
Delay/Veh:	41.8	48.3	36.8	19.8	17.0	17.0	44.8	44.8	44.1	48.8	48.8	0.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	41.8	48.3	36.8	19.8	17.0	17.0	44.8	44.8	44.1	48.8	48.8	0.0
LOS by Move:	D	D	D	B	B	B	D	D	D	D	D	A
HCM2k95thQ:	3	9	15	31	20	20	4	4	2	12	12	0

Note: Queue reported is the number of cars per lane.

City of Morgan Hill  
Monterey Townhomes Development

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Year 2030 Cumulative with Project PM

Intersection #101: Monterey Road and Cochrane Road



Street Name:	Monterey Road						Cochrane Road					
	North Bound			South Bound			East Bound			West Bound		
Approach:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	7	10	10	7	10	10	10	10	10	10	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	8 May 2018	<<							
Base Vol:	39	216	237	1289	942	118	28	82	26	329	54	389
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	39	216	237	1289	942	118	28	82	26	329	54	389
Added Vol:	0	13	0	9	7	0	0	0	0	0	0	16
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	39	229	237	1298	949	118	28	82	26	329	54	405
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00
PHF Volume:	39	229	237	1298	949	118	28	82	26	329	54	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	39	229	237	1298	949	118	28	82	26	329	54	0
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00
Final Volume:	39	229	237	1298	949	118	28	82	26	329	54	0

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.83	0.98	0.95	0.95	0.98	0.92	0.93	0.95	0.92
Lanes:	1.00	2.00	1.00	2.00	1.77	0.23	0.52	1.48	1.00	1.72	0.28	1.00
Final Sat.:	1750	3800	1750	3150	3291	409	942	2757	1750	3049	501	1750

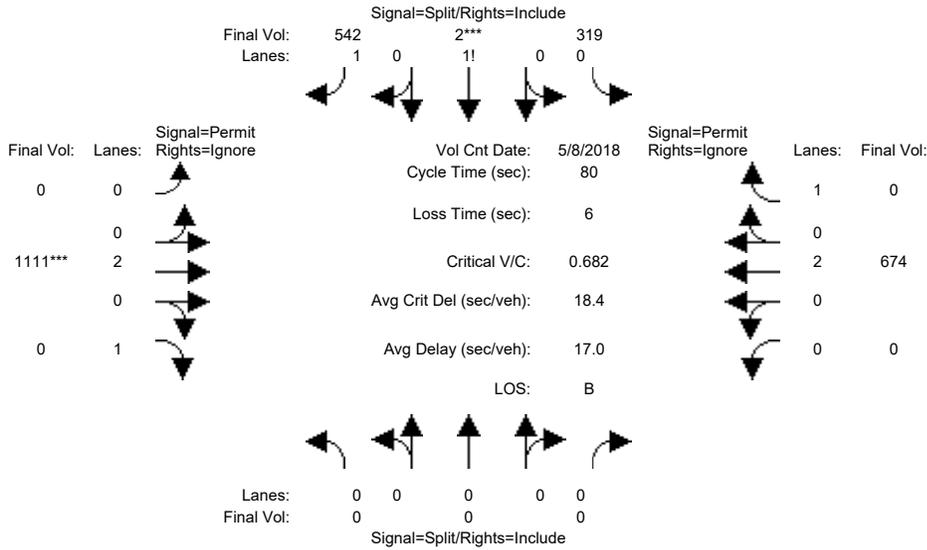
Capacity Analysis Module:												
Vol/Sat:	0.02	0.06	0.14	0.41	0.29	0.29	0.03	0.03	0.01	0.11	0.11	0.00
Crit Moves:	****			****			****			****		
Green Time:	12.7	10.0	25.1	57.9	55.1	55.1	10.0	10.0	10.0	15.1	15.1	0.0
Volume/Cap:	0.18	0.63	0.57	0.75	0.55	0.55	0.31	0.31	0.16	0.75	0.75	0.00
Delay/Veh:	41.9	49.4	36.9	19.8	17.0	17.0	44.8	44.8	44.1	49.1	49.1	0.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	41.9	49.4	36.9	19.8	17.0	17.0	44.8	44.8	44.1	49.1	49.1	0.0
LOS by Move:	D	D	D	B	B	B	D	D	D	D	D	A
HCM2k95thQ:	3	9	15	31	20	20	4	4	2	13	13	0

Note: Queue reported is the number of cars per lane.

City of Morgan Hill  
Monterey Townhomes Development

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Existing PM

Intersection #107: US 101 Southbound Ramps and Cochrane Road



Street Name:	US 101 Southbound Ramps						Cochrane Road					
	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	0	0	0	10	0	10	0	10	10	0	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	8 May 2018	<<							
Base Vol:	0	0	0	319	2	542	0	1111	787	0	674	167
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	0	0	319	2	542	0	1111	787	0	674	167
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	0	0	319	2	542	0	1111	787	0	674	167
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
PHF Volume:	0	0	0	319	2	542	0	1111	0	0	674	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	0	0	319	2	542	0	1111	0	0	674	0
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
FinalVolume:	0	0	0	319	2	542	0	1111	0	0	674	0

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.92	0.92	0.92	0.92	1.00	0.92	0.92	1.00	0.92
Lanes:	0.00	0.00	0.00	0.54	0.01	1.45	0.00	2.00	1.00	0.00	2.00	1.00
Final Sat.:	0	0	0	943	6	2551	0	3800	1750	0	3800	1750

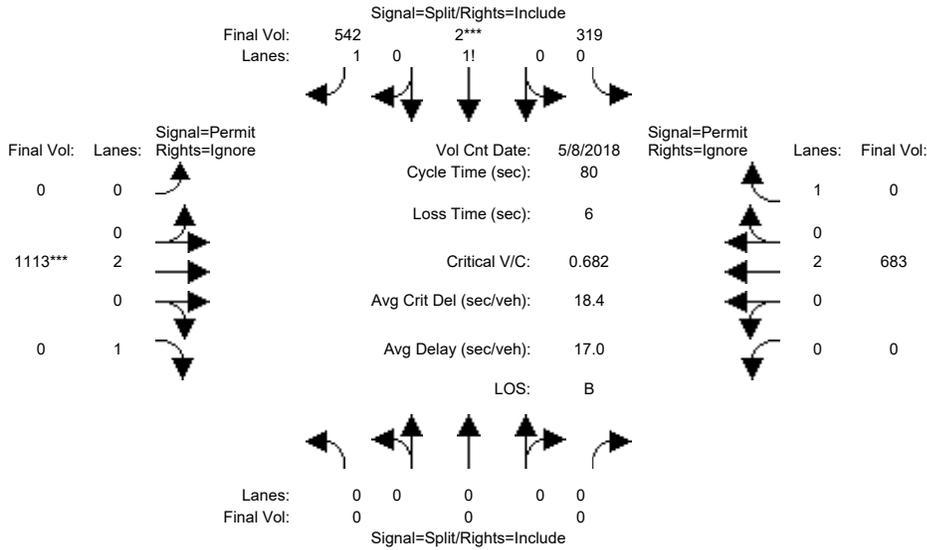
Capacity Analysis Module:												
Vol/Sat:	0.00	0.00	0.00	0.34	0.34	0.21	0.00	0.29	0.00	0.00	0.18	0.00
Crit Moves:				****			****					
Green Time:	0.0	0.0	0.0	39.7	39.7	39.7	0.0	34.3	0.0	0.0	34.3	0.0
Volume/Cap:	0.00	0.00	0.00	0.68	0.68	0.43	0.00	0.68	0.00	0.00	0.41	0.00
Delay/Veh:	0.0	0.0	0.0	16.9	16.9	13.0	0.0	19.6	0.0	0.0	16.0	0.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	0.0	0.0	16.9	16.9	13.0	0.0	19.6	0.0	0.0	16.0	0.0
LOS by Move:	A	A	A	B	B	B	A	B	A	A	B	A
HCM2k95thQ:	0	0	0	23	23	12	0	20	0	0	11	0

Note: Queue reported is the number of cars per lane.

City of Morgan Hill  
Monterey Townhomes Development

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Existing Plus Project PM

Intersection #107: US 101 Southbound Ramps and Cochrane Road



Street Name:	US 101 Southbound Ramps						Cochrane Road					
	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	0	0	0	10	0	10	0	10	10	0	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	8 May 2018	<<							
Base Vol:	0	0	0	319	2	542	0	1111	787	0	674	167
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	0	0	319	2	542	0	1111	787	0	674	167
Added Vol:	0	0	0	0	0	0	0	2	3	0	9	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	0	0	319	2	542	0	1113	790	0	683	167
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
PHF Volume:	0	0	0	319	2	542	0	1113	0	0	683	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	0	0	319	2	542	0	1113	0	0	683	0
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Final Volume:	0	0	0	319	2	542	0	1113	0	0	683	0

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.92	0.92	0.92	0.92	1.00	0.92	0.92	1.00	0.92
Lanes:	0.00	0.00	0.00	0.54	0.01	1.45	0.00	2.00	1.00	0.00	2.00	1.00
Final Sat.:	0	0	0	943	6	2551	0	3800	1750	0	3800	1750

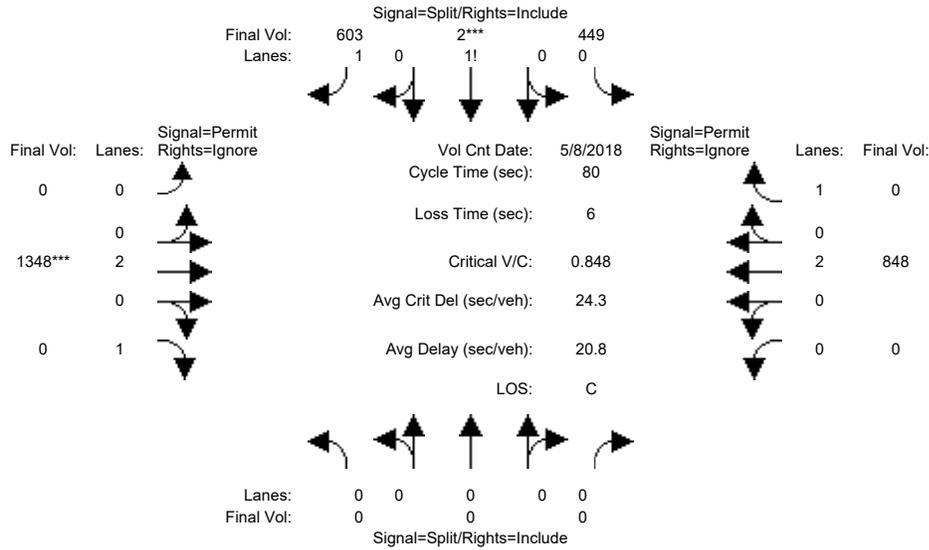
Capacity Analysis Module:												
Vol/Sat:	0.00	0.00	0.00	0.34	0.34	0.21	0.00	0.29	0.00	0.00	0.18	0.00
Crit Moves:				****			****					
Green Time:	0.0	0.0	0.0	39.7	39.7	39.7	0.0	34.3	0.0	0.0	34.3	0.0
Volume/Cap:	0.00	0.00	0.00	0.68	0.68	0.43	0.00	0.68	0.00	0.00	0.42	0.00
Delay/Veh:	0.0	0.0	0.0	16.9	16.9	13.1	0.0	19.6	0.0	0.0	16.1	0.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	0.0	0.0	16.9	16.9	13.1	0.0	19.6	0.0	0.0	16.1	0.0
LOS by Move:	A	A	A	B	B	B	A	B	A	A	B	A
HCM2k95thQ:	0	0	0	23	23	12	0	20	0	0	11	0

Note: Queue reported is the number of cars per lane.

City of Morgan Hill  
Monterey Townhomes Development

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Year 2030 Cumulative without Project PM

Intersection #107: US 101 Southbound Ramps and Cochrane Road



Street Name:	US 101 Southbound Ramps						Cochrane Road					
	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	0	0	0	10	0	10	0	10	10	0	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	8 May 2018	<<							
Base Vol:	0	0	0	449	2	603	0	1348	787	0	848	167
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	0	0	449	2	603	0	1348	787	0	848	167
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	0	0	449	2	603	0	1348	787	0	848	167
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
PHF Volume:	0	0	0	449	2	603	0	1348	0	0	848	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	0	0	449	2	603	0	1348	0	0	848	0
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Final Volume:	0	0	0	449	2	603	0	1348	0	0	848	0

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.92	0.92	0.92	0.92	1.00	0.92	0.92	1.00	0.92
Lanes:	0.00	0.00	0.00	0.59	0.01	1.40	0.00	2.00	1.00	0.00	2.00	1.00
Final Sat.:	0	0	0	1044	5	2451	0	3800	1750	0	3800	1750

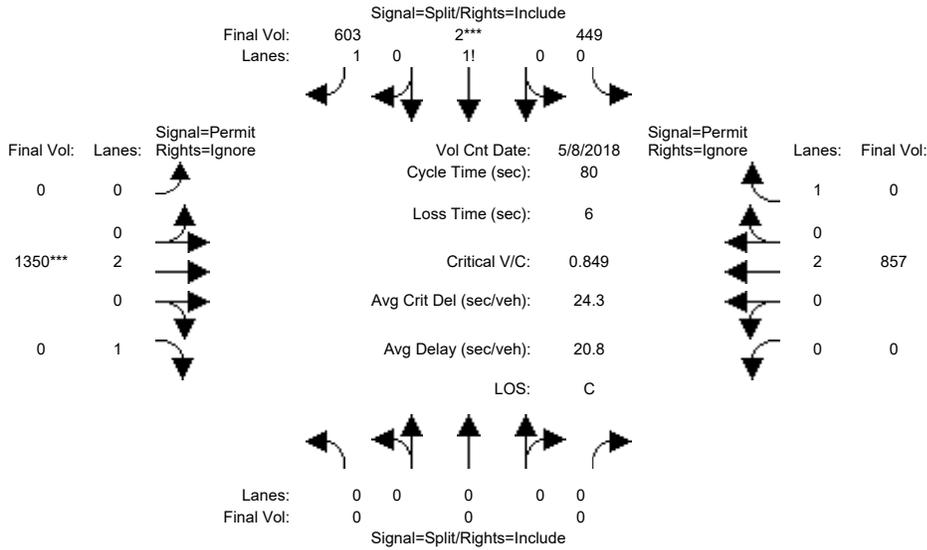
Capacity Analysis Module:												
Vol/Sat:	0.00	0.00	0.00	0.43	0.43	0.25	0.00	0.35	0.00	0.00	0.22	0.00
Crit Moves:				****			****					
Green Time:	0.0	0.0	0.0	40.5	40.5	40.5	0.0	33.5	0.0	0.0	33.5	0.0
Volume/Cap:	0.00	0.00	0.00	0.85	0.85	0.49	0.00	0.85	0.00	0.00	0.53	0.00
Delay/Veh:	0.0	0.0	0.0	22.7	22.7	13.1	0.0	25.5	0.0	0.0	17.8	0.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	0.0	0.0	22.7	22.7	13.1	0.0	25.5	0.0	0.0	17.8	0.0
LOS by Move:	A	A	A	C	C	B	A	C	A	A	B	A
HCM2k95thQ:	0	0	0	34	34	15	0	27	0	0	14	0

Note: Queue reported is the number of cars per lane.

City of Morgan Hill  
Monterey Townhomes Development

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Year 2030 Cumulative with Project PM

Intersection #107: US 101 Southbound Ramps and Cochrane Road



Street Name:	US 101 Southbound Ramps						Cochrane Road					
	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	0	0	0	10	0	10	0	10	10	0	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	8 May 2018	<<												
Base Vol:	0	0	0	449	2	603	0	1348	787	0	848	167					
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00					
Initial Bse:	0	0	0	449	2	603	0	1348	787	0	848	167					
Added Vol:	0	0	0	0	0	0	0	2	3	0	9	0					
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0					
Initial Fut:	0	0	0	449	2	603	0	1350	790	0	857	167					
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00					
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00					
PHF Volume:	0	0	0	449	2	603	0	1350	0	0	857	0					
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0					
Reduced Vol:	0	0	0	449	2	603	0	1350	0	0	857	0					
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00					
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00					
Final Volume:	0	0	0	449	2	603	0	1350	0	0	857	0					

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.92	0.92	0.92	0.92	1.00	0.92	0.92	1.00	0.92
Lanes:	0.00	0.00	0.00	0.59	0.01	1.40	0.00	2.00	1.00	0.00	2.00	1.00
Final Sat.:	0	0	0	1044	5	2451	0	3800	1750	0	3800	1750

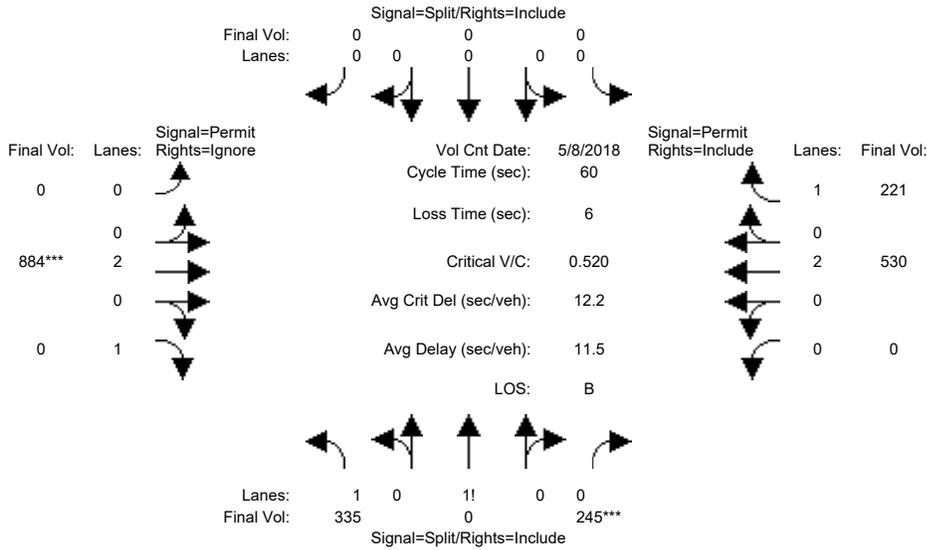
Capacity Analysis Module:												
Vol/Sat:	0.00	0.00	0.00	0.43	0.43	0.25	0.00	0.36	0.00	0.00	0.23	0.00
Crit Moves:	****						****					
Green Time:	0.0	0.0	0.0	40.5	40.5	40.5	0.0	33.5	0.0	0.0	33.5	0.0
Volume/Cap:	0.00	0.00	0.00	0.85	0.85	0.49	0.00	0.85	0.00	0.00	0.54	0.00
Delay/Veh:	0.0	0.0	0.0	22.8	22.8	13.1	0.0	25.5	0.0	0.0	17.8	0.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	0.0	0.0	22.8	22.8	13.1	0.0	25.5	0.0	0.0	17.8	0.0
LOS by Move:	A	A	A	C	C	B	A	C	A	A	B	A
HCM2k95thQ:	0	0	0	34	34	15	0	27	0	0	15	0

Note: Queue reported is the number of cars per lane.

City of Morgan Hill  
 Monterey Townhomes Development

Level Of Service Computation Report  
 2000 HCM Operations (Future Volume Alternative)  
 Existing PM

Intersection #108: US 101 Northbound Ramps and Cochrane Road



Street Name:	US 101 Northbound Ramps						Cochrane Road					
	North Bound			South Bound			East Bound			West Bound		
Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	0	10	0	0	0	0	10	10	0	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	8 May 2018	<<							
Base Vol:	335	0	245	0	0	0	0	884	0	0	530	221
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	335	0	245	0	0	0	0	884	0	0	530	221
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	335	0	245	0	0	0	0	884	0	0	530	221
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
PHF Volume:	335	0	245	0	0	0	0	884	0	0	530	221
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	335	0	245	0	0	0	0	884	0	0	530	221
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Final Volume:	335	0	245	0	0	0	0	884	0	0	530	221

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92
Lanes:	1.41	0.00	0.59	0.00	0.00	0.00	0.00	2.00	1.00	0.00	2.00	1.00
Final Sat.:	2461	0	1039	0	0	0	0	3800	1750	0	3800	1750

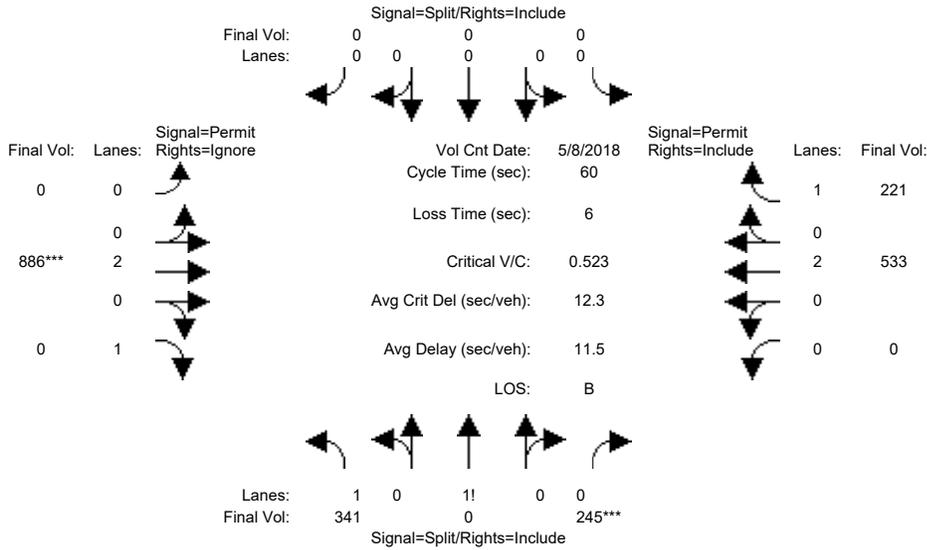
Capacity Analysis Module:												
Vol/Sat:	0.14	0.00	0.24	0.00	0.00	0.00	0.00	0.23	0.00	0.00	0.14	0.13
Crit Moves:	****			****								
Green Time:	27.2	0.0	27.2	0.0	0.0	0.0	0.0	26.8	0.0	0.0	26.8	26.8
Volume/Cap:	0.30	0.00	0.52	0.00	0.00	0.00	0.00	0.52	0.00	0.00	0.31	0.28
Delay/Veh:	10.5	0.0	12.2	0.0	0.0	0.0	0.0	12.2	0.0	0.0	10.8	10.7
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	10.5	0.0	12.2	0.0	0.0	0.0	0.0	12.2	0.0	0.0	10.8	10.7
LOS by Move:	B	A	B	A	A	A	A	B	A	A	B	B
HCM2k95thQ:	6	0	12	0	0	0	0	11	0	0	7	6

Note: Queue reported is the number of cars per lane.

City of Morgan Hill  
Monterey Townhomes Development

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Existing Plus Project PM

Intersection #108: US 101 Northbound Ramps and Cochrane Road



Street Name:	US 101 Northbound Ramps						Cochrane Road					
	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	0	10	0	0	0	0	10	10	0	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	8 May 2018	<<							
Base Vol:	335	0	245	0	0	0	0	884	0	0	530	221
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	335	0	245	0	0	0	0	884	0	0	530	221
Added Vol:	6	0	0	0	0	0	0	2	0	0	3	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	341	0	245	0	0	0	0	886	0	0	533	221
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
PHF Volume:	341	0	245	0	0	0	0	886	0	0	533	221
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	341	0	245	0	0	0	0	886	0	0	533	221
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Final Volume:	341	0	245	0	0	0	0	886	0	0	533	221

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92
Lanes:	1.41	0.00	0.59	0.00	0.00	0.00	0.00	2.00	1.00	0.00	2.00	1.00
Final Sat.:	2468	0	1032	0	0	0	0	3800	1750	0	3800	1750

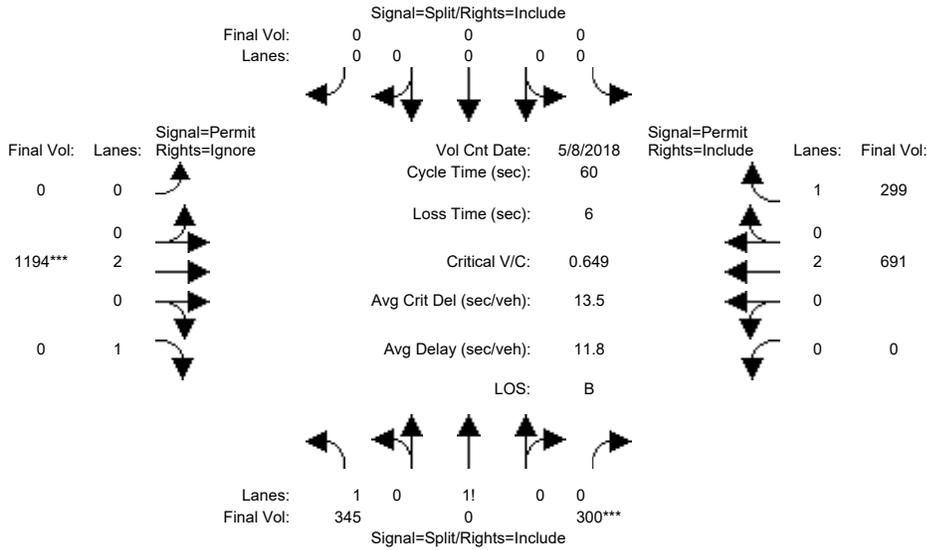
Capacity Analysis Module:												
Vol/Sat:	0.14	0.00	0.24	0.00	0.00	0.00	0.00	0.23	0.00	0.00	0.14	0.13
Crit Moves:	****			****								
Green Time:	27.2	0.0	27.2	0.0	0.0	0.0	0.0	26.8	0.0	0.0	26.8	26.8
Volume/Cap:	0.30	0.00	0.52	0.00	0.00	0.00	0.00	0.52	0.00	0.00	0.31	0.28
Delay/Veh:	10.5	0.0	12.2	0.0	0.0	0.0	0.0	12.3	0.0	0.0	10.8	10.7
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	10.5	0.0	12.2	0.0	0.0	0.0	0.0	12.3	0.0	0.0	10.8	10.7
LOS by Move:	B	A	B	A	A	A	A	B	A	A	B	B
HCM2k95thQ:	6	0	12	0	0	0	0	11	0	0	7	6

Note: Queue reported is the number of cars per lane.

City of Morgan Hill  
Monterey Townhomes Development

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Year 2030 Cumulative without Project PM

Intersection #108: US 101 Northbound Ramps and Cochrane Road



Street Name:	US 101 Northbound Ramps						Cochrane Road					
	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	0	10	0	0	0	0	10	10	0	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	8 May 2018	<<											
Base Vol:	345	0	300	0	0	0	0	1194	0	0	691	299				
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00				
Initial Bse:	345	0	300	0	0	0	0	1194	0	0	691	299				
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0				
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0				
Initial Fut:	345	0	300	0	0	0	0	1194	0	0	691	299				
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00				
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00				
PHF Volume:	345	0	300	0	0	0	0	1194	0	0	691	299				
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0				
Reduced Vol:	345	0	300	0	0	0	0	1194	0	0	691	299				
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00				
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00				
Final Volume:	345	0	300	0	0	0	0	1194	0	0	691	299				

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92
Lanes:	1.37	0.00	0.63	0.00	0.00	0.00	0.00	2.00	1.00	0.00	2.00	1.00
Final Sat.:	2389	0	1111	0	0	0	0	3800	1750	0	3800	1750

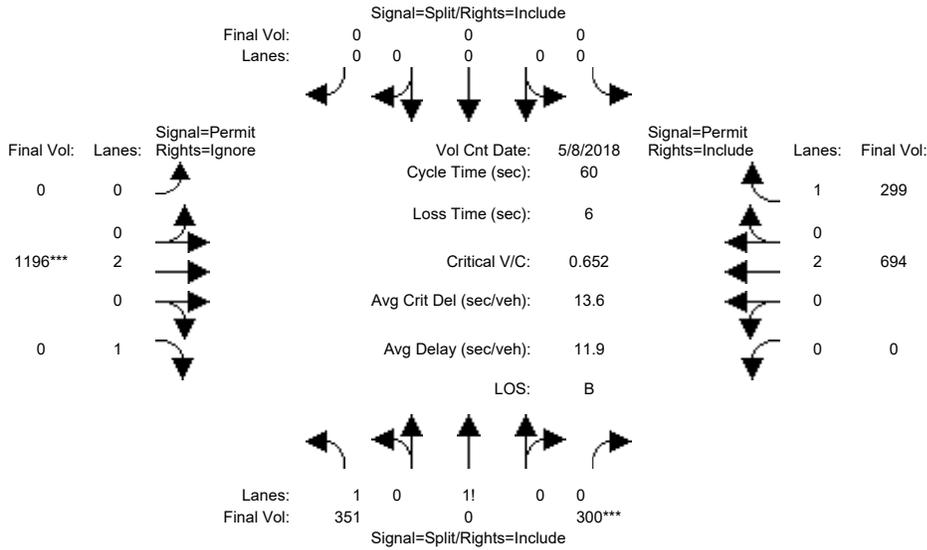
Capacity Analysis Module:												
Vol/Sat:	0.14	0.00	0.27	0.00	0.00	0.00	0.00	0.31	0.00	0.00	0.18	0.17
Crit Moves:	****			****								
Green Time:	25.0	0.0	25.0	0.0	0.0	0.0	0.0	29.0	0.0	0.0	29.0	29.0
Volume/Cap:	0.35	0.00	0.65	0.00	0.00	0.00	0.00	0.65	0.00	0.00	0.38	0.35
Delay/Veh:	12.1	0.0	15.5	0.0	0.0	0.0	0.0	12.5	0.0	0.0	9.9	9.9
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	12.1	0.0	15.5	0.0	0.0	0.0	0.0	12.5	0.0	0.0	9.9	9.9
LOS by Move:	B	A	B	A	A	A	A	B	A	A	A	A
HCM2k95thQ:	7	0	16	0	0	0	0	15	0	0	8	8

Note: Queue reported is the number of cars per lane.

City of Morgan Hill  
Monterey Townhomes Development

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Year 2030 Cumulative with Project PM

Intersection #108: US 101 Northbound Ramps and Cochrane Road



Street Name:	US 101 Northbound Ramps						Cochrane Road					
	North Bound			South Bound			East Bound			West Bound		
Approach:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	10	0	10	0	0	0	0	10	10	0	10	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	8 May 2018	<<							
Base Vol:	345	0	300	0	0	0	0	1194	0	0	691	299
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	345	0	300	0	0	0	0	1194	0	0	691	299
Added Vol:	6	0	0	0	0	0	0	2	0	0	3	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	351	0	300	0	0	0	0	1196	0	0	694	299
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
PHF Volume:	351	0	300	0	0	0	0	1196	0	0	694	299
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	351	0	300	0	0	0	0	1196	0	0	694	299
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
FinalVolume:	351	0	300	0	0	0	0	1196	0	0	694	299

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92
Lanes:	1.37	0.00	0.63	0.00	0.00	0.00	0.00	2.00	1.00	0.00	2.00	1.00
Final Sat.:	2396	0	1104	0	0	0	0	3800	1750	0	3800	1750

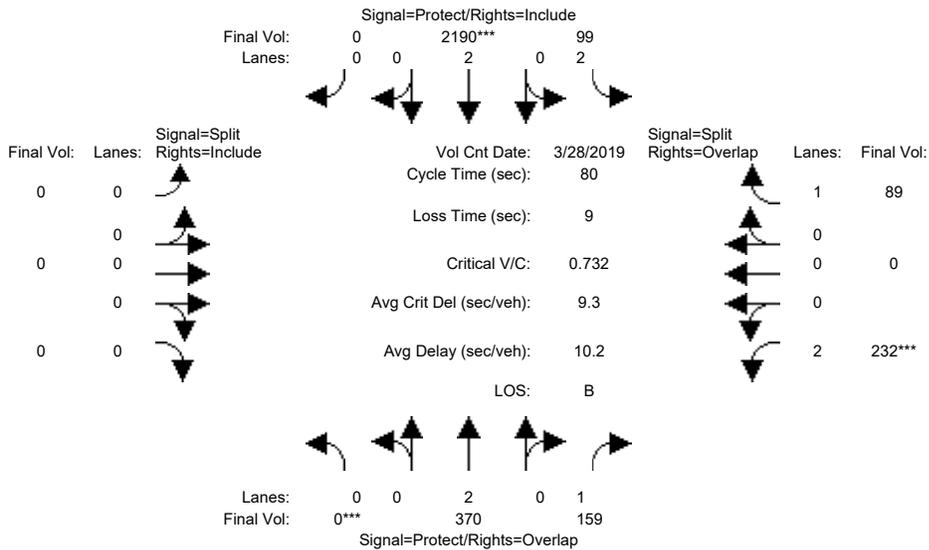
Capacity Analysis Module:												
Vol/Sat:	0.15	0.00	0.27	0.00	0.00	0.00	0.00	0.31	0.00	0.00	0.18	0.17
Crit Moves:	****			****								
Green Time:	25.0	0.0	25.0	0.0	0.0	0.0	0.0	29.0	0.0	0.0	29.0	29.0
Volume/Cap:	0.35	0.00	0.65	0.00	0.00	0.00	0.00	0.65	0.00	0.00	0.38	0.35
Delay/Veh:	12.1	0.0	15.5	0.0	0.0	0.0	0.0	12.5	0.0	0.0	9.9	9.9
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	12.1	0.0	15.5	0.0	0.0	0.0	0.0	12.5	0.0	0.0	9.9	9.9
LOS by Move:	B	A	B	A	A	A	A	B	A	A	A	A
HCM2k95thQ:	7	0	16	0	0	0	0	15	0	0	8	8

Note: Queue reported is the number of cars per lane.

City of Morgan Hill  
Monterey Townhomes Development

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Existing PM

Intersection #1113: Monterey Road and Burnett Avenue



Street Name:	Monterey Road						Burnett Avenue					
	North Bound			South Bound			East Bound			West Bound		
Approach:												
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	0	10	10	7	10	0	0	0	0	10	0	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	28 Mar 2019	<<							
Base Vol:	0	370	159	99	2190	0	0	0	0	232	0	89
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	370	159	99	2190	0	0	0	0	232	0	89
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	370	159	99	2190	0	0	0	0	232	0	89
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	370	159	99	2190	0	0	0	0	232	0	89
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	370	159	99	2190	0	0	0	0	232	0	89
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	0	370	159	99	2190	0	0	0	0	232	0	89

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.83	1.00	0.92	0.92	1.00	0.92	0.83	1.00	0.92
Lanes:	0.00	2.00	1.00	2.00	2.00	0.00	0.00	0.00	0.00	2.00	0.00	1.00
Final Sat.:	0	3800	1750	3150	3800	0	0	0	0	3150	0	1750

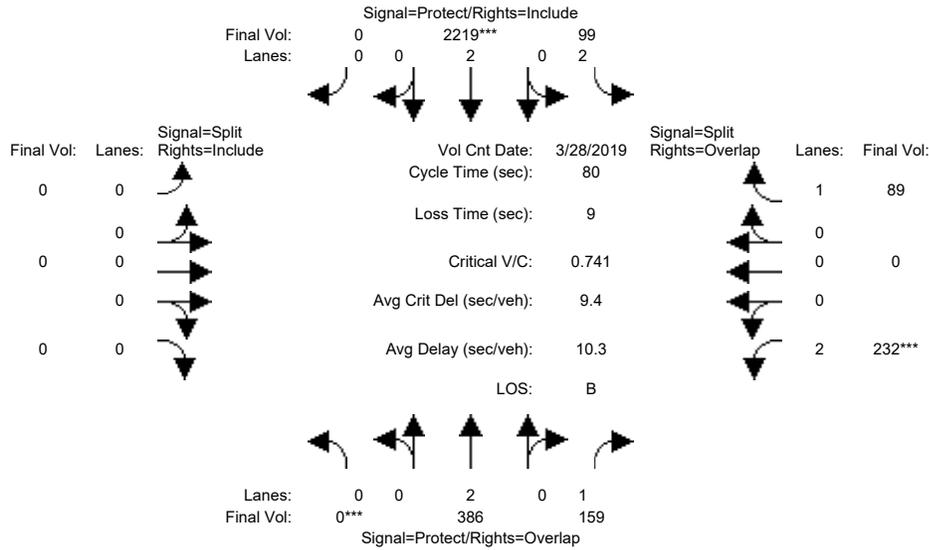
Capacity Analysis Module:												
Vol/Sat:	0.00	0.10	0.09	0.03	0.58	0.00	0.00	0.00	0.00	0.07	0.00	0.05
Crit Moves:	***				***					***		
Green Time:	0.0	35.9	45.9	25.1	61.0	0.0	0.0	0.0	0.0	10.0	0.0	35.1
Volume/Cap:	0.00	0.22	0.16	0.10	0.76	0.00	0.00	0.00	0.00	0.59	0.00	0.12
Delay/Veh:	0.0	13.5	8.1	19.5	6.5	0.0	0.0	0.0	0.0	35.4	0.0	13.3
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	13.5	8.1	19.5	6.5	0.0	0.0	0.0	0.0	35.4	0.0	13.3
LOS by Move:	A	B	A	B	A	A	A	A	A	D	A	B
HCM2k95thQ:	0	5	4	2	26	0	0	0	0	8	0	3

Note: Queue reported is the number of cars per lane.

City of Morgan Hill  
Monterey Townhomes Development

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Existing Plus Project PM

Intersection #1113: Monterey Road and Burnett Avenue



Street Name:	Monterey Road						Burnett Avenue					
	North Bound			South Bound			East Bound			West Bound		
Approach:												
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	0	10	10	7	10	0	0	0	0	10	0	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	28 Mar 2019	<<							
Base Vol:	0	370	159	99	2190	0	0	0	0	232	0	89
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	370	159	99	2190	0	0	0	0	232	0	89
Added Vol:	0	16	0	0	29	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	386	159	99	2219	0	0	0	0	232	0	89
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	386	159	99	2219	0	0	0	0	232	0	89
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	386	159	99	2219	0	0	0	0	232	0	89
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	0	386	159	99	2219	0	0	0	0	232	0	89

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.83	1.00	0.92	0.92	1.00	0.92	0.83	1.00	0.92
Lanes:	0.00	2.00	1.00	2.00	2.00	0.00	0.00	0.00	0.00	2.00	0.00	1.00
Final Sat.:	0	3800	1750	3150	3800	0	0	0	0	3150	0	1750

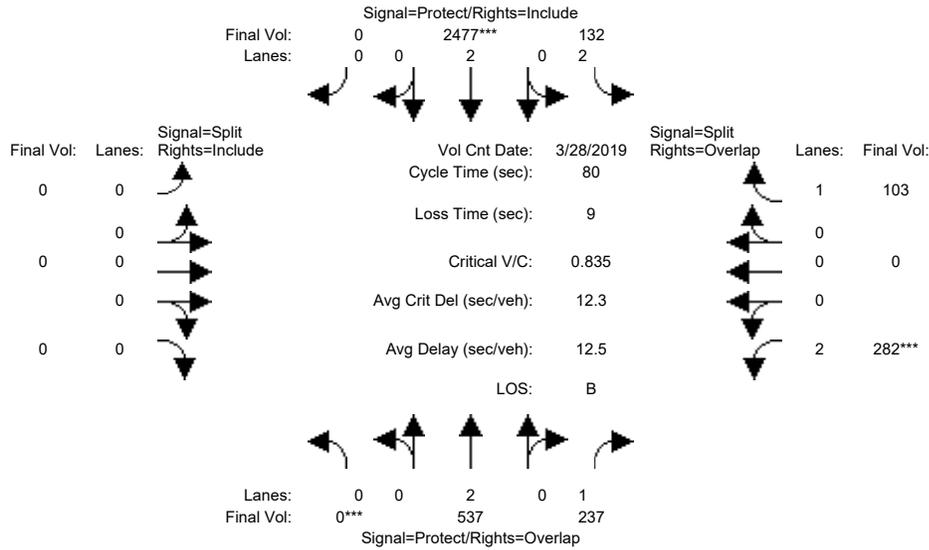
Capacity Analysis Module:												
Vol/Sat:	0.00	0.10	0.09	0.03	0.58	0.00	0.00	0.00	0.00	0.07	0.00	0.05
Crit Moves:	***				****					****		
Green Time:	0.0	35.9	45.9	25.1	61.0	0.0	0.0	0.0	0.0	10.0	0.0	35.1
Volume/Cap:	0.00	0.23	0.16	0.10	0.77	0.00	0.00	0.00	0.00	0.59	0.00	0.12
Delay/Veh:	0.0	13.6	8.1	19.5	6.7	0.0	0.0	0.0	0.0	35.4	0.0	13.3
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	13.6	8.1	19.5	6.7	0.0	0.0	0.0	0.0	35.4	0.0	13.3
LOS by Move:	A	B	A	B	A	A	A	A	A	D	A	B
HCM2k95thQ:	0	6	4	2	27	0	0	0	0	8	0	3

Note: Queue reported is the number of cars per lane.

City of Morgan Hill  
Monterey Townhomes Development

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Year 2030 Cumulative without Project PM

Intersection #1113: Monterey Road and Burnett Avenue



Street Name:	Monterey Road						Burnett Avenue					
	North Bound			South Bound			East Bound			West Bound		
Approach:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	0	10	10	7	10	0	0	0	0	10	0	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	28 Mar 2019	<<							
Base Vol:	0	537	237	132	2477	0	0	0	0	282	0	103
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	537	237	132	2477	0	0	0	0	282	0	103
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	537	237	132	2477	0	0	0	0	282	0	103
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	537	237	132	2477	0	0	0	0	282	0	103
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	537	237	132	2477	0	0	0	0	282	0	103
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	0	537	237	132	2477	0	0	0	0	282	0	103

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.83	1.00	0.92	0.92	1.00	0.92	0.83	1.00	0.92
Lanes:	0.00	2.00	1.00	2.00	2.00	0.00	0.00	0.00	0.00	2.00	0.00	1.00
Final Sat.:	0	3800	1750	3150	3800	0	0	0	0	3150	0	1750

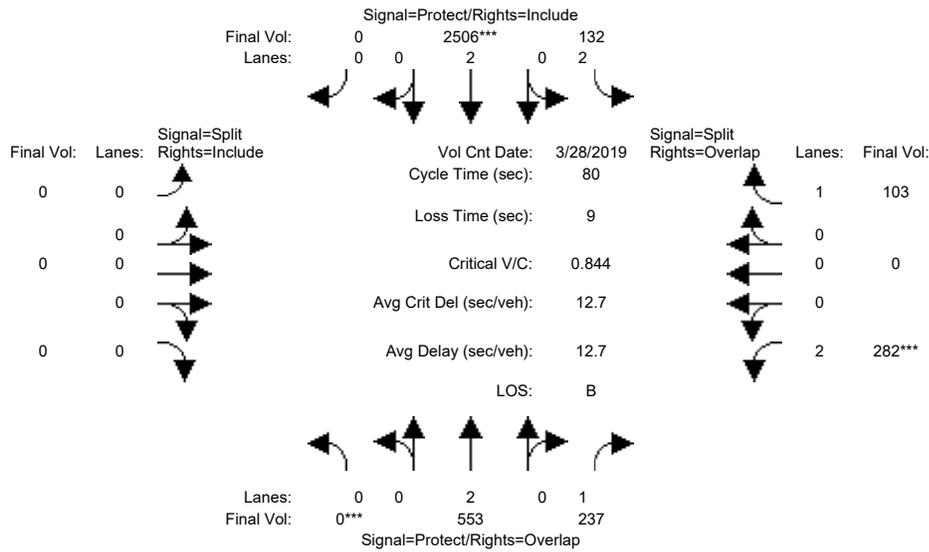
Capacity Analysis Module:												
Vol/Sat:	0.00	0.14	0.14	0.04	0.65	0.00	0.00	0.00	0.00	0.09	0.00	0.06
Crit Moves:	****				****					****		
Green Time:	0.0	37.7	47.7	23.3	61.0	0.0	0.0	0.0	0.0	10.0	0.0	33.3
Volume/Cap:	0.00	0.30	0.23	0.14	0.85	0.00	0.00	0.00	0.00	0.72	0.00	0.14
Delay/Veh:	0.0	13.1	7.7	21.0	9.2	0.0	0.0	0.0	0.0	39.8	0.0	14.6
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	13.1	7.7	21.0	9.2	0.0	0.0	0.0	0.0	39.8	0.0	14.6
LOS by Move:	A	B	A	C	A	A	A	A	A	D	A	B
HCM2k95thQ:	0	8	6	3	34	0	0	0	0	11	0	3

Note: Queue reported is the number of cars per lane.

City of Morgan Hill  
Monterey Townhomes Development

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Year 2030 Cumulative with Project PM

Intersection #1113: Monterey Road and Burnett Avenue



Street Name:	Monterey Road						Burnett Avenue					
	North Bound			South Bound			East Bound			West Bound		
Approach:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	0	10	10	7	10	0	0	0	0	10	0	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	28 Mar 2019	<<							
Base Vol:	0	537	237	132	2477	0	0	0	0	282	0	103
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	537	237	132	2477	0	0	0	0	282	0	103
Added Vol:	0	16	0	0	29	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	553	237	132	2506	0	0	0	0	282	0	103
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	553	237	132	2506	0	0	0	0	282	0	103
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	553	237	132	2506	0	0	0	0	282	0	103
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	0	553	237	132	2506	0	0	0	0	282	0	103

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.83	1.00	0.92	0.92	1.00	0.92	0.83	1.00	0.92
Lanes:	0.00	2.00	1.00	2.00	2.00	0.00	0.00	0.00	0.00	2.00	0.00	1.00
Final Sat.:	0	3800	1750	3150	3800	0	0	0	0	3150	0	1750

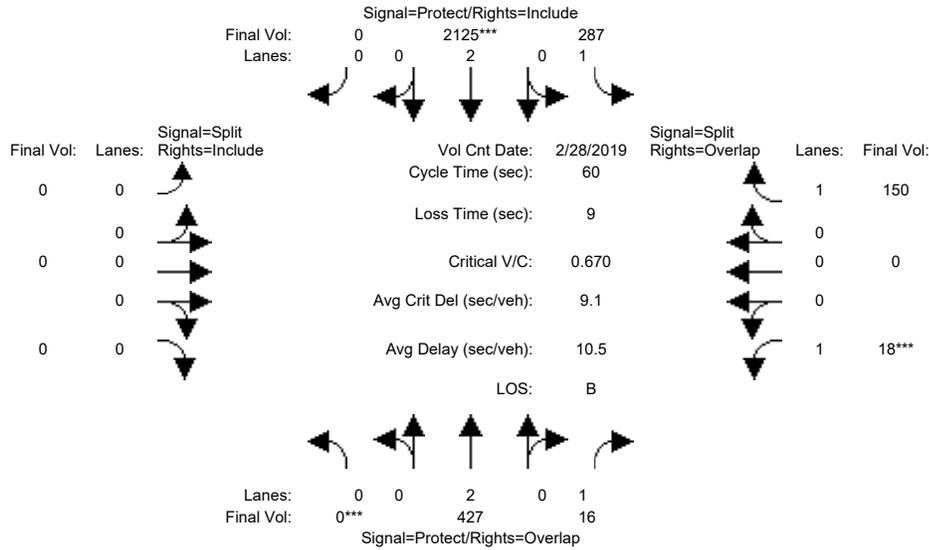
Capacity Analysis Module:												
Vol/Sat:	0.00	0.15	0.14	0.04	0.66	0.00	0.00	0.00	0.00	0.09	0.00	0.06
Crit Moves:	***				***					***		
Green Time:	0.0	38.1	48.1	22.9	61.0	0.0	0.0	0.0	0.0	10.0	0.0	32.9
Volume/Cap:	0.00	0.31	0.23	0.15	0.86	0.00	0.00	0.00	0.00	0.72	0.00	0.14
Delay/Veh:	0.0	12.9	7.5	21.3	9.6	0.0	0.0	0.0	0.0	39.8	0.0	14.8
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	12.9	7.5	21.3	9.6	0.0	0.0	0.0	0.0	39.8	0.0	14.8
LOS by Move:	A	B	A	C	A	A	A	A	A	D	A	B
HCM2k95thQ:	0	8	6	3	34	0	0	0	0	11	0	4

Note: Queue reported is the number of cars per lane.

City of Morgan Hill  
Monterey Townhomes Development

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Existing PM

Intersection #1324: Monterey Road and Madrone Parkway



Street Name:	Monterey Road						Madrone Parkway					
	North Bound			South Bound			East Bound			West Bound		
Approach:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	0	10	10	7	10	0	0	0	0	10	0	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	28 Feb 2019	<<							
Base Vol:	0	427	16	287	2125	0	0	0	0	18	0	150
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	427	16	287	2125	0	0	0	0	18	0	150
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	427	16	287	2125	0	0	0	0	18	0	150
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	427	16	287	2125	0	0	0	0	18	0	150
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	427	16	287	2125	0	0	0	0	18	0	150
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	0	427	16	287	2125	0	0	0	0	18	0	150

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92
Lanes:	0.00	2.00	1.00	1.00	2.00	0.00	0.00	0.00	0.00	1.00	0.00	1.00
Final Sat.:	0	3800	1750	1750	3800	0	0	0	0	1750	0	1750

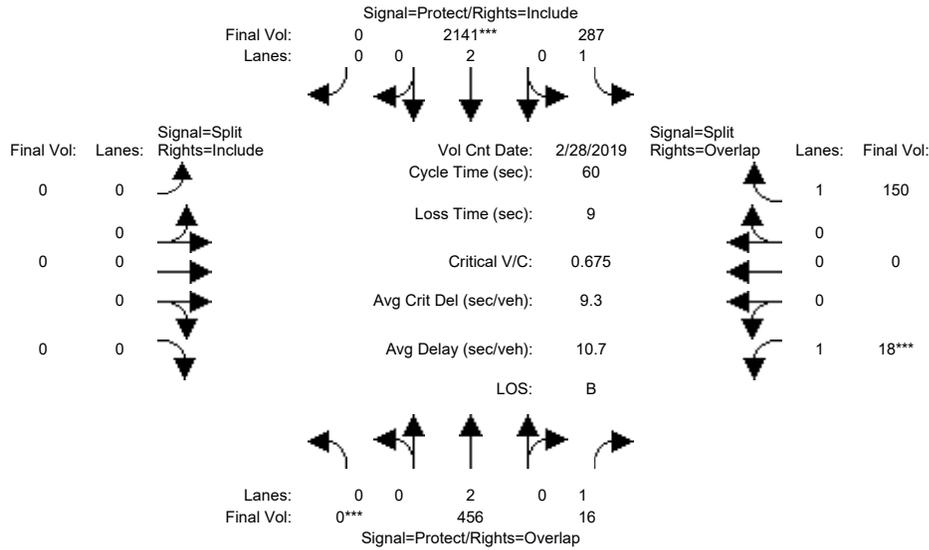
Capacity Analysis Module:												
Vol/Sat:	0.00	0.11	0.01	0.16	0.56	0.00	0.00	0.00	0.00	0.01	0.00	0.09
Crit Moves:	***				****					****		
Green Time:	0.0	20.7	30.7	20.3	41.0	0.0	0.0	0.0	0.0	10.0	0.0	30.3
Volume/Cap:	0.00	0.33	0.02	0.48	0.82	0.00	0.00	0.00	0.00	0.06	0.00	0.17
Delay/Veh:	0.0	14.7	7.2	16.3	9.0	0.0	0.0	0.0	0.0	21.1	0.0	8.1
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	14.7	7.2	16.3	9.0	0.0	0.0	0.0	0.0	21.1	0.0	8.1
LOS by Move:	A	B	A	B	A	A	A	A	A	C	A	A
HCM2k95thQ:	0	6	0	9	25	0	0	0	0	1	0	3

Note: Queue reported is the number of cars per lane.

City of Morgan Hill  
Monterey Townhomes Development

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Existing Plus Project PM

Intersection #1324: Monterey Road and Madrone Parkway



Street Name:	Monterey Road						Madrone Parkway					
	North Bound			South Bound			East Bound			West Bound		
Approach:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	0	10	10	7	10	0	0	0	0	10	0	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	28 Feb 2019	<<							
Base Vol:	0	427	16	287	2125	0	0	0	0	18	0	150
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	427	16	287	2125	0	0	0	0	18	0	150
Added Vol:	0	29	0	0	16	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	456	16	287	2141	0	0	0	0	18	0	150
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	456	16	287	2141	0	0	0	0	18	0	150
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	456	16	287	2141	0	0	0	0	18	0	150
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	0	456	16	287	2141	0	0	0	0	18	0	150

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92
Lanes:	0.00	2.00	1.00	1.00	2.00	0.00	0.00	0.00	0.00	1.00	0.00	1.00
Final Sat.:	0	3800	1750	1750	3800	0	0	0	0	1750	0	1750

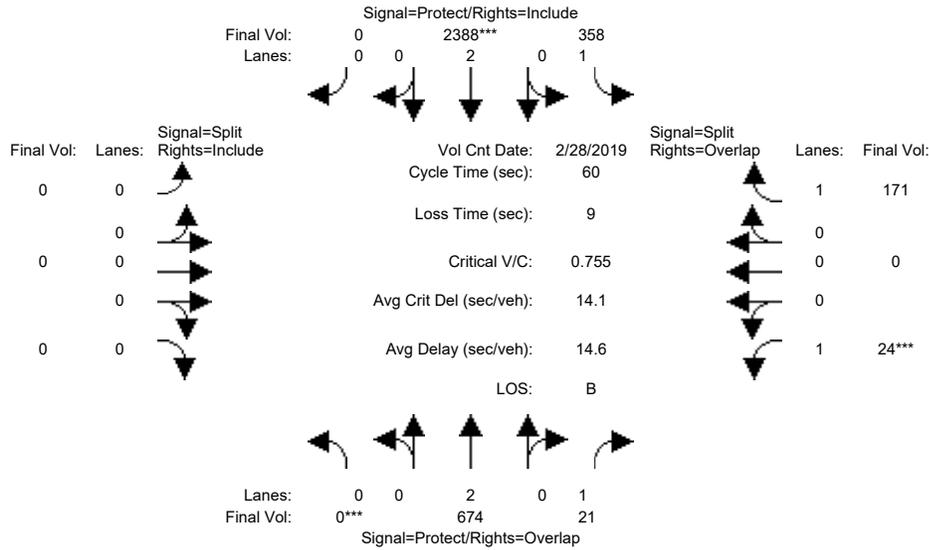
Capacity Analysis Module:												
Vol/Sat:	0.00	0.12	0.01	0.16	0.56	0.00	0.00	0.00	0.00	0.01	0.00	0.09
Crit Moves:	***				****					****		
Green Time:	0.0	20.7	30.7	20.3	41.0	0.0	0.0	0.0	0.0	10.0	0.0	30.3
Volume/Cap:	0.00	0.35	0.02	0.48	0.82	0.00	0.00	0.00	0.00	0.06	0.00	0.17
Delay/Veh:	0.0	14.8	7.2	16.3	9.2	0.0	0.0	0.0	0.0	21.1	0.0	8.1
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	14.8	7.2	16.3	9.2	0.0	0.0	0.0	0.0	21.1	0.0	8.1
LOS by Move:	A	B	A	B	A	A	A	A	A	C	A	A
HCM2k95thQ:	0	6	0	9	26	0	0	0	0	1	0	3

Note: Queue reported is the number of cars per lane.

City of Morgan Hill  
Monterey Townhomes Development

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Year 2030 Cumulative without Project PM

Intersection #1324: Monterey Road and Madrone Parkway



Street Name:	Monterey Road						Madrone Parkway					
	North Bound			South Bound			East Bound			West Bound		
Approach:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	0	10	10	7	10	0	0	0	0	10	0	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	28 Feb 2019	<<							
Base Vol:	0	674	21	358	2388	0	0	0	0	24	0	171
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	674	21	358	2388	0	0	0	0	24	0	171
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	674	21	358	2388	0	0	0	0	24	0	171
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	674	21	358	2388	0	0	0	0	24	0	171
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	674	21	358	2388	0	0	0	0	24	0	171
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	0	674	21	358	2388	0	0	0	0	24	0	171

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92
Lanes:	0.00	2.00	1.00	1.00	2.00	0.00	0.00	0.00	0.00	1.00	0.00	1.00
Final Sat.:	0	3800	1750	1750	3800	0	0	0	0	1750	0	1750

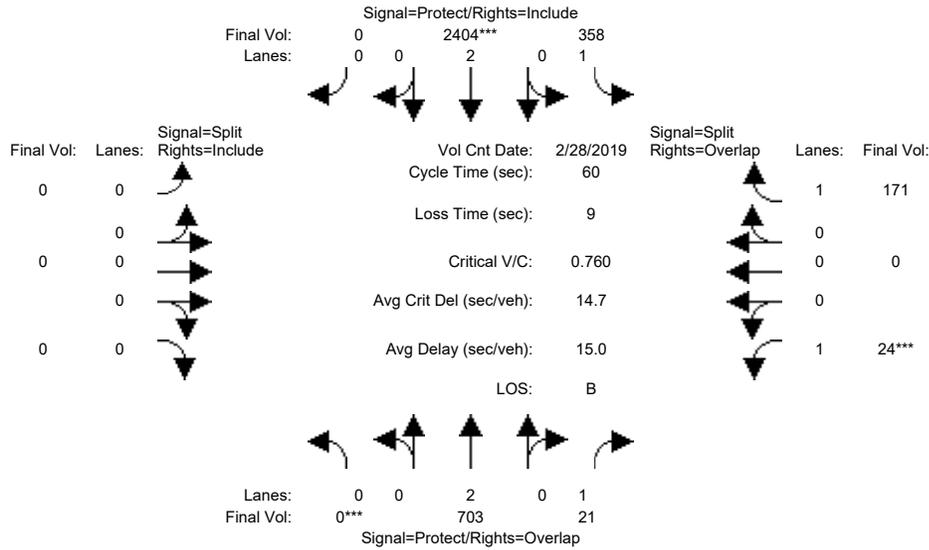
Capacity Analysis Module:												
Vol/Sat:	0.00	0.18	0.01	0.20	0.63	0.00	0.00	0.00	0.00	0.01	0.00	0.10
Crit Moves:	***				****					****		
Green Time:	0.0	19.0	29.0	22.0	41.0	0.0	0.0	0.0	0.0	10.0	0.0	32.0
Volume/Cap:	0.00	0.56	0.02	0.56	0.92	0.00	0.00	0.00	0.00	0.08	0.00	0.18
Delay/Veh:	0.0	17.6	8.1	16.3	14.0	0.0	0.0	0.0	0.0	21.2	0.0	7.4
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	17.6	8.1	16.3	14.0	0.0	0.0	0.0	0.0	21.2	0.0	7.4
LOS by Move:	A	B	A	B	B	A	A	A	A	C	A	A
HCM2k95thQ:	0	10	0	10	33	0	0	0	0	1	0	4

Note: Queue reported is the number of cars per lane.

City of Morgan Hill  
Monterey Townhomes Development

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Year 2030 Cumulative with Project PM

Intersection #1324: Monterey Road and Madrone Parkway



Street Name:	Monterey Road						Madrone Parkway					
	North Bound			South Bound			East Bound			West Bound		
Approach:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	0	10	10	7	10	0	0	0	0	10	0	10
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:	>>	Count	Date:	28 Feb 2019	<<						
Base Vol:	0	674	21	358	2388	0	0	0	24	0	171
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	674	21	358	2388	0	0	0	24	0	171
Added Vol:	0	29	0	0	16	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	703	21	358	2404	0	0	0	24	0	171
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	703	21	358	2404	0	0	0	24	0	171
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	703	21	358	2404	0	0	0	24	0	171
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	0	703	21	358	2404	0	0	0	24	0	171

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92
Lanes:	0.00	2.00	1.00	1.00	2.00	0.00	0.00	0.00	0.00	1.00	0.00	1.00
Final Sat.:	0	3800	1750	1750	3800	0	0	0	0	1750	0	1750

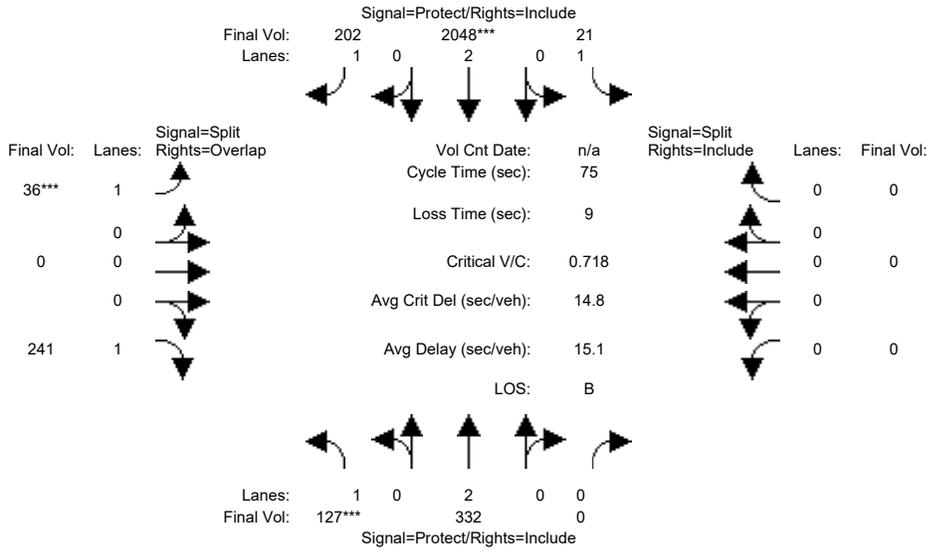
Capacity Analysis Module:												
Vol/Sat:	0.00	0.19	0.01	0.20	0.63	0.00	0.00	0.00	0.00	0.01	0.00	0.10
Crit Moves:	***				****					****		
Green Time:	0.0	19.5	29.5	21.5	41.0	0.0	0.0	0.0	0.0	10.0	0.0	31.5
Volume/Cap:	0.00	0.57	0.02	0.57	0.93	0.00	0.00	0.00	0.00	0.08	0.00	0.19
Delay/Veh:	0.0	17.4	7.9	16.8	14.6	0.0	0.0	0.0	0.0	21.2	0.0	7.6
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	0.0	17.4	7.9	16.8	14.6	0.0	0.0	0.0	0.0	21.2	0.0	7.6
LOS by Move:	A	B	A	B	B	A	A	A	A	C	A	A
HCM2k95thQ:	0	10	0	11	34	0	0	0	0	1	0	4

Note: Queue reported is the number of cars per lane.

City of Morgan Hill  
Monterey Townhomes Development

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Existing PM

Intersection #6700: Monterey Road and Tilton Avenue



Street Name:	Monterey Road						Tilton Avenue					
	North Bound			South Bound			East Bound			West Bound		
Approach:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	7	10	0	7	10	10	10	0	10	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:												
Base Vol:	127	332	0	21	2048	202	36	0	241	0	0	0
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	127	332	0	21	2048	202	36	0	241	0	0	0
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	127	332	0	21	2048	202	36	0	241	0	0	0
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	127	332	0	21	2048	202	36	0	241	0	0	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	127	332	0	21	2048	202	36	0	241	0	0	0
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	127	332	0	21	2048	202	36	0	241	0	0	0

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92
Lanes:	1.00	2.00	0.00	1.00	2.00	1.00	1.00	0.00	1.00	0.00	0.00	0.00
Final Sat.:	1750	3800	0	1750	3800	1750	1750	0	1750	0	0	0

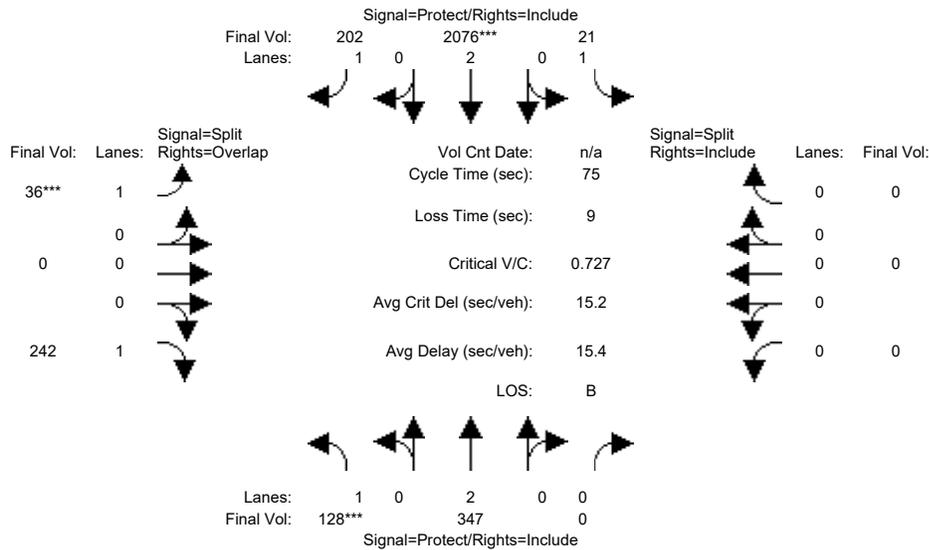
Capacity Analysis Module:												
Vol/Sat:	0.07	0.09	0.00	0.01	0.54	0.12	0.02	0.00	0.14	0.00	0.00	0.00
Crit Moves:	***			****			****					
Green Time:	7.0	32.9	0.0	23.1	49.0	49.0	10.0	0.0	17.0	0.0	0.0	0.0
Volume/Cap:	0.78	0.20	0.00	0.04	0.82	0.18	0.15	0.00	0.61	0.00	0.00	0.00
Delay/Veh:	53.9	13.0	0.0	18.2	12.2	5.2	29.1	0.0	28.7	0.0	0.0	0.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	53.9	13.0	0.0	18.2	12.2	5.2	29.1	0.0	28.7	0.0	0.0	0.0
LOS by Move:	D	B	A	B	B	A	C	A	C	A	A	A
HCM2k95thQ:	7	5	0	1	34	4	2	0	12	0	0	0

Note: Queue reported is the number of cars per lane.

City of Morgan Hill  
Monterey Townhomes Development

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Existing Plus Project PM

Intersection #6700: Monterey Road and Tilton Avenue



Street Name:	Monterey Road						Tilton Avenue					
	North Bound			South Bound			East Bound			West Bound		
Approach:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	7	10	0	7	10	10	10	0	10	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:												
Base Vol:	127	332	0	21	2048	202	36	0	241	0	0	0
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	127	332	0	21	2048	202	36	0	241	0	0	0
Added Vol:	1	15	0	0	28	0	0	0	1	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	128	347	0	21	2076	202	36	0	242	0	0	0
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	128	347	0	21	2076	202	36	0	242	0	0	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	128	347	0	21	2076	202	36	0	242	0	0	0
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	128	347	0	21	2076	202	36	0	242	0	0	0

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92
Lanes:	1.00	2.00	0.00	1.00	2.00	1.00	1.00	0.00	1.00	0.00	0.00	0.00
Final Sat.:	1750	3800	0	1750	3800	1750	1750	0	1750	0	0	0

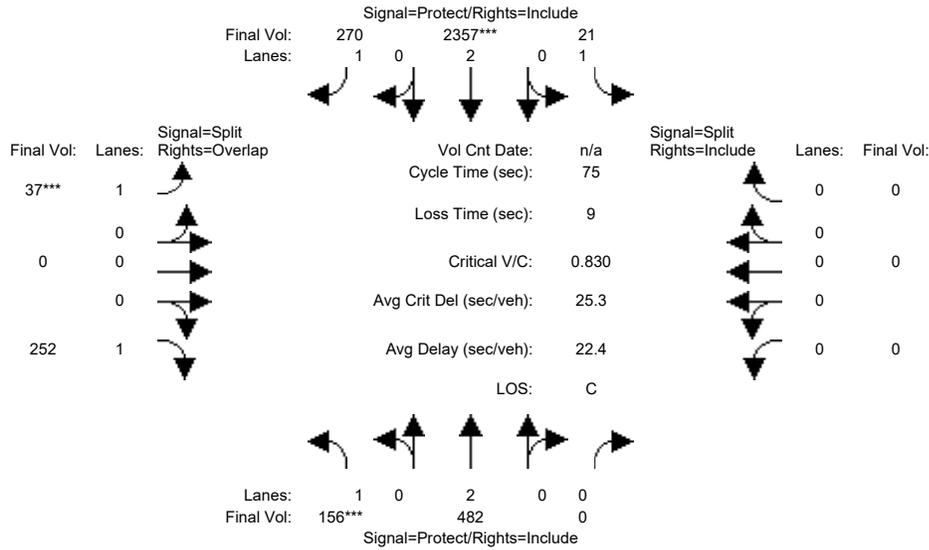
Capacity Analysis Module:												
Vol/Sat:	0.07	0.09	0.00	0.01	0.55	0.12	0.02	0.00	0.14	0.00	0.00	0.00
Crit Moves:	***			****			****					
Green Time:	7.0	32.9	0.0	23.1	49.0	49.0	10.0	0.0	17.0	0.0	0.0	0.0
Volume/Cap:	0.78	0.21	0.00	0.04	0.84	0.18	0.15	0.00	0.61	0.00	0.00	0.00
Delay/Veh:	54.8	13.0	0.0	18.2	12.6	5.2	29.1	0.0	28.8	0.0	0.0	0.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	54.8	13.0	0.0	18.2	12.6	5.2	29.1	0.0	28.8	0.0	0.0	0.0
LOS by Move:	D	B	A	B	B	A	C	A	C	A	A	A
HCM2k95thQ:	7	5	0	1	35	4	2	0	12	0	0	0

Note: Queue reported is the number of cars per lane.

City of Morgan Hill  
Monterey Townhomes Development

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Year 2030 Cumulative without Project PM

Intersection #6700: Monterey Road and Tilton Avenue



Street Name:	Monterey Road						Tilton Avenue					
	North Bound			South Bound			East Bound			West Bound		
Approach:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	7	10	0	7	10	10	10	0	10	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:												
Base Vol:	156	482	0	21	2357	270	37	0	252	0	0	0
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	156	482	0	21	2357	270	37	0	252	0	0	0
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	156	482	0	21	2357	270	37	0	252	0	0	0
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	156	482	0	21	2357	270	37	0	252	0	0	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	156	482	0	21	2357	270	37	0	252	0	0	0
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	156	482	0	21	2357	270	37	0	252	0	0	0

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92
Lanes:	1.00	2.00	0.00	1.00	2.00	1.00	1.00	0.00	1.00	0.00	0.00	0.00
Final Sat.:	1750	3800	0	1750	3800	1750	1750	0	1750	0	0	0

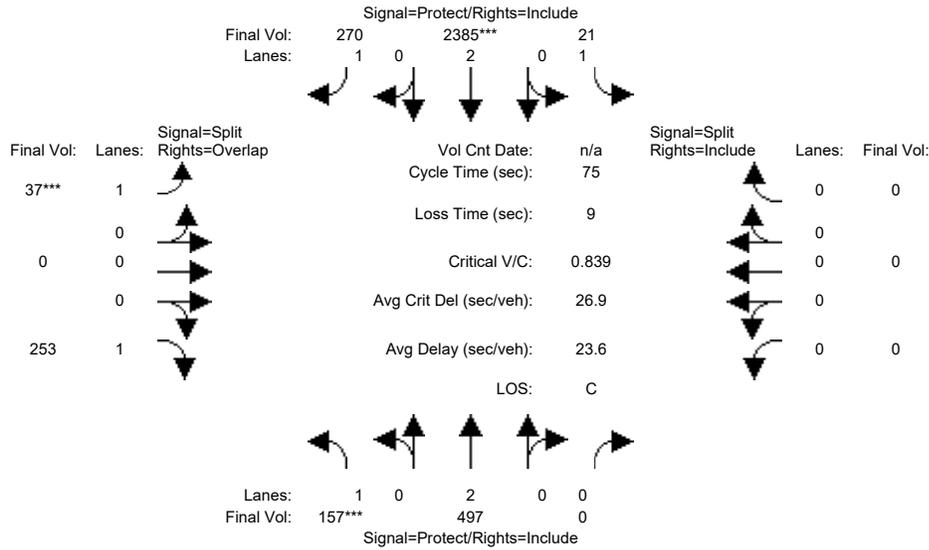
Capacity Analysis Module:												
Vol/Sat:	0.09	0.13	0.00	0.01	0.62	0.15	0.02	0.00	0.14	0.00	0.00	0.00
Crit Moves:	***			****			****					
Green Time:	7.0	32.9	0.0	23.1	49.0	49.0	10.0	0.0	17.0	0.0	0.0	0.0
Volume/Cap:	0.95	0.29	0.00	0.04	0.95	0.24	0.16	0.00	0.63	0.00	0.00	0.00
Delay/Veh:	89.2	13.6	0.0	18.2	21.0	5.5	29.1	0.0	29.5	0.0	0.0	0.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	89.2	13.6	0.0	18.2	21.0	5.5	29.1	0.0	29.5	0.0	0.0	0.0
LOS by Move:	F	B	A	B	C	A	C	A	C	A	A	A
HCM2k95thQ:	10	7	0	1	50	6	2	0	13	0	0	0

Note: Queue reported is the number of cars per lane.

City of Morgan Hill  
Monterey Townhomes Development

Level Of Service Computation Report  
2000 HCM Operations (Future Volume Alternative)  
Year 2030 Cumulative with Project PM

Intersection #6700: Monterey Road and Tilton Avenue



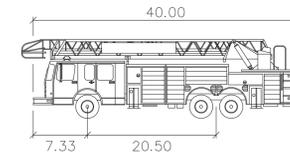
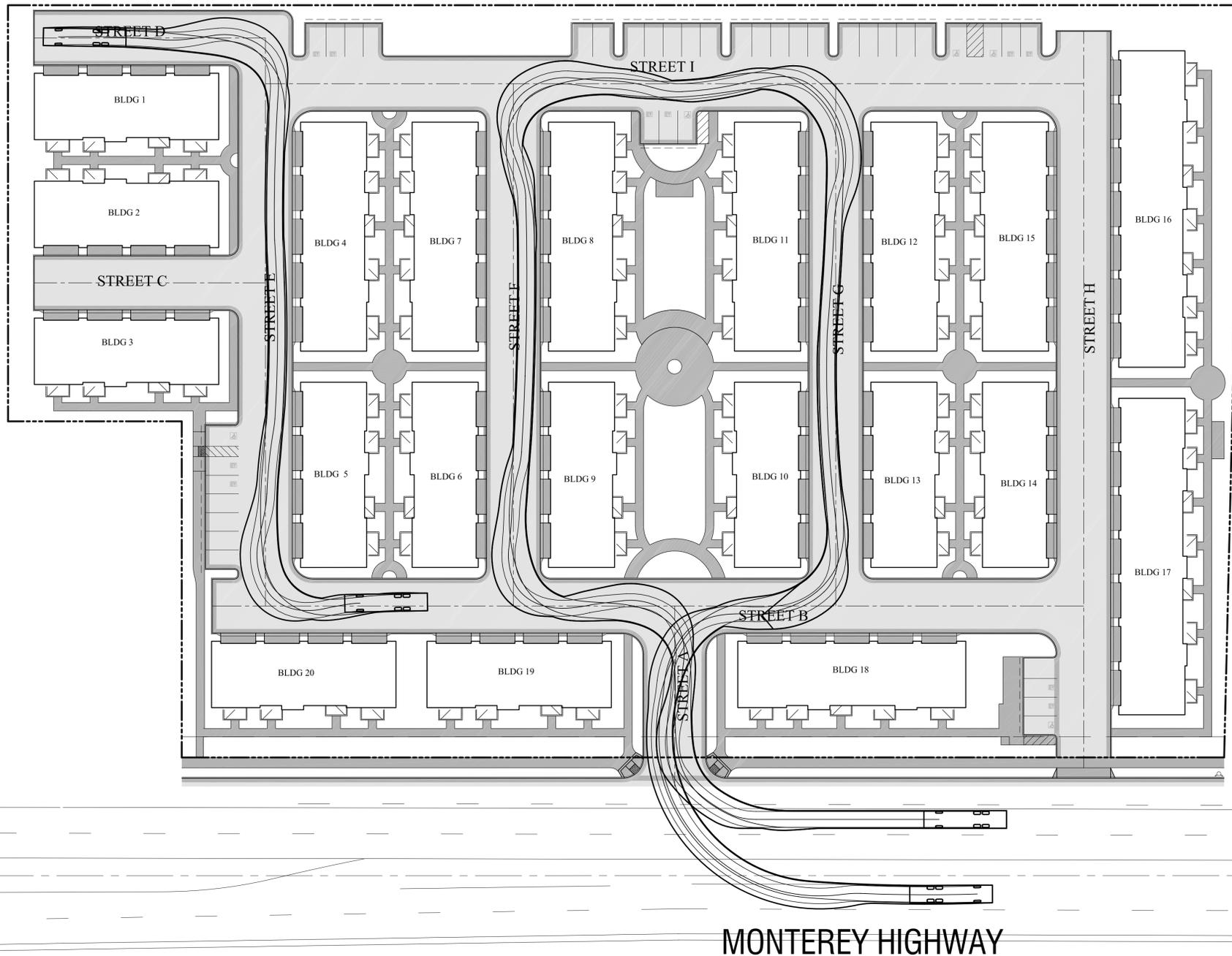
Street Name:	Monterey Road						Tilton Avenue					
	North Bound			South Bound			East Bound			West Bound		
Approach:	L	T	R	L	T	R	L	T	R	L	T	R
Min. Green:	7	10	0	7	10	10	10	0	10	0	0	0
Y+R:	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0

Volume Module:												
Base Vol:	156	482	0	21	2357	270	37	0	252	0	0	0
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	156	482	0	21	2357	270	37	0	252	0	0	0
Added Vol:	1	15	0	0	28	0	0	0	1	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	157	497	0	21	2385	270	37	0	253	0	0	0
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	157	497	0	21	2385	270	37	0	253	0	0	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	157	497	0	21	2385	270	37	0	253	0	0	0
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Final Volume:	157	497	0	21	2385	270	37	0	253	0	0	0

Saturation Flow Module:												
Sat/Lane:	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Adjustment:	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92	0.92	1.00	0.92
Lanes:	1.00	2.00	0.00	1.00	2.00	1.00	1.00	0.00	1.00	0.00	0.00	0.00
Final Sat.:	1750	3800	0	1750	3800	1750	1750	0	1750	0	0	0

Capacity Analysis Module:												
Vol/Sat:	0.09	0.13	0.00	0.01	0.63	0.15	0.02	0.00	0.14	0.00	0.00	0.00
Crit Moves:	***			****			****					
Green Time:	7.0	32.9	0.0	23.1	49.0	49.0	10.0	0.0	17.0	0.0	0.0	0.0
Volume/Cap:	0.96	0.30	0.00	0.04	0.96	0.24	0.16	0.00	0.64	0.00	0.00	0.00
Delay/Veh:	92.4	13.7	0.0	18.2	22.6	5.4	29.1	0.0	29.7	0.0	0.0	0.0
User DelAdj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
AdjDel/Veh:	92.4	13.7	0.0	18.2	22.6	5.4	29.1	0.0	29.7	0.0	0.0	0.0
LOS by Move:	F	B	A	B	C	A	C	A	C	A	A	A
HCM2k95thQ:	10	7	0	1	52	6	2	0	13	0	0	0

Note: Queue reported is the number of cars per lane.



City of Morgan Hill

	feet
Width	: 8.50
Track	: 7.89
Lock to Lock Time	: 6.0
Steering Angle	: 39.4

MONTEREY HIGHWAY



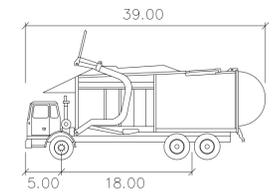
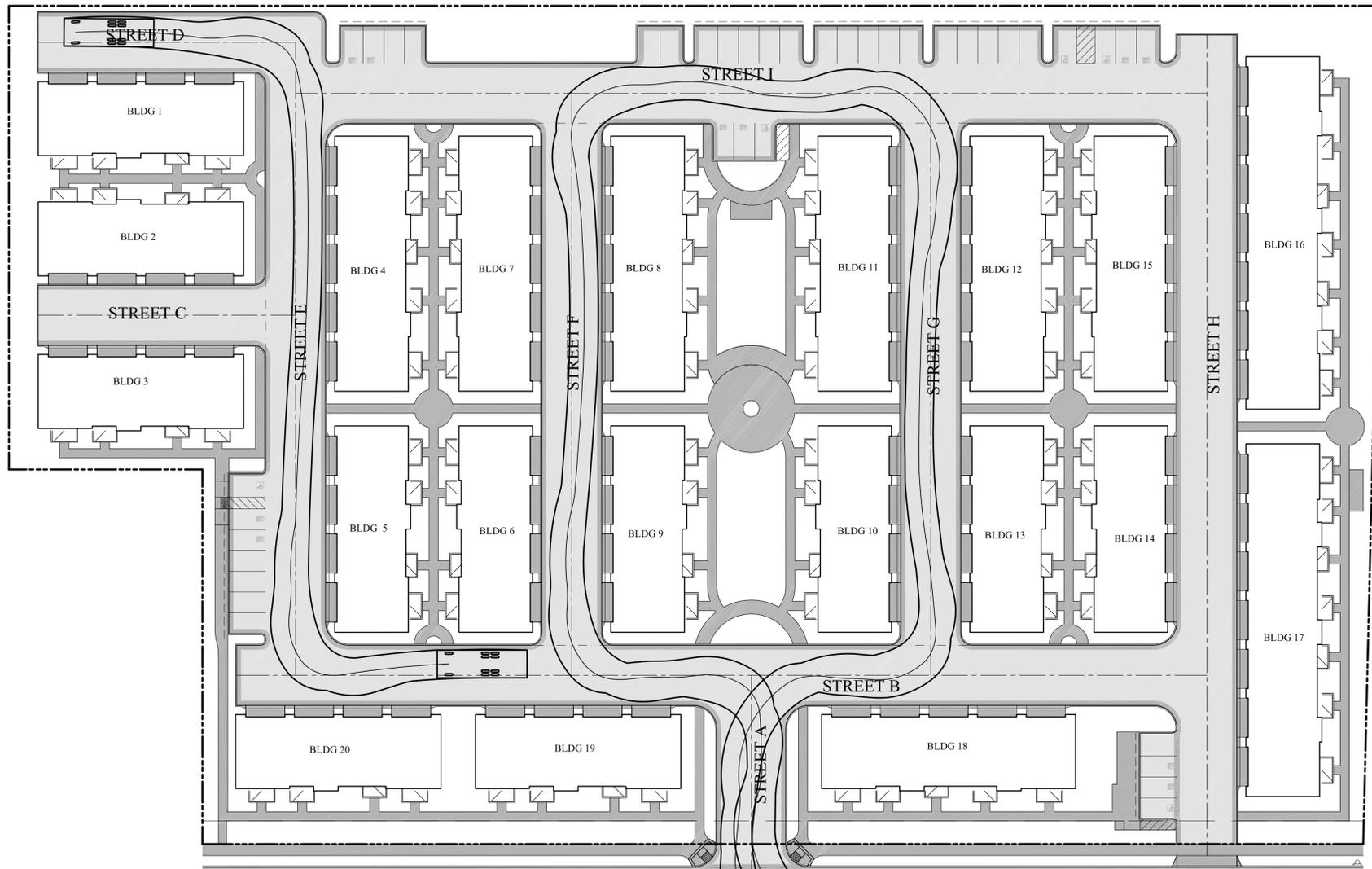
FIRE TRUCK TURNING TEMPLATE  
 19380 MONTEREY ROAD  
 MORGAN HILL, CALIFORNIA  
 DECEMBER 2021

**RJA**  
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JOB NUMBER: 212008

SHEET 1 OF 2

PLOT DATE: November 30, 2021  
 FILE PATH: W:\Users\212\22008 - Monterey RV, Morgan Hill\Drawings\Preim\Exhibits\Truck Turning\Morgan Hill\Fire and Recology TT.dwg



Recology Frontload  
feet  
Width : 12.00  
Track : 10.00  
Lock to Lock Time : 6.0  
Steering Angle : 55.0

MONTEREY HIGHWAY



RECOLOGY TRUCK TURNING TEMPLATE  
19380 MONTEREY ROAD  
MORGAN HILL, CALIFORNIA  
DECEMBER 2021

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SHEET 2 OF 2

PLOT DATE: November 30, 2021  
 FILE PATH: W:\Users\TJ\22008 - Monterey RV, Morgan Hill\Drawings\Preim\Exhibits\Truck Turning\Monterey RV-Fire and Recology TT.dwg