Addendum to an Initial Study/Mitigated Negative Declaration

Madrone Village Hotel Project

File Nos.: AAE 2018-0005: Cochrane-TBI
SD 2018-0003: Cochrane-TBI
SR2018-0010: Cochrane-Fairfield Inn
SR2018-011: Cochrane-Home 2 Suites

CITY OF MORGAN HILL

December 2018

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ACRONYMS AND ABBREVIATIONS

CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
EIR	Environmental Impact Report
MND	Mitigated Negative Declaration
NOD	Notice of Determination
RWQCB	Regional Water Quality Control Board
USFWS	United States Fish and Wildlife Service

SECTION 1.0 INTRODUCTION AND PURPOSE

The California Environmental Quality Act (CEQA) recognizes that between the date an environmental document is completed and the date the project is fully implemented, one or more of the following changes may occur: 1) the project may change; 2) the environmental setting in which the project is located may change; 3) laws, regulations, or policies may change in ways that impact the environment; and/or 4) previously unknown information can arise. Before proceeding with a project, CEQA requires the Lead Agency to evaluate these changes to determine whether or not they affect the conclusion in the environmental document.

In 1997, an Initial Study/Mitigated Negative Declaration was adopted by the City of Morgan Hill for a General Plan Amendment and Zoning Amendment at the northwest corner of Cochrane Road and Madrone Parkway (APN 726-33-028) in Morgan Hill. The zoning was amended to *Planned Unit Development* and minimum development standards were established in accordance with Section 18.30.090 of the Morgan Hill Municipal Code.

In October of 2004, an Expanded Initial Study/Mitigated Negative Declaration (IS/MND) was adopted by the City of Morgan Hill for the Cochrane-TBI Project. The development project proposed an amendment to the General Plan land use designation and a rezoning of a 7.72-acres site in the Madrone Business Park to *Commercial* and *Planned Development (PD)*, respectively. The project also proposed the construction of approximately 80,000 square feet of commercial use buildings. At the time of approval, there was not a precise development plan for the project site.

In February of 2006, an Addendum to the IS/MND for the Cochrane-TBI Project was adopted by the City of Morgan Hill which assessed potential environmental impacts resulting from a precise development plan for the project site. The plan included 76,897 square feet of commercial development in the form of a single-story retail shopping center, to be constructed in two phases. Phase I included a bank and other small retail uses totaling 28,265 square feet in four buildings, and Phase II included an anchor retail store (grocery store) totaling 48,632 square feet in one building. Since the time of the previous addendum in 2006, changes have been proposed to the project which require additional analysis under CEQA. The purpose of this Addendum is to evaluate the environmental impacts of a proposed amendment to the current Planned Development zoning to allow for the addition of two hotels totaling 203 rooms on the site (see Section 3.1 *Proposed Changes to the Approved Project*). The 48,632 square feet of commercial space, previously approved for use as a grocery store, is proposed to be used instead as space to accommodate the development of the two hotels.

The CEQA Guidelines §15162 state that when an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

2. Substantial changes occur with respect to the circumstances under which the project is undertaken that will require major revisions of the previous EIR or negative declaration, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
    a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
    b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
    c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
    d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines §15164 states that the lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in §15162 (see above) calling for preparation of a subsequent EIR have occurred.

Given the proposed project description and knowledge of the project site disseminated through the preparation and circulation of the 2004 Cochrane-TBI IS/MND and 2006 Addendum to the Cochrane-TBI Expanded IS/MND, the City of Morgan Hill has concluded that the proposed amended project would not result in any new impacts not previously disclosed through prior analysis, nor would it result in a substantial increase in the magnitude of any significant environmental impact identified in the 2004 Cochrane-TBI IS/MND or the 2006 Addendum to the IS/MND. Therefore, a Supplemental or Subsequent EIR or Subsequent MND is not required and an Addendum has been prepared for the proposed project.

This Addendum will not be circulated for public review, but will be attached to the 2004 Cochrane-TBI Initial Study, pursuant to CEQA Guidelines §15164(c). All documents referenced in this Initial Study/Addendum are available for public review in the Community Development Department at the City of Morgan Hill during normal business hours.

SECTION 2.0 PROJECT INFORMATION

2.1 PROJECT TITLE

Madrone Village Hotel Project Addendum

2.2 LEAD AGENCY CONTACT

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2.4 PROJECT LOCATION

The project site is located at the southwest corner of Madrone Parkway and Woodview Avenue, approximately 400 feet north of Cochrane Road in the City of Morgan Hill, California. The project location is shown on the following Figures 2.4-1 (Regional Map), 2.4-2 (Vicinity Map), and 2.4-3 (Aerial Photograph and Surrounding Land Uses).

2.5 ASSESSOR'S PARCEL NUMBER

726-33-029

2.6 GENERAL PLAN DESIGNATION AND ZONING DISTRICT

The project site has a General Plan land use designation of Commercial, and is currently zoned Planned Development (PD).

2.7 HABITAT PLAN DESIGNATION

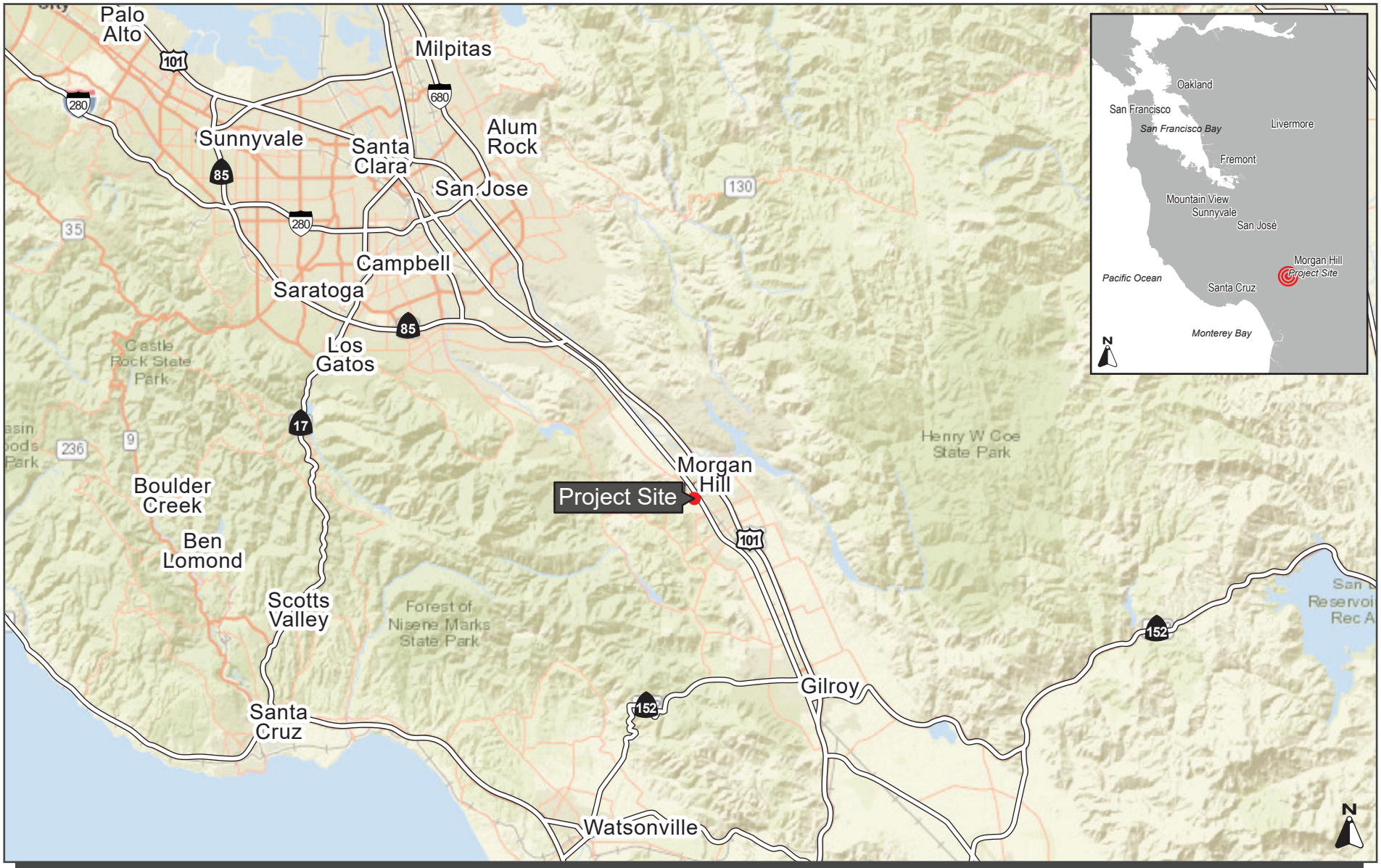
The project site is located within the Santa Clara Valley Habitat Conservation Plan area, and has a designation of Private Development Covered.

2.8 PROJECT-RELATED APPROVALS, AGREEMENTS, AND PERMITS

The proposed hotel development project requires the following City of Morgan Hill approvals:

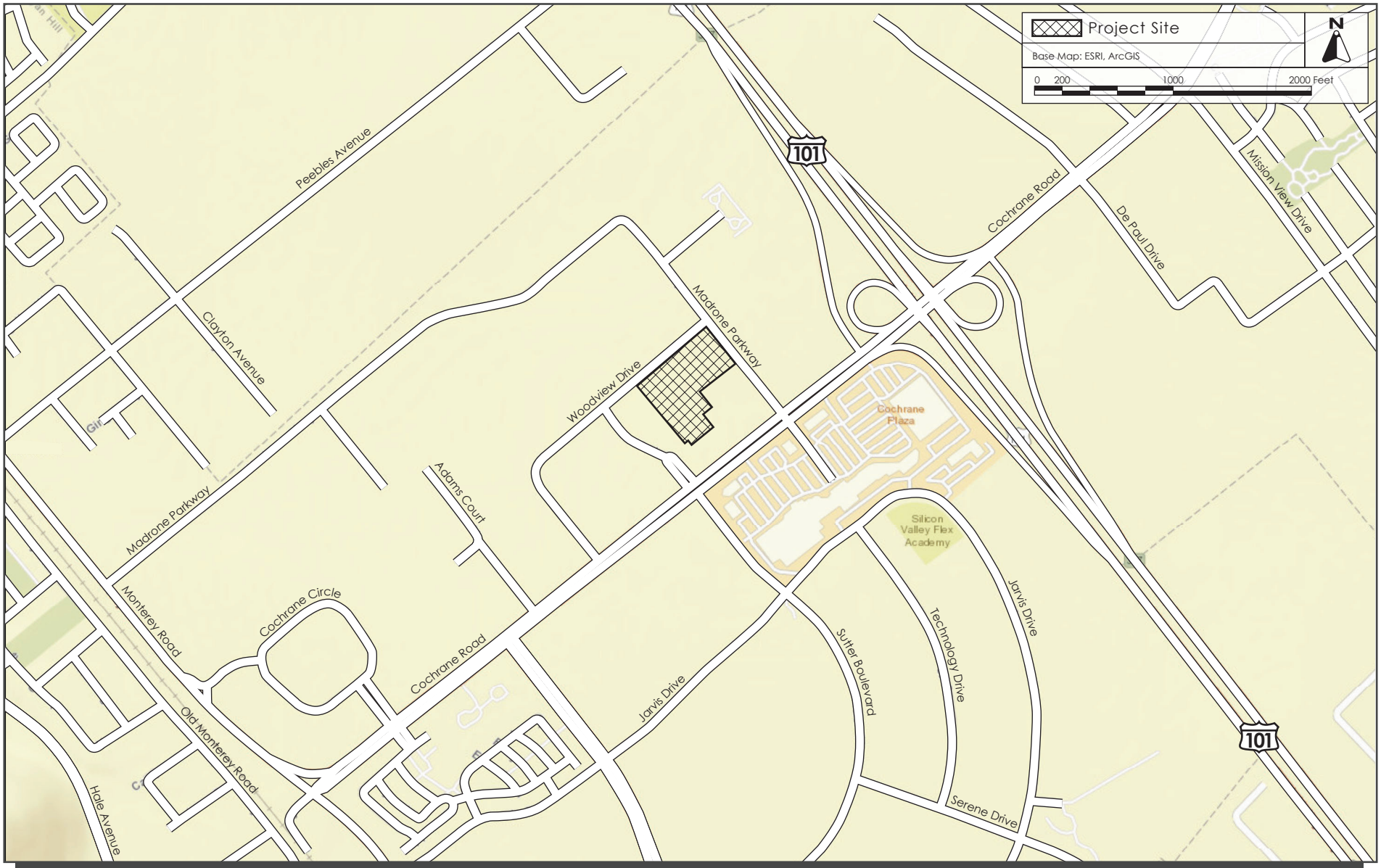
- Zoning Amendment Application
- Development Approval Amendment Application
- Subdivision Application
- Site Review Application

In addition, construction of the proposed hotel project would also necessitate obtaining grading and building permits in conformance with City requirements.



REGIONAL MAP

FIGURE 2.4-1



VICINITY MAP

FIGURE 2.4-2

AERIAL PHOTOGRAPH AND SURROUNDING LAND USES

FIGURE 2.4-3

SECTION 3.0 PROJECT DESCRIPTION

3.1 PROPOSED CHANGES TO THE APPROVED PROJECT

The proposed project would amend the existing Planned Development zoning to allow for the addition of two hotels totaling 203 rooms on the site, replacing the previously approved 48,632 square feet of retail/commercial use. The zoning amendment would increase the allowable height limit from 40 feet to 50 feet to allow for architectural features on the proposed four story hotels to project above 40 feet, and modify development standards to support the proposed hotel architecture, landscape, and site development needs. The currently vacant 4.4-acre parcel (APN 726-33-029) would be subdivided into one 2.0-acre parcel and one 2.4-acre parcel, with each parcel being developed for use as a hotel.

3.2 SUMMARY OF PREVIOUSLY APPROVED PROJECT

The previously approved project consists of a 76,897-square foot commercial development on a 7.72 acre site, with construction to be completed in two phases. Phase I of the approved project, which has been constructed and is currently occupied, consists of four commercial/retail buildings, including a bank with a drive-through lane, totaling 28,265 square feet. The buildings are located along the Cochrane Road and Madrone Parkway frontages of the site, with surface parking located in the interior of the site. Single driveways on Cochrane Road and Madrone Parkway provide vehicle access to the interior parking lot. Sidewalks and walkways leading to the commercial buildings are provided along the street frontages. Phase II proposed a single-story grocery store, totaling 48,632 square feet. The area of the project site designated for Phase II development is currently vacant.

3.3 PROJECT DESCRIPTION

This Addendum provides project-level CEQA analysis for a Development Agreement and Planned Development Zoning Amendment for the proposed development of two hotels on the 4.4-acre Phase II site of the Madrone Village Shopping Center. The site is designated *Commercial* in the City of Morgan Hill's General Plan and is currently zoned *Planned Development (PD).* Approval of the project would amend the Planned Development (PD) zoning designation to allow hotel uses and modify the development standards and parking requirements accordingly.

The two hotels, Fairfield Inn & Suites and Home 2 Suites, will be located on lots of 103,553 square feet and 88,624 square feet, respectively. Fairfield Inn & Suites will provide 98 rooms and 100 parking stalls, while Home 2 Suites will provide 105 rooms and 127 parking stalls. Fairfield Inn & Suites will be 58,709 square feet in size and Home 2 Suites will be 56,651 square feet in size. Both hotels will be four stories in height. The site layout and preliminary landscape concept are shown on Figure 3.3-1, and conceptual building elevations are shown on Figures 3.3-2 through 3.3-5.

3.3.1 <u>Project Site</u>

The proposed project is located south of the intersection of Woodview Avenue and Madrone Parkway, and northwest of the intersection of Cochrane Road and Madrone Parkway, in the Madrone Village Shopping Center. Surrounding uses are primarily retail and commercial, with another vacant lot present across Woodview Avenue, which has a General Plan designation of *Industrial* and is zoned for *Light Industrial (ML)* A landscaped area consisting of manicured grass and trees separates

the northern edge of the project site from Woodview Avenue, and a landscaped area consisting of manicured grass and sparse trees separates the eastern edge of the project site from Madrone Parkway. There are existing light industrial buildings southwest of the site, separating the site from Sutter Boulevard. The four commercial/retail buildings previously approved and constructed as a part of Phase I in the 2006 Cochrane-TBI Project are located south of the project site, with a 398-stall parking lot separating the existing commercial buildings from the project site. Ground-level views of the site and surrounding area are shown on the following Photo exhibits.

3.3.2 Planned Development Zoning Amendment

The City of Morgan Hill adopted Ordinance No. 1764 in 2006 following the submittal of a precise development plan for the Madrone Village Shopping Center at the northwest corner of Cochrane Road and Madrone Parkway. Ordinance No. 1764 amended the City of Morgan Hill's Zoning Code to allow for the development of five commercial buildings on a 7.72-acre site in accordance with the precise development plan and established Planned Development Guidelines for the project site. The Guidelines set parameters for allowed and conditional uses and set development standards for all future commercial development on the site. The proposed project would amend Ordinance No. 1764 to allow hotels as a permitted use and modify the commercial development standards to align with the architectural and landscape design standards of the proposed hotels.

3.3.3 Site Access and Parking

Vehicular access to the site would be provided by the two currently existing driveways on Cochrane Road, southeast of the site, and Madrone Parkway, east of the site. On Cochrane Road, entry is only permitted for traffic moving in a southwestern direction due to the presence of a median, and can be accessed via right-turn only. On Madrone Parkway, vehicular traffic moving in both directions can access the site, with a left-turn lane provided for traffic moving in a northwestern direction. No alterations or improvements to circulation patterns in the vicinity of the project site are proposed by the applicant.

The applicant proposes a total of 227 parking stalls to accommodate guests at both hotels. Paved surfaced parking will surround each hotel, with 100 parking stalls designated for Fairfield Inn & Suites and 127 parking stalls designated for Home 2 Suites. Construction of Home 2 Suites will partially infringe on existing retail parking, however 131 parking stalls will be retained for retail usage as part of the proposed project.

PRELIMINARY LANDSCAPE PLAN

FIGURE 3.3-1

FAIRFIELD INN CONCEPTUAL ELEVATIONS

FIGURE 3.3-2

HOME 2 SUITES CONCEPTUAL ELEVATIONS

FIGURE 3.3-3

Photo 1: Viewing east across the project site towards the Phase I development, from Woodview Avenue.

Photo 2: Viewing east along the northern boundary of the project site on Woodview Avenue.

Photo 3: Viewing south along the eastern boundary of the project site on Madrone Parkway.

Photo 4: Facing towards Madrone Parkway from the southwest corner of the project site.

Photo 5: Viewing north towards the western boundary of the project site from the existing parking lot.

Photo 6: Viewing northwest from the southeastern corner of the project site at Madrone Parkway.

SECTION 4.0 ENVIRONMENTAL CHECKLIST AND IMPACT DISCUSSION

This section presents the discussion of impacts related to the following environmental subjects in their respective subsections:

4.1	Aesthetics	4.10	Land Use and Planning
4.2	Agricultural and Forestry Resources	4.11	Mineral Resources
4.3	Air Quality	4.12	Noise and Vibration
4.4	Biological Resources	4.13	Population and Housing
4.5	Cultural Resources	4.14	Public Services
4.6	Geology and Soils	4.15	Recreation
4.7	Greenhouse Gas Emissions	4.16	Transportation/Traffic
4.8	Hazards and Hazardous Materials	4.17	Utilities and Service Systems
4.9	Hydrology and Water Quality	4.18	Mandatory Findings of Significance

The discussion for each environmental subject includes the following subsections:

- **Environmental Setting –** This subsection 1) provides a brief overview of relevant plans, policies, and regulations that compose the regulatory framework for the project and 2) describes the existing, physical environmental conditions at the project site and in the surrounding area, as relevant.
- **Checklist and Discussion of Impacts** – This subsection includes a checklist for determining potential impacts and discusses the project's environmental impact as it relates to the checklist questions. For significant impacts, feasible mitigation measures are identified. "Mitigation measures" are measures that will minimize, avoid, or eliminate a significant impact (CEQA Guidelines Section 15370). Each impact is numbered using an alphanumeric system that identifies the environmental issue. For example, **Impact HAZ-1** denotes the first potentially significant impact discussed in the Hazards and Hazardous Materials section. Mitigation measures are also numbered to correspond to the impact they address. For example, **MM NOI-2.3** refers to the third mitigation measure for the second impact in the Noise section.
- **Conclusion** – This subsection provides a summary of the project's impacts on the resource.

Important Note to the Reader

The California Supreme Court in a December 2015 opinion in *California Building Industry Association v. Bay Area Air Quality Management District*, 62 Cal. 4th 369 *(BIA v. BAAQMD)* confirmed that CEQA, with several specific exceptions, is concerned with the impacts of a project on the environment, not the effects the existing environment may have on a project. Therefore, the evaluation of the significance of project impacts under CEQA in the following sections focuses on impacts of the project on the environment, including whether a project may exacerbate existing environmental hazards.

The City of Morgan Hill has policies that address existing conditions affecting a proposed project, which are also discussed in this Addendum. This is consistent with one of the primary objectives of

CEQA, which is to provide objective information to decision-makers and the public. The CEQA Guidelines and the courts are clear that a CEQA can include information of interest even if such information is not an environmental impact as defined by CEQA.

Therefore, in addition to describing the impacts of the project on the environment, this Addendum will discuss operational issues as they relate to City of Morgan Hill policies. Such examples include, but are not limited to, locating a project near sources of air emissions that can pose a health risk, in a floodplain, geologic hazard zone, high noise environment, or on/adjacent to sites involving hazardous substances.

4.1 AESTHETICS

4.1.1 Environmental Setting

4.1.1.1 *Existing Conditions*

The 4.4-acre project site is located in central Morgan Hill in the southwest quadrant of the Madrone Parkway and Woodview Avenue intersection. The project site is a flat, undeveloped field covered with non-native grasses and invasive weeds. Landscaped areas consisting of maintained grass and sparse trees border the project site on Woodview Avenue and Madrone Parkway. Denser shrubs and trees are present on the western border of the site, separating the project site from two existing light industrial buildings.

4.1.1.2 *Surrounding Visual Character*

The project site is surrounded by developed and undeveloped parcels. Across Woodview Avenue to the north, there is an existing vacant lot zoned for *Light Industrial (ML)* with a General Plan land use designation of *Industrial*. The adjacent vacant lot is similar in appearance to the project site (non-native grasses and invasive weeds) and is bordered by well-maintained landscaping. Across Madrone Parkway to the east, there are two three-story hotels, a gas station, and several commercial buildings. South of the site, there are four single-story commercial buildings, separated from the project site by a paved parking lot with landscaped parking stalls developed as Phase I of the 2006 project. West of the site, there are two single-story industrial buildings with brick exteriors, separating the site from Sutter Boulevard. Sidewalks border the project site on Madrone Parkway and Woodview Avenue, running parallel to the maintained landscaping.

4.1.1.3 *Scenic Vistas and Resources*

Due to the flat topography, existing development, and large trees in the project area, views of the project site are limited to the immediate vicinity. The site is not located within a designated scenic view corridor or visible from a designated scenic highway. The nearest state-designated highway is State Route (SR) 9, approximately 20 miles west of the site (at the SR 17 interchange). [1]

4.1.2 Checklist and Discussion of Impacts

	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Checklist Source(s)
Would the project:						
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒	☐	1, 2

[1] California Department of Transportation. "California Scenic Highway Mapping System: Santa Clara County." Accessed July 30, 2018. Available at: http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm.

	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Checklist Source(s)
Would the project:						
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒	☐	1, 2, 5
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒	☐	1, 2
d) Create a new source of substantial light or glare which will adversely affect day or nighttime views in the area?	☐	☐	☐	☒	☐	1, 2

4.1.2.1 *Impacts to Scenic Views or Scenic Resources (Checklist Questions a and b)*

The project site is not located along a state scenic highway. Views of the project site area are limited to the immediate area. The nearest residential area to the site are single family residences located approximately 0.25 miles north of the site, on Calle Moniz. Residential views of the hillsides across Highway 101 will not be impacted by the proposed project due to the distance of residences from the project site and the scale of proposed development.

The project does not propose to remove any of the existing landscaping on Woodview Avenue and Madrone Parkway. Shrubs and trees separating the site from adjacent industrial buildings on Sutter Boulevard will be left intact. Trees are considered visual resources in urban environments since they contribute to aesthetic interest and character. By leaving the present trees and landscaping intact as part of the project design, impacts to scenic resources can be avoided.

Development of this site would not have a significant adverse effect on a scenic vista or damage scenic resources within a state scenic highway. **[Same Impact as Approved Project (Less Than Significant Impact)]**

4.1.2.2 *Impacts to Visual Character (Checklist Question c)*

The proposed project would subdivide an existing 4.4-acre lot into a 2.0-acre parcel and a 2.4-acre parcel, both for development as hotels with paved surface parking. While development under the proposed project would change the existing visual character of the undeveloped project site, the proposed commercial buildings would be similar in scale to the existing development in the project area and would not constitute a significant adverse change to the aesthetic environment. Surrounding uses of the site are commercial/retail and light industrial. The proposed development would not conflict with any of these uses and would complement adjacent developments as a mix of commercial and retail. Furthermore, the commercial development to the east of the project site

consists of two hotels and three single-story commercial buildings, consistent in visual character and size with the proposed development. All development on the site would be subject to review and approval by the City of Morgan Hill Design Permit process to ensure the development meets local design and aesthetic standards. Architecture and landscape plans will be subject to review and approval by the Morgan Hill Architectural Review Board to ensure compatibility with the surrounding built environment. **[Same Impact as Approved Project (Less Than Significant Impact)]**

4.1.2.3 *Light and Glare Impacts (Checklist Question d)*

The proposed development of two hotels on the project site would incrementally increase light and glare in the project area, due to the new reflective surfaces of the buildings and outdoor lighting on the site and vehicles traveling to and from the site. These new sources of light and glare from the project would be similar in character to light and glare from the nearby existing commercial and light industrial development. Building design, glazing materials and outdoor lighting would be subject to review by the City of Morgan Hill Design Permit process for conformance with City standards. The project would be required to comply with the City's Commercial and Industrial Performance Standards for glare. For these reasons, development on the site under the proposed project would not result in a new source of substantial light or glare that would affect day or nighttime views in the area**. [Same Impact as Approved Project (Less Than Significant Impact)]**

4.1.3 <u>Conclusion</u>

The proposed development of two hotels with associated landscape and architectural features would be subject to review by the City of Morgan Hill's Design Permit Process for compatibility with surrounding uses, and for its compliance with the City's Commercial and Industrial Performance Standards for light and glare. Thus, the proposed project would not result in significant aesthetic impacts. **[Same Impact as Approved Project (Less Than Significant Impact)]**

4.2 AGRICULTURAL AND FORESTRY RESOURCES

4.2.1 Environmental Setting

The project site is not used for agricultural production and is not the subject of a Williamson Act contract. No land adjacent to the project site is used for agricultural production. The City of Morgan Hill General Plan Land Use Diagram designates the project site *Commercial*, and the Zoning Map designates the project site *Planned Development (PD)*. The land in the project vicinity is also designated and zoned for urban uses. Existing development adjacent to the site includes commercial, light industrial, and residential uses. The land on and adjacent to the site is not forest land or timberland, or zoned for timberland production. According to the Santa Clara County Important Farmland 2014 Map, the surrounding area is designated *Urban and Built-up Land*.

There are four farmland categories in the California Department of Conservation Farmland Mapping Program: *Prime Farmland*, *Farmland of Statewide Importance*, *Unique Farmland* and *Farmland of Local Importance*. According to the Santa Clara County Important Farmland 2014 Map, the project site is designated *Farmland of Local Importance*, which is defined as land with small orchards and vineyards, primarily in the foothill areas, and land cultivated as dry cropland for grains and hay.[2] The project site is not subject to a Williamson Act contract.

4.2.2 Checklist and Discussion of Impacts

	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Checklist Source(s)
Would the project:						
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?	☐	☐	☐	☒	☐	1, 2, 4
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒	☐	1, 2, 4

[2] California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program. *Santa Clara County Important Farmlands Map 2014.* Map. October 2016.

	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Checklist Source(s)
Would the project:						
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))?	☐	☐	☐	☒	☐	1, 2
d) Result in a loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒	☐	1, 2
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?	☐	☐	☐	☒	☐	1, 2, 4

4.2.2.1 Agricultural and Forest Resources (Checklist Question a-e)

The City of Morgan Hill adopted its Agricultural Lands Preservation Program (Preservation Program) in November 2014 to preserve potential agricultural land subject to development. Lands classified as *Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, or Grazing Land* under the California Department of Conservation Farmland Mapping Program are covered under the Preservation Program. The project site is designated *Farmland of Local Importance* and would be required to comply with Preservation Program's mitigation measures as detailed in the Agricultural Mitigation Ordinance (ZA-14-11). The loss of Farmland of Local Importance was a result of development of Phase I commercial on a portion of the site, and would be a result of development of the rest of the site Phase II development of either the approved grocery store of the proposed hotels. The proposed project would pay all applicable agricultural preservation in-lieu fees and/or provide sufficient agricultural conservation easements at a 1:1 ratio.[3] The project site is not a forest resource, nor are there forest lands in its vicinity. For these reasons, the project would not impact agricultural or forest resources. **[Same Impact as Approved Project (Less than Significant Impact)]**

[3] Chapter 18.85 of the Morgan Hill Municipal Code.

4.2.3 Conclusion

The proposed project would not result in any new or more significant impacts to agricultural, forestry or timberland resources on the project site or project area than the approved project. **(Less than Significant Impact)**

4.3 AIR QUALITY

The following discussion is based, in part, on an air quality and greenhouse gas emissions assessment prepared by *Illingworth & Rodkin, Inc.* A copy of the report, dated December 2018, is included in Appendix A of this Addendum.

4.3.1 Environmental Setting

Air quality and the amount of a given pollutant in the atmosphere are determined by the amount of pollutant released and the atmosphere's ability to transport and dilute the pollutant. The major determination of transport and dilution are wind, atmospheric stability, terrain, and, for photochemical pollutants, sunlight.

The project site is located at the south end of the Santa Clara Valley, within the San Francisco Bay Area Air Basin. The region typically has moderate ventilation and frequent inversions that restrict vertical dilution. The Santa Cruz Mountains and Diablo Range, located on either side of the Santa Clara Valley, restrict horizontal dilution. The surrounding terrain results in a prevailing wind that follows along the valley's northwest-southeast axis. The combined effects of these geographical and meteorological factors make air pollution potential in the Santa Clara Valley quite high. The San Francisco Bay Area, however, is considered to be one of the cleanest metropolitan areas in the country, with respect to air quality.

The undeveloped project site generates no air pollutant emissions, except for dust from wind blowing across unvegetated areas of the site.

4.3.1.1 *Regulatory Framework*

Federal and State

Air Quality Overview

Federal, state, and regional agencies regulate air quality in the San Francisco Bay Area Air Basin, within which the proposed project is located. At the federal level, the US Environmental Protection Agency (EPA) is responsible for overseeing implementation of the federal Clean Air Act and its subsequent amendments. The California Air Resources Board (CARB) is the state agency that regulates mobile sources throughout the state and oversees implementation of the state air quality laws and regulations, including the California Clean Air Act.

Regional and Local Criteria Pollutants

The federal Clean Air Act requires the US EPA to set national ambient air quality standards for six common air pollutants (referred to as "criteria pollutants"): particulate matter (PM); ground-level ozone; carbon monoxide; sulfur oxides; nitrogen oxides; and lead. The US EPA and the CARB have adopted ambient air quality standards establishing permissible levels of these pollutants to protect public health and the climate.

Violations of ambient air quality standards are based on air pollutant monitoring data and are determined for each air pollutant. "Attainment" status for a pollutant means that a given Air District

meets the standard set by the US EPA and/or CARB. The Bay Area as a whole does not meet state or federal ambient air quality standards for ground level ozone and fine particulate matter ($PM_{2.5}$), nor does it meet state standards for respirable particulate matter (PM_{10}). The Bay Area is considered in attainment or unclassified for all other pollutants.

Toxic Air Contaminants and Fine Particulate Matter (Local Community Risks)

Besides criteria pollutants, there is another group of substances found in ambient air referred to as Toxic Air Contaminants (TACs). These contaminants tend to be localized and are found in relatively low concentrations in ambient air; however, exposure to low concentrations over long periods can result in increased risk of cancer and/or adverse health effects. TACs are primarily regulated through state and local risk management programs. These programs are designed to eliminate, avoid, or minimize the risk of adverse health effects from exposures to TACs. A chemical becomes a regulated TAC in California based on designation by the California Office of Environmental Health Hazard Assessment (OEHHA). Diesel exhaust, in the form of diesel particulate matter (DPM), is the predominant TAC in urban air and accounts for roughly 60 percent of the total cancer risk associated with TACs in the Bay Area. Other TACs found in urban air include lead, benzene and formaldehyde.

Fine Particulate Matter ($PM_{2.5}$) is a complex mixture of substances that includes elements such as carbon and metals, compounds such as nitrates, organics, and sulfates, and mixtures such as diesel exhaust and wood smoke. Because of their small size (particles are less than 2.5 micrometers in diameter), $PM_{2.5}$ can lodge deeply into the lungs. According to the Bay Area Air Quality Management District (BAAQMD), $PM_{2.5}$ is the air pollutant most harmful to the health of Bay Area residents.

Common stationary sources of TACs and $PM_{2.5}$ include gasoline stations, dry cleaners, and diesel backup generators. The other more significant, common mobile source is motor vehicles on roadways and freeways. Unlike regional criteria pollutants, local risks associated with TACs and $PM_{2.5}$ are evaluated on the basis of risk to human health rather than comparison to an ambient air quality standard or emission-based threshold.

Regional

The Bay Area Air Quality Management District (BAAQMD) is the agency primarily responsible for assuring that the federal and state ambient air quality standards are maintained in the San Francisco Bay Area. BAAQMD has permit authority over stationary sources, acts as the primary reviewing agency for environmental documents, and develops regulations that must be consistent with or more stringent than, federal and state air quality laws and regulations.

Regional air quality management districts such as BAAQMD must prepare air quality plans specifying how state air quality standards would be met. BAAQMD's most recently adopted plan is the Bay Area 2017 Clean Air Plan (2017 CAP). The 2017 CAP focuses on two closely-related BAAQMD goals: protecting public health and protecting the climate. To protect public health, the plan describes how the BAAQMD will continue its progress toward attaining all state and federal air quality standards and eliminating health risk disparities from exposure to air pollution among Bay Area communities.

The 2017 CAP includes a wide range of control measures designed to decrease emissions of the air pollutants that are most harmful to Bay Area residents, such as particulate matter, ozone, and toxic air contaminants; to reduce emissions of methane and other "super-GHGs" that are potent climate pollutants in the near-term; and to decrease emissions of carbon dioxide by reducing fossil fuel combustion.

City of Morgan Hill 2035 General Plan

Adopted July 27, 2016, the *Morgan Hill 2035 General Plan* includes goals, policies, and actions to improve air quality issues facing the City of Morgan Hill and to reduce greenhouse gas emissions.[4] The following goals, policies, and actions are applicable to the proposed project:

Air Quality

Goal NRE-11: *Minimized exposure of people to toxic air contaminants such as ozone, carbon monoxide, lead, and particulate matter.*

Policy NRE-11.3: **Health Risk Assessments.** For proposed development that emits toxic air contaminants, require project proponents to prepare health risk assessments in accordance with Bay Area Air Quality Management District procedures as part of environmental review and implement effective mitigation measures to reduce potential health risks to less-than-significant levels. Alternatively, require these projects to be located an adequate distance from residences and other sensitive receptors to avoid health risks. Consult with the Bay Area Air Quality Management District to identify stationary and mobile toxic air contaminant sources and determine the need for and requirements of a health risk assessment for proposed developments

Goal NRE-12: *Minimized air pollutant emissions from demolition and construction activities*

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.

Climate Change

Goal NRE-15: *An adaptive and resilient community that responds to climate change*

Policy NRE-12.1: **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.

[4] City of Morgan Hill, California (2016). "Chapter 8 Natural Resources and Environment". *City of Morgan Hill General Plan 2035.* https://www.morgan-hill.ca.gov/DocumentCenter/View/22839/MH2035-General-Plan---December-2017?bidId=

4.3.1.1 *Existing Conditions*

Sensitive Receptors

BAAQMD defines sensitive receptors as facilities where sensitive receptor population groups (children, the elderly, the acutely ill and the chronically ill) are likely to be located. These land uses include residences, school playgrounds, childcare centers, retirement homes, convalescent homes, hospitals and medical clinics. Currently, there are no sensitive receptors adjacent to the project site. The nearest sensitive receptors are single family residences located approximately 0.25 miles north of the site, on Calle Moniz. There are also multi-family residences located in the Cochrane Village residential area, at the corner of Cochrane Road and Butterfield Boulevard, approximately 0.5 miles southwest of the project site.

Odors

Common sources of odors include wastewater treatment plants, transfer stations, coffee roasters, painting/coating operations etc. Based on BAAQMD guidance, an odor source is considered significant by the City when the source has five or more confirmed odor complaints per year, averaged over three years. There are no known existing odor sources affecting the site.

Attainment Status

As mentioned previously, the San Francisco Bay Area Air Basin, within which the proposed project is located, has non-attainment status for ground level ozone, fine particulate matter ($PM_{2.5}$), and respirable particulate matter (PM_{10}). The San Francisco Bay Area Air Basin has attainment or undetermined status for all other regional criteria pollutants for which the US EPA and CARB have set standards.

4.3.2 <u>Checklist and Discussion of Impacts</u>

	Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Checklist Source(s)
Would the project:					
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐	1, 2
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐	1, 2, 6
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is classified as non-attainment under an applicable federal or state ambient air quality standard including releasing emissions which exceed quantitative thresholds for ozone precursors?	☐	☐	☒	☐	1, 2, 6
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐	1, 2, 6

	Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Checklist Source(s)
Would the project:					
a) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐	1, 2, 6

4.3.2.1 *Thresholds of Significance*

In June 2010, BAAQMD adopted thresholds of significance to assist in the review of projects under CEQA and these significance thresholds were contained in the District's 2011 *CEQA Air Quality Guidelines*. These thresholds were designed to establish the level at which BAAQMD believed air pollution emissions would cause significant environmental impacts under CEQA. The thresholds were challenged through a series of court challenges and were mostly upheld. BAAQMD updated the *CEQA Air Quality Guidelines* in 2017 to include the latest significance thresholds, which were used in this analysis and are summarized in Table 4.3-1. The hotel occupants would not be considered a sensitive receptor given occupants are transient and not subject to chronic exposure, so health risk standards would not apply to the proposed use.

Table 4.3-1: Air Quality Significance Thresholds

Pollutant	***Construction Thresholds***	***Operational Thresholds***	
	Average Daily Emissions (lbs./day)	**Average Daily Emissions (lbs./day)**	**Average Daily Emissions (lbs./day)**
Criteria Air Pollutants			
ROG	54	54	10
NO_X	54	54	10
PM_{10}	82 (Exhaust)	82	15
$PM_{2.5}$	54 (Exhaust)	54	10
CO	Not Applicable	9.0 ppm (8-hour average) or 20.0 ppm (1-hour average)	
Fugitive Dust	Construction Dust Ordinance or Other Best Management Practices	Not Applicable	
Greenhouse Gas Emissions			
GHG Annual Emissions	Compliance with a Qualified GHG Reduction Strategy OR 1,100 metric tons or 4.6 metric tons per capita for 2020 660 metric tons or 2.6 metric tons per capita for 2030		

Note: ROG = reactive organic gases, NOx = nitrogen oxides, PM10 = course particulate matter or particulates with an aerodynamic diameter of 10 micrometers (µm) or less, PM2.5 = fine particulate matter or particulates with an aerodynamic diameter of 2.5µm or less; and GHG = greenhouse gas.

Project Criteria Emissions

The Bay Area is considered a non-attainment area for ground-level ozone and $PM_{2.5}$ under both the Federal Clean Air Act and the California Clean Air Act. The area is also considered non-attainment for PM_{10} under the California Clean Air Act, but not the federal act. The area has attained both State

and federal ambient air quality standards for carbon monoxide. As part of an effort to attain and maintain ambient air quality standards for ozone and PM_{10}, the BAAQMD has established thresholds of significance for these air pollutants and their precursors. These thresholds are for ozone precursor pollutants (ROG and NO_X), PM_{10}, and $PM_{2.5}$ and apply to both construction period and operational period impacts.

4.3.2.3 *Air Quality Impacts (Checklist Questions a, b, c)*

Clean Air Plan Consistency

As will be discussed in the following section, operation of the proposed hotel project would not result in criteria air pollutant or TAC emissions in exceedance of BAAQMD thresholds. Application of best management practices for dust control and particulate matter emissions reduction (**MM AQ-1**) would ensure that construction of the project does not exceed acceptable air quality standards. Therefore, by adhering to the mitigation measures included in the following discussion, the proposed project would not conflict with goals or policies established in the 2017 CAP for the purpose of reducing air quality impacts at the local and regional level. **[Same Impact as Approved Project (Less Than Significant Impact)]**

Operational Period Emissions

Emissions from construction and operation of the site, assuming full build-out of the project, were estimated by Illingworth & Rodkin, Inc. using the California Emissions Estimator Model (CalEEMod) Version 2016.3.2. The project land use types and sizes, and anticipated construction schedule were input to CalEEMod.

Operational air emissions from the project would be generated primarily from autos driven by guests, employees and truck deliveries. Evaporative emissions from architectural coatings and maintenance products (classified as consumer products) are typical emissions from these types of uses.

Although not the baseline condition, for comparative purposes against the approved grocery store project, a CalEEMod model run was developed to compute emissions from use of the entitled land use as if it was operating in 2021. Inputs for this modeling scenario included 48,000 sf entered as "Supermarket", 250 spaces entered as "Parking Lot", and the trip rate generation rates used in the traffic report. These inputs were applied to the modeling in the same manner described for the proposed project.

As shown in Table 4.3-2, operational emissions of the proposed hotels would be less than the entitled grocery store and would not exceed the BAAQMD significance thresholds.

Table 4.3-2: Operational Emissions				
Scenario	***ROG***	***NO_X***	***PM_{10}***	***$PM_{2.5}$***
2021 Hotel Project Operational Emissions *(tons/year)*	1.1 tons	2.4 tons	1.7 tons	0.5 tons
2021 Groceries Entitled Use Emissions *(tons/year)*	1.3 tons	4.0 tons	2.2 tons	0.6 tons
Net Annual Emissions *(tons/year)*	-0.2 tons	-1.6 tons	-0.5 tons	-0.1 tons
BAAQMD Thresholds (tons /year)	10 tons	10 tons	15 tons	15 tons
Exceed Threshold?	***No***	***No***	***No***	***No***
2021 Net Project Operational Emissions (lbs/day)[1]	-1.0 lbs.	-8.5 lbs.	-2.7 lbs.	-0.7 lbs.
BAAQMD Thresholds (pounds/day)	*54 lbs.*	*54 lbs.*	*82 lbs.*	*54 lbs.*
Exceed Threshold?	***No***	***No***	***No***	***No***

Note: [1] Assumes 365-day operations

4.3.2.4 *Construction Period Emissions (Checklist Question d)*

CalEEMod provided annual emissions estimates for both on-site and off-site construction activities. On-site activities are primarily made up of construction equipment emissions, while off-site activity includes worker, hauling, and vendor traffic. A construction build-out scenario, including equipment list and schedule, was based on CalEEMod defaults for a project of this type and size.

A construction build-out scenario, including equipment list and schedule, was based on information provided by the project applicant. The proposed project land uses were inputted into CalEEMod, which included: 203 rooms entered as "Hotel" and 227 spaces entered as "Parking Lot" on a 8.93-acre site. The CalEEMod default site acreage was used to account for grading and trenching of any below-grade levels and for building construction of mid-rise levels. In addition, 2 tons (1 trip) of demolition debris and 100 one-way cement truck deliveries for building construction were also entered into the model. The CalEEMod default areas sizes of 6.87 acres for the hotel and 2.06 acres for the parking lot were used, which are conservative, since the site is only 4.4 acres in total.

The construction schedule assumed that the project would be built out over a period of approximately 11 months, beginning in September 2019. Based on the applicant provided construction schedule and equipment usage assumptions, there were an estimated 159 construction workdays. Average daily emissions were computed by dividing the total construction emissions by the number of construction days. Table 4.3-3 shows average daily construction emissions of ROG, NO_X, PM_{10} exhaust, and $PM_{2.5}$ exhaust during construction of the project. As indicated in the table, predicted construction period emissions would not exceed the BAAQMD significance thresholds. A health risk assessment of the project's construction Toxic Air Contaminants (TACs) emissions was not completed since no sensitive receptors are within 1,000 feet, the nearest sensitive receptors are 0.25 miles north of the site.

Table 4.3-3: Construction Period Emissions				
Scenario	***ROG***	***NO_X***	***PM_{10} (Exhaust)***	***$PM_{2.5}$ (Exhaust)***
Total construction emissions (tons)	0.8 tons	1.7 tons	0.1 tons	0.1 tons
Average daily emissions (lbs.)[1]	10.3 lbs./day	21.2 lbs./day	1.0 lbs./day	1.0 lbs./day
BAAQMD Thresholds (lbs./day)	*54 lbs./day*	*54 lbs./day*	*82 lbs./day*	*54 lbs./day*
Exceed Threshold?	***No***	***No***	***No***	***No***

Note: [1]Assumes 159 work days.

Construction activities (e.g., roadway grading and preparation) associated with the proposed project would temporarily generate fugitive dust in the form of PM_{10} and $PM_{2.5}$. Sources of fugitive dust could include wind blowing over exposed dry soil at the construction site and trucks hauling soil and gravel to/from the project site. Unless properly controlled, vehicles leaving the site could deposit mud on local streets, which could be an additional source of airborne dust after it dries. Project construction impacts are considered significant since they can generate dust that could pose health and nuisance impacts if uncontrolled. The BAAQMD CEQA Air Quality Guidelines consider these impacts to be less than significant if best management practices are implemented to reduce these emissions. As described below, the proposed project includes mitigation measures to reduce this impact to a less than significant level.

Impact AQ-1: Construction activities associated with the proposed project could temporarily generate fugitive dust in the form of PM_{10} and $PM_{2.5}$. **(Significant Impact)**

Mitigation Measures: The following measures, which are consistent with the Basic Construction Mitigation Measures identified in the BAAQMD CEQA Guidelines to reduce impacts from construction dust emissions to a less than significant level, would be implemented:

MM AQ-1: The project applicant shall ensure the following measures are implemented during construction of the proposed project:

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- All haul trucks transporting soil, sand, or other loose material offsite shall be covered.
- 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.
- All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph)

- 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.

- 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.

- All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

- A publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints shall be posted. 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.

With implementation of the mitigation measures listed above, dust emissions during construction of the proposed project would be reduced to a less than significant level. **[Same Impact as Approved Project (Less than Significant Impact with Mitigation Incorporated)]**

4.3.2.5 *Odors (Checklist Question e)*

The proposed project would be a hotel development and would not generate objectionable odors. The project would generate localized emissions of diesel exhaust during construction phases. The odor emissions may be noticeable from time to time by nearby receptors; however, the odors would be localized and temporary and are not likely to affect people off-site. **[Same Impact as Approved Project (Less Than Significant Impact)]**

4.3.3 <u>Conclusion</u>

The proposed project will not result in significant long-term regional or local air quality impacts. Short-term air quality impacts associated with construction will be reduced to less than significant levels with the implementation of the mitigation measure listed above. The project is small enough such that it will not obstruct the Bay Area 2017 Clean Air Plan, and it will not violate any air quality standard. **[Same Impact as Approved Project (Less Than Significant Impact with Mitigation)]**

4.4 BIOLOGICAL RESOURCES

4.4.1 Environmental Setting

4.4.1.1 *Existing Conditions*

The project site is predominantly populated with non-native grasses and ruderal vegetation, making up a grassland habitat that is common to the area. Approximately 30 landscape trees border the site to the northeast and the northwest, with several large shrubs intermixed. In between the site and the currently developed light industrial buildings to the southwest there are dense shrubs and trees. There are no waterways or wetlands adjacent to the site.

4.4.1.2 *Applicable Plans, Policies, and Regulations*

Migratory Birds

The Federal Migratory Bird Treaty Act (MBTA) prohibits killing, possessing, or trading of migratory birds except in accordance with regulations prescribed by the Secretary of the Interior. The trustee agency that addresses issues related to the MBTA is the US Fish and Wildlife Service (USFWS). Species of birds protected under the MBTA include all native birds and certain game birds. The MBTA protects whole birds, parts of birds, bird eggs, and nests and prohibits the possession of all nests of protected bird species whether they are active or inactive. An active nest is defined as having eggs or young. Birds protected by the MBTA may be present in the grassland habitat and/or in the trees located on the project site.

Birds of Prey

Birds of prey are protected in California under provisions of the State Fish and Game Wildlife Code, Section 3503.5, which states that it is "unlawful to take, possess, or destroy any birds in the order Falconiformes or Strigiformes (birds of prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto." Construction disturbance during the breeding season that results in the incidental loss of fertile eggs or nestlings, or otherwise lead to nest abandonment is considered a "taking" by the California Department of Fish and Wildlife.

Local Plans and Policies

Santa Clara Valley Habitat Plan/Natural Communities Conservation Plan

The project site is located within the Santa Clara Valley Habitat Conservation Plan/Natural Communities Conservation Plan (HCP/NCCP) area. The HCP/NCCP was developed by the County of Santa Clara, the Cities of San Jose, Gilroy and Morgan Hill, the Santa Clara Valley Water District, and the Santa Clara Valley Transportation Authority (collectively the "local partners") under the guidance of the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife (CDFW). The HCP/NCCP provides 'take' authorization [per the Federal Endangered Species Act (ESA) or the California Endangered Species Act (CESA)] for 18 listed and non-listed species (i.e. covered species). The HCP/NCCP also includes conservation measures to protect all 18 species and

a conservation strategy designed to mitigate impacts on covered species and to contribute to the recovery of these species in the study area.

City of Morgan Hill Tree Removal Controls

The City of Morgan Hill maintains the urban natural landscape partly by promoting the health, safety, and welfare of the City by controlling the removal of significant sized trees (Municipal Code 12.32.020 G and H). According to the City of Morgan Hill Tree Removal Controls, a significant tree is considered to be a tree with a single stem or trunk of a circumference of 40 inches (or diameter of 12.7 inches) or more for nonindigenous species and a circumference of 18 inches (or diameter of 5.7 inches) or more for indigenous species measured at four and one-half feet vertically above the ground. In addition, the Tree Removal Controls specify that all commercial tree farms, nonindigenous tree species in residential zones, and orchards (including individual fruit trees) are exempted from the definition of significant tree.

Because no trees are proposed for removal within the scope of the proposed project, the City of Morgan Hill's Tree Removal Controls will be inapplicable.

4.4.2 Checklist and Discussion of Impacts

	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Checklist Source(s)
Would the project:						
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 (CDFW) or United States Fish and Wildlife Service (USFWS)?	☐	☐	☐	☒	☐	1, 2
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFW or USFWS?	☐	☐	☐	☒	☐	1, 2

	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Checklist Source(s)
Would the project:						
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒	☐	1, 2
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, impede the use of native wildlife nursery sites?	☐	☐	☐	☒	☐	1, 2
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒	☐	1, 2, 3
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒	☐	1, 2, 7

4.4.2.1 *Impacts to Sensitive Habitat (Checklist Question b-d)*

The non-native grassland habitat provided by the project site is regionally abundant. There are no sensitive habitats, including areas of high biological diversity, areas providing important wildlife habitat, or unusual or regionally restricted habitat types on the site. The proposed development of the project site would not directly affect wetlands, riparian habitat or other sensitive natural communities.

Because the project site is surrounded by development, the site provides minimal dispersal habitat for native wildlife and does not function as a wildlife movement corridor. For these reasons, loss of the 4.4 acres of non-native grassland habitat present on the site that would occur under the proposed project would not be significant. **[Same Impact as Approved Project (Less than Significant Impact)]**

4.4.2.2 *Impacts to Special Status Species (Checklist Question a)*

Burrowing Owls

Although burrowing owls were not seen on or adjacent to the project site during a site reconnaissance by DJP&A staff, the project site contains open areas and ground squirrel burrows that could support burrowing owls. Therefore, there is the possibility for burrowing owls to be present on the project site at the time of project development. If owls occupy the site, construction on the site during the nesting season could disturb or destroy occupied nests, resulting in the loss of the reproductive effort; this would be a significant impact.

Impact BIO-1: Construction activities on the project site could result in the loss of burrowing owl eggs or nestlings, either directly by destroying an active nest or indirectly by disturbing and causing the abandonment of an active nest. **(Significant Impact)**

Mitigation Measures: The developer would participate in the Citywide Burrowing Owl Habitat Mitigation Plan, a mitigation program acceptable to the California Department of Fish and Wildlife. Under the Plan, the City has adopted a fee program that funds setting aside or managing preserve land to provide habitat for burrowing owls. Providing habitat for burrowing owls elsewhere offsets indirect and cumulative impacts from the loss of foraging and nesting habitat in the City.

In conformance with the City's Burrowing Owl Habitat Mitigation Plan, the project would be required to implement the following measures to avoid direct impacts to burrowing owls and to offset impacts to non-native grassland habitat on the site. Implementation of this measure would avoid or reduce significant impacts to burrowing owls and their habitat.

MM BIO-1.1: Complete pre-construction surveys to determine if burrowing owls are present within the footprint of the proposed grading area, no more than 30 days prior to initiation of any construction-related activities.

MM BIO-1.2: Should burrowing owls be found on the site during the breeding season (February 1 through August 31), exclusion zones with a 250-foot radius from occupied burrows, shall be established. All project-related activities shall occur outside of the exclusion area until the young have fledged.

MM BIO-1.3: If preconstruction surveys are completed during the non-breeding season and burrowing owls are observed on the site, the owls may be relocated upon approval of the California Department of Fish and Game once mitigation has been provided.

MM BIO-1.4: A final report on burrowing owls, including any protection measures, shall be submitted to the Director of Community Development prior to grading.

Conformance with the City's Burrowing Owl Habitat Mitigation Plan (or any adopted HCP/NCCP), including mitigation measures, MM BIO-1.1 through MM BIO-1.4, would ensure impacts to burrowing owls would be less than significant. **[Same Impact as Approved Project (Less than Significant With Mitigation Incorporated)]**

Nesting Raptors and Migratory Birds

Nesting raptors and migratory birds are protected under State and Federal regulations. At the time of development, raptors and migratory birds could be nesting in the trees and vegetation on and adjacent

to the project site. Construction during the nesting season could disturb occupied nests, resulting in the loss of the reproductive effort.

Impact BIO-2: Construction activities on the project site could result in the loss of raptor and/or migratory bird eggs or nestlings indirectly by disturbing and causing the abandonment of an active nest. **(Significant Impact)**

Mitigation Measures: The following mitigation measures will reduce impacts from construction at the project site nesting raptors and migratory birds to a less than significant level:

MM BIO-2.1: Construction shall be scheduled to avoid the nesting season to the extent feasible. If construction can be scheduled to occur between September 1st and January 31st (inclusive) to avoid the raptor nesting season, no impacts will be expected. If construction will take place between February 1st and August 31st, then pre-construction surveys for nesting birds shall be completed by a qualified ornithologist to ensure that no nests will be disturbed during project implementation. Surveys will be completed within 30 days of the on-set of site clearing or construction activities. During this survey, the ornithologist will inspect all trees and other potential nesting habitats (e.g., trees, shrubs, buildings) onsite trees as well as all trees within 250 feet of the site for nests.

MM BIO-2.2: If an active nest is found sufficiently close to work areas to be disturbed by these activities, the ornithologist will determine the extent of a disturbance-free buffer zone to be established around the nest (typically 250 feet for raptors and 50-100 feet for other species) that will remain off limits to construction until the nesting season is over, to ensure that no nests of species protected by the Migratory Bird Treaty Act and California Fish and Wildlife Code will be disturbed during project implementation. A report indicating the result of the survey and any designated buffer zones shall be submitted to the satisfaction of the Director of Community and Economic Development prior to the start of construction.

Implementation of the above listed mitigation measures would sufficiently reduce impacts to nesting raptors and migratory birds to a less than significant level. **[Same Impact as Approved Project (Less than Significant Impact)]**

4.4.2.3 *Impacts to City-Protected Trees (Checklist Question e)*

The City of Morgan Hill has established Tree Removal Controls that control the removal of significant sized trees (Municipal Code 12.32.020 G and H). A significant tree is considered to be a tree with a single stem or trunk of a circumference of 40 inches (or diameter of 12.7 inches) or more for nonindigenous species and a circumference of 18 inches (or diameter of 5.7 inches) or more for indigenous species measured at four and one-half feet vertically above the ground. The proposed project includes the preservation of existing trees on-site within the project design, therefore the City of Morgan Hill's Tree Removal Controls will be inapplicable, and impacts to city-protected trees will be avoided. **[Same Impact as Approved Project (Less than Significant Impact)]**

4.4.2.4 *Consistency with Habitat Conservation Plan/Natural Community Conservation Plan (Checklist Question f)*

The proposed project is a covered activity under the HCP/NCCP (Private Development Covered 4.5 acres). The land cover at the project site is designated as Golf Courses/Urban Parks (4.3 acres) and Urban-Suburban (0.3 acres) and is mapped as *Fee Zone B* (Agricultural and Valley Floor Lands).[5] The proposed project would be required to pay a fee to offset the removal of this land cover type. The project site is not located in any other fee zone or within or adjacent to any plant or wildlife survey area.

The HCP/NCCP also considers covered activities to result in a certain amount of indirect impacts from urban development mostly in the form of increased impervious surface and from the effects of nitrogen deposition. Urban development that increases the intensity of land use results in increased air pollutant emissions from passenger and commercial vehicles and other industrial and nonindustrial sources. Emissions from these sources are known to increase airborne nitrogen, of which a certain amount is converted into forms that can fall to earth as depositional nitrogen. It has been shown that increased nitrogen in serpentine soils can favor the growth of nonnative annual grasses over native serpentine species and these nonnative species, if left unmanaged, can overtake the native serpentine species, which are host plants for larval Bay Checkerspot butterfly. As such, covered projects within the HCP/NCCP area are subject to paying a "Nitrogen Deposition Impact Fee" which is calculated based on the number of daily vehicle trips attributed to the activity and collected prior to the commencement of the use.

In addition, all covered activities in the HCP/NCCP are subject to certain conditions (as identified in Chapter 6 of the Plan) based on the project's location and type of project. To ensure that the project complies with conditions of the HCP/NCCP, the conditions will be applied to each component as part of the entitlement approval conditions and/or other permits (i.e. grading permits, building permits, etc.).

The City of Morgan Hill has adopted the HCP/NCCP and approved an ordinance[6] implementing the measures and conditions set forth in the HCP/NCCP, and will levy applicable impact fees and incorporate relevant conditions on covered activities into the proposed commercial project. Therefore, the project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan. **[Same Impact as Approved Project (Less than Significant Impact)]**

4.4.3 <u>Conclusion</u>

The proposed project, with the implementation of the above mitigation measures **MM BIO-1** and **MM BIO-2**, would not result in any new or more significant impacts to biological resources than the approved project. **[Same Impact as Approved Project (Less than Significant With Mitigation Incorporated)]**

4.5 CULTURAL RESOURCES

[5] Santa Clara Valle Habitat Agency. "Geobrowser". Accessed July 12, 2018. http://www.hcpmaps.com/habitat/.
[6] Chapter 18.69 of the City of Morgan Hill Municipal Code

4.5.1 Environmental Setting

4.5.1.1 *Existing Conditions*

The project site is an undeveloped field covered by non-native grassland and ruderal vegetation. The area surrounding the project site is developed with a mix of commercial and light industrial buildings. There are no historic structures located on or adjacent to the project site.

4.5.1.2 *Archaeological Resources*

The project site is not located at, or adjacent to, a designated archaeologically sensitive area as outlined in the City of Morgan Hill's Archaeological Sensitivity Map. Section 18.75.110 of the City of Morgan Hill's Municipal sets Standard Conditions of Approval for proposed development projects that are located within or adjacent to archaeologically sensitive areas. If the site is found to be 'sensitive' for archaeological resources but determined to not be located within or adjacent to a known archaeological site, then the project applicant will have the option to either have an archaeological survey be completed for the site to determine what, if any, conditions of approval will be required as mitigation measures; or agree to comply with standard conditions of approval which will reduce potentially significant impacts on archaeological resources to a less than significant level. These standards require an archaeologist to be present on-site during construction activities to monitor for the possibility of accidental excavation of archaeological/paleontological resources, and details the procedure to be followed should sensitive resources be discovered. The site is not located within an archaeologically sensitive area, therefore standard conditions of approval will be applied only upon the accidental discovery of a sensitive archaeological resource.

The 2004 IS/MND was adopted prior to the effective date of AB 52, which became effective in 2015, and therefore the project is not subject to the normal procedural requirements of AB 52, including notification of culturally-affiliated tribes to allow for requests for consultation. AB 52 applies to projects for which a Notice of Intent or Notice of Availability are circulated after the AB 52 effective date in 2015. No known tribal cultural resources are present on the site.

4.5.2 Checklist and Discussion of Impacts

	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Checklist Source(s)
Would the project:						
a) Cause a substantial adverse change in the significance of an historical resource as defined in CEQA Guidelines Section 15064.5?	☐	☐	☐	☒	☐	1, 2, 8
b) Cause a substantial adverse change in the significance of an archaeological resource as defined in CEQA Guidelines Section 15064.5?	☐	☐	☐	☒	☐	1, 2, 8

	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Checklist Source(s)
Would the project:						
c) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?	☐	☐	☐	☒	☐	1, 2, 8
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒	☐	1, 2, 8

4.5.2.1 *Impacts to Historic Resources (Checklist Question a)*

The project site is currently undeveloped, without a listed, determined, or pending status on the California Register of Historical Resources. No significant or potentially significant local, State, or Federal cultural resources/historic properties are located on or adjacent to the project site. Therefore, the proposed project would have no impact on historic resources. **[Same Impact as Approved Project (No Impact)]**

4.5.2.2 *Impacts to Archaeological and Paleontological Resources (Checklist Question b-d)*

The project site is not located within an archaeologically sensitive area, as delineated by the City of Morgan Hill's Archaeological Sensitivity Map. Archaeological resources are unlikely to be discovered during construction activities at the project site due to this designation. There are no unique paleontological resources or unique geologic features located at the project site, so ground disturbing activities required by the proposed project will be unlikely to disturb any undiscovered resources. However, in the event that cultural materials are found during site grading or excavation, standard measures would be implemented, in accordance with Section 18.75.110 of the Morgan Hill Municipal Code, that would ensure the development on the project site would not result in significant impacts to archaeological resources.

SM CULT-1: All development projects located within an archaeological sensitivity area and/or containing known archaeological resources on-site shall also be subject to the following measures as standard conditions of project approval:

- This project may adversely impact undocumented human remains or unintentionally discover significant historic or archaeological materials. 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.
  - 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.
    - Remains should not be held by human hands. Surgical gloves should be worn if remains need to be handled.
    - Surgical mask should also be worn to prevent exposure to pathogens that may be associated with the remains.
- 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, groundstone 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.
- An "exclusion zone" where unauthorized equipment and personnel are not permitted shall be established (e.g., taped off) around the discovery area plus a reasonable buffer zone by the Contractor Foreman or authorized representative, or party who made the discovery and initiated these protocols, or if on-site at the time or discovery, by the Monitoring Archaeologist (typically 25-50ft for single burial or archaeological find).
- The exclusion zone shall be secured (e.g., 24 hour surveillance) as directed by the City or County if considered prudent to avoid further disturbances.
- 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 Community Development Director
    - The Contractor's Point(s) of Contact
    - The Coroner of the County of Santa Clara (if human remains found)
    - The Native American Heritage Commission (NAHC) in Sacramento
    - The Amah Mutsun Tribal Band
- 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.
- The NAHC is responsible for identifying and immediately notifying the Most Likely Descendant (MLD) from the Amah Mutsun Tribal Band. (Note: NAHC policy holds that the Native American Monitor will not be designated the MLD.)
- Within 24 hours of their notification by the NAHC, the MLD will be granted permission to inspect the discovery site if they so choose.
- Within 24 hours of their notification by the NAHC, the MLD may recommend to the City's community development 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 Amah Mutsun Tribal Band may be considered and carried out.

- 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. **[Same Impact as Approved Project (Less than Significant)]**

No known tribal cultural resources are present on the site. In the event of an unforeseen discovery during construction, **SM CULT-1** identified above would be implemented.

4.5.3 Conclusion

By conforming to the City's standard conditions of approval to protect archaeological resources, the proposed project would have a less than significant impact on archaeological resources. The project would not have a significant impact on paleontological or historic resources. **[Same Impact as Approved Project (Less than Significant)]**

4.6 GEOLOGY AND SOILS

4.6.1 Environmental Setting

4.6.1.1 *Geology and Soils*

The project site is located in the Santa Clara Valley, an alluvial basin, bounded by the Santa Cruz Mountains to the west, the Hamilton/Diablo Range to the east, and the San Francisco Bay to the north. The Santa Clara Valley was formed when sediments derived from the Santa Cruz Mountains and the Hamilton/Diablo Range were exposed by the continued tectonic uplift and regression of the inland sea that had previously inundated this area. Bedrock in this area is made up of the Franciscan Complex, a diverse group of igneous, sedimentary, and metamorphic rocks of Upper Jurassic to Cretaceous age (70-140 million years old). Overlaying the bedrock at substantial depths are marine and terrestrial sedimentary rocks of Tertiary and Quaternary age.

Soils on the project site and in adjacent areas consist of Arbuckle gravelly loam and San Ysidro Loam.[7] The predominant soil type on the site is Arbuckle gravelly loam, a well-drained soil with moderately slow to slow permeability and a low shrink-swell potential. San Ysidro Loam is present on a small percentage of the project site in the northeastern corner, and in adjacent parcels to the north. San Ysidro Loam is a moderately well-drained soil with very slow permeability and a high shrink-swell potential.

The slope of the project site and adjacent areas is flat, therefore the potential for erosion and landslides are low. The project site is not located within a landslide hazard zone or a compressible soil hazard zone, according to the County of Santa Clara's *Geologic Hazard Zones* Map.

4.6.1.2 *Seismicity*

An earthquake of moderate to high magnitude generated within the San Francisco Bay region could cause considerable ground shaking at the project site. The degree of shaking is dependent on the magnitude of the event, the distance to its zone of rupture and local geologic conditions. According to Santa Clara County's *Geologic Hazard Zones* Map, the project site is not located in a fault rupture hazard zone.

The nearest active fault lines to the site include the Calaveras Fault, San Andreas Fault, Greenville Fault, and Hayward Fault Southeast Extension, located 3 miles to the northeast, 11 miles to the west, 17 miles to the northeast, and 27 miles to the northwest, respectively.[8] The project site is not located within an Alquist-Priolo Earthquake Fault Zone.

4.6.1.3 *Liquefaction*

Soil liquefaction can be defined as ground failure or loss of strength that causes otherwise solid soil to take on the characteristics of a liquid. This phenomenon is triggered by earthquake or ground shaking that causes saturated or partially saturated soils to lose strength, potentially resulting in the soil's inability to support structures. According to the County of Santa Clara's *Geologic Hazard Zones* Map, the project site is not located within a liquefaction hazard zone.

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[7] United States Department of Agriculture, Natural Resources Conservation Service. *Custom Soil Resource Report for Eastern Santa Clara Area, California*. July 20, 2018.
[8] US Geological Survey. *The San Andreas and Other Bay Area Faults*. Available at: https://earthquake.usgs.gov/earthquakes/events/1906calif/virtualtour/bayarea.php

4.6.2 Checklist and Discussion of Impacts

	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Checklist Source(s)
Would the project:						
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:						
2. Rupture of a known earthquake fault, as described on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault (refer to Division of Mines and Geology Special Publication 42.)?	☐	☐	☐	☒	☐	1, 2, 9
3. Strong seismic ground shaking?	☐	☐	☐	☒	☐	1, 2
4. Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒	☐	1, 2, 9
5. Landslides?	☐	☐	☐	☒	☐	1, 2, 9
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒	☐	1, 2
c) Be located on a geologic unit or soil that is unstable, or that will become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☒	☐	1, 2, 9
d) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	☐	☐	☐	☒	☐	1, 2, 10

	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Checklist Source(s)
Would the project:						
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?	☐	☐	☐	☒	☐	1

4.6.2.1 *Soil Impacts (Checklist Question b, d, e)*

Soil Conditions

While the predominant soil type at the project site is Arbuckle gravelly loam, which has a low shrink-swell potential, there are portions of the site that contain soils with high expansion potential. Expansive soil conditions can be damaging to future structures proposed for development at the project site and present health and safety risks. By incorporating appropriate engineering into the grading and foundation design of proposed buildings, substantial damage to the proposed buildings can be avoided. The City of Morgan Hill has set standards for building engineering design that will be adhered to by the proposed project to reduce the potential for significant impacts to a less than significant level.

Standard Measures: Implementation of the following City of Morgan Hill standard measure would ensure that impacts to the project from soil conditions and seismic hazards would be less than significant.

1. To avoid or minimize potential damage from seismic shaking, the proposed commercial development shall be built using standard engineering and seismic safety design techniques. Prior to issuance of grading and building permits, building design and construction at the site shall be completed in conformance with the recommendations of a design-level geotechnical investigation, which will be included in a report to the City. The structural designs for the proposed development will account for repeatable horizontal ground accelerations. The report shall be reviewed and approved by the City of Morgan Hill Building Division prior to issuance of a building permit. The buildings will be required to meet the requirements of applicable Building and Fire Codes, including the 2013 California Building Code Chapter 16, Section 1613, as adopted or updated by the City. The project will be designed to withstand soil hazards identified on the site and the project shall be designed to reduce the risk to life or property to the extent feasible and in compliance with the Building Code.

Capability of Soils

New development at the site would connect to the existing sewer sanitary system. No septic systems would be developed under the project; therefore, no impacts to soils related to septic systems would occur. **[Same Impact as Approved Project (No Impact)]**

Soil Erosion

Grading, trenching, and construction of the proposed project would result in ground disturbance at the site. Ground disturbance would expose soils and increase the potential for wind or water related erosion and sedimentation at the site until construction is complete. The City has developed standard conditions to avoid significant soil erosion impacts during construction. The following conditions would be included as part of the project:

Standard Condition (Storm Drain System): Prior to final map approval or issuance of a grading permit the applicant shall complete the following to the satisfaction of the Director of Public Works.

1. Storm drain calculations to determine detention pond sizing and operations.
2. Plan describing how material excavated during construction will be controlled to prevent this material from entering the storm drain system.
3. Water Pollution Control Drawings for Sediment and Erosion Control.

Standard Condition (NPDES Permit Conformance): As required by the State Water Resources Control Board (SWRCB) Order No. 99-08-DWQ, construction activity resulting in a land disturbance of one acre or more of soil, or whose projects are part of a larger common plan of development that in total disturbs more than one (1) acre, are required to obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002 for Discharges of Storm Water Associated with Construction Activity (General Permit). To be permitted with the SWRCB under the General Permit, owners must file a complete Notice of Intent (NOI) package and develop a Storm Water Pollution Prevention Plan (SWPPP) Manual in accordance with Section A, B, and C of the General Permit prior to the commencement of soil disturbing activities. A NOI Receipt Letter assigning a Waste Discharger Identification number to the construction site will be issued after the State Water Resource Control Board (SWRCB) receives a complete NOI package (original signed NOI application, vicinity map, and permit fee); copies of the NOI Receipt Letter and SWPPP shall be forwarded to the Building and Public Works Department review. The SWPPP shall be made a part of the improvement plans. (SWRCB NPDES General Permit CA000002)
[Same Impact as Approved Project (No Impact)]

4.6.2.2 *Seismic Hazards (Checklist Question a, c)*

Based on Santa Clara County's *Geologic Hazard Zones* Map, the project site is not located in an area which would make new development susceptible to damage from fault rupture, landslide, or liquefaction. While the site is located in a seismically active region, the likelihood that a fault rupture would occur at the site is low. Ground shaking will likely occur during the life of the project, but the project's location on relatively stable ground with flat slopes will make it minimally susceptible to landslides and lateral displacement type ground failures. Additionally, the soils on the site are not prone to liquefaction and the site is not near a creek or other open channel, making the

probability of lateral spreading occurring on-site low. By conforming to standard engineering and seismic safety design techniques outlined in the City of Morgan Hill's Building Division and California Building Code, impacts from seismic and seismic-related hazards can be minimized and the risk to life or property can be reduced to the maximum extent feasible. **[Same Impact as Approved Project (Less than Significant Impact)]**

4.6.3 Conclusion

The application of the City's standard conditions of approval for storm drain systems, soil erosion reduction and seismic hazard reduction (see SM GEO-1, SC GEO-1, SC GEO-2) would avoid significant impacts to geology and soil at the project site. Additionally, conformance with the recommendations of a design-level geotechnical engineering report and the California Building Code will further reduce the potential for significant impacts to geology and soils on-site. **[Same Impact as Approved Project (Less Than Significant Impact)]**

4.7 GREENHOUSE GAS EMISSIONS

The following discussion is based in part on a greenhouse gas assessment prepared for the project site by *Illingworth & Rodkin, Inc.* The report, dated December 2018, is included as an attachment to this Addendum as Appendix A.

4.7.1 Environmental Setting

Unlike emissions of criteria and toxic air pollutants, which have local or regional impacts, emissions of greenhouse gases (GHGs) have a broader, global impact. Global warming is a process whereby GHGs accumulating in the atmosphere contribute to an increase in the temperature of the earth's atmosphere. The principal GHGs contributing to global warming are carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), and fluorinated compounds. Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the transportation, industrial/manufacturing, utility, residential, commercial, and agricultural sectors.

4.7.1.1 *Regulatory Framework*

State of California

Global Warming Solutions Act

Under the California Global Warming Solution Act, also known as Assembly Bill (AB) 32, the California Air Resources Board (CARB) established a statewide GHG emissions cap for 2020, adopted mandatory reporting rules for significant sources of GHG, and adopted a comprehensive plan, known as the Climate Change Scoping Plan, identifying how emission reductions would be achieved from significant GHG sources.

In 2016, Senate Bill (SB) 32 was signed into law, amending the California Global Warming Solution Act. SB 32, and accompanying Executive Order B-30-15, require CARB to ensure that statewide GHG emissions are reduced to 40 percent below the 1990 level by 2030. CARB updated its Climate Change Scoping Plan in December of 2017 to express the 2030 statewide target in terms of million metric tons of carbon dioxide equivalent (MMTCO2e). Based on the emissions reductions directed by SB 32, the annual 2030 statewide target emissions level for California is 260 MMTCO2e.

Senate Bill 375

Senate Bill 375 (SB 375), known as the Sustainable Communities Strategy and Climate Protection Act, was signed into law in September 2008. It builds on AB 32 by requiring CARB to develop regional GHG reduction targets to be achieved from the automobile and light truck sectors for 2020 and 2035 in comparison to 2005 emissions. The per capita reduction targets for passenger vehicles in the San Francisco Bay Area include a seven percent reduction by 2020 and a 15 percent reduction by 2035.

SB 32 and AB 197

SB 32 and AB 197 were signed into law in September 2016. SB 32 legislation amended provisions of AB 32, the California Global Warming Solutions Act of 2006 (Health and Safety Code Division 25.5), to require CARB to ensure that statewide GHG emissions are reduced to 40 percent below the 1990 level by December 31, 2030. This legislation incorporates the Executive Order B-30-15 target discussed above into state law. Changes to the California Health and Safety Code under the

companion AB 197 legislation call for each scoping plan update to identify emissions reduction measures and include the range of projected GHG emissions reductions as well as the range of projected air pollution reductions that result from the emission reduction measures.

Regional

Bay Area 2017 Clean Air Plan (2017 CAP)

The 2017 Clean Air Plan (2017 CAP), entitled *Spare the Air/Cool the Climate*, was adopted by the Bay Area Air Quality Management District (BAAQMD) in April of 2017. The 2017 CAP built on the *Bay Area 2010 Clean Air Plan* (2010 CAP) and will serve as a blueprint for BAAQMD's efforts to reduce air pollution and protect public health and the global climate. The 2017 CAP aims to lead the region to a post-carbon economy, continue progress toward attaining all state and federal air quality standards, and eliminate health risk disparities from exposure to air pollution among Bay Area residents. The 2017 CAP, in alignment with AB 32, sets the goal of emissions reductions to 80 percent below 1990 levels by 2050.

4.7.2 Checklist and Discussion of Impacts

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Checklist Source(s)
Would the project:					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐	1, 6, 11
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐	1, 6, 11

4.7.2.1 *Thresholds of Significance*

The BAAQMD's CEQA Air Quality Guidelines recommended a GHG threshold of 1,100 metric tons or 4.6 metric tons (MT) per capita. These thresholds were developed based on meeting the 2020 GHG targets set in the scoping plan that addressed AB 32. Development of the project would occur beyond 2020, so a threshold that addresses a future target is appropriate. Although BAAQMD has not published a quantified threshold for 2030 yet, this assessment uses a "Substantial Progress" efficiency metric of 2.6 MT CO_2e/year/service population and a bright-line threshold of 660 MT CO_{2e}/year based on the GHG reduction goals of EO B-30-15. The service population metric of 2.6 is calculated for 2030 based on the 1990 inventory and the projected 2030 statewide population and employment levels[9]. The 2030 bright-line threshold is a 40 percent reduction of the 2020 1,100 MT CO_{2e}/year threshold. The use of this 2030 threshold also aligns with the City of Morgan Hill's GHG emission reduction target in their 2035 general plan.

4.7.2.2 *Greenhouse Gas Impacts (Checklist Questions a, b)*

[9] Association of Environmental Professionals, 2016. *Beyond 2020 and Newhall: A Field Guide to New CEQA Greenhouse Gas Thresholds and Climate Action Plan Targets for California*. April.

GHG emissions associated with development of the proposed project would occur over the short-term from construction activities, consisting primarily of emissions from equipment exhaust and worker and vendor trips. There would also be long-term operational emissions associated with vehicular traffic within the project vicinity, the generator, energy and water usage, and solid waste disposal. Emissions for the proposed project were analyzed by *Illingworth & Rodkin, Inc.* using the methodology recommended in the BAAQMD CEQA Air Quality Guidelines, and are discussed below.

CalEEMod was used to predict GHG emissions from operation of the site assuming full build-out of the project. The project land use types and size and other project-specific information were input to the model, as described in *Section 4.3.2, Air Quality*, above. The project service population efficiency rate is based on the number of future full-time employees. The number of future full-time employees is estimated at 45 for both hotels based on applicant-provided information.

Construction Emissions

GHG emissions associated with construction were computed to be 222 MT of CO_2e for the total construction period (assumed to be 11 months). These are the emissions from on-site operation of construction equipment, vendor and hauling truck trips, and worker trips. Neither the City nor BAAQMD have an adopted threshold of significant for construction-related GHG emissions, though BAAGMD recommends quantifying emissions and disclosing that GHG emissions would occur during construction. Best management practices assumed to be incorporated into construction of the proposed project include, but are not limited to: using local building materials of at least 10 percent and recycling or reusing at least 50 percent of construction waste or demolition materials.

Operational Emissions

The CalEEMod model, along with the project vehicle trip generation rates, was used to estimate emissions associated with operation of the fully-developed site under the proposed project. As shown in Table 4.7-1, annual emissions resulting from operation of the proposed hotel project are predicted to be 2,133 MT of CO_2e in 2021 and 1,739 MT of CO_2e in 2030 (reflecting that certain sector emissions will decrease over time due to regulatory requirements already in place). The annual emissions from operation of the entitled building in 2021 are computed as 2,850 MT of CO_2e. The net emissions (i.e. approved grocery store vs. proposed hotels) resulting from the hotel project would be -717 MT of CO_2e in 2021 and -1,111 MT of CO_2e in 2030. The proposed project's GHG emissions would be less than the entitled project's GHG emissions.

However, the proposed project's GHG emissions would be above the 2030 thresholds. This would be considered a significant impact, however, as noted above, the grocery store approved for the site, if constructed, would generate increased emissions compared to the proposed hotels. The 2004 IS/MND did not disclose the anticipated GHG emissions as the CEQA Guidelines at the time did not require analysis of GHG emissions, and did not until 2010 with adoption of SB 97, and a 2020 statewide target was not established until adoption of AB 32 in 2006, while 2030 targets were set with adoption of SB 32 in 2016. Courts have held that the issue of climate change due to GHG emissions from human activities has been known since at least the 1970s and the fact a prior CEQA document prepared prior to 2010 did not discuss a project's GHG emissions does not render the prior CEQA document inadequate given the issue was known at the time, and could have been raised. Accordingly, the

discussion of GHG emissions in this Addendum does not introduce "New Information" as defined in CEQA Guidelines Section 15162(3)(c), as this Addendum discloses the proposed change in the project, i.e. development of Phase II with two hotels would result in decreased GHG emissions than if the site were developed with the approved grocery store, and while the hotel GHG emissions would exceed applicable 2030 targets set by SB 32, they are capable of reduction to the point that they will comply with the state's 2030 targets.

Table 4.7-1: Annual Project GHG Emissions (CO_2e) in Metric Tons

Source Category	***Entitled Grocery in 2021***	***Proposed Project in 2021***	***Proposed Project in 2030***
Area	< 1	< 1	< 1
Energy Consumption	289	290	290
Mobile	2,417	1,778	1.384
Solid Waste Generation	136	57	57
Water Usage	8	7	7
Total	< 2,850	< 2,133	<1,739
Bright-Line Significance Threshold		**660**	**660**
Emissions Reduction to meet 2030 Threshold		*1,473*	*1,079*

Impact GHG-1: Operation of the two hotels would generate GHG emissions that would have a cumulatively considerable contribution to global climate change.

Mitigation Measures: Prior to issuance of any grading or building permit, the project applicant shall implement the following mitigation measures. It is assumed that the following mitigation measures would apply to both hotels, both hotels would be fully operational post-2021, and emissions reduction measures would cumulatively decrease the GHG emissions of the two hotels to below the appropriate threshold.

MM GHG-1: Develop a GHG emissions reduction plan that would (1) reduce emissions from implementation of the proposed project, and (2) demonstrate GHG emissions resulting from implementation of the proposed project would be reduced by a sufficient amount for both hotels to achieve the 2030 standard of 660 MT of CO_2e/year.

- The earliest both hotels would become fully operational would be after December 31, 2020; therefore, they are subject to 2030 GHG reduction targets, and the project would require GHG emission reductions of at least 1,079 MT of CO_2e/year to reduce the operational GHG emissions of both hotels to below the 2030 standard of 660 MT of CO_2e/year.

Elements of the GHG emissions reduction plan may include, but would not be limited to, the following:

- Installation of solar power systems or other renewable electric generating systems that provide electricity to power on-site equipment and possibly provide excess electric power;

- Construct on-site or fund off-site carbon sequestration projects (such as a forestry or wetlands project for which inventory and reporting protocols have been adopted). If the project develops and off-site project, it must be registered with the Climate Action Reserve or otherwise be approved by the BAAQMD in order to be used to offset project emissions;
- Purchase of carbon credits to offset project annual emissions. Carbon offset credits must be verified and registered with the Climate Registry, the Climate Action Reserve, or another source approved by the California Air Resources Board or BAAQMD. The preference for offset carbon credit purchases include those that can be achieved as follows: 1) within the City; 2) within the San Francisco Bay Area Basin; 3) within the State of California; then 4) elsewhere in the United States. Provisions of evidence of payments, and funding of an escrow-type account or endowment fund would be overseen by the City of Morgan Hill;
- Develop and implement a transportation demand management (TDM) program to reduce mobile GHG emissions.

The GHG reduction plan to reduce the cumulative GHG emissions of both hotels to below 2030 thresholds shall be submitted to the City of Morgan Hill Director of Community Development, for approval prior to issuance of any grading or building permit for the proposed project. **[New Impact (Less than Significant with Mitigation Incorporated)]**

Conformance with Applicable Plans

By adhering to **MM GHG-1** described above, the proposed project would remain consistent with State and local plans and policies pertaining to GHG emission reductions. Using the 2030 threshold is consistent with the City of Morgan Hill's GHG emission reduction target included in the 2035 General Plan. An emissions reduction plan that meets the 2030 thresholds would sufficiently reduce the GHG impact of the proposed project, and ensure the project does not conflict with policies adopted at the State and local levels for the purpose of reducing GHG emissions. **[Same Impact as Approved Project (Less than Significant Impact)]**

4.7.3 Conclusion

With implementation of **MM GHG-1,** the proposed project would reduce its GHG emissions to below the BAAQMD 2030 threshold and not result in a significant impact. **[Less than Significant Impact with Mitigation (Same as Approved Project)]**

4.8 HAZARDS AND HAZARDOUS MATERIALS

The following discussion is based upon a Phase I Environmental Site Assessment prepared for the project site by *Geologica Inc*., dated August 28, 2018, included as Appendix D of this Initial Study.

4.8.1 Environmental Setting

The approximately 4.4-acre project site consists of an undeveloped field. Surrounding uses are primarily commercial and light industrial. The project site was historically used for agricultural production, and maintains a *Farmland of Local Importance* designation within the California Department of Conservation Farmland Mapping Program. To the north, there is an existing vacant lot zoned for *Light Industrial (ML)* with a General Plan land use designation of *Industrial.* Across Madrone Parkway to the east, there are two three-story hotels, a gas station, and several commercial buildings. South of the site, there are four single-story commercial buildings, separated from the project site by a paved parking lot with landscaped parking stalls. West of the site, there are two single-story light industrial buildings. The project site is not subject to wildland fires. The site is not located within the Santa Clara County Airport Land Use Commission (ALUC) jurisdiction, and there are no private airstrips located near the project site.

4.8.1.1 *Site History*

The project site was either orchard or cultivated field as early as 1939. From 1958 until 1993, the San Jose Trap and Skeet (SJTS) Club shooting range was in commission on the eastern side of the site. During the 1990s, the project site was investigated for lead contaminated soil in relation to SJTS operations, although most of the affected land was located east of the site. The site remained undeveloped following the closure of the SJTS Club shooting range. The adjacent lands to the south were developed in 2006/07 as the Madrone Village Shopping Center. *Geologica Inc*. prepared the Phase I ESA for the Madrone Village development in 2012, when the project site was analyzed for planned build-out of the Madrone Village Shopping Center to include a single-story grocery store. Since then, the land uses have remained predominantly the same.

4.8.1.2 *Onsite Sources of Contamination*

Due to the former presence of the SJTS shooting range, lead-impacted soils are present on the project site. Lead has been found in the soil in pellet form throughout the site in prior investigations. The previous Phase I ESA prepared by *Geologica* in 2012 incorporated the results of a Human Health Risk Assessment (*Harza*, 2000) which indicated various levels of lead contamination distributed throughout the project site and on adjacent properties. Contamination levels varied throughout the site; however, the Risk Assessment prepared by *Harza* indicated lead concentrations as high as 710 ppm in soil samples taken from the northern part of the project site. This concentration of lead is in exceedance of residential standards and qualifies as a Recognized Environmental Condition (REC). As a result, *Geologica* included recommendations in its 2012 Phase I ESA for additional soil sampling and analysis on the project site in order to characterize current lead levels prior to development. A limited program of testing 18 soil samples for lead was performed as part of the current Phase I ESA.

A total of 18 shallow soil samples from depths ranging from 0.5 feet to 3.5 feet below ground surface were submitted for analytical testing for lead. Out of the 18 soil samples analyzed, 16 were found to

be below the RWQCB's Environmental Screening Levels (ESL) of 80 mg/kg for lead contamination in soil. Detections of 320 and 210 mg/kg were noted in two samples at a depth of 1.5 feet. The RWQCB Commercial/Industrial standard ESL for hotel land use is 320 mg/kg while the construction worker ESL for lead in soil is 160 mg/kg. While the majority of the site is likely below the ESL for lead contamination in soil, the two samples indicate that elevated lead concentrations may be present in shallow soils at the project site.

An on-site reconnaissance was performed by *Geologica* for the project site to visually identify any environmental conditions that could potentially affect the proposed development. No hazardous materials or hazardous wastes were identified during the site reconnaissance. No evidence of underground storage tanks (USTs) or aboveground storage tanks (ASTs) was observed. No other on-site sources of environmental contaminants were noted during the site visit.

4.8.1.3 *Offsite Sources of Contamination*

The Risk Assessment performed by *Harza* indicated that the soil at APN 726-33-027 is highly impacted by lead as a result of the former SJTS shooting range. APN 726-33-027 is located two parcels to the northeast of the project site. Concentrations of lead as high as 2,615 mg/kg were reported during soil sampling on the parcel, representing the most impacted soils in the vicinity of the project site. A preliminary remediation goal (PRG) of 1,000 mg/kg was recommended for APN 726-33-027 in the Risk Assessment prepared by *Harza* and its use was restricted in a deed restriction preventing inappropriate sensitive uses (acceptable uses are industrial, commercial, or office space). The deed restriction does not appear to affect the land use at the proposed project site.

Federal, state, and local agency environmental databases were searched to identify hazardous waste generators, corrective action sites, landfills, UST facilities, and sites currently or previously under investigation for environmental violations within a one mile radius of the project site. The results of the database search are described below.

Three Envirostor sites were found within one mile of the project site, with only one site located within ¼ mile. The nearest Envirostor site to the project site is listed as the Madrone Land Corporation at 645 Cochrane Road. This case is related to the lead-contaminated soil associated with the SJTS club site, and is referenced as closed. The RWQCB is listed as the lead agency. The property at 645 Cochrane Road is also identified as a Spills, Leaks, Investigations, and Clean-ups (SLIC) site, which was listed as closed in 1995.

One Leaking Underground Storage Tank (LUST) is listed within ½ mile of the project site; however, it is greater than ¼ mile away and is not a concern to the proposed development. Additionally, the LUST case was closed in 1988.

4.8.2 Checklist and Discussion of Impacts

	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Checklist Source(s)
Would the project:						
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒	☐	1, 2, 13
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒	☐	1, 2, 13
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒	☐	1, 2
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, will it create a significant hazard to the public or the environment?	☐	☐	☐	☒	☐	1, 2
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, will the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒	☐	1, 2
f) For a project within the vicinity of a private airstrip, will the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒	☐	1, 2
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒	☐	1, 2

	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Checklist Source(s)
Would the project:						
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒	☐	1, 2

4.8.2.1 *Impacts from Construction and Operations at the Site (Checklist Questions a, c)*

The proposed hotel development would not require the routine transport, use, or disposal of any hazardous materials during construction activities or post-construction operation. The use and storage of hazardous materials in the City of Morgan Hill is regulated by the Santa Clara County Department of Environmental Health Hazardous Materials Compliance Division (SCCDEH). The construction and operation of the proposed project would conform to the requirements of the SCCDEH, in addition to all applicable Federal, State, and local handling, storage, and disposal requirements for hazardous materials. As a result, the storage and handling of hazardous materials on the site, under the proposed project, would not result in a significant impact.

The nearest schools to the site are El Toro Elementary (approximately 1.2 miles southeast of the site) and Stratford School (approximately 2.2 miles southwest of the site). Due to the distance of the site from nearby schools (< ¼ mile), the project impacts of hazardous construction emissions and transport of hazardous materials on nearby schools would be less than significant. **[Same Impact as Approved Project (Less than Significant Impact)]**

4.8.2.2 *Impacts of Soil Contamination and Hazardous Building Materials (Checklist Questions b, d)*

The Phase I ESA conducted for the project site indicated levels of lead contamination in the soil above the ESL for the proposed use of the site as a hotel development. The majority of soil samples collected at the site revealed acceptable levels of lead, however, there is still the potential for slightly elevated levels of lead in shallow soils scattered throughout the site, stemming from the site's former use as a gun range. Two of the 18 soil samples analyzed in the Phase I ESA were above the construction worker ESL for lead in soil (160 mg/kg). Elevated concentrations of lead in soil can present a health hazard to construction workers from lead released in airborne dust during construction. This potential exposure of construction workers to lead in the soil would be presented by either development of the site with the approved grocery store or the proposed hotels.

Impact HAZ-1: Construction activities on the project site could result in exposure of construction workers and adjacent uses to lead released in airborne dust. **(Significant Impact)**

Mitigation Measure: The following mitigation measure will reduce potential health impacts to construction workers and adjacent uses from contaminated soils on the project site to a less than significant level.

MM HAZ-1: Prior to grading and construction activities, a Soil Management Plan (SMP) shall be prepared for the proposed project. The SMP shall describe procedures for dust suppression and stockpile management to be implemented during earthmoving activities. Soil hauled offsite should be tested for disposal prior to removal.

Upon the application of the mitigation measure discussed above, project-level impacts related to lead contamination in soil would be reduced to a less than significant level. Preparation of a SMP would ensure that excessive amounts of dust are not generated from grading and construction activities, and that any contaminated soils transported off the project site are disposed of properly. **[Same Impact as Approved Project (Less than Significant with Mitigation Incorporated)]**

There are no existing structures present, as the project site is located in an undeveloped field. A review of historic topographic maps and aerial photographs indicated no evidence of historic buildings or structures on the site or in the immediate area, and that the site was historically used for agricultural production Adjacent uses consist of commercial, retail, and light industrial buildings, none of which are proposed for removal under the proposed project. The project would be constructed in compliance with the most recent California Building Code. Therefore, the proposed project would not use hazardous building materials or expose nearby uses to hazardous building materials, such as asbestos and lead-based paints, through demolition activities. **[Same Impact as Approved Project (Less than Significant Impact)]**

4.8.2.3 *Other Hazards (Checklist Questions e - h)*

Airport Safety Hazard

The project site is not located within the South County Airport Influence Area or Federal Aviation Administration Height Restriction Area; therefore, the project would not result in an airport safety hazard. The project site would not be subject to Santa Clara County Airport Land Use Commission (ALUC) evaluation due to its location outside of the airport influence area (AIA). The nearest airport, Norman Y. Mineta San Jose International Airport, is approximately 20 miles away from the project site and would not be affected by the proposed project. **[Same Impact as Approved Project (Less than Significant Impact)]**

Private Airstrip

The project site is not within the vicinity of a private airstrip; therefore, the proposed development would not result in a safety hazard in relation to a private airstrip. **[Same Impact as Approved Project (Less than Significant Impact)]**

Emergency Response

The proposed project would not interfere with the City-adopted Local Hazard Mitigation Plan or any adopted statewide emergency response or evacuation plans. **[Same Impact as Approved Project (No Impact)]**

Wildfires

The project site is located in northern Morgan Hill in a developed urban area. The site is not adjacent to any wildland areas that would be susceptible to fire. It has not been identified as an area of Very High Fire Hazard Severity nor is it within the City of Morgan Hill's wildland-urban interface.[10] **[Same Impact as Approved Project (No Impact)]**

4.8.3 Conclusion

With implementation of **MM HAZ-1** discussed above, the proposed project would not result in significant hazards or hazardous materials impacts. **[Same Impact as Approved Project (Less than Significant with Mitigation Incorporated)]**

[10] CAL FIRE. *Very High Fire Hazard Severity Zones in LRA*. Map. October 2008.

4.9 HYDROLOGY AND WATER QUALITY

4.9.1 Environmental Setting

4.9.1.1 *Drainage and Flooding*

The City of Morgan Hill is divided into several hydrologically distinct drainage areas, with each having a system of conveyance facilities, pumps, and detention basins to collect and dispose the runoff. The stormwater runoff from these areas is collected and ultimately discharged into creeks that flow through the City and are tributary to either of the Monterey Bay or San Francisco Bay. The project site is located in the Fisher Creek storm drainage basin. Fisher Creek generally drains the area north of Llagas Road and Cochrane Road west of US 101, and continues in a northerly direction to San Francisco Bay. The project is currently an undeveloped field, and consequently generates little storm water runoff.

The project site is not located within a 100-year flood hazard area. According to the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM), the project site is located within Zone X. Zone X is an area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods.[11]

4.9.1.2 *Water Quality*

The water quality of ponds, creeks, streams, and other surface water-bodies can be greatly affected by pollution carried in contaminated surface runoff. Pollutants from unidentified sources, known as "non-point" source pollutants, are washed from streets, construction sites, parking lots, and other exposed surfaces into storm drains. Grading and excavation activities during construction of the proposed billboard could increase the amount of surface water runoff (i.e., particles of fill or excavated soil) from the site, or could erode soil downgradient, if the flows are not controlled. Deposition of eroded material in water features could increase turbidity, thereby endangering aquatic life, and reducing wildlife habitat. Excessive precipitation can carry these non-point pollutants downstream.

Regulatory Overview (Water Quality)

The Federal Clean Water Act and California's Porter-Cologne Water Quality Control Act are the primary laws related to water quality. Regulations set forth by the U.S. Environmental Protection Agency (EPA) and the State Water Resources Control Board have been developed to fulfill the requirements of this legislation. EPA's regulations include the National Pollutant Discharge Elimination System (NPDES) permit program, which controls sources that discharge pollutants into waters of the United States (e.g., streams, lakes, bays, etc.). These regulations are implemented at the regional level by water quality control boards, which for the Morgan Hill area north of Cochrane Road is the San Francisco Bay Regional Water Quality Control Board (RWQCB). The RWQCB issues and enforces NPDES permits for discharges to water bodies in the portion of Santa Clara County that drains to the San Francisco Bay. The RWQCB is also tasked with preparation and revision of a regional Water Quality Control Plan, also known as the Basin Plan. The Basin Plan was

[11] Federal Emergency Management Agency, Flood Insurance Rate Map, Community Panel #06085C0443H, May 18, 2009.

most recently updated in May 2017. The RWQCB implements the Basin Plan by issuing and enforcing waste discharge requirements to control water quality and protect beneficial uses.

NPDES General Permit for Construction Activity

The State Water Resources Control Board has implemented a NPDES General Construction Permit (Construction General Permit) for the State of California. Construction activity subject to this permit includes clearing, grading, and ground disturbances such as stockpiling or excavation. For projects disturbing one acre or more of soil, a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) must be prepared prior to commencement of construction.

NPDES Municipal Stormwater Permit

The U.S. Environmental Protection Agency has delegated management of NPDES requirements for municipal urban runoff discharges in California to the State Water Resources Control Board and the nine RWQCB's. The City of Morgan Hill has adopted and prepared a Storm Water Management Plan (SWMP) and been issued the NPDES Small Municipal Separate Storm Sewer Systems (small MS4s) General Permit by the Central Coast RWQCB [Order Number 2003-0005-DWQ, Waste Discharge Identification Number (WDID#) 3-43MS03020]. The City of Morgan Hill is designated by the EPA as a small MS4, serving less than 100,000 people. Morgan Hill's previous Small MS4 permit expired in June 2010, and the new regional permit serves as a renewal of the Small MS4 permit for Morgan Hill. The City's SWMP plan outlines a comprehensive five year plan to establish Best Management Practices (BMPs) through six Minimum Control Measures (MCMs) to help reduce the discharge of pollutants into waterways and to protect local water quality caused by stormwater and urban runoff within the corporate limits of Morgan Hill.

4.9.1.3 *Groundwater*

The site is located near the boundary between the Santa Clara Valley Groundwater Basin on the north, and the Llagas Subbasin of the Gilroy-Hollister Groundwater Basin on the south. Soil boring data from the site indicated a depth to groundwater of 64-68 feet below ground surface (bgs) in March 1992, and data from a monitoring well on the adjacent property north of Woodview Avenue indicated a depth to groundwater ranging from 36 to 55 feet bgs between April and November 1995. [12] The site does not contain aquifer recharge facilities, such as streams or ponds.

4.9.1.4 *Dam Failure*

The Association of Bay Area Governments has compiled dam failure inundation hazard maps submitted to the State Office of Emergency Services by dam owners throughout the Bay Area. The maps for the City of Morgan Hill show the project site to be in the dam failure inundation hazard zone for Anderson Reservoir.[13] The dams in Santa Clara County are managed by the Santa Clara Valley Water District. Anderson Dam is currently limited to about half its capacity due to seismic

[12] Geologica Inc., *Phase I Environmental Site Assessment. Madrone Village Hotel Parcel, APN 726-33-029, Morgan Hill, California 95037*, August 28, 2018.
[13] Santa Clara Valley Water District. *Anderson Dam Flood Inundation Maps*. April 2016, https://www.valleywater.org/sites/default/files/Anderson%20Dam%20Inundation%20Maps%202016.pdf.

concerns, in order to protect against potential dam failure. The dam is currently being retrofitted to solve the seismic issue.[14]

4.9.1.5 *Seiches, Tsunamis, and Mudflows*

A seiche is an oscillation of the surface of a lake or landlocked sea varying in period from a few minutes to several hours. There are no landlocked bodies of water near the project site that in the event of a seiche will affect the site.

A tsunami is a series of water waves caused by the displacement of a large volume of a body of water, such as an ocean or a large lake. Due to the immense volumes of water and energy involved, tsunamis can devastate coastal regions. The project site does not lie within a tsunami inundation hazard area.[15]

A mudflow is the rapid movement of a large mass of mud formed from loose soil and water. The project site is relatively flat and is not susceptible to mudflows.

4.9.2 <u>Checklist and Discussion of Impacts</u>

	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Checklist Source(s)
Would the project:						
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒	☐	1, 2
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there will be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells will drop to a level which will not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒	☐	1, 2

[14] Santa Clara Valley Water District. "Anderson Dam Seismic Retrofit". 2018. https://www.valleywater.org/project-updates/dam-reservoir-projects/anderson-dam-seismic-retrofit.

[15] California Emergency Management Agency, Tsunami Inundation Map for Emergency Planning San Francisco Bay Area, December 9, 2009. http://www.consrv.ca.gov/cgs/geologic_hazards/Tsunami/Inundation_Maps/Documents/Tsunami_Inundation_SanFranciscoBayArea300.pdf.

	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Checklist Source(s)
Would the project:						
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which will result in substantial erosion or siltation on-or off-site?	☐	☐	☐	☒	☐	1, 2
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which will result in flooding on-or off-site?	☐	☐	☐	☒	☐	1, 2
e) Create or contribute runoff water which will exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☒	☐	1, 2
f) Otherwise substantially degrade water quality?	☐	☐	☐	☒	☐	1, 2
g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒	☐	13
h) Place within a 100-year flood hazard area structures which will impede or redirect flood flows?	☐	☐	☐	☒	☐	13
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒	☐	1, 14
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒	☐	1, 2

4.9.2.1 *Impacts to Drainage (Checklist Questions c-e)*

The project site is currently vacant and undeveloped, and contains no impervious surface area. The proposed hotel development project would add approximately 147,250 square feet of impervious surface area, consisting of building roof, walkways, and asphalt paved parking areas and driveways. The project would increase the percentage of impervious area on the site from zero to approximately 75 percent.

Under RWQCB regulations, new and redevelopment projects that create or replace 22,500 square feet or more of impervious surface are required to incorporate post-construction controls into the design of the project. Post-construction controls are permanent features designed to reduce pollutants in stormwater and/or erosive flows during the life of the project. Types of post-construction controls include low impact development (LID) site design, pollutant source control, stormwater treatment, and hydromodification management measures. The LID approach reduces stormwater runoff impacts by minimizing disturbed areas and impervious surfaces, maximizing opportunities for infiltration and evapotranspiration, and using stormwater as a resource (e.g. rainwater harvesting for non-potable uses). [16] The LID treatment systems are required to be designed to retain stormwater runoff generated by the 85th percentile 24-hour storm.

According to the City's Stormwater Management Guidance Manual for Low Impact Development & Post-Construction Requirements, projects that create or replace 22,500 square feet or more of impervious surface area require the applicant, in addition to implementing structural and/or operational pollutant source and runoff treatment control measures, to manage post-development peak flows discharged from the site (hydromodification management). The Project Engineer must provide a hydrology report demonstrating 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. Peak flow controls must also meet the flood control standards established by the Santa Clara County Drainage Manual.

The project proposes to connect on-site storm drains to the existing City storm drain system via storm drain pipes in Woodview Avenue and Madrone Parkway, adjacent to the site. The pipes drain to a large existing detention basin located north of the site, known as the Madrone Business Park detention basin. The basin is sized to store the 24-hour, 100-year design storm, consistent with City and SCVWD standards. By discharging its runoff into the detention basin, the project would be in compliance with the City's post-construction requirements, and would not contribute runoff water which will exceed the capacity of existing or planned stormwater drainage systems, provide substantial additional sources of polluted runoff, or substantially increase the rate or amount of surface runoff in a manner which will result in on- or off-site flooding. **[Same Impact as Approved Project (Less than Significant Impact)]**

[16] City of Gilroy, City of Morgan Hill and Santa Clara County. *Stormwater Management Guidance Manual for Low Impact Development & Post-Construction Requirements.* June 2015.

4.9.2.2 *Impacts to Water Quality (Checklist Question a, f)*

Construction

There is the potential for water quality impacts to occur during project construction. In addition to generating dust, litter, oil, and other pollutants that could contaminate runoff from the site, construction activities would increase the potential for erosion and sedimentation by disturbing and exposing underlying soil to the erosive forces of water and wind. The proposed project would disturb more than one acre of soil and would be required to follow the requirements of the Construction General Permit. The same amount of disturbance would occur with the approved grocery store or the proposed hotels.

Standard Measures: In accordance with the City of Morgan Hill Standard Conditions of Approval and the Construction General Permit, the following measures are included in the project to reduce construction-related water quality impacts to a less than significant level:

SM HYD-1.1: The following BMPs shall be implemented during project construction:

- Burlap bags filled with drain rock will be installed around storm drains to route sediment and other debris away from the drains.
- Earthmoving or other dust-producing activities will be suspended during periods of high winds.
- All exposed or disturbed soil surfaces will be watered at least twice daily to control dust.
- Stockpiles of soil or other materials that can be blown by the wind will be watered or covered.
- All trucks hauling soil, sand, and other loose materials will be covered and all trucks will be required to maintain at least two feet of freeboard.
- All paved access roads, parking areas, staging areas and residential streets adjacent to the construction site will be swept daily (with water sweepers).
- Vegetation in disturbed areas will be replanted as quickly as possible.

[Same as Approved Project (Less than Significant Impact)]

Post – Construction

Stormwater runoff from urban uses such as the proposed project contains metals, pesticides, herbicides, and other contaminants such as oil, grease, lead, and animal waste. As previously described, the project would be required to conform to the City's Stormwater Management Guidance Manual for Low Impact Development & Post-Construction Requirements, which would ensure that increases in stormwater runoff pollutant loads, rates and volumes generated by the project's increase in impervious surface area on the site would be controlled through the implementation of pollutant source controls and LID-based treatment controls.

Post-construction stormwater runoff flows from the project site would be conveyed through the existing City storm drain pipes in the surrounding streets to an existing detention basin located two

blocks north of the site. The basin has been designed to function as both a stormwater treatment and hydromodification management facility, as well as a flood control facility for the surrounding area.

Conformance with the City's Stormwater Management Guidance Manual for Low Impact Development & Post-Construction Requirements for implementing pollutant source controls and LID-based treatment controls would reduce potential post-construction water quality impacts to a less than significant level. **[Same as Approved Project (Less than Significant Impact)]**

4.9.2.3 *Impacts to Groundwater (Checklist Question b)*

As previously described, the depth to groundwater at the project site has been recorded at between 36 and 55 feet bgs. The groundwater is deep enough such that the project, which entails only shallow ground disturbance for building foundations and utility trenching, would not interfere with groundwater flow or expose any aquifers. The project site is not an aquifer recharge facility (i.e., streams or ponds); therefore, development of the project site would not substantially interfere with aquifer recharge. **[Same as Approved Project (No Impact)]**

4.9.2.4 *Flooding Impacts (Checklist Questions g, h, i)*

The project is not located within a 100-year flood hazard zone and, therefore, would have no impact on 100-year flows or expose people to flood hazards associated with the 100-year flood. **[Same as Approved Project (No Impact)]**

4.9.3 <u>Conclusion</u>

With the implementation of standard measures and the City's policies and standards, the proposed hotel development would have a less than significant impact on hydrology and water quality. **[Same as Approved Project (Less Than Significant Impact)]**

4.10 LAND USE AND PLANNING

4.10.1 Environmental Setting

The 4.4-acre project site is an undeveloped parcel of land in the southwest quadrant of the Madrone Parkway and Woodview Avenue intersection, in the City of Morgan Hill. The site's existing General Plan land use designation and zoning are *Commercial* and *Planned Development (PD)*, respectively. The surrounding land uses are primarily commercial and light industrial. There is an existing vacant lot north of the project site zoned as *Light Industrial (ML).* East of the project site is an existing commercial development, and south of the project site is an existing commercial development that was previously approved in conjunction with the project site as a planned development. Land west of the project site is developed for light industrial use.

4.10.2 Checklist and Discussion of Impacts

	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Checklist Source(s)
Would the project:						
a) Physically divide an established community?	☐	☐	☐	☒	☐	1, 2
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒	☐	1, 2
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒	☐	1, 2, 7

4.10.2.1 *Land Use Impacts from the Project (Checklist Question a – c)*

Impacts on Established Communities

The site is in an urban setting primarily consisting of commercial, retail, and light industrial uses. The nearest residences are approximately 0.25 miles north of the site, on Calle Moniz. There are also multi-family residences located in the Cochrane Village residential area, at the corner of Cochrane Road and Butterfield Boulevard, approximately 0.5 miles southwest of the project site. The proposed development is consistent with adjacent uses (commercial, retail, and industrial) and the development

of two hotels within the Madrone Village Shopping Center would not physically divide an established community. **[Same as Approved Project (No Impact)]**

Land Use Plan Conflicts

The project site has a General Plan designation of *Commercial* and is zoned for *Planned Development (PD).* Specific design standards were implemented with the adoption of Ordinance No. 1764 for a planned development of five single-story commercial buildings to ensure consistency with the City's General Plan and Zoning Code and avoid potential environmental impacts. The proposed project would modify the development standards to allow for the change in use from the previously approved grocery store to the two proposed hotels, thus avoiding conflict with the City of Morgan Hill's Zoning Code. The proposed project is a commercial development and would be consistent with the site's current General Plan designation.

As discussed in Section 4.4.2.4 of this Addendum, the proposed project is a covered activity under the HCP/NCCP (Private Development Covered 4.5 acres). The site is mapped as Fee Zone B (Agricultural and Valley Floor Lands). The proposed project would be required to pay a fee to offset the removal of this land cover type. The project site is not located in any other fee zone or within or adjacent to any plant or wildlife. Additionally, covered projects within the HCP/NCCP area are subject to paying a "Nitrogen Deposition Impact Fee" which is calculated based on the number of daily vehicle trips attributed to the activity and collected prior to the commencement of the use. Fees and conditions required for covered projects within the HCP/NCCP will be levied at the time of issuance of construction permits, grading permits, and other development permits required by the project. In this manner, the proposed project would not conflict with any habitat conservation plan and/or natural community conservation plan. **[Same as Approved Project (Less than Significant Impact)]**

4.10.3 Conclusion

The proposed project would not physically divide an existing community, nor would it conflict with any applicable land use plans, habitat conservation plans, or natural community conservation plans. The current designation of the project site is consistent with adjacent uses, therefore impacts from land use conflict would be less than significant. **[Same as Approved Project (Less than Significant Impact)]**

4.11 MINERAL RESOURCES

4.11.1 Environmental Setting

The project site is located in an urban area within the City of Morgan Hill. Mineral resource recovery activities do not occur on or near the project site, nor does the site contain any known mineral resources.

4.11.2 Checklist and Discussion of Impacts

	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Checklist Source(s)
Would the project:						
a) Result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state?	☐	☐	☐	☒	☐	1, 2
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?	☐	☐	☐	☒	☐	1, 2

4.11.2.1 *Mineral Resources Impacts (Checklist Questions a, b)*

The project site is currently undeveloped and does not contain any known state or locally important mineral resources. Therefore, the proposed project would not impact mineral resources. **[Same Impact as Approved Project (No Impact)]**

4.11.3 Conclusion

Implementation of the proposed project would result in no impact to mineral resources. **[Same Impact as Approved Project (No Impact)]**

4.12 NOISE AND VIBRATION

The following discussion is based in part on the Noise and Vibration Assessment prepared by *Illingworth & Rodkin, Inc.* A copy of the report, dated December 4, 2018, is included as Appendix B to this Addendum.

4.12.1 Environmental Setting

4.12.1.1 *Regulatory Framework*

The State of California and the City of Morgan Hill have established regulatory criteria that are applicable in this assessment. The State of California Environmental Quality Act (CEQA) Guidelines, Appendix G, 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. A summary of the applicable regulatory criteria is provided below.

State CEQA Guidelines

The CEQA contains guidelines to evaluate the significance of effects of environmental noise attributable to a proposed project. Under CEQA, noise impacts would be considered significant if the project would result in:

(a) Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan or Noise Ordinance, or applicable standards of other agencies;

(b) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels;

(c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project;

(d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project;

(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, if the project would expose people residing or working in the project area to excessive noise levels; or

(f) For a project within the vicinity of a private airstrip, if the project would expose people residing or working in the project area to excessive noise levels.

Pursuant to recent court decisions, the impacts of site constraints, such as exposure of the proposed project to excessive levels of noise and vibration, are not included in the Impacts and Mitigation Section of this report. These items are discussed in a separate section addressing the project's consistency with the policies set forth in the City's General Plan.

CEQA does not define what noise level increase would be considered substantial. Typically, project-generated noise level increases of 3 dBA L_{dn} or greater would be considered significant where exterior noise levels would exceed the normally acceptable noise level standard (60 dBA L_{dn} for residential land uses). Where noise levels would remain at or below the normally acceptable noise level standard with the project, noise level increases of 5 dBA L_{dn} or greater would be considered significant.

State Building Code

The State Building Code, Title 24, Part 2 of the State of California Code of Regulations establishes uniform minimum noise insulation performance standards to protect persons within new buildings which house people, including hotels, motels, dormitories, apartment houses and dwellings other than single-family dwellings. Title 24 mandates that interior noise levels attributable to exterior sources shall not exceed 45 dBA DNL or CNEL[17] in any habitable room.

City of Morgan Hill General Plan

The Safety, Services and Infrastructure Chapter in the Morgan Hill 2035 General Plan sets forth policies with the goal of minimizing the impact of noise on people through noise reduction and suppression techniques, and through appropriate land use policies in the City of Morgan Hill. The following policies are applicable to the proposed project:

> *Policy SSI-8.2- Impact Evaluation:* The impact of 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-8.3- Commercial and Industrial Noise Level Standards*: Evaluate interior noise levels in commercial and industrial structures on a case-by-case basis based on the use of the space.
>
> *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 Ldn or greater, with a future noise level of less than 60 dBA Ldn, or b) the noise level increase is 3 dBA Ldn or greater, with a future noise level of 60 dBA Ldn 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-8.9- Site Planning and Design:* Require attention to site planning and design techniques other than sound walls to reduce noise impacts, including: a) installing earth

[17] DNL (or Ldn) stands for Day-Night Level and is a 24-hour average of noise levels, with 10 dB penalties applied to noise occurring between 10:00 PM and 7:00 AM. CNEL stands for Community Noise Equivalent Level; it is similar to the DNL except that there is an additional five (5) dB penalty applied to noise which occurs between 7:00 PM and 10:00 PM. Title 24 states that the determination of whether to apply DNL or CNEL should be consistent with the metric used in the noise element of the local general plan.

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.

City of Morgan Hill Municipal Code

The City of Morgan Hill's Municipal Code Chapter 8.28 states that "It is unlawful and a misdemeanor 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 other persons within the city." The following policies would be applicable to the project:

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.

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.

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;

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.

Section 18.48.075 (Noise) of the Municipal Code establishes additional noise performance standards.

A. At the lot line of all uses specified in Section 18.48.010, the maximum sound generated by any use shall not exceed seventy to seventy-five db(A) when adjacent uses are industrial or wholesale uses. When adjacent to offices, retail or sensitive industries, the sound level shall be limited to sixty-five to seventy db(A). When uses are adjacent or contiguous to residential, park or institutional uses, the maximum sound level shall not exceed sixty db(A).

B. Excluded from these standards are occasional sounds generated by the movement of railroad equipment, temporary construction activities, or warning devices.

4.12.1.2 Existing Noise Environment

The site is undeveloped and bordered by commercial retail land uses to the south and commercial office land uses to the west. Opposite Madrone Parkway to the east is an existing hotel and additional commercial uses. Undeveloped land is located to the north of the site, opposite Woodview Avenue. A Courtyard by Marriott hotel is located east of the site, opposite Madrone Parkway.

The noise environment at the site and in the surrounding area results primarily from vehicular traffic along Madrone Parkway, U.S. Highway 101, and Cochrane Road. Nearby commercial land uses produce noise from sources including a carwash and vehicle circulation in the parking lots.

A noise monitoring survey was made between Tuesday, August 21, 2018 and Thursday, August 23, 2018. The monitoring survey included two long-term noise measurements and one short-term noise measurement, which are shown in Figure 4.12-1.

Figure 4.12-1: Noise and Vibration Measurement Locations

Source: Google Earth 2018

Long-term noise measurement LT-1 was made in the southwest corner of the project site, adjacent to the parking lots of the commercial retail and the commercial offices. The daily trend in noise levels at LT-1 is shown in Figures 2 - 4. Hourly average noise levels at LT-1 ranged from 51 to 55 dBA L_{eq} during daytime hours (7:00 a.m. and 10:00 p.m.) and from 44 to 54 dBA L_{eq} during nighttime hours (10:00 p.m. and 7:00 a.m.). The day-night average noise level measured on Wednesday, August 22, 2018 was 58 dBA L_{dn}.

LT-2 was made approximately 55 feet from the centerline of Madrone Parkway and approximately 150 feet from the centerline of Woodview Avenue. When the meters were picked up, it was observed that the grass had recently been cut. A review of the data between the hours of 7:00 a.m. and 10:00 a.m. on Wednesday, August 22, 2018 indicated that landscaping activities were completed in this time frame. Noise levels occurring within this time period were removed from the data set in order to establish typical trends in hourly average noise levels and day-night average noise levels. Hourly average noise levels at LT-2 typically ranged from 58 to 67 dBA L_{eq} during the day and from 53 to 62 dBA L_{eq} at night. The day-night average noise level measured on Wednesday, August 22, 2018 was 66 dBA L_{dn}.

The short-term noise measurement was made on Tuesday, August 21, 2018 between 12:10 p.m., and 12:20 p.m. in the southeastern corner of the project site. During the lunchtime hour, traffic at the commercial retail entrance/exit driveway was busy, as was traffic along Madrone Parkway. Typical heavy trucks generated noise levels of 72 dBA when passing by ST-1, and a motorcycle pass-by resulted in noise levels of 75 to 77 dBA. In the absence of local traffic, the carwash located southeast of the site produced noise levels ranging from 55 to 56 dBA. The carwash entrance was approximately 165 feet from ST-1. The 10-minute average noise level measured at ST-1 was 64 dBA $L_{eq(10\text{-}min)}$. The results of these short-term measurements are summarized in Table 4.12-2.

Table 4.12-2: Summary of Short-Term Noise Measurements (dBA)

		Measured Noise Level, dBA					
Noise Measurement Location	**Date, Time**	L_{max}	$L_{(1)}$	$L_{(10)}$	$L_{(50)}$	$L_{(90)}$	$L_{eq(10\text{-}min.)}$
ST-1: ~40 feet from Madrone Parkway centerline	8/21/2018, 12:10 – 12:20	77	73	67	61	56	64

Groundborne Vibration

Ground vibration consists of rapidly fluctuating motions or waves with an average motion of zero. Several different methods are typically used to quantify vibration amplitude. One method is the Peak Particle Velocity (PPV). The PPV is defined as the maximum instantaneous positive or negative peak of the vibration wave. In the *Illingworth & Rodkin* report, a PPV descriptor with units of mm/sec or in/sec is used to evaluate construction generated vibration for building damage and human complaints.

Construction activities can cause vibration that varies in intensity depending on several factors. The use of pile driving and vibratory compaction equipment typically generates the highest construction related groundborne vibration levels. Because of the impulsive nature of such activities, the use of the PPV descriptor has been routinely used to measure and assess groundborne vibration and almost exclusively to assess the potential of vibration to cause damage and the degree of annoyance for humans.

The two primary concerns with construction-induced vibration, the potential to damage a structure and the potential to interfere with the enjoyment of life, are evaluated against different vibration limits. Human perception to vibration varies with the individual and is a function of physical setting and the type of vibration. Persons exposed to elevated ambient vibration levels, such as people in an urban environment, may tolerate a higher vibration level.

4.12.2 Checklist and Discussion of Impacts

	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Checklist Source(s)
Would the project result in:						
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☒	☐	1, 15
b) Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒	☐	1, 15
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒	☐	1, 15
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒	☐	1, 15
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, will the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒	☐	1
f) For a project within the vicinity of a private airstrip, will the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒	☐	1

4.12.2-1 *Thresholds of Significance*

According to Appendix G of the CEQA Guidelines, a project would normally result in significant noise impacts if noise levels generated by the project conflict with adopted environmental standards or plans, if the project would generate excessive ground-borne vibration levels, or if ambient noise levels at sensitive receivers would be substantially increased over a permanent, temporary, or periodic basis. The following criteria were used to evaluate the significance of environmental noise 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 standards presented in the General Plan or Municipal Code.

- A significant impact would be identified if the construction of the project would expose persons to excessive vibration levels. Groundborne vibration levels exceeding 0.3 in/sec PPV would have the potential to result in cosmetic damage to normal buildings.

- A significant impact would be identified if traffic generated by the project would substantially increase noise levels at sensitive receivers in the vicinity. A substantial increase would occur if: a) the noise level increase is 5 dBA Ldn or greater, with a future noise level of less than 60 dBA Ldn, or b) the noise level increase is 3 dBA Ldn or greater, with a future noise level of 60 dBA Ldn or greater.

- A significant noise impact would be identified if construction-related noise would temporarily increase ambient noise levels at sensitive receptors. Hourly average noise levels exceeding 70 dBA Leq, and the ambient by at least 5 dBA Leq, at the property lines shared with commercial land uses for a period of more than one year would constitute a significant temporary noise increase.

4.12.2.2 *Noise Impacts from the Project (Checklist Question a – d)*

Mechanical Equipment Noise

Under the City of Morgan Hill's Municipal Code, noise levels produced by the operation of mechanical equipment would be considered significant if the sound level exceeds 65 to 70 dBA when adjacent to offices, retail, or sensitive industries.

Information regarding the number, type, or size of the mechanical equipment units that would be required as part of the project, was not available at the time of this study. Typically, hotel HVAC units are installed on the roof of the building and produce noise levels of 50 to 60 dBA at 50 feet from the equipment. Mechanical equipment on the roof of the proposed hotels would be at least 70 feet from the nearest commercial property line, and at this distance, operational noise levels would be expected to be below the Municipal Code noise limits, ranging from 47 to 57. When considering additional shielding from building rooftop or parapet walls, and additional 10 to 20 dBA of noise reduction could be expected, resulting in noise levels that are below ambient noise levels. This will be verified by a qualified acoustical engineer prior to issuance of building permits, based on the specific proposed location of equipment and the manufacturer specifications. **[Same Impact as Approved Project (Less Than Significant Impact)]**

Parking Lot Noise

The proposed surface parking lots will surround the hotels and border nearby commercial office buildings. The major noise sources attributed to parking lot activities is the sound of vehicles as they drive by, noise generated when vehicles start their engines, door slams, and the occasional sound of car alarms. Sounds of voices generally produce less noise. Typical parking lot activities generate maximum noise levels of 50 to 60 dBA L_{max} when measured at 50 feet from the source. Car alarms generate maximum noise levels of 63 to 70 dBA L_{max} at 50 feet. The hourly average noise level resulting from all these noise-generating activities in a small parking lot would reach 40 dBA L_{eq} at a distance of 50 feet from the parking area. Parking lot activities could result in intermittent, loud noises at adjoining office land uses, but these sounds would not be expected to exceed existing noise levels

due to parking lot activities in the area or result in noise levels exceeding the 65 to 70 dBA noise limit established in the Municipal Code for projects adjacent to offices, retail, or sensitive industries. **[Same Impact as Approved Project (Less Than Significant Impact)]**

Construction Noise

The construction of the project would generate noise and would temporarily increase noise levels at adjacent commercial land uses. Construction phases would include site preparation, grading, building construction, paving, trenching, and architectural coatings. The total construction period is estimated to last approximately 11 months. During each stage of construction, there would be a different mix of equipment operating, and noise levels would vary by stage and vary within stages, based on the amount of equipment in operation and the location at which the equipment is operating. The hauling of excavated materials and construction materials would generate truck trips on local roadways as well.

Noise impacts resulting from construction depend on the noise generated by various pieces of construction equipment operating on site, the timing and duration of noise generating activities, the presence of intervening terrain or noise barriers, and the distance between construction noise sources and noise sensitive receptors. Noise from construction activities that exceed 70 dBA L_{eq} and the ambient noise environment by at least 5 dBA L_{eq} for a period of more than one year would constitute a significant temporary noise increase.

Construction activities generate considerable amounts of noise, especially during demolition activities and when project infrastructure improvements are made with the use of heavy construction equipment. The highest maximum noise levels generated by project construction would typically range from approximately 90 to 95 dBA at a distance of 50 feet from the noise source. Typical hourly average construction generated noise levels for hotel projects range from 78 dBA to 89 dBA at 50 feet from the center of the site during busy construction periods (e.g., earth moving equipment, impact tools, etc.). Construction generated noise levels drop off at a rate of about 6 dBA per doubling of distance between the source and receptor. Shielding by buildings or terrain often result in lower construction noise levels at distant receptors. Construction noise levels received at nearby commercial land uses are anticipated to exceed 70 dBA L_{eq} and the ambient levels by more than 5 dBA for a period of less than a year. The construction noise impacts from building the 203 hotel rooms in two structures are expected to be similar to the noise impacts from building the approved grocery store, and would require similar mitigation, as noted below.

Impact NOI-1: Short-term noise increases due to construction would result in a significant impact to sensitive receptors located at adjacent land uses. **(Significant Impact)**

Mitigation Measures: The following construction noise mitigation measures, recommended for the previously-approved 48,000-square foot grocery store on the site, will reduce noise level impacts from construction to a less than significant level:

MM NOI-1: The project applicant shall implement the following construction period measures to reduce construction noise impacts to a less than significant level:

(a) Based on the City of Morgan Hill Noise Ordinance, limit noise-generating construction activities, including truck traffic to and from the project site, to daytime hours (7:00 am to 8:00 pm) during normal weekdays and between 9:00 am and 6:00 pm on Saturdays. Prohibit activities on Sundays and federal holidays;

(b) Properly muffle and maintain all internal combustion engines for construction equipment used on the site; and

(c) Locate all stationary noise-generating construction equipment, such as air compressors, crushers, and portable power generators, as far as practical from existing businesses.

[Same Impact as Approved Project (Less Than Significant With Mitigation Incorporated)]

Vibration

The construction of the project may generate perceptible vibration at nearby commercial land uses when heavy equipment or impact tools (e.g. jackhammers, hoe rams) are used near the perimeter of the project site. Vibration-producing activities would occur when heavy equipment is used to during site preparation work, grading and excavation, trenching, and paving. Foundation construction techniques involving impact or vibratory pile driving, which can cause excessive vibration, are not anticipated as part of the project.

Project construction activities, such as drilling, the use of jackhammers, rock drills and other high-power or vibratory tools, and rolling stock equipment (tracked vehicles, compactors, etc.), may generate substantial vibration in the immediate vicinity of the activities, but the vibration levels would be expected to attenuate with distance from the source. Commercial buildings adjoining the site would be located approximately 70 feet from the primary work areas. At 70 feet, vibration levels due to construction activities would reach 0.068 in/sec PPV if heavy objects are dropped or vibratory rollers are used. Groundborne vibration levels would not exceed the 0.3 in/sec PPV threshold.

Vibration levels would at times be perceptible to occupants. However, as with any type of construction, this would be anticipated and would not be considered significant, given the intermittent and short duration of the phases that have the highest potential of producing vibration (use of high power tools). By use of administrative controls, such as notifying neighbors of scheduled construction activities and scheduling construction activities with the highest potential to produce perceptible vibration during hours with the least potential to affect nearby businesses, perceptible vibration can be kept to a minimum. **[Same Impact as Approved Project (Less than Significant Impact)]**

4.12.2.3 *Airport Impacts (Checklist Questions e, f)*

The project is not located within an airport land use plan, or within the vicinity of a private airstrip, therefore, the project will not expose people residing or working in the project area to excessive noise levels. **[Same Impact as Approved Project (Less Than Significant Impact)]**

4.12.3 Conclusion

Operational noise generated by the proposed hotel project would not result in significant impacts.

The construction noise mitigation measures **MM NOI-1** above shall be implemented during all phases of construction activity to reduce the noise exposure of neighboring properties. Implementation of the above measures would reduce construction noise levels emanating from the site, minimizing disruption and annoyance. These controls, in combination with the limitations on hours set forth in the Municipal Code, and relatively short construction duration, would result in a less-than-significant impact. **[Same Impact as Approved Project (Less than Significant With Mitigation Incorporated)]**

4.13 POPULATION AND HOUSING

4.13.1 Environmental Setting

Based on the California Department of Finance population estimates, the City's total population was approximately 44,513 in January 2018 and the average persons per household was an estimated 3.06.[18,19] The City grew in population by 1.9% from January 2017 to January 2018. The City's total population is projected to grow to approximately 46,100 by 2030.[20]

As part of the General Plan, residential development within the City of Morgan Hill is controlled by the Residential Development Control System (RDCS). Morgan Hill's RDCS process meters the amount of residential development occurring within the City in any given year, typically up to 215 units annually, to ensure the rate of development does not outstrip the availability of public services and infrastructure to serve the City's residents. RDCS establishes a population ceiling of 58,200 for the City as of January 1, 2035.

The Housing Element of the City of Morgan Hill's General Plan was adopted in February of 2015. The Housing Element builds on the previously adopted Housing Element, certified in 2010, and is based on three strategic goals: (1) provide an adequate supply of housing to meet future needs, (2) preserve the existing housing supply, and (3) provide adequate housing for groups with special needs. The Housing Element provides guidance for decision-making regarding housing, zoning, and development projects within the City of Morgan Hill.

4.13.2 Checklist and Discussion of Impacts

	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Checklist Source(s)
Would the project:						
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒	☐	1, 2
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒	☐	1, 2

[18] California Department of Finance. *E-1: City/County Population Estimates with Annual Percent Change - January 2017 and 2018*. July 2018.
[19] City of Morgan Hill. *Pop-Facts: Demographic Snapshot 2015 Report*. Available at: <http://www.morgan-hill.ca.gov/717/Demographics-Community-Profile>. Accessed July 15, 2018.
[20] City of Morgan Hill. *Morgan Hill General Plan: City of Morgan Hill Housing Element*. Adopted February 2015.

	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Checklist Source(s)
Would the project:						
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒	☐	1, 3

4.13.2.1 *Impacts to Population and Housing*

A project can induce substantial population growth by: 1) proposing new housing beyond projected or planned development levels, 2) generating demand for housing as a result of new businesses, 3) extending roads or other infrastructure to previously undeveloped areas, or 4) removing obstacles to population growth (i.e., expanding capacity of a wastewater treatment plant beyond that necessary to serve planned growth).

4.13.2.2 *Population Growth (Checklist Question a)*

The proposed project involves the construction of two hotels, paved surfaced parking, and associated landscaping within a currently undeveloped 4.4-acre lot. The two hotels would provide 203 rooms in total. The proposed businesses would not induce population growth due to the nature of the services provided (temporary lodging). No new roads or infrastructure improvements are proposed within the scope of the project that would facilitate further population growth in the City. **[Same Impact as Approved Project (Less than Significant Impact)]**

4.13.2.3 *Displacement of People/Housing (Checklist Questions b, c)*

The currently undeveloped site is not in use or proposed for use as a residential development. Therefore, the proposed project would not displace people or necessitate the construction of housing elsewhere. **[Same Impact as Approved Project (No Impact)]**

4.13.3 <u>Conclusion</u>

The proposed project would not induce substantial population growth or displace people or housing. **[Same Impact as Approved Project (Less than Significant Impact)]**

4.14 PUBLIC SERVICES

4.14.1 Environmental Setting

4.14.1.1 *Fire Protection*

The City of Morgan Hill contracts with the California Department of Forestry and Fire Protection (CalFire) for fire and emergency medical services. The City is served by three stations at the following locations: 1) El Toro Fire Station, located at 18300 Old Monterey Road (approximately 1.4 miles southwest of the site), 2) Dunne Hill Fire Station, located at 2100 East Dunne Avenue (approximately 2.4 miles east of the project site), and 3) 15670 Monterey Street (approximately 3.0 miles south of the project site). In general, the response time meets the current standard of eight minutes 95 percent of the time. Based on estimated driving times provided by Google Maps, the project site is located within eight minutes driving distance of the El Toro Fire Station.

4.14.1.2 *Police Protection*

Police service is provided to the project site by the City of Morgan Hill Police Department (MHPD). The MHPD facility is located at 16200 Vineyard Boulevard, approximately 2.5 miles southeast of the project site. The department employs 39 sworn officers.[21] The Police Department's goal is to respond to Priority One calls within five minutes and Priority Two calls within eight minutes.[22] Priority One calls are reports of a crime in progress or where an injury has occurred and Priority Two calls are reports of felonies and other major calls.

4.14.1.3 *Schools*

The project site is located within the Morgan Hill Unified School District. The District has eight elementary schools, two middle schools, two comprehensive high schools, one continuation high school, and a community adult school, as well as a home schooling program. The nearest schools to the site, El Toro Elementary and Stratford School, are approximately 1.2 miles southeast and 2.2 miles southwest, respectively, from the site.

4.14.1.4 *Parks*

The City owns 70 acres of developed park land and 59 acres of recreation facilities. The City maintains two community parks, five neighborhood parks, two neighborhood/school parks, and 15 mini-parks, in addition to its public trail system and open space. In addition to publicly-owned park land, there is also a substantial amount of recreational land and open space in the City that is privately owned and maintained. The nearest park to the project site is Murphy Springs Park, located approximately one mile to the southwest.

The City also owns and operates special use facilities for recreational purposes. These facilities include the Morgan Hill Aquatics Center, Community and Cultural Center, the Centennial Recreation Center, the 38 acre Outdoor Sports Center, and Skateboard/BMX park. Many sports leagues and teams use Morgan Hill School District facilities after school hours and on weekends. These facilities

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[21] City of Morgan Hill. *Police*. Accessed July 21, 2018. http://www.morgan-hill.ca.gov/index.aspx?nid=129.
[22] City of Morgan Hill. *Operating and CIP Budget, FY 13-14. Police Field Operations, Performance Measures.* 2013.

include 12 baseball/softball fields, two football fields, two tracks, and four swimming pools. The nearest recreational facility to the project site is the sports field at Ann Sobrato High School, just under one mile northwest of the site.

The City has adopted General Plan policies that contribute to the preservation and continued establishment of park land for the benefit of the community. General Plan Policy HC-3.29 supports the continued acquisition and development of parks, trails and other recreation facilities through development fees and/or land dedication.

4.14.2 Checklist and Discussion of Impacts

	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Checklist Source(s)
Would the project						
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the 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:						
- Fire Protection?	☐	☐	☐	☒	☐	1, 2
- Police Protection?	☐	☐	☐	☒	☐	1, 2
- Schools?	☐	☐	☐	☒	☐	1, 2
- Parks?	☐	☐	☐	☒	☐	1, 2
- Other Public Facilities?	☐	☐	☐	☒	☐	1, 2

4.14.2.1 *Impacts to Public Services (Checklist Question a)*

Fire and Police Services

The proposed project is an in-fill, commercial development project that will not require the construction or expansion of additional fire or police facilities. CalFIRE and the Morgan Hill Police Department will review the development plans to ensure safety features to reduce the risk of fire hazard and criminal activity are incorporated into the project design. These features include fire hydrants, emergency vehicle turnarounds and access locations, and appropriate lighting within the project site and its vicinity. The proposed project would be constructed in conformance with current building and fire codes. Response times for police and fire protection services will not be substantially lowered as a result of the proposed project, due to its location in an urban area of Morgan Hill and its proposed commercial usage. Therefore, the proposed project will not result in a

significant impact to fire and police services. **[Same Impact as Approved Project (Less than Significant Impact)]**

Schools

The proposed project does not propose to develop residential units and would not increase the student population of the City. Therefore, the proposed project would not increase demand on, or require additional construction of, school facilities. **[Same Impact as Approved Project (Less than Significant Impact)]**

Parks

Chapter 17.28 of the City's Municipal Code establishes parkland dedication/in-lieu fee requirements for new residential development, dependent on the type of development (single-family or multi-family) and expected population increases. The responsibility for payment of in-lieu fees, or establishment of required parkland, lies with the subdivider when a subdivision for residential purposes is proposed. The proposed project involves the subdivision of a 4.4-acre parcel into a 2.0-acre parcel and a 2.4-acre parcel, however the proposed use is commercial and not residential. Therefore, no parkland dedication or in-lieu fees will be required, and the proposed project would have no impact on park facilities. **[Same Impact as Approved Project (Less than Significant Impact)]**

4.14.3 Conclusion

The proposed hotels would incrementally increase demand for public services in the project area, however, this increase in demand would not result in a significant impact on the environment. **[Same Impact as Approved Project (Less than Significant Impact)]**

4.15 RECREATION

4.15.1 Environmental Setting

The City owns 70 acres of developed park land (including the Civic Center, assessment district parks and city owned trails) and 59 acres of recreation facilities. Included within this inventory, the City maintains two community parks, five neighborhood parks, two neighborhood/school parks, and 15 mini-parks, in addition to its public trail system and open space. In addition to publicly-owned park land, there is also a significant amount of recreational land and open space in the City that is privately owned and maintained.

The City also owns and operates special use facilities for recreational purposes. These facilities include the Morgan Hill Aquatics Center, Community and Cultural Center, the Centennial Recreation Center, the 38-acre Outdoor Sports Center, and Skateboard/BMX park. Many sports leagues and teams use Morgan Hill School District facilities after school hours and on weekends. These facilities include 12 baseball/softball fields, two football fields, two tracks, and four swimming pools.

The nearest park to the project site is Murphy Springs Park, located approximately one mile to the southwest. The nearest recreational facility to the project site is the sports field at Ann Sobrato High School, just under one mile northwest of the site.

4.15.2 Checklist and Discussion of Impacts

	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Checklist Source(s)
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 will occur or be accelerated?	☐	☐	☐	☒	☐	1
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?	☐	☐	☐	☒	☐	1

4.15.2.1 *Impacts on Parks and Recreational Facilities (Checklist Question a, b)*

The proposed project does not include the development of residential units and the anticipated workforce for the two hotels will come from the existing City population. For this reason, substantial impacts to existing neighborhood and regional parks or recreational facilities will not occur or be accelerated by the proposed project. Due to the lack of residential development, no additional parkland will be designated as a requirement of the project, and recreational facilities will not need to

be constructed or expanded to accommodate the project. **[Same Impact as Approved Project (Less than Significant Impact)]**

4.15.3 Conclusion

The proposed project is a solely commercial development that will not incorporate any residential units into its design. No additional burden will be placed on parks or recreational facilities, and no additional parks or facilities will need to be established. Therefore, the proposed project will have no impact on recreation. **[Same Impact as Approved Project (Less than Significant Impact)]**

4.16 TRANSPORTATION AND TRAFFIC

The following discussion is based on a trip generation and operations analysis completed for the proposed project by *Hexagon Transportation Consultants, Inc.* in July of 2018. The analysis is attached as Appendix C to this Initial Study/Addendum.

4.16.1 Environmental Setting

Regional Access

US 101 is a north-south freeway extending northward to San Francisco and southward through Gilroy. US 101 is an eight-lane freeway (three mixed-flow lanes and one high-occupancy vehicle [HOV] lane in each direction) north of Cochrane Road. South of Cochrane Road, it is a six-lane freeway with no HOV lanes. Existing access to and from the project area is provided via an interchange at Cochrane Road.

Local Access

Cochrane Road is an east-west divided roadway that runs from Monterey Road to Malaguerra Avenue east of US 101. Cochrane Road is a four-lane road between Monterey Road and Sutter Boulevard. Between Sutter Boulevard and US 101, Cochrane Road widens to three lanes eastbound and two lanes westbound, then narrows back to four lanes east of US 101, and to two lanes east of Mission View Drive. Cochrane Road has a posted speed limit of 45 mph. It runs along the southern portion of the project site and provides access to the Madrone Village Shopping Center via right-turn only.

Madrone Parkway is a two-lane, partially divided roadway that begins at its intersection with Cochrane Road and ends at its intersection with Monterey Road. Madrone Parkway runs along the eastern edge of the project site and provides access to the Madrone Village Shopping Center for traffic headed in both directions.

Woodview Avenue is a two-lane undivided roadway that begins at its intersection with Madrone Parkway and ends at its intersection with Cochrane Road. Woodview Avenue runs along the northwestern portion of the project site. No ingress/egress points currently exist from Woodview Avenue, and none are proposed.

Existing Bicycle and Pedestrian Facilities

There are existing bike lanes along the entire length of Cochrane Road. Currently, there are no bike lanes on either Madrone Parkway or Woodview Avenue.

Sidewalks border the project site on Madrone Parkway and Woodview Avenue, with pedestrian access primarily provided by the entrance on Madrone Parkway. Pedestrians may access the project site by way of Cochrane Avenue, however the large parking lot present in between Cochrane Avenue and the site interrupts the ease of access for foot traffic.

4.16.2 Checklist and Discussion of Impacts

	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Checklist Source(s)
Would the project:						
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☐	☒	☐	1, 2, 16
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒	☐	1, 2, 16
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒	☐	1, 2, 16
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible land uses (e.g., farm equipment)?	☐	☐	☐	☒	☐	1, 2, 16
e) Result in inadequate emergency access?	☐	☐	☐	☒	☐	1, 2, 16

	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Checklist Source(s)
Would the project:						
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☒	☐	1, 2, 16

4.16.2.1 *Impacts to Roadways (Checklist Question a, b)*

A trip generation and operations analysis was conducted by *Hexagon Transportation Consultants, Inc.* to determine whether a comprehensive traffic study would be required for the proposed change in approved uses at the project site. Based on the analysis and the parameters set forth by the City of Morgan Hill, a comprehensive traffic impact study was not required for the proposed project. (See Appendix C, attached to this Initial Study/Addendum, for a more detailed discussion of what necessitates a traffic impact study in the City of Morgan Hill.)

Thresholds of Significance

All intersections within the City of Morgan Hill are required to meet the City's LOS standard of LOS D, with the exception of Downtown intersections permitted to operate at LOS F, and nine intersections and three freeway zones permitted to operate at LOS E. According to the City's LOS guidelines, a development is said to create a significant adverse impact on traffic conditions at a signalized intersection if for either peak hour:

1. The level of service at the intersection degrades from an acceptable LOS D or LOS E as identified above under existing conditions to an unacceptable LOS E or LOS F under project conditions, or
2. The level of service at the intersection is an unacceptable level of LOS E or LOS F as identified above under existing conditions and the addition of project trips causes the average critical delay to increase by four 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.

Unsignalized intersections within the City have a minimum operating level of LOS D. According to the City's LOS guidelines, a development is said to have a significant adverse impact on traffic conditions at an unsignalized intersection if for either peak hour the addition of project traffic causes the worst approach delay to LOS E or F and the traffic volumes at the intersections are sufficiently high to satisfy the peak hour volume warrant.

A project is said to create a significant adverse impact on traffic conditions on a CMP freeway segment if for either peak hour:

1. The level of service on a freeway segment is an unacceptable LOS F under no project conditions, and the number of project trips on that segment constitutes at least one percent of capacity on that segment.
2. The level of service on the freeway segment degrades from an acceptable LOS E or better under existing conditions to an unacceptable LOS F under project conditions.

A significant impact by CMP standards is said to be satisfactorily mitigated when measures are implemented that would restore freeway conditions to LOS E or better

Study Intersections

The trip generation and operations analysis completed for the proposed project evaluates the following six signalized intersections and four freeway segments for potentially significant impacts to traffic circulation and congestion in the vicinity of the project site.

Intersections

1. Monterey Road and Cochrane Road
2. Butterfield Boulevard and Cochrane Road
3. Sutter Boulevard and Cochrane Road
4. Madrone Parkway/Cochrane Plaza and Cochrane Road
5. US 101 Southbound Ramps and Cochrane Road
6. US 101 Northbound Ramps and Cochrane Road

Freeway Segments

1. US 101 from East Dunne Avenue to Cochrane Road
2. US 101 from Cochrane Road to Burnett Avenue (Lane Drop)
3. US 101 from Burnett Avenue (Lane Drop) to Cochrane Road
4. US 101 from Cochrane Road to East Dunne Avenue

Existing Plus Project

The magnitude of traffic generated by both the approved retail (grocery) and proposed hotel development was estimated by applying to the size of the development the applicable trip generation rates published in the Institute of Transportation Engineers (ITE) manual entitled Trip Generation, Tenth Edition. The proposed project is estimated to contribute 126 AM peak-hour trips (73 inbound, 53 outbound) and 148 PM peak-hour trips (73 inbound, 75 outbound). When compared to trip generation rates estimated for the previously approved project, the proposed project will result in an increase of five AM peak-hour trips and a decrease of 174 PM peak-hour trips. As defined by the City of Morgan Hill, a substantial change in traffic resulting from a project would be indicated by an increase of more than 50 peak-hour trips. Since AM peak-hour trips will only increase marginally with the addition of the proposed project, and PM peak-hour trips will decrease substantially, the change in traffic from the approved grocery store to the hotels would not be substantial.

Upon a review of the six intersections analyzed by *Hexagon Traffic Consultants*, the proposed project is determined to not result in deterioration of current LOS to below the City of Morgan Hill's acceptable standards. For all intersections studied, the average critical delay will not increase by four or more seconds and the V/C ratio will not increase by more than 0.01. See Table 4.16-1 for a summary of existing plus project intersection LOS. **[Same Impact as Approved Project (Less Than Significant Impact)]**

Table 4.16-1: Existing Plus Project Intersection Levels of Service

Intersection	Peak Hour	Existing		Approved		Proposed			
		Delay	LOS	Delay	LOS	Delay	LOS	Δ in Crit. Delay	Δ in Crit. V/C
1. Monterey Road/Cochrane Road	AM PM	28.1 24.0	C C	28.2 24.9	C C	28.1 24.1	C C	0.9 0.1	0.001 0.001
2. Butterfield Boulevard and Cochrane Road	AM PM	12.8 14.7	B B	12.9 14.9	B B	12.9 14.8	B B	0.2 0.2	0.006 0.008
3. Sutter Boulevard and Cochrane Road	AM PM	17.6 18.3	B B	17.6 18.7	B B	17.6 18.4	B B	0.0 0.1	0.009 0.011
4. Madrone Parkway/Cochrane Plaza and Cochrane Road	AM PM	19.1 31.4	B C	19.8 34.0	B C	19.6 32.3	B C	0.7 0.5	0.047 0.012
5. US 101 Southbound Ramps and Cochrane Road	AM PM	12.8 16.5	B B	12.9 16.7	B B	12.9 16.6	B B	0.1 0.2	0.038 0.040
6. US 101 Northbound Ramps and Cochrane Road	AM PM	8.6 11.3	A B	8.7 11.4	A B	8.8 11.4	A B	0.1 0.1	0.006 0.006

4.16.2.2 *Impacts to Freeways*

Four freeway segments were determined to be within the scope of the proposed project. Per CMP technical guidelines, freeway segment level of service analysis shall be conducted on all segments to which the project is projected to add one percent or more to the segment capacity. Table 4.16-2 provides a summary of estimated increases in freeway segment capacities resulting from project trips.

Table 4.16-2: Freeway Segment Capacities After Project Trips						
			Mixed-Flow Lane		HOV Lane	
Intersection	Peak Hour	NB/SB	Volume	% of Capacity	Volume	% of Capacity
1. US 101 from East Dunne Avenue to Cochrane Road	AM PM	NB NB	18 18	0.26 0.26	- -	- -
2. US 101 from Cochrane Road to Burnett Avenue (Lane Drop)	AM PM	NB NB	10 16	0.14 0.23	3 3	0.18 0.18
3. US 101 from Burnett Avenue (Lane Drop) to Cochrane Road	AM PM	SB SB	18 18	0.26 0.26	- -	- -
4. US 101 from Cochrane Road to East Dunne Avenue	AM PM	SB SB	13 19	0.19 0.28	- -	- -

The analysis determined that none of the four affected freeway segments are projected to increase in segment capacity by one percent or more. Therefore, a freeway analysis under CMP guidelines is not required, and impacts to affected freeway segments are negligible as a result of the proposed project. **[Same Impact as Approved Project (Less than Significant Impact)]**

4.16.2.3 *Air Traffic Patterns (Checklist Question c)*

The project site is not located near a major airport or private airstrip. The nearest major airport, Norman Y. Mineta San Jose International Airport, is located approximately 20 miles northwest of the site. Therefore, the proposed project would not result in a change in air traffic patterns.
[Same Impact as Approved Project (No Impact)]

4.16.2.4 *Site Access, Design and Circulation (Checklist Question d, e)*

Access to the project site is provided by driveways on Cochrane Road and Madrone Parkway. As mentioned previously, Cochrane Road only permits access for vehicular traffic moving in a southwestern direction due to the division of the road by a median. Traffic moving in both directions can access the site via the driveway on Madrone Parkway. The project proposes no modifications to circulation patterns in the vicinity of the site and thus will not contribute to hazards as a result of accessibility issues or traffic flow changes,

The landscape and architectural features of the project will be designed in accordance with the City of Morgan Hill's design standards, as well as modified Planned Development Guidelines established through an amendment of Ordinance No. 1764. The design of the project will ensure adequate width and turn-radii at and along all drive/parking aisles to allow for two-way circulation and adequate circulation of larger vehicles (such as emergency trucks, garbage trucks, and delivery trucks) throughout the project site.

By adhering to the City of Morgan Hill's standards and requirements for emergency access, the proposed site access points and layout of the surface parking areas would be adequate to accommodate circulation of both passenger and emergency vehicles.

[Same Impact as Approved Project (Less than Significant Impact)]

4.16.2.5 *Bicycle and Pedestrian Facilities (Checklist Question f)*

The proposed project would not result in the alteration or removal of any existing bicycle or pedestrian facilities (bike paths, sidewalks, crosswalks, bus stops, etc.) in the vicinity of the site. Sidewalks that border the project site on Woodview Avenue, Madrone Parkway, and Cochrane Road will remain in place, with pedestrian access primarily provided by access points east of the project site on Madrone Parkway and southeast of the project site on Cochrane Road. Due to the preservation of existing pedestrian, bicycle, and public transit facilities in the vicinity of the site, the proposed project will not conflict with, or decrease the performance of, these facilities.
[Same Impact as Approved Project (No Impact)]

4.16.3 Conclusion

As discussed above, the proposed project would not result in significant transportation and traffic impacts.
[Same Impact as Approved Project (Less than Significant Impact)]

4.17 UTILITIES AND SERVICE SYSTEMS

4.17.1 Environmental Setting

4.17.1.1 *Water Service*

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, 12 potable water storage tanks, 10 booster stations, and over 180 miles of pressured pipes ranging from two to 14 inches in diameter. The City's water distribution system meets the needs of existing customers. In anticipation of future growth the City has planned and constructed water projects in conjunction with new street construction.

The City of Morgan Hill relies on groundwater as its sole source of supply. The City relies on water imports from the State Water Project and the federal Central Valley Project for the purpose of groundwater recharge of the sub-basins that supply water to the City (Coyote Valley sub-area of the Santa Clara sub-basin and the Llagas sub-basin). The City's 2015 Urban Water Management Plan (UWMP) identified potential shortages which may occur during prolonged years of drought, however, upon implementation of water shortage contingency actions these shortages in supply can be mitigated in dry-year and multiple dry-year scenarios.[23]

The project site is vacant and does not place any demands on the City's water supply. There are existing 12-inch water pipes in Madrone Parkway, Woodview Avenue, and Cochrane Road that provide water service to the commercial development surrounding the project site.[24]

4.17.1.2 *Wastewater*

The City of Morgan Hill sewer collection system consists of approximately 165 miles of six-inch through 30-inch diameter sewers, and includes 14 sewage lift stations and associated force mains. The "backbone" of the system consists of the trunk sewers, generally 12-inches in diameter and larger, that convey the collected wastewater flows south to the South County Regional Wastewater Authority (SCRWA) Wastewater Treatment Plant. The treatment plant provides service to the cities of Morgan Hill and Gilroy. The treatment plant has capacity to treat an average dry weather flow (ADWF) of 8.5 million gallons per day (mgd) and is currently permitted by the Central Coast RWQCB to treat up to 8.5 mgd.[25] Currently, Morgan Hill is allocated 42% of the treatment plant's 8.5 mgd capacity, amounting to 3.6 mgd. In 2016, the ADFW in the City was 2.35, leaving approximately 1.2 mgd of allowable growth within the City's General Plan before capacity at the plant is reached.

Using data through 2016, the SCRWA estimated in 2017 that the Wastewater Treatment Plant will reach capacity in 2025, using anticipated permit issuances/associated wastewater allocations and projected population data for the cities of Morgan Hill and Gilroy.[26] The SCRWA recommends that a

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[23] City of Morgan Hill. *2015 Urban Water Management Plan.* August 2016.
[24] City of Morgan Hill. *2017 Water System Master Plan.* October 2017.
[25] California Regional Water Quality Control Board. *Waste Discharge Requirements, South County Regional Wastewater Authority Wastewater Treatment and Reclamation Facility, Santa Clara County (NPDES Permit No. CA0049964) – Order No. R3-2010-0009*. April 2010.
[26] California Regional Water Quality Control Board. *Technical Memorandum- Wastewater Flow Projections for Cities of Gilroy and Morgan Hill.* March 2017.

fully commissioned plant expansion be completed by 2024 to ensure that the treatment plan has adequate capacity to service both cities. Following completion of the design process, appropriate project-level CEQA review would be completed by SCRWA.

4.17.1.3 *Storm Drainage*

The City of Morgan Hill is divided into several hydrologically-distinct drainage areas. Each drainage area has a system of curb and gutter facilities, inlets, conveyance facilities, pumps, and detention basins to collect and dispose of runoff. The stormwater runoff from these areas is ultimately discharged into creeks that flow through the City and are tributary to either Monterey Bay or San Francisco Bay. The drainage areas include Coyote Creek, Fisher Creek, Tennant Creek, Madrone Channel, Butterfield Channel, West Little Llagas Creek, and Llagas Creek.

The project site is vacant and generates little to no stormwater runoff when it rains. The project site is located in the Fisher Creek watershed, and any water that does not infiltrate locally would run off from the site north toward the San Francisco Bay. There are existing storm drain lines adjacent to the site in Woodview Avenue, Madrone Parkway and Cochrane Road that convey flows from the surrounding areas into the City's storm drain system.[27]

4.17.1.4 *Solid Waste*

Recology South Valley provides solid waste and recycling services to the residents and businesses of the City. Recology South Valley is contracted with the Salinas Valley Solid Waste Authority for the disposal of municipal solid waste at Johnson Canyon Sanitary Landfill. Johnson Canyon Sanitary Landfill is expected to reach capacity in 2040.[28] No solid waste is currently generated at the project site.

4.17.2 Checklist and Discussion of Impacts

	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Checklist Source(s)
Would the project:						
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒	☐	1, 20
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒	☐	1, 20

[27] City of Morgan Hill, *2018 Storm Drainage Master Plan*. September 2018.
[28] California Integrated Waste Management Board. *Facility/Site Summary Details: Johnson Canyon Sanitary Landfill*. 2008. Accessed July 19, 2018. http://www.calrecycle.ca.gov/SWFacilities/Directory/27-AA-0005/Detail/.

	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Checklist Source(s)
Would the project:						
c) 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?	☐	☐	☐	☒	☐	1, 17
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒	☐	1, 19
e) 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?	☐	☐	☐	☒	☐	1, 20
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒	☐	1, 21

4.17.2.1 *Impacts to Sewer System and Wastewater (Checklist Questions a, b, e)*

Wastewater Treatment Capacity

As it stands, there is no wastewater being generated at the project site. Wastewater generation is approximately equal to 85 percent of a project's water demand. The water demand of the proposed project is estimated to be 5.7 million gallons per year[29], resulting in the generation of approximately 4.9 million gallons of wastewater per year by the proposed project.[30] As mentioned above, there is sufficient treatment capacity at the SCWRA's Wastewater Treatment Plant to accommodate estimated build-out within the City's General Plan. The Wastewater Treatment Plant is estimated to reach capacity in 2025, according to projected demand from future permit issuance and population growth discussed in the General Plan. The proposed project would decrease the estimated amount of water (refer to *Section 4.17.2.2, Impacts to Water Supply)* and wastewater generated relative to the approved commercial development discussed in the Addendum to the 2004 Cochrane-TBI Initial Study, thus reducing the demand on the Wastewater Treatment Plant. **[Same Impact as Approved Project (Less than Significant Impact)]**

[29] Table 9.1 CAlEEMod Water Calculations. 2016
[30] Assuming wastewater is equivalent to 85% of total water usage.

Sanitary Sewer Infrastructure

There are existing sanitary sewer lines on Cochrane Road and Madrone Parkway which will serve the proposed project. There are no proposed expansions to the sewer system in the vicinity of the project site, according to the Sewer System Master Plan.[31] By utilizing existing infrastructure to serve the demands of the development, the proposed project will avoid impacts resulting from the construction of new sewer lines. **[Same Impact as Approved Project (Less than Significant Impact)]**

4.17.2.2 *Impacts to Water Supply (Checklist Question d)*

According to the 2016 CalEEMod estimates of water use based on land use, a full service four-story hotel will use 69.49 gallons of indoor water per day per room and 7.72 gallons of outdoor water per day per room.[32] The proposed project involves the development of two hotels to total 203 rooms on-site, thus resulting in a cumulative water demand of 15,675 gallons/day, or 5,721,470 gallons/year. The previously approved use (48,632 sf grocery store) would result in a water demand of 16,438 gallons of indoor water per day and 508 gallons of outdoor water per day, totaling to 16,946 gallons/day, or 6,185,290 gallons/year. Therefore, the proposed project would reduce projected water demand by 1,271 gallons/day, or 463,820 gallons/year. The previously approved project was determined to have sufficient water supply to accommodate its development, as discussed in the 2004 Cochrane-TBI Initial Study. Because the modified project will result in less water demand on the existing water infrastructure and supply system in the City of Morgan Hill, impacts to water supply will be lessened by the proposed project. **[Same Impact as Approved Project (Less than Significant Impact)]**

4.17.2.3 *Impacts to Storm Drainage (Checklist Question c)*

The proposed project site is undeveloped with no impervious surfaces. Development of the proposed project would fully develop the project site and substantially increase the amount of impervious surfaces and stormwater runoff. Per the implementation of the SWPPP and other drainage standards implemented by the City, the project should not significantly increase storm water flows into the existing system. The project will be required to minimally retain all water from the 85th percentile of rainfall events (approximately two to five year storm events) on site; therefore, during 85 percent of the rainfall events, the existing storm drain system would not be impacted by the project. Furthermore, the on-site systems (retention basins) will be required to be designed to detain a volume of water up to a 25-year storm event while releasing water at a rate reflective of the 10-year predevelopment flow. This design limits storm water flows off-site to less than 10-year predevelopment flows. The existing public storm water system is already designed to convey a 10-year storm event; therefore, the project should not significantly contribute to any additional flooding during the most frequent events. The final drainage system design for the proposed commercial development will be subject to review and approval by the City of Morgan Hill Public Works Department, who will confirm that the proposed drainage system for the project is consistent with the City's Storm Drainage Master Plan and standard stormwater-related conditions of approval. **[Same Impact as Approved Project (Less than Significant Impact)]**

[31] City of Morgan Hill. *Sewer System Master Plan*. October 2017.
[32] Table 9.1 CAlEEMod Water Calculations. 2016.

4.17.2.4 *Impacts to Landfills (Checklist Question f)*

The City of Morgan Hill has contracted with Recology South Valley to provide solid waste disposal and recycling service within the City. Recology South Valley will dispose of solid waste from the City at Johnson Canyon Sanitary Landfill which has a projected permitted capacity of approximately 13,800,000 cubic yards and is expected to remain open through 2040.[33] The proposed project will result in increased waste disposal from the project site; however, future development would be served by a landfill with adequate capacity to serve the project site. **[Same Impact as Approved Project (Less than Significant Impact)]**

4.17.3 Conclusion

The proposed project would not result in excess demand on existing utility systems or services, nor would the project require the construction of additional infrastructure to support it. Therefore, the proposed project would have a less than significant impact on utility services and systems. **[Same Impact as Approved Project (Less than Significant Impact)]**

[33] California Integrated Waste Management Board. *Facility/Site Summary Details: Johnson Canyon Sanitary Landfill*. 2008. Accessed July 19, 2018. http://www.calrecycle.ca.gov/SWFacilities/Directory/27-AA-0005/Detail/.

4.18 MANDATORY FINDINGS OF SIGNIFICANCE

4.18.1 Environmental Checklist

		New Potentially Significant Impact	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Checklist Source(s)
a)	Does the project have the potential to 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, 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?	☐	☐	☒	☐	1
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)?	☐	☐	☒	☐	1
c)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐	1

4.18.2 Impact Discussion

a) Does the project have the potential to 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, 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?

This Addendum evaluates the environmental impacts that could result from the project's implementation. With implementation of the mitigation measures included in the project related to pre-construction surveys and described in *Section 4.4, Biological Resources* and compliance with General Plan policies, Standard Measures and Standard Conditions of Approval, the proposed project would not result in significant adverse environmental impacts to fish or wildlife species, rare plants, or cultural resources. **[Same Impact as Approved Project (Less than Significant Impact with Mitigation Incorporated)]**

b) Does the project have impacts that are individually limited, but cumulatively considerable?

Pursuant to Section 15065(a)(3) of the CEQA Guidelines, a lead agency shall find that a project may have a significant effect on the environment where there is substantial evidence that the project has potential environmental effects "that are individually limited, but cumulatively considerable." As defined in Section 15065(a)(3) of the CEQA Guidelines, cumulatively considerable means "that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects."

The discussion in *Section 4.3 Air Quality*, addresses the project's contribution to regional criteria pollutants, and by its very nature presents the project's impacts in the context of regional cumulative emissions. The thresholds of significance recommended by BAAQMD are used to determine whether a project's emissions are cumulatively considerable, and according to the modeling completed for the project, emissions would be below applicable thresholds. Similarly, the discussion in Section 4.7 Greenhouse Gas Emissions presents the project's GHG emissions in the cumulative context of GHG emissions within the City, the Bay Area region, and within the statewide framework created by AB 32 and SB 32, among other recent state legislation. While the proposed hotel emissions would be less than the emissions expected if the site were developed with the approved grocery store use, the hotel emissions would exceed emissions established for developments expected to be built and operational after 2020, and therefore, mitigation would be necessary to reduce the hotel emissions to levels consistent with SB 32.

As discussed in *Section 4.4, Biological Resources,* the proposed project would implement mitigation measures to avoid impacts to nesting birds, burrowing owls, and American badgers that could potentially be present on, or in the vicinity of, the project site. The project would pay applicable fees under the HCP/NCCP to offset its cumulative contribution to nitrogen deposition. The project would, therefore, not contribute to a cumulatively considerable impact to wildlife species in the City.

As discussed in *Section 4.8, Hazards and Hazardous Materials,* the proposed project would implement mitigation measures to avoid exposure of construction workers and nearby uses to harmful concentrations of lead released as construction dust. Implementation of the mitigation measures discussed in this section would ensure that the project does not result in a cumulative hazards and hazardous materials impact. Development activities on surrounding properties that may also be impacted by lead may also have the potential to release lead into the environment, and those projects would be subject to similar mitigation measures to control release of lead-impacted soil.

As discussed in *Section 4.16, Transportation and Traffic,* the proposed development would not increase traffic levels at affected intersections above the City's established LOS, nor would the project substantially impact the capacity of affected freeway segments. The proposed development would decrease the total trips generated relative to the previously approved commercial project. Therefore, no cumulative impact on the roadway network is anticipated.

With implementation of mitigation measures, standard measures, and conditions of approval to address environmental impacts to cultural resources, geology and soils, hydrology and water quality, and noise, the proposed project would not result in cumulative impacts on these resources. **[Same Impact as Approved Project (Less than Significant Cumulative Impact with Mitigation Incorporated)]**

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Consistent with Section 15065(a)(4) of the CEQA Guidelines, a lead agency shall find that a project may have a significant effect on the environment where there is substantial evidence that the project has the potential to cause substantial adverse effects on human beings, either directly or indirectly. Under this standard, a change to the physical environment that might otherwise be minor must be treated as significant if people would be significantly affected. This factor relates to adverse changes to the environment of human beings generally, and not to effects on particular individuals. While changes to the environment that could indirectly affect human beings would be represented by all of the designated CEQA issue areas, those that could directly affect human beings include construction impacts related to release of hazardous materials and construction noise. However, Implementation of the Standard Permit Conditions and mitigation measures, and adherence to General Plan, City Code, and state and federal regulations described in these sections of the report, would avoid significant impacts. No other direct or indirect adverse effects on human beings have been identified.

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3. City of Morgan Hill. Municipal Code. 2013,
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16. Hexagon Transportation Consultants, Inc. *Technical Memorandum: Trip Generation and Operations Analysis for the Proposed Madrone Village Hotel*. July 9, 2018.
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SECTION 6.0 LEAD AGENCY AND CONSULTANTS

6.1 LEAD AGENCY

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Appendix A: Air Quality and Greenhouse Gas Emissions Assessment

MADRONE VILLAGE HOTELS AIR QUALITY & GHG EMISSSIONS ASSESSMENT

Morgan Hill, CA

December 8, 2018

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I&R Project# 18-129

Introduction

The purpose of this report is to address air quality and greenhouse gas (GHG) impacts associated with the proposed hotel projects located at the corner of the Madrone Parkway and Woodview Avenue intersection in Morgan Hill, California. The project site has entitlement for the construction of a 48,000-square-foot (sf) grocery store. The project now proposes to construct two hotels providing a total of 206 rooms and 229 parking spaces in lieu of the entitled grocery store. The air quality impacts from this project would be associated with the construction of the new buildings and infrastructure and operation of the project. Air pollutants and GHG emissions associated with construction and operation of the project were predicted using models. The analysis was conducted following guidance provided by the Bay Area Air Quality Management District (BAAQMD).[1]

Setting

The project is located in Santa Clara County, which is in the San Francisco Bay Area Air Basin. Ambient air quality standards have been established at both the State and federal level. The Bay Area meets all ambient air quality standards with the exception of ground-level ozone, respirable particulate matter (PM_{10}), and fine particulate matter ($PM_{2.5}$).

Air Pollutants of Concern

High ozone levels are caused by the cumulative emissions of reactive organic gases (ROG) and nitrogen oxides (NO_X). These precursor pollutants react under certain meteorological conditions to form high ozone levels. Controlling the emissions of these precursor pollutants is the focus of the Bay Area's attempts to reduce ozone levels. The highest ozone levels in the Bay Area occur in the eastern and southern inland valleys that are downwind of air pollutant sources. High ozone levels aggravate respiratory and cardiovascular diseases, reduced lung function, and increase coughing and chest discomfort.

Particulate matter is another problematic air pollutant of the Bay Area. Particulate matter is assessed and measured in terms of respirable particulate matter or particles that have a diameter of 10 micrometers or less (PM_{10}) and fine particulate matter where particles have a diameter of 2.5 micrometers or less ($PM_{2.5}$). Elevated concentrations of PM_{10} and $PM_{2.5}$ are the result of both region-wide (or cumulative) emissions and localized emissions. High particulate matter levels aggravate respiratory and cardiovascular diseases, reduce lung function, increase mortality (e.g., lung cancer), and result in reduced lung function growth in children.

Toxic Air Contaminants

Toxic air contaminants (TAC) are a broad class of compounds known to cause morbidity or mortality (usually because they cause cancer) and include, but are not limited to, the criteria air pollutants. TACs are found in ambient air, especially in urban areas, and are caused by industry, agriculture, fuel combustion, and commercial operations (e.g., dry cleaners). TACs are typically found in low concentrations, even near their source (e.g., diesel particulate matter [DPM] near a

[1] Bay Area Air Quality Management District, *CEQA Air Quality Guidelines*, May 2017.

freeway). Because chronic exposure can result in adverse health effects, TACs are regulated at the regional, State, and federal level.

Diesel exhaust is the predominant TAC in urban air and is estimated to represent about three-quarters of the cancer risk from TACs (based on the Bay Area average). According to the California Air Resources Board (CARB), diesel exhaust is a complex mixture of gases, vapors, and fine particles. This complexity makes the evaluation of health effects of diesel exhaust a complex scientific issue. Some of the chemicals in diesel exhaust, such as benzene and formaldehyde, have been previously identified as TACs by the CARB, and are listed as carcinogens either under the State's Proposition 65 or under the Federal Hazardous Air Pollutants programs.

Regulatory Agencies

CARB has adopted and implemented a number of regulations for stationary and mobile sources to reduce emissions of DPM. Several of these regulatory programs affect medium and heavy-duty diesel trucks that represent the bulk of DPM emissions from California highways. These regulations include the solid waste collection vehicle (SWCV) rule, in-use public and utility fleets, and the heavy-duty diesel truck and bus regulations. In 2008, CARB approved a new regulation to reduce emissions of DPM and nitrogen oxides from existing on-road heavy-duty diesel fueled vehicles.[2] The regulation requires affected vehicles to meet specific performance requirements between 2014 and 2023, with all affected diesel vehicles required to have 2010 model-year engines or equivalent by 2023. These requirements are phased in over the compliance period and depend on the model year of the vehicle.

The BAAQMD is the regional agency tasked with managing air quality in the region. At the State level, the CARB (a part of the California Environmental Protection Agency [EPA]) oversees regional air district activities and regulates air quality at the State level. The BAAQMD has published California Environmental Quality Act (CEQA) Air Quality Guidelines that are used in this assessment to evaluate air quality impacts of projects.[3] The detailed community risk modeling methodology used in this assessment is contained in *Attachment 1*.

City of Morgan Hill 2035 General Plan

Adopted July 27, 2016, the *Morgan Hill 2035 General Plan* includes goals, policies, and actions to improve air quality issues facing the City of Morgan Hill and to reduce greenhouse gas emissions.[4] The following goals, policies, and actions are applicable to the proposed project:

Air Quality
Goal NRE-11: Minimized exposure of people to toxic air contaminants such as ozone, carbon monoxide, lead, and particulate matter.

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[2] Available online: http://www.arb.ca.gov/msprog/onrdiesel/onrdiesel.htm. Accessed: November 21, 2014.
[3] Bay Area Air Quality Management District. 2017. *BAAQMD CEQA Air Quality Guidelines*. May.
[4] City of Morgan Hill, California (2016). "Chapter 8 Natural Resources and Environment". *City of Morgan Hill General Plan 2035.* https://www.morgan-hill.ca.gov/DocumentCenter/View/22839/MH2035-General-Plan---December-2017?bidId=

Policy NRE-11.3 **Health Risk Assessments.** For proposed development that emits toxic air contaminants, require project proponents to prepare health risk assessments in accordance with Bay Area Air Quality Management District procedures as part of environmental review and implement effective mitigation measures to reduce potential health risks to less-than-significant levels. Alternatively, require these projects to be located an adequate distance from residences and other sensitive receptors to avoid health risks. Consult with the Bay Area Air Quality Management District to identify stationary and mobile toxic air contaminant sources and determine the need for and requirements of a health risk assessment for proposed developments

Goal NRE-12: Minimized air pollutant emissions from demolition and construction activities

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.

Climate Change
Goal NRE-15: An adaptive and resilient community that responds to climate change

Policy NRE-12.1 **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.

Sensitive Receptors

There are groups of people more affected by air pollution than others. CARB has identified the following persons who are most likely to be affected by air pollution: children under 16, the elderly over 65, athletes, and people with cardiovascular and chronic respiratory diseases. These groups are classified as sensitive receptors. Locations that may contain a high concentration of these sensitive population groups include residential areas, hospitals, daycare facilities, elder care facilities, and elementary schools. The closest sensitive receptors to the project site are over 1,000 feet north of the project site.

Significance Thresholds

In June 2010, BAAQMD adopted thresholds of significance to assist in the review of projects under CEQA and these significance thresholds were contained in the District's 2011 *CEQA Air Quality Guidelines*. These thresholds were designed to establish the level at which BAAQMD believed air pollution emissions would cause significant environmental impacts under CEQA. The thresholds were challenged through a series of court challenges and were mostly upheld. BAAQMD updated the *CEQA Air Quality Guidelines* in 2017 to include the latest significance thresholds, which were used in this analysis and are summarized in Table 1. The hotel uses

would not be considered a sensitive receptor, so health risk standards would not apply to the proposed use.

Table 1. Air Quality Significance Thresholds

Pollutant	Construction Thresholds	Operational Thresholds	
	Average Daily Emissions (lbs./day)	Average Daily Emissions (lbs./day)	Annual Average Emissions (tons/year)
Criteria Air Pollutants			
ROG	54	54	10
NO_x	54	54	10
PM_{10}	82 (Exhaust)	82	15
$PM_{2.5}$	54 (Exhaust)	54	10
CO	Not Applicable	9.0 ppm (8-hour average) or 20.0 ppm (1-hour average)	
Fugitive Dust	Construction Dust Ordinance or other Best Management Practices	Not Applicable	
Greenhouse Gas Emissions			
GHG Annual Emissions	Compliance with a Qualified GHG Reduction Strategy OR 1,100 metric tons or 4.6 metric tons per capita for 2020 660 metric tons or 2.6 metric tons per capita for 2030		
Note: ROG = reactive organic gases, NOx = nitrogen oxides, PM_{10} = course particulate matter or particulates with an aerodynamic diameter of 10 micrometers (µm) or less, $PM_{2.5}$ = fine particulate matter or particulates with an aerodynamic diameter of 2.5µm or less; and GHG = greenhouse gas.			

Project Criteria Emissions

The Bay Area is considered a non-attainment area for ground-level ozone and $PM_{2.5}$ under both the Federal Clean Air Act and the California Clean Air Act. The area is also considered non-attainment for PM_{10} under the California Clean Air Act, but not the federal act. The area has attained both State and federal ambient air quality standards for carbon monoxide. As part of an effort to attain and maintain ambient air quality standards for ozone and PM_{10}, the BAAQMD has established thresholds of significance for these air pollutants and their precursors. These thresholds are for ozone precursor pollutants (ROG and NO_X), PM_{10}, and $PM_{2.5}$ and apply to both construction period and operational period impacts.

The California Emissions Estimator Model (CalEEMod) Version 2016.3.2 was used to estimate emissions from construction and operation of the site assuming full build-out of the project. The project land use types and size, and anticipated construction schedule were input to CalEEMod. The model output from CalEEMod is included as *Attachment 2*.

<u>Construction period emissions</u>

CalEEMod provided annual emissions for construction. CalEEMod provides emission estimates for both on-site and off-site construction activities. On-site activities are primarily made up of

construction equipment emissions, while off-site activity includes worker, hauling, and vendor traffic. A construction build-out scenario, including equipment list and schedule, was based on CalEEMod defaults for a project of this type and size.

A construction build-out scenario, including equipment list and schedule, was based on information provided by the project applicant. The proposed project land uses were inputted into CalEEMod, which included: 206 rooms entered as "Hotel" and 229 spaces entered as "Parking Lot" on a 8.93-acre site. The CalEEMod default site acreage was used to account for grading and trenching of any below-grade levels and for building construction of mid-rise levels. In addition, 2 tons (1 trip) of demolition debris and 100 one-way cement truck deliveries for building construction were also entered into the model. The CalEEMod default areas sizes of 6.87 acres for the hotel and 2.06 acres for the parking lot were used.

The construction schedule assumed that the project would be built out over a period of approximately 11 months, beginning in September 2019. Based on the applicant provided construction schedule and equipment usage assumptions, there were an estimated 159 construction workdays. Average daily emissions were computed by dividing the total construction emissions by the number of construction days. Table 2 shows average daily construction emissions of ROG, NO_X, PM_{10} exhaust, and $PM_{2.5}$ exhaust during construction of the project. As indicated in Table 2, predicted construction period emissions would not exceed the BAAQMD significance thresholds.

Table 2. Construction Period Emissions

Scenario	ROG	NOx	PM_{10} Exhaust	$PM_{2.5}$ Exhaust
Total construction emissions (tons)	0.8 tons	1.7 tons	0.1 tons	0.1 tons
Average daily emissions (pounds)[1]	10.3 lbs./day	21.2 lbs./day	1.0 lbs./day	1.0 lbs./day
BAAQMD Thresholds (pounds per day)	*54* lbs./day	*54* lbs./day	*82* lbs./day	*54* lbs./day
Exceed Threshold?	**No**	**No**	**No**	**No**

Notes: [1]Assumes 159 workdays.

Additionally, construction activities, particularly during site preparation and grading, would temporarily generate fugitive dust in the form of PM_{10} and $PM_{2.5}$. Sources of fugitive dust would include disturbed soils at the construction site and trucks carrying uncovered loads of soils. Unless properly controlled, vehicles leaving the site would deposit mud on local streets, which could be an additional source of airborne dust after it dries. The BAAQMD CEQA Air Quality Guidelines consider these impacts to be less-than-significant if best management practices are implemented to reduce these emissions. *Mitigation Measure AQ-1 would implement BAAQMD-recommended best management practices*.

Operational Period Emissions

Operational air emissions from the project would be generated primarily from autos driven by guests, employees and truck deliveries. Evaporative emissions from architectural coatings and maintenance products (classified as consumer products) are typical emissions from these types of

uses. CalEEMod was used to estimate emissions from operation of the proposed project assuming full build-out.

Land Uses

The project land uses were input to CalEEMod as described above for the construction period modeling.

Model Year

Emissions associated with vehicle travel depend on the year of analysis because emission control technology requirements are phased-in over time. Therefore, the earlier the year analyzed in the model, the higher the emission rates utilized by CalEEMod. The earliest the project could possibly be constructed and begin operating would be 2021. Emissions associated with build-out later than 2021 would be lower.

Trip Generation Rates

CalEEMod allows the user to enter specific vehicle trip generation rates, which were input to the model using the daily trip generation rate provided in the project trip generation table.[5] For each land use type, the forecasted daily trip rate with trip reductions applied was divided by the quantity of that land use to identify the weekday daily trip rate. The Saturday and Sunday trip rates were assumed to be the weekday rate adjusted by multiplying the ratio of the CalEEMod default rates for Saturday and Sunday trips.

Energy

CalEEMod defaults for energy use were used, which include the 2016 Title 24 Building Standards. Indirect emissions from electricity were computed in CalEEMod. The model has a default rate of 641.3 pounds of CO_2 per megawatt of electricity produced, which is based on PG&E's 2008 emissions rate. The rate was adjusted to account for PG&E's projected 2020 CO_2 intensity rate. This 2020 rate is based, in part, on the requirement of a renewable energy portfolio standard of 33 percent by the year 2020. The derived 2020 rate for PG&E was estimated at 290 pounds of CO_2 per megawatt of electricity delivered.[6]

Other Inputs

Default model assumptions for emissions associated with solid waste generation use were applied to the project. Water/wastewater use were changed to 100% aerobic conditions to represent wastewater treatment plant conditions.

[5] Hexagon Transportation Consultants, Inc., "Trip Generation and Operations Analysis for the Proposed Madrone Village Hotel", July 2018.
[6] Pacific Gas & Electric, 2015. *Greenhouse Gas Emission Factors: Guidance for PG&E Customers*. November.

Entitled Uses

A CalEEMod model run was developed to compute emissions from use of the entitled land use as if it was operating in 2021. Inputs for this modeling scenario included 48,000 sf entered as "Supermarket", 250 spaces entered as "Parking Lot", and the trip rate generation rates used in the traffic report. These inputs were applied to the modeling in the same manner described for the proposed project.

As shown in Table 3, operational emissions of the proposed hotels would be less than the entitled grocery store and would not exceed the BAAQMD significance thresholds.

Table 3. Operational Emissions

Scenario	ROG	NOx	PM_{10}	$PM_{2.5}$
2021 Hotel Project Operational Emissions (*tons/year*)	1.1 tons	2.4 tons	1.7 tons	0.5 tons
2021 Groceries Entitled Use Emissions (*tons/year*)	1.3 tons	4.0 tons	2.2 tons	0.6 tons
Net Annual Emissions (*tons/year*)	-0.2 tons	-1.6 tons	-0.5 tons	-0.1 tons
BAAQMD Thresholds (tons /year)	*10 tons*	*10 tons*	*15 tons*	*10 tons*
Exceed Threshold?	***No***	***No***	***No***	***No***
2021 Net Project Operational Emissions (*lbs/day*)[1]	-1.0 lbs.	-8.5 lbs.	-2.7 lbs.	-0.7 lbs.
BAAQMD Thresholds (pounds/day)	*54* lbs.	*54* lbs.	*82* lbs.	*54* lbs.
Exceed Threshold?	***No***	***No***	***No***	***No***

Notes: [1] Assumes 365-day operation.

***Mitigation Measure AQ-1:* Include basic measures to control dust and exhaust during construction.**

During any construction period ground disturbance, the applicant shall ensure that the project contractor implement measures to control dust and exhaust. Implementation of the measures recommended by BAAQMD and listed below would reduce the air quality impacts associated with grading and new construction to a less than significant level. The contractor shall implement the following best management practices that are required of all projects:

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 miles per hour (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 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

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.

Effectiveness of Mitigation

The measures included above would be consistent with BAAQMD-recommended basic control measures for reducing fugitive particulate matter that are contained in the BAAQMD CEQA Air Quality Guidelines.

Greenhouse Gases

Setting

Gases that trap heat in the atmosphere, GHGs, regulate the earth's temperature. This phenomenon, known as the greenhouse effect, is responsible for maintaining a habitable climate. The most common GHGs are carbon dioxide (CO_2) and water vapor but there are also several others, most importantly methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF_6). These are released into the earth's atmosphere through a variety of natural processes and human activities. Sources of GHGs are generally as follows:

- CO_2 and N_2O are byproducts of fossil fuel combustion.
- N_2O is associated with agricultural operations such as fertilization of crops.
- CH_4 is commonly created by off-gassing from agricultural practices (e.g., keeping livestock) and landfill operations.
- Chlorofluorocarbons (CFCs) were widely used as refrigerants, propellants, and cleaning solvents but their production has been stopped by international treaty.
- HFCs are now used as a substitute for CFCs in refrigeration and cooling.
- PFCs and sulfur hexafluoride emissions are commonly created by industries such as aluminum production and semi-conductor manufacturing.

Each GHG has its own potency and effect upon the earth's energy balance. This is expressed in terms of a global warming potential (GWP), with CO_2 being assigned a value of 1 and sulfur hexafluoride being several orders of magnitude stronger. In GHG emission inventories, the weight of each gas is multiplied by its GWP and is measured in units of CO_2 equivalents (CO_2e).

An expanding body of scientific research supports the theory that global climate change is currently affecting changes in weather patterns, average sea level, ocean acidification, chemical reaction rates, and precipitation rates, and that it will increasingly do so in the future. The climate and several naturally occurring resources within California are adversely affected by the global warming trend. Increased precipitation and sea level rise will increase coastal flooding, saltwater intrusion, and degradation of wetlands. Mass migration and/or loss of plant and animal species could also occur. Potential effects of global climate change that could adversely affect human health include more extreme heat waves and heat-related stress; an increase in climate-sensitive diseases; more frequent and intense natural disasters such as flooding, hurricanes and drought; and increased levels of air pollution.

Recent Regulatory Actions

Assembly Bill 32 (AB 32), California Global Warming Solutions Act (2006)

AB 32, the Global Warming Solutions Act of 2006, codified the State's GHG emissions target by directing CARB to reduce the State's global warming emissions to 1990 levels by 2020. AB 32 was signed and passed into law by Governor Schwarzenegger on September 27, 2006. Since that time, the CARB, CEC, California Public Utilities Commission (CPUC), and Building Standards Commission have all been developing regulations that will help meet the goals of AB 32 and Executive Order S-3-05.

A Scoping Plan for AB 32 was adopted by CARB in December 2008. It contains the State's main strategies to reduce GHGs from business-as-usual emissions projected in 2020 back down to 1990 levels. Business-as-usual (BAU) is the projected emissions in 2020, including increases in emissions caused by growth, without any GHG reduction measures. The Scoping Plan has a range of GHG reduction actions, including direct regulations, alternative compliance mechanisms, monetary and non-monetary incentives, voluntary actions, and market-based mechanisms such as a cap-and-trade system.

Senate Bill 375, California's Regional Transportation and Land Use Planning Efforts (2008)

California enacted legislation (SB 375) to expand the efforts of AB 32 by controlling indirect GHG emissions caused by urban sprawl. SB 375 provides incentives for local governments and applicants to implement new conscientiously planned growth patterns. This includes incentives for creating attractive, walkable, and sustainable communities and revitalizing existing communities. The legislation also allows applicants to bypass certain environmental reviews under CEQA if they build projects consistent with the new sustainable community strategies. Development of more alternative transportation options that would reduce vehicle trips and miles traveled, along with traffic congestion, would be encouraged. SB 375 enhances CARB's ability to reach the AB 32 goals by directing the agency in developing regional GHG emission

reduction targets to be achieved from the transportation sector for 2020 and 2035. CARB works with the metropolitan planning organizations (e.g. Association of Bay Area Governments [ABAG] and Metropolitan Transportation Commission [MTC]) to align their regional transportation, housing, and land use plans to reduce vehicle miles traveled and demonstrate the region's ability to attain its GHG reduction targets. A similar process is used to reduce transportation emissions of ozone precursor pollutants in the Bay Area.

SB 350 Renewable Portfolio Standards

In September 2015, the California Legislature passed SB 350, which increases the states Renewables Portfolio Standard (RPS) for content of electrical generation from the 33 percent target for 2020 to a 50 percent renewables target by 2030.

Executive Order EO-B-30-15 (2015) and SB 32 GHG Reduction Targets

In April 2015, Governor Brown signed Executive Order which extended the goals of AB 32, setting a greenhouse gas emissions target at 40 percent of 1990 levels by 2030. On September 8, 2016, Governor Brown signed SB 32, which legislatively established the GHG reduction target of 40 percent of 1990 levels by 2030. In November 2017, CARB issued *California's 2017 Climate Change Scoping Plan*. While the State is on track to exceed the AB 32 scoping plan 2020 targets, this plan is an update to reflect the enacted SB 32 reduction target.

The new Scoping Plan establishes a strategy that will reduce GHG emissions in California to meet the 2030 target (note that the AB 32 Scoping Plan only addressed 2020 targets and a long-term goal). Key features of this plan are:

- Cap and Trade program places a firm limit on 80 percent of the State's emissions;
- Achieving a 50-percent Renewable Portfolio Standard by 2030 (currently at about 29 percent statewide);
- Increase energy efficiency in existing buildings (note that new
- Develop fuels with an 18-percent reduction in carbon intensity;
- Develop more high-density, transit-oriented housing;
- Develop walkable and bikeable communities
- Greatly increase the number of electric vehicles on the road and reduce oil demand in half;
- Increase zero-emissions transit so that 100 percent of new buses are zero emissions;
- Reduce freight-related emissions by transitioning to zero emissions where feasible and near-zero emissions with renewable fuels everywhere else; and
- Reduce "super pollutants" by reducing methane and hydrofluorocarbons or HFCs by 40 percent.

In the updated Scoping Plan, CARB recommends statewide targets of no more than 6 metric tons CO_2e per capita (statewide) by 2030 and no more than 2 metric tons CO_2e per capita by 2050. The statewide per capita targets account for all emissions sectors in the State, statewide population forecasts, and the statewide reductions necessary to achieve the 2030 statewide target

under SB 32 and the longer-term State emissions reduction goal of 80 percent below 1990 levels by 2050.

Significance Thresholds

The BAAQMD's CEQA Air Quality Guidelines recommended a GHG threshold of 1,100 metric tons or 4.6 metric tons (MT) per capita. These thresholds were developed based on meeting the 2020 GHG targets set in the scoping plan that addressed AB 32. Development of the project would occur beyond 2020, so a threshold that addresses a future target is appropriate. Although BAAQMD has not published a quantified threshold for 2030 yet, this assessment uses a "Substantial Progress" efficiency metric of 2.6 MT CO_2e/year/service population and a bright-line threshold of 660 MT CO_{2e}/year based on the GHG reduction goals of EO B-30-15. The service population metric of 2.6 is calculated for 2030 based on the 1990 inventory and the projected 2030 statewide population and employment levels[7]. The 2030 bright-line threshold is a 40 percent reduction of the 2020 1,100 MT CO_{2e}/year threshold. The use of this 2030 threshold also agrees with the City of Morgan Hill's GHG emission reduction target in their 2035 general plan.

Greenhouse Gas Analysis

GHG emissions associated with development of the proposed project would occur over the short-term from construction activities, consisting primarily of emissions from equipment exhaust and worker and vendor trips. There would also be long-term operational emissions associated with vehicular traffic within the project vicinity, the generator, energy and water usage, and solid waste disposal. Emissions for the proposed project are discussed below and were analyzed using the methodology recommended in the BAAQMD CEQA Air Quality Guidelines.

CalEEMod Modeling

CalEEMod was used to predict GHG emissions from operation of the site assuming full build-out of the project. The project land use types and size and other project-specific information were input to the model, as described above. CalEEMod output is included in *Attachment 2*.

Service Population Emissions

The project service population efficiency rate is based on the number of future full-time employees. The number of future full-time employees is estimated at 45 based on applicant provided information.

Construction Emissions

GHG emissions associated with construction were computed to be 222 MT of CO_2e for the total construction period. These are the emissions from on-site operation of construction equipment, vendor and hauling truck trips, and worker trips. Neither the City nor BAAQMD have an

[7] Association of Environmental Professionals, 2016. *Beyond 2020 and Newhall: A Field Guide to New CEQA Greenhouse Gas Thresholds and Climate Action Plan Targets for California*. April.

adopted threshold of significance for construction-related GHG emissions, though BAAQMD recommends quantifying emissions and disclosing that GHG emissions would occur during construction. BAAQMD also encourages the incorporation of best management practices to reduce GHG emissions during construction where feasible and applicable. Best management practices assumed to be incorporated into construction of the proposed project include but are not limited to: using local building materials of at least 10 percent and recycling or reusing at least 50 percent of construction waste or demolition materials.

Operational Emissions

The CalEEMod model, along with the project vehicle trip generation rates, was used to estimate daily emissions associated with operation of the fully-developed site under the proposed project. As shown in Table 4, annual emissions resulting from operation of the proposed project are predicted to be 2,133 MT of CO_2e in 2021 and 1,739 MT of CO_2e in 2030. The annual emissions from operation of the entitled building in 2021 is computed as 2,850 MT of CO_2e. The net emissions resulting from the project would be -717 MT of CO_2e in 2021 and -1,111 MT of CO_2e in 2030. The proposed project's GHG emissions would be less than the entitled project's GHG emissions. The net emission decrease would not exceed the BAAQMD threshold for 2020 and the bright-line threshold for 2030, but the proposed project's GHG emissions would be above the thresholds. As shown in Table 4, the service population emissions would exceed the BAAQMD threshold for 2020 and the "Substantial Progress" efficiency metric threshold for 2030.

Table 4. Annual Project GHG Emissions (CO_2e) in Metric Tons

Source Category	Entitled in 2021	Proposed Project in 2021	Proposed Project in 2030
Area	<1	<1	<1
Energy Consumption	289	290	290
Mobile	2,417	1,778	1,384
Solid Waste Generation	136	57	57
Water Usage	8	7	7
Total	<2,850	<2,133	<1,739
Net New Emissions		*-717*	*-1,111*
Bright-Line Significance Threshold		**1,100**	**660**
Service Population Emissions		*47.4*	*38.6*
SP Significance Threshold		**4.6**	**2.6**

Supporting Documentation

Attachment 1 is the methodology used to compute community risk impacts, including the methods to compute lifetime cancer risk from exposure to project emissions.

Attachment 2 includes the CalEEMod output for project construction and operational criteria air pollutant and GHG emissions. The operational output for existing uses and 2030 project uses are also included in this attachment. Also included are any modeling assumptions.

Attachment 1: Health Risk Calculation Methodology

A health risk assessment (HRA) for exposure to Toxic Air Contaminates (TACs) requires the application of a risk characterization model to the results from the air dispersion model to estimate potential health risk at each sensitive receptor location. The State of California Office of Environmental Health Hazard Assessment (OEHHA) and California Air Resources Board (CARB) develop recommended methods for conducting health risk assessments. The most recent OEHHA risk assessment guidelines were published in February of 2015.[8] These guidelines incorporate substantial changes designed to provide for enhanced protection of children, as required by State law, compared to previous published risk assessment guidelines. CARB has provided additional guidance on implementing OEHHA's recommended methods.[9] This HRA used the recent 2015 OEHHA risk assessment guidelines and CARB guidance. The BAAQMD has adopted recommended procedures for applying the newest OEHHA guidelines as part of Regulation 2, Rule 5: New Source Review of Toxic Air Contaminants.[10] Exposure parameters from the OEHHA guidelines and the recent BAAQMD HRA Guidelines were used in this evaluation.

Cancer Risk

Potential increased cancer risk from inhalation of TACs are calculated based on the TAC concentration over the period of exposure, inhalation dose, the TAC cancer potency factor, and an age sensitivity factor to reflect the greater sensitivity of infants and children to cancer causing TACs. The inhalation dose depends on a person's breathing rate, exposure time and frequency of exposure, and the exposure duration. These parameters vary depending on the age, or age range, of the persons being exposed and whether the exposure is considered to occur at a residential location or other sensitive receptor location.

The current OEHHA guidance recommends that cancer risk be calculated by age groups to account for different breathing rates and sensitivity to TACs. Specifically, they recommend evaluating risks for the third trimester of pregnancy to age zero, ages zero to less than two (infant exposure), ages two to less than 16 (child exposure), and ages 16 to 70 (adult exposure). Age sensitivity factors (ASFs) associated with the different types of exposure are an ASF of 10 for the third trimester and infant exposures, an ASF of 3 for a child exposure, and an ASF of 1 for an adult exposure. Also associated with each exposure type are different breathing rates, expressed as liters per kilogram of body weight per day (L/kg-day). As recommended by the BAAQMD, 95th percentile breathing rates are used for the third trimester and infant exposures, and 80th percentile breathing rates for child and adult exposures. Additionally, CARB and the BAAQMD recommend the use of a residential exposure duration of 30 years for sources with long-term emissions (e.g., roadways).

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[8] OEHHA, 2015. *Air Toxics Hot Spots Program Risk Assessment Guidelines, The Air Toxics Hot Spots Program Guidance Manual for Preparation of Health Risk Assessments*. Office of Environmental Health Hazard Assessment. February.

[9] CARB, 2015. *Risk Management Guidance for Stationary Sources of Air Toxics*. July 23.

[10] BAAQMD, 2016. *BAAQMD Air Toxics NSR Program Health Risk Assessment (HRA) Guidelines*. December 2016.

Under previous OEHHA and BAAQMD HRA guidance, residential receptors are assumed to be at their home 24 hours a day, or 100 percent of the time. In the 2015 Risk Assessment Guidance, OEHHA includes adjustments to exposure duration to account for the fraction of time at home (FAH), which can be less than 100 percent of the time, based on updated population and activity statistics. The FAH factors are age-specific and are: 0.85 for third trimester of pregnancy to less than 2 years old, 0.72 for ages 2 to less than 16 years, and 0.73 for ages 16 to 70 years. Use of the FAH factors for children is allowed by the BAAQMD if there are no schools in the project vicinity that would have a cancer risk of one in a million or greater assuming 100 percent exposure (FAH = 1.0). An analysis to determine health risk at area schools has not been performed.

Functionally, cancer risk is calculated using the following parameters and formulas:

Cancer Risk (per million) = $CPF \times Inhalation\ Dose \times ASF \times ED/AT \times FAH \times 10^{6}$

Where:

CPF = Cancer potency factor $(mg/kg\text{-}day)^{-1}$
ASF = Age sensitivity factor for specified age group
ED = Exposure duration (years)
AT = Averaging time for lifetime cancer risk (years)
FAH = Fraction of time spent at home (unitless)

Inhalation Dose = $C_{air} \times DBR \times A \times (EF/365) \times 10^{-6}$

Where:

C_{air} = concentration in air ($\mu g/m^3$)
DBR = daily breathing rate (L/kg body weight-day)
A = Inhalation absorption factor
EF = Exposure frequency (days/year)
10^{-6} = Conversion factor

The health risk parameters used in this evaluation are summarized as follows:

	Exposure Type →	**Infant**		**Child**		**Adult**
Parameter	***Age Range →***	**3rd Trimester**	**0<2**	**2 < 9**	**2 < 16**	**16 - 30**
DPM Cancer Potency Factor $(mg/kg\text{-}day)^{-1}$		1.10E+00	1.10E+00	1.10E+00	1.10E+00	1.10E+00
Daily Breathing Rate (L/kg-day)*		361	1,090	631	572	261
Inhalation Absorption Factor		1	1	1	1	1
Averaging Time (years)		70	70	70	70	70
Exposure Duration (years)		0.25	2	14	14	14
Exposure Frequency (days/year)		350	350	350	350	350
Age Sensitivity Factor		10	10	3	3	1
Fraction of Time at Home		1.0	1.0	1.0	1.0	0.73

* 95th percentile breathing rates for 3rd trimester and infants and 80th percentile for children and adults.

Non-Cancer Hazards

Potential non-cancer health hazards from TAC exposure are expressed in terms of a hazard index (HI), which is the ratio of the TAC concentration to a reference exposure level (REL). OEHHA has defined acceptable concentration levels for contaminants that pose non-cancer health hazards. TAC concentrations below the REL are not expected to cause adverse health impacts, even for sensitive individuals. The total HI is calculated as the sum of the HIs for each TAC evaluated and the total HI is compared to the BAAQMD significance thresholds to determine whether a significant non-cancer health impact from a project would occur.

Typically, for residential projects located near roadways with substantial TAC emissions, the primary TAC of concern with non-cancer health effects is diesel particulate matter (DPM). For DPM, the chronic inhalation REL is 5 micrograms per cubic meter ($\mu g/m^3$).

Annual $PM_{2.5}$ Concentrations

While not a TAC, fine particulate matter ($PM_{2.5}$) has been identified by the BAAQMD as a pollutant with potential non-cancer health effects that should be included when evaluating potential community health impacts under the California Environmental Quality Act (CEQA). The thresholds of significance for $PM_{2.5}$ (project level and cumulative) are in terms of an increase in the annual average concentration. When considering $PM_{2.5}$ impacts, the contribution from all sources of $PM_{2.5}$ emissions should be included. For projects with potential impacts from nearby local roadways, the $PM_{2.5}$ impacts should include those from vehicle exhaust emissions, $PM_{2.5}$ generated from vehicle tire and brake wear, and fugitive emissions from re-suspended dust on the roads.

Attachment 2: CalEEMod Modeling Output

Madrone Village Hotels, Morgan Hill

Santa Clara County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Hotel	206.00	Room	6.87	118,132.00	0
Parking Lot	229.00	Space	2.06	143,718.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	58
Climate Zone	3			**Operational Year**	2021
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	290	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - PG&E 2020 Rate

Land Use - Applicant provided land uses

Construction Phase - Applicant provided schedule

Off-road Equipment - Default Const Equip

Off-road Equipment -

Off-road Equipment -

Off-road Equipment -

Off-road Equipment -

Off-road Equipment - Trenching const equip added

Grading - 850cy exported during grading

Trips and VMT - 2tons pavement = 1 trip site prep, 100 one-way cement truck trips during building construction

Vehicle Trips - hotel = 12.23, 12.26, 8.91

Water And Wastewater - WTP Treatment 100% aerobic

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	29.00
tblConstructionPhase	NumDays	230.00	58.00
tblConstructionPhase	NumDays	20.00	23.00
tblConstructionPhase	NumDays	20.00	6.00
tblConstructionPhase	NumDays	10.00	22.00
tblConstructionPhase	PhaseEndDate	11/20/2020	6/30/2020
tblConstructionPhase	PhaseEndDate	9/25/2020	5/20/2020
tblConstructionPhase	PhaseEndDate	11/8/2019	10/31/2019
tblConstructionPhase	PhaseEndDate	10/23/2020	7/14/2020
tblConstructionPhase	PhaseEndDate	10/11/2019	10/1/2019
tblConstructionPhase	PhaseStartDate	10/24/2020	5/21/2020
tblConstructionPhase	PhaseStartDate	11/9/2019	3/1/2020
tblConstructionPhase	PhaseStartDate	10/12/2019	10/1/2019
tblConstructionPhase	PhaseStartDate	9/26/2020	7/7/2020
tblConstructionPhase	PhaseStartDate	9/28/2019	9/1/2019
tblGrading	MaterialExported	0.00	850.00
tblLandUse	LandUseSquareFeet	299,112.00	118,132.00
tblLandUse	LandUseSquareFeet	91,600.00	143,718.00
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	LoadFactor	0.37	0.37
tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Tractors/Loaders/Backhoes
tblProjectCharacteristics	CO2IntensityFactor	641.35	290
tblTripsAndVMT	HaulingTripNumber	0.00	1.00

tblTripsAndVMT	HaulingTripNumber	0.00	100.00
tblVehicleTrips	ST_TR	8.19	12.26
tblVehicleTrips	SU_TR	5.95	8.91
tblVehicleTrips	WD_TR	8.17	12.23
tblWater	AerobicPercent	87.46	100.00
tblWater	AerobicPercent	87.46	100.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00

2.0 Emissions Summary

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					
2019	0.0846	0.8979	0.5037	9.2000e-004	0.2784	0.0455	0.3238	0.1491	0.0418	0.1909	0.0000	83.1276	83.1276	0.0243	0.0000	83.7358
2020	0.7349	0.7880	0.6889	1.5400e-003	0.0372	0.0372	0.0744	0.0101	0.0350	0.0451	0.0000	137.4656	137.4656	0.0209	0.0000	137.9875
Maximum	**0.7349**	**0.8979**	**0.6889**	**1.5400e-003**	**0.2784**	**0.0455**	**0.3238**	**0.1491**	**0.0418**	**0.1909**	**0.0000**	**137.4656**	**137.4656**	**0.0243**	**0.0000**	**137.9875**

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					
2019	0.0846	0.8979	0.5037	9.2000e-004	0.2784	0.0455	0.3238	0.1491	0.0418	0.1909	0.0000	83.1275	83.1275	0.0243	0.0000	83.7357
2020	0.7349	0.7880	0.6889	1.5400e-003	0.0372	0.0372	0.0744	0.0101	0.0350	0.0451	0.0000	137.4655	137.4655	0.0209	0.0000	137.9874
Maximum	**0.7349**	**0.8979**	**0.6889**	**1.5400e-003**	**0.2784**	**0.0455**	**0.3238**	**0.1491**	**0.0418**	**0.1909**	**0.0000**	**137.4655**	**137.4655**	**0.0243**	**0.0000**	**137.9874**

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

Quarter	**Start Date**	**End Date**	**Maximum Unmitigated ROG + NOX (tons/quarter)**	**Maximum Mitigated ROG + NOX (tons/quarter)**
1	**9-1-2019**	**11-30-2019**	0.9734	0.9734
3	**3-1-2020**	**5-31-2020**	0.9783	0.9783
4	**6-1-2020**	**8-31-2020**	0.5461	0.5461
		Highest	0.9783	0.9783

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	0.5356	4.0000e-005	4.0100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	7.7700e-003	7.7700e-003	2.0000e-005	0.0000	8.2900e-003
Energy	0.0160	0.1456	0.1223	8.7000e-004		0.0111	0.0111		0.0111	0.0111	0.0000	288.5437	288.5437	0.0160	5.6000e-003	290.6123
Mobile	0.5696	2.2804	6.1511	0.0194	1.7115	0.0170	1.7286	0.4582	0.0159	0.4741	0.0000	1,776.6957	1,776.6957	0.0648	0.0000	1,778.3153
Waste						0.0000	0.0000		0.0000	0.0000	22.8933	0.0000	22.8933	1.3530	0.0000	56.7172
Water						0.0000	0.0000		0.0000	0.0000	1.8488	3.9867	5.8355	6.7600e-003	4.1000e-003	7.2273

Total	**1.1212**	**2.4261**	**6.2774**	**0.0203**	**1.7115**	**0.0281**	**1.7397**	**0.4582**	**0.0270**	**0.4852**	**24.7421**	**2,069.2338**	**2,093.9760**	**1.4406**	**9.7000e-003**	**2,132.8804**

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	0.5356	4.0000e-005	4.0100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	7.7700e-003	7.7700e-003	2.0000e-005	0.0000	8.2900e-003
Energy	0.0160	0.1456	0.1223	8.7000e-004		0.0111	0.0111		0.0111	0.0111	0.0000	288.5437	288.5437	0.0160	5.6000e-003	290.6123
Mobile	0.5696	2.2804	6.1511	0.0194	1.7115	0.0170	1.7286	0.4582	0.0159	0.4741	0.0000	1,776.6957	1,776.6957	0.0648	0.0000	1,778.3153
Waste						0.0000	0.0000		0.0000	0.0000	22.8933	0.0000	22.8933	1.3530	0.0000	56.7172
Water						0.0000	0.0000		0.0000	0.0000	1.8488	3.9867	5.8355	6.7600e-003	4.1000e-003	7.2273
Total	**1.1212**	**2.4261**	**6.2774**	**0.0203**	**1.7115**	**0.0281**	**1.7397**	**0.4582**	**0.0270**	**0.4852**	**24.7421**	**2,069.2338**	**2,093.9760**	**1.4406**	**9.7000e-003**	**2,132.8804**

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	9/1/2019	10/1/2019	5	22	
2	Grading	Grading	10/1/2019	10/31/2019	5	23	
3	Building Construction	Building Construction	3/1/2020	5/20/2020	5	58	
4	Paving	Paving	7/7/2020	7/14/2020	5	6	

5	Architectural Coating	Architectural Coating	5/21/2020	6/30/2020	5	29	
6	Trenching	Trenching	11/1/2019	11/30/2019	5	21	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 11.5

Acres of Paving: 2.06

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 177,198; Non-Residential Outdoor: 59,066; Striped Parking Area:

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Trenching	Excavators	1	8.00	158	0.38
Trenching	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Paving	Pavers	2	8.00	130	0.42
Paving	Rollers	2	8.00	80	0.38
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Paving Equipment	2	8.00	132	0.36
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
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
Trenching	2	5.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	1.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	106.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	110.00	43.00	100.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	22.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Site Preparation - 2019

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					0.1987	0.0000	0.1987	0.1092	0.0000	0.1092	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0477	0.5013	0.2427	4.2000e-004		0.0263	0.0263		0.0242	0.0242	0.0000	37.5856	37.5856	0.0119	0.0000	37.8829
Total	**0.0477**	**0.5013**	**0.2427**	**4.2000e-004**	**0.1987**	**0.0263**	**0.2250**	**0.1092**	**0.0242**	**0.1334**	**0.0000**	**37.5856**	**37.5856**	**0.0119**	**0.0000**	**37.8829**

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	1.6000e-004	3.0000e-005	0.0000	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0385	0.0385	0.0000	0.0000	0.0386
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	7.2000e-004	5.4000e-004	5.5300e-003	2.0000e-005	1.5700e-003	1.0000e-005	1.5800e-003	4.2000e-004	1.0000e-005	4.3000e-004	0.0000	1.3901	1.3901	4.0000e-005	0.0000	1.3911
Total	**7.2000e-004**	**7.0000e-004**	**5.5600e-003**	**2.0000e-005**	**1.5800e-003**	**1.0000e-005**	**1.5900e-003**	**4.2000e-004**	**1.0000e-005**	**4.3000e-004**	**0.0000**	**1.4287**	**1.4287**	**4.0000e-005**	**0.0000**	**1.4297**

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					0.1987	0.0000	0.1987	0.1092	0.0000	0.1092	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0477	0.5013	0.2427	4.2000e-004		0.0263	0.0263		0.0242	0.0242	0.0000	37.5855	37.5855	0.0119	0.0000	37.8828
Total	**0.0477**	**0.5013**	**0.2427**	**4.2000e-004**	**0.1987**	**0.0263**	**0.2250**	**0.1092**	**0.0242**	**0.1334**	**0.0000**	**37.5855**	**37.5855**	**0.0119**	**0.0000**	**37.8828**

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	1.6000e-004	3.0000e-005	0.0000	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0385	0.0385	0.0000	0.0000	0.0386
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	7.2000e-004	5.4000e-004	5.5300e-003	2.0000e-005	1.5700e-003	1.0000e-005	1.5800e-003	4.2000e-004	1.0000e-005	4.3000e-004	0.0000	1.3901	1.3901	4.0000e-005	0.0000	1.3911

Total	**7.2000e-004**	**7.0000e-004**	**5.5600e-003**	**2.0000e-005**	**1.5800e-003**	**1.0000e-005**	**1.5900e-003**	**4.2000e-004**	**1.0000e-005**	**4.3000e-004**	**0.0000**	**1.4287**	**1.4287**	**4.0000e-005**	**0.0000**	**1.4297**

3.3 Grading - 2019

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					0.0754	0.0000	0.0754	0.0387	0.0000	0.0387	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0297	0.3260	0.1874	3.4000e-004		0.0161	0.0161		0.0148	0.0148	0.0000	30.6386	30.6386	9.6900e-003	0.0000	30.8810
Total	**0.0297**	**0.3260**	**0.1874**	**3.4000e-004**	**0.0754**	**0.0161**	**0.0915**	**0.0387**	**0.0148**	**0.0535**	**0.0000**	**30.6386**	**30.6386**	**9.6900e-003**	**0.0000**	**30.8810**

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	4.8000e-004	0.0165	3.2600e-003	4.0000e-005	9.0000e-004	6.0000e-005	9.6000e-004	2.5000e-004	6.0000e-005	3.1000e-004	0.0000	4.0844	4.0844	1.9000e-004	0.0000	4.0892
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.3000e-004	4.7000e-004	4.8200e-003	1.0000e-005	1.3700e-003	1.0000e-005	1.3800e-003	3.6000e-004	1.0000e-005	3.7000e-004	0.0000	1.2111	1.2111	3.0000e-005	0.0000	1.2119
Total	**1.1100e-003**	**0.0170**	**8.0800e-003**	**5.0000e-005**	**2.2700e-003**	**7.0000e-005**	**2.3400e-003**	**6.1000e-004**	**7.0000e-005**	**6.8000e-004**	**0.0000**	**5.2955**	**5.2955**	**2.2000e-004**	**0.0000**	**5.3011**

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					0.0754	0.0000	0.0754	0.0387	0.0000	0.0387	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0297	0.3260	0.1874	3.4000e-004		0.0161	0.0161		0.0148	0.0148	0.0000	30.6386	30.6386	9.6900e-003	0.0000	30.8809
Total	**0.0297**	**0.3260**	**0.1874**	**3.4000e-004**	**0.0754**	**0.0161**	**0.0915**	**0.0387**	**0.0148**	**0.0535**	**0.0000**	**30.6386**	**30.6386**	**9.6900e-003**	**0.0000**	**30.8809**

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	4.8000e-004	0.0165	3.2600e-003	4.0000e-005	9.0000e-004	6.0000e-005	9.6000e-004	2.5000e-004	6.0000e-005	3.1000e-004	0.0000	4.0844	4.0844	1.9000e-004	0.0000	4.0892
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.3000e-004	4.7000e-004	4.8200e-003	1.0000e-005	1.3700e-003	1.0000e-005	1.3800e-003	3.6000e-004	1.0000e-005	3.7000e-004	0.0000	1.2111	1.2111	3.0000e-005	0.0000	1.2119
Total	**1.1100e-003**	**0.0170**	**8.0800e-003**	**5.0000e-005**	**2.2700e-003**	**7.0000e-005**	**2.3400e-003**	**6.1000e-004**	**7.0000e-005**	**6.8000e-004**	**0.0000**	**5.2955**	**5.2955**	**2.2000e-004**	**0.0000**	**5.3011**

3.4 Building Construction - 2020

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	0.0615	0.5564	0.4886	7.8000e-004		0.0324	0.0324		0.0305	0.0305	0.0000	67.1669	67.1669	0.0164	0.0000	67.5766
Total	**0.0615**	**0.5564**	**0.4886**	**7.8000e-004**		**0.0324**	**0.0324**		**0.0305**	**0.0305**	**0.0000**	**67.1669**	**67.1669**	**0.0164**	**0.0000**	**67.5766**

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	4.2000e-004	0.0145	2.9700e-003	4.0000e-005	8.5000e-004	5.0000e-005	8.9000e-004	2.3000e-004	5.0000e-005	2.8000e-004	0.0000	3.8135	3.8135	1.7000e-004	0.0000	3.8179
Vendor	4.9400e-003	0.1420	0.0378	3.4000e-004	8.2000e-003	7.0000e-004	8.9100e-003	2.3700e-003	6.7000e-004	3.0400e-003	0.0000	32.6019	32.6019	1.5000e-003	0.0000	32.6393
Worker	0.0106	7.6100e-003	0.0798	2.4000e-004	0.0253	1.6000e-004	0.0255	6.7300e-003	1.5000e-004	6.8800e-003	0.0000	21.6968	21.6968	5.3000e-004	0.0000	21.7101
Total	**0.0160**	**0.1641**	**0.1206**	**6.2000e-004**	**0.0344**	**9.1000e-004**	**0.0353**	**9.3300e-003**	**8.7000e-004**	**0.0102**	**0.0000**	**58.1122**	**58.1122**	**2.2000e-003**	**0.0000**	**58.1673**

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	0.0615	0.5564	0.4886	7.8000e-004		0.0324	0.0324		0.0305	0.0305	0.0000	67.1668	67.1668	0.0164	0.0000	67.5765
Total	**0.0615**	**0.5564**	**0.4886**	**7.8000e-004**		**0.0324**	**0.0324**		**0.0305**	**0.0305**	**0.0000**	**67.1668**	**67.1668**	**0.0164**	**0.0000**	**67.5765**

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	4.2000e-004	0.0145	2.9700e-003	4.0000e-005	8.5000e-004	5.0000e-005	8.9000e-004	2.3000e-004	5.0000e-005	2.8000e-004	0.0000	3.8135	3.8135	1.7000e-004	0.0000	3.8179
Vendor	4.9400e-003	0.1420	0.0378	3.4000e-004	8.2000e-003	7.0000e-004	8.9100e-003	2.3700e-003	6.7000e-004	3.0400e-003	0.0000	32.6019	32.6019	1.5000e-003	0.0000	32.6393
Worker	0.0106	7.6100e-003	0.0798	2.4000e-004	0.0253	1.6000e-004	0.0255	6.7300e-003	1.5000e-004	6.8800e-003	0.0000	21.6968	21.6968	5.3000e-004	0.0000	21.7101
Total	**0.0160**	**0.1641**	**0.1206**	**6.2000e-004**	**0.0344**	**9.1000e-004**	**0.0353**	**9.3300e-003**	**8.7000e-004**	**0.0102**	**0.0000**	**58.1122**	**58.1122**	**2.2000e-003**	**0.0000**	**58.1673**

3.5 Paving - 2020

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	4.0700e-003	0.0422	0.0440	7.0000e-005		2.2600e-003	2.2600e-003		2.0800e-003	2.0800e-003	0.0000	6.0085	6.0085	1.9400e-003	0.0000	6.0571
Paving	2.7000e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**6.7700e-003**	**0.0422**	**0.0440**	**7.0000e-005**		**2.2600e-003**	**2.2600e-003**		**2.0800e-003**	**2.0800e-003**	**0.0000**	**6.0085**	**6.0085**	**1.9400e-003**	**0.0000**	**6.0571**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5000e-004	1.1000e-004	1.1300e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	9.0000e-005	0.0000	1.0000e-004	0.0000	0.3061	0.3061	1.0000e-005	0.0000	0.3063
Total	**1.5000e-004**	**1.1000e-004**	**1.1300e-003**	**0.0000**	**3.6000e-004**	**0.0000**	**3.6000e-004**	**9.0000e-005**	**0.0000**	**1.0000e-004**	**0.0000**	**0.3061**	**0.3061**	**1.0000e-005**	**0.0000**	**0.3063**

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	4.0700e-003	0.0422	0.0440	7.0000e-005		2.2600e-003	2.2600e-003		2.0800e-003	2.0800e-003	0.0000	6.0085	6.0085	1.9400e-003	0.0000	6.0570
Paving	2.7000e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**6.7700e-003**	**0.0422**	**0.0440**	**7.0000e-005**		**2.2600e-003**	**2.2600e-003**		**2.0800e-003**	**2.0800e-003**	**0.0000**	**6.0085**	**6.0085**	**1.9400e-003**	**0.0000**	**6.0570**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5000e-004	1.1000e-004	1.1300e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	9.0000e-005	0.0000	1.0000e-004	0.0000	0.3061	0.3061	1.0000e-005	0.0000	0.3063
Total	**1.5000e-004**	**1.1000e-004**	**1.1300e-003**	**0.0000**	**3.6000e-004**	**0.0000**	**3.6000e-004**	**9.0000e-005**	**0.0000**	**1.0000e-004**	**0.0000**	**0.3061**	**0.3061**	**1.0000e-005**	**0.0000**	**0.3063**

3.6 Architectural Coating - 2020

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	0.6460					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.5100e-003	0.0244	0.0266	4.0000e-005		1.6100e-003	1.6100e-003		1.6100e-003	1.6100e-003	0.0000	3.7022	3.7022	2.9000e-004	0.0000	3.7094
Total	**0.6495**	**0.0244**	**0.0266**	**4.0000e-005**		**1.6100e-003**	**1.6100e-003**		**1.6100e-003**	**1.6100e-003**	**0.0000**	**3.7022**	**3.7022**	**2.9000e-004**	**0.0000**	**3.7094**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0600e-003	7.6000e-004	7.9800e-003	2.0000e-005	2.5300e-003	2.0000e-005	2.5500e-003	6.7000e-004	2.0000e-005	6.9000e-004	0.0000	2.1697	2.1697	5.0000e-005	0.0000	2.1710
Total	**1.0600e-003**	**7.6000e-004**	**7.9800e-003**	**2.0000e-005**	**2.5300e-003**	**2.0000e-005**	**2.5500e-003**	**6.7000e-004**	**2.0000e-005**	**6.9000e-004**	**0.0000**	**2.1697**	**2.1697**	**5.0000e-005**	**0.0000**	**2.1710**

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	0.6460					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.5100e-003	0.0244	0.0266	4.0000e-005		1.6100e-003	1.6100e-003		1.6100e-003	1.6100e-003	0.0000	3.7022	3.7022	2.9000e-004	0.0000	3.7094
Total	**0.6495**	**0.0244**	**0.0266**	**4.0000e-005**		**1.6100e-003**	**1.6100e-003**		**1.6100e-003**	**1.6100e-003**	**0.0000**	**3.7022**	**3.7022**	**2.9000e-004**	**0.0000**	**3.7094**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0600e-003	7.6000e-004	7.9800e-003	2.0000e-005	2.5300e-003	2.0000e-005	2.5500e-003	6.7000e-004	2.0000e-005	6.9000e-004	0.0000	2.1697	2.1697	5.0000e-005	0.0000	2.1710
Total	**1.0600e-003**	**7.6000e-004**	**7.9800e-003**	**2.0000e-005**	**2.5300e-003**	**2.0000e-005**	**2.5500e-003**	**6.7000e-004**	**2.0000e-005**	**6.9000e-004**	**0.0000**	**2.1697**	**2.1697**	**5.0000e-005**	**0.0000**	**2.1710**

3.7 Trenching - 2019

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	5.1900e-003	0.0527	0.0585	9.0000e-005		3.0000e-003	3.0000e-003		2.7600e-003	2.7600e-003	0.0000	7.8106	7.8106	2.4700e-003	0.0000	7.8724
Total	**5.1900e-003**	**0.0527**	**0.0585**	**9.0000e-005**		**3.0000e-003**	**3.0000e-003**		**2.7600e-003**	**2.7600e-003**	**0.0000**	**7.8106**	**7.8106**	**2.4700e-003**	**0.0000**	**7.8724**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9000e-004	1.4000e-004	1.4700e-003	0.0000	4.2000e-004	0.0000	4.2000e-004	1.1000e-004	0.0000	1.1000e-004	0.0000	0.3686	0.3686	1.0000e-005	0.0000	0.3688
Total	**1.9000e-004**	**1.4000e-004**	**1.4700e-003**	**0.0000**	**4.2000e-004**	**0.0000**	**4.2000e-004**	**1.1000e-004**	**0.0000**	**1.1000e-004**	**0.0000**	**0.3686**	**0.3686**	**1.0000e-005**	**0.0000**	**0.3688**

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	5.1900e-003	0.0527	0.0585	9.0000e-005		3.0000e-003	3.0000e-003		2.7600e-003	2.7600e-003	0.0000	7.8106	7.8106	2.4700e-003	0.0000	7.8724

Total	**5.1900e-003**	**0.0527**	**0.0585**	**9.0000e-005**		**3.0000e-003**	**3.0000e-003**		**2.7600e-003**	**2.7600e-003**	**0.0000**	**7.8106**	**7.8106**	**2.4700e-003**	**0.0000**	**7.8724**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9000e-004	1.4000e-004	1.4700e-003	0.0000	4.2000e-004	0.0000	4.2000e-004	1.1000e-004	0.0000	1.1000e-004	0.0000	0.3686	0.3686	1.0000e-005	0.0000	0.3688
Total	**1.9000e-004**	**1.4000e-004**	**1.4700e-003**	**0.0000**	**4.2000e-004**	**0.0000**	**4.2000e-004**	**1.1000e-004**	**0.0000**	**1.1000e-004**	**0.0000**	**0.3686**	**0.3686**	**1.0000e-005**	**0.0000**	**0.3688**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive 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	0.5696	2.2804	6.1511	0.0194	1.7115	0.0170	1.7286	0.4582	0.0159	0.4741	0.0000	1,776.6957	1,776.6957	0.0648	0.0000	1,778.3153

Unmitigated	0.5696	2.2804	6.1511	0.0194	1.7115	0.0170	1.7286	0.4582	0.0159	0.4741	0.0000	1,776.6957	1,776.6957	0.0648	0.0000	1,778.3153

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Hotel	2,519.38	2,525.56	1835.46	4,602,696	4,602,696
Parking Lot	0.00	0.00	0.00		
Total	2,519.38	2,525.56	1,835.46	4,602,696	4,602,696

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Hotel	9.50	7.30	7.30	19.40	61.60	19.00	58	38	4
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Hotel	0.607897	0.037434	0.184004	0.107261	0.014919	0.004991	0.012447	0.020659	0.002115	0.001554	0.005334	0.000623	0.000761
Parking Lot	0.607897	0.037434	0.184004	0.107261	0.014919	0.004991	0.012447	0.020659	0.002115	0.001554	0.005334	0.000623	0.000761

5.0 Energy Detail

Historical Energy Use: N

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	129.9987	129.9987	0.0130	2.6900e-003	131.1252
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	129.9987	129.9987	0.0130	2.6900e-003	131.1252
NaturalGas Mitigated	0.0160	0.1456	0.1223	8.7000e-004		0.0111	0.0111		0.0111	0.0111	0.0000	158.5449	158.5449	3.0400e-003	2.9100e-003	159.4871
NaturalGas Unmitigated	0.0160	0.1456	0.1223	8.7000e-004		0.0111	0.0111		0.0111	0.0111	0.0000	158.5449	158.5449	3.0400e-003	2.9100e-003	159.4871

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					
Hotel	2.97102e+006	0.0160	0.1456	0.1223	8.7000e-004		0.0111	0.0111		0.0111	0.0111	0.0000	158.5449	158.5449	3.0400e-003	2.9100e-003	159.4871
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0160**	**0.1456**	**0.1223**	**8.7000e-004**		**0.0111**	**0.0111**		**0.0111**	**0.0111**	**0.0000**	**158.5449**	**158.5449**	**3.0400e-003**	**2.9100e-003**	**159.4871**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Hotel	2.97102e+006	0.0160	0.1456	0.1223	8.7000e-004		0.0111	0.0111		0.0111	0.0111	0.0000	158.5449	158.5449	3.0400e-003	2.9100e-003	159.4871
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Total		**0.0160**	**0.1456**	**0.1223**	**8.7000e-004**		**0.0111**	**0.0111**		**0.0111**	**0.0111**	**0.0000**	**158.5449**	**158.5449**	**3.0400e-003**	**2.9100e-003**	**159.4871**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Hotel	937968	123.3820	0.0123	2.5500e-003	124.4512
Parking Lot	50301.3	6.6167	6.6000e-004	1.4000e-004	6.6741
Total		**129.9987**	**0.0130**	**2.6900e-003**	**131.1252**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Hotel	937968	123.3820	0.0123	2.5500e-003	124.4512
Parking Lot	50301.3	6.6167	6.6000e-004	1.4000e-004	6.6741
Total		**129.9987**	**0.0130**	**2.6900e-003**	**131.1252**

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	0.5356	4.0000e-005	4.0100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	7.7700e-003	7.7700e-003	2.0000e-005	0.0000	8.2900e-003
Unmitigated	0.5356	4.0000e-005	4.0100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	7.7700e-003	7.7700e-003	2.0000e-005	0.0000	8.2900e-003

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	0.0646					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.4707					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.7000e-004	4.0000e-005	4.0100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	7.7700e-003	7.7700e-003	2.0000e-005	0.0000	8.2900e-003
Total	**0.5356**	**4.0000e-005**	**4.0100e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**	**0.0000**	**7.7700e-003**	**7.7700e-003**	**2.0000e-005**	**0.0000**	**8.2900e-003**

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	0.0646					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.4707					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.7000e-004	4.0000e-005	4.0100e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	7.7700e-003	7.7700e-003	2.0000e-005	0.0000	8.2900e-003
Total	**0.5356**	**4.0000e-005**	**4.0100e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**	**0.0000**	**7.7700e-003**	**7.7700e-003**	**2.0000e-005**	**0.0000**	**8.2900e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	5.8355	6.7600e-003	4.1000e-003	7.2273
Unmitigated	5.8355	6.7600e-003	4.1000e-003	7.2273

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			

Hotel	5.22555 / 0.580617	5.8355	6.7600e-003	4.1000e-003	7.2273
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**5.8355**	**6.7600e-003**	**4.1000e-003**	**7.2273**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Hotel	5.22555 / 0.580617	5.8355	6.7600e-003	4.1000e-003	7.2273
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**5.8355**	**6.7600e-003**	**4.1000e-003**	**7.2273**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	22.8933	1.3530	0.0000	56.7172
Unmitigated	22.8933	1.3530	0.0000	56.7172

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Hotel	112.78	22.8933	1.3530	0.0000	56.7172
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		**22.8933**	**1.3530**	**0.0000**	**56.7172**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Hotel	112.78	22.8933	1.3530	0.0000	56.7172
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		**22.8933**	**1.3530**	**0.0000**	**56.7172**

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Madrone Village Hotels, Morgan Hill - Entitled Use

Santa Clara County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Supermarket	48.00	1000sqft	1.10	48,000.00	0
Parking Lot	250.00	Space	2.25	100,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	58
Climate Zone	3			**Operational Year**	2021
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	290	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - PG&E 2020 Rate

Land Use - Existing Land Use

Construction Phase - Existing Use

Off-road Equipment - Existing Use

Grading -

Trips and VMT -

Vehicle Trips - Supermarket= 90.87, 157.84, 147.93

Water And Wastewater - WTP Treatment 100% aerobic

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	5.00	1.00
tblConstructionPhase	PhaseEndDate	10/4/2019	9/30/2019
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblProjectCharacteristics	CO2IntensityFactor	641.35	290
tblTripsAndVMT	WorkerTripNumber	0.00	18.00
tblVehicleTrips	ST_TR	177.59	157.84
tblVehicleTrips	SU_TR	166.44	147.93
tblVehicleTrips	WD_TR	102.24	90.87
tblWater	AerobicPercent	87.46	100.00
tblWater	AerobicPercent	87.46	100.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00

2.0 Emissions Summary

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	0.2213	3.0000e-005	2.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	5.3200e-003	5.3200e-003	1.0000e-005	0.0000	5.6800e-003
Energy	7.4600e-003	0.0678	0.0570	4.1000e-004		5.1600e-003	5.1600e-003		5.1600e-003	5.1600e-003	0.0000	286.8131	286.8131	0.0227	5.7600e-003	289.0974

Mobile	1.0811	3.9058	9.5620	0.0264	2.2046	0.0242	2.2288	0.5902	0.0226	0.6127	0.0000	2,414.6377	2,414.6377	0.1011	0.0000	2,417.1655
Waste						0.0000	0.0000		0.0000	0.0000	54.9537	0.0000	54.9537	3.2477	0.0000	136.1455
Water						0.0000	0.0000		0.0000	0.0000	2.0934	4.2957	6.3891	7.6300e-003	4.6400e-003	7.9631
Total	**1.3099**	**3.9737**	**9.6217**	**0.0268**	**2.2046**	**0.0294**	**2.2339**	**0.5902**	**0.0278**	**0.6179**	**57.0471**	**2,705.7519**	**2,762.7990**	**3.3791**	**0.0104**	**2,850.3772**

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	0.2213	3.0000e-005	2.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	5.3200e-003	5.3200e-003	1.0000e-005	0.0000	5.6800e-003
Energy	7.4600e-003	0.0678	0.0570	4.1000e-004		5.1600e-003	5.1600e-003		5.1600e-003	5.1600e-003	0.0000	286.8131	286.8131	0.0227	5.7600e-003	289.0974
Mobile	1.0811	3.9058	9.5620	0.0264	2.2046	0.0242	2.2288	0.5902	0.0226	0.6127	0.0000	2,414.6377	2,414.6377	0.1011	0.0000	2,417.1655
Waste						0.0000	0.0000		0.0000	0.0000	54.9537	0.0000	54.9537	3.2477	0.0000	136.1455
Water						0.0000	0.0000		0.0000	0.0000	2.0934	4.2957	6.3891	7.6300e-003	4.6400e-003	7.9631
Total	**1.3099**	**3.9737**	**9.6217**	**0.0268**	**2.2046**	**0.0294**	**2.2339**	**0.5902**	**0.0278**	**0.6179**	**57.0471**	**2,705.7519**	**2,762.7990**	**3.3791**	**0.0104**	**2,850.3772**

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive 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	1.0811	3.9058	9.5620	0.0264	2.2046	0.0242	2.2288	0.5902	0.0226	0.6127	0.0000	2,414.6377	2,414.6377	0.1011	0.0000	2,417.1655
Unmitigated	1.0811	3.9058	9.5620	0.0264	2.2046	0.0242	2.2288	0.5902	0.0226	0.6127	0.0000	2,414.6377	2,414.6377	0.1011	0.0000	2,417.1655

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Parking Lot	0.00	0.00	0.00		
Supermarket	4,361.76	7,576.32	7100.64	5,928,642	5,928,642
Total	4,361.76	7,576.32	7,100.64	5,928,642	5,928,642

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Supermarket	9.50	7.30	7.30	6.50	74.50	19.00	34	30	36

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Parking Lot	0.607897	0.037434	0.184004	0.107261	0.014919	0.004991	0.012447	0.020659	0.002115	0.001554	0.005334	0.000623	0.000761
Supermarket	0.607897	0.037434	0.184004	0.107261	0.014919	0.004991	0.012447	0.020659	0.002115	0.001554	0.005334	0.000623	0.000761

5.0 Energy Detail

Historical Energy Use: N

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	212.9662	212.9662	0.0213	4.4100e-003	214.8116
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	212.9662	212.9662	0.0213	4.4100e-003	214.8116
NaturalGas Mitigated	7.4600e-003	0.0678	0.0570	4.1000e-004		5.1600e-003	5.1600e-003		5.1600e-003	5.1600e-003	0.0000	73.8470	73.8470	1.4200e-003	1.3500e-003	74.2858
NaturalGas Unmitigated	7.4600e-003	0.0678	0.0570	4.1000e-004		5.1600e-003	5.1600e-003		5.1600e-003	5.1600e-003	0.0000	73.8470	73.8470	1.4200e-003	1.3500e-003	74.2858

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					
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Supermarket	1.38384e+006	7.4600e-003	0.0678	0.0570	4.1000e-004		5.1600e-003	5.1600e-003		5.1600e-003	5.1600e-003	0.0000	73.8470	73.8470	1.4200e-003	1.3500e-003	74.2858
Total		**7.4600e-003**	**0.0678**	**0.0570**	**4.1000e-004**		**5.1600e-003**	**5.1600e-003**		**5.1600e-003**	**5.1600e-003**	**0.0000**	**73.8470**	**73.8470**	**1.4200e-003**	**1.3500e-003**	**74.2858**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Supermarket	1.38384e+006	7.4600e-003	0.0678	0.0570	4.1000e-004		5.1600e-003	5.1600e-003		5.1600e-003	5.1600e-003	0.0000	73.8470	73.8470	1.4200e-003	1.3500e-003	74.2858
Total		**7.4600e-003**	**0.0678**	**0.0570**	**4.1000e-004**		**5.1600e-003**	**5.1600e-003**		**5.1600e-003**	**5.1600e-003**	**0.0000**	**73.8470**	**73.8470**	**1.4200e-003**	**1.3500e-003**	**74.2858**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Parking Lot	35000	4.6040	4.6000e-004	1.0000e-004	4.6439
Supermarket	1.584e+006	208.3622	0.0208	4.3100e-003	210.1678
Total		**212.9662**	**0.0213**	**4.4100e-003**	**214.8116**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Parking Lot	35000	4.6040	4.6000e-004	1.0000e-004	4.6439

Supermarket	1.584e+006	208.3622	0.0208	4.3100e-003	210.1678
Total		**212.9662**	**0.0213**	**4.4100e-003**	**214.8116**

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	0.2213	3.0000e-005	2.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	5.3200e-003	5.3200e-003	1.0000e-005	0.0000	5.6800e-003
Unmitigated	0.2213	3.0000e-005	2.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	5.3200e-003	5.3200e-003	1.0000e-005	0.0000	5.6800e-003

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	0.0271					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1939					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.6000e-004	3.0000e-005	2.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	5.3200e-003	5.3200e-003	1.0000e-005	0.0000	5.6800e-003

Total	**0.2213**	**3.0000e-005**	**2.7500e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**	**0.0000**	**5.3200e-003**	**5.3200e-003**	**1.0000e-005**	**0.0000**	**5.6800e-003**

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	0.0271					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1939					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.6000e-004	3.0000e-005	2.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	5.3200e-003	5.3200e-003	1.0000e-005	0.0000	5.6800e-003
Total	**0.2213**	**3.0000e-005**	**2.7500e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**	**0.0000**	**5.3200e-003**	**5.3200e-003**	**1.0000e-005**	**0.0000**	**5.6800e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	6.3891	7.6300e-003	4.6400e-003	7.9631
Unmitigated	6.3891	7.6300e-003	4.6400e-003	7.9631

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Supermarket	5.91687 / 0.182996	6.3891	7.6300e-003	4.6400e-003	7.9631
Total		**6.3891**	**7.6300e-003**	**4.6400e-003**	**7.9631**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Supermarket	5.91687 / 0.182996	6.3891	7.6300e-003	4.6400e-003	7.9631
Total		**6.3891**	**7.6300e-003**	**4.6400e-003**	**7.9631**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	54.9537	3.2477	0.0000	136.1455
Unmitigated	54.9537	3.2477	0.0000	136.1455

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Supermarket	270.72	54.9537	3.2477	0.0000	136.1455
Total		**54.9537**	**3.2477**	**0.0000**	**136.1455**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Parking Lot	0	0.0000	0.0000	0.0000	0.0000

Supermarket	270.72	54.9537	3.2477	0.0000	136.1455
Total		**54.9537**	**3.2477**	**0.0000**	**136.1455**

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Madrone Village Hotels, Morgan Hill - 2030

Santa Clara County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Hotel	206.00	Room	6.87	118,132.00	0
Parking Lot	229.00	Space	2.06	143,718.00	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	58
Climate Zone	3			**Operational Year**	2030
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	290	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - PG&E 2020 Rate

Land Use - Applicant provided land uses

Construction Phase - Applicant provided schedule

Off-road Equipment - Default Const Equip

Off-road Equipment -

Off-road Equipment -

Off-road Equipment -

Off-road Equipment -

Off-road Equipment - Trenching const equip added

Grading - 850cy exported during grading

Trips and VMT - 2tons pavement = 1 trip site prep, 100 one-way cement truck trips during building construction

Vehicle Trips - hotel = 12.23, 12.26, 8.91

Water And Wastewater - WTP Treatment 100% aerobic

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	29.00
tblConstructionPhase	NumDays	230.00	58.00
tblConstructionPhase	NumDays	20.00	23.00
tblConstructionPhase	NumDays	20.00	6.00
tblConstructionPhase	NumDays	10.00	22.00
tblConstructionPhase	PhaseEndDate	11/20/2020	6/30/2020
tblConstructionPhase	PhaseEndDate	9/25/2020	5/20/2020
tblConstructionPhase	PhaseEndDate	11/8/2019	10/31/2019
tblConstructionPhase	PhaseEndDate	10/23/2020	7/14/2020
tblConstructionPhase	PhaseEndDate	10/11/2019	10/1/2019
tblConstructionPhase	PhaseStartDate	10/24/2020	5/21/2020
tblConstructionPhase	PhaseStartDate	11/9/2019	3/1/2020
tblConstructionPhase	PhaseStartDate	10/12/2019	10/1/2019
tblConstructionPhase	PhaseStartDate	9/26/2020	7/7/2020
tblConstructionPhase	PhaseStartDate	9/28/2019	9/1/2019
tblGrading	MaterialExported	0.00	850.00
tblLandUse	LandUseSquareFeet	299,112.00	118,132.00
tblLandUse	LandUseSquareFeet	91,600.00	143,718.00
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	LoadFactor	0.37	0.37
tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Tractors/Loaders/Backhoes
tblProjectCharacteristics	CO2IntensityFactor	641.35	290
tblTripsAndVMT	HaulingTripNumber	0.00	1.00

tblTripsAndVMT	HaulingTripNumber	0.00	100.00
tblVehicleTrips	ST_TR	8.19	12.26
tblVehicleTrips	SU_TR	5.95	8.91
tblVehicleTrips	WD_TR	8.17	12.23
tblWater	AerobicPercent	87.46	100.00
tblWater	AerobicPercent	87.46	100.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	AnaerobicandFacultativeLagoonsPercent	2.21	0.00
tblWater	SepticTankPercent	10.33	0.00
tblWater	SepticTankPercent	10.33	0.00

2.0 Emissions Summary

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	0.5356	4.0000e-005	3.9800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	7.7700e-003	7.7700e-003	2.0000e-005	0.0000	8.2700e-003
Energy	0.0160	0.1456	0.1223	8.7000e-004		0.0111	0.0111		0.0111	0.0111	0.0000	288.5437	288.5437	0.0160	5.6000e-003	290.6123
Mobile	0.3391	1.4496	3.6106	0.0150	1.7111	0.0103	1.7214	0.4579	9.5200e-003	0.4675	0.0000	1,383.5133	1,383.5133	0.0411	0.0000	1,384.5412
Waste						0.0000	0.0000		0.0000	0.0000	22.8933	0.0000	22.8933	1.3530	0.0000	56.7172
Water						0.0000	0.0000		0.0000	0.0000	1.8488	3.9867	5.8355	6.7600e-003	4.1000e-003	7.2273
Total	**0.8908**	**1.5953**	**3.7369**	**0.0159**	**1.7111**	**0.0213**	**1.7325**	**0.4579**	**0.0206**	**0.4785**	**24.7421**	**1,676.0515**	**1,700.7936**	**1.4169**	**9.7000e-003**	**1,739.1063**

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	0.5356	4.0000e-005	3.9800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	7.7700e-003	7.7700e-003	2.0000e-005	0.0000	8.2700e-003
Energy	0.0160	0.1456	0.1223	8.7000e-004		0.0111	0.0111		0.0111	0.0111	0.0000	288.5437	288.5437	0.0160	5.6000e-003	290.6123
Mobile	0.3391	1.4496	3.6106	0.0150	1.7111	0.0103	1.7214	0.4579	9.5200e-003	0.4675	0.0000	1,383.5133	1,383.5133	0.0411	0.0000	1,384.5412
Waste						0.0000	0.0000		0.0000	0.0000	22.8933	0.0000	22.8933	1.3530	0.0000	56.7172
Water						0.0000	0.0000		0.0000	0.0000	1.8488	3.9867	5.8355	6.7600e-003	4.1000e-003	7.2273
Total	**0.8908**	**1.5953**	**3.7369**	**0.0159**	**1.7111**	**0.0213**	**1.7325**	**0.4579**	**0.0206**	**0.4785**	**24.7421**	**1,676.0515**	**1,700.7936**	**1.4169**	**9.7000e-003**	**1,739.1063**

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive 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	0.3391	1.4496	3.6106	0.0150	1.7111	0.0103	1.7214	0.4579	9.5200e-003	0.4675	0.0000	1,383.5133	1,383.5133	0.0411	0.0000	1,384.5412

Unmitigated	0.3391	1.4496	3.6106	0.0150	1.7111	0.0103	1.7214	0.4579	9.5200e-003	0.4675	0.0000	1,383.5133	1,383.5133	0.0411	0.0000	1,384.5412

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Hotel	2,519.38	2,525.56	1835.46	4,602,696	4,602,696
Parking Lot	0.00	0.00	0.00		
Total	2,519.38	2,525.56	1,835.46	4,602,696	4,602,696

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Hotel	9.50	7.30	7.30	19.40	61.60	19.00	58	38	4
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Hotel	0.621541	0.034056	0.180136	0.101248	0.011859	0.005060	0.013110	0.022881	0.002221	0.001470	0.005122	0.000646	0.000651
Parking Lot	0.621541	0.034056	0.180136	0.101248	0.011859	0.005060	0.013110	0.022881	0.002221	0.001470	0.005122	0.000646	0.000651

5.0 Energy Detail

Historical Energy Use: N

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	129.9987	129.9987	0.0130	2.6900e-003	131.1252
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	129.9987	129.9987	0.0130	2.6900e-003	131.1252
NaturalGas Mitigated	0.0160	0.1456	0.1223	8.7000e-004		0.0111	0.0111		0.0111	0.0111	0.0000	158.5449	158.5449	3.0400e-003	2.9100e-003	159.4871
NaturalGas Unmitigated	0.0160	0.1456	0.1223	8.7000e-004		0.0111	0.0111		0.0111	0.0111	0.0000	158.5449	158.5449	3.0400e-003	2.9100e-003	159.4871

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					
Hotel	2.97102e+006	0.0160	0.1456	0.1223	8.7000e-004		0.0111	0.0111		0.0111	0.0111	0.0000	158.5449	158.5449	3.0400e-003	2.9100e-003	159.4871
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0160**	**0.1456**	**0.1223**	**8.7000e-004**		**0.0111**	**0.0111**		**0.0111**	**0.0111**	**0.0000**	**158.5449**	**158.5449**	**3.0400e-003**	**2.9100e-003**	**159.4871**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Hotel	2.97102e+006	0.0160	0.1456	0.1223	8.7000e-004		0.0111	0.0111		0.0111	0.0111	0.0000	158.5449	158.5449	3.0400e-003	2.9100e-003	159.4871
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Total		**0.0160**	**0.1456**	**0.1223**	**8.7000e-004**		**0.0111**	**0.0111**		**0.0111**	**0.0111**	**0.0000**	**158.5449**	**158.5449**	**3.0400e-003**	**2.9100e-003**	**159.4871**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Hotel	937968	123.3820	0.0123	2.5500e-003	124.4512
Parking Lot	50301.3	6.6167	6.6000e-004	1.4000e-004	6.6741
Total		**129.9987**	**0.0130**	**2.6900e-003**	**131.1252**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Hotel	937968	123.3820	0.0123	2.5500e-003	124.4512
Parking Lot	50301.3	6.6167	6.6000e-004	1.4000e-004	6.6741
Total		**129.9987**	**0.0130**	**2.6900e-003**	**131.1252**

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	0.5356	4.0000e-005	3.9800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	7.7700e-003	7.7700e-003	2.0000e-005	0.0000	8.2700e-003
Unmitigated	0.5356	4.0000e-005	3.9800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	7.7700e-003	7.7700e-003	2.0000e-005	0.0000	8.2700e-003

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	0.0646					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.4707					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.6000e-004	4.0000e-005	3.9800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	7.7700e-003	7.7700e-003	2.0000e-005	0.0000	8.2700e-003
Total	**0.5356**	**4.0000e-005**	**3.9800e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**	**0.0000**	**7.7700e-003**	**7.7700e-003**	**2.0000e-005**	**0.0000**	**8.2700e-003**

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	0.0646					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.4707					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.6000e-004	4.0000e-005	3.9800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	7.7700e-003	7.7700e-003	2.0000e-005	0.0000	8.2700e-003
Total	**0.5356**	**4.0000e-005**	**3.9800e-003**	**0.0000**		**1.0000e-005**	**1.0000e-005**		**1.0000e-005**	**1.0000e-005**	**0.0000**	**7.7700e-003**	**7.7700e-003**	**2.0000e-005**	**0.0000**	**8.2700e-003**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	5.8355	6.7600e-003	4.1000e-003	7.2273
Unmitigated	5.8355	6.7600e-003	4.1000e-003	7.2273

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			

Hotel	5.22555 / 0.580617	5.8355	6.7600e-003	4.1000e-003	7.2273
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**5.8355**	**6.7600e-003**	**4.1000e-003**	**7.2273**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Hotel	5.22555 / 0.580617	5.8355	6.7600e-003	4.1000e-003	7.2273
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**5.8355**	**6.7600e-003**	**4.1000e-003**	**7.2273**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	22.8933	1.3530	0.0000	56.7172
Unmitigated	22.8933	1.3530	0.0000	56.7172

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Hotel	112.78	22.8933	1.3530	0.0000	56.7172
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		**22.8933**	**1.3530**	**0.0000**	**56.7172**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Hotel	112.78	22.8933	1.3530	0.0000	56.7172
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		**22.8933**	**1.3530**	**0.0000**	**56.7172**

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Appendix B: Noise Assessment

MADRONE VILLAGE HOTELS NOISE AND VIBRATION ASSESSMENT

Morgan Hill, California

December 4, 2018

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INTRODUCTION

The purpose of this report is to address noise and vibration impacts associated with the hotel projects proposed southwest of the Madrone Parkway / Woodview Avenue intersection in Morgan Hill, California. The project site has an entitlement for the construction of a 48,000-square-foot (sf) grocery store. The project now proposes to construct two hotels providing a total of 206 rooms and 229 parking spaces in lieu of the entitled grocery store.

This report evaluates the project's potential to result in significant noise and vibration impacts with respect to applicable California Environmental Quality Act (CEQA) guidelines. The report is divided into three sections: 1) the Setting Section provides a brief description of the fundamentals of environmental noise and groundborne vibration, summarizes applicable regulatory criteria, and discusses the results of the ambient noise and vibration monitoring surveys completed to document existing conditions; 2) the General Plan Consistency Section discusses land use compatibility utilizing policies in the City's General Plan; and, 3) the Impacts and Mitigation Measures Section describes the significance criteria used to evaluate project impacts, provides a discussion of each project impact, and presents measures, where necessary, to mitigate the impacts of the project on sensitive receptors in the vicinity.

SETTING

Fundamentals of Environmental Noise

Noise may be defined as unwanted sound. Noise is usually objectionable because it is disturbing or annoying. The objectionable nature of sound could be caused by its *pitch* or its *loudness*. *Pitch* is the height or depth of a tone or sound, depending on the relative rapidity (frequency) of the vibrations by which it is produced. Higher pitched signals sound louder to humans than sounds with a lower pitch. *Loudness* is intensity of sound waves combined with the reception characteristics of the ear. Intensity may be compared with the height of an ocean wave in that it is a measure of the amplitude of the sound wave.

In addition to the concepts of pitch and loudness, there are several noise measurement scales which are used to describe noise in a particular location. A *decibel (dB)* is a unit of measurement which indicates the relative amplitude of a sound. The zero on the decibel scale is based on the lowest sound level that the healthy, unimpaired human ear can detect. Sound levels in decibels are calculated on a logarithmic basis. An increase of 10 decibels represents a ten-fold increase in acoustic energy, while 20 decibels is 100 times more intense, 30 decibels is 1,000 times more intense, etc. There is a relationship between the subjective noisiness or loudness of a sound and its intensity. Each 10 decibel increase in sound level is perceived as approximately a doubling of loudness over a fairly wide range of intensities. Technical terms are defined in Table 1.

There are several methods of characterizing sound. The most common in California is the *A-weighted sound level (dBA).* This scale gives greater weight to the frequencies of sound to which the human ear is most sensitive. Representative outdoor and indoor noise levels in units of dBA are shown in Table 2. Because sound levels can vary markedly over a short period of time, a method for describing either the average character of the sound or the statistical behavior of the

variations must be utilized. Most commonly, environmental sounds are described in terms of an average level that has the same acoustical energy as the summation of all the time-varying events. This *energy-equivalent sound/noise descriptor* is called L_{eq}. The most common averaging period is hourly, but L_{eq} can describe any series of noise events of arbitrary duration.

The scientific instrument used to measure noise is the sound level meter. Sound level meters can accurately measure environmental noise levels to within about plus or minus 1 dBA. Various computer models are used to predict environmental noise levels from sources, such as roadways and airports. The accuracy of the predicted models depends upon the distance the receptor is from the noise source. Close to the noise source, the models are accurate to within about plus or minus 1 to 2 dBA.

Since the sensitivity to noise increases during the evening and at night -- because excessive noise interferes with the ability to sleep -- 24-hour descriptors have been developed that incorporate artificial noise penalties added to quiet-time noise events. The *Community Noise Equivalent Level* (*CNEL*) is a measure of the cumulative noise exposure in a community, with a 5 dB penalty added to evening (7:00 pm - 10:00 pm) and a 10 dB addition to nocturnal (10:00 pm - 7:00 am) noise levels. The *Day/Night Average Sound Level* (L_{dn} or *DNL*) is essentially the same as CNEL, with the exception that the evening time period is dropped and all occurrences during this three-hour period are grouped into the daytime period.

Effects of Noise

Sleep and Speech Interference

The thresholds for speech interference indoors are about 45 dBA if the noise is steady and above 55 dBA if the noise is fluctuating. Outdoors the thresholds are about 15 dBA higher. Steady noises of sufficient intensity (above 35 dBA) and fluctuating noise levels above about 45 dBA have been shown to affect sleep. Interior residential standards for multi-family dwellings are set by the State of California at 45 dBA L_{dn}. Typically, the highest steady traffic noise level during the daytime is about equal to the L_{dn} and nighttime levels are 10 dBA lower. The standard is designed for sleep and speech protection and most jurisdictions apply the same criterion for all residential uses. Typical structural attenuation is 12-17 dBA with open windows. With closed windows in good condition, the noise attenuation factor is around 20 dBA for an older structure and 25 dBA for a newer dwelling. Sleep and speech interference is therefore possible when exterior noise levels are about 57-62 dBA L_{dn} with open windows and 65-70 dBA L_{dn} if the windows are closed. Levels of 55-60 dBA are common along collector streets and secondary arterials, while 65-70 dBA is a typical value for a primary/major arterial. Levels of 75-80 dBA are normal noise levels at the first row of development outside a freeway right-of-way. In order to achieve an acceptable interior noise environment, bedrooms facing secondary roadways need to be able to have their windows closed; those facing major roadways and freeways typically need special glass windows.

Annoyance

Attitude surveys are used for measuring the annoyance felt in a community for noises intruding into homes or affecting outdoor activity areas. In these surveys, it was determined that the causes for annoyance include interference with speech, radio and television, house vibrations, and interference with sleep and rest. The L_{dn} as a measure of noise has been found to provide a valid correlation of noise level and the percentage of people annoyed. People have been asked to judge the annoyance caused by aircraft noise and ground transportation noise. There continues to be disagreement about the relative annoyance of these different sources. When measuring the percentage of the population highly annoyed, the threshold for ground vehicle noise is about 50 dBA L_{dn}. At a L_{dn} of about 60 dBA, approximately 12 percent of the population is highly annoyed. When the L_{dn} increases to 70 dBA, the percentage of the population highly annoyed increases to about 25-30 percent of the population. There is, therefore, an increase of about 2 percent per dBA between a L_{dn} of 60-70 dBA. Between a L_{dn} of 70-80 dBA, each decibel increase increases the percentage of the population highly annoyed by about 3 percent. People appear to respond more adversely to aircraft noise. When the L_{dn} is 60 dBA, approximately 30-35 percent of the population is believed to be highly annoyed. Each decibel increase to 70 dBA adds about 3 percentage points to the number of people highly annoyed. Above 70 dBA, each decibel increase results in about a 4 percent increase in the percentage of the population highly annoyed.

Fundamentals of Groundborne Vibration

Ground vibration consists of rapidly fluctuating motions or waves with an average motion of zero. Several different methods are typically used to quantify vibration amplitude. One method is the Peak Particle Velocity (PPV). The PPV is defined as the maximum instantaneous positive or negative peak of the vibration wave. In this report, a PPV descriptor with units of mm/sec or in/sec is used to evaluate construction generated vibration for building damage and human complaints. Table 3 displays the reactions of people and the effects on buildings that continuous or frequent intermittent vibration levels produce. The guidelines in Table 3 represent syntheses of vibration criteria for human response and potential damage to buildings resulting from construction vibration.

Construction activities can cause vibration that varies in intensity depending on several factors. The use of pile driving and vibratory compaction equipment typically generates the highest construction related groundborne vibration levels. Because of the impulsive nature of such activities, the use of the PPV descriptor has been routinely used to measure and assess groundborne vibration and almost exclusively to assess the potential of vibration to cause damage and the degree of annoyance for humans.

The two primary concerns with construction-induced vibration, the potential to damage a structure and the potential to interfere with the enjoyment of life, are evaluated against different vibration limits. Human perception to vibration varies with the individual and is a function of physical setting and the type of vibration. Persons exposed to elevated ambient vibration levels, such as people in an urban environment, may tolerate a higher vibration level.

Structural damage can be classified as cosmetic only, such as paint flaking or minimal extension of cracks in building surfaces; minor, including limited surface cracking; or major, that may threaten the structural integrity of the building. Safe vibration limits that can be applied to assess the potential for damaging a structure vary by researcher. The damage criteria presented in Table 3 include several categories for ancient, fragile, and historic structures, the types of structures most at risk to damage. Most buildings are included within the categories ranging from "Historic and some old buildings" to "Modern industrial/commercial buildings". Construction-induced vibration that can be detrimental to the building is very rare and has only been observed in instances where the structure is at a high state of disrepair and the construction activity occurs immediately adjacent to the structure.

The annoyance levels shown in Table 3 should be interpreted with care since vibration may be found to be annoying at lower levels than those shown, depending on the level of activity or the sensitivity of the individual. To sensitive individuals, vibrations approaching the threshold of perception can be annoying. Low-level vibrations frequently cause irritating secondary vibration, such as a slight rattling of windows, doors, or stacked dishes. The rattling sound can give rise to exaggerated vibration complaints, even though there is very little risk of actual structural damage.

TABLE 1 Definition of Acoustical Terms Used in this Report

Term	Definition
Decibel, dB	A unit describing, the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure. The reference pressure for air is 20 micro Pascals.
Sound Pressure Level	Sound pressure is the sound force per unit area, usually expressed in micro Pascals (or 20 micro Newtons per square meter), where 1 Pascal is the pressure resulting from a force of 1 Newton exerted over an area of 1 square meter. The sound pressure level is expressed in decibels as 20 times the logarithm to the base 10 of the ratio between the pressures exerted by the sound to a reference sound pressure (e. g., 20 micro Pascals). Sound pressure level is the quantity that is directly measured by a sound level meter.
Frequency, Hz	The number of complete pressure fluctuations per second above and below atmospheric pressure. Normal human hearing is between 20 Hz and 20,000 Hz. Infrasonic sound are below 20 Hz and Ultrasonic sounds are above 20,000 Hz.
A-Weighted Sound Level, dBA	The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise.
Equivalent Noise Level, L_{eq}	The average A-weighted noise level during the measurement period.
L_{max}, L_{min}	The maximum and minimum A-weighted noise level during the measurement period.
L_{01}, L_{10}, L_{50}, L_{90}	The A-weighted noise levels that are exceeded 1%, 10%, 50%, and 90% of the time during the measurement period.
Day/Night Noise Level, L_{dn} or DNL	The average A-weighted noise level during a 24-hour day, obtained after addition of 10 decibels to levels measured in the night between 10:00 p.m. and 7:00 a.m.
Community Noise Equivalent Level, CNEL	The average A-weighted noise level during a 24-hour day, obtained after addition of 5 decibels in the evening from 7:00 p.m.to 10:00 p.m. and after addition of 10 decibels to sound levels measured in the night between 10:00 p.m. and 7:00 a.m.
Ambient Noise Level	The composite of noise from all sources near and far. The normal or existing level of environmental noise at a given location.
Intrusive	That noise which intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, and time of occurrence and tonal or informational content as well as the prevailing ambient noise level.

Source: Handbook of Acoustical Measurements and Noise Control, Harris, 1998.

TABLE 2 Typical Noise Levels in the Environment

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	110 dBA	Rock band
Jet fly-over at 1,000 feet		
	100 dBA	
Gas lawn mower at 3 feet		
	90 dBA	
Diesel truck at 50 feet at 50 mph		Food blender at 3 feet
	80 dBA	Garbage disposal at 3 feet
Noisy urban area, daytime		
Gas lawn mower, 100 feet	70 dBA	Vacuum cleaner at 10 feet
Commercial area		Normal speech at 3 feet
Heavy traffic at 300 feet	60 dBA	
		Large business office
Quiet urban daytime	50 dBA	Dishwasher in next room
Quiet urban nighttime	40 dBA	Theater, large conference room
Quiet suburban nighttime		
	30 dBA	Library
Quiet rural nighttime		Bedroom at night, concert hall (background)
	20 dBA	
		Broadcast/recording studio
	10 dBA	
	0 dBA	

Source: Technical Noise Supplement (TeNS), California Department of Transportation, September 2013.

TABLE 3 Reaction of People and Damage to Buildings from Continuous or Frequent Intermittent Vibration Levels

Velocity Level, PPV (in/sec)	Human Reaction	Effect on Buildings
0.01	Barely perceptible	No effect
0.04	Distinctly perceptible	Vibration unlikely to cause damage of any type to any structure
0.08	Distinctly perceptible to strongly perceptible	Recommended upper level of the vibration to which ruins and ancient monuments should be subjected
0.1	Strongly perceptible	Threshold at which there is a risk of damage to fragile buildings with no risk of damage to most buildings
0.25	Strongly perceptible to severe	Threshold at which there is a risk of damage to historic and some old buildings.
0.3	Strongly perceptible to severe	Threshold at which there is a risk of damage to older residential structures
0.5	Severe - Vibrations considered unpleasant	Threshold at which there is a risk of damage to new residential and modern commercial/industrial structures

Source: Transportation and Construction Vibration Guidance Manual, California Department of Transportation, September 2013.

Regulatory Background

The State of California and the City of Morgan Hill have established regulatory criteria that are applicable in this assessment. The State of California Environmental Quality Act (CEQA) Guidelines, Appendix G, 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. A summary of the applicable regulatory criteria is provided below.

State CEQA Guidelines. The CEQA contains guidelines to evaluate the significance of effects of environmental noise attributable to a proposed project. Under CEQA, noise impacts would be considered significant if the project would result in:

(a) Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan or Noise Ordinance, or applicable standards of other agencies;

(b) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels;

(c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project;

(d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project;

(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, if the project would expose people residing or working in the project area to excessive noise levels; or

(f) For a project within the vicinity of a private airstrip, if the project would expose people residing or working in the project area to excessive noise levels.

Pursuant to recent court decisions, the impacts of site constraints, such as exposure of the proposed project to excessive levels of noise and vibration, are not included in the Impacts and Mitigation Section of this report. These items are discussed in a separate section addressing the project's consistency with the policies set forth in the City's General Plan.

CEQA does not define what noise level increase would be considered substantial. Typically, project-generated noise level increases of 3 dBA L_{dn} or greater would be considered significant where exterior noise levels would exceed the normally acceptable noise level standard (60 dBA L_{dn} for residential land uses). Where noise levels would remain at or below the normally acceptable noise level standard with the project, noise level increases of 5 dBA L_{dn} or greater would be considered significant.

2016 California Building Code, Title 24, Part 2. The current version of the California Building Code (CBC) requires interior noise levels attributable to exterior environmental noise sources to be limited to a level not exceeding 45 dBA L_{dn} in any habitable room.

City of Morgan Hill General Plan. The Safety, Services and Infrastructure Chapter in the Morgan Hill 2035 General Plan sets forth policies with the goal of minimizing the impact of noise on people through noise reduction and suppression techniques, and through appropriate land use policies in the City of Morgan Hill. The following policies are applicable to the proposed project:

<u>Policy SSI-8.1-</u> *Exterior Noise Level Standards:* Require new development projects to be designed and constructed to meet acceptable exterior noise level standards (as shown in Table SSI-1) as follows:

- Apply a maximum exterior noise level of 60 dBA L_{dn} 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 an L_{dn} of 60 dBA or lower cannot be achieved after the application of reasonable and feasible mitigation, an L_{dn} of 65 dBA may be permitted.

- Indoor noise levels should not exceed an L_{dn} of 45 dBA in new residential housing units.

- Noise levels in new residential development exposed to an exterior L_{dn} 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 L_{dn}, recognizing that train noise is characterized by relatively few loud events.

Policy SSI-8.2- *Impact Evaluation:* The impact of 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-8.3- *Commercial and Industrial Noise Level Standards:* Evaluate interior noise levels in commercial and industrial structures on a case-by-case basis based on the use of the space.

Policy SSI-8.4- *Office Noise Level Standards:* Interior noise levels in office buildings should be maintained at 45 dBA L_{eq} (hourly average) or less, rather than 45 dBA L_{dn} (daily average).

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 L_{dn} or greater, with a future noise level of less than 60 dBA L_{dn}, or b) the noise level increase is 3 dBA L_{dn} or greater, with a future noise level of 60 dBA L_{dn} 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-9.1- *Techniques to Reduce Traffic Noise:* Use roadway design, traffic signalization, and other traffic planning techniques (such as limiting truck traffic in residential areas) to reduce noise caused by speed or acceleration of vehicles.

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.

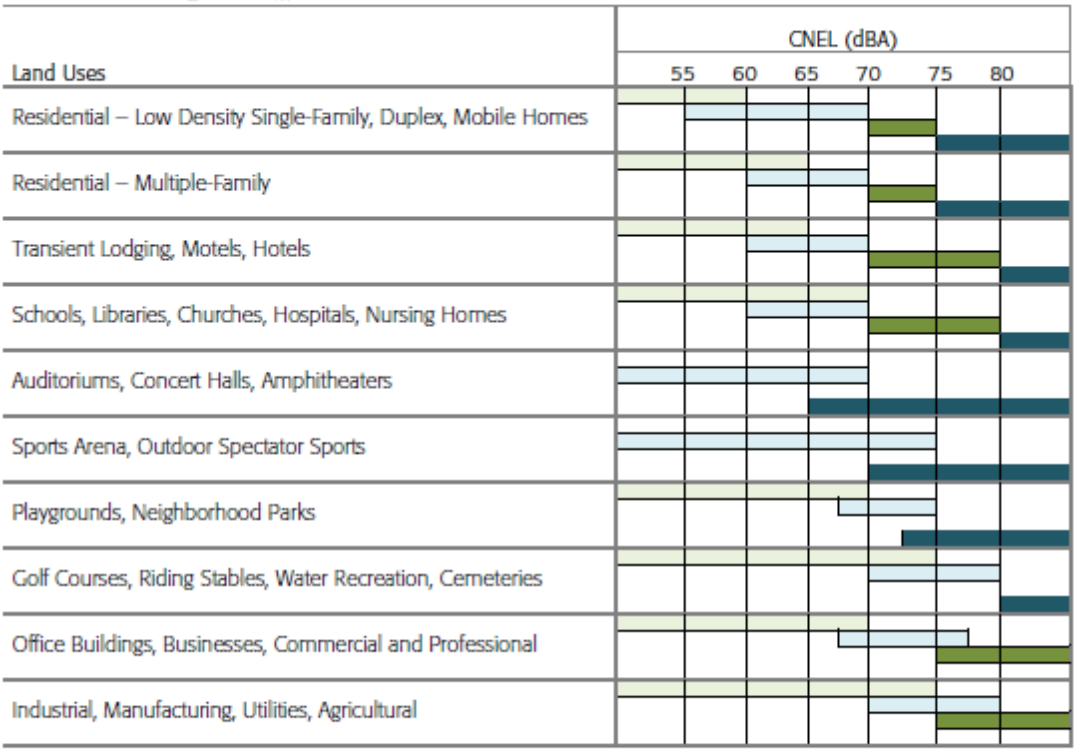
Policy SSI-9.3- *Sound Wall Design:* The maximum height of sound walls shall be eight feet. Residential projects adjacent to the freeway shall be designed to minimize sound wall height through location of a frontage road, use of two sound walls or other applicable measures. Sound wall design and location 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-9.5- *Noise Studies for Private Development:* In order to prevent significant noise impacts on neighborhood residents which are related to roadway extensions or construction of new roadways, require completion of a detailed noise study during project-level design to quantify noise levels generated by projects such as the Murphy Avenue extension to Mission View Drive and the Walnut Grove Extension to Diana Avenue. The study limits should include noise sensitive land uses adjacent to the project alignment as well as those along existing segments that would be connected to new segments. A significant impact would be identified where traffic noise levels would exceed the "normally acceptable" noise level standard for residential land uses and/or where ambient noise levels would be substantially increased with the project. Project specific mitigation measures could include, but not be limited to, considering the location of the planned roadway alignment relative to existing receivers in the vicinity, evaluating the use of noise barriers to attenuate project-generated traffic noise, and/or evaluating the use of "quiet pavement" to minimize traffic noise levels at the source. Mitigation should be designed to reduce noise levels into compliance with "normally acceptable" levels for residential noise and land use compatibility.

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.

TABLE SSI-1 STATE OF CALIFORNIA LAND USE COMPATIBILITY GUIDELINES FOR COMMUNITY NOISE ENVIRONMENTS



Normally Acceptable:
Specified land use is satisfactory based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

Conditionally Acceptable:
New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and the needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.

Normally Unacceptable:
New construction or development should generally be discouraged. If new construction does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

Clearly Unacceptable:
New construction or development generally should not be undertaken.

Source: Governor's Office of Planning and Research, General Plan Guidelines 2003.

City of Morgan Hill Municipal Code. The City of Morgan Hill's Municipal Code Chapter 8.28 states that "It is unlawful and a misdemeanor 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 other persons within the city." The following policies would be applicable to the project:

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.

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;

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.

Section 18.48.075 of the Municipal Code establishes additional noise performance standards.

Section 18.48.075 – Noise.

A. At the lot line of all uses specified in Section 18.48.010, the maximum sound generated by any use shall not exceed seventy to seventy-five db(A) when adjacent uses are industrial or wholesale uses. When adjacent to offices, retail or sensitive industries, the sound level shall be limited to sixty-five to seventy db(A). When uses are adjacent or

contiguous to residential, park or institutional uses, the maximum sound level shall not exceed sixty db(A).

B. Excluded from these standards are occasional sounds generated by the movement of railroad equipment, temporary construction activities, or warning devices.

Existing Noise Environment

The site is undeveloped and bordered by commercial retail land uses to the south and commercial office land uses to the west. Opposite Madrone Parkway to the east is an existing hotel and additional commercial uses. Undeveloped land is located to the north of the site, opposite Woodview Avenue. A Courtyard by Marriott hotel is located east of the site, opposite Madrone Parkway.

The noise environment at the site and in the surrounding area results primarily from vehicular traffic along Madrone Parkway, U.S. Highway 101, and Cochrane Road. Nearby commercial land uses produce noise from sources including a carwash and vehicle circulation in the parking lots.

A noise monitoring survey was made between Tuesday, August 21, 2018 and Thursday, August 23, 2018. The monitoring survey included two long-term noise measurements and one short-term noise measurement, which are shown in Figure 1.

Long-term noise measurement LT-1 was made in the southwest corner of the project site, adjacent to the parking lots of the commercial retail and the commercial offices. The daily trend in noise levels at LT-1 is shown in Figures 2 - 4. Hourly average noise levels at LT-1 ranged from 51 to 55 dBA L_{eq} during daytime hours (7:00 a.m. and 10:00 p.m.) and from 44 to 54 dBA L_{eq} during nighttime hours (10:00 p.m. and 7:00 a.m.). The day-night average noise level measured on Wednesday, August 22, 2018 was 58 dBA L_{dn}.

LT-2 was made approximately 55 feet from the centerline of Madrone Parkway and approximately 150 feet from the centerline of Woodview Avenue. When the meters were picked up, it was observed that the grass had recently been cut. A review of the data between the hours of 7:00 a.m. and 10:00 a.m. on Wednesday, August 22, 2018 indicated that landscaping activities were completed in this time frame. Noise levels occurring within this time period were removed from the data set in order to establish typical trends in hourly average noise levels and day-night average noise levels. Hourly average noise levels at LT-2 typically ranged from 58 to 67 dBA L_{eq} during the day and from 53 to 62 dBA L_{eq} at night. The day-night average noise level measured on Wednesday, August 22, 2018 was 66 dBA L_{dn}. The daily trend in noise levels at LT-2 is shown in Figures 5 - 7.

The short-term noise measurement was made on Tuesday, August 21, 2018 between 12:10 p.m., and 12:20 p.m. in the southeastern corner of the project site. During the lunchtime hour, traffic at the commercial retail entrance/exit driveway was busy, as was traffic along Madrone Parkway. Typical heavy trucks generated noise levels of 72 dBA when passing by ST-1, and a motorcycle pass-by resulted in noise levels of 75 to 77 dBA. In the absence of local traffic, the carwash located southeast of the site produced noise levels ranging from 55 to 56 dBA. The carwash entrance was

approximately 165 feet from ST-1. The 10-minute average noise level measured at ST-1 was 64 dBA $L_{eq(10\text{-}min)}$. The results of these short-term measurements are summarized in Table 4.

FIGURE 1 Noise and Vibration Measurement Locations

Source: Google Earth 2018.

FIGURE 2 Daily Trends in Noise Levels at LT-1, Tuesday, August 21, 2018

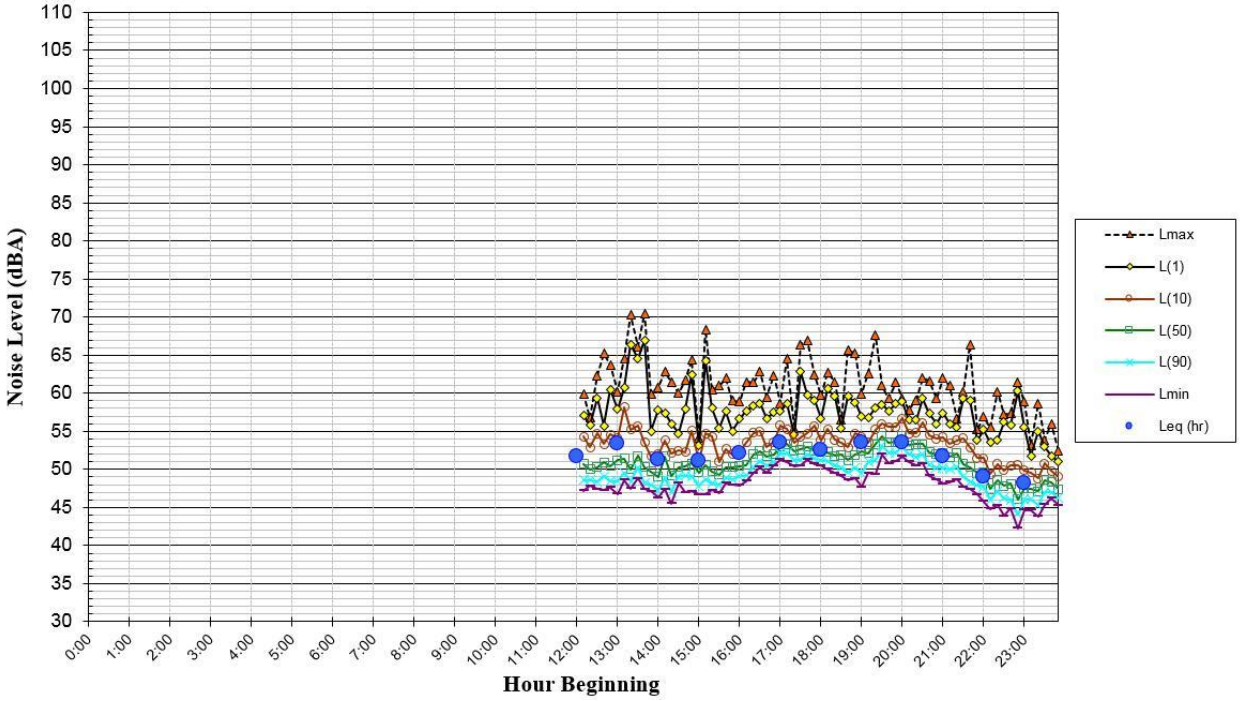


FIGURE 3 Daily Trends in Noise Levels at LT-1, Wednesday, August 22, 2018

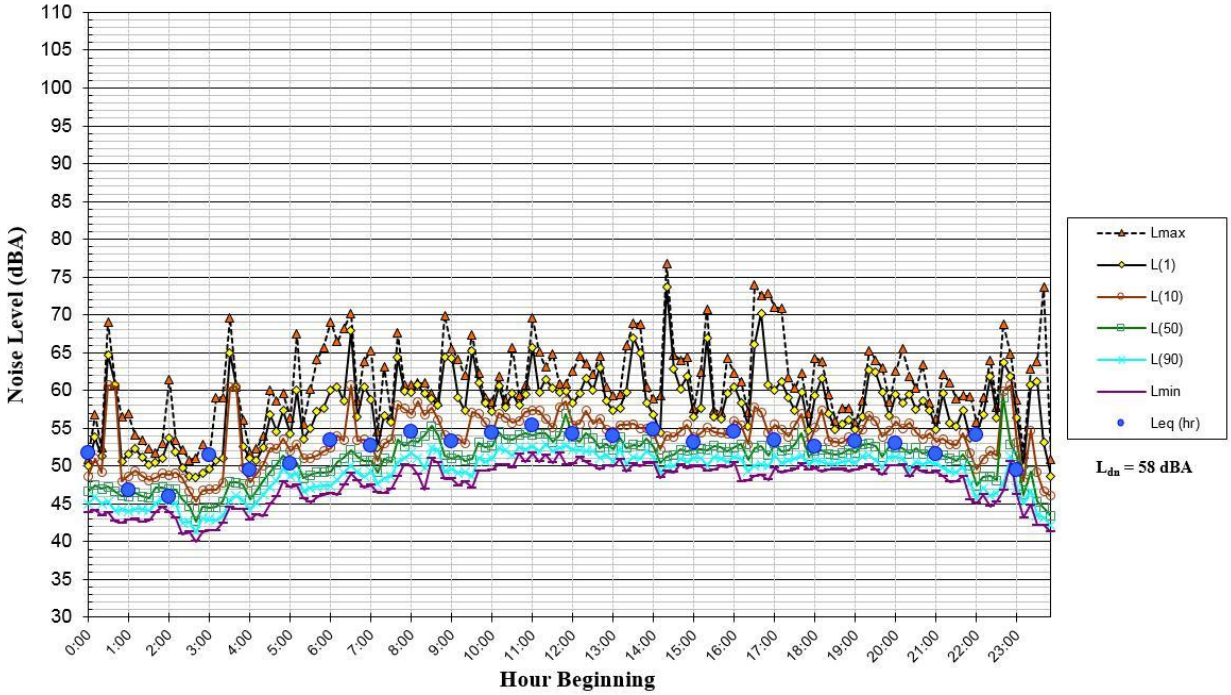


FIGURE 4 Daily Trends in Noise Levels at LT-1, Thursday, August 23, 2018

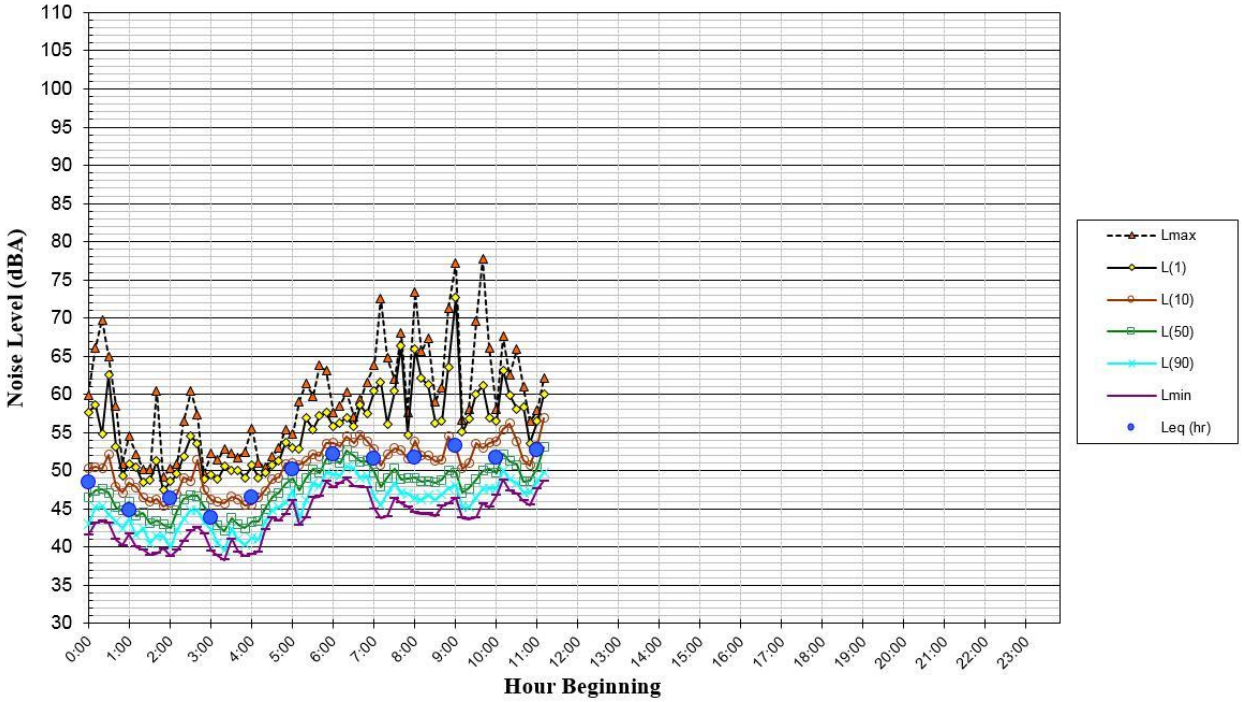


FIGURE 5 Daily Trends in Noise Levels at LT-2, Tuesday, August 21, 2018

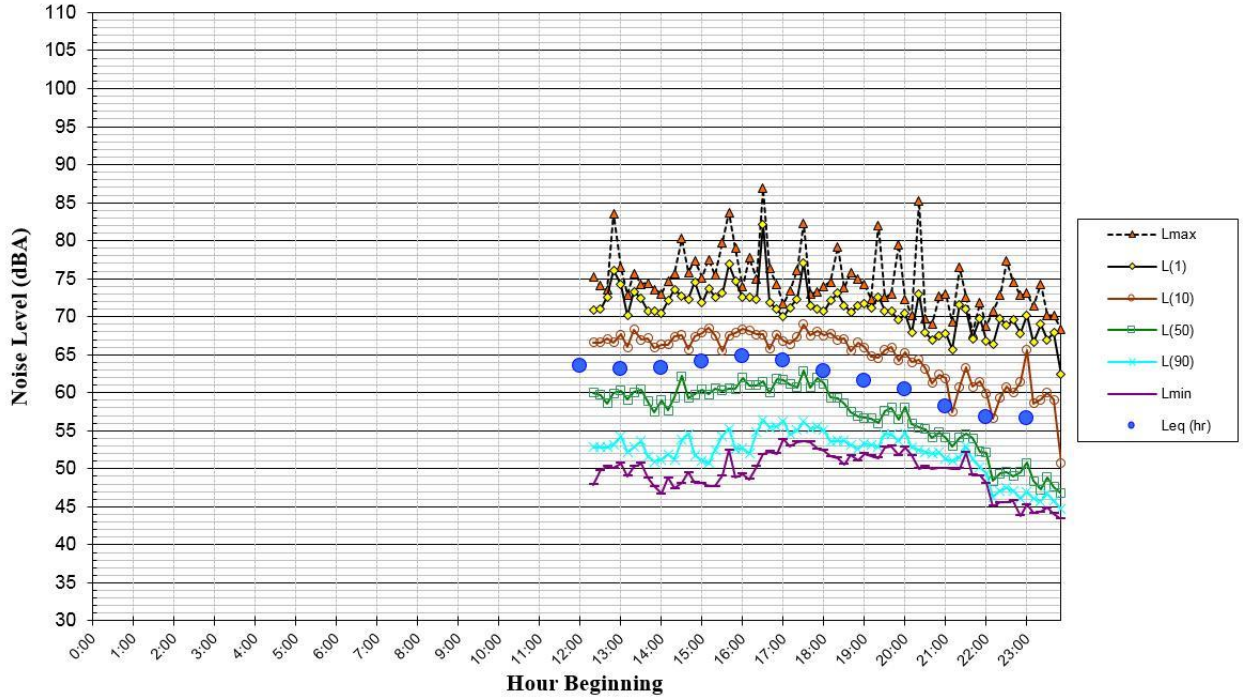


FIGURE 6 Daily Trends in Noise Levels at LT-2, Wednesday, August 22, 2018

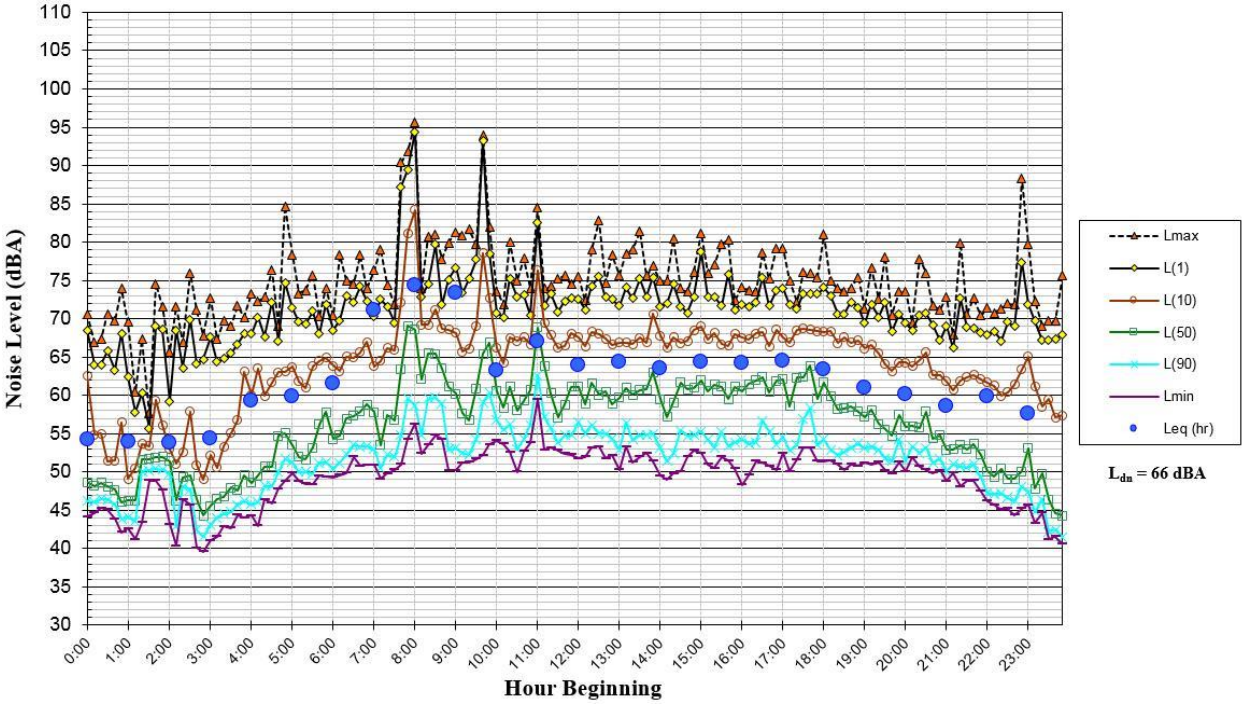


FIGURE 7 Daily Trends in Noise Levels at LT-2, Thursday, August 23, 2018

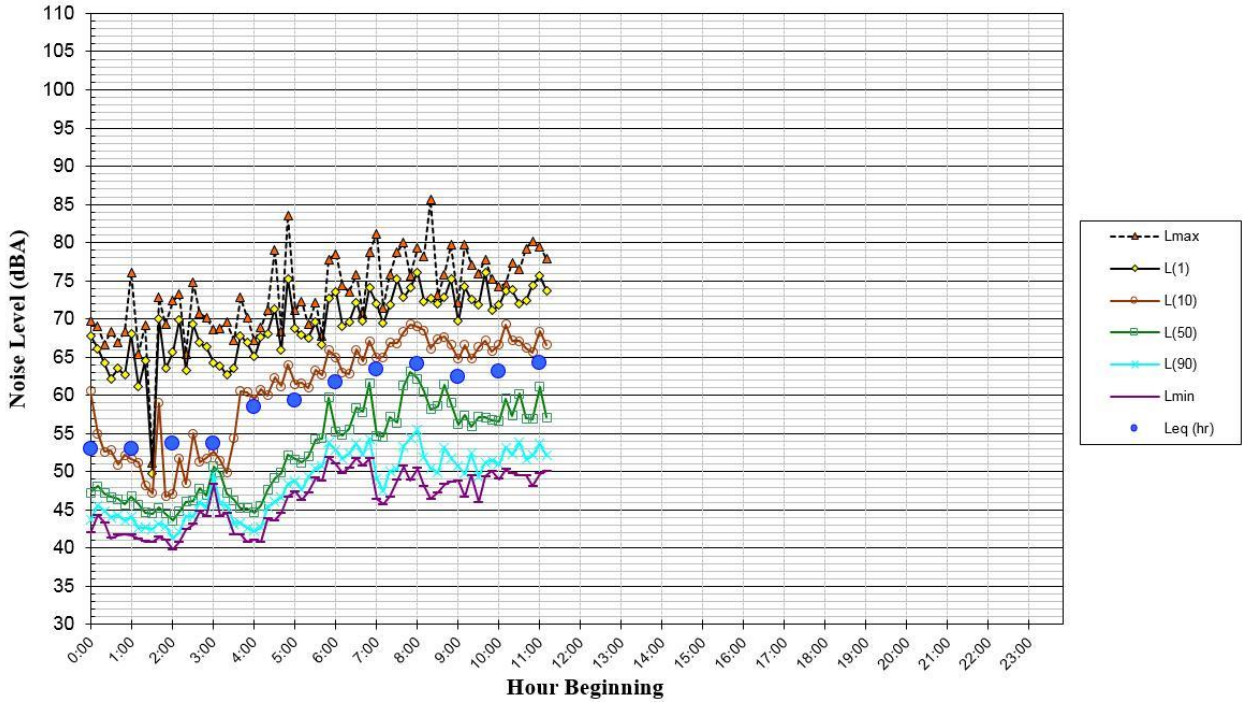


TABLE 4 Summary of Short-Term Noise Measurements (dBA)

Noise Measurement Location	Date, Time	Measured Noise Level, dBA					
		L_{max}	$L_{(1)}$	$L_{(10)}$	$L_{(50)}$	$L_{(90)}$	$L_{eq(10\text{-}min)}$
ST-1: ~40 feet from the centerline of Madrone Parkway	8/21/2018, 12:10-12:20	77	73	67	61	56	64

GENERAL PLAN CONSISTENCY ANALYSIS

Noise and Land Use Compatibility

According to Table SSI-1 of the City's General Plan, the exterior noise level standard for outdoor activity areas at transient lodging facilities is 65 dBA L_{dn}. The site plan for the Home 2 Suites indicates that an indoor pool would be constructed on the ground floor near the southwest corner of the building. No outdoor use areas are proposed at either hotel site. Therefore, the exterior noise level standard would not apply.

The future noise environment at the project site would continue to result primarily from local and distant vehicular. Future traffic projections along roadways serving the site were not provided as part of the "Trip Generation and Operations Analysis for the Proposed Madrone Village Hotel" prepared by *Hexagon Transportation Consultants, Inc.* For the purposes of this assessment, a conservative 1-2% increase in traffic volumes was assumed over the next 15 to 20 years. Such projections would be typical assuming a standard rate of growth in the City. As a result, future noise levels are predicted to increase by approximately 1 decibel, ranging from about 59 dBA L_{dn} to 67 dBA L_{dn} throughout the project site.

The hotels would be exposed to future exterior noise levels ranging from 59 to 64 dBA L_{dn}, with the highest future noise exposure occurring at the east façade of the Fairfield Inn & Suites, nearest to Madrone Parkway. Interior noise levels would vary depending upon the design of the buildings (relative window area to wall area) and the selected construction materials and methods. Standard construction provides approximately 15 dBA of exterior to interior noise reduction, assuming the windows are partially open for ventilation. Standard construction with the windows closed provides approximately 20 to 25 dBA of noise reduction in interior spaces. Where exterior noise levels range from 60 to 65 dBA L_{dn}, the inclusion of adequate forced air mechanical ventilation is often the method selected to reduce interior noise levels to acceptable levels by closing the windows to control noise. Interior noise levels would be maintained below the 45 dBA L_{dn} standard assuming the incorporation of an adequate form of forced air mechanical ventilation in each guest room throughout the site.

Noise Insulation Features to Reduce Future Interior Noise Levels

As a project condition of approval, all guest rooms shall be provided with forced air mechanical ventilation to allow occupants the option of keeping windows closed to control noise intrusion.

Aircraft Noise

San Martin Airport is a public non-towered airport located about 5.5 miles south of the project site. According to the Santa Clara County Airport Land Use Commission (ALUC)'s Comprehensive Land Use Plan[1] for this airport, the project site lies outside the 2022 55 dBA CNEL noise contour. While aircraft flyovers may at times be audible at project site, noise levels due to aircraft would not result in future exterior noise levels of 65 dBA L_{dn}/CNEL or more, and therefore, both the exterior and interior noise levels resulting from aircraft would be compatible with the proposed project.

NOISE IMPACTS AND MITIGATION MEASURES

Significance Criteria

Paraphrasing from Appendix G of the CEQA Guidelines, a project would normally result in significant noise impacts if noise levels generated by the project conflict with adopted environmental standards or plans, if the project would generate excessive ground-borne vibration levels, or if ambient noise levels at sensitive receivers would be substantially increased over a permanent, temporary, or periodic basis. The following criteria were used to evaluate the significance of environmental noise 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 standards presented in the General Plan or Municipal Code.

- A significant impact would be identified if the construction of the project would expose persons to excessive vibration levels. Groundborne vibration levels exceeding 0.3 in/sec PPV would have the potential to result in cosmetic damage to normal buildings.

- A significant impact would be identified if traffic generated by the project would substantially increase noise levels at sensitive receivers in the vicinity. A substantial increase would occur if: a) the noise level increase is 5 dBA L_{dn} or greater, with a future noise level of less than 60 dBA L_{dn}, or b) the noise level increase is 3 dBA L_{dn} or greater, with a future noise level of 60 dBA L_{dn} or greater.

- A significant noise impact would be identified if construction-related noise would temporarily increase ambient noise levels at sensitive receptors. Hourly average noise levels exceeding 70 dBA L_{eq}, and the ambient by at least 5 dBA L_{eq}, at the property lines shared with commercial land uses for a period of more than one year would constitute a significant temporary noise increase.

Impact 1: **Noise Levels in Excess of Standards.** The proposed project would not produce noise levels established in the City's Municipal Code at the nearby land uses. **This is a less-than-significant impact.**

[1] Santa Clara County Airport Land Use Commission, "Comprehensive Land Use Plan Santa Clara County: South County Airport," September 10, 2008 and amended November 16, 2016.

Construction Noise

Chapter 8.28 of the City of Morgan Hill's Municipal Code establishes allowable hours of construction between 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. Construction activities may not occur on Sundays or federal holidays. Construction is anticipated to take place during these allowable hours. Under this assumption, the proposed project would be compliant with the City's Municipal Code, resulting in a less-than-significant impact.

Mechanical Equipment Noise

Under the City of Morgan Hill's Municipal Code, noise levels produced by the operation of mechanical equipment would be considered significant if the sound level exceeds 65 to 70 dBA when adjacent to offices, retail, or sensitive industries.

Information regarding the number, type, or size of the mechanical equipment units that would be required as part of the project, was not available at the time of this study. Typically, hotel HVAC units are installed on the roof of the building and produce noise levels of 50 to 60 dBA at 50 feet from the equipment. Mechanical equipment on the roof of the Home 2 Suites hotel would be at least 70 feet from the nearest commercial property line, and at this distance, operational noise levels would be expected to be below the Municipal Code noise limits, ranging from 47 to 57. When considering additional shielding from building rooftop or parapet walls, and additional 10 to 20 dBA of noise reduction could be expected, resulting in noise levels that are below ambient noise levels.

Parking Lot Noise

The proposed surface parking lots will surround the hotels and border nearby commercial office buildings. The major noise sources attributed to parking lot activities is the sound of vehicles as they drive by, noise generated when vehicles start their engines, door slams, and the occasional sound of car alarms. Sounds of voices generally produce less noise. Based on data contained in *Illingworth & Rodkin, Inc.'s* files, typical parking lot activities generate maximum noise levels of 50 to 60 dBA L_{max} when measured at 50 feet from the source. Car alarms generate maximum noise levels of 63 to 70 dBA L_{max} at 50 feet. The hourly average noise level resulting from all these noise-generating activities in a small parking lot would reach 40 dBA L_{eq} at a distance of 50 feet from the parking area. Parking lot activities could result in intermittent, loud noises at adjoining office land uses, but these sounds would not be expected to exceed existing noise levels due to parking lot activities in the area or result in noise levels exceeding the 65 to 70 dBA noise limit established in the Municipal Code for projects adjacent to offices, retail, or sensitive industries.

Mitigation Measure 1: None required.

Impact 2: **Groundborne Vibration from Construction.** Commercial buildings near the project site would not be exposed to excessive construction-related vibration levels. **This is a less-than-significant impact.**

The construction of the project may generate perceptible vibration at nearby commercial land uses when heavy equipment or impact tools (e.g. jackhammers, hoe rams) are used near the perimeter of the project site. Vibration-producing activities would occur when heavy equipment is used to during site preparation work, grading and excavation, trenching, and paving. Foundation construction techniques involving impact or vibratory pile driving, which can cause excessive vibration, are not anticipated as part of the project.

Table 5 presents typical vibration levels that could be expected from construction equipment at 25 feet and vibration levels that would be expected at the nearest commercial buildings to the project site. The dropping of heavy equipment (e.g., clam shovel drop) and vibratory rollers produce vibration levels ranging from 0.202 to 0.210 in/sec PPV at 25 feet. Jackhammers typically generate vibration levels of 0.035 in/sec PPV and drilling typically generates vibration levels of 0.09 in/sec PPV at 25 feet. Vibration levels would vary depending on soil conditions, construction methods, and equipment used.

Project construction activities, such as drilling, the use of jackhammers, rock drills and other high-power or vibratory tools, and rolling stock equipment (tracked vehicles, compactors, etc.), may generate substantial vibration in the immediate vicinity of the activities, but the vibration levels would be expected to attenuate with distance from the source. Commercial buildings adjoining the site would be located approximately 70 feet from the primary work areas. At 70 feet, vibration levels due to construction activities would reach 0.068 in/sec PPV if heavy objects are dropped or vibratory rollers are used. Groundborne vibration levels would not exceed the 0.3 in/sec PPV threshold.

Vibration levels would at times be perceptible to occupants. However, as with any type of construction, this would be anticipated and would not be considered significant, given the intermittent and short duration of the phases that have the highest potential of producing vibration (use of high power tools). By use of administrative controls, such as notifying neighbors of scheduled construction activities and scheduling construction activities with the highest potential to produce perceptible vibration during hours with the least potential to affect nearby businesses, perceptible vibration can be kept to a minimum.

TABLE 5 Vibration Source Levels for Construction Equipment

Equipment		PPV at 25 ft. (in/sec)	PPV at 70 ft. (in/sec)
Clam shovel drop		0.202	0.065
Hydromill (slurry wall)	in soil	0.008	0.003
	in rock	0.017	0.005
Vibratory Roller		0.210	0.068
Hoe Ram		0.089	0.029
Large bulldozer		0.089	0.029
Caisson drilling		0.089	0.029
Loaded trucks		0.076	0.024
Jackhammer		0.035	0.011
Small bulldozer		0.003	0.001

Source: Transit Noise and Vibration Impact Assessment Manual, Federal Transit Administration, Office of Planning and Environment, U.S. Department of Transportation, September 2018, as modified by Illingworth & Rodkin, Inc., November 2018.

Mitigation Measures: None required.

Impact 3: Project-Generated Traffic Noise. The proposed project will not substantially increase traffic noise levels along roadways serving the project site and vicinity. **This is a less-than-significant impact.**

Project traffic data[2] was reviewed to evaluate the change in noise levels expected with the operation of the proposed hotel projects as compared to the 48,000-square-foot (s.f.) grocery store entitled for the site. Based on this review, the project would produce substantially less traffic than the current entitlements would allow for, resulting in a decrease of 1,799 daily trips and 174 PM peak hour trips. During the AM peak hour, the proposed project would produce only 5 additional trips as compared to the grocery store entitled for the site.

A significant impact would occur if the permanent noise level increase due to project-generated traffic was 3 dBA L_{dn} or greater for future ambient noise levels exceeding 60 dBA L_{dn} or was 5 dBA L_{dn} or greater for future ambient noise levels at or below 60 dBA L_{dn}. For reference, a 3 dBA L_{dn} noise increase would be expected if the project would double existing traffic volumes along a roadway, and a 5 dBA CNEL increase would result if existing traffic volumes were to triple with the project. Vehicular traffic generated by the project would be less than the current entitlements would allow for, and as such, traffic noise levels with the project would not result in a substantial permanent increase in noise.

Mitigation Measures: None required.

[2] Trip Generation and Operations Analysis for the Proposed Madrone Village Hotel, Hexagon Transportation Consultants, Inc., July 9, 2018.

Impact 4: **Substantial Temporary Noise Increase due to Construction.** Commercial land uses bordering the site would be exposed to short-term, temporary construction noise. The duration of construction is anticipated to be less than one year. **This is a less-than-significant impact**.

The construction of the project would generate noise and would temporarily increase noise levels at adjacent commercial land uses. Construction phases would include site preparation, grading, building construction, paving, trenching, and architectural coatings. The total construction period is estimated to last approximately 10 to 11 months. During each stage of construction, there would be a different mix of equipment operating, and noise levels would vary by stage and vary within stages, based on the amount of equipment in operation and the location at which the equipment is operating. The hauling of excavated materials and construction materials would generate truck trips on local roadways as well.

Noise impacts resulting from construction depend on the noise generated by various pieces of construction equipment operating on site, the timing and duration of noise generating activities, the presence of intervening terrain or noise barriers, and the distance between construction noise sources and noise sensitive receptors. Noise from construction activities that exceed 70 dBA L_{eq} and the ambient noise environment by at least 5 dBA L_{eq} for a period of more than one year would constitute a significant temporary noise increase.

Construction activities generate considerable amounts of noise, especially during demolition activities and when project infrastructure improvements are made with the use of heavy construction equipment. Table 6 presents typical ranges of hourly average noise levels expected from various types and phases of construction at 50 feet. Table 7 summarizes the range of A-weighted noise levels generated by specific pieces of construction equipment at 50 feet. The highest maximum noise levels generated by project construction would typically range from about 90 to 95 dBA at a distance of 50 feet from the noise source. Typical hourly average construction generated noise levels for hotel projects range from 78 dBA to 89 dBA at 50 feet from the center of the site during busy construction periods (e.g., earth moving equipment, impact tools, etc.). Construction generated noise levels drop off at a rate of about 6 dBA per doubling of distance between the source and receptor. Shielding by buildings or terrain often result in lower construction noise levels at distant receptors. Construction noise levels received at nearby commercial land uses are anticipated to exceed 70 dBA L_{eq} and the ambient by more than 5 dBA for a period less than one year.

The construction noise control mitigation measures recommended for the 48,000-sf grocery store entitled for the site include the following:

Mitigation Measures:

N-1. *The project applicant shall implement the following construction period measures to reduce construction noise impacts to a less than significant level:*

(a) *Based on the City of Morgan Hill Noise Ordinance, limit noise-generating construction activities, including truck traffic to and from the project site,*

to daytime hours (7:00 am to 8:00 pm) during normal weekdays and between 9:00 am and 6:00 pm on Saturdays. Prohibit activities on Sundays and federal holidays;

(b) Properly muffle and maintain all internal combustion engines for construction equipment used on the site; and

(c) Locate all stationary noise-generating construction equipment, such as air compressors, crushers, and portable power generators, as far as practical from existing businesses.

The above measures shall be implemented during all phases of construction activity to reduce the noise exposure of neighboring properties. Implementation of the above controls would reduce construction noise levels emanating from the site, minimizing disruption and annoyance. These controls, in combination with the limitations on hours set forth in the Municipal Code, and relatively short construction duration, would result in a less-than-significant impact.

Mitigation Measures: No additional measures required.

TABLE 6 Typical Ranges of Construction Noise Levels at 50 Feet, L_{eq} (dBA)

	Domestic Housing		**Office Building, Hotel, Hospital, School, Public Works**		**Industrial Parking Garage, Religious Amusement & Recreations, Store, Service Station**		**Public Works Roads & Highways, Sewers, and Trenches**	
	I	**II**	**I**	**II**	**I**	**II**	**I**	**II**
Ground Clearing	83	83	84	84	84	83	84	84
Excavation	88	75	89	79	89	71	88	78
Foundations	81	81	78	78	77	77	88	88
Erection	81	65	87	75	84	72	79	78
Finishing	88	72	89	75	89	74	84	84

I - All pertinent equipment present at site.
II - Minimum required equipment present at site.

Source: U.S.E.P.A., Legal Compilation on Noise, Vol. 1, p. 2-104, 1973.

TABLE 7 Construction Equipment 50-foot Noise Emission Limits

Equipment Category	L_{max} Level (dBA)[1,2]	Impact/Continuous
Arc Welder	73	Continuous
Auger Drill Rig	85	Continuous
Backhoe	80	Continuous
Bar Bender	80	Continuous
Boring Jack Power Unit	80	Continuous
Chain Saw	85	Continuous
Compressor[3]	70	Continuous
Compressor (other)	80	Continuous
Concrete Mixer	85	Continuous
Concrete Pump	82	Continuous
Concrete Saw	90	Continuous
Concrete Vibrator	80	Continuous
Crane	85	Continuous
Dozer	85	Continuous
Excavator	85	Continuous
Front End Loader	80	Continuous
Generator	82	Continuous
Generator (25 KVA or less)	70	Continuous
Gradall	85	Continuous
Grader	85	Continuous
Grinder Saw	85	Continuous
Horizontal Boring Hydro Jack	80	Continuous
Hydra Break Ram	90	Impact
Impact Pile Driver	105	Impact
Insitu Soil Sampling Rig	84	Continuous
Jackhammer	85	Impact
Mounted Impact Hammer (hoe ram)	90	Impact
Paver	85	Continuous
Pneumatic Tools	85	Continuous
Pumps	77	Continuous
Rock Drill	85	Continuous
Scraper	85	Continuous
Slurry Trenching Machine	82	Continuous
Soil Mix Drill Rig	80	Continuous
Street Sweeper	80	Continuous
Tractor	84	Continuous
Truck (dump, delivery)	84	Continuous
Vacuum Excavator Truck (vac-truck)	85	Continuous
Vibratory Compactor	80	Continuous
Vibratory Pile Driver	95	Continuous
All other equipment with engines larger than 5 HP	85	Continuous

Notes:

1 Measured at 50 feet from the construction equipment, with a "slow" (1 sec.) time constant.

2 Noise limits apply to total noise emitted from equipment and associated components operating at full power while engaged in its intended operation.

3 Portable Air Compressor rated at 75 cfm or greater and that operates at greater than 50 psi.

Source: Mitigation of Nighttime Construction Noise, Vibrations and Other Nuisances, National Cooperative Highway Research Program, 1999.

Appendix C: Trip Generation and Operations Analysis

Hexagon Transportation Consultants, Inc.

Memorandum

Date: July 9, 2018

To: Mike Campbell

From: Robert Del Rio, T.E.

Subject: Trip Generation and Operations Analysis for the Proposed Madrone Village Hotel

This memo presents a trip generation and operations analysis for the proposed change in project description for the approved Cochrane-Madrone retail center in Morgan Hill, California. The project site is located along the southwest corner of the intersection of Madrone Parkway and Woodview Avenue. The project site has entitlement for the construction of a 48,000-square-foot (s.f.) grocery store in addition to the already constructed retail center south of the subject project site. It is now proposed that two hotels providing a total of 203 rooms be constructed in lieu of the entitled grocery store.

The purpose of the trip generation and operations analysis is to determine whether a comprehensive traffic study is required for the proposed change in approved uses for the site. The evaluation includes a comparison of trip generation for the proposed hotel uses against that of the previously approved retail uses for the project site. In addition, changes to the surrounding roadway network and traffic conditions were reviewed to ensure that the original analysis is still valid and that the conclusions and recommendations of the completed traffic report will be unaffected by the proposed change in land use and current traffic volume data.

Trip Generation

The estimated trip generation for the approved retail project site development and proposed hotel development were compared to determine the effects of the change in land use for the project site. The magnitude of traffic generated by both the approved retail and proposed hotel development was estimated by applying to the size of the development the applicable trip generation rates published in the Institute of Transportation Engineers (ITE) manual entitled Trip Generation, Tenth Edition.

The trip generation comparison indicates that the proposed hotel land use will generate a net additional 5 AM peak-hour trips and reduction of 174 PM peak-hour trips when compared to the approved retail uses for the project site. The project trip generation estimates are presented in Table 1.

Intersection Level of Service Analysis

The purpose of the level of service analysis is to identify any intersections that are currently operating at sub-standard conditions to which the proposed land use change may have an adverse impact. Level of service calculations for existing and project conditions were performed for those intersections identified to be of critical importance with primary focus along Cochrane Road. The study intersections are listed below. The project trip distribution and assignment are shown in Figures 1, 2, and 3.

Study Intersections

1. Monterey Road and Cochrane Road
2. Butterfield Boulevard and Cochrane Road
3. Sutter Boulevard and Cochrane Road
4. Madrone Parkway and Cochrane Avenue
5. Cochrane Road and US 101 Southbound Ramps
6. Cochrane Road and US 101 Northbound Ramps

The level of service analysis is summarized in Table 2. Results of the level of service analysis indicate that all study intersections currently operate and are projected to continue to operate at levels that meet the applicable City of Morgan Hill LOS standards under project conditions with the approved retail uses and the proposed hotel uses.

Existing plus project conditions with the proposed hotel uses reflect the addition of gross total trips that are estimated to be generated by the proposed hotel development to the existing counts. The use of gross project trips presents a conservative evaluation of the project effects since it does not take credit (reduction) for the trips associated with the approved retail uses on site.

Freeway Segment Capacity Evaluation

Per CMP technical guidelines, freeway segment level of service analysis shall be conducted on all segments to which the project is projected to add one percent or more to the segment capacity. For the purpose of presenting a conservative estimate of the effect of project traffic, the freeway segment analysis reflects trips associated with the proposed hotel development with no credit applied for the approved retail uses. Since the project is not projected to add one percent to any freeway segments in the area, freeway analysis for the CMP was not required. The percentage of traffic projected to be added by the project to freeway segments in the project area is summarized in Table 3.

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:

- A new development is projected to generate 100 or more net new peak hour trips.
- A new development or proposed land use change will result in the addition of 10 or more peak hour trips per lane to an intersection that is currently operating at or below the City's applicable intersection level of standard.
- A transportation report for a project which has been approved may need to be updated when the amount or character of the project-generated traffic has substantially changed or when the project has not begun to the satisfaction of City staff after a period of 18 months. A substantial change would be defined as a change in the land use or size of the project producing an increase of more than 50 peak-hour trips.

The proposed project change will result in a net increase of only 5 AM peak hour trips and reduction of 174 PM peak hour trips when compared to the approved retail development. Therefore, this is not considered a substantial change of project-generated traffic because the increase is less than 50 peak-

hour trips. Additionally, a review of intersection levels of service in the vicinity of the project site indicates that all intersections to which the proposed project change will result in the addition of 10 or more peak hour trips are currently operating at levels that meet the applicable level of service standards. The addition of the net additional traffic due to the change from retail to hotel land uses on the project site at nearby intersections would not result in the deterioration of current intersection levels of service.

Therefore, based on the City of Morgan Hill criteria for the preparation of traffic impact studies, the proposed change from retail to hotel land uses on the project site will not require the completion of a full traffic impact study.

Table 1
Project Trip Generation Estimates

Land Use	ITE Land Use Code	Reduction %	Size	Daily Rate	Daily Trip	AM Peak Hour Rate	AM Split In	AM Split Out	AM Trip In	AM Trip Out	AM Trip Total	PM Peak Hour Rate	PM Split In	PM Split Out	PM Trip In	PM Trip Out	PM Trip Total
Approved Land Use																	
Discount Supermarket	854		48,000 Square Feet	90.870	4,362	2.530	58%	42%	70	51	121	8.380	50%	50%	201	201	402
Passby Reduction [1]		*20%*			*-80*				*0*	*0*	*0*				*-40*	*-40*	*-80*
Net Project Trips					*4,282*				*70*	*51*	*121*				*161*	*161*	*322*
Proposed Land Use																	
Hotel	310		203 Occupied Rooms	12.230	2,483	0.620	58%	42%	73	53	126	0.730	49%	51%	73	75	148
Difference (Proposed - Approved)					***-1,799***				***3***	***2***	***5***				***-88***	***-86***	***-174***

Source: ITE Trip Generation Manual, 10th Edition 2017

[1] A 20% pass-by reduction is typically applied for retail development within the City of Morgan Hill.

Table 2
Intersection Levels of Service

Int. #	Intersection	Intersection Control	LOS Standard	Peak Hour	Count Date	Existing Avg. Delay	Existing LOS	Existing Plus Project Approved Avg. Delay	Approved LOS	Approved Incr. In Crit. Delay	Approved Incr. In Crit. V/C	Proposed Avg. Delay	Proposed LOS	Proposed Incr. In Crit. Delay	Proposed Incr. In Crit. V/C
1	Monterey Road and Cochrane Road	Signal	E	AM	05/08/18	28.1	C	28.2	C	0.2	0.003	28.1	C	0.0	0.001
				PM	05/08/18	24.0	C	24.9	C	0.9	0.011	24.1	C	0.1	0.001
2	Butterfield Boulevard and Cochrane Road	Signal	D	AM	05/08/18	12.8	B	12.9	B	0.2	0.009	12.9	B	0.2	0.006
				PM	05/08/18	14.7	B	14.9	B	0.4	0.026	14.8	B	0.2	0.008
3	Sutter Boulevard and Cochrane Road	Signal	D	AM	05/08/18	17.6	B	17.6	B	0.0	0.009	17.6	B	0.0	0.009
				PM	05/08/18	18.3	B	18.7	B	0.1	0.029	18.4	B	0.1	0.011
4	Madrone Parkway/Cochrane Plaza and Cochrane Road	Signal	E	AM	05/08/18	19.1	B	19.8	B	0.9	0.044	19.6	B	0.7	0.047
				PM	05/08/18	31.4	C	34.0	C	0.9	0.026	32.3	C	0.5	0.012
5	US 101 Southbound Ramps and Cochrane Road	Signal	E	AM	05/08/18	12.8	B	12.9	B	0.1	0.007	12.9	B	0.1	0.010
				PM	05/08/18	16.5	B	16.7	B	0.3	0.017	16.6	B	0.2	0.012
6	US 101 Northbound Ramps and Cochrane Road	Signal	E	AM	05/08/18	8.6	A	8.7	A	0.1	0.005	8.8	A	0.1	0.006
				PM	05/08/18	11.3	B	11.4	B	0.1	0.013	11.4	B	0.1	0.006

Table 3
Freeway Segment Capacity

					Capacity				Project Trip			
					Mixed-Flow Lane		HOV Lane		Mixed-Flow Lane		HOV Lane	
#	Freeway	Segment	Direction	Peak Hour	# of Lanes[1]	Capacity (vph)	# of Lanes[1]	Capacity (vph)	Volume	% of Capacity	Volume	% of Capacity
1	US 101	from East Dunne Avenue to Cochrane Road	NB	AM	3	6,900	--	--	18	0.26	--	--
			NB	PM	3	6,900	--	--	18	0.26	--	--
2	US 101	from Cochrane Road to Burnett Avenue (Lane Drop)	NB	AM	3	6,900	1	1,650	10	0.14	3	0.18
			NB	PM	3	6,900	1	1,650	16	0.23	3	0.18
3	US 101	from Burnett Avenue (Lane Drop) to Cochrane Road	SB	AM	3	6,900	--	--	18	0.26	--	--
			SB	PM	3	6,900	--	--	18	0.26	--	--
4	US 101	from Cochrane Road to East Dunne Avenue	SB	AM	3	6,900	--	--	13	0.19	--	--
			SB	PM	3	6,900	--	--	19	0.28	--	--

[1] Source: Santa Clara Valley Transportation Authority Congestion Management Program Monitoring Study, 2016.

Figure 1
Project Trip Distribution

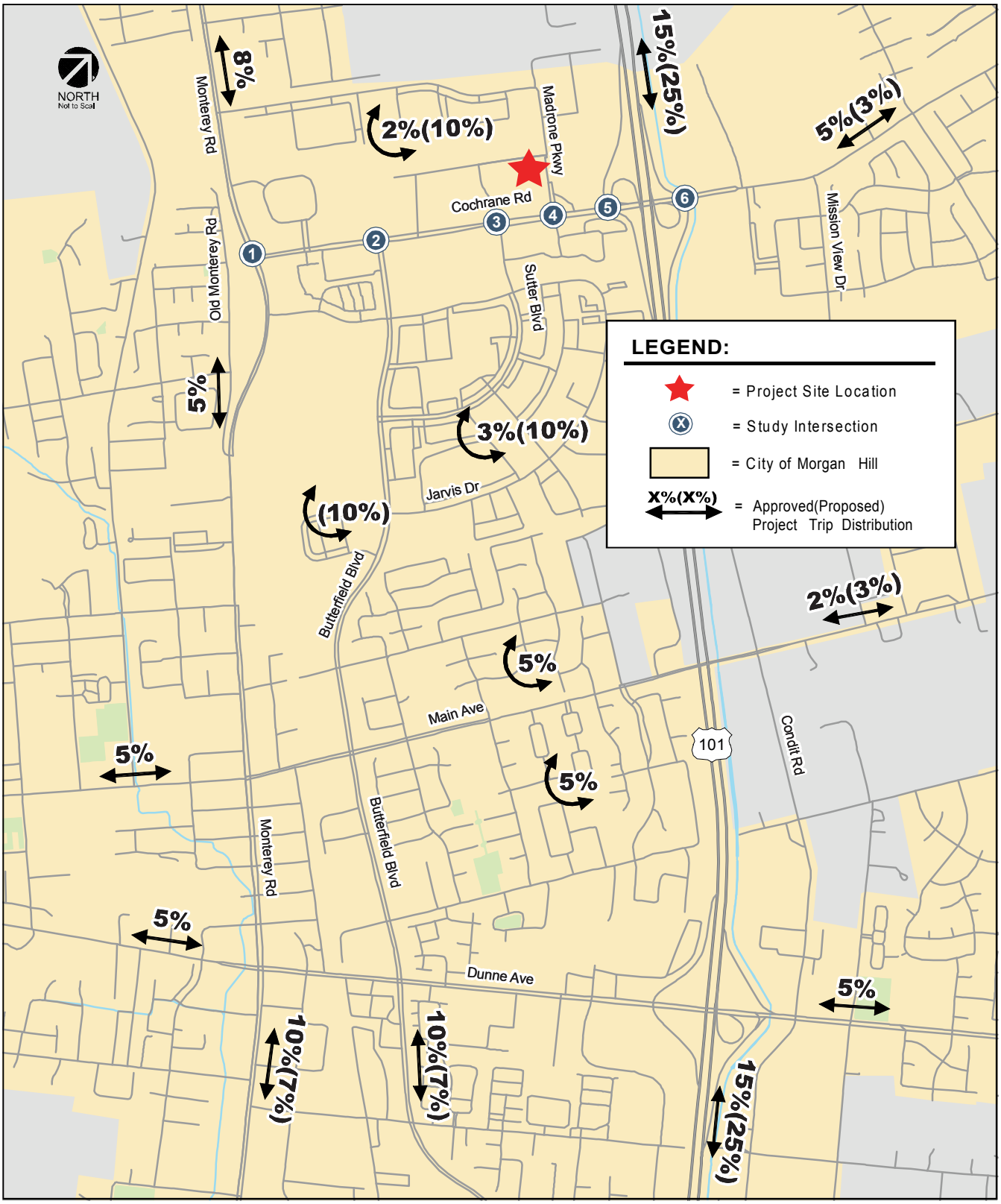


Figure 2
Approved Project Trip Assignment

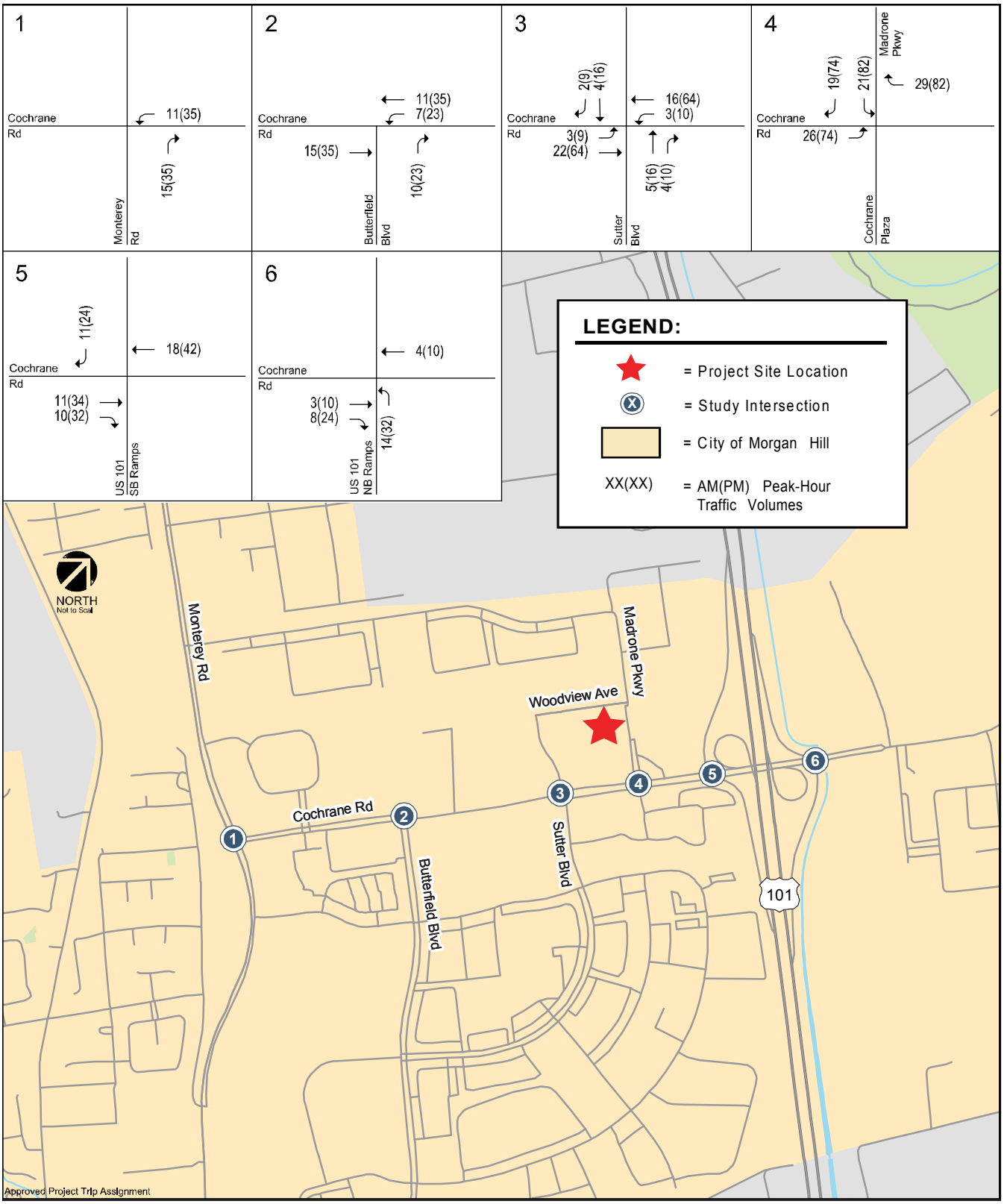
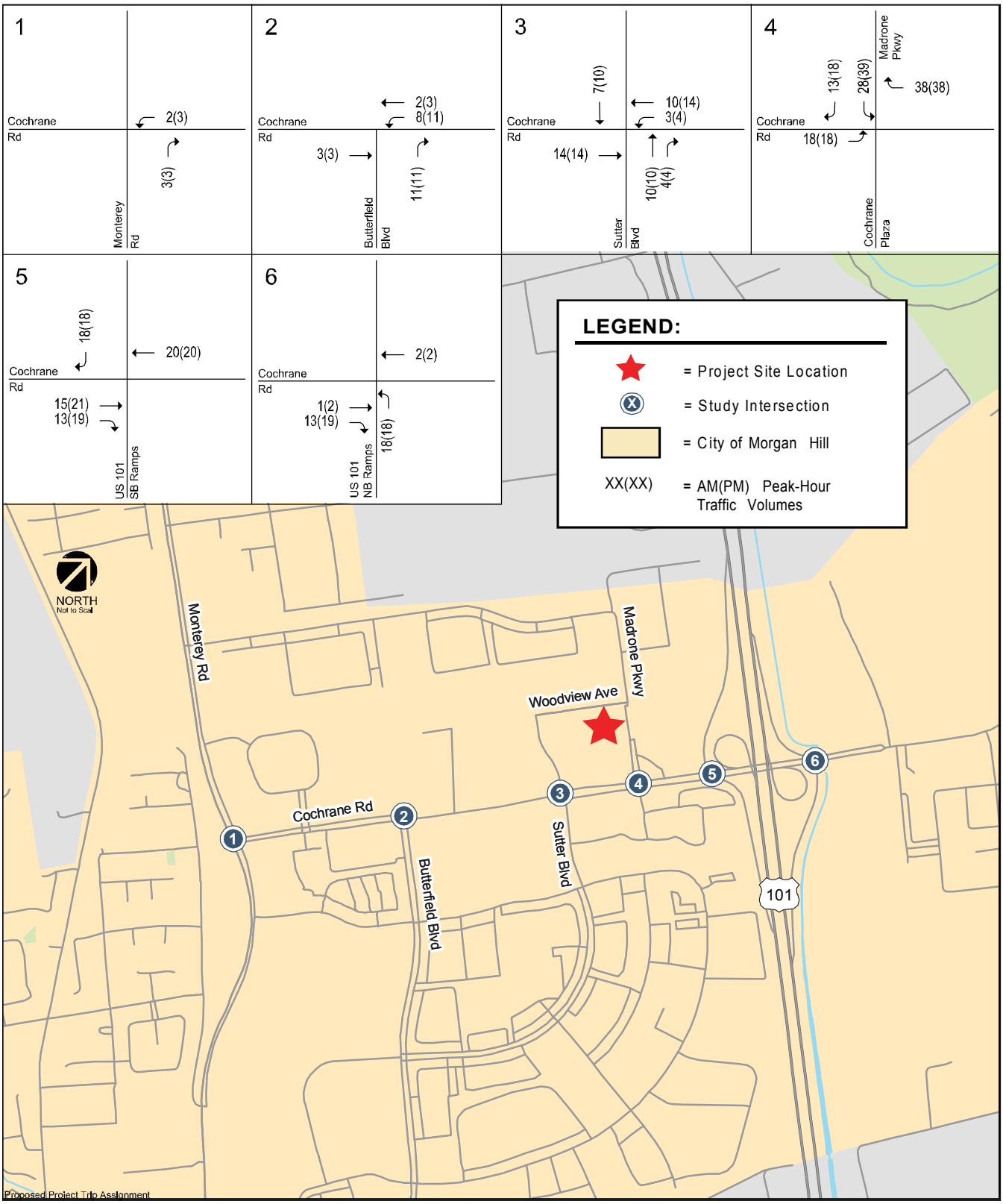


Figure 3
Proposed Project Trip Assignment



Appendix D: Phase I Environmental Site Assessment

geologica

Report

Phase I
Environmental Site Assessment

Madrone Village Hotel Parcel
APN 726-33-029
Morgan Hill, California 95037

Submitted to:

MMP Morgan Hill

August 28, 2018

Prepared by:

Geologica Inc.

5 Third Street, Suite 808
San Francisco, California 94103
Phone: (415) 597-7888
Fax: (888) 858-1382

geologica

Innovative Strategies for Managing Environmental Liability

August 28, 2018

MMP Morgan Hill
1150 N. Mountain Avenue, Ste. 102
Upland, CA 91786

Attn: Jigish Shah

Subject: **Report**
Phase I Environmental Site Assessment
Parcel APN 726-33-029
Morgan Hill, California

Dear Mr. Shah:

GEOLOGICA INC. is pleased to present this Phase I Environmental Site Assessment (ESA) report for the above-referenced property. The purpose of this ESA was to evaluate the site for indications of recognized environmental conditions with the potential to impact soil, soil gas, and groundwater beneath the property.

We have enjoyed working with you on this project and appreciate the opportunity to be of service. Should you have any questions, please do not hesitate to contact us at (415) 597-7888.

Very truly yours,

GEOLOGICA, INC.

Mark Hallee, P.G.
Senior Geologist

Brian F. Aubry, P.G., C.E.G., C.Hg
Principal

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 40 CFR 312.10. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

GEOLOGICA INC.
5 Third Street, Suite 808 ~ San Francisco, California 94103
415.597.7888 telephone ~ 888.858.1382 facsimile
baubry@geologicagroup.com

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1 Resumes

REPORT
PHASE I ENVIRONMENTAL SITE ASSESSMENT
PROPOSED HOTEL PARCEL 726-33-029
MORGAN HILL, CA

EXECUTIVE SUMMARY

Purpose

This Phase I Environmental Site Assessment (ESA) was performed by GEOLOGICA, INC. to identify Recognized Environmental Conditions (RECs) at the above-referenced property. This ESA was conducted at the request of Mr. Jigish Shah of MMP Morgan Hill.

Scope

The scope of work for this ESA was described in our proposal to MMP Morgan Hill dated May 28, 2018. The scope performed was in general conformance with the requirements specified in ASTM Standard E1527-13 and the U.S. Environmental Protection Agency's All Appropriate Inquiries (AAI) rule adopted in November 2013. Any exceptions to or deletions from these guidance protocols are described within this report.

Site Location & Surroundings

The property is situated in the northern part of Morgan Hill. The undeveloped site is located on the north side of the Madrone Village retail center, at the southwest corner of Madrone Pkwy and Woodview Ave. The lot is approximately 4.4-acres in size. Based on the parcel map, the property has an address of 735 Cochrane Road. The property is bordered by the following developments/land uses:

- North (i.e., northwest) – Woodview Ave, beyond which is a vacant lot.
- South (i.e., southeast) – The Madrone Village retail center.
- East (i.e., northeast) – Madrone Pkwy, beyond which is a Chevron gas station/car wash/minimart and a Marriott Courtyard Hotel.
- West (i.e., southwest) – Two office buildings.

Physical Setting

The site elevation is approximately 370 feet above mean sea level. There are no significant surface water bodies in proximity to the site. Site soils consist of alluvial sediments. The depth to groundwater is at least 36 feet and the local gradient is believed to be nearly flat.

Site Observations

The site is an undeveloped parcel with two distinct sections. The rectangular northern portion is a relatively level vacant lot with a cover of wild grasses and other annuals. There are numerous squirrel burrows within the lot, and several small patches of dark gray crushed rock were also observed. The vacant lot is bordered by a narrow lawn and trees adjacent to Madrone Pkwy and Woodview Ave. There was little else of note within the vacant lot. The southwest portion of the site is an asphalt-paved parking lot that is being used by the Madrone Village retail center. The parking lot also contains light poles and planters for trees and shrubs. A wooden fence separates the parking lot from the vacant portion of the site. No other noteworthy features were identified during the site visit.

Hazardous Materials & Wastes

No hazardous materials or hazardous wastes were identified during our visit.

USTs/ASTs

No evidence of underground storage tanks (USTs) or aboveground storage tanks (ASTs) was observed at the site.

Site History

The property was either orchard or cultivated field at least as early as 1939. In 1958, the San Jose Trap & Skeet (SJTS) Club shooting range opened on the eastern side of the subject site. The SJTS facility reportedly closed in 1993. The subject site remained undeveloped and probably under cultivation during that period. During the 1990s, the subject site was included in environmental investigations for lead contaminated soil related to the SJTS operations, though most of the affected land was located east of the site. New lot lines were recorded in 2000 and the current parcel numbers were assigned. The adjacent Madrone Village retail center was constructed in 2006/07, and the subject site was planned as a future (Phase II) build-

out of that retail center.

Prior Investigations

GEOLOGICA (2012) prepared a previous Phase I ESA report for the Madrone Village development. The subject site (referred to as the vacant parcel) was included in that study as a planned future build-out of the Madrone Village retail center. The following is a summary of the 2012 ESA, with emphasis on the investigations of lead-impacted soil associated with the SJTS Club. Refer to **Appendix D** for a more detailed history of the SJTS environmental investigations. Conditions at Madrone Village and the subject site in 2012 were essentially the same as the present day. Some of the tenants of the retail center [still there today] included Peet's Coffee, Erik's Deli, a yoga studio, FedEx Office Store, and Chipotle Restaurant. The subject site was mostly an unpaved lot except the southwest portion, which was paved parking for Madrone Village. No features of concern were observed at the vacant portion of the [subject] site.

A Human Health Risk Assessment (Harza, 2000) was performed for the lead-impacted lands in 2000. The area modeled was partitioned into several zones depending on documented lead concentrations in the soil. The Risk Assessment noted that lead concentrations in Zone C averaged 2,615 mg/kg, and was the most highly impacted portion of the former shooting range. In the northern part of the subject site (part of Zone A), lead concentrations averaged 513 mg/kg. The lead is mainly present in pellet form within the soil. The Risk Assessment recommended using a preliminary remediation goal (PRG) for lead in soil of 1,000 mg/kg as a guide for commercial/industrial development. Harza recommended that any soils containing lead pellets or exceeding the PRG in Zone C (APN 726-33-027, located two parcels northeast of the subject site) be removed to a depth of six inches and then placed under building pads, parking, or other maintained pavement areas. The Assessment stated that the low levels of lead in Zone A does not pose a significant risk to human health. The data in Harza's Risk Assessment indicated that lead concentrations as high as 710 ppm had been detected in soil samples from the northern part of the subject site. This lead concentration exceeded the residential PRG.

After reviewing the Risk Assessment, the RWQCB issued a no further action letter dated June 21, 2000 that approved development on a conditional basis. Conditions of development included the preparation of a Risk Management Plan (RMP), the recordation of a deed restriction (*Covenant and Environmental Restriction*) for APN 726-33-027 preventing inappropriate sensitive uses (acceptable uses are industrial, commercial, or office space), and a requirement that areas not covered by buildings and/or pavement meet the PRG for commercial/industrial use. The subject site was identified as possibly lead-impacted, but was not included in the deed restriction.

The RMP was prepared by ENSR International (January 2001) and was incorporated into the deed restriction as Exhibit C. The RMP may apply to the subject site, although the Covenant is ambiguous about this point. The RMP applies to future excavation work that may be conducted in the areas of the property now covered by pavement or structures, including areas not yet developed. The RMP requires proper maintenance of the parking lot pavement and building structures to prevent deterioration and exposure of lead-contaminated soil.

GEOLOGICA'S (2012) conclusions stated that "this assessment has revealed no evidence of recognized environmental conditions in connection with the property except for the following: The data provided in Harza's Risk Assessment indicate that lead concentrations as high as 710 ppm have been detected in soil samples from the northern part of the vacant parcel [subject site]. This lead concentration exceeds the residential PRG." GEOLOGICA recommended "that the vacant parcel be inspected for the presence of lead shot in the soil. In addition, we recommend that a Limited Phase II be conducted to collect and analyze soil samples from the vacant parcel to characterize current lead levels." A limited program of testing 18 soil samples for lead was performed as part of the current Phase I ESA.

Conclusions

GEOLOGICA has performed a Phase I Environmental Site Assessment in conformance with the ASTM Standard E 1527-13 for APN 726-33-029 in Morgan Hill, California. Any exceptions to, or deletions from these practices were described in this report where applicable. Based on the scope of services and limitations of this Phase I ESA, no Recognized Environmental Conditions (RECs) were identified in connection with the subject property except for the following:

- Testing for lead content in shallow soils at the subject property was conducted for this Phase I ESA since lead concentrations have been detected in soil samples in the vicinity in association with a former shooting range. A total of 18 shallow soil samples from depths ranging from 0.5 ft to 3.5 ft below ground surface (bgs) were submitted for analytical testing for lead. Testing indicated that lead concentrations were below the residential RWQCB ESL of 80 mg/kg in 16 of the 18 soil samples. Detections of 320 and 210 mg/kg were noted in 2 samples at a 1.5 ft depth. The relevant standard for hotel land use is the RWQCB Commercial / Industrial standard of 320 mg/kg; however, the construction worker ESL for lead in soil is 160 mg/kg. Results of the lead testing program indicated that in general lead concentrations in soil are well below the residential ESL. However, slightly elevated lead concentrations may be present in shallow soils in scattered locations.

Recommend-ations

The presence of occasional exceedances of background levels for lead in shallow soils does not indicate a need for remediation or mitigation in association with the proposed hotel development since the site will be essentially capped with buildings, paving, or landscaping. There is, however, a low potential for worker exposure to lead in airborne dust during construction. We recommend developing a Soil Management Plan (SMP) prior to grading and construction activities. This SMP should describe procedures for dust suppression and stockpile management to be implemented during earthmoving activities. Also, if soil off-haul is anticipated, testing of stockpiled soil for disposal prior to removal would be appropriate.

1 INTRODUCTION

This report presents the results of GEOLOGICA's Phase I Environmental Site Assessment (ESA) conducted at a 4.4-acre, undeveloped parcel located in Morgan Hill, California (the "property" or "site"). The property location is shown on **Figure 1**. The ESA was performed at the request of Mr. Jigish Shah of MMP Morgan Hill as part of the due diligence process for a proposed hotel development on the site.

1.1 Guidance Protocol

The scope of work for this ESA was based on GEOLOGICA's proposal to MMP Morgan Hill dated May 28, 2018. The scope of work was in general conformance with the requirements specified in ASTM Standard E1527-13, including the U.S. Environmental Protection Agency's All Appropriate Inquiries (AAI) rule adopted in November 2013. Any exceptions to or deletions from these guidance protocols are described within this report.

1.2 Purpose

The purpose of this Phase I ESA was to review past and present land use practices and activities at and near the subject property for evidence of Recognized Environmental Conditions (RECs) that could result in impacts to soil, soil vapor, surface water, and/or groundwater at, beneath, or originating from the subject property. The end result of this Phase I ESA is a listing of identified RECs, defined by the American Society for Testing and Materials (ASTM) 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. De minimis conditions are not recognized environmental conditions.*" ASTM Standard E1527-13 also defines a Controlled Recognized Environmental Condition (CREC) as the condition where a previous release at a property was granted a risk-based closure, but the contaminants were allowed to remain *in place* under certain restrictions or conditions. The ASTM Standard specifies that a Historical Recognized Environmental Condition (HREC) is one where a past release was addressed at a property to a level that allows for *unrestricted* residential use.

1.3 Scope of Services

This Phase I ESA was accomplished through, and limited to, the following tasks:

- Interviews with knowledgeable personnel;
- Site walk-through and windshield survey of the surrounding vicinity;
- Review of records reasonably available at local and regional public agencies through office visits, telephone contacts, website research, and environmental database search;
- Investigation of site history through interviews and review of readily available historical documentation such as: a) aerial photos, b) topographic maps, c) Sanborn fire insurance

maps, d) city directories, e) agency files, and f) previous site investigation documents; and

- Review of readily available documentation from standard resources regarding environmental, physiographic, geologic, and hydrogeologic conditions.

1.4 Exclusions

The sampling of air, groundwater, surface water, drinking water, suspect asbestos-containing materials, lead-based paint, or laboratory testing for hydrocarbons, lead, radon, or other compounds was not included as a part of our scope of services, nor is the sampling and testing of these materials within the normal scope of a Phase I ESA. However, a limited program of shallow soil testing was included for expediency. This ESA did not constitute a comprehensive soil testing, regulatory compliance, endangered species, wetlands, indoor air quality, or high-voltage power line audit.

1.5 Credentials

This report has been prepared under the professional supervision of the principal(s) whose signature(s) appear herein. The information contained in this report has received appropriate technical review and approval. The conclusions represent professional judgments and are founded upon the findings of the investigations identified in the report and the interpretation of such data based on our experience and expertise according to the existing standards of care for work of this kind. Resumes of the professionals involved in preparing this report are included in **Attachment 1** of this report.

2 SITE SETTING

2.1 Site Location and Description

The property is situated in the northern part of Morgan Hill (**Figure 1**). The undeveloped site is located on the north side of the Madrone Village retail center, on the southwest corner of Madrone Parkway and Woodview Avenue. The roughly L-shaped lot is approximately 4.4-acres in size and is identified by Santa Clara County Assessor's Parcel Number (APN) 726-33-029. According to the parcel map (**Appendix C**), the property has an address of 735 Cochrane Road.

2.2 Surrounding Properties

The surrounding area includes commercial and retail properties. The site is bordered by the following developments/land uses (**Figure 2**):

- North (more precisely northwest) – Woodview Avenue, beyond which is a vacant lot.
- South (more precisely southeast) – The Madrone Village retail center, then Cochrane Road, and then a retail center anchored by Walmart.
- East (more precisely northeast) – Madrone Pkwy, beyond which is a Chevron gas station/car wash/minimart on the south, and a Marriott Courtyard Hotel on the north.
- West (more precisely southwest) – Two office buildings.

2.3 Physical Setting

Morgan Hill is located in the relatively narrow, southeasterly trending arm of the Santa Clara Valley (**Figure 1**). Review of the U.S. Geological Survey's Morgan Hill topographic quadrangle (USGS, 1980) indicates that the site elevation is approximately 370 feet above mean sea level. The natural ground surface around the property slopes southwest at a gradient of about 30 feet per mile. The nearest surface water body is Anderson Lake, a reservoir located in the hills approximately 1.7 miles northeast of the site. Anderson Lake feeds Coyote Creek, which flows in a northwesterly direction along the east side of Santa Clara Valley to eventually empty into San Francisco Bay.

2.4 Geologic Setting

Santa Clara Valley is part of the Coast Ranges geomorphic province of California. This province is characterized by northwest-trending ridges and valleys, and contains numerous active faults. The Diablo Range borders the eastern side of Santa Clara Valley (**Figure 1**). This mountain range is cored by rocks of the Franciscan Complex that are structurally overlain by Coast Range Ophiolite and marine clastic rocks of the Mesozoic-age Great Valley Sequence (Wentworth, et al, 1999). The Calaveras and Hayward faults are major active faults that transect the southwestern front of the Diablo Range. The southwest side of Santa Clara Valley is bordered by the Santa Cruz Mountains. This mountain range is transected in a northwesterly

direction by the San Andreas fault. The basement rocks of the Santa Cruz Mountains include granitic and mafic crystalline rocks of the Salinian block that are part of the Pacific Plate (Wentworth, et al, 1999). These rocks originated far to the south and have been transported to their present position by movement along the San Andreas Fault.

The Santa Clara Valley is a large structural basin underlain by a basement of strongly deformed sedimentary and metamorphic rocks that includes the Franciscan Complex, Coast Range Ophiolite, and Great Valley Sequence (Wentworth, et al, 1999). Near-surface sediments in the Valley consist of alluvial deposits derived from the bordering mountains. These sediments were deposited as a series of coalescing alluvial fans by streams draining the mountains.

Geologic deposits at the site vicinity have been classified as Upper Pleistocene alluvial fan sediments (Wentworth, et al, 1999). These deposits consist of gravel and cobbles in a clayey and sandy matrix. Previous soil borings at the subject site have sampled the subsurface stratigraphy (Kennedy/Jenks Consultants, 1992). The uppermost 70 feet of the subsurface is comprised of unconsolidated sediments that can be subdivided into three general units of variable thickness and character. The uppermost unit consists of brown silty clay with variable minor sand content that ranges to a depth of between 2 and 9 feet below ground surface (bgs). The second soil unit extends to about 35 feet below the upper unit and is comprised of interbedded sandy clay, silty clay, sand, and clayey gravel. The lower unit consists of clayey sandy gravel, silty sand, and silty clayey gravel that extends to a maximum depth of 70 feet bgs.

2.5 Groundwater Conditions

The site is located near the boundary between the Santa Clara Valley Groundwater Basin on the north and the Llagas Subbasin of the Gilroy-Hollister Groundwater Basin on the south. The water-bearing formations include Pliocene to Holocene age continental deposits of unconsolidated to semi-consolidated gravel, sand, silt and clay (California Dept. of Water Resources [CDWR], 2004). These aquifer units include the Santa Clara Formation and the valley fill alluvial materials that constitute the principal water producing formations. The Santa Clara Formation is of Plio-Pleistocene age and underlies much of the valley (CDWR, 2004). It consists of fairly well consolidated clay, silt, and sand with lenses of gravel. The formation is similar in character to the overlying alluvial deposits.

The subject property is reportedly located near a groundwater divide that separates the Santa Clara Valley Basin on the north from the adjoining Llagas Subbasin on the south (Kennedy/Jenks Consultants, 1992). As such, the groundwater gradient is nearly flat. Soil boring data for the site indicated that the depth to groundwater was 64-68 feet bgs in March 1992. Data from a monitoring well formerly located on the north side of Woodview Avenue indicates that the depth to groundwater ranged from 36 to 55 feet bgs during the period of April-November 1995 (Harza Consulting Engineers, 1995).

3 SITE RECONNAISSANCE

A site reconnaissance was conducted by GEOLOGICA Senior Geologist, Mark Hallee on June 29, 2018. The purpose of our reconnaissance was to observe existing conditions and to assess for potential Recognized Environmental Conditions. Observations noted during the site visit are summarized below. Representative photographs of the property are included in **Appendix A**.

3.1 Property Description

The site is an undeveloped parcel with two distinct sections. The rectangular northern portion is a relatively level vacant lot with a cover of wild grasses and other annuals. There are numerous squirrel burrows within the lot, and several small patches of dark gray crushed rock were also observed. The vacant lot is bordered by a narrow lawn and trees adjacent to Madrone Parkway and Woodview Ave. There was little else of note within the vacant lot. The southwest portion of the site is an asphalt-paved parking lot that is being used by the Madrone Village retail center. The parking lot contains light poles and planters for trees and shrubs. A white, wooden fence separates the parking lot from the vacant portion of the site. No other noteworthy features or RECs were identified during the site visit.

3.2 Hazardous Materials and Wastes

No hazardous materials or hazardous wastes were identified during our visit.

3.3 USTs, ASTs, and Other Subsurface Structures

No evidence of underground storage tanks (USTs) or aboveground storage tanks (ASTs) was observed at the site. No evidence of other below-ground structures was noted.

3.4 Other Environmental Issues

No clarifiers, drywells, sumps, wells, discharge areas, discolored soils, pools of liquid, or distressed vegetation were observed. No evidence of septic tanks, onsite disposal, or waste burial was observed.

3.4.1 POLYCHLORINATED BIPHENYLS (PCBS)

There was no evidence of potential PCB-containing electrical equipment at the property.

3.4.2 HIGH-VOLTAGE TRANSMISSION LINES

No high-voltage, tower-mounted transmission lines were observed in proximity to the site.

3.4.3 WETLANDS

No evidence of the potential presence of wetland areas was noted on or immediately adjacent to the subject property.

3.4.4 Activity and Use Limitations

There is a Deed Restriction on a nearby parcel related to lead shot contamination in soil that resulted from the former shooting range that operated adjacent to the subject site from 1958 to 1993. We do not believe that the Deed Restriction applies to the subject site. A copy of the Deed Restriction and accompanying Risk Management Plan is included in the prior Phase I ESA report in **Appendix D**. Among other requirements, the Deed Restriction prohibits parcel 726-33-027 from being used for residential purposes or the siting of sensitive receptor facilities such as day care, hospital, convalescent home, etc. Additional background is provided in **Section 4**.

3.5 Utilities

Utility services in Morgan Hill are provided by the following entities.

3.5.1 Electrical Service and Natural Gas

Electrical service and natural gas are provided by PG&E.

3.5.2 Potable Water

Potable water is provided by the City of Morgan Hill.

3.5.3 Sanitary and Stormwater Sewers

Sanitary and storm sewers are maintained by the City of Morgan Hill. Wastewater treatment facilities are managed by the South County Regional Wastewater Authority.

3.5.4 Solid Waste Disposal

Pickup and disposal service for ordinary solid waste is provided by the municipal contractor, Recology South Valley.

4 HISTORICAL RECORDS REVIEW

Information about the property's history is summarized below. The history was derived based upon a review of aerial photographs, topographic maps, and city directories provided by Environmental Data Resources, Inc. (EDR). Information may also have been obtained from a review of agency records and prior environmental reports. Copies of the records provided by EDR can be found in **Appendix B**. Agency records are included in **Appendix C** and a prior Phase I ESA report is presented in **Appendix D**.

4.1 Property History Summary

The property was either orchard or cultivated field at least as early as 1939. In 1958, the San Jose Trap & Skeet (SJTS) Club shooting range opened on the eastern side of the subject site. The SJTS facility reportedly closed in 1993, but the SJTS buildings may have stood until 2000. The subject site remained undeveloped and probably under cultivation during that period. Some of the extreme southern portion of the subject site may have formerly been part of the Dick Sullivan property by the late 1960s. During the 1990s, the subject site was included in environmental investigations for lead contaminated soil related to the SJTS operations, though most of the affected land was located east of the site. New lot lines were recorded in 2000 and the current parcel numbers were assigned. The adjacent Madrone Village retail center was constructed in 2006/07, and the subject site was planned as a future (Phase II) build-out of that retail center.

4.2 Interviews

Nobody was available to interview about the site history.

4.3 Environmental Lien Search

No environmental liens or activity or use limitations (AULs) were found in an environmental lien search for the property conducted for GEOLOGICA by AFX Title LLC. The AFX report indicates that the property is owned by Madrone Village Shopping Center II LC. The AFX environmental lien report is included in **Appendix C**.

4.4 User Questionnaire

A User Questionnaire, as presented in ASTM E1527-13, was completed by Mr. Jigish Shah, of MMP Morgan Hill. Mr. Shah was unaware of any environmental liens, activity or use limitations, or any encumbrances to the property. The completed questionnaire is included in **Appendix C**.

4.5 Historical Aerial Photographs

EDR provided GEOLOGICA with historical aerial photographs from 1939, 1940, 1948, 1950, 1956, 1963, 1968, 1974, 1982, 1998, 2006, 2009, 2012, and 2016. Our review of the aerial photos is described in the following paragraphs.

- The 1939 and 1940 aerial photographs show that the site and surroundings are either orchards or cultivated fields. One or two small buildings and two mature trees appear to be present along the eastern boundary of the site, surrounded by cultivated land. A group of farm-related buildings is visible just off the western side of the site. A property boundary is visible just east of the site. The boundary heads north-northeast from Cochrane Road. Starting in 1940, the boundary separates orchards on the east (Sullivan property) from cultivated fields on the west. Scattered farms are visible in the general area.
- The 1948 and 1950 photos show that the site area is still occupied by orchards and cultivated fields. A dirt road is now evident connecting the buildings along the eastern boundary of the site to Cochrane Road.
- The 1956 aerial photo shows little change to the site and vicinity. The dirt road has a new alignment connecting to the small buildings located along the eastern boundary of the property.
- The 1963 aerial photo shows that, along the eastern edge of the subject site where the small buildings used to be, that area and further east is now occupied by the SJTS shooting range. Two arcuate shooting areas are visible facing northwest extending north of the future location of the Marriott Hotel. Other possible shooting areas extend further east towards the Sullivan orchards, and close to the location of the future Hwy 101 freeway. The SJTS facility has a house-sized building and two smaller sheds located on the south side of the shooting areas, just east of the subject property. The surrounding lands otherwise appear little changed from 1956.
- The 1968 air photo shows no significant change to the subject site or to adjacent lands compared to 1963.
- The 1974 photo shows that the orchard is no longer present on the nearby Sullivan property, and that land appears to be fallow. The cultivated fields surrounding the SJTS facility also appear to be fallow. Cochrane Road has been widened. The general area otherwise remains agricultural.
- The 1982 photo shows the site vicinity to be little changed compared to 1974. There is a building(s) adjacent to Cochrane Road, just southeast of the subject site, on the Sullivan property. The SJTS range is little changed. The Hwy 101 freeway is under construction directly to the east. New streets have been constructed south of Cochrane Road. North of Cochrane Road remains agricultural.
- The 1998 air photo shows no significant change to the site compared to 1982. The subject site is vacant. The SJTS shooting areas are no longer evident. The SJTS buildings remain. The two existing office buildings are present adjacent to the western side of the site. The Walmart center is present on the south side of Cochrane Road. Ag

fields are being replaced by developments in the surrounding area. Madrone Pkwy and Woodview Ave do not yet exist. Land to the north of the subject site is undeveloped.

- The air photo from 2006 shows that Madrone Pkwy and Woodview Ave are present. The site is a vacant, graded lot. The Chevron station and Marriott hotel are present on the opposite side of Madrone Pkwy. The land on the opposite side of Woodview Ave is vacant, but graded.

- The air photo from 2009 shows that the adjacent Madrone Village retail center has been constructed along the south side of the site. Paved parking occupies the southwest section of the subject site, but much of the site is unpaved and vacant as it is today.

- The air photos from 2012 and 2016 do not appear to show any significant changes to the site or adjacent properties compared to 2009.

4.6 USGS Topographic Maps

EDR provided GEOLOGICA with historical USGS topographic maps that dated from 1917, 1939, 1955, 1968, 1973, 1980, and 2012. Our review of those records is described in the following paragraphs.

- The 1917 topographic map depicts the site and surroundings as undeveloped land. Cochrane Road is present. There are scattered small buildings (probable homes or farms) shown along short dirt roads leading off Cochrane Road.
- The 1939 topographic map depicts the site and adjacent land to be occupied by orchards. There are otherwise no significant changes to the area.
- The 1955 map depicts the site as undeveloped land surrounded by orchards. A small building is shown off the western side of the site, and another small building is present along the eastern side. A landing strip is shown on the south side of Cochrane Road, opposite the Sullivan property.
- The 1968 topographic map depicts no significant change to the site or to adjacent lands compared to 1955, with several exceptions. There are more small buildings along the western side of the site adjacent to the original building noted in 1955. Two additional small buildings are also shown along the eastern border of the site. A dirt road is depicted running along the Sullivan property line to the east. The landing strip on the opposite side of Cochrane Road is labeled as the Morgan Hill Airport, and there are three rectangular buildings there side by side.
- The 1973 map shows that the subject site and adjacent properties are unchanged compared to 1968. Cochrane Road has been widened into a divided roadway. The Hwy 101 freeway has been completed south of Cochrane Road.
- The 1980 topographic map shows no change to the site or to adjacent properties compared to 1973, except that the Sullivan property to the east is no longer occupied by an orchard.

- The 2012 topographic map only depicts topographic contours and streets, but no buildings. No site-specific information is provided by this map. Madrone Pkwy and Woodview Ave are present.

4.7 Historical Sanborn Maps

EDR reported that there were no historical Sanborn maps available for the site vicinity.

4.8 Historical City Directories

The EDR City Directory report utilized the Haines Criss-Cross Directory, Polk's Directory, and the EDR Digital Archive as its reference sources. The EDR report searched city directory entries at approximate five-year intervals for the period of 1964 to 2014. Although the subject site has never been developed, we provided EDR with the address shown on the Assessor's parcel map of 735 Cochrane Road as the research target for the city directories. The EDR City Directory report contained no relevant information for the subject site (**Appendix B**). However, Directory listings from 1975 to 1992 cited SJTS Club at 645 Cochrane Road and Sullivan's Hot Dogs at 785 Cochrane Road.

4.9 Previous Environmental Report

GEOLOGICA (2012) prepared a Phase I ESA report for the Madrone Village development dated August 24, 2012. The subject site (referred to as the vacant parcel) was included in that study as a planned future build-out of the Madrone Village retail center. The salient portions from that prior ESA are included in **Appendix D**. The following is a summary of the 2012 ESA, with emphasis on the investigations of lead-impacted soil associated with the SJTS Club. Refer to **Appendix D** for a more detailed history of the SJTS environmental investigations.

Conditions at Madrone Village and the subject site in 2012 were essentially the same as the present day. Some of the tenants of the retail center [still there today] included Peet's Coffee, Erik's Deli, a yoga studio, FedEx Office Store, and Chipotle Restaurant. Santa Barbara Bank & Trust had recently vacated the bank building at the southwest corner of the retail center. The subject site was mostly an unpaved lot except the southwest portion, which was paved parking for the Madrone Village. No records were found to indicate that any of the Madrone Village tenants were a source of environmental concern. No features of concern were observed at the vacant portion of the [subject] site.

The following are some of the reports discussed by GEOLOGICA in the 2012 Phase I ESA:

- *ENSR Consulting and Engineering, October 2000, Phase I Environmental Site Assessment, Madrone Business Park, Highway 101 and Cochrane Road, Morgan Hill, California* – The subject for this report was a 101-acre area that included the subject property and a swath of land on the north side of the property extending from Hwy 101 on the east to Monterey Road on the west. The 101-acre property was largely vacant land undergoing grading for construction at the time of this ESA.

- *Harza Consulting Engineers and Scientists (Harza), February 1, 1996, Revised Characterization and Remediation Workplan for Sullivan Property, Madrone Land Corporation, Morgan Hill, California* – This workplan details soil excavation and verification sampling at a portion of the Sullivan property impacted by SJTS. A small part of the subject site is included in the affected portion of the Sullivan property.
- *Harza, December 15, 1995, Ground Water Sampling Report No. 3, Madrone Land Corporation, Morgan Hill, California* – This report summarizes the results of three rounds of groundwater sampling conducted in 1995 to evaluate whether groundwater had been impacted by lead. The monitoring well installed for this work was located on the parcel directly north of the subject site. The monitoring data showed that groundwater had not been impacted.
- *Kennedy/Jenks Consultants (KJC), May 1992, Phase V Soil and Groundwater Investigation, Madrone Land Corporation, Morgan Hill, California* – This report details the results and findings from the soil and groundwater investigation conducted at the SJTS site in March 1992 in accordance with a workplan approved by the RWQCB. The report also summarizes data from previous soil investigations conducted in late 1991.
- *Terratech, Inc., April 1991, Phase II Environmental Site Assessment, Highway Commercial Center, Morgan Hill, California* – This report describes Phase II soil sampling at the Sullivan property. Three soil samples were analyzed for lead and nine samples were analyzed for organochlorine pesticides.
- *Terratech, Inc., May 7, 1991, Letter Report, Disposal/Treatment of Lead Contaminated Soil, Highway Commercial Center, Morgan Hill, California* – This letter report is an addendum to the Phase II soil sampling at the Sullivan property. This letter report presents the results of an additional lead analysis and outlines various possible remediation options.

A Human Health Risk Assessment (Harza, 2000) was performed for the lead-impacted lands in 2000. The area modeled was partitioned into several zones depending on documented lead concentrations in the soil. The Risk Assessment noted that lead concentrations in Zone C averaged 2,615 mg/kg, and was the most highly impacted portion of the former shooting range. In the northern part of the subject site (part of Zone A), lead concentrations averaged 513 mg/kg. The lead is mainly present in pellet form within the soil. The Risk Assessment recommended using a preliminary remediation goal (PRG) for lead in soil of 1,000 mg/kg as a guide for commercial/industrial development. Harza recommended that any soils containing lead pellets or exceeding the PRG in Zone C (APN 726-33-027, located two parcels northeast of the subject site) be removed to a depth of six inches and then placed under building pads, parking, or other maintained pavement areas. The area modeled for the Assessment included the subject site (Zone A) and lands to the north and northeast. The Assessment stated that the low levels of lead in surface soil in Zone A does not pose a significant risk to human health. The data in Harza's Risk Assessment indicated that lead concentrations as high as 710 ppm had been detected in soil samples from the northern part of the subject site. This lead concentration exceeded the residential PRG.

After reviewing the Risk Assessment, the RWQCB issued a no further action letter dated June 21, 2000 that approved development on a conditional basis. Conditions of development included the preparation of a Risk Management Plan (RMP), the recordation of a deed restriction (*Covenant and Environmental Restriction*) for APN 726-33-027 preventing inappropriate sensitive uses (acceptable uses are industrial, commercial, or office space), and a requirement that areas not covered by buildings and/or pavement meet the PRG for commercial/industrial use. The subject site was identified as possibly lead-impacted, but was not included in the deed restriction. However, the Covenant is poorly written and contains contradictory information.

The RMP was prepared by ENSR International (January 2001) and was incorporated into the deed restriction as Exhibit C. The RMP may apply to the subject site, although the Covenant is ambiguous about this point. The RMP applies to future excavation work that may be conducted in the areas of the property now covered by pavement or structures, including areas not yet developed. The RMP requires proper maintenance of the parking lot pavement and building structures to prevent deterioration and exposure of lead-contaminated soil. The RMP notes that employers must take steps to protect construction workers from exposure to airborne lead. However, since the majority of the lead is in pellet form, it will not generally be available for inhalation exposure.

GEOLOGICA'S conclusions in the 2012 Phase I ESA stated that "this assessment has revealed no evidence of recognized environmental conditions in connection with the property except for the following: The data provided in Harza's Risk Assessment indicate that lead concentrations as high as 710 ppm have been detected in soil samples from the northern part of the vacant parcel [subject site]. This lead concentration exceeds the residential PRG." GEOLOGICA recommended "that the vacant parcel be inspected for the presence of lead shot in the soil. In addition, we recommend that a Limited Phase II be conducted to collect and analyze soil samples from the vacant parcel to characterize current lead levels."

5 AGENCY RECORDS AND DATABASES

5.1 Governmental Agency Records

GEOLOGICA made requests to local and State environmental agencies to inquire about relevant records for the subject site. We also researched agency website databases when available. Copies of the pertinent agency records, if any, are included in **Appendix C**. The following is a summary of the results of these inquiries.

5.1.1 SANTA CLARA VALLEY WATER DISTRICT (SCVWD)

We searched the SCVWD website database for Fuel Leaks and Solvent Cases. The database contained documents/reports related to the SJTS Club investigation into lead-contaminated soil. The subject property was not referenced in that database. We also submitted a request to the SCVWD to search for water well records for the site. The SCVWD reported that there were no water well records for the subject site. We did not observe any evidence of water wells during our site visit.

5.1.2 SANTA CLARA COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH (SCCDEH)

We submitted a written request for a records search to SCCDEH. The SCCDEH responded via email that they had no files for the subject property.

5.1.3 CITY OF MORGAN HILL (MH)

We submitted a public records request to the MH City Clerk's office for any site-related Building or Fire Department environmental records, including illegal dumping. The City responded via email by providing us with a summary of several documents in their file. The subject site was formerly identified by APN 726-33-028, and there is a Mitigated Negative Declaration on file for the former APN. There is also an Expanded Initial Study titled Tharaldson Property dated March 2000.

5.1.4 SAN FRANCISCO REGIONAL WATER QUALITY CONTROL BOARD (RWQCB)

We submitted a written request to the RWQCB for a records search for the subject site. The RWQCB reported that they had no records. The State Water Resources Control Board's online Geotracker System was also queried. Geotracker did not contain any records for the subject site.

5.1.5 CALRECYCLE

GEOLOGICA submitted a written request to CalRecycle for any relevant records about the subject site. CalRecycle responded that there were no records for the site. We also reviewed CalRecycle's online Solid Waste Information System (SWIS) database, but found no records for the property.

5.1.6 Department of Toxic Substances Control (DTSC)

GEOLOGICA submitted a written request to DTSC for any relevant records about the subject site. DTSC reported that they had no information concerning the property. We also reviewed DTSC's online Envirostor database, but found no records for the property.

5.1.7 CalEPA, Regulated Site Portal

The CalEPA Regulated Site Portal is a website that combines data about environmentally regulated sites and facilities in California into a single, searchable database and interactive map. By combining data from a variety of state and federal databases, the portal provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials. The CalEPA website had no records concerning the subject site.

5.2 EDR Report

EDR prepared a research report for this ESA entitled *The EDR Radius Map Report with GeoCheck*, dated June 20, 2018. The EDR report summarizes the results of a search of federal, state, and local agency environmental databases to identify hazardous waste generators, corrective action sites, landfills, UST facilities, and sites currently or previously under investigation for environmental violations. The search included the subject property and the surrounding area. The search radius for the report ranges from adjacent sites out to one mile from the property, as prescribed by the ASTM Standard, depending on the type of facility database being searched. The EDR report is presented in **Appendix B**. The following sections summarize pertinent findings from the EDR report.

5.2.1 Database Summary – Subject Property

EDR reports that there were no references to the subject site in any of the databases researched.

5.2.2 Database Summary – Surrounding Properties

The EDR report indicated a relatively small number of listings within the search radius from among the agency databases. However, many of the nearby listed sites were referenced only because they have filed a HazMat Business Plan with the City or County, or they generate regulated wastes. The latter facilities are not a concern unless there is other information indicating that they are also responsible for a serious corrective action.

The following list is a summary of the findings for significant databases within specified radii together with a discussion for selected sites, if any, that are proximal and generally upgradient of the subject property. The sites that are downgradient are unlikely to have impacted soil and groundwater at the subject property unless they are adjacent or are very proximal.

NPL – There are 0 sites on this list within 1 mile of the subject property.

SEMS (formerly **CERCLIS)** – There are 0 sites on this list within 0.5 miles of the subject property.

RCRA-CORRACTS – There are 0 sites on the list within 1 mile of the subject property.

Envirostor – There are 3 sites on the list within 1 mile of the subject property, but only one is within ¼ mile.

- The nearby listing is for the Madrone Land Corporation at 645 Cochrane Road. This Envirostor case is related to the lead-contaminated soil associated with the SJTS Club site. The listing is cited as historical as of 1996, with the RWQCB as the lead agency. This site is also referenced as a closed SLIC case (see below). The SJTS Club investigation was discussed above in **Section 4.9**.

LUST – There is 1 LUST listing within 0.5 miles of the subject property, but it is greater than ¼ mile away and is therefore not a concern. In addition, that LUST case was closed in 1988.

SLIC – There is 1 site on this list within 0.5 miles of the subject property.

- The Madrone Land Corporation at 645 Cochrane Road is listed in this database due to the lead-contaminated soil corrective action case associated with the SJTS Club site. The SLIC case was closed by the RWQCB on August 9, 1995. The SJTS Club investigation was discussed above in **Section 4.9**.

The EDR report typically contains a list of Orphan Sites that have incomplete address information and therefore cannot be plotted on the map. There were two Orphan Sites listed in the EDR report, but they are probably the same site: Madrone Village and Madrone Plaza. Both are listed in the CIWQS database, which is commonly associated with stormwater discharge permits issued for a construction project. This listing is therefore not a concern.

6 SURFACE SOIL TESTING FOR LEAD

As noted above in **Section 4.9**, the data provided in Harza's Risk Assessment (Harza, 2000) indicated that lead concentrations as high as 710 mg/kg have been detected in soil samples from the northern part of the subject site. Because this concentration exceeds the Environmental Screening Level (ESL) for lead of 320 mg/kg at commercial/industrial sites (such as a hotel) and 80 mg/kg at residential sites, a limited program was developed for testing of subject property surface soils for lead. The following was conducted:

- Field Program - GEOLOGICA advanced eight soil borings to a depth of 4-feet below ground surface at semi-random locations across the property. The number of borings was based on Department of Toxic Substances Control (DTSC) guidance for assessing the chemical characteristics of a potential borrow soil source (DTSC, 2001). Prior to sampling, the property was divided into 8 equal-sized subareas. One Geoprobe boring was completed within each subarea. Discrete soil samples were collected at depths of 0.5, 1.5 and 3.5 ft below ground surface (bgs) at each location. Soil samples were collected anticipating comparison to the RWQCB ESLs for direct contact/ingestion. After collecting samples, the borings were backfilled with cement grout.

- Lab Testing Program - The two uppermost soil samples at each location were submitted to Enthalpy Laboratory, a California-certified laboratory, for testing for the presence of lead by EPA Method 6010B. Soil sample results were reported on a dry weight basis. The lowermost sample was archived for possible additional testing pending review of surficial sampling results. As it turned out, two of the lowermost samples in borings GP-4 and GP-5 were tested for lead after review of the initial dataset.

Lead test results are indicated in **Table 1** and illustrated in **Figure 3**. A copy of the laboratory testing report is included in **Appendix E**. Testing indicated that lead concentrations were below the residential RWQCB ESL of 80 mg/kg in 16 of the 18 soil samples. Detections of 320 and 210 mg/kg were noted in 2 samples (GP-4 and GP-5) from a 1.5 ft depth. The relevant standard for a hotel development is the RWQCB Commercial / Industrial standard of 320 mg/kg; however, the construction worker ESL for lead in soil is 160 mg/kg. Results of the lead testing program indicated that, in general, lead concentrations in soil are well below the residential ESL. However, slightly elevated lead concentrations may be present in shallow soils at scattered locations.

7 CONCLUSIONS AND RECOMMENDATIONS

7.1 Data Gaps

No significant data gaps, as defined in ASTM E 1527-13, have been identified in completing this Phase I ESA.

7.2 Conclusions

GEOLOGICA has performed a Phase I Environmental Site Assessment in conformance with the ASTM Standard E 1527-13 for APN 726-33-029 in Morgan Hill, California. Any exceptions to, or deletions from these practices were described in this report where applicable. Based on the scope of services and limitations of this Phase I ESA, no Recognized Environmental Conditions (RECs) were identified in connection with the subject property except for the following:

- Testing for lead content in shallow soils at the subject property was conducted for this Phase I ESA since lead concentrations have been detected in soil samples in the vicinity in association with a former shooting range. A total of 18 shallow soil samples from depths ranging from 0.5 ft to 3.5 ft below ground surface (bgs) were submitted for analytical testing for lead. Testing indicated that lead concentrations were below the residential RWQCB ESL of 80 mg/kg in 16 of the 18 soil samples. Detections of 320 and 210 mg/kg were noted in 2 samples at a 1.5 ft depth. The relevant standard for hotel land use is the RWQCB Commercial / Industrial standard of 320 mg/kg; however, the construction worker ESL for lead in soil is 160 mg/kg. Results of the lead testing program indicated that in general lead concentrations in soil are well below the residential ESL. However, slightly elevated lead concentrations may be present in shallow soils in scattered locations.

7.3 Recommendations

The presence of occasional exceedances of background levels for lead in shallow soils does not indicate a need for remediation or mitigation in association with the proposed hotel development since the site will be essentially capped with buildings, paving, or landscaping. There is, however, a low potential for worker exposure to lead in airborne dust during construction. We recommend developing a Soil Management Plan (SMP) prior to grading and construction activities. This SMP should describe procedures for dust suppression and stockpile management to be implemented during earthmoving activities. Also, if soil off-haul is anticipated, testing of stockpiled soil for disposal prior to removal would be appropriate.

8 LIMITATIONS

This report has been prepared for MMP Morgan Hill in accordance with GEOLOGICA's proposal. Other parties may rely on the findings and conclusions of the report for informational purposes only. However, MMP Morgan Hill and other parties who may rely on the findings and conclusions of the report should recognize that this report is not a comprehensive site characterization and should not be construed as such. The findings and conclusions in this report are predicated on a site reconnaissance, a review of specified records, and a review of the historical usage of the property as presented in this report.

The information obtained is only relevant for the dates of the records reviewed or as of the date of the latest site visit. Thus, the information contained herein is only valid as of the date of the report, and should be updated in the future to reflect any changes in circumstances. The report should only be deemed conclusive with respect to the information obtained. No guarantee of the results of the study is made within the intent of this report or any subsequent report, correspondence or consultation, either express or implied. The services performed were conducted in accordance with the local standard of care in the geographic region at the time the services were rendered.

9 REFERENCES

- ASTM Designation E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process: American Society for Testing and Materials (ASTM), West Conshohocken, PA.
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- EDR Inc., June 21, 2018, Aerial Photo Decade Package: Inquiry Number 5338844.8.
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- U.S. Geological Survey, 1980, Morgan Hill, California 7.5-minute topographic quadrangle map.
- Wentworth, C.M., et al, 1999, Preliminary Geologic Map of the San Jose 30 x 60 Minute Quadrangle, California: U.S. Geological Survey, Open-File Report 98-795.

Tables

Table 1

Soil Sample Analytical Results
NW Corner Cochrane Road & Madrone Parkway
APN 726-33-029
Morgan Hill, California

Sample ID	Sample Date	Sample Depth (feet)	Lead Concentration (mg/kg)
GP-1-0.5'-1'	8/14/18	0.5-1	**9.6**
GP-1-1.5'-2'	8/14/18	1.5-2	**7.6**
GP-2-0.5'-1'	8/14/18	0.5-1	**5.9**
GP-2-1.5'-2'	8/14/18	1.5-2	**9.1**
GP-3-0.5'-1'	8/14/18	0.5-1	**14**
GP-3-1.5'-2'	8/14/18	1.5-2	**8.3**
GP-4-0.5'-1'	8/14/18	0.5-1	**41**
GP-4-1.5'-2'	8/14/18	1.5-2	**210**
GP-4-3.5'-4'	8/14/18	3.5-4	**27**
GP-5-0.5'-1'	8/14/18	0.5-1	**50**
GP-5-1.5'-2'	8/14/18	1.5-2	**320**
GP-5-3.5'-4'	8/14/18	3.5-4	**9.5**
GP-6-0.5'-1'	8/14/18	0.5-1	**16**
GP-6-1.5'-2'	8/14/18	1.5-2	**12**
GP-7-0.5'-1'	8/14/18	0.5-1	**36**
GP-7-1.5'-2'	8/14/18	1.5-2	**7.9**
GP-8-0.5'-1'	8/14/18	0.5-1	**29**
GP-8-1.5'-2'	8/14/18	1.5-2	**15**

Notes:

320	Concentration greater than RWQCB Commercial/Industrial Environmental Screening Level (ESL) for Lead.
mg/Kg	miligrams per kilogram.

Figures

Site Location Map

APN 726-33-029

Morgan Hill, California

FIGURE 1

geologica

N
W E
S

N
W E
S

Site Vicinity Map

APN 726-33-029

Morgan Hill, California

FIGURE 2

geologica

GP-5	Lead
0.5'-1'	50
1.5'-2'	320
3.5'-4'	9.5

GP-8	Lead
0.5'-1'	29
1.5'-2'	15

GP-4	Lead
0.5'-1'	41
1.5'-2'	210
3.5'-4'	27

GP-7	Lead
0.5'-1'	36
1.5'-2'	7.9

GP-6	Lead
0.5'-1'	16
1.5'-2'	12

GP-3	Lead
0.5'-1'	14
1.5'-2'	8.3

GP-2	Lead
0.5'-1'	5.9
1.5'-2'	9.1

GP-1	Lead
0.5'-1'	9.6
1.5'-2'	7.6

ESLs for Lead in Soil (mg/Kg)	
Residential	80
Construction Worker	160
Commercial/Industrial	320

Soil Sample Location

320 — Concentration greater than RWQCB Commercial ESL (320 mg/Kg)

Boring ID

GP-1	Lead
0.5'-1'	9.6
1.5'-2'	7.6

Lead Concentration, mg/Kg

Sample Depth, ft

Soil Sample Analytical Results
APN 726-33-029
Morgan Hill, California

FIGURE 3

geologica

Appendix A

Site Photographs

geologica	PHOTOGRAPHIC RECORD June 29, 2018	
Client Name: **MMP Morgan Hill**	**Site Location:** **Madrone Village Hotel Parcel, Morgan Hill, CA**	**Project No.**

Photo No. 1	
View Direction of Photo: North	
Description: View looking towards the eastern half of the vacant portion of the subject site.	

Photo No. 2	
View Direction of Photo: Northwest	
Description: View looking towards the center of the vacant portion of the site.	

geologica	PHOTOGRAPHIC RECORD June 29, 2018	
Client Name: **MMP Morgan Hill**	**Site Location:** **Madrone Village Hotel Parcel, Morgan Hill, CA**	**Project No.**

Photo No. 3	
View Direction of Photo: South	
Description: The southwestern portion of the site that is paved parking for Madrone Village retail center. A neighboring office building is in the background.	

Photo No. 4	
View Direction of Photo: Southeast	
Description: The southwestern portion of the site that is paved parking for Madrone Village retail center. A vacant bank building is in the background.	

geologica	PHOTOGRAPHIC RECORD June 29, 2018	
Client Name: **MMP Morgan Hill**	**Site Location:** **Madrone Village Hotel Parcel, Morgan Hill, CA**	**Project No.**

Photo No. 5	
View Direction of Photo: Northwest	
Description: Looking back towards the site from the front of the vacant bank building shown in the previous photo.	

Photo No. 6	
View Direction of Photo: East	
Description: View of the Madrone Village retail center.	

geologica	PHOTOGRAPHIC RECORD June 29, 2018	
Client Name: **MMP Morgan Hill**	**Site Location:** **Madrone Village Hotel Parcel, Morgan Hill, CA**	**Project No.**

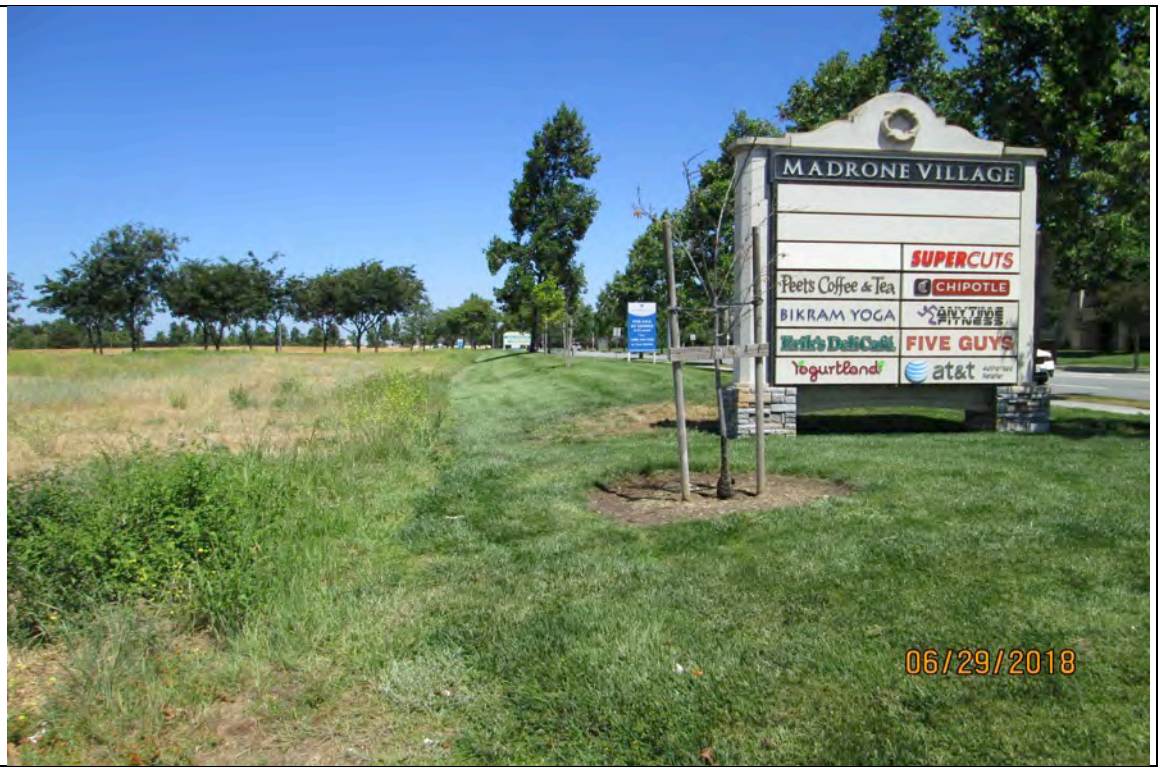
Photo No. 7	
View Direction of Photo: Northwest	
Description: View of the eastern end of the site adjacent to Madrone Pkwy at right.	

Photo No. 8	
View Direction of Photo: Southwest	
Description: View across the vacant portion of the site from the east end.	

geologica	PHOTOGRAPHIC RECORD June 29, 2018	
Client Name: **MMP Morgan Hill**	**Site Location:** **Madrone Village Hotel Parcel, Morgan Hill, CA**	**Project No.**

Photo No. 9	
View Direction of Photo: Southwest	
Description: View along the northern side of the site adjacent to Woodview Ave at right.	

Photo No. 10	
View Direction of Photo: East	
Description: Looking across the vacant portion of the site from the northwest corner. Madrone Village is in the background.	

Appendix B

EDR Reports

Madrone Village
735 Cochrane Road
Morgan Hill, CA 95037

Inquiry Number: 5338844.2s
June 20, 2018

The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

735 COCHRANE ROAD
MORGAN HILL, CA 95037

COORDINATES

Latitude (North):	37.1515960 - 37˚ 9' 5.74''
Longitude (West):	121.6573640 - 121˚ 39' 26.51''
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	619230.8
UTM Y (Meters):	4112329.8
Elevation:	371 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	5640402 MORGAN HILL, CA
Version Date:	2012

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140609
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
735 COCHRANE ROAD
MORGAN HILL, CA 95037

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	CHIPOTLE MEXICAN GRI	775 COCHRANE RD BLDG	CUPA Listings, CERS	Higher	308, 0.058, ESE
2	CARPENTERS TRAINING	485 WOODVIEW DR	CUPA Listings	Lower	463, 0.088, West
A3	MONTEREY VNYRD FDMAR	851 COCHRANE RD	EDR Hist Auto	Higher	537, 0.102, East
A4	COCHRANE CHEVRON/CAR	851 COCHRANE RD	UST	Higher	537, 0.102, East
A5	COCHRANE CHEVRON/CAR	851 COCHRANE RD	CUPA Listings, HAZNET, CERS HAZ WASTE, CERS TANKS,...	Higher	537, 0.102, East
6	COURTYARD HOTEL BY M	18610 MADRONE PY	CUPA Listings	Higher	540, 0.102, NE
7	MICRO MECHANICS INC	465 WOODVIEW AV	CUPA Listings, CERS HAZ WASTE, CERS	Lower	722, 0.137, WSW
B8	SALLY BEAUTY SUPPLY	218 COCHRANE PLZ	CERS HAZ WASTE, CERS	Higher	756, 0.143, ESE
B9	SALLY BEAUTY #1054	218 COCHRANE PLZ	CUPA Listings, HAZNET	Higher	756, 0.143, ESE
B10	COCHRANE PLAZA DENTA	154 COCHRANE PL	CUPA Listings	Higher	783, 0.148, ESE
C11	HOBBY LOBBY #503	990 COCHRANE RD	CUPA Listings	Higher	820, 0.155, East
C12	HOBBY LOBBY	990 COCHRANE RD	CERS HAZ WASTE, CERS	Higher	820, 0.155, East
13	PHOENIX DEVENTURES	18655 MADRONE PY 180	CUPA Listings, CERS HAZ WASTE, CERS	Lower	851, 0.161, NW
D14	WALMART SUPERCENTER	170 COCHRANE PLAZA	RCRA-SQG	Higher	906, 0.172, SE
D15	TARGET STORE #0640	170 COCHRANE PLZ	CUPA Listings	Higher	906, 0.172, SE
D16	WALMART SUPERCENTER	170 COCHRANE PLAZA	RCRA-LQG	Higher	906, 0.172, SE
17	ALTANOVA MANUFACTURI	18655 MADRONE PY STE	CUPA Listings	Lower	994, 0.188, NW
E18	ARAGEN BIOSCIENCE IN	380 WOODVIEW AV	CUPA Listings, CERS HAZ WASTE, CERS	Lower	995, 0.188, SW
E19	CELLIANCE CORP	380 WOODVIEW AV	CUPA Listings	Lower	995, 0.188, SW
E20	TRIAD RESOURCES	400 WOODVIEW AV	CUPA Listings	Lower	999, 0.189, WSW
21	TOWA USA CORPORATION	350 WOODVIEW AV STE	CUPA Listings	Lower	1029, 0.195, SW
E22	NATSTEEL ELECTRONICS	389 WOODVIEW AV	CUPA Listings	Lower	1113, 0.211, SW
E23	AMERICAL TOOLING, IN	385 WOODVIEW AV STE	CUPA Listings	Lower	1128, 0.214, SW
24	M & L PRECISION MACH	18665 MADRONE PY	CUPA Listings, CERS HAZ WASTE, CERS	Lower	1189, 0.225, WNW
25	BENJAMIN S STEIN DDS	18525 SUTTER BL 190	CUPA Listings	Lower	1235, 0.234, SSE
F26	MADRONE LAND CORPORA	645 COCHRANE ROAD	ENVIROSTOR, CPS-SLIC, DEED, HIST CORTESE, CERS	Lower	1280, 0.242, SSW
F27	MADRONE LAND CORPORA	645 COCHRANE ROAD	CPS-SLIC	Lower	1280, 0.242, SSW
28	PHOTOTEK	18450 SUTTER BLVD	RCRA-SQG, ENVIROSTOR, HAZNET	Higher	1445, 0.274, SSE
29	ANRITSU COMPANY	490 JARVIS DRIVE	CUPA Listings, EMI, HIST CORTESE, NPDES, CIWQS	Higher	1542, 0.292, SSE
30	COLOMBINI RANCH	675 PEEBLES AVE	LUST, SWEEPS UST, HIST UST, HIST CORTESE, CERS	Lower	2342, 0.444, NW
31	TENCATE ADVANCE COMP	18410 BUTTERFIELD BL	RCRA-LQG, ENVIROSTOR, WDS	Lower	2361, 0.447, South
32	DEPRESSURIZED TECHNO	335 COCHRANE CIR	RCRA-SQG, FINDS, ECHO, ICE, HWP, CERS	Lower	2748, 0.520, SW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL ..... National Priority List
Proposed NPL ..... Proposed National Priority List Sites
NPL LIENS ..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ..... National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY ..... Federal Facility Site Information listing
SEMS ..... Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE ..... Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS ..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ..... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-CESQG ..... RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

LUCIS ..... Land Use Control Information System
US ENG CONTROLS ..... Engineering Controls Sites List
US INST CONTROL ..... Sites with Institutional Controls

Federal ERNS list

ERNS ..... Emergency Response Notification System

EXECUTIVE SUMMARY

State- and tribal - equivalent NPL

RESPONSE..... State Response Sites

State and tribal landfill and/or solid waste disposal site lists

SWF/LF..... Solid Waste Information System

State and tribal leaking storage tank lists

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land
HIST LUST..... HIST LUST - Fuel Leak Site Activity Report

State and tribal registered storage tank lists

FEMA UST..... Underground Storage Tank Listing
AST..... Aboveground Petroleum Storage Tank Facilities
INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal voluntary cleanup sites

VCP..... Voluntary Cleanup Program Properties
INDIAN VCP..... Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS..... Considered Brownfieds Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT..... Waste Management Unit Database
SWRCY..... Recycler Database
HAULERS..... Registered Waste Tire Haulers Listing
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
ODI..... Open Dump Inventory
IHS OPEN DUMPS..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL..... Delisted National Clandestine Laboratory Register
HIST Cal-Sites..... Historical Calsites Database
SCH..... School Property Evaluation Program
CDL..... Clandestine Drug Labs
Toxic Pits..... Toxic Pits Cleanup Act Sites
US CDL..... National Clandestine Laboratory Register

Local Lists of Registered Storage Tanks

SWEEPS UST..... SWEEPS UST Listing

HIST UST	Hazardous Substance Storage Container Database
CA FID UST	Facility Inventory Database

Local Land Records

LIENS	Environmental Liens Listing
LIENS 2	CERCLA Lien Information

Records of Emergency Release Reports

HMIRS	Hazardous Materials Information Reporting System
CHMIRS	California Hazardous Material Incident Report System
LDS	Land Disposal Sites Listing
MCS	Military Cleanup Sites Listing
SPILLS 90	SPILLS 90 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated
FUDS	Formerly Used Defense Sites
DOD	Department of Defense Sites
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR	Financial Assurance Information
EPA WATCH LIST	EPA WATCH LIST
2020 COR ACTION	2020 Corrective Action Program List
TSCA	Toxic Substances Control Act
TRIS	Toxic Chemical Release Inventory System
SSTS	Section 7 Tracking Systems
ROD	Records Of Decision
RMP	Risk Management Plans
RAATS	RCRA Administrative Action Tracking System
PRP	Potentially Responsible Parties
PADS	PCB Activity Database System
ICIS	Integrated Compliance Information System
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS	Material Licensing Tracking System
COAL ASH DOE	Steam-Electric Plant Operation Data
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER	PCB Transformer Registration Database
RADINFO	Radiation Information Database
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
CONSENT	Superfund (CERCLA) Consent Decrees
INDIAN RESERV	Indian Reservations
FUSRAP	Formerly Utilized Sites Remedial Action Program
UMTRA	Uranium Mill Tailings Sites
LEAD SMELTERS	Lead Smelter Sites
US AIRS	Aerometric Information Retrieval System Facility Subsystem
US MINES	Mines Master Index File
ABANDONED MINES	Abandoned Mines
FINDS	Facility Index System/Facility Registry System
UXO	Unexploded Ordnance Sites
DOCKET HWC	Hazardous Waste Compliance Docket Listing
ECHO	Enforcement & Compliance History Information

EXECUTIVE SUMMARY

FUELS PROGRAM	EPA Fuels Program Registered Listing
CA BOND EXP. PLAN	Bond Expenditure Plan
Cortese	"Cortese" Hazardous Waste & Substances Sites List
DRYCLEANERS	Cleaner Facilities
EMI	Emissions Inventory Data
ENF	Enforcement Action Listing
Financial Assurance	Financial Assurance Information Listing
HAZNET	Facility and Manifest Data
ICE	ICE
HWT	Registered Hazardous Waste Transporter Database
MINES	Mines Site Location Listing
MWMP	Medical Waste Management Program Listing
NPDES	NPDES Permits Listing
PEST LIC	Pesticide Regulation Licenses Listing
PROC	Certified Processors Database
Notify 65	Proposition 65 Records
SAN JOSE HAZMAT	Hazardous Material Facilities
UIC	UIC Listing
WASTEWATER PITS	Oil Wastewater Pits Listing
WDS	Waste Discharge System
WIP	Well Investigation Program Case List
PROJECT	PROJECT (GEOTRACKER)
PROD WATER PONDS	PROD WATER PONDS (GEOTRACKER)
CIWQS	California Integrated Water Quality System
SAMPLING POINT	SAMPLING POINT (GEOTRACKER)
WELL STIM PROJ	Well Stimulation Project (GEOTRACKER)
UIC GEO	UIC GEO (GEOTRACKER)
CERS	CERS
MILITARY PRIV SITES	MILITARY PRIV SITES (GEOTRACKER)
OTHER OIL GAS	OTHER OIL & GAS (GEOTRACKER)
NON-CASE INFO	NON-CASE INFO (GEOTRACKER)

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	EDR Proprietary Manufactured Gas Plants
EDR Hist Cleaner	EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF	Recovered Government Archive Solid Waste Facilities List
RGA LUST	Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

STANDARD ENVIRONMENTAL RECORDS

Federal RCRA generators list

RCRA-LQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

A review of the RCRA-LQG list, as provided by EDR, and dated 12/11/2017 has revealed that there is 1 RCRA-LQG site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
WALMART SUPERCENTER	170 COCHRANE PLAZA	SE 1/8 - 1/4 (0.172 mi.)	D16	96

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 12/11/2017 has revealed that there is 1 RCRA-SQG site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
WALMART SUPERCENTER	170 COCHRANE PLAZA	SE 1/8 - 1/4 (0.172 mi.)	D14	84

State- and tribal - equivalent CERCLIS

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 01/30/2018 has revealed that there are 3 ENVIROSTOR sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
PHOTOTEK Facility Id: 71003458 Status: Inactive - Needs Evaluation	***18450 SUTTER BLVD***	***SSE 1/4 - 1/2 (0.274 mi.)***	***28***	***122***

Lower Elevation	Address	Direction / Distance	Map ID	Page
MADRONE LAND CORPORA	***645 COCHRANE ROAD***	***SSW 1/8 - 1/4 (0.242 mi.)***	***F26***	***120***

Facility Id: 43010016
Status: Refer: RWQCB

TENCATE ADVANCE COMP	***18410 BUTTERFIELD BL***	***S 1/4 - 1/2 (0.447 mi.)***	***31***	***142***

Facility Id: 71004096
Status: Inactive - Needs Evaluation

State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the LUST list, as provided by EDR, has revealed that there is 1 LUST site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
COLOMBINI RANCH	***675 PEEBLES AVE***	***NW 1/4 - 1/2 (0.444 mi.)***	***30***	***138***

Database: LUST REG 3, Date of Government Version: 05/19/2003
Database: LUST, Date of Government Version: 03/12/2018
Status: Completed - Case Closed
Status: Case Closed
Global Id: T0608502177
Global ID: T0608502177

CPS-SLIC: Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

A review of the CPS-SLIC list, as provided by EDR, has revealed that there are 2 CPS-SLIC sites within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
MADRONE LAND CORPORA	***645 COCHRANE ROAD***	***SSW 1/8 - 1/4 (0.242 mi.)***	***F26***	***120***

Database: CPS-SLIC, Date of Government Version: 03/12/2018
Global Id: SL20274892
Facility Status: Completed - Case Closed

MADRONE LAND CORPORA	645 COCHRANE ROAD	SSW 1/8 - 1/4 (0.242 mi.)	F27	122

Database: SLIC REG 2, Date of Government Version: 09/30/2004
Facility Id: SL20274892

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, has revealed that there is 1 UST site within

approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
COCHRANE CHEVRON/CAR	851 COCHRANE RD	E 0 - 1/8 (0.102 mi.)	A4	11
Database: UST, Date of Government Version: 03/12/2018				

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

CERS HAZ WASTE: List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

A review of the CERS HAZ WASTE list, as provided by EDR, and dated 04/23/2018 has revealed that there are 7 CERS HAZ WASTE sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
COCHRANE CHEVRON/CAR	*851 COCHRANE RD*	*E 0 - 1/8 (0.102 mi.)*	*A5*	*11*
SALLY BEAUTY SUPPLY	*218 COCHRANE PLZ*	*ESE 1/8 - 1/4 (0.143 mi.)*	*B8*	*63*
HOBBY LOBBY	*990 COCHRANE RD*	*E 1/8 - 1/4 (0.155 mi.)*	*C12*	*72*

Lower Elevation	Address	Direction / Distance	Map ID	Page
MICRO MECHANICS INC	*465 WOODVIEW AV*	*WSW 1/8 - 1/4 (0.137 mi.)*	*7*	*52*
PHOENIX DEVENTURES	*18655 MADRONE PY 180*	*NW 1/8 - 1/4 (0.161 mi.)*	*13*	*74*
ARAGEN BIOSCIENCE IN	*380 WOODVIEW AV*	*SW 1/8 - 1/4 (0.188 mi.)*	*E18*	*98*
M & L PRECISION MACH	*18665 MADRONE PY*	*WNW 1/8 - 1/4 (0.225 mi.)*	*24*	*114*

Local Lists of Registered Storage Tanks

CERS TANKS: List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

A review of the CERS TANKS list, as provided by EDR, and dated 04/23/2018 has revealed that there is 1 CERS TANKS site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
COCHRANE CHEVRON/CAR	*851 COCHRANE RD*	*E 0 - 1/8 (0.102 mi.)*	*A5*	*11*

Local Land Records

DEED: The use of recorded land use restrictions is one of the methods the DTSC uses to protect the public from unsafe exposures to hazardous substances and wastes .

A review of the DEED list, as provided by EDR, and dated 02/08/2018 has revealed that there is 1 DEED

site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
MADRONE LAND CORPORA	***645 COCHRANE ROAD***	***SSW 1/8 - 1/4 (0.242 mi.)***	***F26***	***120***
Status: COMPLETED - CASE CLOSED				
Envirostor ID: SL20274892				

Other Ascertainable Records

CUPA Listings: A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

A review of the CUPA Listings list, as provided by EDR, has revealed that there are 19 CUPA Listings sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CHIPOTLE MEXICAN GRI	***775 COCHRANE RD BLDG***	***ESE 0 - 1/8 (0.058 mi.)***	***1***	***8***
Database: CUPA SANTA CLARA, Date of Government Version: 02/20/2018				
COCHRANE CHEVRON/CAR	***851 COCHRANE RD***	***E 0 - 1/8 (0.102 mi.)***	***A5***	***11***
Database: CUPA SANTA CLARA, Date of Government Version: 02/20/2018				
COURTYARD HOTEL BY M	18610 MADRONE PY	NE 0 - 1/8 (0.102 mi.)	6	52
Database: CUPA SANTA CLARA, Date of Government Version: 02/20/2018				
SALLY BEAUTY #1054	***218 COCHRANE PLZ***	***ESE 1/8 - 1/4 (0.143 mi.)***	***B9***	***70***
Database: CUPA SANTA CLARA, Date of Government Version: 02/20/2018				
COCHRANE PLAZA DENTA	154 COCHRANE PL	ESE 1/8 - 1/4 (0.148 mi.)	B10	71
Database: CUPA SANTA CLARA, Date of Government Version: 02/20/2018				
HOBBY LOBBY #503	990 COCHRANE RD	E 1/8 - 1/4 (0.155 mi.)	C11	71
Database: CUPA SANTA CLARA, Date of Government Version: 02/20/2018				
TARGET STORE #0640	170 COCHRANE PLZ	SE 1/8 - 1/4 (0.172 mi.)	D15	96
Database: CUPA SANTA CLARA, Date of Government Version: 02/20/2018				

Lower Elevation	Address	Direction / Distance	Map ID	Page
CARPENTERS TRAINING	485 WOODVIEW DR	W 0 - 1/8 (0.088 mi.)	2	11
Database: CUPA SANTA CLARA, Date of Government Version: 02/20/2018				
MICRO MECHANICS INC	***465 WOODVIEW AV***	***WSW 1/8 - 1/4 (0.137 mi.)***	***7***	***52***
Database: CUPA SANTA CLARA, Date of Government Version: 02/20/2018				
PHOENIX DEVENTURES	***18655 MADRONE PY 180***	***NW 1/8 - 1/4 (0.161 mi.)***	***13***	***74***
Database: CUPA SANTA CLARA, Date of Government Version: 02/20/2018				
ALTANOVA MANUFACTURI	18655 MADRONE PY STE	NW 1/8 - 1/4 (0.188 mi.)	17	98
Database: CUPA SANTA CLARA, Date of Government Version: 02/20/2018				
ARAGEN BIOSCIENCE IN	***380 WOODVIEW AV***	***SW 1/8 - 1/4 (0.188 mi.)***	***E18***	***98***
Database: CUPA SANTA CLARA, Date of Government Version: 02/20/2018				
CELLIANCE CORP	380 WOODVIEW AV	SW 1/8 - 1/4 (0.188 mi.)	E19	112
Database: CUPA SANTA CLARA, Date of Government Version: 02/20/2018				
TRIAD RESOURCES	400 WOODVIEW AV	WSW 1/8 - 1/4 (0.189 mi.)	E20	112
Database: CUPA SANTA CLARA, Date of Government Version: 02/20/2018				

Lower Elevation	Address	Direction / Distance	Map ID	Page
TOWA USA CORPORATION Database: CUPA SANTA CLARA, Date of Government Version: 02/20/2018	350 WOODVIEW AV STE	SW 1/8 - 1/4 (0.195 mi.)	21	113
NATSTEEL ELECTRONICS Database: CUPA SANTA CLARA, Date of Government Version: 02/20/2018	389 WOODVIEW AV	SW 1/8 - 1/4 (0.211 mi.)	E22	113
AMERICAL TOOLING, IN Database: CUPA SANTA CLARA, Date of Government Version: 02/20/2018	385 WOODVIEW AV STE	SW 1/8 - 1/4 (0.214 mi.)	E23	113
M & L PRECISION MACH Database: CUPA SANTA CLARA, Date of Government Version: 02/20/2018	***18665 MADRONE PY***	***WNW 1/8 - 1/4 (0.225 mi.)***	***24***	***114***
BENJAMIN S STEIN DDS Database: CUPA SANTA CLARA, Date of Government Version: 02/20/2018	18525 SUTTER BL 190	SSE 1/8 - 1/4 (0.234 mi.)	25	119

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 3 HIST CORTESE sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ANRITSU COMPANY Reg Id: 2417	***490 JARVIS DRIVE***	***SSE 1/4 - 1/2 (0.292 mi.)***	***29***	***128***

Lower Elevation	Address	Direction / Distance	Map ID	Page
MADRONE LAND CORPORA Reg Id: 43010016	***645 COCHRANE ROAD***	***SSW 1/8 - 1/4 (0.242 mi.)***	***F26***	***120***
COLOMBINI RANCH Reg Id: 466	***675 PEEBLES AVE***	***NW 1/4 - 1/2 (0.444 mi.)***	***30***	***138***

HWP: Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

A review of the HWP list, as provided by EDR, and dated 02/20/2018 has revealed that there is 1 HWP site within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
DEPRESSURIZED TECHNO EPA Id: CAD983665068 Cleanup Status: CLOSED	***335 COCHRANE CIR***	***SW 1/2 - 1 (0.520 mi.)***	***32***	***152***

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EXECUTIVE SUMMARY

EDR Hist Auto: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there is 1 EDR Hist Auto site within approximately 0.125 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MONTEREY VNYRD FDMAR	851 COCHRANE RD	E 0 - 1/8 (0.102 mi.)	A3	11

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 2 records.

Site Name	Database(s)
MADRONE VILLAGE	CIWQS
MADRONE PLAZA	CIWQS

OVERVIEW MAP - 5338844.2S

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites

0 1/4 1/2 1 Miles

- Indian Reservations BIA
- Power transmission lines
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands
- Upgradient Area
- Areas of Concern

N

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Madrone Village	CLIENT: Geologica
ADDRESS: 735 Cochrane Road Morgan Hill CA 95037	CONTACT: Mark Hallee INQUIRY #: 5338844.2s
LAT/LONG: 37.151596 / 121.657364	DATE: June 20, 2018 1:48 pm

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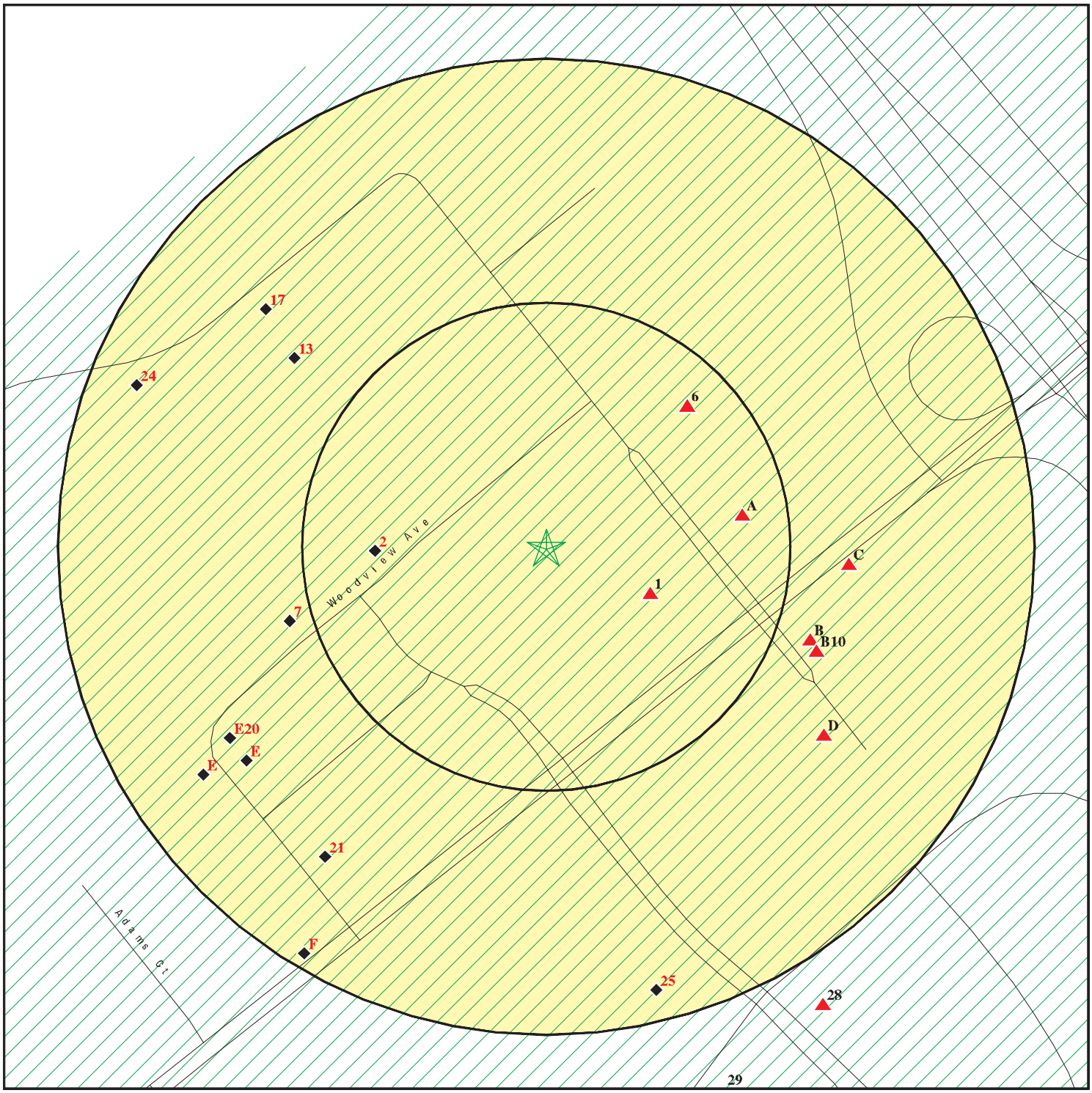
DETAIL MAP - 5338844.2S



0 1/16 1/8 1/4 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- 100-year flood zone
- 500-year flood zone
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Madrone Village	CLIENT: Geologica
ADDRESS: 735 Cochrane Road Morgan Hill CA 95037	CONTACT: Mark Hallee INQUIRY #: 5338844.2s
LAT/LONG: 37.151596 / 121.657364	DATE: June 20, 2018 1:48 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Federal CERCLIS NFRAP site list								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Federal RCRA CORRACTS facilities list								
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG	0.250		0	1	NR	NR	NR	1
RCRA-SQG	0.250		0	1	NR	NR	NR	1
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE	1.000		0	0	0	0	NR	0
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	1.000		0	1	2	0	NR	3
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking storage tank lists								
LUST	0.500		0	0	1	NR	NR	1

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		0	2	0	NR	NR	2
HIST LUST	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		1	0	NR	NR	NR	1
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
CERS HAZ WASTE	0.250		1	6	NR	NR	NR	7
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		0	0	NR	NR	NR	0
HIST UST	0.250		0	0	NR	NR	NR	0
CA FID UST	0.250		0	0	NR	NR	NR	0
CERS TANKS	0.250		1	0	NR	NR	NR	1
Local Land Records								
LIENS	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LIENS 2	TP		NR	NR	NR	NR	NR	0
DEED	0.500		0	1	0	NR	NR	1
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
CHMIRS	TP		NR	NR	NR	NR	NR	0
LDS	TP		NR	NR	NR	NR	NR	0
MCS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		4	15	NR	NR	NR	19

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	TP		NR	NR	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
HAZNET	TP		NR	NR	NR	NR	NR	0
ICE	TP		NR	NR	NR	NR	NR	0
HIST CORTESE	0.500		0	1	2	NR	NR	3
HWP	1.000		0	0	0	1	NR	1
HWT	0.250		0	0	NR	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
PEST LIC	TP		NR	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
SAN JOSE HAZMAT	0.250		0	0	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
PROJECT	TP		NR	NR	NR	NR	NR	0
PROD WATER PONDS	TP		NR	NR	NR	NR	NR	0
CIWQS	TP		NR	NR	NR	NR	NR	0
SAMPLING POINT	TP		NR	NR	NR	NR	NR	0
WELL STIM PROJ	TP		NR	NR	NR	NR	NR	0
UIC GEO	TP		NR	NR	NR	NR	NR	0
CERS	TP		NR	NR	NR	NR	NR	0
MILITARY PRIV SITES	TP		NR	NR	NR	NR	NR	0
OTHER OIL GAS	TP		NR	NR	NR	NR	NR	0
NON-CASE INFO	TP		NR	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		1	NR	NR	NR	NR	1
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		0	8	28	5	1	0	42

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

1 ESE < 1/8 0.058 mi. 308 ft. | **CHIPOTLE MEXICAN GRILL #1092**
775 COCHRANE RD BLDG C
MORGAN HILL, CA 95037 | **CUPA Listings** | **S118585052**
CERS | **N/A**

Relative: Higher

Actual: 373 ft.

CUPA SANTA CLARA:

Region:	SANTA CLARA
PE#:	Not reported
Program Description:	HMBP FACILITY, 1-3 CHEMICALS
Latitude:	37.15081
Longitude:	-121.6561
Record ID:	PR0423840
Facility ID:	FA0282573

CERS TANKS:

Site ID:	18684
CERS ID:	10506754
CERS Description:	Chemical Storage Facilities

Violations:

Site ID:	18684
Site Name:	Chipotle Mexican Grill #1092
Violation Date:	06-08-2017
Citation:	HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Description:	Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.
Violation Notes:	No annual training in safety procedures has been documented for 2016 and 2017. Ensure that annual training for employees covers all the content in the Hazardous Materials Business Plan and is documented.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HMRRP
Violation Source:	CERS

Site ID:	18684
Site Name:	Chipotle Mexican Grill #1092
Violation Date:	06-08-2017
Citation:	HSC 6.95 25505.1 - California Health and Safety Code, Chapter 6.95, Section(s) 25505.1
Violation Description:	Failure to notify property owner in writing that the business is subject to the business plan program and has complied with its provisions.
Violation Notes:	Facility did not notify the property owner that they are subject to HMBP requirements.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HMRRP
Violation Source:	CERS

Evaluation:

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-08-2017
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	On site to conduct a routine hazardous materials business plan inspection. Facility's last HMBP submittal was 2/12/17 via CERS. CERS ID: 10506754 Observed the following reportable chemicals on site:

CHIPOTLE MEXICAN GRILL #1092 (Continued) **S118585052**

	3,800 cubic feet carbon dioxide
Eval Division:	Santa Clara County Environmental Health
Eval Program:	HMRRP
Eval Source:	CERS

Affiliation:

Affiliation Type Desc:	CUPA District
Entity Name:	Santa Clara County Environmental Health
Entity Title:	Not reported
Affiliation Address:	1555 Berger Drive, Suite 300
Affiliation City:	San Jose
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95112-2716
Affiliation Phone:	(408) 918-3400
Affiliation Type Desc:	Document Preparer
Entity Name:	Sam Smith
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Environmental Contact
Entity Name:	Kim Oganesyan
Entity Title:	Not reported
Affiliation Address:	1401 Wynkoop St., Suite 500
Affiliation City:	Denver
Affiliation State:	CO
Affiliation Country:	Not reported
Affiliation Zip:	80202
Affiliation Phone:	(303) 222-2524
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	1401 Wynkoop St., Suite 500
Affiliation City:	Denver
Affiliation State:	CO
Affiliation Country:	Not reported
Affiliation Zip:	80202
Affiliation Phone:	Not reported
Affiliation Type Desc:	Identification Signer
Entity Name:	Sam Smith
Entity Title:	Facilities Coordinator
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Legal Owner

CHIPOTLE MEXICAN GRILL #1092 (Continued) **S118585052**

Entity Name:	Chipotle Mexican Grill, Inc.
Entity Title:	Not reported
Affiliation Address:	1401 Wynkoop St., Suite 500
Affiliation City:	Denver
Affiliation State:	CO
Affiliation Country:	United States
Affiliation Zip:	80202
Affiliation Phone:	(303) 595-4000

Affiliation Type Desc:	Operator
Entity Name:	Chipotle Mexican Grill #1092
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(408) 776-8505

Affiliation Type Desc:	Parent Corporation
Entity Name:	Chipotle Mexican Grill
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Primary Emergency Contact
Entity Name:	Roger Diaz
Entity Title:	General Manager
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(669) 225-4535

Affiliation Type Desc:	Secondary Emergency Contact
Entity Name:	MIke Nuesca
Entity Title:	Facilities Manager
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(310) 873-8071

2
West
< 1/8
0.088 mi.
463 ft.

CARPENTERS TRAINING CENTER
485 WOODVIEW DR
MORGAN HILL, CA 95037

CUPA Listings **S117892326**
N/A

Relative:
Lower

Actual:
368 ft.

CUPA SANTA CLARA:

Region:	SANTA CLARA
PE#:	2502
Program Description:	HAZMAT STORAGE FACILITY-MINIMAL STORAGE SITE
Latitude:	37.152159
Longitude:	-121.658049
Record ID:	PR0376809
Facility ID:	FA0257569

A3
East
< 1/8
0.102 mi.
537 ft.

MONTEREY VNYRD FDMART CAR WASH
851 COCHRANE RD
MORGAN HILL, CA 95037

Site 1 of 3 in cluster A

EDR Hist Auto **1021912790**
N/A

Relative:
Higher

Actual:
375 ft.

EDR Hist Auto

Year:	Name:	Type:
2003	MONTEREY VNYRD FDMART CAR WASH	Gasoline Service Stations
2004	MONTEREY VNYRD FDMART CAR WASH	Gasoline Service Stations
2005	MONTEREY VNYRD FDMART CAR WASH	Gasoline Service Stations
2006	MONTEREY VNYRD FDMART CAR WASH	Gasoline Service Stations
2007	MONTEREY VNYRD FDMART CAR WASH	Gasoline Service Stations
2008	MONTEREY VNYRD FDMART CAR WASH	Gasoline Service Stations
2013	MONTEREY VNYRD FDMART CAR WASH	Gasoline Service Stations
2014	MONTEREY VNYRD FDMART CAR WASH	Gasoline Service Stations

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A4
East
< 1/8
0.102 mi.
537 ft.

COCHRANE CHEVRON/CARMEL CAR WASH
851 COCHRANE RD
MORGAN HILL, CA 95037

Site 2 of 3 in cluster A

UST **U004263231**
N/A

Relative:
Higher

Actual:
375 ft.

UST:

Facility ID:	Not reported
Permitting Agency:	Santa Clara County Environmental Health
Latitude:	37.15184
Longitude:	-121.65555

A5
East
< 1/8
0.102 mi.
537 ft.

COCHRANE CHEVRON/CARMEL CAR WASH
851 COCHRANE RD
MORGAN HILL, CA 95037

Site 3 of 3 in cluster A

CUPA Listings **S112345612**
HAZNET **N/A**
CERS HAZ WASTE
CERS TANKS
CERS

Relative:
Higher

Actual:
375 ft.

CUPA SANTA CLARA:

Region:	SANTA CLARA
PE#:	2202
Program Description:	GENERATES < 100 KG/YR
Latitude:	37.1518
Longitude:	-121.655253

COCHRANE CHEVRON/CARMEL CAR WASH (Continued) **S112345612**

Record ID: PR0411141
Facility ID: FA0271900

Region: SANTA CLARA
PE#: Not reported
Program Description: HMBP FACILITY, 4-6 CHEMICALS
Latitude: 37.1518
Longitude: -121.655253
Record ID: PR0375147
Facility ID: FA0271900

Region: SANTA CLARA
PE#: 2399
Program Description: UNDERGROUND STORAGE TANK PROGRAM RECORD
Latitude: 37.1518
Longitude: -121.655253
Record ID: PR0375148
Facility ID: FA0271900

HAZNET:
envid: S112345612
Year: 2013
GEPAID: CAC002744208
Contact: JAGS SINGH
Telephone: 5103051280
Mailing Name: Not reported
Mailing Address: 851 COCHRANE RD
Mailing City,St,Zip: MORGAN HILL, CA 950372870
Gen County: Santa Clara
TSD EPA ID: CAD028409019
TSD County: Los Angeles
Waste Category: Not reported
Disposal Method: Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.03
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Not reported

CERS HAZ WASTE:
Site ID: 390304
CERS ID: 10356106
CERS Description: Hazardous Waste Generator

Violations:
Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 05-26-2015
Citation: Un-Specified
Violation Description: UST Program - Administration/Documentation - For use of Local Ordinance only
Violation Notes: Returned to compliance on 06/08/2015.
_____ THE D.O. INSPECTION REPORT FOR SEPTEMBER 2014 WAS DATED 9/17/2014; HOWEVER, THE ALARM HISTORY WAS DATED 9/18/2014, WHICH IS ONE DAY LATER. THE D.O. REPORT FOR 8/27/2014 NOTED A SENSOR OUT ALARM ON L-5 (DISP. 1/2). THERE WAS NO MAINTENANCE DOCUMENTATION AS TO THE CAUSE

COCHRANE CHEVRON/CARMEL CAR WASH (Continued) **S112345612**

AND/OR CORRECTIVE ACTION IMPLEMENTED TO PREVENT FUTURE ALARMS. PREVIOUS UST CERTIFICATION TEST REPORTS AND UST MONITORING PLANS LIST VEEDER-ROOT SENSOR PART NUMBER: 794380-341 AS BEING INSTALLED IN THE ANNULAR SPACE IN ALL TANKS. DURING THE INSPECTION IT WAS VERIFIED THAT VEEDER-ROOT SENSORS PART NUMBER: 794390-409 ARE INSTALLED IN ALL ANNULAR SPACES.

Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 08-27-2014
Citation: HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Description: Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.
Violation Notes: Returned to compliance on 05/27/2015. Facility could not demonstrate evidence of UST Financial Responsibility. * Upload and electronically submit the UST Certification of Financial Responsibility (CFR) form and CFO letter via the California Environmental Reporting System (CERS) website at http://cers.calepa.ca.gov. Sample forms were provided.
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 05-19-2016
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to maintain on site an approved monitoring plan.
Violation Notes: Returned to compliance on 05/24/2016. The UST Monitoring Plan submitted via CERS on 5/18/16 states that the 87-grade annular space is liquid filled and monitored by Veeder-Root hydrostatic sensors (794380-341). The 87-annular space is Dry and monitored by a Veeder-Root 794390-409 sensor.
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 08-27-2014
Citation: 23 CCR 16 2715(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(f)
Violation Description: Failure to comply with one or more of the following: provide training to facility employee(s) responsible for proper operation and maintenance every 12 months and/or train new employee(s) who are responsible for proper operation and maintenance within 30-days of hire and/or to have at least one employee present during operating hours that has been trained in the proper operation and maintenance of the UST system.
Violation Notes: Returned to compliance on 06/08/2015. The training log provided does not state what the training was for or who provided the training. In

COCHRANE CHEVRON/CARMEL CAR WASH (Continued) **S112345612**

addition, Jagpreet Sawhney is the only employee listed as having training, however, he is not onsite during all facility operating hours. * Maintain a current list of trained facility employees that clearly shows the employees were trained for UST responsibilities (as listed below) by the qualified Designated UST Operator. Sample training log provided. * Ensure that there is at least one trained employee onsite at all times during operating hours.

Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 05-26-2015
Citation: 23 CCR 16 2638 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2638
Violation Description: Failure to test leak detection equipment as required every 12 months (VPH, sensor, LLD, ATG, etc.) and/or submit monitoring system certification to the CUPA within 30 days of completion of the test
Violation Notes: Returned to compliance on 05/26/2015.

MONITORING TEST REPORT CERTIFICATION DATED 5/13/14 WAS NOT SIGNED BY THE TECHNICIAN LISTED ON THE REPORT (JASON HAASE). A SIGNED TEST REPORT WAS OBTAINED DURING THE INSPECTION. THIS VIOLATION WAS CORRECTED DURING THE INSPECTION AND NO FURTHER ACTION IS REQUIRED.

Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 05-26-2015
Citation: HSC 6.7 25290.1(h), 25290.2(g), 25291(f), 25292(e) - California Health and Safety Code, Chapter 6.7, Section(s) 25290.1(h), 25290.2(g), 25291(f), 25292(e)
Violation Description: Failure to install line leak detector.
Violation Notes: Returned to compliance on 05/26/2015.

THE RED JACKET (FX1V) MLLD ON THE 87-MASTER TANK FAILED THE FUNCTIONAL TEST. A NEW RED JACKET (FX1V) WAS INSTALLED, TESTED AND FUNCTIONED AS REQUIRED. THIS VIOLATION WAS CORRECTED DURING THE INSPECTION AND NO FURTHER ACTION IS REQUIRED.

Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 05-26-2015
Citation: 23 CCR 16 2715 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715
Violation Description: The owner/operator has failed to comply with one or more of the following: to maintain a copy of the designated operator monthly inspections for the last 12 months and/or maintain a list of trained employees on-site or off-site at a readily available location, if approved by the CUPA.

COCHRANE CHEVRON/CARMEL CAR WASH (Continued) **S112345612**

Violation Notes: Returned to compliance on 06/08/2015.
_____ THE MONITORING CERTIFICATION REPORT DATED 5/13/2014 DID NOT LIST DISPENSERS 13/14, 15/16 AND 17/18 ON THE REPORT. THE D.O. INSPECTION FOR NOVEMBER 2014 WAS NOT AVAILABLE DURING THE INSPECTION.
_____

Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 05-26-2015
Citation: Un-Specified
Violation Description: UST Program - Administration/Documentation - For use of Local Ordinance only
Violation Notes: Returned to compliance on 06/08/2015.
_____
FACILITY DID NOT IMPLEMENT CORRECTIVE ACTIONS FROM THE UST INSPECTION CONDUCTED ON 8/27/2014. A SIGNED COPY OF THE UST REPORT, DATED 8/27/2014 WAS RECEIVED DURING TODAY'S INSPECTION.
_____

Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 08-27-2014
Citation: 23 CCR 16 2644.1(a)(4) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2644.1(a)(4)
Violation Description: Failure to notify the CUPA the prescribed number of hours prior to testing.
Violation Notes: Returned to compliance on 06/08/2015. Facility failed to notify our office of the annual UST monitoring equipment testing and the secondary containment testing that was completed on 5/13/2014. * Ensure that you provide 14 days advance notification to HMCD for all future UST monitoring equipment and secondary containment testing.
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 05-26-2015
Citation: 23 CCR 16 2715(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(f)
Violation Description: Failure to comply with one or more of the following: provide training to facility employee(s) responsible for proper operation and maintenance every 12 months and/or train new employee(s) who are responsible for proper operation and maintenance within 30-days of hire and/or to have at least one employee present during operating hours that has been trained in the proper operation and maintenance of the UST system.
Violation Notes: Returned to compliance on 06/08/2015.
_____ ANNUAL UST TRAINING FOR EMPLOYEES WAS NOT COMPLETED AS REQUIRED. THIS IS A

COCHRANE CHEVRON/CARMEL CAR WASH (Continued) **S112345612**

REPEAT VIOLATION THAT WAS NOTED ON THE UST INSPECTION REPORT, DATED 8/27/2014. THIS VIOLATION HAS BEEN ELEVATED TO A CLASS II VIOLATION AND MUST BE CORRECTED BY JUNE 5, 2015.

Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 05-26-2015
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to maintain on site an approved monitoring plan.
Violation Notes: Returned to compliance on 05/26/2015.

THE UST MONITORING PLAN SUBMITTED VIA CERS ON 8/27/14 LISTED THE INCORRECT SENSOR (341) FOR THE ANNULAR SPACE ON BOTH TANKS. THE CORRECT SENSOR IS A VEEDER-ROOT 794390-409. THE MONITORING PLAN WAS UPDATED VIA CERS ON 5/20/2014. THIS VIOLATION WAS CORRECTED AND NO FURTHER ACTION IS REQUIRED.

Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 05-30-2017
Citation: HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
Violation Description: Hazardous Waste Generator Program - Administration/Documentation - General
Violation Notes: Returned to compliance on 05/31/2017. Facility failed to submit a written response to the 5/21/2013 inspection report. Observed all violations corrected during the inspection. Provided copy of the inspection report and the facility completed the corrective actions takend and provided a copy. Ensure all inspection reports with violations are properly responded to in the proper time frame. No further corrective actions required.
Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 05-19-2016
Citation: Un-Specified
Violation Description: UST Program - Administration/Documentation - For use of Local Ordinance only
Violation Notes: Returned to compliance on 05/24/2016. The DO (Jason Perry, ICC8032720-UC did not note the alarms: L1 91 STP: 12/21/15 fuel alarm at 1534-hrs. on the 1/12/16 DUSTO report. L5 Disp 1-2: 10/21/15 at 1255 & 1254 (sensor out), 10/20/15 at 0434-hrs (sensor out) on the 11/11/15 DUSTO report. L9 Disp 7-8: 10/14/15 at 1705-hrs (sensor out) on the 11/11/15 DUSTO report.
Violation Division: Santa Clara County Environmental Health

COCHRANE CHEVRON/CARMEL CAR WASH (Continued) **S112345612**

Violation Program:	UST
Violation Source:	CERS
Site ID:	390304
Site Name:	COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date:	05-30-2017
Citation:	22 CCR 12 66262.12 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.12
Violation Description:	Failure to obtain an Identification Number prior to treating, storing, disposing of, transporting or offering for transportation any hazardous waste.
Violation Notes:	Returned to compliance on 05/31/2017. Facility's EPA ID number was inactive. Ensure your EPA ID number remains active by responding to the annual DTSC survey. Assisted facility with completing DTSC form 1358 and facility faxed it in during the inspection. No further corrective actions required.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	390304
Site Name:	COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date:	05-30-2017
Citation:	23 CCR 16 2715(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)
Violation Description:	Failure to notify the CUPA of the designated operator (DO) identification and/or change of the DO within 30 days.
Violation Notes:	Returned to compliance on 05/31/2017. Facility changed DUSTO companies and individuals but did not notify HMCD within 30 days by submitting a new DUSTO ID/Certification of compliance to CERS. Ensure you update the form on CERS within 30 days if you or your company change personnel doing DUSTO inspections or trainings. The facility obtained a copy from their new company and uploaded it to CERS during the inspection. No further corrective actions required.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	390304
Site Name:	COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date:	05-19-2016
Citation:	HSC 6.7 25299(a)(9) - California Health and Safety Code, Chapter 6.7, Section(s) 25299(a)(9)
Violation Description:	Leak detection equipment disabled or tampered with in a manner that would prevent the monitoring system from detecting and/or alerting the owner/operator of a leak.
Violation Notes:	Returned to compliance on 05/24/2016. The following Senor Out alarms were recorded on the 11/11/15 alarm history but were not noted on the 11/11/15 DUSTO Report and no maintenance record explaining the alarms could be provided for the following alarms: L5 Disp 1-2: 10/21/15 at 1255 & 1254 (sensor out), 10/20/15 at 0434-hrs (sensor out) L9 Disp 7-8: 10/14/15 at 1705-hrs (sensor out)
Violation Division:	Santa Clara County Environmental Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	390304

COCHRANE CHEVRON/CARMEL CAR WASH (Continued) **S112345612**

Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 08-27-2014
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to maintain on site an approved monitoring plan.
Violation Notes: Returned to compliance on 08/27/2014. Facility did not have a UST Monitoring Plan. Jagpreet Sawhney completed the UST Monitoring Plan for each tank and submitted it electronically via the California Environmental Reporting System (CERS) website during this inspection. No further action is required.
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 05-26-2015
Citation: 23 CCR 16 2715(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)
Violation Description: The owner/operator has failed to designate an UST operator or to inform the CUPA or any change in the designated UST operator(s) within 30 days after a change.
Violation Notes: Returned to compliance on 05/26/2015.
_____ THE DUSTO ID AND STATEMENT OF COMPLIANCE WAS INCOMPLETE FOR NOT BEING SIGNED BY THE TANK OWNER AND CONTAINED EXPIRED INFORMATION FOR DO. THIS VIOLATION WAS CORRECTED DURING THE INSPECTION AND REQUIRES NO FURTHER ACTION.
_____
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 05-26-2015
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to submit, obtain approval, or maintain a complete/accurate response plan.
Violation Notes: Returned to compliance on 05/26/2015.
_____ UST RESPONSE PLAN WAS UPLOADED TO CERS AS REQUIRED DURING THE PREVIOUS UST INSPECTION ON 8/24/14. THIS VIOLATION WAS CORRECTED DURING THE INSPECTION AND REQUIRES NO FURTHER ACTION.
_____
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 08-27-2014
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to submit, obtain approval, or maintain a complete/accurate response plan.

COCHRANE CHEVRON/CARMEL CAR WASH (Continued) **S112345612**

Violation Notes: Returned to compliance on 05/27/2015. Facility does not have a response plan. * Within 30 days, electronically submit a UST Response Plan via the California Environmental Reporting System (CERS) website at http://cers.calepa.ca.gov. A blank form was provided.
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 05-26-2015
Citation: HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Description: Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.
Violation Notes: Returned to compliance on 05/26/2015.
_____ UST FINANCIAL RESPONSIBILITY FORM AND CFO LETTER WERE INCOMPLETE AND NOT UPLOADED TO CERS. UST FINANCIAL RESPONSIBILITY FORM AND A CURRENT CFO LETTER WERE UPLOADED TO CERS ON 5/20/2015. THIS VIOLATION WAS CORRECTED DURING THE INSPECTION AND REQUIRED NO FURTHER ACTION.
_____
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 05-26-2015
Citation: 23 CCR 16 2641(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(a)
Violation Description: Failure of sensor to be located in the proper position/location.
Violation Notes: Returned to compliance on 05/26/2015.
_____ PRIOR TO TESTING, THE LIQUID SENSOR (794380-208) IN UDCs (9/10, 11/12, 15/16 AND 17/18) WERE OBSERVED TO BE POSITIONED NOT AT THE LOWEST POINT. THE LIQUID SENSORS WERE POSITIONED AT THE LOWEST POINT DURING THE INSPECTION. THIS VIOLATION WAS CORRECTED DURING THE INSPECTION AND NO FURTHER ACTION IS REQUIRED.
_____
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Evaluation:
Eval General Type: Other/Unknown
Eval Date: 05-18-2015
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Santa Clara County Environmental Health
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-19-2016
Violations Found: Yes

COCHRANE CHEVRON/CARMEL CAR WASH (Continued) **S112345612**

Eval Type:	Routine done by local agency
Eval Notes:	**This is a time sensitive report and must be given to the station owner/operator immediately.** This inspection began on 5/18/16 with the functional testing of sensors and concluded on 5/19/16 with records review and issuing of this report. The Service Technician that conducted all tests was Jason Perry from Nicholson Petroleum Maintenance, Inc.; all required UST certifications (ICC, Veeder-Root and Franklin Fueling for In-Con TS-STS) were verified to be current. Albert Wolff was present during the functional testing on 5/18/16. Verified that all equipment tested today matched equipment listed on the CERS submittal, dated 5/18/2016, except as noted above. All spill buckets were hydrostatically tested with 5-gallons of water for 15-minutes using an In-Con TS-STS accelerated tester with no drop in liquid. All tanks were equipped with mechanical overfill devices (flapper valves). All STP sump and UDC sensors were tested with water and produced an audible [Truncated]
Eval Division:	Santa Clara County Environmental Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	05-26-2015
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	This inspection began on 5/20/15 with the functional testing of all sensors and concluded today with a review of UST documents and delivery of this report. The annual monitoring certification was completed by Service Technician Jason Hasse from Mid Valley Consulting with current ICC, Veeder-Root and VMI certifications. System Setup: Veeder-Root TLS-350 T-1: Supreme T-2: Regular LIQUID SENSORS: L-1: Supreme STP Sump (V/R: 794380-208) L-2: Regular STP Sump (V/R: 794380-208) L-3: Supreme Annular (V/R: 794390-409) L-4: Regular Annular (V/R: 794390-409) L-5: Disp 1-2 (V/R: 794380-208) L-6: Disp 3-4 (V/R: 794380-208 L-7: Disp 5-6 (V/R: 794380-208) L-8: Disp 7-8 (V/R: 794380-208) L-9: Disp 9-10 (V/R: 794380-208) L-10: Disp 11-12 (V/R: 794380-208) L-11: Disp 13-14 (V/R: 794380-208) L-12: Disp 15-16 (V/R: 794380-208) L-13: Disp 17-18 (V/R: 794380-208) MLLD: Unleaded-Master: RJ FX1V Unleaded-Slave: FE Petro STP-MLD (Blue) Supreme: RJ [Truncated]
Eval Division:	Santa Clara County Environmental Health
Eval Program:	UST
Eval Source:	CERS
Eval General Type:	Other/Unknown
Eval Date:	05-26-2016
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	On-site to witness the retesting of the MLLD since the calibration of the VMI LDT-890 that was used on 5/19/16 could not be verified. Today's retesting was completed by Jason Perry from Nicholson Petroleum Maintenance, Inc.; all required UST certifications (ICC, Veeder-Root) were verified to be current. The mechanical line leak detectors were tested using VMI LDT-890 test system to simulate a 3-gallon per hour leak at 10-psi. All leak detectors functioned as required. Grades 87 (master & slave), 91 were tested at dispenser 13/14. The VMI LDT-890 tester was calibrated on 7/6/2015. Provide this office with a copy of today's MLLD retest by 6/19/2016. Contact Ray

COCHRANE CHEVRON/CARMEL CAR WASH (Continued) **S112345612**

Maiden at 408-918-1980 or by email at ray.maiden@deh.sccgov.org regarding this report.

Eval Division: Santa Clara County Environmental Health
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-31-2017
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Inspection began on 5/24/2017 and concluded today with report delivery. Automotive fueling and carwash facility. Currently storing gasoline, propane and car wash chemicals in HMBP quantities. Submittal on 5/18/2016 accurate as observed. HMBP re-certified during the inspection. Facility operator and property owner are the same. Emergency response trainings done and documented with the annual Underground Storage Tank Designated Operator training.
Eval Division: Santa Clara County Environmental Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-31-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Inspection began on 5/24/2017 and concluded today with report delivery. Automotive fueling and carwash facility. EPA ID number CAL000389643 is inactive and there have been no manifests associated. The facility generates absorbent waste sporadically due to drive offs etc. Currently not accumulating any hazardous waste. Emergency Posting in convenience store.
Eval Division: Santa Clara County Environmental Health
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-31-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Inspection began on 5/24/2017 and concluded today with report delivery. On site to witness the annual monitoring system certification and spill bucket test performed by Mr. Jason Perry (all certifications current) of Nicholson Petroleum Maintenance, Inc. The annular spaces, sumps, and under dispenser containment (UDC) are monitored by a Veeder-Root (VR) TLS-350 panel. The sensors were tested in water and provided audible and visible alarms. The sump and UDC sensors also provided positive shutdown of the turbines. Sensor out and power out (fail safe) triggered positive shutdown of all turbines. The mechanical line leak detectors (MLLD) were tested and detected a simulated 3 gph leak at 10 PSI and held slow flow. The 87 tank has two turbines and the piping is manifolded together. The operator stated the turbines alternate. This will be verified at a later testing. Overfill protection is provided in all tanks by a flapper valve in the fill riser. The spill buckets [Truncated]
Eval Division: Santa Clara County Environmental Health
Eval Program: UST
Eval Source: CERS

COCHRANE CHEVRON/CARMEL CAR WASH (Continued) **S112345612**

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	08-27-2014
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	ONSITE FOR THE ANNUAL UST INSPECTION ON 08/27/2014. THIS FACILITY DID NOT CONTACT HMCD AS REQUIRED FOR NOTIFICATION OF THE ANNUAL MONITORING EQUIPMENT TESTING AND SECONDARY CONTAINMENT TESTING THAT WAS PERFORMED ON 5/13/2014. (SEE VIOLATION CITED ABOVE). JASON HAASE OF MID VALLEY CONSULTING WAS ONSITE TODAY FOR AIR QUALITY TESTING AND WAS ABLE TO OPEN UST SYSTEM SUMPS AND PRINT THE UST ALARM HISTORY REPORT FOR THIS INSPECTION. MR. HAASE PERFORMED THE ANNUAL MONITORING EQUIPMENT TESTING AND SECONDARY CONTAINMENT TESTING ON 5/13/2014 AND HAS CURRENT ICC UST SERVICE TECHNICIAN (EXP. 07/01/2016), VEEDER ROOT MONITORING TECHNICIAN (EXP. 12/11/2015) AND VMI TESTER (EXP. 06/09/2016). UPON ARRIVAL THE VEEDER ROOT TLS 350 MONITORING PANEL FOR THE UST SYSTEM DISPLAYED ALL FUNCTIONS NORMAL . OBSERVED THE 87 AND 91 SUMPS WITH VEEDER ROOT 208 SENSORS IN PLACE. THE ALARM HISTORY REPORT PRINTED TODAY SHOWED ONLY ONE ALARM HAD OCCURRED (ON AUGUST 10, 2014) FOR THE PAST YEAR. [Truncated]
Eval Division:	Santa Clara County Environmental Health
Eval Program:	UST
Eval Source:	CERS

Eval General Type:	Other/Unknown
Eval Date:	09-25-2017
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	On-site to witness re-testing for repairs made to the 91-STP Sump and UDC 1/2. Repairs included the installation of INCON Containment Solutions isolation/penetration boots IRF XL3.5 (1ea in the UDC and 2ea in the 91 STP sump). All repairs were completed by Rudy Chavez from Triton Construction. Mr. Chavez ICC UST Installation/Retrofitting certification and manufacture ICON Containment Solutions installer certification were verified to be current at the time of repairs. Verification testing was completed by Jonathan Ocker from Triton Construction. Verified that Mr. Ocker's ICC Service technician and Franklin Fueling Certification for INCON TS-STS accelerated sump tester. A copy of the approved application and approval letter/punch-list was on-site during today's construction inspection. Both the 91-STP sump and UDC 1/2 were filled with test water above the highest pressurized piping penetration. Observed accelerated 15-minute sump tests in the 91-STP sump and UDC 1/2 [Truncated]
Eval Division:	Santa Clara County Environmental Health
Eval Program:	UST
Eval Source:	CERS

Enforcement Action:

Site ID:	390304
Site Name:	COCHRANE CHEVRON/CARMEL CAR WASH
Site Address:	851 COCHRANE RD
Site City:	MORGAN HILL
Site Zip:	95037
Enf Action Date:	08-27-2014
Enf Action Type:	Notice of Violation (Unified Program)
Enf Action Description:	Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:	Not reported
Enf Action Division:	Santa Clara County Environmental Health

COCHRANE CHEVRON/CARMEL CAR WASH (Continued) **S112345612**

Enf Action Program: UST
Enf Action Source: CERS

Coordinates:
Site ID: 390304
Facility Name: COCHRANE CHEVRON/CARMEL CAR WASH
Env Int Type Code: HMBP
Program ID: 10356106
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.
Latitude: 37.151840
Longitude: -121.655550

Affiliation:
Affiliation Type Desc: CUPA District
Entity Name: Santa Clara County Environmental Health
Entity Title: Not reported
Affiliation Address: 1555 Berger Drive, Suite 300
Affiliation City: San Jose
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 95112-2716
Affiliation Phone: (408) 918-3400

Affiliation Type Desc: Document Preparer
Entity Name: jags singh
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Environmental Contact
Entity Name: jags singh
Entity Title: Not reported
Affiliation Address: 851,cochrane rd
Affiliation City: morgan hill
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 95037
Affiliation Phone: (510) 305-1280

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 851,cochrane road
Affiliation City: morgan hill
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 95037
Affiliation Phone: Not reported

Affiliation Type Desc: Identification Signer
Entity Name: jags singh

COCHRANE CHEVRON/CARMEL CAR WASH (Continued) **S112345612**

Entity Title:	GENERAL MANAGER
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Legal Owner
Entity Name:	COCHRANE CO-BRANDS INC
Entity Title:	Not reported
Affiliation Address:	851,cochrane rd
Affiliation City:	morgan hill
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95037
Affiliation Phone:	(510) 333-7802

Affiliation Type Desc:	Operator
Entity Name:	charanjit ghai
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(510) 305-1280

Affiliation Type Desc:	Parent Corporation
Entity Name:	COCHRANE CHEVRON/CARMEL CAR WASH
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Primary Emergency Contact
Entity Name:	jags singh
Entity Title:	GENERAL MANAGER
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(510) 305-1280

Affiliation Type Desc:	Property Owner
Entity Name:	charanjit gjai
Entity Title:	Not reported
Affiliation Address:	851,cochrane rd
Affiliation City:	morgan hill
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95037
Affiliation Phone:	(510) 333-7802

COCHRANE CHEVRON/CARMEL CAR WASH (Continued) **S112345612**

Affiliation Type Desc:	UST Permit Applicant
Entity Name:	jagpreet sawhney
Entity Title:	general manager
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(510) 305-1280

Affiliation Type Desc:	UST Property Owner Name
Entity Name:	JAGPREET SAWHNEY
Entity Title:	Not reported
Affiliation Address:	851 COCHRANE RD
Affiliation City:	MORGAN HILL
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95037
Affiliation Phone:	(408) 799-3989

Affiliation Type Desc:	UST Tank Operator
Entity Name:	COCHRANE CO-BRANDS INC
Entity Title:	Not reported
Affiliation Address:	851 COCHRANE RD
Affiliation City:	MORGAN HILL
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95037
Affiliation Phone:	(408) 799-3989

Affiliation Type Desc:	UST Tank Owner
Entity Name:	charanjit ghai
Entity Title:	Not reported
Affiliation Address:	851 Cochrane road
Affiliation City:	morgan hill
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95037
Affiliation Phone:	(510) 333-7802

CERS TANKS:

Site ID:	390304
CERS ID:	10356106
CERS Description:	Underground Storage Tank

Violations:

Site ID:	390304
Site Name:	COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date:	05-26-2015
Citation:	Un-Specified
Violation Description:	UST Program - Administration/Documentation - For use of Local Ordinance only
Violation Notes:	Returned to compliance on 06/08/2015. _____ THE D.O. INSPECTION REPORT FOR SEPTEMBER 2014 WAS DATED 9/17/2014; HOWEVER, THE ALARM HISTORY WAS DATED 9/18/2014, WHICH IS ONE DAY

COCHRANE CHEVRON/CARMEL CAR WASH (Continued) **S112345612**

LATER. THE D.O. REPORT FOR 8/27/2014 NOTED A SENSOR OUT ALARM ON L-5 (DISP. 1/2). THERE WAS NO MAINTENANCE DOCUMENTATION AS TO THE CAUSE AND/OR CORRECTIVE ACTION IMPLEMENTED TO PREVENT FUTURE ALARMS. PREVIOUS UST CERTIFICATION TEST REPORTS AND UST MONITORING PLANS LIST VEEDER-ROOT SENSOR PART NUMBER: 794380-341 AS BEING INSTALLED IN THE ANNULAR SPACE IN ALL TANKS. DURING THE INSPECTION IT WAS VERIFIED THAT VEEDER-ROOT SENSORS PART NUMBER: 794390-409 ARE INSTALLED IN ALL ANNULAR SPACES.

Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 08-27-2014
Citation: HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Description: Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.
Violation Notes: Returned to compliance on 05/27/2015. Facility could not demonstrate evidence of UST Financial Responsibility. * Upload and electronically submit the UST Certification of Financial Responsibility (CFR) form and CFO letter via the California Environmental Reporting System (CERS) website at http://cers.calepa.ca.gov. Sample forms were provided.
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 05-19-2016
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to maintain on site an approved monitoring plan.
Violation Notes: Returned to compliance on 05/24/2016. The UST Monitoring Plan submitted via CERS on 5/18/16 states that the 87-grade annular space is liquid filled and monitored by Veeder-Root hydrostatic sensors (794380-341). The 87-annular space is Dry and monitored by a Veeder-Root 794390-409 sensor.
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 08-27-2014
Citation: 23 CCR 16 2715(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(f)
Violation Description: Failure to comply with one or more of the following: provide training to facility employee(s) responsible for proper operation and maintenance every 12 months and/or train new employee(s) who are responsible for proper operation and maintenance within 30-days of hire and/or to have at least one employee present during operating hours that has been trained in the proper operation and maintenance of the UST system.

COCHRANE CHEVRON/CARMEL CAR WASH (Continued) **S112345612**

Violation Notes: Returned to compliance on 06/08/2015. The training log provided does not state what the training was for or who provided the training. In addition, Jagpreet Sawhney is the only employee listed as having training, however, he is not onsite during all facility operating hours. * Maintain a current list of trained facility employees that clearly shows the employees were trained for UST responsibilities (as listed below) by the qualified Designated UST Operator. Sample training log provided. * Ensure that there is at least one trained employee onsite at all times during operating hours.
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 05-26-2015
Citation: 23 CCR 16 2638 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2638
Violation Description: Failure to test leak detection equipment as required every 12 months (VPH, sensor, LLD, ATG, etc.) and/or submit monitoring system certification to the CUPA within 30 days of completion of the test
Violation Notes: Returned to compliance on 05/26/2015.
_____
MONITORING TEST REPORT CERTIFICATION DATED 5/13/14 WAS NOT SIGNED BY THE TECHNICIAN LISTED ON THE REPORT (JASON HAASE). A SIGNED TEST REPORT WAS OBTAINED DURING THE INSPECTION. THIS VIOLATION WAS CORRECTED DURING THE INSPECTION AND NO FURTHER ACTION IS REQUIRED.
_____
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 05-26-2015
Citation: HSC 6.7 25290.1(h), 25290.2(g), 25291(f), 25292(e) - California Health and Safety Code, Chapter 6.7, Section(s) 25290.1(h), 25290.2(g), 25291(f), 25292(e)
Violation Description: Failure to install line leak detector.
Violation Notes: Returned to compliance on 05/26/2015.
_____ THE RED JACKET (FX1V) MLLD ON THE 87-MASTER TANK FAILED THE FUNCTIONAL TEST. A NEW RED JACKET (FX1V) WAS INSTALLED, TESTED AND FUNCTIONED AS REQUIRED. THIS VIOLATION WAS CORRECTED DURING THE INSPECTION AND NO FURTHER ACTION IS REQUIRED.
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 05-26-2015
Citation: 23 CCR 16 2715 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715
Violation Description: The owner/operator has failed to comply with one or more of the following: to maintain a copy of the designated operator monthly inspections for the last 12 months and/or maintain a list of trained

COCHRANE CHEVRON/CARMEL CAR WASH (Continued) **S112345612**

	employees on-site or off-site at a readily available location, if approved by the CUPA.
Violation Notes:	Returned to compliance on 06/08/2015. _____ THE MONITORING CERTIFICATION REPORT DATED 5/13/2014 DID NOT LIST DISPENSERS 13/14, 15/16 AND 17/18 ON THE REPORT. THE D.O. INSPECTION FOR NOVEMBER 2014 WAS NOT AVAILABLE DURING THE INSPECTION. _____
Violation Division:	Santa Clara County Environmental Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	390304
Site Name:	COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date:	05-26-2015
Citation:	Un-Specified
Violation Description:	UST Program - Administration/Documentation - For use of Local Ordinance only
Violation Notes:	Returned to compliance on 06/08/2015. _____ FACILITY DID NOT IMPLEMENT CORRECTIVE ACTIONS FROM THE UST INSPECTION CONDUCTED ON 8/27/2014. A SIGNED COPY OF THE UST REPORT, DATED 8/27/2014 WAS RECEIVED DURING TODAY'S INSPECTION. _____
Violation Division:	Santa Clara County Environmental Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	390304
Site Name:	COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date:	08-27-2014
Citation:	23 CCR 16 2644.1(a)(4) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2644.1(a)(4)
Violation Description:	Failure to notify the CUPA the prescribed number of hours prior to testing.
Violation Notes:	Returned to compliance on 06/08/2015. Facility failed to notify our office of the annual UST monitoring equipment testing and the secondary containment testing that was completed on 5/13/2014. * Ensure that you provide 14 days advance notification to HMCD for all future UST monitoring equipment and secondary containment testing.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	390304
Site Name:	COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date:	05-26-2015
Citation:	23 CCR 16 2715(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(f)
Violation Description:	Failure to comply with one or more of the following: provide training to facility employee(s) responsible for proper operation and maintenance every 12 months and/or train new employee(s) who are responsible for proper operation and maintenance within 30-days of hire and/or to have at least one employee present during operating hours that has been trained in the proper operation and maintenance of the UST system.
Violation Notes:	Returned to compliance on 06/08/2015.

COCHRANE CHEVRON/CARMEL CAR WASH (Continued) **S112345612**

ANNUAL UST TRAINING FOR EMPLOYEES WAS NOT COMPLETED AS REQUIRED. THIS IS A REPEAT VIOLATION THAT WAS NOTED ON THE UST INSPECTION REPORT, DATED 8/27/2014. THIS VIOLATION HAS BEEN ELEVATED TO A CLASS II VIOLATION AND MUST BE CORRECTED BY JUNE 5, 2015.

Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 05-26-2015
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to maintain on site an approved monitoring plan.
Violation Notes: Returned to compliance on 05/26/2015.

THE UST MONITORING PLAN SUBMITTED VIA CERS ON 8/27/14 LISTED THE INCORRECT SENSOR (341) FOR THE ANNULAR SPACE ON BOTH TANKS. THE CORRECT SENSOR IS A VEEDER-ROOT 794390-409. THE MONITORING PLAN WAS UPDATED VIA CERS ON 5/20/2014. THIS VIOLATION WAS CORRECTED AND NO FURTHER ACTION IS REQUIRED.

Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 05-30-2017
Citation: HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
Violation Description: Hazardous Waste Generator Program - Administration/Documentation - General
Violation Notes: Returned to compliance on 05/31/2017. Facility failed to submit a written response to the 5/21/2013 inspection report. Observed all violations corrected during the inspection. Provided copy of the inspection report and the facility completed the corrective actions takend and provided a copy. Ensure all inspection reports with violations are properly responded to in the proper time frame. No further corrective actions required.
Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 05-19-2016
Citation: Un-Specified
Violation Description: UST Program - Administration/Documentation - For use of Local Ordinance only
Violation Notes: Returned to compliance on 05/24/2016. The DO (Jason Perry, ICC8032720-UC did not note the alarms: L1 91 STP: 12/21/15 fuel alarm at 1534-hrs. on the 1/12/16 DUSTO report. L5 Disp 1-2: 10/21/15 at 1255 & 1254 (sensor out), 10/20/15 at 0434-hrs (sensor out) on the 11/11/15 DUSTO report. L9 Disp 7-8: 10/14/15 at 1705-hrs (sensor out)

COCHRANE CHEVRON/CARMEL CAR WASH (Continued) **S112345612**

on the 11/11/15 DUSTO report.
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 05-30-2017
Citation: 22 CCR 12 66262.12 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.12
Violation Description: Failure to obtain an Identification Number prior to treating, storing, disposing of, transporting or offering for transportation any hazardous waste.
Violation Notes: Returned to compliance on 05/31/2017. Facility's EPA ID number was inactive. Ensure your EPA ID number remains active by responding to the annual DTSC survey. Assisted facility with completing DTSC form 1358 and facility faxed it in during the inspection. No further corrective actions required.
Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 05-30-2017
Citation: 23 CCR 16 2715(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)
Violation Description: Failure to notify the CUPA of the designated operator (DO) identification and/or change of the DO within 30 days.
Violation Notes: Returned to compliance on 05/31/2017. Facility changed DUSTO companies and individuals but did not notify HMCD within 30 days by submitting a new DUSTO ID/Certification of compliance to CERS. Ensure you update the form on CERS within 30 days if you or your company change personnel doing DUSTO inspections or trainings. The facility obtained a copy from their new company and uploaded it to CERS during the inspection. No further corrective actions required.
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 05-19-2016
Citation: HSC 6.7 25299(a)(9) - California Health and Safety Code, Chapter 6.7, Section(s) 25299(a)(9)
Violation Description: Leak detection equipment disabled or tampered with in a manner that would prevent the monitoring system from detecting and/or alerting the owner/operator of a leak.
Violation Notes: Returned to compliance on 05/24/2016. The following Senor Out alarms were recorded on the 11/11/15 alarm history but were not noted on the 11/11/15 DUSTO Report and no maintenance record explaining the alarms could be provided for the following alarms: L5 Disp 1-2: 10/21/15 at 1255 & 1254 (sensor out), 10/20/15 at 0434-hrs (sensor out) L9 Disp 7-8: 10/14/15 at 1705-hrs (sensor out)
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

COCHRANE CHEVRON/CARMEL CAR WASH (Continued) **S112345612**

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 08-27-2014
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to maintain on site an approved monitoring plan.
Violation Notes: Returned to compliance on 08/27/2014. Facility did not have a UST Monitoring Plan. Jagpreet Sawhney completed the UST Monitoring Plan for each tank and submitted it electronically via the California Environmental Reporting System (CERS) website during this inspection. No further action is required.
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 05-26-2015
Citation: 23 CCR 16 2715(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)
Violation Description: The owner/operator has failed to designate an UST operator or to inform the CUPA or any change in the designated UST operator(s) within 30 days after a change.
Violation Notes: Returned to compliance on 05/26/2015.
_____ THE DUSTO ID AND STATEMENT OF COMPLIANCE WAS INCOMPLETE FOR NOT BEING SIGNED BY THE TANK OWNER AND CONTAINED EXPIRED INFORMATION FOR DO. THIS VIOLATION WAS CORRECTED DURING THE INSPECTION AND REQUIRES NO FURTHER ACTION.
_____
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 05-26-2015
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to submit, obtain approval, or maintain a complete/accurate response plan.
Violation Notes: Returned to compliance on 05/26/2015.
_____ UST RESPONSE PLAN WAS UPLOADED TO CERS AS REQUIRED DURING THE PREVIOUS UST INSPECTION ON 8/24/14. THIS VIOLATION WAS CORRECTED DURING THE INSPECTION AND REQUIRES NO FURTHER ACTION.
_____
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 08-27-2014
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to submit, obtain approval, or maintain a complete/accurate

COCHRANE CHEVRON/CARMEL CAR WASH (Continued) **S112345612**

	response plan.
Violation Notes:	Returned to compliance on 05/27/2015. Facility does not have a response plan. * Within 30 days, electronically submit a UST Response Plan via the California Environmental Reporting System (CERS) website at http://cers.calepa.ca.gov. A blank form was provided.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	390304
Site Name:	COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date:	05-26-2015
Citation:	HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Description:	Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.
Violation Notes:	Returned to compliance on 05/26/2015. _____ UST FINANCIAL RESPONSIBILITY FORM AND CFO LETTER WERE INCOMPLETE AND NOT UPLOADED TO CERS. UST FINANCIAL RESPONSIBILITY FORM AND A CURRENT CFO LETTER WERE UPLOADED TO CERS ON 5/20/2015. THIS VIOLATION WAS CORRECTED DURING THE INSPECTION AND REQUIRED NO FURTHER ACTION. _____
Violation Division:	Santa Clara County Environmental Health
Violation Program:	UST
Violation Source:	CERS
Site ID:	390304
Site Name:	COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date:	05-26-2015
Citation:	23 CCR 16 2641(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(a)
Violation Description:	Failure of sensor to be located in the proper position/location.
Violation Notes:	Returned to compliance on 05/26/2015. _____ PRIOR TO TESTING, THE LIQUID SENSOR (794380-208) IN UDCs (9/10, 11/12, 15/16 AND 17/18) WERE OBSERVED TO BE POSITIONED NOT AT THE LOWEST POINT. THE LIQUID SENSORS WERE POSITIONED AT THE LOWEST POINT DURING THE INSPECTION. THIS VIOLATION WAS CORRECTED DURING THE INSPECTION AND NO FURTHER ACTION IS REQUIRED. _____
Violation Division:	Santa Clara County Environmental Health
Violation Program:	UST
Violation Source:	CERS

Evaluation:

Eval General Type:	Other/Unknown
Eval Date:	05-18-2015
Violations Found:	No
Eval Type:	Other, not routine, done by local agency
Eval Notes:	Not reported
Eval Division:	Santa Clara County Environmental Health
Eval Program:	HW
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	05-19-2016

COCHRANE CHEVRON/CARMEL CAR WASH (Continued) **S112345612**

Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: **This is a time sensitive report and must be given to the station owner/operator immediately.** This inspection began on 5/18/16 with the functional testing of sensors and concluded on 5/19/16 with records review and issuing of this report. The Service Technician that conducted all tests was Jason Perry from Nicholson Petroleum Maintenance, Inc.; all required UST certifications (ICC, Veeder-Root and Franklin Fueling for In-Con TS-STS) were verified to be current. Albert Wolff was present during the functional testing on 5/18/16. Verified that all equipment tested today matched equipment listed on the CERS submittal, dated 5/18/2016, except as noted above. All spill buckets were hydrostatically tested with 5-gallons of water for 15-minutes using an In-Con TS-STS accelerated tester with no drop in liquid. All tanks were equipped with mechanical overfill devices (flapper valves). All STP sump and UDC sensors were tested with water and produced an audible [Truncated]
Eval Division: Santa Clara County Environmental Health
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-26-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: This inspection began on 5/20/15 with the functional testing of all sensors and concluded today with a review of UST documents and delivery of this report. The annual monitoring certification was completed by Service Technician Jason Hasse from Mid Valley Consulting with current ICC, Veeder-Root and VMI certifications. System Setup: Veeder-Root TLS-350 T-1: Supreme T-2: Regular LIQUID SENSORS: L-1: Supreme STP Sump (V/R: 794380-208) L-2: Regular STP Sump (V/R: 794380-208) L-3: Supreme Annular (V/R: 794390-409) L-4: Regular Annular (V/R: 794390-409) L-5: Disp 1-2 (V/R: 794380-208) L-6: Disp 3-4 (V/R: 794380-208 L-7: Disp 5-6 (V/R: 794380-208) L-8: Disp 7-8 (V/R: 794380-208) L-9: Disp 9-10 (V/R: 794380-208) L-10: Disp 11-12 (V/R: 794380-208) L-11: Disp 13-14 (V/R: 794380-208) L-12: Disp 15-16 (V/R: 794380-208) L-13: Disp 17-18 (V/R: 794380-208) MLLD: Unleaded-Master: RJ FX1V Unleaded-Slave: FE Petro STP-MLD (Blue) Supreme: RJ [Truncated]
Eval Division: Santa Clara County Environmental Health
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 05-26-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: On-site to witness the retesting of the MLLD since the calibration of the VMI LDT-890 that was used on 5/19/16 could not be verified. Today's retesting was completed by Jason Perry from Nicholson Petroleum Maintenance, Inc.; all required UST certifications (ICC, Veeder-Root) were verified to be current. The mechanical line leak detectors were tested using VMI LDT-890 test system to simulate a 3-gallon per hour leak at 10-psi. All leak detectors functioned as required. Grades 87 (master & slave), 91 were tested at dispenser 13/14. The VMI LDT-890 tester was calibrated on 7/6/2015. Provide this

COCHRANE CHEVRON/CARMEL CAR WASH (Continued) **S112345612**

office with a copy of today's MLLD retest by 6/19/2016. Contact Ray Maiden at 408-918-1980 or by email at ray.maiden@deh.sccgov.org regarding this report.

Eval Division: Santa Clara County Environmental Health
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-31-2017
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Inspection began on 5/24/2017 and concluded today with report delivery. Automotive fueling and carwash facility. Currently storing gasoline, propane and car wash chemicals in HMBP quantities. Submittal on 5/18/2016 accurate as observed. HMBP re-certified during the inspection. Facility operator and property owner are the same. Emergency response trainings done and documented with the annual Underground Storage Tank Designated Operator training.
Eval Division: Santa Clara County Environmental Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-31-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Inspection began on 5/24/2017 and concluded today with report delivery. Automotive fueling and carwash facility. EPA ID number CAL000389643 is inactive and there have been no manifests associated. The facility generates absorbent waste sporadically due to drive offs etc. Currently not accumulating any hazardous waste. Emergency Posting in convenience store.
Eval Division: Santa Clara County Environmental Health
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-31-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Inspection began on 5/24/2017 and concluded today with report delivery. On site to witness the annual monitoring system certification and spill bucket test performed by Mr. Jason Perry (all certifications current) of Nicholson Petroleum Maintenance, Inc. The annular spaces, sumps, and under dispenser containment (UDC) are monitored by a Veeder-Root (VR) TLS-350 panel. The sensors were tested in water and provided audible and visible alarms. The sump and UDC sensors also provided positive shutdown of the turbines. Sensor out and power out (fail safe) triggered positive shutdown of all turbines. The mechanical line leak detectors (MLLD) were tested and detected a simulated 3 gph leak at 10 PSI and held slow flow. The 87 tank has two turbines and the piping is manifolded together. The operator stated the turbines alternate. This will be verified at a later testing. Overfill protection is provided in all tanks by a flapper valve in the fill riser. The spill buckets [Truncated]
Eval Division: Santa Clara County Environmental Health
Eval Program: UST

COCHRANE CHEVRON/CARMEL CAR WASH (Continued) **S112345612**

Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-27-2014
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: ONSITE FOR THE ANNUAL UST INSPECTION ON 08/27/2014. THIS FACILITY DID NOT CONTACT HMCD AS REQUIRED FOR NOTIFICATION OF THE ANNUAL MONITORING EQUIPMENT TESTING AND SECONDARY CONTAINMENT TESTING THAT WAS PERFORMED ON 5/13/2014. (SEE VIOLATION CITED ABOVE). JASON HAASE OF MID VALLEY CONSULTING WAS ONSITE TODAY FOR AIR QUALITY TESTING AND WAS ABLE TO OPEN UST SYSTEM SUMPS AND PRINT THE UST ALARM HISTORY REPORT FOR THIS INSPECTION. MR. HAASE PERFORMED THE ANNUAL MONITORING EQUIPMENT TESTING AND SECONDARY CONTAINMENT TESTING ON 5/13/2014 AND HAS CURRENT ICC UST SERVICE TECHNICIAN (EXP. 07/01/2016), VEEDER ROOT MONITORING TECHNICIAN (EXP. 12/11/2015) AND VMI TESTER (EXP. 06/09/2016). UPON ARRIVAL THE VEEDER ROOT TLS 350 MONITORING PANEL FOR THE UST SYSTEM DISPLAYED ALL FUNCTIONS NORMAL . OBSERVED THE 87 AND 91 SUMPS WITH VEEDER ROOT 208 SENSORS IN PLACE. THE ALARM HISTORY REPORT PRINTED TODAY SHOWED ONLY ONE ALARM HAD OCCURRED (ON AUGUST 10, 2014) FOR THE PAST YEAR. [Truncated]
Eval Division: Santa Clara County Environmental Health
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 09-25-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: On-site to witness re-testing for repairs made to the 91-STP Sump and UDC 1/2. Repairs included the installation of INCON Containment Solutions isolation/penetration boots IRF XL3.5 (1ea in the UDC and 2ea in the 91 STP sump). All repairs were completed by Rudy Chavez from Triton Construction. Mr. Chavez ICC UST Installation/Retrofitting certification and manufacture ICON Containment Solutions installer certification were verified to be current at the time of repairs. Verification testing was completed by Jonathan Ocker from Triton Construction. Verified that Mr. Ocker's ICC Service technician and Franklin Fueling Certification for INCON TS-STS accelerated sump tester. A copy of the approved application and approval letter/punch-list was on-site during today's construction inspection. Both the 91-STP sump and UDC 1/2 were filled with test water above the highest pressurized piping penetration. Observed accelerated 15-minute sump tests in the 91-STP sump and UDC 1/2 [Truncated]
Eval Division: Santa Clara County Environmental Health
Eval Program: UST
Eval Source: CERS

Enforcement Action:
Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Site Address: 851 COCHRANE RD
Site City: MORGAN HILL
Site Zip: 95037
Enf Action Date: 08-27-2014
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection

COCHRANE CHEVRON/CARMEL CAR WASH (Continued) **S112345612**

Enf Action Notes:	Not reported
Enf Action Division:	Santa Clara County Environmental Health
Enf Action Program:	UST
Enf Action Source:	CERS

Coordinates:

Site ID:	390304
Facility Name:	COCHRANE CHEVRON/CARMEL CAR WASH
Env Int Type Code:	HMBP
Program ID:	10356106
Coord Name:	Not reported
Ref Point Type Desc:	Center of a facility or station.
Latitude:	37.151840
Longitude:	-121.655550

Affiliation:

Affiliation Type Desc:	CUPA District
Entity Name:	Santa Clara County Environmental Health
Entity Title:	Not reported
Affiliation Address:	1555 Berger Drive, Suite 300
Affiliation City:	San Jose
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95112-2716
Affiliation Phone:	(408) 918-3400
Affiliation Type Desc:	Document Preparer
Entity Name:	jags singh
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Environmental Contact
Entity Name:	jags singh
Entity Title:	Not reported
Affiliation Address:	851,cochrane rd
Affiliation City:	morgan hill
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95037
Affiliation Phone:	(510) 305-1280
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	851,cochrane road
Affiliation City:	morgan hill
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95037
Affiliation Phone:	Not reported

COCHRANE CHEVRON/CARMEL CAR WASH (Continued) **S112345612**

Affiliation Type Desc:	Identification Signer
Entity Name:	jags singh
Entity Title:	GENERAL MANAGER
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Legal Owner
Entity Name:	COCHRANE CO-BRANDS INC
Entity Title:	Not reported
Affiliation Address:	851,cochrane rd
Affiliation City:	morgan hill
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95037
Affiliation Phone:	(510) 333-7802

Affiliation Type Desc:	Operator
Entity Name:	charanjit ghai
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(510) 305-1280

Affiliation Type Desc:	Parent Corporation
Entity Name:	COCHRANE CHEVRON/CARMEL CAR WASH
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Primary Emergency Contact
Entity Name:	jags singh
Entity Title:	GENERAL MANAGER
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(510) 305-1280

Affiliation Type Desc:	Property Owner
Entity Name:	charanjit gjai
Entity Title:	Not reported
Affiliation Address:	851,cochrane rd
Affiliation City:	morgan hill
Affiliation State:	CA
Affiliation Country:	United States

COCHRANE CHEVRON/CARMEL CAR WASH (Continued) **S112345612**

Affiliation Zip:	95037
Affiliation Phone:	(510) 333-7802
Affiliation Type Desc:	UST Permit Applicant
Entity Name:	jagpreet sawhney
Entity Title:	general manager
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(510) 305-1280
Affiliation Type Desc:	UST Property Owner Name
Entity Name:	JAGPREET SAWHNEY
Entity Title:	Not reported
Affiliation Address:	851 COCHRANE RD
Affiliation City:	MORGAN HILL
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95037
Affiliation Phone:	(408) 799-3989
Affiliation Type Desc:	UST Tank Operator
Entity Name:	COCHRANE CO-BRANDS INC
Entity Title:	Not reported
Affiliation Address:	851 COCHRANE RD
Affiliation City:	MORGAN HILL
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95037
Affiliation Phone:	(408) 799-3989
Affiliation Type Desc:	UST Tank Owner
Entity Name:	charanjit ghai
Entity Title:	Not reported
Affiliation Address:	851 Cochrane road
Affiliation City:	morgan hill
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95037
Affiliation Phone:	(510) 333-7802

CERS TANKS:

Site ID:	390304
CERS ID:	10356106
CERS Description:	Chemical Storage Facilities

Violations:

Site ID:	390304
Site Name:	COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date:	05-26-2015
Citation:	Un-Specified
Violation Description:	UST Program - Administration/Documentation - For use of Local Ordinance only
Violation Notes:	Returned to compliance on 06/08/2015.

COCHRANE CHEVRON/CARMEL CAR WASH (Continued) **S112345612**

THE D.O. INSPECTION REPORT FOR SEPTEMBER 2014 WAS DATED 9/17/2014; HOWEVER, THE ALARM HISTORY WAS DATED 9/18/2014, WHICH IS ONE DAY LATER. THE D.O. REPORT FOR 8/27/2014 NOTED A SENSOR OUT ALARM ON L-5 (DISP. 1/2). THERE WAS NO MAINTENANCE DOCUMENTATION AS TO THE CAUSE AND/OR CORRECTIVE ACTION IMPLEMENTED TO PREVENT FUTURE ALARMS. PREVIOUS UST CERTIFICATION TEST REPORTS AND UST MONITORING PLANS LIST VEEDER-ROOT SENSOR PART NUMBER: 794380-341 AS BEING INSTALLED IN THE ANNULAR SPACE IN ALL TANKS. DURING THE INSPECTION IT WAS VERIFIED THAT VEEDER-ROOT SENSORS PART NUMBER: 794390-409 ARE INSTALLED IN ALL ANNULAR SPACES.

Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 08-27-2014
Citation: HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Description: Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.
Violation Notes: Returned to compliance on 05/27/2015. Facility could not demonstrate evidence of UST Financial Responsibility. * Upload and electronically submit the UST Certification of Financial Responsibility (CFR) form and CFO letter via the California Environmental Reporting System (CERS) website at http://cers.calepa.ca.gov. Sample forms were provided.
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 05-19-2016
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to maintain on site an approved monitoring plan.
Violation Notes: Returned to compliance on 05/24/2016. The UST Monitoring Plan submitted via CERS on 5/18/16 states that the 87-grade annular space is liquid filled and monitored by Veeder-Root hydrostatic sensors (794380-341). The 87-annular space is Dry and monitored by a Veeder-Root 794390-409 sensor.
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 08-27-2014
Citation: 23 CCR 16 2715(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(f)
Violation Description: Failure to comply with one or more of the following: provide training to facility employee(s) responsible for proper operation and maintenance every 12 months and/or train new employee(s) who are responsible for proper operation and maintenance within 30-days of

COCHRANE CHEVRON/CARMEL CAR WASH (Continued) **S112345612**

hire and/or to have at least one employee present during operating hours that has been trained in the proper operation and maintenance of the UST system.

Violation Notes: Returned to compliance on 06/08/2015. The training log provided does not state what the training was for or who provided the training. In addition, Jagpreet Sawhney is the only employee listed as having training, however, he is not onsite during all facility operating hours. * Maintain a current list of trained facility employees that clearly shows the employees were trained for UST responsibilities (as listed below) by the qualified Designated UST Operator. Sample training log provided. * Ensure that there is at least one trained employee onsite at all times during operating hours.

Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 05-26-2015
Citation: 23 CCR 16 2638 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2638
Violation Description: Failure to test leak detection equipment as required every 12 months (VPH, sensor, LLD, ATG, etc.) and/or submit monitoring system certification to the CUPA within 30 days of completion of the test
Violation Notes: Returned to compliance on 05/26/2015.

_____

MONITORING TEST REPORT CERTIFICATION DATED 5/13/14 WAS NOT SIGNED BY THE TECHNICIAN LISTED ON THE REPORT (JASON HAASE). A SIGNED TEST REPORT WAS OBTAINED DURING THE INSPECTION. THIS VIOLATION WAS CORRECTED DURING THE INSPECTION AND NO FURTHER ACTION IS REQUIRED.

_____

Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 05-26-2015
Citation: HSC 6.7 25290.1(h), 25290.2(g), 25291(f), 25292(e) - California Health and Safety Code, Chapter 6.7, Section(s) 25290.1(h), 25290.2(g), 25291(f), 25292(e)
Violation Description: Failure to install line leak detector.
Violation Notes: Returned to compliance on 05/26/2015.

_____ THE RED JACKET (FX1V) MLLD ON THE 87-MASTER TANK FAILED THE FUNCTIONAL TEST. A NEW RED JACKET (FX1V) WAS INSTALLED, TESTED AND FUNCTIONED AS REQUIRED. THIS VIOLATION WAS CORRECTED DURING THE INSPECTION AND NO FURTHER ACTION IS REQUIRED.

Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 05-26-2015
Citation: 23 CCR 16 2715 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715

COCHRANE CHEVRON/CARMEL CAR WASH (Continued) **S112345612**

Violation Description: The owner/operator has failed to comply with one or more of the following: to maintain a copy of the designated operator monthly inspections for the last 12 months and/or maintain a list of trained employees on-site or off-site at a readily available location, if approved by the CUPA.
Violation Notes: Returned to compliance on 06/08/2015.
_____ THE MONITORING CERTIFICATION REPORT DATED 5/13/2014 DID NOT LIST DISPENSERS 13/14, 15/16 AND 17/18 ON THE REPORT. THE D.O. INSPECTION FOR NOVEMBER 2014 WAS NOT AVAILABLE DURING THE INSPECTION.
_____
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 05-26-2015
Citation: Un-Specified
Violation Description: UST Program - Administration/Documentation - For use of Local Ordinance only
Violation Notes: Returned to compliance on 06/08/2015.
_____
FACILITY DID NOT IMPLEMENT CORRECTIVE ACTIONS FROM THE UST INSPECTION CONDUCTED ON 8/27/2014. A SIGNED COPY OF THE UST REPORT, DATED 8/27/2014 WAS RECEIVED DURING TODAY'S INSPECTION.
_____
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 08-27-2014
Citation: 23 CCR 16 2644.1(a)(4) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2644.1(a)(4)
Violation Description: Failure to notify the CUPA the prescribed number of hours prior to testing.
Violation Notes: Returned to compliance on 06/08/2015. Facility failed to notify our office of the annual UST monitoring equipment testing and the secondary containment testing that was completed on 5/13/2014. * Ensure that you provide 14 days advance notification to HMCD for all future UST monitoring equipment and secondary containment testing.
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 05-26-2015
Citation: 23 CCR 16 2715(f) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(f)
Violation Description: Failure to comply with one or more of the following: provide training to facility employee(s) responsible for proper operation and maintenance every 12 months and/or train new employee(s) who are responsible for proper operation and maintenance within 30-days of hire and/or to have at least one employee present during operating

COCHRANE CHEVRON/CARMEL CAR WASH (Continued) **S112345612**

hours that has been trained in the proper operation and maintenance of the UST system.

Violation Notes: Returned to compliance on 06/08/2015.
_____ ANNUAL UST TRAINING FOR EMPLOYEES WAS NOT COMPLETED AS REQUIRED. THIS IS A REPEAT VIOLATION THAT WAS NOTED ON THE UST INSPECTION REPORT, DATED 8/27/2014. THIS VIOLATION HAS BEEN ELEVATED TO A CLASS II VIOLATION AND MUST BE CORRECTED BY JUNE 5, 2015.
_____

Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 05-26-2015
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to maintain on site an approved monitoring plan.
Violation Notes: Returned to compliance on 05/26/2015.
_____ THE UST MONITORING PLAN SUBMITTED VIA CERS ON 8/27/14 LISTED THE INCORRECT SENSOR (341) FOR THE ANNULAR SPACE ON BOTH TANKS. THE CORRECT SENSOR IS A VEEDER-ROOT 794390-409. THE MONITORING PLAN WAS UPDATED VIA CERS ON 5/20/2014. THIS VIOLATION WAS CORRECTED AND NO FURTHER ACTION IS REQUIRED.
_____

Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 05-30-2017
Citation: HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
Violation Description: Hazardous Waste Generator Program - Administration/Documentation - General
Violation Notes: Returned to compliance on 05/31/2017. Facility failed to submit a written response to the 5/21/2013 inspection report. Observed all violations corrected during the inspection. Provided copy of the inspection report and the facility completed the corrective actions takend and provided a copy. Ensure all inspection reports with violations are properly responded to in the proper time frame. No further corrective actions required.
Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 05-19-2016
Citation: Un-Specified
Violation Description: UST Program - Administration/Documentation - For use of Local Ordinance only
Violation Notes: Returned to compliance on 05/24/2016. The DO (Jason Perry, ICC8032720-UC did not note the alarms: L1 91 STP: 12/21/15 fuel alarm

COCHRANE CHEVRON/CARMEL CAR WASH (Continued) **S112345612**

at 1534-hrs. on the 1/12/16 DUSTO report. L5 Disp 1-2: 10/21/15 at 1255 & 1254 (sensor out), 10/20/15 at 0434-hrs (sensor out) on the 11/11/15 DUSTO report. L9 Disp 7-8: 10/14/15 at 1705-hrs (sensor out) on the 11/11/15 DUSTO report.

Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 05-30-2017
Citation: 22 CCR 12 66262.12 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.12
Violation Description: Failure to obtain an Identification Number prior to treating, storing, disposing of, transporting or offering for transportation any hazardous waste.
Violation Notes: Returned to compliance on 05/31/2017. Facility's EPA ID number was inactive. Ensure your EPA ID number remains active by responding to the annual DTSC survey. Assisted facility with completing DTSC form 1358 and facility faxed it in during the inspection. No further corrective actions required.
Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 05-30-2017
Citation: 23 CCR 16 2715(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)
Violation Description: Failure to notify the CUPA of the designated operator (DO) identification and/or change of the DO within 30 days.
Violation Notes: Returned to compliance on 05/31/2017. Facility changed DUSTO companies and individuals but did not notify HMCD within 30 days by submitting a new DUSTO ID/Certification of compliance to CERS. Ensure you update the form on CERS within 30 days if you or your company change personnel doing DUSTO inspections or trainings. The facility obtained a copy from their new company and uploaded it to CERS during the inspection. No further corrective actions required.
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 05-19-2016
Citation: HSC 6.7 25299(a)(9) - California Health and Safety Code, Chapter 6.7, Section(s) 25299(a)(9)
Violation Description: Leak detection equipment disabled or tampered with in a manner that would prevent the monitoring system from detecting and/or alerting the owner/operator of a leak.
Violation Notes: Returned to compliance on 05/24/2016. The following Senor Out alarms were recorded on the 11/11/15 alarm history but were not noted on the 11/11/15 DUSTO Report and no maintenance record explaining the alarms could be provided for the following alarms: L5 Disp 1-2: 10/21/15 at 1255 & 1254 (sensor out), 10/20/15 at 0434-hrs (sensor out) L9 Disp 7-8: 10/14/15 at 1705-hrs (sensor out)

COCHRANE CHEVRON/CARMEL CAR WASH (Continued) **S112345612**

Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 08-27-2014
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to maintain on site an approved monitoring plan.
Violation Notes: Returned to compliance on 08/27/2014. Facility did not have a UST Monitoring Plan. Jagpreet Sawhney completed the UST Monitoring Plan for each tank and submitted it electronically via the California Environmental Reporting System (CERS) website during this inspection. No further action is required.
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 05-26-2015
Citation: 23 CCR 16 2715(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715(a)
Violation Description: The owner/operator has failed to designate an UST operator or to inform the CUPA or any change in the designated UST operator(s) within 30 days after a change.
Violation Notes: Returned to compliance on 05/26/2015.
_____ THE DUSTO ID AND STATEMENT OF COMPLIANCE WAS INCOMPLETE FOR NOT BEING SIGNED BY THE TANK OWNER AND CONTAINED EXPIRED INFORMATION FOR DO. THIS VIOLATION WAS CORRECTED DURING THE INSPECTION AND REQUIRES NO FURTHER ACTION.
_____
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 05-26-2015
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to submit, obtain approval, or maintain a complete/accurate response plan.
Violation Notes: Returned to compliance on 05/26/2015.
_____ UST RESPONSE PLAN WAS UPLOADED TO CERS AS REQUIRED DURING THE PREVIOUS UST INSPECTION ON 8/24/14. THIS VIOLATION WAS CORRECTED DURING THE INSPECTION AND REQUIRES NO FURTHER ACTION.
_____
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH

COCHRANE CHEVRON/CARMEL CAR WASH (Continued) **S112345612**

Violation Date: 08-27-2014
Citation: 23 CCR 16 2712(i) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(i)
Violation Description: Failure to submit, obtain approval, or maintain a complete/accurate response plan.
Violation Notes: Returned to compliance on 05/27/2015. Facility does not have a response plan. * Within 30 days, electronically submit a UST Response Plan via the California Environmental Reporting System (CERS) website at http://cers.calepa.ca.gov. A blank form was provided.
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 05-26-2015
Citation: HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Description: Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.
Violation Notes: Returned to compliance on 05/26/2015.
_____ UST FINANCIAL RESPONSIBILITY FORM AND CFO LETTER WERE INCOMPLETE AND NOT UPLOADED TO CERS. UST FINANCIAL RESPONSIBILITY FORM AND A CURRENT CFO LETTER WERE UPLOADED TO CERS ON 5/20/2015. THIS VIOLATION WAS CORRECTED DURING THE INSPECTION AND REQUIRED NO FURTHER ACTION.
_____
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Violation Date: 05-26-2015
Citation: 23 CCR 16 2641(a) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2641(a)
Violation Description: Failure of sensor to be located in the proper position/location.
Violation Notes: Returned to compliance on 05/26/2015.
_____ PRIOR TO TESTING, THE LIQUID SENSOR (794380-208) IN UDCs (9/10, 11/12, 15/16 AND 17/18) WERE OBSERVED TO BE POSITIONED NOT AT THE LOWEST POINT. THE LIQUID SENSORS WERE POSITIONED AT THE LOWEST POINT DURING THE INSPECTION. THIS VIOLATION WAS CORRECTED DURING THE INSPECTION AND NO FURTHER ACTION IS REQUIRED.
_____
Violation Division: Santa Clara County Environmental Health
Violation Program: UST
Violation Source: CERS

Evaluation:
Eval General Type: Other/Unknown
Eval Date: 05-18-2015
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: Not reported
Eval Division: Santa Clara County Environmental Health
Eval Program: HW

COCHRANE CHEVRON/CARMEL CAR WASH (Continued) **S112345612**

Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-19-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: **This is a time sensitive report and must be given to the station owner/operator immediately.** This inspection began on 5/18/16 with the functional testing of sensors and concluded on 5/19/16 with records review and issuing of this report. The Service Technician that conducted all tests was Jason Perry from Nicholson Petroleum Maintenance, Inc.; all required UST certifications (ICC, Veeder-Root and Franklin Fueling for In-Con TS-STS) were verified to be current. Albert Wolff was present during the functional testing on 5/18/16. Verified that all equipment tested today matched equipment listed on the CERS submittal, dated 5/18/2016, except as noted above. All spill buckets were hydrostatically tested with 5-gallons of water for 15-minutes using an In-Con TS-STS accelerated tester with no drop in liquid. All tanks were equipped with mechanical overfill devices (flapper valves). All STP sump and UDC sensors were tested with water and produced an audible [Truncated]
Eval Division: Santa Clara County Environmental Health
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-26-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: This inspection began on 5/20/15 with the functional testing of all sensors and concluded today with a review of UST documents and delivery of this report. The annual monitoring certification was completed by Service Technician Jason Hasse from Mid Valley Consulting with current ICC, Veeder-Root and VMI certifications. System Setup: Veeder-Root TLS-350 T-1: Supreme T-2: Regular LIQUID SENSORS: L-1: Supreme STP Sump (V/R: 794380-208) L-2: Regular STP Sump (V/R: 794380-208) L-3: Supreme Annular (V/R: 794390-409) L-4: Regular Annular (V/R: 794390-409) L-5: Disp 1-2 (V/R: 794380-208) L-6: Disp 3-4 (V/R: 794380-208 L-7: Disp 5-6 (V/R: 794380-208) L-8: Disp 7-8 (V/R: 794380-208) L-9: Disp 9-10 (V/R: 794380-208) L-10: Disp 11-12 (V/R: 794380-208) L-11: Disp 13-14 (V/R: 794380-208) L-12: Disp 15-16 (V/R: 794380-208) L-13: Disp 17-18 (V/R: 794380-208) MLLD: Unleaded-Master: RJ FX1V Unleaded-Slave: FE Petro STP-MLD (Blue) Supreme: RJ [Truncated]
Eval Division: Santa Clara County Environmental Health
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 05-26-2016
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: On-site to witness the retesting of the MLLD since the calibration of the VMI LDT-890 that was used on 5/19/16 could not be verified. Today's retesting was completed by Jason Perry from Nicholson Petroleum Maintenance, Inc.; all required UST certifications (ICC, Veeder-Root) were verified to be current. The mechanical line leak

COCHRANE CHEVRON/CARMEL CAR WASH (Continued) **S112345612**

detectors were tested using VMI LDT-890 test system to simulate a 3-gallon per hour leak at 10-psi. All leak detectors functioned as required. Grades 87 (master & slave), 91 were tested at dispenser 13/14. The VMI LDT-890 tester was calibrated on 7/6/2015. Provide this office with a copy of today's MLLD retest by 6/19/2016. Contact Ray Maiden at 408-918-1980 or by email at ray.maiden@deh.sccgov.org regarding this report.

Eval Division: Santa Clara County Environmental Health
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-31-2017
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Inspection began on 5/24/2017 and concluded today with report delivery. Automotive fueling and carwash facility. Currently storing gasoline, propane and car wash chemicals in HMBP quantities. Submittal on 5/18/2016 accurate as observed. HMBP re-certified during the inspection. Facility operator and property owner are the same. Emergency response trainings done and documented with the annual Underground Storage Tank Designated Operator training.
Eval Division: Santa Clara County Environmental Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-31-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Inspection began on 5/24/2017 and concluded today with report delivery. Automotive fueling and carwash facility. EPA ID number CAL000389643 is inactive and there have been no manifests associated. The facility generates absorbent waste sporadically due to drive offs etc. Currently not accumulating any hazardous waste. Emergency Posting in convenience store.
Eval Division: Santa Clara County Environmental Health
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 05-31-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Inspection began on 5/24/2017 and concluded today with report delivery. On site to witness the annual monitoring system certification and spill bucket test performed by Mr. Jason Perry (all certifications current) of Nicholson Petroleum Maintenance, Inc. The annular spaces, sumps, and under dispenser containment (UDC) are monitored by a Veeder-Root (VR) TLS-350 panel. The sensors were tested in water and provided audible and visible alarms. The sump and UDC sensors also provided positive shutdown of the turbines. Sensor out and power out (fail safe) triggered positive shutdown of all turbines. The mechanical line leak detectors (MLLD) were tested and detected a simulated 3 gph leak at 10 PSI and held slow flow. The 87 tank has two turbines and the piping is manifolded together. The operator stated the turbines alternate. This will be verified at a later testing.

COCHRANE CHEVRON/CARMEL CAR WASH (Continued) **S112345612**

Overfill protection is provided in all tanks by a flapper valve in the fill riser. The spill buckets [Truncated]

Eval Division: Santa Clara County Environmental Health
Eval Program: UST
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-27-2014
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: ONSITE FOR THE ANNUAL UST INSPECTION ON 08/27/2014. THIS FACILITY DID NOT CONTACT HMCD AS REQUIRED FOR NOTIFICATION OF THE ANNUAL MONITORING EQUIPMENT TESTING AND SECONDARY CONTAINMENT TESTING THAT WAS PERFORMED ON 5/13/2014. (SEE VIOLATION CITED ABOVE). JASON HAASE OF MID VALLEY CONSULTING WAS ONSITE TODAY FOR AIR QUALITY TESTING AND WAS ABLE TO OPEN UST SYSTEM SUMPS AND PRINT THE UST ALARM HISTORY REPORT FOR THIS INSPECTION. MR. HAASE PERFORMED THE ANNUAL MONITORING EQUIPMENT TESTING AND SECONDARY CONTAINMENT TESTING ON 5/13/2014 AND HAS CURRENT ICC UST SERVICE TECHNICIAN (EXP. 07/01/2016), VEEDER ROOT MONITORING TECHNICIAN (EXP. 12/11/2015) AND VMI TESTER (EXP. 06/09/2016). UPON ARRIVAL THE VEEDER ROOT TLS 350 MONITORING PANEL FOR THE UST SYSTEM DISPLAYED ALL FUNCTIONS NORMAL . OBSERVED THE 87 AND 91 SUMPS WITH VEEDER ROOT 208 SENSORS IN PLACE. THE ALARM HISTORY REPORT PRINTED TODAY SHOWED ONLY ONE ALARM HAD OCCURRED (ON AUGUST 10, 2014) FOR THE PAST YEAR. [Truncated]
Eval Division: Santa Clara County Environmental Health
Eval Program: UST
Eval Source: CERS

Eval General Type: Other/Unknown
Eval Date: 09-25-2017
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: On-site to witness re-testing for repairs made to the 91-STP Sump and UDC 1/2. Repairs included the installation of INCON Containment Solutions isolation/penetration boots IRF XL3.5 (1ea in the UDC and 2ea in the 91 STP sump). All repairs were completed by Rudy Chavez from Triton Construction. Mr. Chavez ICC UST Installation/Retrofitting certification and manufacture ICON Containment Solutions installer certification were verified to be current at the time of repairs. Verification testing was completed by Jonathan Ocker from Triton Construction. Verified that Mr. Ocker's ICC Service technician and Franklin Fueling Certification for INCON TS-STS accelerated sump tester. A copy of the approved application and approval letter/punch-list was on-site during today's construction inspection. Both the 91-STP sump and UDC 1/2 were filled with test water above the highest pressurized piping penetration. Observed accelerated 15-minute sump tests in the 91-STP sump and UDC 1/2 [Truncated]
Eval Division: Santa Clara County Environmental Health
Eval Program: UST
Eval Source: CERS

Enforcement Action:
Site ID: 390304
Site Name: COCHRANE CHEVRON/CARMEL CAR WASH
Site Address: 851 COCHRANE RD
Site City: MORGAN HILL

COCHRANE CHEVRON/CARMEL CAR WASH (Continued) **S112345612**

Site Zip:	95037
Enf Action Date:	08-27-2014
Enf Action Type:	Notice of Violation (Unified Program)
Enf Action Description:	Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:	Not reported
Enf Action Division:	Santa Clara County Environmental Health
Enf Action Program:	UST
Enf Action Source:	CERS

Coordinates:

Site ID:	390304
Facility Name:	COCHRANE CHEVRON/CARMEL CAR WASH
Env Int Type Code:	HMBP
Program ID:	10356106
Coord Name:	Not reported
Ref Point Type Desc:	Center of a facility or station.
Latitude:	37.151840
Longitude:	-121.655550

Affiliation:

Affiliation Type Desc:	CUPA District
Entity Name:	Santa Clara County Environmental Health
Entity Title:	Not reported
Affiliation Address:	1555 Berger Drive, Suite 300
Affiliation City:	San Jose
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95112-2716
Affiliation Phone:	(408) 918-3400

Affiliation Type Desc:	Document Preparer
Entity Name:	jags singh
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Environmental Contact
Entity Name:	jags singh
Entity Title:	Not reported
Affiliation Address:	851,cochrane rd
Affiliation City:	morgan hill
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95037
Affiliation Phone:	(510) 305-1280

Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	851,cochrane road
Affiliation City:	morgan hill
Affiliation State:	CA

COCHRANE CHEVRON/CARMEL CAR WASH (Continued) **S112345612**

Affiliation Country:	Not reported
Affiliation Zip:	95037
Affiliation Phone:	Not reported

Affiliation Type Desc:	Identification Signer
Entity Name:	jags singh
Entity Title:	GENERAL MANAGER
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Legal Owner
Entity Name:	COCHRANE CO-BRANDS INC
Entity Title:	Not reported
Affiliation Address:	851,cochrane rd
Affiliation City:	morgan hill
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95037
Affiliation Phone:	(510) 333-7802

Affiliation Type Desc:	Operator
Entity Name:	charanjit ghai
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(510) 305-1280

Affiliation Type Desc:	Parent Corporation
Entity Name:	COCHRANE CHEVRON/CARMEL CAR WASH
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Primary Emergency Contact
Entity Name:	jags singh
Entity Title:	GENERAL MANAGER
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(510) 305-1280

Affiliation Type Desc:	Property Owner
Entity Name:	charanjit gjai
Entity Title:	Not reported

COCHRANE CHEVRON/CARMEL CAR WASH (Continued) **S112345612**

Affiliation Address:	851,cochrane rd
Affiliation City:	morgan hill
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95037
Affiliation Phone:	(510) 333-7802

Affiliation Type Desc:	UST Permit Applicant
Entity Name:	jagpreet sawhney
Entity Title:	general manager
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(510) 305-1280

Affiliation Type Desc:	UST Property Owner Name
Entity Name:	JAGPREET SAWHNEY
Entity Title:	Not reported
Affiliation Address:	851 COCHRANE RD
Affiliation City:	MORGAN HILL
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95037
Affiliation Phone:	(408) 799-3989

Affiliation Type Desc:	UST Tank Operator
Entity Name:	COCHRANE CO-BRANDS INC
Entity Title:	Not reported
Affiliation Address:	851 COCHRANE RD
Affiliation City:	MORGAN HILL
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95037
Affiliation Phone:	(408) 799-3989

Affiliation Type Desc:	UST Tank Owner
Entity Name:	charanjit ghai
Entity Title:	Not reported
Affiliation Address:	851 Cochrane road
Affiliation City:	morgan hill
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95037
Affiliation Phone:	(510) 333-7802

6
NE
< 1/8
0.102 mi.
540 ft.

COURTYARD HOTEL BY MARRIOTT
18610 MADRONE PY
MORGAN HILL, CA 95037

CUPA Listings

S117892347
N/A

Relative:
Higher

Actual:
375 ft.

CUPA SANTA CLARA:

Region:	SANTA CLARA
PE#:	2502
Program Description:	HAZMAT STORAGE FACILITY-MINIMAL STORAGE SITE
Latitude:	37.152714
Longitude:	-121.656116
Record ID:	PR0376774
Facility ID:	FA0254269

7
WSW
1/8-1/4
0.137 mi.
722 ft.

MICRO MECHANICS INC
465 WOODVIEW AV
MORGAN HILL, CA 95037

CUPA Listings
CERS HAZ WASTE
CERS

S102817377
N/A

Relative:
Lower

Actual:
365 ft.

CUPA SANTA CLARA:

Region:	SANTA CLARA
PE#:	2201
Program Description:	GENERATES WASTE OIL ONLY
Latitude:	37.151158
Longitude:	-121.659535
Record ID:	PR0387657
Facility ID:	FA0250656

Region:	SANTA CLARA
PE#:	2225
Program Description:	ONSITE HAZ WASTE RECYCLER > 100 KG/MO
Latitude:	37.151158
Longitude:	-121.659535
Record ID:	PR0421131
Facility ID:	FA0250656

Region:	SANTA CLARA
PE#:	Not reported
Program Description:	HMBP FACILITY, 4-6 CHEMICALS
Latitude:	37.151158
Longitude:	-121.659535
Record ID:	PR0376808
Facility ID:	FA0250656

CERS HAZ WASTE:

Site ID:	48810
CERS ID:	10353184
CERS Description:	Hazardous Waste Generator

Violations:

Site ID:	48810
Site Name:	MICRO MECHANICS INC
Violation Date:	08-10-2015
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 emergency response plan and procedures for a release or threatened release of a hazardous material.

MICRO MECHANICS INC (Continued) **S102817377**

Violation Notes:	Returned to compliance on 08/18/2015. FACILITY SUBMITTED HMBP ON 6/20/2013, BUT FAILED TO SUBMIT AN EMERGENCY RESPONSE PLAN.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	48810
Site Name:	MICRO MECHANICS INC
Violation Date:	08-10-2015
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit a site map with all required content.
Violation Notes:	Returned to compliance on 08/18/2015. FACILITY SUBMITTED HMBP ON 6/20/2013, BUT FAILED TO SUBMIT A SITE MAP.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	48810
Site Name:	MICRO MECHANICS INC
Violation Date:	08-10-2015
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 08/18/2015. 1 X 55 GALLON HAZARDOUS WASTE SOLIDS DRUM WAS LABELED WITH ACCUMULATION DATE 7/15. PLEASE REPORT DAY, MONTH, AND YEAR OF ACCUMULATION START DATE.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	48810
Site Name:	MICRO MECHANICS INC
Violation Date:	08-10-2015
Citation:	HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Description:	Failure to annually review and electronically certify that the business plan is complete, accurate, and up-to-date.
Violation Notes:	Returned to compliance on 08/18/2015. LAST HMBP SUBMITTAL WAS 6/20/2013.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	48810
Site Name:	MICRO MECHANICS INC
Violation Date:	08-10-2015
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 08/18/2015. FACILITY SUBMITTED HMBP ON

MICRO MECHANICS INC (Continued) **S102817377**

6/20/2013, BUT FAILED TO SUBMIT AN EMPLOYEE TRAINING PLAN.
Violation Division: Santa Clara County Environmental Health
Violation Program: HMRRP
Violation Source: CERS

Site ID: 48810
Site Name: MICRO MECHANICS INC
Violation Date: 08-10-2015
Citation: HSC 6.5 25143.10 - California Health and Safety Code, Chapter 6.5, Section(s) 25143.10
Violation Description: Failure of any person who recycles more than 100 kilograms per month of recyclable material under a claim that the material qualifies for exclusion or exemption, to provide the following information every two years: 1) The name, site address, mailing address, and telephone number of the owner or operator of any facility that recycles the material. 2) The name and address of the generator of the recyclable material. 3) Documentation that the requirements of any exemptions or exclusions pursuant to HSC 25143.2 are met, including the following: A) Where a person who recycles the material is not the same person who generated the recyclable material, documentation that there is a known market for disposition of the recyclable material and any products manufactured from the recyclable material. B) Where the basis for the exclusion is that the recyclable material is used or reused to make a product or as a safe and effective substitute for a commercial product, a general description of the material and products, identification of the constituents or group of constituents, and their approximate concentrations, that would render the material or product hazardous under the regulations adopted pursuant to HSC 25140 and 25141, if it were a waste, and the means by which the material is beneficially used.
Violation Notes: Returned to compliance on 08/18/2015. FACILITY HAS A COOLANT RECYCLING SYSTEM ON-SITE THAT RECYCLES ~22,500 GALLONS/2 YEAR PERIOD. LAST RECYCLABLE MATERIALS REPORT WAS SUBMITTED TO HMCD IN 2009.
Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Site ID: 48810
Site Name: MICRO MECHANICS INC
Violation Date: 08-10-2015
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 08/18/2015. FACILITY SUBMITTED HMBP ON 6/20/2013, BUT FAILED TO SUBMIT HAZARDOUS MATERIALS INVENTORY.
Violation Division: Santa Clara County Environmental Health
Violation Program: HMRRP
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-10-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: CERS ID: 10353184 LAST HMBP SUBMITTAL: 6/20/2013 ON-SITE TO CONDUCT A

MICRO MECHANICS INC (Continued) **S102817377**

HAZARDOUS MATERIALS BUSINESS PLAN INSPECTION WITH CONSENT OF ASSOCIATE ENGINEER, MIKE DUVAL. THE FOLLOWING HAZARDOUS MATERIALS AND HAZARDOUS WASTES WERE OBSERVED IN HMBP QUANTITIES: 1. 1 X 55 GALLON DRUM OF USED OIL/COOLANT MIX 2. 265 GALLON TOTE OF HYCUT CF21 3. 265 GALLON TOTE OF HYCUT BF11 4. 2 X 55 GALLON DRUMS HYDRAULIC OIL (2 TYPES, 1 X 55 GALLON DRUM OF EACH TYPE) 5. 1 X 55 GALLON DRUM OF HYCUT SW68 OTHER VARIATIONS OF HYCUT, LUBRICATING OIL, AND 304CUFT OF NITROGEN COMPRESSED GAS WERE OBSERVED, BUT IN NON-HMBP QUANTITIES. NOTE: AS OF 1/1/2015, FACILITIES REQUIRING A HMBP ARE REQUIRED TO KEEP WRITTEN DOCUMENTATION OF EMPLOYEE TRAINING FOR THE LAST 3 YEARS.

Eval Division: Santa Clara County Environmental Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-10-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: ON-SITE TO CONDUCT A ROUTINE HAZARDOUS WASTE INSPECTION WITH CONSENT OF ASSOCIATE ENGINEER, MIKE DUVAL. THE FOLLOWING OBSERVATIONS WERE MADE: - 1 X 55 GALLON DRUM OF USED OIL/COOLANT MIX WITH ACCUMULATION DATE 1/25/2014 - 1 X 55 GALLON DRUM OF USED FILTERS LABELED HAZARDOUS WASTE SOLIDS AND ACCUMULATION DATE: 7/15 - ONE SOLDERING STATION WAS NOTED IN ASSEMBLY ROOM WITH NON-LEAD BASED FLUX. NO FILINGS OR FLUX WERE OBSERVED ON THE FLOOR OR AROUND FACILITY. - FACILITY GENERATES SCRAP METAL THAT IS RECYCLED AND PICKED UP BY VENDOR. ALUMINUM FILINGS, MISC. STEEL FILINGS, MIXED PARTS, AND MIXED CHIPS WERE OBSERVED ON-SITE. - A RECYCLING SYSTEM IS LOCATED ON-SITE TO RECYCLE COOLANT THAT IS USED IN THE PRODUCTION PROCESS. 50 MICRON AND 100 MICRON FILTERS ARE USED IN THE RECYCLING SYSTEM. TRAMP OIL IS SKIMMED FROM THE TOP OF THE TANK AND COLLECTED AS HAZARDOUS WASTE - SPILL KITS WERE OBSERVED IN FACILITY IN ADDITION TO VACUUMS THAT ARE USED TO COLLECT ANY SPILL OF COOLANT. [Truncated]
Eval Division: Santa Clara County Environmental Health
Eval Program: HW
Eval Source: CERS

Enforcement Action:
Site ID: 48810
Site Name: MICRO MECHANICS INC
Site Address: 465 WOODVIEW AV
Site City: MORGAN HILL
Site Zip: 95037
Enf Action Date: 08-10-2015
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Santa Clara County Environmental Health
Enf Action Program: HMRRP
Enf Action Source: CERS

Site ID: 48810
Site Name: MICRO MECHANICS INC
Site Address: 465 WOODVIEW AV
Site City: MORGAN HILL
Site Zip: 95037
Enf Action Date: 08-10-2015

MICRO MECHANICS INC (Continued) **S102817377**

Enf Action Type:	Notice of Violation (Unified Program)
Enf Action Description:	Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:	Not reported
Enf Action Division:	Santa Clara County Environmental Health
Enf Action Program:	HW
Enf Action Source:	CERS

Affiliation:

Affiliation Type Desc:	CUPA District
Entity Name:	Santa Clara County Environmental Health
Entity Title:	Not reported
Affiliation Address:	1555 Berger Drive, Suite 300
Affiliation City:	San Jose
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95112-2716
Affiliation Phone:	(408) 918-3400

Affiliation Type Desc:	Document Preparer
Entity Name:	Mike Duval
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Environmental Contact
Entity Name:	Mike Duval
Entity Title:	Not reported
Affiliation Address:	465 Woodview Dr.
Affiliation City:	Morgan Hill
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95037
Affiliation Phone:	(408) 607-9910

Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	465 WOODVIEW AV
Affiliation City:	MORGAN HILL
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95037
Affiliation Phone:	Not reported

Affiliation Type Desc:	Identification Signer
Entity Name:	Mike Duval
Entity Title:	Facility Manager
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

MICRO MECHANICS INC (Continued) **S102817377**

Affiliation Type Desc:	Legal Owner
Entity Name:	MICRO MECHANICS INC
Entity Title:	Not reported
Affiliation Address:	465 WOODVIEW AV
Affiliation City:	MORGAN HILL
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95037
Affiliation Phone:	(408) 779-2927

Affiliation Type Desc:	Operator
Entity Name:	EDMISTON, KATHLEEN
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(408) 779-2927

Affiliation Type Desc:	Parent Corporation
Entity Name:	MICRO MECHANICS INC
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Primary Emergency Contact
Entity Name:	Mike Duval
Entity Title:	Facility
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(408) 607-9910

Affiliation Type Desc:	Property Owner
Entity Name:	Sarcadia
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	United States
Affiliation Zip:	Not reported
Affiliation Phone:	(408) 768-5088

Affiliation Type Desc:	Secondary Emergency Contact
Entity Name:	Colin Wojno
Entity Title:	Factory Manager
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported

MICRO MECHANICS INC (Continued) **S102817377**

Affiliation Zip: Not reported
Affiliation Phone: (408) 688-1077

CERS TANKS:
Site ID: 48810
CERS ID: 10353184
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 48810
Site Name: MICRO MECHANICS INC
Violation Date: 08-10-2015
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 emergency response plan and procedures for a release or threatened release of a hazardous material.
Violation Notes: Returned to compliance on 08/18/2015. FACILITY SUBMITTED HMBP ON 6/20/2013, BUT FAILED TO SUBMIT AN EMERGENCY RESPONSE PLAN.
Violation Division: Santa Clara County Environmental Health
Violation Program: HMRRP
Violation Source: CERS

Site ID: 48810
Site Name: MICRO MECHANICS INC
Violation Date: 08-10-2015
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit a site map with all required content.
Violation Notes: Returned to compliance on 08/18/2015. FACILITY SUBMITTED HMBP ON 6/20/2013, BUT FAILED TO SUBMIT A SITE MAP.
Violation Division: Santa Clara County Environmental Health
Violation Program: HMRRP
Violation Source: CERS

Site ID: 48810
Site Name: MICRO MECHANICS INC
Violation Date: 08-10-2015
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 08/18/2015. 1 X 55 GALLON HAZARDOUS WASTE SOLIDS DRUM WAS LABELED WITH ACCUMULATION DATE 7/15. PLEASE REPORT DAY, MONTH, AND YEAR OF ACCUMULATION START DATE.
Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Site ID: 48810
Site Name: MICRO MECHANICS INC
Violation Date: 08-10-2015
Citation: HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95,

MICRO MECHANICS INC (Continued) **S102817377**

	Section(s) 25508.2
Violation Description:	Failure to annually review and electronically certify that the business plan is complete, accurate, and up-to-date.
Violation Notes:	Returned to compliance on 08/18/2015. LAST HMBP SUBMITTAL WAS 6/20/2013.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	48810
Site Name:	MICRO MECHANICS INC
Violation Date:	08-10-2015
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 08/18/2015. FACILITY SUBMITTED HMBP ON 6/20/2013, BUT FAILED TO SUBMIT AN EMPLOYEE TRAINING PLAN.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	48810
Site Name:	MICRO MECHANICS INC
Violation Date:	08-10-2015
Citation:	HSC 6.5 25143.10 - California Health and Safety Code, Chapter 6.5, Section(s) 25143.10
Violation Description:	Failure of any person who recycles more than 100 kilograms per month of recyclable material under a claim that the material qualifies for exclusion or exemption, to provide the following information every two years: 1) The name, site address, mailing address, and telephone number of the owner or operator of any facility that recycles the material. 2) The name and address of the generator of the recyclable material. 3) Documentation that the requirements of any exemptions or exclusions pursuant to HSC 25143.2 are met, including the following: A) Where a person who recycles the material is not the same person who generated the recyclable material, documentation that there is a known market for disposition of the recyclable material and any products manufactured from the recyclable material. B) Where the basis for the exclusion is that the recyclable material is used or reused to make a product or as a safe and effective substitute for a commercial product, a general description of the material and products, identification of the constituents or group of constituents, and their approximate concentrations, that would render the material or product hazardous under the regulations adopted pursuant to HSC 25140 and 25141, if it were a waste, and the means by which the material is beneficially used.
Violation Notes:	Returned to compliance on 08/18/2015. FACILITY HAS A COOLANT RECYCLING SYSTEM ON-SITE THAT RECYCLES ~22,500 GALLONS/2 YEAR PERIOD. LAST RECYCLABLE MATERIALS REPORT WAS SUBMITTED TO HMCD IN 2009.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	48810
Site Name:	MICRO MECHANICS INC

MICRO MECHANICS INC (Continued) **S102817377**

Violation Date: 08-10-2015
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 08/18/2015. FACILITY SUBMITTED HMBP ON 6/20/2013, BUT FAILED TO SUBMIT HAZARDOUS MATERIALS INVENTORY.
Violation Division: Santa Clara County Environmental Health
Violation Program: HMRRP
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-10-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: CERS ID: 10353184 LAST HMBP SUBMITTAL: 6/20/2013 ON-SITE TO CONDUCT A HAZARDOUS MATERIALS BUSINESS PLAN INSPECTION WITH CONSENT OF ASSOCIATE ENGINEER, MIKE DUVAL. THE FOLLOWING HAZARDOUS MATERIALS AND HAZARDOUS WASTES WERE OBSERVED IN HMBP QUANTITIES: 1. 1 X 55 GALLON DRUM OF USED OIL/COOLANT MIX 2. 265 GALLON TOTE OF HYCUT CF21 3. 265 GALLON TOTE OF HYCUT BF11 4. 2 X 55 GALLON DRUMS HYDRAULIC OIL (2 TYPES, 1 X 55 GALLON DRUM OF EACH TYPE) 5. 1 X 55 GALLON DRUM OF HYCUT SW68 OTHER VARIATIONS OF HYCUT, LUBRICATING OIL, AND 304CUFT OF NITROGEN COMPRESSED GAS WERE OBSERVED, BUT IN NON-HMBP QUANTITIES. NOTE: AS OF 1/1/2015, FACILITIES REQUIRING A HMBP ARE REQUIRED TO KEEP WRITTEN DOCUMENTATION OF EMPLOYEE TRAINING FOR THE LAST 3 YEARS.
Eval Division: Santa Clara County Environmental Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 08-10-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: ON-SITE TO CONDUCT A ROUTINE HAZARDOUS WASTE INSPECTION WITH CONSENT OF ASSOCIATE ENGINEER, MIKE DUVAL. THE FOLLOWING OBSERVATIONS WERE MADE: - 1 X 55 GALLON DRUM OF USED OIL/COOLANT MIX WITH ACCUMULATION DATE 1/25/2014 - 1 X 55 GALLON DRUM OF USED FILTERS LABELED HAZARDOUS WASTE SOLIDS AND ACCUMULATION DATE: 7/15 - ONE SOLDERING STATION WAS NOTED IN ASSEMBLY ROOM WITH NON-LEAD BASED FLUX. NO FILINGS OR FLUX WERE OBSERVED ON THE FLOOR OR AROUND FACILITY. - FACILITY GENERATES SCRAP METAL THAT IS RECYCLED AND PICKED UP BY VENDOR. ALUMINUM FILINGS, MISC. STEEL FILINGS, MIXED PARTS, AND MIXED CHIPS WERE OBSERVED ON-SITE. - A RECYCLING SYSTEM IS LOCATED ON-SITE TO RECYCLE COOLANT THAT IS USED IN THE PRODUCTION PROCESS. 50 MICRON AND 100 MICRON FILTERS ARE USED IN THE RECYCLING SYSTEM. TRAMP OIL IS SKIMMED FROM THE TOP OF THE TANK AND COLLECTED AS HAZARDOUS WASTE - SPILL KITS WERE OBSERVED IN FACILITY IN ADDITION TO VACUUMS THAT ARE USED TO COLLECT ANY SPILL OF COOLANT. [Truncated]
Eval Division: Santa Clara County Environmental Health
Eval Program: HW
Eval Source: CERS

Enforcement Action:

MICRO MECHANICS INC (Continued) **S102817377**

Site ID:	48810
Site Name:	MICRO MECHANICS INC
Site Address:	465 WOODVIEW AV
Site City:	MORGAN HILL
Site Zip:	95037
Enf Action Date:	08-10-2015
Enf Action Type:	Notice of Violation (Unified Program)
Enf Action Description:	Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:	Not reported
Enf Action Division:	Santa Clara County Environmental Health
Enf Action Program:	HMRRP
Enf Action Source:	CERS

Site ID:	48810
Site Name:	MICRO MECHANICS INC
Site Address:	465 WOODVIEW AV
Site City:	MORGAN HILL
Site Zip:	95037
Enf Action Date:	08-10-2015
Enf Action Type:	Notice of Violation (Unified Program)
Enf Action Description:	Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:	Not reported
Enf Action Division:	Santa Clara County Environmental Health
Enf Action Program:	HW
Enf Action Source:	CERS

Affiliation:

Affiliation Type Desc:	CUPA District
Entity Name:	Santa Clara County Environmental Health
Entity Title:	Not reported
Affiliation Address:	1555 Berger Drive, Suite 300
Affiliation City:	San Jose
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95112-2716
Affiliation Phone:	(408) 918-3400

Affiliation Type Desc:	Document Preparer
Entity Name:	Mike Duval
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Environmental Contact
Entity Name:	Mike Duval
Entity Title:	Not reported
Affiliation Address:	465 Woodview Dr.
Affiliation City:	Morgan Hill
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95037
Affiliation Phone:	(408) 607-9910

MICRO MECHANICS INC (Continued) **S102817377**

Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	465 WOODVIEW AV
Affiliation City:	MORGAN HILL
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95037
Affiliation Phone:	Not reported

Affiliation Type Desc:	Identification Signer
Entity Name:	Mike Duval
Entity Title:	Facility Manager
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Legal Owner
Entity Name:	MICRO MECHANICS INC
Entity Title:	Not reported
Affiliation Address:	465 WOODVIEW AV
Affiliation City:	MORGAN HILL
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95037
Affiliation Phone:	(408) 779-2927

Affiliation Type Desc:	Operator
Entity Name:	EDMISTON, KATHLEEN
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(408) 779-2927

Affiliation Type Desc:	Parent Corporation
Entity Name:	MICRO MECHANICS INC
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Primary Emergency Contact
Entity Name:	Mike Duval
Entity Title:	Facility
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported

MICRO MECHANICS INC (Continued) **S102817377**

Affiliation Zip:	Not reported
Affiliation Phone:	(408) 607-9910
Affiliation Type Desc:	Property Owner
Entity Name:	Sarcadia
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	United States
Affiliation Zip:	Not reported
Affiliation Phone:	(408) 768-5088
Affiliation Type Desc:	Secondary Emergency Contact
Entity Name:	Colin Wojno
Entity Title:	Factory Manager
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(408) 688-1077

B8 **SALLY BEAUTY SUPPLY** **CERS HAZ WASTE** **S121768117**
ESE **218 COCHRANE PLZ** **CERS** **N/A**
1/8-1/4 **MORGAN HILL, CA 95037**
0.143 mi.
756 ft. **Site 1 of 3 in cluster B**

Relative:
Higher

Actual:
375 ft.

CERS HAZ WASTE:

Site ID:	367557
CERS ID:	10665856
CERS Description:	Hazardous Waste Generator

Violations:

Site ID:	367557
Site Name:	SALLY BEAUTY SUPPLY
Violation Date:	04-25-2016
Citation:	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description:	Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes:	Returned to compliance on 07/15/2016. The facility s current practice is to collect all waste items in 2 x un-labeled, plastic tubs (with lids) that are located in the hazardous waste accumulation area. The contents of the plastic tubs are then sorted by management on a monthly basis. This plastic tubs are not labeled with any of the required information listed directly below. Additionally, it is unclear as to whether the initial accumulation date written on each hazardous waste tote identifies the date in which the waste was generated or the date in which the wastes were sorted and deposited into the tote. Ensure that the date in which the hazardous waste was first generated (i.e. "initial accumulation date") is identified on the hazardous waste label.
Violation Division:	Santa Clara County Environmental Health

SALLY BEAUTY SUPPLY (Continued) **S121768117**

Violation Program: HW
Violation Source: CERS

Site ID: 367557
Site Name: SALLY BEAUTY SUPPLY
Violation Date: 04-25-2016
Citation: 40 CFR 1 265.177 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.177
Violation Description: Failure to ensure incompatible waste and/or materials are not placed or stored in the same container or nearby or into an unwashed container, which previously contained incompatible waste and/or materials, so that it does not potentially result in the following: 1) Generate extreme heat or pressure, fire or explosion, or violent reaction; 2) Produce uncontrolled toxic mists, fumes, dusts, or gases in sufficient quantities to threaten human health or the environment; 3) Produce uncontrolled flammable fumes or gases in sufficient quantities to pose a risk of fire or explosions; 4) Damage the structural integrity of the device or facility containing the waste; or 5) Through other like means threaten human health or the environment.
Violation Notes: Returned to compliance on 07/15/2016. The facility s current practice is to collect all waste items in 2 x un-labeled, plastic tubs (with lids) that are located in the hazardous waste accumulation area. The contents of the plastic tubs are then sorted by management on a monthly basis. Incompatible hazardous wastes, such as flammables and oxidizers are currently accumulating on-site and have been shipped for hazardous waste disposal by the facility prior to this inspection. The facility's current protocol allows for incompatible wastes, such as flammables/oxidizers and acids/basis to be combined in the hazardous waste collection tubs. Cease the practice of combining incompatible hazardous wastes in the plastic tubs prior to monthly sorting and provide documentation to HMCD as to how the facility will ensure that incompatible wastes are not combined.
Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-25-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: On-site to conduct a hazardous waste inspection with District Manager, Bal Mahal. The facility is a retail store that specializes in cosmetics, beauty supplies (nail polishes, hair colorants, etc.), and beauty care cleaners. Waste is generated when products are rendered un-saleable, due to being damaged during transport or on the retail floor, as well as through spills and spill clean-up. When a spill occurs, the spill is cleaned up with absorbent (kitty litter) and absorbent pads. The absorbent, pads, and residual product are collected and placed into a sealed plastic bag. A "tote system" is utilized by the facility for hazardous waste collection. The following totes were observed on-site: - Flammables, Aerosols, Combustibles (Initial Accumulation Date: 4/12/2016) - Contains nail polishes and nail polish removers - Oxidizers (Initial Accumulation Date: 4/12/2016) - Containing hair colorants, peroxides, and developers - Toxics (Initial Accumulation Date: 4/12/2016) - [Truncated]

SALLY BEAUTY SUPPLY (Continued) **S121768117**

Eval Division: Santa Clara County Environmental Health
Eval Program: HW
Eval Source: CERS

Affiliation:
Affiliation Type Desc: CUPA District
Entity Name: Santa Clara County Environmental Health
Entity Title: Not reported
Affiliation Address: 1555 Berger Drive, Suite 300
Affiliation City: San Jose
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 95112-2716
Affiliation Phone: (408) 918-3400

Affiliation Type Desc: Document Preparer
Entity Name: Larry Burton
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Environmental Contact
Entity Name: Randy Goss
Entity Title: Not reported
Affiliation Address: 3001 COLORADO BLVD
Affiliation City: DENTON
Affiliation State: TX
Affiliation Country: Not reported
Affiliation Zip: 76210
Affiliation Phone: (940) 898-7500

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 218 COCHRANE PLZ
Affiliation City: MORGAN HILL
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 95037
Affiliation Phone: Not reported

Affiliation Type Desc: Identification Signer
Entity Name: Larry Burton
Entity Title: DIRECTOR,TEMARRY RECYCLING,INC
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Legal Owner
Entity Name: Sally Beauty Holding LLC

SALLY BEAUTY SUPPLY (Continued) **S121768117**

Entity Title:	Not reported
Affiliation Address:	3001 COLORADO BLVD
Affiliation City:	DENTON
Affiliation State:	TX
Affiliation Country:	United States
Affiliation Zip:	76210
Affiliation Phone:	(940) 898-7500

Affiliation Type Desc:	Operator
Entity Name:	Sally Beauty Holding LLC
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(940) 898-7500

Affiliation Type Desc:	Parent Corporation
Entity Name:	Sally Beauty Holding LLC
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Primary Emergency Contact
Entity Name:	Randy Goss
Entity Title:	Health and Safety Manager
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(940) 898-7500

Affiliation Type Desc:	Secondary Emergency Contact
Entity Name:	David Epstein
Entity Title:	National Project Manager
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(609) 381-1218

CERS TANKS:

Site ID:	367557
CERS ID:	10665856
CERS Description:	Chemical Storage Facilities

Violations:

Site ID:	367557
Site Name:	SALLY BEAUTY SUPPLY

SALLY BEAUTY SUPPLY (Continued) **S121768117**

Violation Date:	04-25-2016
Citation:	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description:	Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes:	Returned to compliance on 07/15/2016. The facility s current practice is to collect all waste items in 2 x un-labeled, plastic tubs (with lids) that are located in the hazardous waste accumulation area. The contents of the plastic tubs are then sorted by management on a monthly basis. This plastic tubs are not labeled with any of the required information listed directly below. Additionally, it is unclear as to whether the initial accumulation date written on each hazardous waste tote identifies the date in which the waste was generated or the date in which the wastes were sorted and deposited into the tote. Ensure that the date in which the hazardous waste was first generated (i.e. "initial accumulation date") is identified on the hazardous waste label.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS

Site ID:	367557
Site Name:	SALLY BEAUTY SUPPLY
Violation Date:	04-25-2016
Citation:	40 CFR 1 265.177 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.177
Violation Description:	Failure to ensure incompatible waste and/or materials are not placed or stored in the same container or nearby or into an unwashed container, which previously contained incompatible waste and/or materials, so that it does not potentially result in the following: 1) Generate extreme heat or pressure, fire or explosion, or violent reaction; 2) Produce uncontrolled toxic mists, fumes, dusts, or gases in sufficient quantities to threaten human health or the environment; 3) Produce uncontrolled flammable fumes or gases in sufficient quantities to pose a risk of fire or explosions; 4) Damage the structural integrity of the device or facility containing the waste; or 5) Through other like means threaten human health or the environment.
Violation Notes:	Returned to compliance on 07/15/2016. The facility s current practice is to collect all waste items in 2 x un-labeled, plastic tubs (with lids) that are located in the hazardous waste accumulation area. The contents of the plastic tubs are then sorted by management on a monthly basis. Incompatible hazardous wastes, such as flammables and oxidizers are currently accumulating on-site and have been shipped for hazardous waste disposal by the facility prior to this inspection. The facility's current protocol allows for incompatible wastes, such as flammables/oxidizers and acids/basis to be combined in the hazardous waste collection tubs. Cease the practice of combining incompatible hazardous wastes in the plastic tubs prior to monthly sorting and provide documentation to HMCD as to how the facility will ensure that incompatible wastes are not combined.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS

SALLY BEAUTY SUPPLY (Continued) **S121768117**

Evaluation:

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	04-25-2016
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	On-site to conduct a hazardous waste inspection with District Manager, Bal Mahal. The facility is a retail store that specializes in cosmetics, beauty supplies (nail polishes, hair colorants, etc.), and beauty care cleaners. Waste is generated when products are rendered un-saleable, due to being damaged during transport or on the retail floor, as well as through spills and spill clean-up. When a spill occurs, the spill is cleaned up with absorbent (kitty litter) and absorbent pads. The absorbent, pads, and residual product are collected and placed into a sealed plastic bag. A "tote system" is utilized by the facility for hazardous waste collection. The following totes were observed on-site: - Flammables, Aerosols, Combustibles (Initial Accumulation Date: 4/12/2016) - Contains nail polishes and nail polish removers - Oxidizers (Initial Accumulation Date: 4/12/2016) - Containing hair colorants, peroxides, and developers - Toxics (Initial Accumulation Date: 4/12/2016) - [Truncated]
Eval Division:	Santa Clara County Environmental Health
Eval Program:	HW
Eval Source:	CERS

Affiliation:

Affiliation Type Desc:	CUPA District
Entity Name:	Santa Clara County Environmental Health
Entity Title:	Not reported
Affiliation Address:	1555 Berger Drive, Suite 300
Affiliation City:	San Jose
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95112-2716
Affiliation Phone:	(408) 918-3400
Affiliation Type Desc:	Document Preparer
Entity Name:	Larry Burton
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Environmental Contact
Entity Name:	Randy Goss
Entity Title:	Not reported
Affiliation Address:	3001 COLORADO BLVD
Affiliation City:	DENTON
Affiliation State:	TX
Affiliation Country:	Not reported
Affiliation Zip:	76210
Affiliation Phone:	(940) 898-7500
Affiliation Type Desc:	Facility Mailing Address

SALLY BEAUTY SUPPLY (Continued) **S121768117**

Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	218 COCHRANE PLZ
Affiliation City:	MORGAN HILL
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95037
Affiliation Phone:	Not reported

Affiliation Type Desc:	Identification Signer
Entity Name:	Larry Burton
Entity Title:	DIRECTOR,TEMARRY RECYCLING,INC
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Legal Owner
Entity Name:	Sally Beauty Holding LLC
Entity Title:	Not reported
Affiliation Address:	3001 COLORADO BLVD
Affiliation City:	DENTON
Affiliation State:	TX
Affiliation Country:	United States
Affiliation Zip:	76210
Affiliation Phone:	(940) 898-7500

Affiliation Type Desc:	Operator
Entity Name:	Sally Beauty Holding LLC
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(940) 898-7500

Affiliation Type Desc:	Parent Corporation
Entity Name:	Sally Beauty Holding LLC
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Primary Emergency Contact
Entity Name:	Randy Goss
Entity Title:	Health and Safety Manager
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported

SALLY BEAUTY SUPPLY (Continued) **S121768117**

Affiliation Phone:	(940) 898-7500
Affiliation Type Desc:	Secondary Emergency Contact
Entity Name:	David Epstein
Entity Title:	National Project Manager
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(609) 381-1218

B9 **SALLY BEAUTY #1054** **CUPA Listings** **S118585228**
ESE **218 COCHRANE PLZ** **HAZNET** **N/A**
1/8-1/4 **MORGAN HILL, CA 95037**
0.143 mi.
756 ft. **Site 2 of 3 in cluster B**

Relative:
Higher

Actual:
375 ft.

CUPA SANTA CLARA:

Region:	SANTA CLARA
PE#:	2202
Program Description:	GENERATES < 100 KG/YR
Latitude:	37.1498991
Longitude:	-121.6564881
Record ID:	PR0423741
Facility ID:	FA0282524

HAZNET:

envid:	S118585228
Year:	2016
GEPAID:	CAL000411429
Contact:	RANDY GOSS
Telephone:	9408987500
Mailing Name:	Not reported
Mailing Address:	218 COCHRANE PLZ
Mailing City,St,Zip:	MORGAN HILL, CA 950372821
Gen County:	Santa Clara
TSD EPA ID:	MXC130619001
TSD County:	Not reported
Waste Category:	Off-specification, aged or surplus organics
Disposal Method:	Solvents Recovery
Tons:	0.0055
Cat Decode:	Off-specification, aged or surplus organics
Method Decode:	Solvents Recovery
Facility County:	Santa Clara

envid:	S118585228
Year:	2016
GEPAID:	CAL000411429
Contact:	RANDY GOSS
Telephone:	9408987500
Mailing Name:	Not reported
Mailing Address:	218 COCHRANE PLZ
Mailing City,St,Zip:	MORGAN HILL, CA 950372821
Gen County:	Santa Clara
TSD EPA ID:	MXC130619001

SALLY BEAUTY #1054 (Continued) **S118585228**

TSD County:	Not reported
Waste Category:	Detergent waste chemicals
Disposal Method:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Tons:	0.0035
Cat Decode:	Detergent waste chemicals
Method Decode:	Other Recovery Of Reclamation For Reuse Including Acid Regeneration, Organics Recovery Ect
Facility County:	Santa Clara

envid:	S118585228
Year:	2016
GEPAID:	CAL000411429
Contact:	RANDY GOSS
Telephone:	9408987500
Mailing Name:	Not reported
Mailing Address:	218 COCHRANE PLZ
Mailing City,St,Zip:	MORGAN HILL, CA 950372821
Gen County:	Santa Clara
TSD EPA ID:	MXC130619001
TSD County:	Not reported
Waste Category:	Detergent waste chemicals
Disposal Method:	Settling Or Clarification
Tons:	0.0135
Cat Decode:	Detergent waste chemicals
Method Decode:	Settling Or Clarification
Facility County:	Santa Clara

B10 **COCHRANE PLAZA DENTAL** **CUPA Listings** **S121473051**
ESE **154 COCHRANE PL** **N/A**
1/8-1/4 **MORGAN HILL, CA 95034**
0.148 mi.
783 ft. **Site 3 of 3 in cluster B**

Relative:
Higher

Actual:
375 ft.

CUPA SANTA CLARA:

Region:	SANTA CLARA
PE#:	2272
Program Description:	SILVER WASTE ONLY 100+ KG/YR & < 100 KG/MO
Latitude:	37.150826
Longitude:	-121.654855
Record ID:	PR0377084
Facility ID:	FA0257345

C11 **HOBBY LOBBY #503** **CUPA Listings** **S121474963**
East **990 COCHRANE RD** **N/A**
1/8-1/4 **MORGAN HILL, CA 95037**
0.155 mi.
820 ft. **Site 1 of 2 in cluster C**

Relative:
Higher

Actual:
376 ft.

CUPA SANTA CLARA:

Region:	SANTA CLARA
PE#:	2202
Program Description:	GENERATES < 100 KG/YR
Latitude:	37.1520481
Longitude:	-121.6537765
Record ID:	PR0430073

HOBBY LOBBY #503 (Continued) **S121474963**

Facility ID: FA0286773

C12 East 1/8-1/4 0.155 mi. 820 ft. **HOBBY LOBBY 990 COCHRANE RD MORGAN HILL, CA 95037** **CERS HAZ WASTE CERS** **S121768631 N/A**

Site 2 of 2 in cluster C

Relative: Higher

Actual: 376 ft.

CERS HAZ WASTE:

Site ID:	369636
CERS ID:	10671496
CERS Description:	Hazardous Waste Generator

Coordinates:

Site ID:	369636
Facility Name:	HOBBY LOBBY
Env Int Type Code:	HWG
Program ID:	10671496
Coord Name:	Not reported
Ref Point Type Desc:	Center of a facility or station.
Latitude:	37.151920
Longitude:	-121.653820

Affiliation:

Affiliation Type Desc:	CUPA District
Entity Name:	Santa Clara County Environmental Health
Entity Title:	Not reported
Affiliation Address:	1555 Berger Drive, Suite 300
Affiliation City:	San Jose
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95112-2716
Affiliation Phone:	(408) 918-3400

Affiliation Type Desc:	Document Preparer
Entity Name:	Larry Burton
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Environmental Contact
Entity Name:	COLTON CROASDALE
Entity Title:	Not reported
Affiliation Address:	7707 SW 44TH STREET
Affiliation City:	OKLAHOMA CITY
Affiliation State:	OK
Affiliation Country:	Not reported
Affiliation Zip:	73179
Affiliation Phone:	(405) 745-1877

Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	990 COCHRANE ROAD

HOBBY LOBBY (Continued) **S121768631**

Affiliation City:	MORGAN HILL
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95037
Affiliation Phone:	Not reported

Affiliation Type Desc:	Identification Signer
Entity Name:	Larry Burton
Entity Title:	Director, Temarry Recycling, Inc
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Legal Owner
Entity Name:	JACK JOHNSTON
Entity Title:	Not reported
Affiliation Address:	7707 SW 44TH STREET
Affiliation City:	OKLAHOMA CITY
Affiliation State:	OK
Affiliation Country:	United States
Affiliation Zip:	73179
Affiliation Phone:	(405) 745-1351

Affiliation Type Desc:	Operator
Entity Name:	HOBBY LOBBY
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(405) 745-1351

Affiliation Type Desc:	Parent Corporation
Entity Name:	HOBBY LOBBY
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Primary Emergency Contact
Entity Name:	GLEN CLEVELAND
Entity Title:	STORE MANAGER
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(408) 776-7608

Affiliation Type Desc:	Secondary Emergency Contact

HOBBY LOBBY (Continued) **S121768631**

Entity Name:	C. PERRY
Entity Title:	STORE CO-MANAGER
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(408) 776-7608

13
NW
1/8-1/4
0.161 mi.
851 ft.

PHOENIX DEVENTURES
18655 MADRONE PY 180
MORGAN HILL, CA 95037

CUPA Listings **S111858574**
CERS HAZ WASTE **N/A**
CERS

Relative:
Lower

Actual:
367 ft.

CUPA SANTA CLARA:

Region:	SANTA CLARA
PE#:	2205
Program Description:	GENERATES 100 KG YR TO <5 TONS/YR
Latitude:	37.135004
Longitude:	-121.645651
Record ID:	PR0422355
Facility ID:	FA0269582

Region:	SANTA CLARA
PE#:	Not reported
Program Description:	HMBP FACILITY, 1-3 CHEMICALS
Latitude:	37.135004
Longitude:	-121.645651
Record ID:	PR0401129
Facility ID:	FA0269582

CERS HAZ WASTE:

Site ID:	57452
CERS ID:	10348126
CERS Description:	Hazardous Waste Generator

Violations:

Site ID:	57452
Site Name:	PHOENIX DEVENTURES
Violation Date:	11-02-2017
Citation:	22 CCR 12 66262.23(a)(4) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.23(a)(4)
Violation Description:	Failure to send a legible copy of each hazardous waste manifest to the Department within 30 days of each shipment of hazardous waste.
Violation Notes:	Facility is not sending generator manifest copies to the state.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS

Site ID:	57452
Site Name:	PHOENIX DEVENTURES
Violation Date:	11-02-2017
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site

PHOENIX DEVENTURES (Continued) **S111858574**

	at or above reportable quantities.
Violation Notes:	Facility failed to report hazardous materials including but not limited to the following: 1x55 gal IPA/Acetone waste 1x55 gal Dielectric fluid
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	57452
Site Name:	PHOENIX DEVENTURES
Violation Date:	11-02-2017
Citation:	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description:	Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes:	Observed the following containers of hazardous waste unmarked or insufficiently marked: 6x1 gal containers of waste acetone or IPA wet lab - no markings except "waste Acetone" or "waste IPA". 3x55 gal oil coolant waste - no markings. 1x5 gal container of Nitric Acid with methanol - no marking.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	57452
Site Name:	PHOENIX DEVENTURES
Violation Date:	11-02-2017
Citation:	40 CFR 1 262.34(d)(5)(iii) - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 262.34(d)(5)(iii)
Violation Description:	Failure to ensure that all employees are thoroughly familiar with proper waste handling and emergency procedures, relevant to their responsibilities during normal facility operations and emergencies.
Violation Notes:	As evident by number and type of violations, employees are not sufficiently trained on managing hazardous waste.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	57452
Site Name:	PHOENIX DEVENTURES
Violation Date:	11-02-2017
Citation:	40 CFR 1 265.31 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.31
Violation Description:	Failure to maintain and operate the facility to minimize the possibility of a fire, explosion, or any unplanned sudden or non-sudden release of hazardous waste or hazardous waste constituents to air, soil, or surface water which could threaten human health or the environment.
Violation Notes:	Multiple containers were not marked in the wet lab including the nitric/methanol waste and the sulfamic acid and hydrogen peroxide waste. This room also has multiple hazardous waste containers throughout consisting of spent solvents. There is an increased chance of incompatibles being mixed together if markings are not applied to each container. Strong reactions are possible. Improve practices and

PHOENIX DEVENTURES (Continued) **S111858574**

organization in this area to prevent an unplanned emergency.
Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Site ID: 57452
Site Name: PHOENIX DEVENTURES
Violation Date: 11-02-2017
Citation: 22 CCR 12 66262.23(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.23(a)
Violation Description: Failure to properly complete the Uniform Hazardous Waste Manifest.
Violation Notes: The following uniform hazardous waste manifests was improperly completed: #003403660JJK shipped 3-4-16 #003403654KKL shipped 5-25-16 Both manifests used a shipping name of "Non RCRA Hazardous Waste Liquid" without providing a generic name of the waste.
Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Site ID: 57452
Site Name: PHOENIX DEVENTURES
Violation Date: 11-02-2017
Citation: 22 CCR 12 66262.11 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.11
Violation Description: Failure to determine if wastes generated are hazardous waste by using generator knowledge or applying testing method.
Violation Notes: Facility has been storing a spent filter from EDM machine in lieu of making a hazardous waste determination. Additionally observe used tumbling water in a open 5 gallon bucket. Lastly, facility uses sodium hydroxide to help remove 3d printing media from parts but is unable to determine if any liquid has been poured down the drain. No records of shipment observed. Determine if these wastes are hazardous wastes and manage accordingly. Additionally, be prepared to make a determination on blasting media, and soldering related wastes.
Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Site ID: 57452
Site Name: PHOENIX DEVENTURES
Violation Date: 11-02-2017
Citation: 40 CFR 1 265.174 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.174
Violation Description: Failure to inspect hazardous waste storage areas at least weekly and look for leaking and deteriorating containers.
Violation Notes: Facility personnel are not performing weekly inspections of waste storage area out behind building in an enclosed gated area.
Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 11-02-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Facility last submitted HMBP plans section on 7-17-17 and facility

PHOENIX DEVENTURES (Continued) **S111858574**

	information and inventory on 8-30-17. Property owner is not same as operator/handler.
Eval Division:	Santa Clara County Environmental Health
Eval Program:	HMRRP
Eval Source:	CERS
Eval General Type:	Compliance Evaluation Inspection
Eval Date:	11-02-2017
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Facility performs medical device development and manufacturing. Materials primarily being used are aluminum, steel, stainless steel, and plastics. Copper is also used in small quantities for EDM Electrodes. Activities include but are not limited to: CNC machining, deburring (tumbling), Part cleaning, 3d printing/laser sintering, injection molding, and limited electropolishing, and chemical etching. Waste streams that are generated or will be generated include, but are not limited to the following: Used oil/coolant waste Blasting media Filters from EDM IPA/Acetone Waste from part cleaning Corrosive waste from electropolishing and etching Tumbling water from tumbling of aluminum Soldering Waste EPA ID # CAL000363344 is active. NOTE 1: Facility in past UV cured resins prior to disposal in municipal trash. This practice has been ceased years prior to today's inspection. NOTE 2: If your facility is within the iron and steel finishing industry under SIC [Truncated]
Eval Division:	Santa Clara County Environmental Health
Eval Program:	HW
Eval Source:	CERS

Affiliation:

Affiliation Type Desc:	CUPA District
Entity Name:	Santa Clara County Environmental Health
Entity Title:	Not reported
Affiliation Address:	1555 Berger Drive, Suite 300
Affiliation City:	San Jose
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95112-2716
Affiliation Phone:	(408) 918-3400
Affiliation Type Desc:	Document Preparer
Entity Name:	Dacy Coleman
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Environmental Contact
Entity Name:	Dacy Coleman
Entity Title:	Not reported
Affiliation Address:	18655 Madrone parkway ste 180
Affiliation City:	Morgan Hill
Affiliation State:	CA
Affiliation Country:	Not reported

PHOENIX DEVENTURES (Continued) **S111858574**

Affiliation Zip:	95037
Affiliation Phone:	(408) 786-5094
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	18655 MADRONE PY #180
Affiliation City:	MORGAN HILL
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95037
Affiliation Phone:	Not reported
Affiliation Type Desc:	Identification Signer
Entity Name:	Dacy Coleman
Entity Title:	Director, Operations and Customer Service
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Legal Owner
Entity Name:	PHOENIX DEVENTURES
Entity Title:	Not reported
Affiliation Address:	18655 MADRONE PY #180
Affiliation City:	MORGAN HILL
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95037
Affiliation Phone:	(408) 710-6503
Affiliation Type Desc:	Operator
Entity Name:	Dacy Coleman
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(408) 786-5094
Affiliation Type Desc:	Parent Corporation
Entity Name:	PHOENIX DEVENTURES
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Primary Emergency Contact
Entity Name:	Dacy Coleman
Entity Title:	Director, Operations and Customer Service
Affiliation Address:	Not reported

PHOENIX DEVENTURES (Continued) **S111858574**

Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(408) 813-9979
Affiliation Type Desc:	Secondary Emergency Contact
Entity Name:	Jeff Christian
Entity Title:	CEO
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(408) 710-6503

CERS TANKS:

Site ID:	57452
CERS ID:	10348126
CERS Description:	Chemical Storage Facilities

Violations:

Site ID:	57452
Site Name:	PHOENIX DEVENTURES
Violation Date:	11-02-2017
Citation:	22 CCR 12 66262.23(a)(4) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.23(a)(4)
Violation Description:	Failure to send a legible copy of each hazardous waste manifest to the Department within 30 days of each shipment of hazardous waste.
Violation Notes:	Facility is not sending generator manifest copies to the state.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	57452
Site Name:	PHOENIX DEVENTURES
Violation Date:	11-02-2017
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.
Violation Notes:	Facility failed to report hazardous materials including but not limited to the following: 1x55 gal IPA/Acetone waste 1x55 gal Dielectric fluid
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HMRRP
Violation Source:	CERS
Site ID:	57452
Site Name:	PHOENIX DEVENTURES
Violation Date:	11-02-2017
Citation:	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description:	Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste",

PHOENIX DEVENTURES (Continued) **S111858574**

	name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes:	Observed the following containers of hazardous waste unmarked or insufficiently marked: 6x1 gal containers of waste acetone or IPA wet lab - no markings except "waste Acetone" or "waste IPA". 3x55 gal oil coolant waste - no markings. 1x5 gal container of Nitric Acid with methanol - no marking.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	57452
Site Name:	PHOENIX DEVENTURES
Violation Date:	11-02-2017
Citation:	40 CFR 1 262.34(d)(5)(iii) - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 262.34(d)(5)(iii)
Violation Description:	Failure to ensure that all employees are thoroughly familiar with proper waste handling and emergency procedures, relevant to their responsibilities during normal facility operations and emergencies.
Violation Notes:	As evident by number and type of violations, employees are not sufficiently trained on managing hazardous waste.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	57452
Site Name:	PHOENIX DEVENTURES
Violation Date:	11-02-2017
Citation:	40 CFR 1 265.31 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.31
Violation Description:	Failure to maintain and operate the facility to minimize the possibility of a fire, explosion, or any unplanned sudden or non-sudden release of hazardous waste or hazardous waste constituents to air, soil, or surface water which could threaten human health or the environment.
Violation Notes:	Multiple containers were not marked in the wet lab including the nitric/methanol waste and the sulfamic acid and hydrogen peroxide waste. This room also has multiple hazardous waste containers throughout consisting of spent solvents. There is an increased chance of incompatibles being mixed together if markings are not applied to each container. Strong reactions are possible. Improve practices and organization in this area to prevent an unplanned emergency.
Violation Division:	Santa Clara County Environmental Health
Violation Program:	HW
Violation Source:	CERS
Site ID:	57452
Site Name:	PHOENIX DEVENTURES
Violation Date:	11-02-2017
Citation:	22 CCR 12 66262.23(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.23(a)
Violation Description:	Failure to properly complete the Uniform Hazardous Waste Manifest.
Violation Notes:	The following uniform hazardous waste manifests was improperly completed: #003403660JJK shipped 3-4-16 #003403654KKL shipped 5-25-16 Both manifests used a shipping name of "Non RCRA Hazardous Waste Liquid" without providing a generic name of the waste.

PHOENIX DEVENTURES (Continued) **S111858574**

Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Site ID: 57452
Site Name: PHOENIX DEVENTURES
Violation Date: 11-02-2017
Citation: 22 CCR 12 66262.11 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.11
Violation Description: Failure to determine if wastes generated are hazardous waste by using generator knowledge or applying testing method.
Violation Notes: Facility has been storing a spent filter from EDM machine in lieu of making a hazardous waste determination. Additionally observe used tumbling water in a open 5 gallon bucket. Lastly, facility uses sodium hydroxide to help remove 3d printing media from parts but is unable to determine if any liquid has been poured down the drain. No records of shipment observed. Determine if these wastes are hazardous wastes and manage accordingly. Additionally, be prepared to make a determination on blasting media, and soldering related wastes.
Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Site ID: 57452
Site Name: PHOENIX DEVENTURES
Violation Date: 11-02-2017
Citation: 40 CFR 1 265.174 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.174
Violation Description: Failure to inspect hazardous waste storage areas at least weekly and look for leaking and deteriorating containers.
Violation Notes: Facility personnel are not performing weekly inspections of waste storage area out behind building in an enclosed gated area.
Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 11-02-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Facility last submitted HMBP plans section on 7-17-17 and facility information and inventory on 8-30-17. Property owner is not same as operator/handler.
Eval Division: Santa Clara County Environmental Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 11-02-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Facility performs medical device development and manufacturing. Materials primarily being used are aluminum, steel, stainless steel, and plastics. Copper is also used in small quantities for EDM Electrodes. Activities include but are not limited to: CNC machining, deburring (tumbling), Part cleaning, 3d printing/laser sintering,

PHOENIX DEVENTURES (Continued) **S111858574**

injection molding, and limited electropolishing, and chemical etching. Waste streams that are generated or will be generated include, but are not limited to the following: Used oil/coolant waste Blasting media Filters from EDM IPA/Acetone Waste from part cleaning Corrosive waste from electropolishing and etching Tumbling water from tumbling of aluminum Soldering Waste EPA ID # CAL000363344 is active. NOTE 1: Facility in past UV cured resins prior to disposal in municipal trash. This practice has been ceased years prior to today's inspection. NOTE 2: If your facility is within the iron and steel finishing industry under SIC [Truncated]

Eval Division: Santa Clara County Environmental Health
Eval Program: HW
Eval Source: CERS

Affiliation:

Affiliation Type Desc: CUPA District
Entity Name: Santa Clara County Environmental Health
Entity Title: Not reported
Affiliation Address: 1555 Berger Drive, Suite 300
Affiliation City: San Jose
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 95112-2716
Affiliation Phone: (408) 918-3400

Affiliation Type Desc: Document Preparer
Entity Name: Dacy Coleman
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: Not reported

Affiliation Type Desc: Environmental Contact
Entity Name: Dacy Coleman
Entity Title: Not reported
Affiliation Address: 18655 Madrone parkway ste 180
Affiliation City: Morgan Hill
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 95037
Affiliation Phone: (408) 786-5094

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 18655 MADRONE PY #180
Affiliation City: MORGAN HILL
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 95037
Affiliation Phone: Not reported

Affiliation Type Desc: Identification Signer
Entity Name: Dacy Coleman

PHOENIX DEVENTURES (Continued) **S111858574**

Entity Title:	Director, Operations and Customer Service
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Legal Owner
Entity Name:	PHOENIX DEVENTURES
Entity Title:	Not reported
Affiliation Address:	18655 MADRONE PY #180
Affiliation City:	MORGAN HILL
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95037
Affiliation Phone:	(408) 710-6503

Affiliation Type Desc:	Operator
Entity Name:	Dacy Coleman
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(408) 786-5094

Affiliation Type Desc:	Parent Corporation
Entity Name:	PHOENIX DEVENTURES
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Primary Emergency Contact
Entity Name:	Dacy Coleman
Entity Title:	Director, Operations and Customer Service
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(408) 813-9979

Affiliation Type Desc:	Secondary Emergency Contact
Entity Name:	Jeff Christian
Entity Title:	CEO
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(408) 710-6503

D14 SE 1/8-1/4 0.172 mi. 906 ft. | **WALMART SUPERCENTER NO 5766**
170 COCHRANE PLAZA
MORGAN HILL, CA 95037 | **RCRA-SQG** | **1012176325**
CAR000202424

Site 1 of 3 in cluster D

Relative: Higher

Actual: 374 ft.

RCRA-SQG:

Date form received by agency:	06/20/2016
Facility name:	WALMART SUPERCENTER NO 5766
Facility address:	170 COCHRANE PLAZA MORGAN HILL, CA 95037
EPA ID:	CAR000202424
Mailing address:	PO BOX 8041 BENTONVILLE, AR 72712-8041
Contact:	ROSE ARNOLD
Contact address:	PO BOX 8041 BENTONVILLE, AR 72712-8041
Contact country:	US
Contact telephone:	479-277-8972
Contact email:	ROSE.ARNOLD@WALMART.COM
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	WAL MART STORES INC
Owner/operator address:	PO BOX 8041 BENTONVILLE, AR 72712
Owner/operator country:	US
Owner/operator telephone:	479-277-8972
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	09/16/2009
Owner/Op end date:	Not reported

Owner/operator name:	WAL MART STORES INC
Owner/operator address:	Not reported Not reported
Owner/operator country:	US
Owner/operator telephone:	Not reported
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	09/16/2009
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No

WALMART SUPERCENTER NO 5766 (Continued) **1012176325**

Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

. Waste code: 122
. Waste name: Alkaline solution without metals (pH > 12.5)

. Waste code: 141
. Waste name: Off-specification, aged, or surplus inorganics

. Waste code: 181
. Waste name: Other inorganic solid waste

. Waste code: 213
. Waste name: Hydrocarbon solvents (benzene, hexane, Stoddard, etc.)

. Waste code: 214
. Waste name: Unspecified solvent mixture

. Waste code: 221
. Waste name: Waste oil and mixed oil

. Waste code: 223
. Waste name: Unspecified oil-containing waste

. Waste code: 232
. Waste name: Pesticides and other waste associated with pesticide production

. Waste code: 311
. Waste name: Pharmaceutical waste

. Waste code: 331
. Waste name: Off-specification, aged, or surplus organics

. Waste code: 352
. Waste name: Other organic solids

. Waste code: 791
. Waste name: Liquids with pH < 2

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D003

WALMART SUPERCENTER NO 5766 (Continued) **1012176325**

. Waste name: REACTIVE WASTE

. Waste code: D004
. Waste name: ARSENIC

. Waste code: D005
. Waste name: BARIUM

. Waste code: D006
. Waste name: CADMIUM

. Waste code: D007
. Waste name: CHROMIUM

. Waste code: D008
. Waste name: LEAD

. Waste code: D009
. Waste name: MERCURY

. Waste code: D010
. Waste name: SELENIUM

. Waste code: D011
. Waste name: SILVER

. Waste code: D016
. Waste name: 2,4-D (2,4-DICHLOROPHENOXYACETIC ACID)

. Waste code: D018
. Waste name: BENZENE

. Waste code: D022
. Waste name: CHLOROFORM

. Waste code: D024
. Waste name: M-CRESOL

. Waste code: D026
. Waste name: CRESOL

. Waste code: D027
. Waste name: 1,4-DICHLOROBENZENE

. Waste code: D035
. Waste name: METHYL ETHYL KETONE

. Waste code: D039
. Waste name: TETRACHLOROETHYLENE

. Waste code: D043
. Waste name: VINYL CHLORIDE

. Waste code: P001
. Waste name: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

WALMART SUPERCENTER NO 5766 (Continued) **1012176325**

. Waste code: P075
. Waste name: NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS

. Waste code: U002
. Waste name: 2-PROPANONE (I) (OR) ACETONE (I)

. Waste code: U034
. Waste name: ACETALDEHYDE, TRICHLORO- (OR) CHLORAL

. Waste code: U035
. Waste name: BENZENEBUTANOIC ACID, 4-[BIS(2-CHLOROETHYL)AMINO]- (OR) CHLORAMBUCIL

. Waste code: U058
. Waste name: 2H-1,3,2-OXAZAPHOSPHORIN-2-AMINE, N,N-BIS(2-CHLOROETHYL)TETRAHYDRO-, 2-OXIDE (OR) CYCLOPHOSPHAMIDE

. Waste code: U072
. Waste name: BENZENE, 1,4-DICHLORO- (OR) P-DICHLOROBENZENE

. Waste code: U089
. Waste name: DIETHYLSTILBESTEROL (OR) PHENOL, 4,4'-(1,2-DIETHYL-1,2-ETHENEDIYL)BIS, (E)-

. Waste code: U122
. Waste name: FORMALDEHYDE

. Waste code: U129
. Waste name: CYCLOHEXANE, 1,2,3,4,5,6-HEXACHLORO-, (1ALPHA, 2ALPHA, 3BETA, 4ALPHA, 5ALPHA, 6BETA)- (OR) LINDANE

. Waste code: U132
. Waste name: HEXACHLOROPHENE (OR) PHENOL, 2,2'-METHYLENEBIS[3,4,6-TRICHLORO-

. Waste code: U134
. Waste name: HYDROFLUORIC ACID (C,T) (OR) HYDROGEN FLUORIDE (C,T)

. Waste code: U150
. Waste name: L-PHENYLALANINE, 4-[BIS(2-CHLOROETHYL)AMINO]- (OR) MELPHALAN

. Waste code: U154
. Waste name: METHANOL (I) (OR) METHYL ALCOHOL (I)

. Waste code: U159
. Waste name: 2-BUTANONE (I,T) (OR) METHYL ETHYL KETONE (MEK) (I,T)

. Waste code: U165
. Waste name: NAPHTHALENE

. Waste code: U188
. Waste name: PHENOL

. Waste code: U200
. Waste name: RESERPINE (OR) YOHIMBAN-16-CARBOXYLIC ACID, 11,17-DIMETHOXY-18-[(3,4,5-TRIMETHOXYBENZOYL)OXY]-, METHYL ESTER, (3BETA, 16BETA, 17ALPHA, 18BETA, 20ALPHA)-

WALMART SUPERCENTER NO 5766 (Continued) **1012176325**

. Waste code: U205
. Waste name: SELENIUM SULFIDE (OR) SELENIUM SULFIDE SES2 (R,T)

. Waste code: U210
. Waste name: ETHENE, TETRACHLORO- (OR) TETRACHLOROETHYLENE

. Waste code: U249
. Waste name: ZINC PHOSPHIDE ZN3P2, WHEN PRESENT AT CONCENTRATIONS OF 10% OR LESS

. Waste code: U279
. Waste name: CARBARYL (OR) 1-NAPHTHALENOL, METHYLCARBAMATE

. Waste code: U409
. Waste name: CARBAMIC ACID, [1,2-PHENYLENEBIS (IMINOCARBONOTHIOYL)]BIS-, DIMETHYL ESTER (OR) THIOPHANATE-METHYL

Historical Generators:
Date form received by agency: 10/28/2014
Site name: WALMART SUPERCENTER NO 5766
Classification: Small Quantity Generator

. Waste code: 122
. Waste name: Alkaline solution without metals (pH > 12.5)

. Waste code: 141
. Waste name: Off-specification, aged, or surplus inorganics

. Waste code: 181
. Waste name: Other inorganic solid waste

. Waste code: 213
. Waste name: Hydrocarbon solvents (benzene, hexane, Stoddard, etc.)

. Waste code: 214
. Waste name: Unspecified solvent mixture

. Waste code: 221
. Waste name: Waste oil and mixed oil

. Waste code: 232
. Waste name: Pesticides and other waste associated with pesticide production

. Waste code: 311
. Waste name: Pharmaceutical waste

. Waste code: 331
. Waste name: Off-specification, aged, or surplus organics

. Waste code: 352
. Waste name: Other organic solids

. Waste code: 541
. Waste name: Photochemicals / photo processing waste

. Waste code: 791
. Waste name: Liquids with pH < 2

WALMART SUPERCENTER NO 5766 (Continued) **1012176325**

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D003
. Waste name: REACTIVE WASTE

. Waste code: D004
. Waste name: ARSENIC

. Waste code: D005
. Waste name: BARIUM

. Waste code: D006
. Waste name: CADMIUM

. Waste code: D007
. Waste name: CHROMIUM

. Waste code: D008
. Waste name: LEAD

. Waste code: D009
. Waste name: MERCURY

. Waste code: D010
. Waste name: SELENIUM

. Waste code: D011
. Waste name: SILVER

. Waste code: D016
. Waste name: 2,4-D (2,4-DICHLOROPHENOXYACETIC ACID)

. Waste code: D018
. Waste name: BENZENE

. Waste code: D022
. Waste name: CHLOROFORM

. Waste code: D024
. Waste name: M-CRESOL

. Waste code: D026
. Waste name: CRESOL

. Waste code: D027
. Waste name: 1,4-DICHLOROBENZENE

. Waste code: D035
. Waste name: METHYL ETHYL KETONE

. Waste code: D039
. Waste name: TETRACHLOROETHYLENE

WALMART SUPERCENTER NO 5766 (Continued) **1012176325**

. Waste code: D043
. Waste name: VINYL CHLORIDE

. Waste code: P001
. Waste name: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

. Waste code: P075
. Waste name: NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS

. Waste code: U002
. Waste name: 2-PROPANONE (I) (OR) ACETONE (I)

. Waste code: U034
. Waste name: ACETALDEHYDE, TRICHLORO- (OR) CHLORAL

. Waste code: U035
. Waste name: BENZENEBUTANOIC ACID, 4-[BIS(2-CHLOROETHYL)AMINO]- (OR) CHLORAMBUCIL

. Waste code: U058
. Waste name: 2H-1,3,2-OXAZAPHOSPHORIN-2-AMINE, N,N-BIS(2-CHLOROETHYL)TETRAHYDRO-, 2-OXIDE (OR) CYCLOPHOSPHAMIDE

. Waste code: U072
. Waste name: BENZENE, 1,4-DICHLORO- (OR) P-DICHLOROBENZENE

. Waste code: U112
. Waste name: ACETIC ACID, ETHYL ESTER (I) (OR) ETHYL ACETATE (I)

. Waste code: U122
. Waste name: FORMALDEHYDE

. Waste code: U129
. Waste name: CYCLOHEXANE, 1,2,3,4,5,6-HEXACHLORO-, (1ALPHA, 2ALPHA, 3BETA, 4ALPHA, 5ALPHA, 6BETA)- (OR) LINDANE

. Waste code: U132
. Waste name: HEXACHLOROPHENE (OR) PHENOL, 2,2'-METHYLENEBIS[3,4,6-TRICHLORO-

. Waste code: U134
. Waste name: HYDROFLUORIC ACID (C,T) (OR) HYDROGEN FLUORIDE (C,T)

. Waste code: U150
. Waste name: L-PHENYLALANINE, 4-[BIS(2-CHLOROETHYL)AMINO]- (OR) MELPHALAN

. Waste code: U154
. Waste name: METHANOL (I) (OR) METHYL ALCOHOL (I)

. Waste code: U159
. Waste name: 2-BUTANONE (I,T) (OR) METHYL ETHYL KETONE (MEK) (I,T)

. Waste code: U165
. Waste name: NAPHTHALENE

. Waste code: U188

WALMART SUPERCENTER NO 5766 (Continued) **1012176325**

. Waste name: PHENOL

. Waste code: U200
. Waste name: RESERPINE (OR) YOHIMBAN-16-CARBOXYLIC ACID, 11,17-DIMETHOXY-18-[(3,4,5-TRIMETHOXYBENZOYL)OXY]-, METHYL ESTER, (3BETA, 16BETA, 17ALPHA, 18BETA, 20ALPHA)-

. Waste code: U205
. Waste name: SELENIUM SULFIDE (OR) SELENIUM SULFIDE SES2 (R,T)

. Waste code: U210
. Waste name: ETHENE, TETRACHLORO- (OR) TETRACHLOROETHYLENE

. Waste code: U249
. Waste name: ZINC PHOSPHIDE ZN3P2, WHEN PRESENT AT CONCENTRATIONS OF 10% OR LESS

. Waste code: U279
. Waste name: CARBARYL (OR) 1-NAPHTHALENOL, METHYLCARBAMATE

. Waste code: U409
. Waste name: CARBAMIC ACID, [1,2-PHENYLENEBIS (IMINOCARBONOTHIOYL)]BIS-, DIMETHYL ESTER (OR) THIOPHANATE-METHYL

Date form received by agency: 06/27/2011
Site name: WALMART SUPERCENTER NO 5766
Classification: Small Quantity Generator

. Waste code: 122
. Waste name: Alkaline solution without metals (pH > 12.5)

. Waste code: 135
. Waste name: Unspecified aqueous solution

. Waste code: 141
. Waste name: Off-specification, aged, or surplus inorganics

. Waste code: 181
. Waste name: Other inorganic solid waste

. Waste code: 212
. Waste name: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)

. Waste code: 213
. Waste name: Hydrocarbon solvents (benzene, hexane, Stoddard, etc.)

. Waste code: 214
. Waste name: Unspecified solvent mixture

. Waste code: 221
. Waste name: Waste oil and mixed oil

. Waste code: 223
. Waste name: Unspecified oil-containing waste

. Waste code: 232
. Waste name: Pesticides and other waste associated with pesticide production

WALMART SUPERCENTER NO 5766 (Continued) **1012176325**

. Waste code: 281
. Waste name: Adhesives

. Waste code: 291
. Waste name: Latex waste

. Waste code: 311
. Waste name: Pharmaceutical waste

. Waste code: 331
. Waste name: Off-specification, aged, or surplus organics

. Waste code: 343
. Waste name: Unspecified organic liquid mixture

. Waste code: 352
. Waste name: Other organic solids

. Waste code: 561
. Waste name: Detergent and soap

. Waste code: 791
. Waste name: Liquids with pH < 2

. Waste code: 792
. Waste name: Liquids with pH < 2 with metals

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D003
. Waste name: REACTIVE WASTE

. Waste code: D004
. Waste name: ARSENIC

. Waste code: D005
. Waste name: BARIUM

. Waste code: D006
. Waste name: CADMIUM

. Waste code: D007
. Waste name: CHROMIUM

. Waste code: D008
. Waste name: LEAD

. Waste code: D009
. Waste name: MERCURY

. Waste code: D010
. Waste name: SELENIUM

WALMART SUPERCENTER NO 5766 (Continued) **1012176325**

. Waste code: D011
. Waste name: SILVER

. Waste code: D016
. Waste name: 2,4-D (2,4-DICHLOROPHENOXYACETIC ACID)

. Waste code: D018
. Waste name: BENZENE

. Waste code: D022
. Waste name: CHLOROFORM

. Waste code: D024
. Waste name: M-CRESOL

. Waste code: D026
. Waste name: CRESOL

. Waste code: D027
. Waste name: 1,4-DICHLOROBENZENE

. Waste code: D035
. Waste name: METHYL ETHYL KETONE

. Waste code: D039
. Waste name: TETRACHLOROETHYLENE

. Waste code: P001
. Waste name: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYLBUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3% (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS GREATER THAN 0.3%

. Waste code: P075
. Waste name: NICOTINE, & SALTS (OR) PYRIDINE, 3-(1-METHYL-2-PYRROLIDINYL)-,(S)-, & SALTS

. Waste code: U002
. Waste name: 2-PROPANONE (I) (OR) ACETONE (I)

. Waste code: U034
. Waste name: ACETALDEHYDE, TRICHLORO- (OR) CHLORAL

. Waste code: U035
. Waste name: BENZENEBUTANOIC ACID, 4-[BIS(2-CHLOROETHYL)AMINO]- (OR) CHLORAMBUCIL

. Waste code: U058
. Waste name: 2H-1,3,2-OXAZAPHOSPHORIN-2-AMINE, N,N-BIS(2-CHLOROETHYL)TETRAHYDRO-, 2-OXIDE (OR) CYCLOPHOSPHAMIDE

. Waste code: U072
. Waste name: BENZENE, 1,4-DICHLORO- (OR) P-DICHLOROBENZENE

. Waste code: U080
. Waste name: METHANE, DICHLORO- (OR) METHYLENE CHLORIDE

. Waste code: U122
. Waste name: FORMALDEHYDE

WALMART SUPERCENTER NO 5766 (Continued) **1012176325**

. Waste code: U129
. Waste name: CYCLOHEXANE, 1,2,3,4,5,6-HEXACHLORO-, (1ALPHA, 2ALPHA, 3BETA, 4ALPHA, 5ALPHA, 6BETA)- (OR) LINDANE

. Waste code: U132
. Waste name: HEXACHLOROPHENE (OR) PHENOL, 2,2'-METHYLENEBIS[3,4,6-TRICHLORO-

. Waste code: U150
. Waste name: L-PHENYLALANINE, 4-[BIS(2-CHLOROETHYL)AMINO]- (OR) MELPHALAN

. Waste code: U154
. Waste name: METHANOL (I) (OR) METHYL ALCOHOL (I)

. Waste code: U159
. Waste name: 2-BUTANONE (I,T) (OR) METHYL ETHYL KETONE (MEK) (I,T)

. Waste code: U165
. Waste name: NAPHTHALENE

. Waste code: U182
. Waste name: 1,3,5-TRIOXANE, 2,4,6-TRIMETHYL- (OR) PARALDEHYDE

. Waste code: U188
. Waste name: PHENOL

. Waste code: U200
. Waste name: RESERPINE (OR) YOHIMBAN-16-CARBOXYLIC ACID, 11,17-DIMETHOXY-18-[(3,4,5-TRIMETHOXYBENZOYL)OXY]-, METHYL ESTER, (3BETA, 16BETA, 17ALPHA, 18BETA, 20ALPHA)-

. Waste code: U205
. Waste name: SELENIUM SULFIDE (OR) SELENIUM SULFIDE SES2 (R,T)

. Waste code: U248
. Waste name: 2H-1-BENZOPYRAN-2-ONE, 4-HYDROXY-3-(3-OXO-1-PHENYL-BUTYL)-, & SALTS, WHEN PRESENT AT CONCENTRATIONS OF 0.3% OR LESS (OR) WARFARIN, & SALTS, WHEN PRESENT AT CONCENTRATIONS OF 0.3% OR LESS

. Waste code: U249
. Waste name: ZINC PHOSPHIDE ZN3P2, WHEN PRESENT AT CONCENTRATIONS OF 10% OR LESS

. Waste code: U279
. Waste name: CARBARYL (OR) 1-NAPHTHALENOL, METHYLCARBAMATE

. Waste code: U409
. Waste name: CARBAMIC ACID, [1,2-PHENYLENEBIS (IMINOCARBONOTHIOYL)]BIS-, DIMETHYL ESTER (OR) THIOPHANATE-METHYL

. Waste code: U411
. Waste name: PHENOL, 2-(1-METHYLETHOXY)-, METHYLCARBAMATE (OR) PROPOXUR

Date form received by agency: 08/26/2009
Site name: WALMART SUPERCENTER NO 5766
Classification: Conditionally Exempt Small Quantity Generator

. Waste code: D001
. Waste name: IGNITABLE WASTE

WALMART SUPERCENTER NO 5766 (Continued) **1012176325**

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D003
. Waste name: REACTIVE WASTE

. Waste code: D004
. Waste name: ARSENIC

. Waste code: D005
. Waste name: BARIUM

. Waste code: D006
. Waste name: CADMIUM

. Waste code: D007
. Waste name: CHROMIUM

. Waste code: D008
. Waste name: LEAD

. Waste code: D009
. Waste name: MERCURY

. Waste code: D011
. Waste name: SILVER

. Waste code: D016
. Waste name: 2,4-D (2,4-DICHLOROPHENOXYACETIC ACID)

. Waste code: D018
. Waste name: BENZENE

. Waste code: D022
. Waste name: CHLOROFORM

. Waste code: D026
. Waste name: CRESOL

. Waste code: D027
. Waste name: 1,4-DICHLOROBENZENE

. Waste code: D035
. Waste name: METHYL ETHYL KETONE

. Waste code: D039
. Waste name: TETRACHLOROETHYLENE

. Waste code: U002
. Waste name: 2-PROPANONE (I) (OR) ACETONE (I)

. Waste code: U072
. Waste name: BENZENE, 1,4-DICHLORO- (OR) P-DICHLOROBENZENE

. Waste code: U080
. Waste name: METHANE, DICHLORO- (OR) METHYLENE CHLORIDE

WALMART SUPERCENTER NO 5766 (Continued) **1012176325**

. Waste code: U154
. Waste name: METHANOL (I) (OR) METHYL ALCOHOL (I)

. Waste code: U159
. Waste name: 2-BUTANONE (I,T) (OR) METHYL ETHYL KETONE (MEK) (I,T)

. Waste code: U165
. Waste name: NAPHTHALENE

. Waste code: U249
. Waste name: ZINC PHOSPHIDE ZN3P2, WHEN PRESENT AT CONCENTRATIONS OF 10% OR LESS

. Waste code: U279
. Waste name: CARBARYL (OR) 1-NAPHTHALENOL, METHYLCARBAMATE

. Waste code: U409
. Waste name: CARBAMIC ACID, [1,2-PHENYLENEBIS (IMINOCARBONOTHIOYL)]BIS-, DIMETHYL ESTER (OR) THIOPHANATE-METHYL

. Waste code: U411
. Waste name: PHENOL, 2-(1-METHYLETHOXY)-, METHYLCARBAMATE (OR) PROPOXUR

Violation Status: No violations found

D15 **TARGET STORE #0640** **CUPA Listings** **S121473658**
SE **170 COCHRANE PLZ** **N/A**
1/8-1/4 **MORGAN HILL, CA 95037**
0.172 mi.
906 ft. **Site 2 of 3 in cluster D**

Relative:
Higher
Actual:
374 ft.

CUPA SANTA CLARA:
Region: SANTA CLARA
PE#: 2205
Program Description: GENERATES 100 KG YR TO <5 TONS/YR
Latitude: 37.150914
Longitude: -121.654947
Record ID: PR0380644
Facility ID: FA0259778

D16 **WALMART SUPERCENTER #5766** **RCRA-LQG** **1014386520**
SE **170 COCHRANE PLAZA** **CAC002639102**
1/8-1/4 **MORGAN HILL, CA 95037**
0.172 mi.
906 ft. **Site 3 of 3 in cluster D**

Relative:
Higher
Actual:
374 ft.

RCRA-LQG:
Date form received by agency: 06/16/2010
Facility name: WALMART SUPERCENTER #5766
Facility address: 170 COCHRANE PLAZA
MORGAN HILL, CA 95037
EPA ID: CAC002639102
Mailing address: P.O. BOX 8041
BENTONVILLE, AR 72712
Contact: CHRIS STEWART
Contact address: P.O. BOX 8041
BENTONVILLE, AR 72712
Contact country: US

WALMART SUPERCENTER #5766 (Continued) **1014386520**

Contact telephone:	479-204-0402
Contact email:	CHRISTOPHER.STEWART@WAL-MART.COM
EPA Region:	09
Classification:	Large Quantity Generator
Description:	Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

Owner/Operator Summary:

Owner/operator name:	WAL-MART STORES, INC.
Owner/operator address:	Not reported Not reported
Owner/operator country:	Not reported
Owner/operator telephone:	Not reported
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	02/05/2009
Owner/Op end date:	Not reported

Owner/operator name:	WAL-MART STORES, INC.
Owner/operator address:	P.O. BOX 8041 BENTONVILLE, AR 72712
Owner/operator country:	US
Owner/operator telephone:	479-204-0402
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	02/05/2009
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No

WALMART SUPERCENTER #5766 (Continued) **1014386520**

Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

. Waste code: 181
. Waste name: Other inorganic solid waste

. Waste code: D008
. Waste name: LEAD

Violation Status: No violations found

17
NW
1/8-1/4
0.188 mi.
994 ft.

ALTANOVA MANUFACTURING
18655 MADRONE PY STE 100
MORGAN HILL, CA 95037

CUPA Listings **S121474806**
N/A

Relative:
Lower

Actual:
366 ft.

CUPA SANTA CLARA:
Region: SANTA CLARA
PE#: Not reported
Program Description: HMBP FACILITY, 1-3 CHEMICALS
Latitude: 37.1536364
Longitude: -121.6598768
Record ID: PR0413552
Facility ID: FA0273542

Region: SANTA CLARA
PE#: 2205
Program Description: GENERATES 100 KG YR TO <5 TONS/YR
Latitude: 37.1536364
Longitude: -121.6598768
Record ID: PR0413553
Facility ID: FA0273542

E18
SW
1/8-1/4
0.188 mi.
995 ft.

ARAGEN BIOSCIENCE INC.
380 WOODVIEW AV
MORGAN HILL, CA 95037

CUPA Listings **S103988920**
CERS HAZ WASTE **N/A**
CERS

Site 1 of 5 in cluster E

Relative:
Lower

Actual:
365 ft.

CUPA SANTA CLARA:
Region: SANTA CLARA
PE#: 2205
Program Description: GENERATES 100 KG YR TO <5 TONS/YR
Latitude: 37.150143
Longitude: -121.660304
Record ID: PR0383317
Facility ID: FA0261401

Region: SANTA CLARA
PE#: Not reported
Program Description: HMBP FACILITY, 1-3 CHEMICALS
Latitude: 37.150143
Longitude: -121.660304
Record ID: PR0383406

ARAGEN BIOSCIENCE INC. (Continued) **S103988920**

Facility ID: FA0261401

CERS HAZ WASTE:
Site ID: 6419
CERS ID: 10076293
CERS Description: Hazardous Waste Generator

Violations:
Site ID: 6419
Site Name: Aragen Bioscience Inc.
Violation Date: 03-28-2018
Citation: HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
Violation Description: Hazardous Waste Generator Program - Operations/Maintenance - General
Violation Notes: Facility violated CCR, section 66262.23 in that it failed to ensure that the TSDF copy of manifests sent out of state were submitted to DTSC. Manifest 010020840 (2017) noted with "destination state to shipping state" copy in facility file. Also 2015 manifests 014895856JJK, 014400005JJK, and 014305640JJK were noted in State's tracking system as not having had the TSDF signed copy submitted.
Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Site ID: 6419
Site Name: Aragen Bioscience Inc.
Violation Date: 02-18-2015
Citation: HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
Violation Description: Haz Waste Generator Program - Operations/Maintenance - General
Violation Notes:

OBSERVED 3x55 GALLON DRUMS LABELED AS WASTE CORROSIVE LIQUID, CONTAINING BLEACH STORED ON THE SAME SECONDARY CONTAINMENT SKID WITH 1x55 GALLON DRUM OF WASTE MIXED SOLVENTS, CONTAINING ETHANOL AND ISOPROPANOL.

Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Site ID: 6419
Site Name: Aragen Bioscience Inc.
Violation Date: 02-18-2015
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 emergency response plan and procedures for a release or threatened release of a hazardous material.
Violation Notes:

FACILITY SUBMITTED AN OBSOLETE EMERGENCY RESPONSE/CONTINGENCY PLAN ON CERS. THE CURRENT FORM CAN BE FOUND AT: http://www.calepa.ca.gov/cupa/documents/etemplates/contingency.pdf.

Violation Division: Santa Clara County Environmental Health
Violation Program: HMRRP
Violation Source: CERS

ARAGEN BIOSCIENCE INC. (Continued) **S103988920**

Site ID: 6419
Site Name: Aragen Bioscience Inc.
Violation Date: 03-28-2018
Citation: 22 CCR 12 66262.34(e) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(e)
Violation Description: Failure to meet the following conditions of satellite accumulation regulations: Accumulate up to 55 gallons of hazardous waste or one quart of acute hazardous waste at or near the initial point of accumulation which was under the control of the operator. Total time hazardous waste can be accumulated onsite in any generator accumulation area is one year, i.e., the combined accmulation time at a satellite accumulation point and at a 90/180/270 accumulation area (depending on size of generator and distance transported), whichever comes first. The generator complies with section 66265.171, 66265.172, and 66265.173(a). The container must be clearly marked with the initial date that hazardous waste is first placed in the container and labelled with the words Hazardous Waste including specified information Container must be labelled with the date the satellite accumulation limit is reached and moved within three days after reaching the 55 gallon (or one quart) limit to a 90 day accumulation area 55 gallons (or one quart of acute hazardous waste) of waste per process may be accumulated
Violation Notes: Consolidation containers used to hold various dated lab satellite containers with varying start dates are marked only with the start date that the LSAA container was first added. It does not address the original start date of the waste in the LSAA container to ensure that waste is not held for more than one year onsite (from first generation in lab to final disposal in consolidation container)
Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Site ID: 6419
Site Name: Aragen Bioscience Inc.
Violation Date: 02-18-2015
Citation: HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Description: Failure to annually review and electronically certify that the business plan is complete, accurate, and up-to-date.
Violation Notes: _____ THE LATEST HMBP SUBMITTAL WAS ON 3/7/2013.
_____
Violation Division: Santa Clara County Environmental Health
Violation Program: HMRRP
Violation Source: CERS

Site ID: 6419
Site Name: Aragen Bioscience Inc.
Violation Date: 02-18-2015
Citation: 22 CCR 12 66262.34(d) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(d)
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.
Violation Notes: _____
OBSERVED 2x35 GALLON CONTAINER CONTAINING HAZARDOUS WASTE (LAB TRASH), MARKED WITH A ACCUMULATION START DATE OF 3/22/2013 (LAB AREA) &

ARAGEN BIOSCIENCE INC. (Continued) **S103988920**

3/4/2014 (WASTE STORAGE AREA).

Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Site ID: 6419
Site Name: Aragen Bioscience Inc.
Violation Date: 03-28-2018
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description: Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes: In hood in lab, 250 ml bottle marked only "formalin waste". Attached to HPLC machine, container marked only "50/50 mix water and 90% ACN" MISSING HAZARD OF WASTE WHICH IS REQUIRED OF A FEDERAL SATELLITE ACCUMULATION CONTAINER/IN PROCESS CONTAINER
Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Site ID: 6419
Site Name: Aragen Bioscience Inc.
Violation Date: 02-18-2015
Citation: 40 CFR 1 262.34(d)(5)(ii) - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 262.34(d)(5)(ii)
Violation Description: Failure to post, next to the telephone, Emergency Information (SQG) containing the location of emergency equipment, contact names and numbers.
Violation Notes: OBSERVED THE EMERGENCY RESPONSE POSTING LISTED PERSONNEL THAT ARE NO LONGER WITH THE COMPANY.

Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Site ID: 6419
Site Name: Aragen Bioscience Inc.
Violation Date: 02-18-2015
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit a site map with all required content.
Violation Notes: THE HMBP MAP WAS REJECTED ON CERS FOR MISSING THE FOLLOWING INFORMATION: NORTH ORIENTATION, LOADING AREAS, INTERNAL ROADS, ADJACENT STREETS, STORM AND SEWER DRAINS, ACCESS AND EXIT POINTS, EMERGENCY SHUTOFFS, EVACUATION STAGING AREAS, HAZARDOUS MATERIALS HANDLING AND STORAGE AREAS, AND EMERGENCY RESPONSE EQUIPMENT.

Violation Division: Santa Clara County Environmental Health
Violation Program: HMRRP
Violation Source: CERS

ARAGEN BIOSCIENCE INC. (Continued) **S103988920**

Site ID: 6419
Site Name: Aragen Bioscience Inc.
Violation Date: 02-18-2015
Citation: 22 CCR 12 66262.40(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(a)
Violation Description: Failure to maintain uniform hazardous waste manifest, consolidated manifest, or bills of lading copies for three years.
Violation Notes: _____ THE FOLLOWING MANIFESTS (TSDF-COPY) WERE NOT AVAILABLE FOR INSPECTION: 013499728JJK; 11/25/2014 013499733JJK; 11/25/2014
_____
Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-18-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Conducted an inspection of the site's Hazardous Materials Business Plan on the California Environmental Reporting System (CERS). Verified that personnel that handle chemicals and waste receive annual training as required.
Eval Division: Santa Clara County Environmental Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-28-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Site operating under ID CAL000326297 Generate three main routine wastestreams: mixed waste solvents, mixed waste cell cultures containing bleach, and lab debris contaminated with ethidium bromide and/or sulfuric acid. Use analytical tools including cell sorters and HPLCs. Generally operate lab space under lab satellite accumulation rules, with consolidation to 30 gallon containers at HW storage area. All containers for collection and consolidation labeled. Have emergency information including evacuation and response material information posted throughout facility. Spill response kits noted and additional resources stored at HW storage area. Provide tiered training, with general awareness to all users, second level HW knowledge to handlers, DOT to manifest signers and HAZWOPER for EHS Director Inspections are conducted and logged weekly. Reviewed manifests from 2017, 2018 while onsite, 2015 and 2016 in office from HWTS G020C: Tote holding various containers [Truncated]
Eval Division: Santa Clara County Environmental Health
Eval Program: HW
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 02-18-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Conducted a hazardous waste inspection with Raymond Ramos, Facilities Technician. Verified that hazardous waste manifests were matched

ARAGEN BIOSCIENCE INC. (Continued) **S103988920**

(Generator & TSDF), except as noted above. Verified emergency equipment such as spill pillow, clay absorbent and fire extinguishers were present and available for use. Inspected hazardous waste storage area containing numerous 5-gallon containers and 4x55 gallon transparent drums for liquid waste; all containers were were properly labeled and all container bungs were in-place. Facility is documenting the daily inspection of the condition of hazardous waste containers. Verified that the site EPA ID number: CAL000326297 is active on the Hazardous Waste Tracking System. The following violation (G020; Facility failed to properly mark a hazardous waste tank and/or container) was corrected during today's inspection: --1x5 gallon container of solvent waste in the lab; missing the accumulation start date. --1x55 gallon drum [Truncated]

Eval Division: Santa Clara County Environmental Health
Eval Program: HW
Eval Source: CERS

Enforcement Action:

Site ID: 6419
Site Name: Aragen Bioscience Inc.
Site Address: 380 WOODVIEW AV
Site City: MORGAN HILL
Site Zip: 95037
Enf Action Date: 02-18-2015
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Santa Clara County Environmental Health
Enf Action Program: HMRRP
Enf Action Source: CERS

Site ID: 6419
Site Name: Aragen Bioscience Inc.
Site Address: 380 WOODVIEW AV
Site City: MORGAN HILL
Site Zip: 95037
Enf Action Date: 02-18-2015
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Santa Clara County Environmental Health
Enf Action Program: HW
Enf Action Source: CERS

Affiliation:

Affiliation Type Desc: CUPA District
Entity Name: Santa Clara County Environmental Health
Entity Title: Not reported
Affiliation Address: 1555 Berger Drive, Suite 300
Affiliation City: San Jose
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 95112-2716
Affiliation Phone: (408) 918-3400

Affiliation Type Desc: Document Preparer

ARAGEN BIOSCIENCE INC. (Continued) **S103988920**

Entity Name:	Gary Reitsma
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Environmental Contact
Entity Name:	Gary Reitsma
Entity Title:	Not reported
Affiliation Address:	380 Woodview Ave
Affiliation City:	Morgan Hill
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95139
Affiliation Phone:	(408) 722-5489

Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	380 WOODVIEW AVE
Affiliation City:	MORGAN HILL
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95037
Affiliation Phone:	Not reported

Affiliation Type Desc:	Identification Signer
Entity Name:	Gary Reitsma
Entity Title:	Director of Facilities/EH&S
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Legal Owner
Entity Name:	Aragen Bioscience, Inc.
Entity Title:	Not reported
Affiliation Address:	380 WOODVIEW AV
Affiliation City:	MORGAN HILL
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95037
Affiliation Phone:	(408) 779-1700

Affiliation Type Desc:	Operator
Entity Name:	JB Gupta
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported

ARAGEN BIOSCIENCE INC. (Continued) **S103988920**

Affiliation Phone:	(415) 539-8618
Affiliation Type Desc:	Parent Corporation
Entity Name:	Aragen BioScience Inc.
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Primary Emergency Contact
Entity Name:	Gary Reitsma
Entity Title:	Director Facilities/EH&S
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(408) 722-5489
Affiliation Type Desc:	Property Owner
Entity Name:	Toeniskoetter & Breeding, Inc.
Entity Title:	Not reported
Affiliation Address:	1960 The Alameda, Suite 100
Affiliation City:	San Jose
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95126
Affiliation Phone:	(408) 246-7500
Affiliation Type Desc:	Secondary Emergency Contact
Entity Name:	JB Gupta
Entity Title:	Company President
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(415) 539-8618

CERS TANKS:

Site ID:	6419
CERS ID:	10076293
CERS Description:	Chemical Storage Facilities

Violations:

Site ID:	6419
Site Name:	Aragen Bioscience Inc.
Violation Date:	03-28-2018
Citation:	HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
Violation Description:	Hazardous Waste Generator Program - Operations/Maintenance - General
Violation Notes:	Facility violated CCR, section 66262.23 in that it failed to ensure that the TSDF copy of manifests sent out of state were submitted to

ARAGEN BIOSCIENCE INC. (Continued) **S103988920**

DTSC. Manifest 010020840 (2017) noted with "destination state to shipping state" copy in facility file. Also 2015 manifests 014895856JJK, 014400005JJK, and 014305640JJK were noted in State's tracking system as not having had the TSDF signed copy submitted.

Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Site ID: 6419
Site Name: Aragen Bioscience Inc.
Violation Date: 02-18-2015
Citation: HSC 6.5 Multiple Sections - California Health and Safety Code, Chapter 6.5, Section(s) Multiple Sections
Violation Description: Haz Waste Generator Program - Operations/Maintenance - General
Violation Notes:

OBSERVED 3x55 GALLON DRUMS LABELED AS WASTE CORROSIVE LIQUID, CONTAINING BLEACH STORED ON THE SAME SECONDARY CONTAINMENT SKID WITH 1x55 GALLON DRUM OF WASTE MIXED SOLVENTS, CONTAINING ETHANOL AND ISOPROPANOL.

Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Site ID: 6419
Site Name: Aragen Bioscience Inc.
Violation Date: 02-18-2015
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 emergency response plan and procedures for a release or threatened release of a hazardous material.
Violation Notes:

FACILITY SUBMITTED AN OBSOLETE EMERGENCY RESPONSE/CONTINGENCY PLAN ON CERS. THE CURRENT FORM CAN BE FOUND AT: http://www.calepa.ca.gov/cupa/documents/etemplates/contingency.pdf.

Violation Division: Santa Clara County Environmental Health
Violation Program: HMRRP
Violation Source: CERS

Site ID: 6419
Site Name: Aragen Bioscience Inc.
Violation Date: 03-28-2018
Citation: 22 CCR 12 66262.34(e) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(e)
Violation Description: Failure to meet the following conditions of satellite accumulation regulations: Accumulate up to 55 gallons of hazardous waste or one quart of acute hazardous waste at or near the initial point of accumulation which was under the control of the operator. Total time hazardous waste can be accumulated onsite in any generator accumulation area is one year, i.e., the combined accmulation time at a satellite accumulation point and at a 90/180/270 accumulation area (depending on size of generator and distance transported), whichever comes first. The generator complies with section 66265.171, 66265.172, and 66265.173(a). The container must be clearly marked with the initial date that hazardous waste is first placed in the container and

ARAGEN BIOSCIENCE INC. (Continued) **S103988920**

labelled with the words Hazardous Waste including specified information Container must be labelled with the date the satellite accumulation limit is reached and moved within three days after reaching the 55 gallon (or one quart) limit to a 90 day accumulation area 55 gallons (or one quart of acute hazardous waste) of waste per process may be accumulated

Violation Notes: Consolidation containers used to hold various dated lab satellite containers with varying start dates are marked only with the start date that the LSAA container was first added. It does not address the original start date of the waste in the LSAA container to ensure that waste is not held for more than one year onsite (from first generation in lab to final disposal in consolidation container)

Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Site ID: 6419
Site Name: Aragen Bioscience Inc.
Violation Date: 02-18-2015
Citation: HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Description: Failure to annually review and electronically certify that the business plan is complete, accurate, and up-to-date.
Violation Notes: _____ THE LATEST HMBP SUBMITTAL WAS ON 3/7/2013.
_____

Violation Division: Santa Clara County Environmental Health
Violation Program: HMRRP
Violation Source: CERS

Site ID: 6419
Site Name: Aragen Bioscience Inc.
Violation Date: 02-18-2015
Citation: 22 CCR 12 66262.34(d) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(d)
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.
Violation Notes: _____
OBSERVED 2x35 GALLON CONTAINER CONTAINING HAZARDOUS WASTE (LAB TRASH), MARKED WITH A ACCUMULATION START DATE OF 3/22/2013 (LAB AREA) & 3/4/2014 (WASTE STORAGE AREA).
_____

Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Site ID: 6419
Site Name: Aragen Bioscience Inc.
Violation Date: 03-28-2018
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description: Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.

ARAGEN BIOSCIENCE INC. (Continued) **S103988920**

Violation Notes: In hood in lab, 250 ml bottle marked only "formalin waste". Attached to HPLC machine, container marked only "50/50 mix water and 90% ACN" MISSING HAZARD OF WASTE WHICH IS REQUIRED OF A FEDERAL SATELLITE ACCUMULATION CONTAINER/IN PROCESS CONTAINER
Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Site ID: 6419
Site Name: Aragen Bioscience Inc.
Violation Date: 02-18-2015
Citation: 40 CFR 1 262.34(d)(5)(ii) - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 262.34(d)(5)(ii)
Violation Description: Failure to post, next to the telephone, Emergency Information (SQG) containing the location of emergency equipment, contact names and numbers.
Violation Notes: _____
OBSERVED THE EMERGENCY RESPONSE POSTING LISTED PERSONNEL THAT ARE NO LONGER WITH THE COMPANY.
_____
Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

Site ID: 6419
Site Name: Aragen Bioscience Inc.
Violation Date: 02-18-2015
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to complete and electronically submit a site map with all required content.
Violation Notes: _____ THE HMBP MAP WAS REJECTED ON CERS FOR MISSING THE FOLLOWING INFORMATION: NORTH ORIENTATION, LOADING AREAS, INTERNAL ROADS, ADJACENT STREETS, STORM AND SEWER DRAINS, ACCESS AND EXIT POINTS, EMERGENCY SHUTOFFS, EVACUATION STAGING AREAS, HAZARDOUS MATERIALS HANDLING AND STORAGE AREAS, AND EMERGENCY RESPONSE EQUIPMENT.
_____
Violation Division: Santa Clara County Environmental Health
Violation Program: HMRRP
Violation Source: CERS

Site ID: 6419
Site Name: Aragen Bioscience Inc.
Violation Date: 02-18-2015
Citation: 22 CCR 12 66262.40(a) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.40(a)
Violation Description: Failure to maintain uniform hazardous waste manifest, consolidated manifest, or bills of lading copies for three years.
Violation Notes: _____ THE FOLLOWING MANIFESTS (TSDF-COPY) WERE NOT AVAILABLE FOR INSPECTION: 013499728JJK; 11/25/2014 013499733JJK; 11/25/2014
_____
Violation Division: Santa Clara County Environmental Health
Violation Program: HW
Violation Source: CERS

ARAGEN BIOSCIENCE INC. (Continued) **S103988920**

Evaluation:

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	02-18-2015
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Conducted an inspection of the site's Hazardous Materials Business Plan on the California Environmental Reporting System (CERS). Verified that personnel that handle chemicals and waste receive annual training as required.
Eval Division:	Santa Clara County Environmental Health
Eval Program:	HMRRP
Eval Source:	CERS

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	03-28-2018
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Site operating under ID CAL000326297 Generate three main routine wastestreams: mixed waste solvents, mixed waste cell cultures containing bleach, and lab debris contaminated with ethidium bromide and/or sulfuric acid. Use analytical tools including cell sorters and HPLCs. Generally operate lab space under lab satellite accumulation rules, with consolidation to 30 gallon containers at HW storage area. All containers for collection and consolidation labeled. Have emergency information including evacuation and response material information posted throughout facility. Spill response kits noted and additional resources stored at HW storage area. Provide tiered training, with general awareness to all users, second level HW knowledge to handlers, DOT to manifest signers and HAZWOPER for EHS Director Inspections are conducted and logged weekly. Reviewed manifests from 2017, 2018 while onsite, 2015 and 2016 in office from HWTS G020C: Tote holding various containers [Truncated]
Eval Division:	Santa Clara County Environmental Health
Eval Program:	HW
Eval Source:	CERS

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	02-18-2015
Violations Found:	Yes
Eval Type:	Routine done by local agency
Eval Notes:	Conducted a hazardous waste inspection with Raymond Ramos, Facilities Technician. Verified that hazardous waste manifests were matched (Generator & TSDF), except as noted above. Verified emergency equipment such as spill pillow, clay absorbent and fire extinguishers were present and available for use. Inspected hazardous waste storage area containing numerous 5-gallon containers and 4x55 gallon transparent drums for liquid waste; all containers were were properly labeled and all container bungs were in-place. Facility is documenting the daily inspection of the condition of hazardous waste containers. Verified that the site EPA ID number: CAL000326297 is active on the Hazardous Waste Tracking System. The following violation (G020; Facility failed to properly mark a hazardous waste tank and/or container) was corrected during today's inspection: --1x5 gallon container of solvent waste in the lab; missing the accumulation start date. --1x55 gallon drum [Truncated]
Eval Division:	Santa Clara County Environmental Health
Eval Program:	HW

ARAGEN BIOSCIENCE INC. (Continued) **S103988920**

Eval Source: CERS

Enforcement Action:

Site ID:	6419
Site Name:	Aragen Bioscience Inc.
Site Address:	380 WOODVIEW AV
Site City:	MORGAN HILL
Site Zip:	95037
Enf Action Date:	02-18-2015
Enf Action Type:	Notice of Violation (Unified Program)
Enf Action Description:	Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:	Not reported
Enf Action Division:	Santa Clara County Environmental Health
Enf Action Program:	HMRRP
Enf Action Source:	CERS

Site ID:	6419
Site Name:	Aragen Bioscience Inc.
Site Address:	380 WOODVIEW AV
Site City:	MORGAN HILL
Site Zip:	95037
Enf Action Date:	02-18-2015
Enf Action Type:	Notice of Violation (Unified Program)
Enf Action Description:	Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:	Not reported
Enf Action Division:	Santa Clara County Environmental Health
Enf Action Program:	HW
Enf Action Source:	CERS

Affiliation:

Affiliation Type Desc:	CUPA District
Entity Name:	Santa Clara County Environmental Health
Entity Title:	Not reported
Affiliation Address:	1555 Berger Drive, Suite 300
Affiliation City:	San Jose
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95112-2716
Affiliation Phone:	(408) 918-3400

Affiliation Type Desc:	Document Preparer
Entity Name:	Gary Reitsma
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Environmental Contact
Entity Name:	Gary Reitsma
Entity Title:	Not reported
Affiliation Address:	380 Woodview Ave
Affiliation City:	Morgan Hill
Affiliation State:	CA

ARAGEN BIOSCIENCE INC. (Continued) **S103988920**

Affiliation Country:	Not reported
Affiliation Zip:	95139
Affiliation Phone:	(408) 722-5489
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	380 WOODVIEW AVE
Affiliation City:	MORGAN HILL
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95037
Affiliation Phone:	Not reported
Affiliation Type Desc:	Identification Signer
Entity Name:	Gary Reitsma
Entity Title:	Director of Facilities/EH&S
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Legal Owner
Entity Name:	Aragen Bioscience, Inc.
Entity Title:	Not reported
Affiliation Address:	380 WOODVIEW AV
Affiliation City:	MORGAN HILL
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95037
Affiliation Phone:	(408) 779-1700
Affiliation Type Desc:	Operator
Entity Name:	JB Gupta
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(415) 539-8618
Affiliation Type Desc:	Parent Corporation
Entity Name:	Aragen BioScience Inc.
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Primary Emergency Contact
Entity Name:	Gary Reitsma
Entity Title:	Director Facilities/EH&S

ARAGEN BIOSCIENCE INC. (Continued) **S103988920**

Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(408) 722-5489
Affiliation Type Desc:	Property Owner
Entity Name:	Toeniskoetter & Breeding, Inc.
Entity Title:	Not reported
Affiliation Address:	1960 The Alameda, Suite 100
Affiliation City:	San Jose
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95126
Affiliation Phone:	(408) 246-7500
Affiliation Type Desc:	Secondary Emergency Contact
Entity Name:	JB Gupta
Entity Title:	Company President
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(415) 539-8618

E19
SW
1/8-1/4
0.188 mi.
995 ft.

CELLIANCE CORP **CUPA Listings** **S121473330**
380 WOODVIEW AV **N/A**
MORGAN HILL, CA 95037

Site 2 of 5 in cluster E

Relative:
Lower

Actual:
365 ft.

CUPA SANTA CLARA:

Region:	SANTA CLARA
PE#:	2205
Program Description:	GENERATES 100 KG YR TO <5 TONS/YR
Latitude:	37.150143
Longitude:	-121.660304
Record ID:	PR0378557
Facility ID:	FA0258503

E20
WSW
1/8-1/4
0.189 mi.
999 ft.

TRIAD RESOURCES **CUPA Listings** **S121471756**
400 WOODVIEW AV **N/A**
MORGAN HILL, CA 95037

Site 3 of 5 in cluster E

Relative:
Lower

Actual:
364 ft.

CUPA SANTA CLARA:

Region:	SANTA CLARA
PE#:	2205
Program Description:	GENERATES 100 KG YR TO <5 TONS/YR
Latitude:	37.150329
Longitude:	-121.660265
Record ID:	PR0364268

TRIAD RESOURCES (Continued) **S121471756**

Facility ID: FA0251002

21
SW
1/8-1/4
0.195 mi.
1029 ft.

TOWA USA CORPORATION
350 WOODVIEW AV STE 200
MORGAN HILL, CA 95037

CUPA Listings **S121474816**
N/A

Relative:
Lower

Actual:
366 ft.

CUPA SANTA CLARA:

Region:	SANTA CLARA
PE#:	2240
Program Description:	GENERATES < 10 GAL/YR
Latitude:	37.1514783
Longitude:	-121.6587959
Record ID:	PR0413735
Facility ID:	FA0273636

E22
SW
1/8-1/4
0.211 mi.
1113 ft.

NATSTEEL ELECTRONICS
389 WOODVIEW AV
MORGAN HILL, CA 95037

Site 4 of 5 in cluster E

CUPA Listings **S121471830**
N/A

Relative:
Lower

Actual:
364 ft.

CUPA SANTA CLARA:

Region:	SANTA CLARA
PE#:	2205
Program Description:	GENERATES 100 KG YR TO <5 TONS/YR
Latitude:	37.150215
Longitude:	-121.660653
Record ID:	PR0365108
Facility ID:	FA0251269

E23
SW
1/8-1/4
0.214 mi.
1128 ft.

AMERICAL TOOLING, INC
385 WOODVIEW AV STE 200
MORGAN HILL, CA 95037

Site 5 of 5 in cluster E

CUPA Listings **S121472617**
N/A

Relative:
Lower

Actual:
364 ft.

CUPA SANTA CLARA:

Region:	SANTA CLARA
PE#:	2205
Program Description:	GENERATES 100 KG YR TO <5 TONS/YR
Latitude:	37.150151
Longitude:	-121.660657
Record ID:	PR0368675
Facility ID:	FA0255005

24 WNW 1/8-1/4 0.225 mi. 1189 ft. | **M & L PRECISION MACHINING INC.**
18665 MADRONE PY
MORGAN HILL, CA 95037 | **CUPA Listings**
CERS HAZ WASTE
CERS | **S118585192**
N/A

Relative: Lower

Actual: 363 ft.

CUPA SANTA CLARA:

Region:	SANTA CLARA
PE#:	Not reported
Program Description:	HMBP FACILITY, 4-6 CHEMICALS
Latitude:	37.153434
Longitude:	-121.659943
Record ID:	PR0376005
Facility ID:	FA0257226

Region:	SANTA CLARA
PE#:	2206
Program Description:	GENERATES 5 TO <25 TONS/YR
Latitude:	37.153434
Longitude:	-121.659943
Record ID:	PR0423865
Facility ID:	FA0257226

CERS HAZ WASTE:

Site ID:	333917
CERS ID:	10348129
CERS Description:	Hazardous Waste Generator

Evaluation:

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-22-2016
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	Observed chemical inventory: 2-55 gallon metal drums of machining coolant (new) 1-55 gallon metal drum of way-lube (new) 2-55 gallon metal drums containing waste coolant 1-55 gallon metal containing used oil
Eval Division:	Santa Clara County Environmental Health
Eval Program:	HMRRP
Eval Source:	CERS

Eval General Type:	Compliance Evaluation Inspection
Eval Date:	06-22-2016
Violations Found:	No
Eval Type:	Routine done by local agency
Eval Notes:	This inspection began on June 9, 2016 and concluded on 6/22/16 with the issuing of this report. Present during the inspection and facility walk-through was Mr. Todd Meeks. Mr. Meeks provided access to the machining floor as well as the outside hazardous waste storage area. The facility conducts various aspect of CNC machining but does not machine copper-bearing materials. All hazardous waste (waste coolant and used oil) is stored in covered containments within a locked gated area behind the building. Upon inspection of the 2-55 gallon metal drums containing waste coolant and 1-55 gallon metal containing used oil, all were closed with the bungs in-place and were properly marked and within their accumulation storage dates. The tops of the drums were free of spills and appeared to be in good condition. The spill containment for the hazardous waste drums were dry and free of debris. Several machines on the main production floor have drip trays to catch

M & L PRECISION MACHINING INC. (Continued) **S118585192**

	elicit drips but [Truncated]
Eval Division:	Santa Clara County Environmental Health
Eval Program:	HW
Eval Source:	CERS

Affiliation:

Affiliation Type Desc:	CUPA District
Entity Name:	Santa Clara County Environmental Health
Entity Title:	Not reported
Affiliation Address:	1555 Berger Drive, Suite 300
Affiliation City:	San Jose
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95112-2716
Affiliation Phone:	(408) 918-3400
Affiliation Type Desc:	Document Preparer
Entity Name:	Todd Meeks
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Environmental Contact
Entity Name:	Tood Meeks
Entity Title:	Not reported
Affiliation Address:	18665 Madrone Av
Affiliation City:	Morgan Hill
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95037
Affiliation Phone:	(408) 436-3955
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	18665 MADRONE PARKWAY
Affiliation City:	MORGAN HILL
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95037
Affiliation Phone:	Not reported
Affiliation Type Desc:	Identification Signer
Entity Name:	Todd Meeks
Entity Title:	Maintenance Manager
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Legal Owner

M & L PRECISION MACHINING INC. (Continued) **S118585192**

Entity Name:	M & L PRECISION MACHINING INC.
Entity Title:	Not reported
Affiliation Address:	18665 MADRONE AV
Affiliation City:	MORGAN HILL
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95037
Affiliation Phone:	(408) 612-8284
Affiliation Type Desc:	Operator
Entity Name:	Todd Meeks
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(408) 436-3955
Affiliation Type Desc:	Parent Corporation
Entity Name:	M & L PRECISION MACHINING INC
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported
Affiliation Type Desc:	Primary Emergency Contact
Entity Name:	Herald Laisure
Entity Title:	President
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(408) 888-7723
Affiliation Type Desc:	Property Owner
Entity Name:	Mark Laisure
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	United States
Affiliation Zip:	Not reported
Affiliation Phone:	(408) 832-7101
Affiliation Type Desc:	Secondary Emergency Contact
Entity Name:	Todd Meeks
Entity Title:	Maintenance Manager
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported

M & L PRECISION MACHINING INC. (Continued) **S118585192**

Affiliation Phone: (408) 791-7846

CERS TANKS:
Site ID: 333917
CERS ID: 10348129
CERS Description: Chemical Storage Facilities

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-22-2016
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Observed chemical inventory: 2-55 gallon metal drums of machining coolant (new) 1-55 gallon metal drum of way-lube (new) 2-55 gallon metal drums containing waste coolant 1-55 gallon metal containing used oil
Eval Division: Santa Clara County Environmental Health
Eval Program: HMRRP
Eval Source: CERS

Eval General Type: Compliance Evaluation Inspection
Eval Date: 06-22-2016
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: This inspection began on June 9, 2016 and concluded on 6/22/16 with the issuing of this report. Present during the inspection and facility walk-through was Mr. Todd Meeks. Mr. Meeks provided access to the machining floor as well as the outside hazardous waste storage area. The facility conducts various aspect of CNC machining but does not machine copper-bearing materials. All hazardous waste (waste coolant and used oil) is stored in covered containments within a locked gated area behind the building. Upon inspection of the 2-55 gallon metal drums containing waste coolant and 1-55 gallon metal containing used oil, all were closed with the bungs in-place and were properly marked and within their accumulation storage dates. The tops of the drums were free of spills and appeared to be in good condition. The spill containment for the hazardous waste drums were dry and free of debris. Several machines on the main production floor have drip trays to catch elicit drips but [Truncated]
Eval Division: Santa Clara County Environmental Health
Eval Program: HW
Eval Source: CERS

Affiliation:
Affiliation Type Desc: CUPA District
Entity Name: Santa Clara County Environmental Health
Entity Title: Not reported
Affiliation Address: 1555 Berger Drive, Suite 300
Affiliation City: San Jose
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 95112-2716
Affiliation Phone: (408) 918-3400

Affiliation Type Desc: Document Preparer
Entity Name: Todd Meeks

M & L PRECISION MACHINING INC. (Continued) **S118585192**

Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Environmental Contact
Entity Name:	Tood Meeks
Entity Title:	Not reported
Affiliation Address:	18665 Madrone Av
Affiliation City:	Morgan Hill
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95037
Affiliation Phone:	(408) 436-3955

Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address
Entity Title:	Not reported
Affiliation Address:	18665 MADRONE PARKWAY
Affiliation City:	MORGAN HILL
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95037
Affiliation Phone:	Not reported

Affiliation Type Desc:	Identification Signer
Entity Name:	Todd Meeks
Entity Title:	Maintenance Manager
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Legal Owner
Entity Name:	M & L PRECISION MACHINING INC.
Entity Title:	Not reported
Affiliation Address:	18665 MADRONE AV
Affiliation City:	MORGAN HILL
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95037
Affiliation Phone:	(408) 612-8284

Affiliation Type Desc:	Operator
Entity Name:	Todd Meeks
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(408) 436-3955

M & L PRECISION MACHINING INC. (Continued) **S118585192**

Affiliation Type Desc:	Parent Corporation
Entity Name:	M & L PRECISION MACHINING INC
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

Affiliation Type Desc:	Primary Emergency Contact
Entity Name:	Herald Laisure
Entity Title:	President
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(408) 888-7723

Affiliation Type Desc:	Property Owner
Entity Name:	Mark Laisure
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	United States
Affiliation Zip:	Not reported
Affiliation Phone:	(408) 832-7101

Affiliation Type Desc:	Secondary Emergency Contact
Entity Name:	Todd Meeks
Entity Title:	Maintenance Manager
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(408) 791-7846

25
SSE
1/8-1/4
0.234 mi.
1235 ft.

BENJAMIN S STEIN DDS
18525 SUTTER BL 190
MORGAN HILL, CA 95037

CUPA Listings **S121472816**
N/A

Relative:
Lower

Actual:
370 ft.

CUPA SANTA CLARA:

Region:	SANTA CLARA
PE#:	2240
Program Description:	GENERATES < 10 GAL/YR
Latitude:	37.148588
Longitude:	-121.656099
Record ID:	PR0379235
Facility ID:	FA0256011

F26 SSW 1/8-1/4 0.242 mi. 1280 ft. | **MADRONE LAND CORPORATION**
645 COCHRANE ROAD
MORGAN HILL, CA 95037

Site 1 of 2 in cluster F

ENVIROSTOR **S101482285**
CPS-SLIC **N/A**
DEED
HIST CORTESE
CERS

Relative: Lower

Actual: 366 ft.

ENVIROSTOR:

Facility ID:	43010016
Status:	Refer: RWQCB
Status Date:	08/21/1996
Site Code:	Not reported
Site Type:	Historical
Site Type Detailed:	* Historical
Acres:	Not reported
NPL:	NO
Regulatory Agencies:	NONE SPECIFIED
Lead Agency:	NONE SPECIFIED
Program Manager:	Rick Jones
Supervisor:	Hansen Pang
Division Branch:	Cleanup Berkeley
Assembly:	30
Senate:	17
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	Not reported
Latitude:	37.15062
Longitude:	-121.6562
APN:	NONE SPECIFIED
Past Use:	NONE SPECIFIED
Potential COC:	* WASTE OIL & MIXED OIL Lead
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	MADRONE LAND CORP./SAN JOSE TRAP & SKEET
Alias Type:	Alternate Name
Alias Name:	43010016
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Site Screening
Completed Date:	11/10/1992
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

CPS-SLIC:

Region:	STATE
Facility Status:	**Completed - Case Closed**
Status Date:	08/09/1995

MADRONE LAND CORPORATION (Continued) **S101482285**

Global Id:	SL20274892
Lead Agency:	SAN FRANCISCO BAY RWQCB (REGION 2)
Lead Agency Case Number:	Not reported
Latitude:	37.1292648829132
Longitude:	-121.641437342297
Case Type:	Cleanup Program Site
Case Worker:	UUU
Local Agency:	Not reported
RB Case Number:	SL20274892
File Location:	Not reported
Potential Media Affected:	Not reported
Potential Contaminants of Concern:	Not reported
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

DEED:

Envirostor ID:	SL20274892
Area:	Not reported
Sub Area:	Not reported
Site Type:	SLIC
Status:	COMPLETED - CASE CLOSED
Agency:	SWRCB
Covenant Uploaded:	Y
Deed Date(s):	10/02/2001
File Name:	Geotracker Land Use/Deed Restrictions

HIST CORTESE:

Region:	CORTESE
Facility County Code:	43
Reg By:	CALSI
Reg Id:	43010016

CERS TANKS:

Site ID:	225155
CERS ID:	SL20274892
CERS Description:	Cleanup Program Site

Affiliation:

Affiliation Type Desc:	Regional Board Caseworker
Entity Name:	Regional Water Board - SAN FRANCISCO BAY RWQCB (REGION 2)
Entity Title:	Not reported
Affiliation Address:	1515 CLAY ST SUITE 1400
Affiliation City:	OAKLAND
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	Not reported

F27 SSW 1/8-1/4 0.242 mi. 1280 ft. | **MADRONE LAND CORPORATION** | **CPS-SLIC** | **S106235223**
645 COCHRANE ROAD | **N/A**
MORGAN HILL, CA

Site 2 of 2 in cluster F

Relative: Lower
Actual: 366 ft.

SLIC REG 2:

Region:	2
Facility ID:	SL20274892
Facility Status:	Not reported
Date Closed:	Not reported
Local Case #:	Not reported
How Discovered:	Not reported
Leak Cause:	Not reported
Leak Source:	Not reported
Date Confirmed:	Not reported
Date Prelim Site Assmnt Workplan Submitted:	Not reported
Date Preliminary Site Assessment Began:	Not reported
Date Pollution Characterization Began:	Not reported
Date Remediation Plan Submitted:	Not reported
Date Remedial Action Underway:	Not reported
Date Post Remedial Action Monitoring Began:	Not reported

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28 SSE 1/4-1/2 0.274 mi. 1445 ft. | **PHOTOTEK** | **RCRA-SQG** | **1001115570**
18450 SUTTER BLVD | **ENVIROSTOR** | **CAR000015065**
MORGAN HILL, CA 95037 | **HAZNET**

Relative: Higher
Actual: 373 ft.

RCRA-SQG:

Date form received by agency:	04/30/2002
Facility name:	PHOTOTEK
Facility address:	18450 SUTTER BLVD MORGAN HILL, CA 95037
EPA ID:	CAR000015065
Mailing address:	307 CONSTITUTION DRIVE, MS MENLO PARK, CA 94025
Contact:	ROBIN A ADAIR
Contact address:	Not reported Not reported
Contact country:	US
Contact telephone:	650-361-3022
Telephone ext.:	3022
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	TYCO ELECTRONICS CORPORATION
Owner/operator address:	Not reported Not reported
Owner/operator country:	US
Owner/operator telephone:	Not reported
Owner/operator email:	Not reported

PHOTOTEK (Continued) **1001115570**

Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 01/01/2002
Owner/Op end date: Not reported

Owner/operator name: TYCO ELECTRONICS CORPORATION
Owner/operator address: Not reported
Not reported
Owner/operator country: US
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 01/01/2002
Owner/Op end date: Not reported

Owner/operator name: JAMES OSTENDORF
Owner/operator address: 2310 LUNDY AVE
SAN JOSE, CA 95131
Owner/operator country: Not reported
Owner/operator telephone: 408-435-5501
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:
Date form received by agency: 04/30/2002
Site name: PHOTOTEK
Classification: Large Quantity Generator

. Waste code: 121

PHOTOTEK (Continued) **1001115570**

. Waste name: Alkaline solution (pH >12.5) with metals (antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, vanadium, and zinc)

. Waste code: 122
. Waste name: Alkaline solution without metals (pH > 12.5)

. Waste code: 132
. Waste name: Aqueous solution w/metals (< restricted levels and see waste code 121 for a list of metals)

. Waste code: 141
. Waste name: Off-specification, aged, or surplus inorganics

. Waste code: 171
. Waste name: Metal sludge (see 121)

. Waste code: 181
. Waste name: Other inorganic solid waste

. Waste code: 331
. Waste name: Off-specification, aged, or surplus organics

. Waste code: 791
. Waste name: Liquids with pH < 2

. Waste code: 792
. Waste name: Liquids with pH < 2 with metals

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D004
. Waste name: ARSENIC

. Waste code: D007
. Waste name: CHROMIUM

. Waste code: D008
. Waste name: LEAD

. Waste code: F006
. Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.

Date form received by agency: 04/30/2001
Site name: DYNAVISION INC DBA PHOTOTEK
Classification: Large Quantity Generator

PHOTOTEK (Continued) **1001115570**

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D004
. Waste name: ARSENIC

. Waste code: D007
. Waste name: CHROMIUM

. Waste code: D008
. Waste name: LEAD

. Waste code: F006
. Waste name: WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.

Date form received by agency: 03/04/1999
Site name: AGASIS
Classification: Large Quantity Generator

Violation Status: No violations found

ENVIROSTOR:
Facility ID: 71003458
Status: Inactive - Needs Evaluation
Status Date: Not reported
Site Code: Not reported
Site Type: Tiered Permit
Site Type Detailed: Tiered Permit
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Not reported
Division Branch: Cleanup Berkeley
Assembly: 30
Senate: 17
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 37.14834
Longitude: -121.6543
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAR000015065
Alias Type: EPA Identification Number
Alias Name: 110008062005
Alias Type: EPA (FRS #)

PHOTOTEK (Continued) **1001115570**

Alias Name: 71003458
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 07/11/2012
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

HAZNET:
envid: 1001115570
Year: 2004
GEPAID: CAR000015065
Contact: JAMES OSTENDOR F
Telephone: 6509486781
Mailing Name: Not reported
Mailing Address: 738 LOYOLA DR
Mailing City,St,Zip: LOS ALTOS, CA 94024
Gen County: Not reported
TSD EPA ID: CAD008302903
TSD County: Not reported
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: Transfer Station
Tons: 9.17
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Santa Clara

envid: 1001115570
Year: 2003
GEPAID: CAR000015065
Contact: JAMES OSTENDOR F
Telephone: 6509486781
Mailing Name: Not reported
Mailing Address: 738 LOYOLA DR
Mailing City,St,Zip: LOS ALTOS, CA 94024
Gen County: Not reported
TSD EPA ID: CAT000646117
TSD County: Not reported
Waste Category: Other organic solids
Disposal Method: Disposal, Land Fill
Tons: 67.42
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Santa Clara

PHOTOTEK (Continued) **1001115570**

envid: 1001115570
Year: 2002
GEPAID: CAR000015065
Contact: JAMES OSTENDOR F
Telephone: 6509486781
Mailing Name: Not reported
Mailing Address: 738 LOYOLA DR
Mailing City,St,Zip: LOS ALTOS, CA 94024
Gen County: Not reported
TSD EPA ID: CAT080014079
TSD County: Not reported
Waste Category: Off-specification, aged or surplus organics
Disposal Method: Transfer Station
Tons: 0.58
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Santa Clara

envid: 1001115570
Year: 2002
GEPAID: CAR000015065
Contact: JAMES OSTENDOR F
Telephone: 6509486781
Mailing Name: Not reported
Mailing Address: 738 LOYOLA DR
Mailing City,St,Zip: LOS ALTOS, CA 94024
Gen County: Not reported
TSD EPA ID: CAT080014079
TSD County: Not reported
Waste Category: Off-specification, aged or surplus inorganics
Disposal Method: Transfer Station
Tons: 0
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Santa Clara

envid: 1001115570
Year: 2002
GEPAID: CAR000015065
Contact: JAMES OSTENDOR F
Telephone: 6509486781
Mailing Name: Not reported
Mailing Address: 738 LOYOLA DR
Mailing City,St,Zip: LOS ALTOS, CA 94024
Gen County: Not reported
TSD EPA ID: CAD097030993
TSD County: Not reported
Waste Category: Other organic solids
Disposal Method: Disposal, Other
Tons: 0.12
Cat Decode: Not reported
Method Decode: Not reported
Facility County: Santa Clara

Click this hyperlink while viewing on your computer to access
75 additional CA_HAZNET: record(s) in the EDR Site Report.

29 SSE 1/4-1/2 0.292 mi. 1542 ft.

ANRITSU COMPANY
490 JARVIS DRIVE
MORGAN HILL, CA 95037

CUPA Listings
EMI
HIST CORTESE
NPDES
CIWQS

S103661828
N/A

Relative: Higher

Actual: 371 ft.

CUPA SANTA CLARA:

Region:	SANTA CLARA
PE#:	Not reported
Program Description:	HMBP FACILITY, 7-9 CHEMICALS
Latitude:	37.147614
Longitude:	-121.655773
Record ID:	PR0376001
Facility ID:	FA0203263

Region:	SANTA CLARA
PE#:	2206
Program Description:	GENERATES 5 TO <25 TONS/YR
Latitude:	37.147614
Longitude:	-121.655773
Record ID:	PR0313074
Facility ID:	FA0203263

Region:	SANTA CLARA
PE#:	2263
Program Description:	CONDITIONALLY EXEMPT (CE)
Latitude:	37.147614
Longitude:	-121.655773
Record ID:	PR0427507
Facility ID:	FA0203263

EMI:

Year:	1987
County Code:	43
Air Basin:	SF
Facility ID:	2417
Air District Name:	BA
SIC Code:	3679
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	2
Reactive Organic Gases Tons/Yr:	1
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1990
County Code:	43
Air Basin:	SF
Facility ID:	2417
Air District Name:	BA
SIC Code:	3671
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	2

ANRITSU COMPANY (Continued) **S103661828**

Reactive Organic Gases Tons/Yr:	2
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1995
County Code:	43
Air Basin:	SF
Facility ID:	2417
Air District Name:	BA
SIC Code:	3679
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	2
Reactive Organic Gases Tons/Yr:	2
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1996
County Code:	43
Air Basin:	SF
Facility ID:	2417
Air District Name:	BA
SIC Code:	3679
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	2
Reactive Organic Gases Tons/Yr:	2
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1997
County Code:	43
Air Basin:	SF
Facility ID:	2417
Air District Name:	BA
SIC Code:	3679
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	2
Reactive Organic Gases Tons/Yr:	2
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

ANRITSU COMPANY (Continued) **S103661828**

Year:	1998
County Code:	43
Air Basin:	SF
Facility ID:	2417
Air District Name:	BA
SIC Code:	3679
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	2
Reactive Organic Gases Tons/Yr:	1
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	1999
County Code:	43
Air Basin:	SF
Facility ID:	2417
Air District Name:	BA
SIC Code:	3825
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	2
Reactive Organic Gases Tons/Yr:	2
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	2000
County Code:	43
Air Basin:	SF
Facility ID:	2417
Air District Name:	BA
SIC Code:	3825
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	2
Reactive Organic Gases Tons/Yr:	2
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	2001
County Code:	43
Air Basin:	SF
Facility ID:	2417
Air District Name:	BA
SIC Code:	3825

ANRITSU COMPANY (Continued) **S103661828**

Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	4
Reactive Organic Gases Tons/Yr:	2
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	2002
County Code:	43
Air Basin:	SF
Facility ID:	2417
Air District Name:	BA
SIC Code:	3825
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	2003
County Code:	43
Air Basin:	SF
Facility ID:	2417
Air District Name:	BA
SIC Code:	3825
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	2
Reactive Organic Gases Tons/Yr:	1
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	2004
County Code:	43
Air Basin:	SF
Facility ID:	2417
Air District Name:	BA
SIC Code:	3825
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1.69
Reactive Organic Gases Tons/Yr:	0.676
Carbon Monoxide Emissions Tons/Yr:	0

ANRITSU COMPANY (Continued) **S103661828**

NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	2005
County Code:	43
Air Basin:	SF
Facility ID:	2417
Air District Name:	BA
SIC Code:	3825
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	.246
Reactive Organic Gases Tons/Yr:	.0984
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	2006
County Code:	43
Air Basin:	SF
Facility ID:	2417
Air District Name:	BA
SIC Code:	3825
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	.246
Reactive Organic Gases Tons/Yr:	.0984
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	2007
County Code:	43
Air Basin:	SF
Facility ID:	2417
Air District Name:	BA
SIC Code:	3825
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	.246
Reactive Organic Gases Tons/Yr:	.0984
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	2008

ANRITSU COMPANY (Continued) **S103661828**

County Code:	43
Air Basin:	SF
Facility ID:	2417
Air District Name:	BA
SIC Code:	3825
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1.5
Reactive Organic Gases Tons/Yr:	.3488
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	2009
County Code:	43
Air Basin:	SF
Facility ID:	2417
Air District Name:	BA
SIC Code:	3825
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	2.2149999999999999
Reactive Organic Gases Tons/Yr:	0.63480000000000003
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	2010
County Code:	43
Air Basin:	SF
Facility ID:	2417
Air District Name:	BA
SIC Code:	3825
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1.7290000000000001
Reactive Organic Gases Tons/Yr:	0.82955319999999999
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	2011
County Code:	43
Air Basin:	SF
Facility ID:	2417
Air District Name:	BA
SIC Code:	3825
Air District Name:	BAY AREA AQMD

ANRITSU COMPANY (Continued) **S103661828**

Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1.735
Reactive Organic Gases Tons/Yr:	0.5127274
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	2012
County Code:	43
Air Basin:	SF
Facility ID:	2417
Air District Name:	BA
SIC Code:	3825
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1.959
Reactive Organic Gases Tons/Yr:	0.6023274
Carbon Monoxide Emissions Tons/Yr:	0.001
NOX - Oxides of Nitrogen Tons/Yr:	0.005
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	2013
County Code:	43
Air Basin:	SF
Facility ID:	2417
Air District Name:	BA
SIC Code:	3825
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	2.06
Reactive Organic Gases Tons/Yr:	0.6427274
Carbon Monoxide Emissions Tons/Yr:	0.001
NOX - Oxides of Nitrogen Tons/Yr:	0.006
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Year:	2014
County Code:	43
Air Basin:	SF
Facility ID:	2417
Air District Name:	BA
SIC Code:	3825
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1.999577076
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0.002505402
NOX - Oxides of Nitrogen Tons/Yr:	0.014663426

ANRITSU COMPANY (Continued) **S103661828**

SOX - Oxides of Sulphur Tons/Yr:	2.5976e-005
Particulate Matter Tons/Yr:	0.000543393
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0.000521657

Year:	2015
County Code:	43
Air Basin:	SF
Facility ID:	2417
Air District Name:	BA
SIC Code:	3825
Air District Name:	BAY AREA AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1.999089753
Reactive Organic Gases Tons/Yr:	0.806548542
Carbon Monoxide Emissions Tons/Yr:	0.001127148
NOX - Oxides of Nitrogen Tons/Yr:	0.006596882
SOX - Oxides of Sulphur Tons/Yr:	1.1686e-005
Particulate Matter Tons/Yr:	0.000244465
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0.000234687

HIST CORTESE:

Region:	CORTESE
Facility County Code:	43
Reg By:	LTNKA
Reg Id:	2417

NPDES:

Npdes Number:	CAS000001
Facility Status:	Active
Agency Id:	0
Region:	3
Regulatory Measure Id:	464310
Order No:	97-03-DWQ
Regulatory Measure Type:	Enrollee
Place Id:	Not reported
WDID:	3 43NEC001838
Program Type:	Industrial
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	10/13/2015
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	Anritsu Company
Discharge Address:	490 Jarvis Drive
Discharge City:	Morgan Hill
Discharge State:	California
Discharge Zip:	95037
RECEIVED DATE:	Not reported
PROCESSED DATE:	Not reported
STATUS CODE NAME:	Not reported
STATUS DATE:	Not reported
PLACE SIZE:	Not reported
PLACE SIZE UNIT:	Not reported
FACILITY CONTACT NAME:	Not reported
FACILITY CONTACT TITLE:	Not reported
FACILITY CONTACT PHONE:	Not reported

ANRITSU COMPANY (Continued) **S103661828**

FACILITY CONTACT PHONE EXT:	Not reported
FACILITY CONTACT EMAIL:	Not reported
OPERATOR NAME:	Not reported
OPERATOR ADDRESS:	Not reported
OPERATOR CITY:	Not reported
OPERATOR STATE:	Not reported
OPERATOR ZIP:	Not reported
OPERATOR CONTACT NAME:	Not reported
OPERATOR CONTACT TITLE:	Not reported
OPERATOR CONTACT PHONE:	Not reported
OPERATOR CONTACT PHONE EXT:	Not reported
OPERATOR CONTACT EMAIL:	Not reported
OPERATOR TYPE:	Not reported
DEVELOPER NAME:	Not reported
DEVELOPER ADDRESS:	Not reported
DEVELOPER CITY:	Not reported
DEVELOPER STATE:	Not reported
DEVELOPER ZIP:	Not reported
DEVELOPER CONTACT NAME:	Not reported
DEVELOPER CONTACT TITLE:	Not reported
CONSTYPE LINEAR UTILITY IND:	Not reported
EMERGENCY PHONE NO:	Not reported
EMERGENCY PHONE EXT:	Not reported
CONSTYPE ABOVE GROUND IND:	Not reported
CONSTYPE BELOW GROUND IND:	Not reported
CONSTYPE CABLE LINE IND:	Not reported
CONSTYPE COMM LINE IND:	Not reported
CONSTYPE COMMERTIAL IND:	Not reported
CONSTYPE ELECTRICAL LINE IND:	Not reported
CONSTYPE GAS LINE IND:	Not reported
CONSTYPE INDUSTRIAL IND:	Not reported
CONSTYPE OTHER DESRIPTION:	Not reported
CONSTYPE OTHER IND:	Not reported
CONSTYPE RECONS IND:	Not reported
CONSTYPE RESIDENTIAL IND:	Not reported
CONSTYPE TRANSPORT IND:	Not reported
CONSTYPE UTILITY DESCRIPTION:	Not reported
CONSTYPE UTILITY IND:	Not reported
CONSTYPE WATER SEWER IND:	Not reported
DIR DISCHARGE USWATER IND:	Not reported
RECEIVING WATER NAME:	Not reported
CERTIFIER NAME:	Not reported
CERTIFIER TITLE:	Not reported
CERTIFICATION DATE:	Not reported
PRIMARY SIC:	Not reported
SECONDARY SIC:	Not reported
TERTIARY SIC:	Not reported
Npdes Number:	Not reported
Facility Status:	Not reported
Agency Id:	Not reported
Region:	3
Regulatory Measure Id:	464310
Order No:	Not reported
Regulatory Measure Type:	Industrial
Place Id:	Not reported
WDID:	3 43NEC001838

ANRITSU COMPANY (Continued) **S103661828**

Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	Not reported
Discharge Address:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
RECEIVED DATE:	02/16/2016
PROCESSED DATE:	10/13/2015
STATUS CODE NAME:	Active
STATUS DATE:	02/16/2016
PLACE SIZE:	691732
PLACE SIZE UNIT:	SqFt
FACILITY CONTACT NAME:	Ben Hartshorn
FACILITY CONTACT TITLE:	Not reported
FACILITY CONTACT PHONE:	408-201-1038
FACILITY CONTACT PHONE EXT:	Not reported
FACILITY CONTACT EMAIL:	ben.hartshorn@anritsu.com
OPERATOR NAME:	Anritsu Company
OPERATOR ADDRESS:	490 Jarvis Drive
OPERATOR CITY:	Morgan Hill
OPERATOR STATE:	California
OPERATOR ZIP:	95037
OPERATOR CONTACT NAME:	Ben Hartshorn
OPERATOR CONTACT TITLE:	Not reported
OPERATOR CONTACT PHONE:	408-201-1038
OPERATOR CONTACT PHONE EXT:	Not reported
OPERATOR CONTACT EMAIL:	ben.hartshorn@anritsu.com
OPERATOR TYPE:	Private Business
DEVELOPER NAME:	Not reported
DEVELOPER ADDRESS:	Not reported
DEVELOPER CITY:	Not reported
DEVELOPER STATE:	California
DEVELOPER ZIP:	Not reported
DEVELOPER CONTACT NAME:	Not reported
DEVELOPER CONTACT TITLE:	Not reported
CONSTYPE LINEAR UTILITY IND:	Not reported
EMERGENCY PHONE NO:	Not reported
EMERGENCY PHONE EXT:	Not reported
CONSTYPE ABOVE GROUND IND:	Not reported
CONSTYPE BELOW GROUND IND:	Not reported
CONSTYPE CABLE LINE IND:	Not reported
CONSTYPE COMM LINE IND:	Not reported
CONSTYPE COMMERTIAL IND:	Not reported
CONSTYPE ELECTRICAL LINE IND:	Not reported
CONSTYPE GAS LINE IND:	Not reported
CONSTYPE INDUSTRIAL IND:	Not reported
CONSTYPE OTHER DESRIPTION:	Not reported
CONSTYPE OTHER IND:	Not reported
CONSTYPE RECONS IND:	Not reported
CONSTYPE RESIDENTIAL IND:	Not reported
CONSTYPE TRANSPORT IND:	Not reported
CONSTYPE UTILITY DESCRIPTION:	Not reported
CONSTYPE UTILITY IND:	Not reported

ANRITSU COMPANY (Continued) **S103661828**

CONSTYPE WATER SEWER IND:	Not reported
DIR DISCHARGE USWATER IND:	N
RECEIVING WATER NAME:	Uvas/Llagas Watershed
CERTIFIER NAME:	Ben Hartshorn
CERTIFIER TITLE:	Facilities Manager
CERTIFICATION DATE:	27-SEP-16
PRIMARY SIC:	3679-Electronic Components, NEC
SECONDARY SIC:	Not reported
TERTIARY SIC:	Not reported

CIWQS:

Agency:	Anritsu Company
Agency Address:	490 Jarvis Drive, Morgan Hill, CA 95037
Place/Project Type:	Industrial - Electronic Components, NEC
SIC/NAICS:	3679
Region:	3
Program:	INDSTW
Regulatory Measure Status:	Active
Regulatory Measure Type:	Storm water industrial
Order Number:	2014-0057-DWQ
WDID:	3 43NEC001838
NPDES Number:	CAS000001
Adoption Date:	Not reported
Effective Date:	10/13/2015
Termination Date:	Not reported
Expiration/Review Date:	Not reported
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	Not reported
TTWQ:	Not reported
Enforcement Actions within 5 years:	0
Violations within 5 years:	0
Latitude:	37.14722
Longitude:	-121.65572

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30 **COLOMBINI RANCH** **LUST** **U001601524**
NW **675 PEEBLES AVE** **SWEEPS UST** **N/A**
1/4-1/2 **MORGAN HILL, CA 95037** **HIST UST**
0.444 mi. **HIST CORTESE**
2342 ft. **CERS**

Relative:
Lower

Actual:
365 ft.

LUST:

Lead Agency:	CENTRAL COAST RWQCB (REGION 3)
Case Type:	LUST Cleanup Site
Geo Track:	http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0608502177
Global Id:	T0608502177
Latitude:	37.157278
Longitude:	-121.662914
Status:	Completed - Case Closed
Status Date:	03/13/1988
Case Worker:	RB
RB Case Number:	466
Local Agency:	SANTA CLARA COUNTY LOP
File Location:	Not reported
Local Case Number:	Not reported
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Gasoline

COLOMBINI RANCH (Continued) **U001601524**

Site History: Not reported

LUST:
Global Id: T0608502177
Contact Type: Regional Board Caseworker
Contact Name: RB3 STAFF
Organization Name: CENTRAL COAST RWQCB (REGION 3)
Address: 895 AEROVISTA PL, SUITE 101
City: SAN LUIS OBISPO
Email: centralcoast@waterboards.ca.gov
Phone Number: 8055493147

Global Id: T0608502177
Contact Type: Local Agency Caseworker
Contact Name: UST CASE WORKER
Organization Name: SANTA CLARA COUNTY LOP
Address: 1555 Berger Drive, Suite 300
City: SAN JOSE
Email: Not reported
Phone Number: 4089183400

LUST:
Global Id: T0608502177
Action Type: Other
Date: 09/16/1987
Action: Leak Reported

Global Id: T0608502177
Action Type: Other
Date: 05/01/1987
Action: Leak Discovery

Global Id: T0608502177
Action Type: Other
Date: 09/15/1987
Action: Leak Stopped

LUST:
Global Id: T0608502177
Status: Open - Case Begin Date
Status Date: 05/01/1987

Global Id: T0608502177
Status: Open - Site Assessment
Status Date: 10/09/1987

Global Id: T0608502177
Status: Completed - Case Closed
Status Date: 03/13/1988

LUST REG 3:
Region: 3
Regional Board: Central Coast Region
Facility County: Santa Clara
Global ID: T0608502177

COLOMBINI RANCH (Continued) **U001601524**

Status:	Case Closed
Case Number:	466
Local Case Num:	Not reported
Case Type:	S
Substance:	Gasoline
Quantity:	Not reported
Abatement Method:	No Action Required - incident is minor, requiring no remedial action
Leak Source:	UNK
Leak Cause:	UNK
How Stopped:	Not reported
How Discovered:	Tank Closure
Release Date:	09/16/1987
Discovered Date:	5/1/87
Enter Date:	10/14/1987
Stop Date:	9/15/87
Review Date:	03/13/1988
Enforce Date:	Not reported
Close Date:	3/13/88
Enforcement Type:	Not reported
Responsible Party:	Not reported
RP Address:	Not reported
Contact:	Not reported
Cross Street:	MONTEREY ROAD
Local Agency:	43099L
Lead Agency:	Regional Board
Staff Initials:	JHM
Confirm Leak:	Not reported
Workplan:	Not reported
Prelim Assess:	Not reported
Pollution Char:	10/09/1987
Remedial Plan:	Not reported
Remedial Action:	Not reported
Monitoring:	/ /
Pilot Program:	UST
Interim Action:	0
Funding:	Not reported
MTBE Class:	*
Max MTBE Grnd Wtr:	Not reported
Max MTBE Soil:	Not reported
Max MTBE Data:	/ /
MTBE Tested:	NT
Lat/Long:	37.1574829 / -121.660976
Soil Qualifier:	Not reported
Grnd Wtr Qualifier:	Not reported
Mtbe Concentratn:	0
Mtbe Fuel:	1
Org Name:	Not reported
Basin Plan:	5.30
Beneficial:	Not reported
Priority:	0
UST Cleanup Fund ID:	Not reported
Suspended:	Not reported
Operator:	Not reported
Water System:	RANCHO DE LOMAS WATER SYSTEM
Well Name:	WELL 01
Distance From Well:	0
Assigned Name:	09S/03E-17A05 M

COLOMBINI RANCH (Continued) **U001601524**

Summary: SOIL SAMPLE TAKEN PRIOR TO CLOSURE OF TANK INDICATED GASOLINE THC = 4 PPM. NO ACTION TAKEN.

SWEEPS UST:

Status:	Active
Comp Number:	28450
Number:	9
Board Of Equalization:	Not reported
Referral Date:	07-01-85
Action Date:	Not reported
Created Date:	02-29-88
Owner Tank Id:	Not reported
SWRCB Tank Id:	Not reported
Tank Status:	Not reported
Capacity:	Not reported
Active Date:	Not reported
Tank Use:	Not reported
STG:	Not reported
Content:	Not reported
Number Of Tanks:	Not reported

HIST UST:

File Number:	0002D1B5
URL:	http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002D1B5.pdf
Region:	STATE
Facility ID:	00000028450
Facility Type:	Other
Other Type:	FARM
Contact Name:	Not reported
Telephone:	4087793216
Owner Name:	COLOMBINI ALBERT J., ETAL
Owner Address:	350 PEEBLES AVENUE
Owner City,St,Zip:	MORGAN HILL, CA 95037
Total Tanks:	0001
Tank Num:	001
Container Num:	1
Year Installed:	1980
Tank Capacity:	00000550
Tank Used for:	PRODUCT
Type of Fuel:	PREMIUM
Container Construction Thickness:	Not reported
Leak Detection:	Visual

Click here for Geo Tracker PDF:

HIST CORTESE:

Region:	CORTESE
Facility County Code:	43
Reg By:	LTNKA
Reg Id:	466

CERS TANKS:

Site ID:	226384
CERS ID:	T0608502177

COLOMBINI RANCH (Continued) **U001601524**

CERS Description: Leaking Underground Storage Tank Cleanup Site

Affiliation:

Affiliation Type Desc: Local Agency Caseworker
Entity Name: UST CASE WORKER - SANTA CLARA COUNTY LOP
Entity Title: Not reported
Affiliation Address: 1555 Berger Drive, Suite 300
Affiliation City: SAN JOSE
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 4089183400

Affiliation Type Desc: Regional Board Caseworker
Entity Name: RB3 STAFF - CENTRAL COAST RWQCB (REGION 3)
Entity Title: Not reported
Affiliation Address: 895 AEROVISTA PL, SUITE 101
Affiliation City: SAN LUIS OBISPO
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: 8055493147

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31 South 1/4-1/2 0.447 mi. 2361 ft.

TENCATE ADVANCE COMPOSITES
18410 BUTTERFIELD BLVD.
MORGAN HILL, CA 95037

RCRA-LQG **1001959809**
ENVIROSTOR **CAR000064659**
WDS

Relative: Lower

Actual: 364 ft.

RCRA-LQG:

Date form received by agency: 02/24/2016
Facility name: TENCATE ADVANCE COMPOSITES
Facility address: 18410 BUTTERFIELD BLVD.
MORGAN HILL, CA 95037
EPA ID: CAR000064659
Mailing address: BUTTERFIELD BLVD.
MORGAN HILL, CA 95037
Contact: MARTHA ESPITIA-PENA
Contact address: BUTTERFIELD BLVD.
MORGAN HILL, CA 95037
Contact country: US
Contact telephone: 408-465-8574
Contact email: M.ESPITIA-PENA@TCAC-USA.COM
EPA Region: 09
Land type: Private
Classification: Large Quantity Generator
Description: Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than

TENCATE ADVANCE COMPOSITES (Continued) **1001959809**

100 kg of that material at any time

Owner/Operator Summary:

Owner/operator name:	TENCATE ADVANCE COMPOSITES
Owner/operator address:	Not reported
	Not reported
Owner/operator country:	Not reported
Owner/operator telephone:	Not reported
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	01/02/1999
Owner/Op end date:	Not reported

Owner/operator name:	ALIEN TECHNOLOGY
Owner/operator address:	Not reported
	Not reported
Owner/operator country:	US
Owner/operator telephone:	Not reported
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	04/01/2000
Owner/Op end date:	Not reported

Owner/operator name:	ALIEN TECHNOLOGY CORP
Owner/operator address:	18410 BUTTERFIELD BLVD
	MORGAN HILL, CA 95037
Owner/operator country:	Not reported
Owner/operator telephone:	510-783-1800
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	PARKERS PARTNERS
Owner/operator address:	SUTTER BLVD.
	MORGAN HILL, CA 95037
Owner/operator country:	US
Owner/operator telephone:	408-825-1824
Owner/operator email:	Not reported
Owner/operator fax:	Not reported
Owner/operator extension:	Not reported
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	06/01/1998
Owner/Op end date:	Not reported

Owner/operator name:	KIM DEYOUNG
Owner/operator address:	630 S. ROSSMORE AVE.

TENCATE ADVANCE COMPOSITES (Continued) **1001959809**

LOS ANGELES, CA 90005
Owner/operator country: US
Owner/operator telephone: Not reported
Owner/operator email: Not reported
Owner/operator fax: Not reported
Owner/operator extension: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 01/01/2005
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

. Waste code: 141
. Waste name: Off-specification, aged, or surplus inorganics

. Waste code: 181
. Waste name: Other inorganic solid waste

. Waste code: 212
. Waste name: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)

. Waste code: 214
. Waste name: Unspecified solvent mixture

. Waste code: 331
. Waste name: Off-specification, aged, or surplus organics

. Waste code: 352
. Waste name: Other organic solids

. Waste code: 791
. Waste name: Liquids with pH < 2

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D003
. Waste name: REACTIVE WASTE

TENCATE ADVANCE COMPOSITES (Continued) **1001959809**

. Waste code: D004
. Waste name: ARSENIC

. Waste code: D008
. Waste name: LEAD

. Waste code: D035
. Waste name: METHYL ETHYL KETONE

. Waste code: F003
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F005
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: U112
. Waste name: ACETIC ACID, ETHYL ESTER (I) (OR) ETHYL ACETATE (I)

Historical Generators:
Date form received by agency: 07/07/2014
Site name: TENCATE ADVANCED COMPOSITES
Classification: Large Quantity Generator

. Waste code: 141
. Waste name: Off-specification, aged, or surplus inorganics

. Waste code: 181
. Waste name: Other inorganic solid waste

. Waste code: 212
. Waste name: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)

. Waste code: 272
. Waste name: Polymeric resin waste

. Waste code: 343
. Waste name: Unspecified organic liquid mixture

. Waste code: 352
. Waste name: Other organic solids

. Waste code: 791

TENCATE ADVANCE COMPOSITES (Continued) **1001959809**

. Waste name: Liquids with pH < 2

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D035
. Waste name: METHYL ETHYL KETONE

. Waste code: F003
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F005
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Date form received by agency: 12/08/2006
Site name: ALIEN TECHNOLOGY *D
Classification: Not a generator, verified

Date form received by agency: 02/27/2006
Site name: ALIEN TECHNOLOGY
Classification: Small Quantity Generator

Date form received by agency: 02/27/2006
Site name: ALIEN TECHNOLOGY
Classification: Large Quantity Generator

. Waste code: 122
. Waste name: Alkaline solution without metals (pH > 12.5)

. Waste code: 181
. Waste name: Other inorganic solid waste

. Waste code: 212
. Waste name: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)

. Waste code: 331
. Waste name: Off-specification, aged, or surplus organics

. Waste code: 551

TENCATE ADVANCE COMPOSITES (Continued) **1001959809**

. Waste name: Laboratory waste chemicals

. Waste code: 791
. Waste name: Liquids with pH < 2

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D007
. Waste name: CHROMIUM

. Waste code: D011
. Waste name: SILVER

Date form received by agency: 01/20/2000
Site name: ALIEN TECHNOLOGY CORP
Classification: Small Quantity Generator

. Waste code: D000
. Waste name: Not Defined

. Waste code: D001
. Waste name: IGNITABLE WASTE

. Waste code: D002
. Waste name: CORROSIVE WASTE

. Waste code: D003
. Waste name: REACTIVE WASTE

. Waste code: F003
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: F004
. Waste name: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: CRESOLS, CRESYLIC ACID, AND NITROBENZENE; AND THE STILL BOTTOMS FROM THE RECOVERY OF THESE SOLVENTS; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

. Waste code: U134
. Waste name: HYDROFLUORIC ACID (C,T) (OR) HYDROGEN FLUORIDE (C,T)

TENCATE ADVANCE COMPOSITES (Continued) **1001959809**

Biennial Reports:

Last Biennial Reporting Year: 2017

Annual Waste Handled:

Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.
Amount (Lbs): 13006

Waste code: D002
Waste name: A WASTE WHICH HAS A PH OF LESS THAN 2 OR GREATER THAN 12.5 IS CONSIDERED TO BE A CORROSIVE HAZARDOUS WASTE. SODIUM HYDROXIDE, A CAUSTIC SOLUTION WITH A HIGH PH, IS OFTEN USED BY INDUSTRIES TO CLEAN OR DEGREASE PARTS. HYDROCHLORIC ACID, A SOLUTION WITH A LOW PH, IS USED BY MANY INDUSTRIES TO CLEAN METAL PARTS PRIOR TO PAINTING. WHEN THESE CAUSTIC OR ACID SOLUTIONS BECOME CONTAMINATED AND MUST BE DISPOSED, THE WASTE WOULD BE A CORROSIVE HAZARDOUS WASTE.
Amount (Lbs): 3646

Waste code: D003
Waste name: A MATERIAL IS CONSIDERED TO BE A REACTIVE HAZARDOUS WASTE IF IT IS NORMALLY UNSTABLE, REACTS VIOLENTLY WITH WATER, GENERATES TOXIC GASES WHEN EXPOSED TO WATER OR CORROSIVE MATERIALS, OR IF IT IS CAPABLE OF DETONATION OR EXPLOSION WHEN EXPOSED TO HEAT OR A FLAME. ONE EXAMPLE OF SUCH WASTE WOULD BY WASTE GUNPOWDER.
Amount (Lbs): 35

Waste code: D004
Waste name: ARSENIC
Amount (Lbs): 406

Waste code: D008
Waste name: LEAD
Amount (Lbs): 406

Waste code: D035
Waste name: METHYL ETHYL KETONE
Amount (Lbs): 3716

Waste code: F003
Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NON-HALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS, AND, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
Amount (Lbs): 11185

TENCATE ADVANCE COMPOSITES (Continued) **1001959809**

Waste code: F005
Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.
Amount (Lbs): 800

Waste code: U112
Waste name: ACETIC ACID ETHYL ESTER (I)
Amount (Lbs): 406

Facility Has Received Notices of Violations:
Regulation violated: Not reported
Area of violation: Generators - Manifest
Date violation determined: 01/22/2016
Date achieved compliance: Not reported
Violation lead agency: State
Enforcement action: Not reported
Enforcement action date: Not reported
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: Not reported
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: Not reported
Area of violation: Generators - General
Date violation determined: 01/22/2016
Date achieved compliance: Not reported
Violation lead agency: State
Enforcement action: Not reported
Enforcement action date: Not reported
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: Not reported
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Regulation violated: Not reported
Area of violation: Generators - Records/Reporting
Date violation determined: 01/22/2016
Date achieved compliance: Not reported
Violation lead agency: State
Enforcement action: Not reported
Enforcement action date: Not reported
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: Not reported
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

TENCATE ADVANCE COMPOSITES (Continued) **1001959809**

Regulation violated: Not reported
Area of violation: Generators - Pre-transport
Date violation determined: 01/22/2016
Date achieved compliance: Not reported
Violation lead agency: State
Enforcement action: Not reported
Enforcement action date: Not reported
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: Not reported
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Evaluation Action Summary:
Evaluation date: 01/22/2016
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Generators - General
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 01/22/2016
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Generators - Pre-transport
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 01/22/2016
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Generators - Manifest
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 01/22/2016
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Generators - Records/Reporting
Date achieved compliance: Not reported
Evaluation lead agency: State

ENVIROSTOR:
Facility ID: 71004096
Status: Inactive - Needs Evaluation
Status Date: Not reported
Site Code: Not reported
Site Type: Tiered Permit
Site Type Detailed: Tiered Permit
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Not reported
Division Branch: Cleanup Berkeley
Assembly: 30
Senate: 17
Special Program: Not reported
Restricted Use: NO

TENCATE ADVANCE COMPOSITES (Continued) **1001959809**

Site Mgmt Req: NONE SPECIFIED
Funding: Not reported
Latitude: 37.14513
Longitude: -121.6577
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAR000064659
Alias Type: EPA Identification Number
Alias Name: 110002932097
Alias Type: EPA (FRS #)
Alias Name: 71004096
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: Not reported
Completed Sub Area Name: Not reported
Completed Document Type: Not reported
Completed Date: Not reported
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

WDS:
Facility ID: Central Coastal 43I015752
Facility Type: Industrial - Facility that treats and/or disposes of liquid or semisolid wastes from any servicing, producing, manufacturing or processing operation of whatever nature, including mining, gravel washing, geothermal operations, air conditioning, ship building and repairing, oil production, storage and disposal operations, water pumping.
Facility Status: Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.
NPDES Number: CAS000001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board
Subregion: 3
Facility Telephone: 4087823915
Facility Contact: Mary Beth Miller
Agency Name: ALIEN TECHNOLOGY CORPORATION
Agency Address: 18410 BUTTERFIELD BOULEVARD
Agency City,St,Zip: MORGAN HILL 95307
Agency Contact: MARY BETH MILLER
Agency Telephone: 4087823915
Agency Type: Private
SIC Code: 0
SIC Code 2: Not reported
Primary Waste Type: Not reported

TENCATE ADVANCE COMPOSITES (Continued) **1001959809**

Primary Waste:	Not reported
Waste Type2:	Not reported
Waste2:	Not reported
Primary Waste Type:	Not reported
Secondary Waste:	Not reported
Secondary Waste Type:	Not reported
Design Flow:	0
Baseline Flow:	0
Reclamation:	Not reported
POTW:	Not reported
Treat To Water:	Minor Threat to Water Quality. A violation of a regional board order should cause a relatively minor impairment of beneficial uses compared to a major or minor threat. Not: All nurds without a TTWQ will be considered a minor threat to water quality unless coded at a higher Level. A Zero (0) may be used to code those NURDS that are found to represent no threat to water quality.
Complexity:	Category C - Facilities having no waste treatment systems, such as cooling water dischargers or thosewho must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.

32
SW
1/2-1
0.520 mi.
2748 ft.

Relative:
Lower

Actual:
357 ft.

DEPRESSURIZED TECHNOLOGIES INT
335 COCHRANE CIR
MORGAN HILL, CA 95037

RCRA-SQG **1000820468**
FINDS **CAD983665068**
ECHO
ICE
HWP
CERS

RCRA-SQG:

Date form received by agency:	10/12/2000
Facility name:	DEPRESSURIZED TECHNOLOGIES INT
Site name:	DEPRESSURIZED TECHNOLOGIES INTERNATIONAL
Facility address:	335 COCHRANE CIRCLE MORGAN HILL, CA 95037-2838
EPA ID:	CAD983665068
Contact:	WALTER GONZALES
Contact address:	Not reported Not reported
Contact country:	US
Contact telephone:	408-776-7816
Contact email:	Not reported
EPA Region:	09
Land type:	Private
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No

DEPRESSURIZED TECHNOLOGIES INT (Continued) **1000820468**

Treater, storer or disposer of HW: Yes
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:
Date form received by agency: 03/04/1999
Site name: DEPRESSURIZED TECHNOLOGIES INTERNATIONAL
Classification: Large Quantity Generator

Date form received by agency: 09/01/1996
Site name: DEPRESSURIZED TECHNOLOGIES INT
Classification: Small Quantity Generator

Date form received by agency: 04/19/1993
Site name: DEPRESSURIZED TECHNOLOGIES INT
Classification: Large Quantity Generator

Facility Has Received Notices of Violations:
Regulation violated: Not reported
Area of violation: TSD - Container Use and Management
Date violation determined: 03/26/1999
Date achieved compliance: 03/30/1999
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 03/30/1999
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Evaluation Action Summary:
Evaluation date: 01/28/2003
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 03/26/1999
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: TSD - Container Use and Management
Date achieved compliance: 03/30/1999
Evaluation lead agency: State

FINDS:

Registry ID: 110000785561

DEPRESSURIZED TECHNOLOGIES INT (Continued) **1000820468**

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1000820468
Registry ID:	110000785561
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110000785561

ICE:

Envirostor ID:	3001585
EPA ID:	CAD983665068
Site Type:	INSPECTION
Facility Status:	No Action

Inspection:

Action Type:	Compliance Evaluation Inspection - Standardized Permit
Action Date:	03/26/1999
Violation Class:	Minor
RTC Date:	03/30/1999
Action Type:	Compliance Evaluation Inspection - Standardized Permit
Action Date:	01/28/2003
Violation Class:	No Violations
RTC Date:	Not reported

HWP:

EPA Id:	CAD983665068
Cleanup Status:	CLOSED
Latitude:	37.14720
Longitude:	-121.6641
Facility Type:	Historical - Non-Operating
Facility Size:	Not reported
Team:	Not reported
Supervisor:	Not reported
Site Code:	200961, 520008
Assembly District:	30
Senate District:	17
Public Information Officer:	Not reported
Public Information Officer:	Not reported

Closure:

EPA Id:	CAD983665068
Facility Type:	Historical - Non-Operating
Unit Names:	Pressurized Gas Tank Stor Unit(DTI-S3)
Event Description:	Closure Final - ISSUE CLOSURE VERIFICATION
Actual Date:	10/11/2002

DEPRESSURIZED TECHNOLOGIES INT (Continued) **1000820468**

EPA Id: CAD983665068
Facility Type: Historical - Non-Operating
Unit Names: Pressurized Gas Tank Stor Unit(DTI-S3)
Event Description: Closure Final - RECEIVE CLOSURE CERTIFICATION
Actual Date: 09/27/2002

Alias:
EPA Id: CAD983665068
Facility Type: Historical - Non-Operating
Alias Type: FRS
Alias: 110000785561

EPA Id: CAD983665068
Facility Type: Historical - Non-Operating
Alias Type: Project Code (Site Code)
Alias: 200961

EPA Id: CAD983665068
Facility Type: Historical - Non-Operating
Alias Type: Project Code (Site Code)
Alias: 520008

CERS TANKS:
Site ID: 187695
CERS ID: CAD983665068
CERS Description: Hazardous Waste

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 01-28-2003
Violations Found: No
Eval Type: DTSC Compliance Evaluation Inspection
Eval Notes: Compliance Evaluation Inspection - Standardized Permit
Eval Division: Department of Toxic Substances Control
Eval Program: DTSC_ENF
Eval Source: ENVSTORHAZ

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-26-1999
Violations Found: Yes
Eval Type: DTSC Compliance Evaluation Inspection
Eval Notes: Compliance Evaluation Inspection - Standardized Permit Return To Compliance: 1999-03-30 00:00:00
Eval Division: Department of Toxic Substances Control
Eval Program: DTSC_ENF
Eval Source: ENVSTORHAZ

Affiliation:
Affiliation Type Desc: Facility Contact
Entity Name: WALTER GONZALEZ
Entity Title: Not reported
Affiliation Address: INACTIVE PER VQ01 - BMI
Affiliation City: MORGAN HILL
Affiliation State: CA
Affiliation Country: Not reported

DEPRESSURIZED TECHNOLOGIES INT (Continued) **1000820468**

Affiliation Zip:	950370000
Affiliation Phone:	4087767816
Affiliation Type Desc:	Facility Owner
Entity Name:	THOITS BROS C/O RENAULT AND H
Entity Title:	Not reported
Affiliation Address:	2500 EL CAMINO REAL
Affiliation City:	PALO ALTO
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	--
Affiliation Phone:	0000000000

Count: 2 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
MORGAN HILL	S121653087	MADRONE VILLAGE	CORNER OF MADRONE PKWY & COCHR	95037	CIWQS
MORGAN HILL	S121653085	MADRONE PLAZA	SEC OF COCHRANE RD & MONTEREY	95037	CIWQS

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 12/11/2017
Date Data Arrived at EDR: 12/22/2017
Date Made Active in Reports: 01/05/2018
Number of Days to Update: 14

Source: EPA
Telephone: N/A
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 12/11/2017
Date Data Arrived at EDR: 12/22/2017
Date Made Active in Reports: 01/05/2018
Number of Days to Update: 14

Source: EPA
Telephone: N/A
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 12/11/2017	Source: EPA
Date Data Arrived at EDR: 12/22/2017	Telephone: N/A
Date Made Active in Reports: 01/05/2018	Last EDR Contact: 05/30/2018
Number of Days to Update: 14	Next Scheduled EDR Contact: 07/16/2018
	Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 11/07/2016	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/05/2017	Telephone: 703-603-8704
Date Made Active in Reports: 04/07/2017	Last EDR Contact: 04/06/2018
Number of Days to Update: 92	Next Scheduled EDR Contact: 07/16/2018
	Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 01/09/2018	Source: EPA
Date Data Arrived at EDR: 02/06/2018	Telephone: 800-424-9346
Date Made Active in Reports: 04/13/2018	Last EDR Contact: 05/30/2018
Number of Days to Update: 66	Next Scheduled EDR Contact: 07/30/2018
	Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 01/09/2018
Date Data Arrived at EDR: 02/06/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 66

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 07/30/2018
Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report
CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/11/2017
Date Data Arrived at EDR: 12/26/2017
Date Made Active in Reports: 02/09/2018
Number of Days to Update: 45

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/28/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal
RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 12/11/2017
Date Data Arrived at EDR: 12/26/2017
Date Made Active in Reports: 02/09/2018
Number of Days to Update: 45

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/28/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators
RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/11/2017
Date Data Arrived at EDR: 12/26/2017
Date Made Active in Reports: 02/09/2018
Number of Days to Update: 45

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/28/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 12/11/2017
Date Data Arrived at EDR: 12/26/2017
Date Made Active in Reports: 02/09/2018
Number of Days to Update: 45

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/28/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/11/2017
Date Data Arrived at EDR: 12/26/2017
Date Made Active in Reports: 02/09/2018
Number of Days to Update: 45

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/28/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 02/16/2018
Date Data Arrived at EDR: 02/22/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 78

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 05/09/2018
Next Scheduled EDR Contact: 08/27/2018
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 02/13/2018
Date Data Arrived at EDR: 02/27/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 05/29/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 02/13/2018
Date Data Arrived at EDR: 02/27/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 05/29/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 03/19/2018
Date Data Arrived at EDR: 03/27/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 73

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 03/27/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Quarterly

State- and tribal - equivalent NPL

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 01/30/2018
Date Data Arrived at EDR: 01/31/2018
Date Made Active in Reports: 03/19/2018
Number of Days to Update: 47

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/02/2018
Next Scheduled EDR Contact: 08/13/2018
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 01/30/2018
Date Data Arrived at EDR: 01/31/2018
Date Made Active in Reports: 03/19/2018
Number of Days to Update: 47

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/02/2018
Next Scheduled EDR Contact: 08/13/2018
Data Release Frequency: Quarterly

State and tribal landfill and/or solid waste disposal site lists

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 02/12/2018
Date Data Arrived at EDR: 02/14/2018
Date Made Active in Reports: 04/03/2018
Number of Days to Update: 48

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 08/27/2018
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

LUST REG 7: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST: Leaking Underground Fuel Tank Report (GEOTRACKER)
Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 03/21/2018
Number of Days to Update: 7

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 06/13/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Quarterly

LUST REG 9: Leaking Underground Storage Tank Report
Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks
California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Varies

LUST REG 6V: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing
For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 10/12/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 10/24/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 10/14/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 10/14/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 01/06/2018
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 10/16/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 10/12/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

CPS-SLIC: Statewide SLIC Cases (GEOTRACKER)
Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 03/21/2018
Number of Days to Update: 7

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: Quarterly

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: Semi-Annually

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: Varies

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Semi-Annually

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: Annually

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 05/15/2017
Date Data Arrived at EDR: 05/30/2017
Date Made Active in Reports: 10/13/2017
Number of Days to Update: 136

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 04/13/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Varies

UST CLOSURE: Proposed Closure of Underground Storage Tank (UST) Cases
UST cases that are being considered for closure by either the State Water Resources Control Board or the Executive Director have been posted for a 60-day public comment period. UST Case Closures being proposed for consideration by the State Water Resources Control Board. These are primarily UST cases that meet closure criteria under the decisional framework in State Water Board Resolution No. 92-49 and other Board orders. UST Case Closures proposed for consideration by the Executive Director pursuant to State Water Board Resolution No. 2012-0061. These are cases that meet the criteria of the Low-Threat UST Case Closure Policy. UST Case Closure Review Denials and Approved Orders.

Date of Government Version: 03/08/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: State Water Resources Control Board
Telephone: 916-327-7844
Last EDR Contact: 06/13/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Varies

MILITARY UST SITES: Military UST Sites (GEOTRACKER)
Military ust sites

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Varies

UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 03/29/2018
Number of Days to Update: 15

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 06/13/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Semi-Annually

AST: Aboveground Petroleum Storage Tank Facilities
A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016
Date Data Arrived at EDR: 07/12/2016
Date Made Active in Reports: 09/19/2016
Number of Days to Update: 69

Source: California Environmental Protection Agency
Telephone: 916-327-5092
Last EDR Contact: 03/21/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Quarterly

INDIAN UST R1: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 10/14/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 10/12/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 01/13/2018
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 04/24/2017
Date Data Arrived at EDR: 07/27/2017
Date Made Active in Reports: 12/08/2017
Number of Days to Update: 134

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 10/24/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 10/14/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 10/16/2017
Date Data Arrived at EDR: 01/23/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 80

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng
A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 03/21/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Properties
Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 01/30/2018
Date Data Arrived at EDR: 01/31/2018
Date Made Active in Reports: 03/19/2018
Number of Days to Update: 47

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/02/2018
Next Scheduled EDR Contact: 08/13/2018
Data Release Frequency: Quarterly

State and tribal Brownfields sites

BROWNFIELDS: Considered Brownfieds Sites Listing
A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 03/26/2018
Date Data Arrived at EDR: 03/27/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 38

Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 03/27/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites
Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 03/19/2018
Date Data Arrived at EDR: 03/21/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 03/21/2018
Next Scheduled EDR Contact: 07/02/2018
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database
Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 05/03/2018
Next Scheduled EDR Contact: 08/13/2018
Data Release Frequency: No Update Planned

SWRCY: Recycler Database
A listing of recycling facilities in California.

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 06/13/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing
A listing of registered waste tire haulers.

Date of Government Version: 02/08/2018
Date Data Arrived at EDR: 02/09/2018
Date Made Active in Reports: 03/20/2018
Number of Days to Update: 39

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 05/22/2018
Next Scheduled EDR Contact: 08/27/2018
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands
Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 01/30/2018
Next Scheduled EDR Contact: 05/14/2018
Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations
A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 04/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory
An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land
A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 05/04/2018
Next Scheduled EDR Contact: 08/13/2018
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 02/22/2018
Date Data Arrived at EDR: 03/01/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 71

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21

Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 01/30/2018
Date Data Arrived at EDR: 01/31/2018
Date Made Active in Reports: 03/19/2018
Number of Days to Update: 47

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/02/2018
Next Scheduled EDR Contact: 08/13/2018
Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 06/30/2017
Date Data Arrived at EDR: 08/18/2017
Date Made Active in Reports: 09/21/2017
Number of Days to Update: 34

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Varies

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 02/22/2018
Date Data Arrived at EDR: 03/01/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 71

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Quarterly

CERS HAZ WASTE: CERS HAZ WASTE

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/24/2018
Date Made Active in Reports: 06/07/2018
Number of Days to Update: 44

Source: CalEPA
Telephone: 916-323-2514
Last EDR Contact: 04/24/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Quarterly

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

UST MENDOCINO: Mendocino County UST Database

A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 02/28/2018
Date Data Arrived at EDR: 03/01/2018
Date Made Active in Reports: 03/28/2018
Number of Days to Update: 27

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 05/22/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Annually

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SAN FRANCISCO AST: Aboveground Storage Tank Site Listing

Aboveground storage tank sites

Date of Government Version: 04/19/2018
Date Data Arrived at EDR: 04/24/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 10

Source: San Francisco County Department of Public Health
Telephone: 415-252-3896
Last EDR Contact: 05/02/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Varies

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CERS TANKS: California Environmental Reporting System (CERS) Tanks
List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/24/2018
Date Made Active in Reports: 06/07/2018
Number of Days to Update: 44

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 04/24/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Quarterly

Local Land Records

LIENS: Environmental Liens Listing
A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 01/28/2018
Date Data Arrived at EDR: 03/01/2018
Date Made Active in Reports: 04/16/2018
Number of Days to Update: 46

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/31/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information
A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 01/09/2018
Date Data Arrived at EDR: 02/06/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 94

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Semi-Annually

DEED: Deed Restriction Listing
Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 02/08/2018
Date Data Arrived at EDR: 02/08/2018
Date Made Active in Reports: 02/08/2018
Number of Days to Update: 0

Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 06/06/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System
Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 03/26/2018
Date Data Arrived at EDR: 03/27/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 73

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 03/27/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Quarterly

CHMIRS: California Hazardous Material Incident Report System
California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 04/24/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 51

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 04/24/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Semi-Annually

LDS: Land Disposal Sites Listing (GEOTRACKER)
Land Disposal sites (Landfills) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing (GEOTRACKER)
Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 03/21/2018
Number of Days to Update: 7

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch
Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/22/2013
Number of Days to Update: 50

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated
RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 12/11/2017
Date Data Arrived at EDR: 12/26/2017
Date Made Active in Reports: 02/09/2018
Number of Days to Update: 45

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 03/28/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 01/31/2015
Date Data Arrived at EDR: 07/08/2015
Date Made Active in Reports: 10/13/2015
Number of Days to Update: 97

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 05/25/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 04/13/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 04/11/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 05/15/2018
Next Scheduled EDR Contact: 08/27/2018
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 01/11/2018
Date Data Arrived at EDR: 01/19/2018
Date Made Active in Reports: 03/02/2018
Number of Days to Update: 42

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 03/27/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 05/07/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 04/22/2013
Date Data Arrived at EDR: 03/03/2015
Date Made Active in Reports: 03/09/2015
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 05/08/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/21/2017
Date Made Active in Reports: 01/05/2018
Number of Days to Update: 198

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 03/23/2018
Next Scheduled EDR Contact: 07/02/2018
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 01/10/2018
Date Made Active in Reports: 01/12/2018
Number of Days to Update: 2

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 05/25/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 04/09/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 01/09/2018
Date Data Arrived at EDR: 02/06/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 94

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 11/02/2017
Date Data Arrived at EDR: 11/17/2017
Date Made Active in Reports: 12/08/2017
Number of Days to Update: 21

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 04/20/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 10/25/2013
Date Data Arrived at EDR: 10/17/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 3

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 06/01/2017
Date Data Arrived at EDR: 06/09/2017
Date Made Active in Reports: 10/13/2017
Number of Days to Update: 126

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 04/13/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System
The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 04/09/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: Quarterly

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 08/30/2016
Date Data Arrived at EDR: 09/08/2016
Date Made Active in Reports: 10/21/2016
Number of Days to Update: 43

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 05/03/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 06/07/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 07/01/2014
Date Data Arrived at EDR: 09/10/2014
Date Made Active in Reports: 10/20/2014
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 06/04/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 05/24/2017
Date Data Arrived at EDR: 11/30/2017
Date Made Active in Reports: 12/15/2017
Number of Days to Update: 15

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 04/27/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 01/03/2018
Date Data Arrived at EDR: 01/04/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 99

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 04/05/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data
Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012
Date Data Arrived at EDR: 08/07/2012
Date Made Active in Reports: 09/18/2012
Number of Days to Update: 42

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 05/03/2018
Next Scheduled EDR Contact: 08/13/2018
Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees
Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 79

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 04/06/2018
Next Scheduled EDR Contact: 07/02/2018
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 09/28/2017
Number of Days to Update: 218

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 05/25/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 04/11/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 12/23/2016
Date Data Arrived at EDR: 12/27/2016
Date Made Active in Reports: 02/17/2017
Number of Days to Update: 52

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 05/07/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 06/23/2017
Date Data Arrived at EDR: 10/11/2017
Date Made Active in Reports: 11/03/2017
Number of Days to Update: 23

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 01/09/2018
Date Data Arrived at EDR: 02/06/2018
Date Made Active in Reports: 03/02/2018
Number of Days to Update: 24

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 01/25/2018
Date Data Arrived at EDR: 02/28/2018
Date Made Active in Reports: 05/11/2018
Number of Days to Update: 72

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 05/31/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 12/05/2005
Date Data Arrived at EDR: 02/29/2008
Date Made Active in Reports: 04/18/2008
Number of Days to Update: 49

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 03/08/2018
Date Data Arrived at EDR: 03/13/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 87

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 06/06/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 02/21/2018
Date Data Arrived at EDR: 02/23/2018
Date Made Active in Reports: 03/23/2018
Number of Days to Update: 28

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 06/06/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 09/30/2016
Date Data Arrived at EDR: 10/31/2017
Date Made Active in Reports: 01/12/2018
Number of Days to Update: 73

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 04/13/2018
Next Scheduled EDR Contact: 07/30/2018
Data Release Frequency: Varies

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 01/04/2018
Date Data Arrived at EDR: 01/19/2018
Date Made Active in Reports: 04/13/2018
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 06/01/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 02/25/2018
Date Data Arrived at EDR: 03/17/2018
Date Made Active in Reports: 06/08/2018
Number of Days to Update: 83

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 06/06/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Quarterly

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 02/20/2018
Date Data Arrived at EDR: 02/21/2018
Date Made Active in Reports: 03/23/2018
Number of Days to Update: 30

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 05/23/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Quarterly

CA BOND EXP. PLAN: Bond Expenditure Plan
Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6

Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CORTESE: "Cortese" Hazardous Waste & Substances Sites List
The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 03/26/2018
Date Data Arrived at EDR: 03/27/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 38

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 03/27/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Quarterly

CUPA SAN FRANCISCO CO: CUPA SAN FRANCISCO CO
Cupa facilities

Date of Government Version: 04/20/2018
Date Data Arrived at EDR: 04/24/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 10

Source: San Francisco County Department of Environmental Health
Telephone: 415-252-3896
Last EDR Contact: 05/02/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Varies

CUPA LIVERMORE-PLEASANTON: CUPA Facility Listing
list of facilities associated with the various CUPA programs in Livermore-Pleasanton

Date of Government Version: 04/03/2018
Date Data Arrived at EDR: 05/07/2018
Date Made Active in Reports: 06/15/2018
Number of Days to Update: 39

Source: Livermore-Pleasanton Fire Department
Telephone: 925-454-2361
Last EDR Contact: 05/07/2018
Next Scheduled EDR Contact: 08/27/2018
Data Release Frequency: Varies

DRYCLEAN AVAQMD: DRYCLEAN AVAQMD
A listing of dry cleaners in the Antelope Valley Air Quality Management District.

Date of Government Version: 03/08/2018
Date Data Arrived at EDR: 03/13/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 52

Source: Antelope Valley Air Quality Management District
Telephone: 661-723-8070
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Varies

DRYCLEAN SOUTH COAST: DRYCLEAN SOUTH COAST
A listing of dry cleaners in the South Coast Air Quality Management District

Date of Government Version: 03/16/2018
Date Data Arrived at EDR: 03/20/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 45

Source: South Coast Air Quality Management District
Telephone: 909-396-3211
Last EDR Contact: 06/11/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 03/27/2018
Date Data Arrived at EDR: 03/29/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 36

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Annually

EMI: Emissions Inventory Data

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2015
Date Data Arrived at EDR: 03/21/2017
Date Made Active in Reports: 08/15/2017
Number of Days to Update: 147

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 03/23/2018
Next Scheduled EDR Contact: 07/02/2018
Data Release Frequency: Varies

ENF: Enforcement Action Listing

A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/19/2018
Number of Days to Update: 54

Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 04/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 04/18/2018
Date Data Arrived at EDR: 04/20/2018
Date Made Active in Reports: 06/19/2018
Number of Days to Update: 60

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 04/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 02/14/2018
Date Data Arrived at EDR: 02/16/2018
Date Made Active in Reports: 04/03/2018
Number of Days to Update: 46

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 05/09/2018
Next Scheduled EDR Contact: 08/27/2018
Data Release Frequency: Varies

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 07/12/2017
Date Made Active in Reports: 10/17/2017
Number of Days to Update: 97

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 04/12/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Annually

ICE: ICE
Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 02/20/2018
Date Data Arrived at EDR: 02/21/2018
Date Made Active in Reports: 04/03/2018
Number of Days to Update: 41

Source: Department of Toxic Subsances Control
Telephone: 877-786-9427
Last EDR Contact: 05/23/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List
The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing
Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 02/20/2018
Date Data Arrived at EDR: 02/21/2018
Date Made Active in Reports: 04/03/2018
Number of Days to Update: 41

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 05/23/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Quarterly

HWT: Registered Hazardous Waste Transporter Database
A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 04/09/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 06/19/2018
Number of Days to Update: 69

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 04/11/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Quarterly

MINES: Mines Site Location Listing
A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 06/13/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing
The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 02/27/2018
Date Data Arrived at EDR: 03/05/2018
Date Made Active in Reports: 04/16/2018
Number of Days to Update: 42

Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 06/06/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Varies

NPDES: NPDES Permits Listing
A listing of NPDES permits, including stormwater.

Date of Government Version: 03/14/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 08/27/2018
Data Release Frequency: Quarterly

PEST LIC: Pesticide Regulation Licenses Listing
A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 03/05/2018
Date Data Arrived at EDR: 03/05/2018
Date Made Active in Reports: 04/19/2018
Number of Days to Update: 45

Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 06/06/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Quarterly

PROC: Certified Processors Database
A listing of certified processors.

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 06/13/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records
Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 03/23/2018
Date Data Arrived at EDR: 03/27/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 38

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 06/14/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: No Update Planned

UIC: UIC Listing
A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 06/13/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Varies

WASTEWATER PITS: Oil Wastewater Pits Listing
Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water boards review found that more than one-third of the region's active disposal pits are operating without permission.

Date of Government Version: 04/10/2018
Date Data Arrived at EDR: 04/13/2018
Date Made Active in Reports: 06/19/2018
Number of Days to Update: 67

Source: RWQCB, Central Valley Region
Telephone: 559-445-5577
Last EDR Contact: 04/13/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Varies

WDS: Waste Discharge System
Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9

Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Quarterly

WIP: Well Investigation Program Case List
Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13

Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 03/21/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Varies

UIC GEO: UIC GEO (GEOTRACKER)
Underground control injection sites

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: State Water Resource Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Varies

PROD WATER PONDS: PROD WATER PONDS (GEOTRACKER)
Produced water ponds sites

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Varies

PROJECT: PROJECT (GEOTRACKER)
Projects sites

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Varies

NON-CASE INFO: NON-CASE INFO (GEOTRACKER)
Non-Case Information sites

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Varies

OTHER OIL GAS: OTHER OIL & GAS (GEOTRACKER)
Other Oil & Gas Projects sites

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Varies

CERS: CalEPA Regulated Site Portal Data

The CalEPA Regulated Site Portal database combines data about environmentally regulated sites and facilities in California into a single database. It combines data from a variety of state and federal databases, and provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/24/2018
Date Made Active in Reports: 06/07/2018
Number of Days to Update: 44

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 04/24/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

SAMPLING POINT: SAMPLING POINT (GEOTRACKER)

Sampling point - public sites

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Varies

WELL STIM PROJ: WELL SAMP PROJ (GEOTRACKER)

Includes areas of groundwater monitoring plans, a depiction of the monitoring network, and the facilities, boundaries, and subsurface characteristics of the oilfield and the features (oil and gas wells, produced water ponds, UIC wells, water supply wells, etc?) being monitored

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Varies

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)

Military privatized sites

Date of Government Version: 03/12/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 51

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/12/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Varies

CIWQS: The California Integrated Water Quality System

The California Integrated Water Quality System (CIWQS) is a computer system used by the State and Regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities.

Date of Government Version: 03/05/2018
Date Data Arrived at EDR: 03/05/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 60

Source: State Water Resources Control Board
Telephone: 866-794-4977
Last EDR Contact: 06/06/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COUNTY RECORDS

ALAMEDA COUNTY:

Contaminated Sites
A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 04/05/2018
Date Data Arrived at EDR: 04/10/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 65

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 04/05/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Semi-Annually

Underground Tanks
Underground storage tank sites located in Alameda county.

Date of Government Version: 04/05/2018
Date Data Arrived at EDR: 04/10/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 24

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 04/05/2018
Next Scheduled EDR Contact: 04/24/2047
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA Facility List
Cupa Facility List

Date of Government Version: 03/31/2018
Date Data Arrived at EDR: 04/05/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 70

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 06/14/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA Facility Listing
Cupa facility list.

Date of Government Version: 04/21/2017
Date Data Arrived at EDR: 04/25/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 106

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 04/05/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 05/07/2018
Date Data Arrived at EDR: 05/09/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 36

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 03/26/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA Facility List
Cupa facility list.

Date of Government Version: 02/26/2018
Date Data Arrived at EDR: 03/01/2018
Date Made Active in Reports: 03/15/2018
Number of Days to Update: 14

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

Site List
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 02/22/2018
Date Data Arrived at EDR: 02/27/2018
Date Made Active in Reports: 04/16/2018
Number of Days to Update: 48

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 04/30/2018
Next Scheduled EDR Contact: 08/13/2018
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA Facility List
Cupa Facility list

Date of Government Version: 04/27/2018
Date Data Arrived at EDR: 05/02/2018
Date Made Active in Reports: 06/15/2018
Number of Days to Update: 44

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 04/25/2018
Next Scheduled EDR Contact: 08/13/2018
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 03/05/2018
Date Data Arrived at EDR: 03/08/2018
Date Made Active in Reports: 04/16/2018
Number of Days to Update: 39

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 04/30/2018
Next Scheduled EDR Contact: 08/13/2018
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA Resources List
Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/05/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 9

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 03/06/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Semi-Annually

GLENN COUNTY:

CUPA Facility List
Cupa facility list

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 49

Source: Glenn County Air Pollution Control District
Telephone: 830-934-6500
Last EDR Contact: 04/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

HUMBOLDT COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 03/05/2018
Date Data Arrived at EDR: 03/08/2018
Date Made Active in Reports: 04/30/2018
Number of Days to Update: 53

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 05/21/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

CUPA Facility List
Cupa facility list.

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 50

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 04/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

INYO COUNTY:

CUPA Facility List
Cupa facility list.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 72

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 05/30/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Varies

KERN COUNTY:

Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 02/02/2018
Date Data Arrived at EDR: 02/02/2018
Date Made Active in Reports: 03/28/2018
Number of Days to Update: 54

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 05/02/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 11/14/2017
Date Data Arrived at EDR: 11/17/2017
Date Made Active in Reports: 12/15/2017
Number of Days to Update: 28

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Varies

LAKE COUNTY:

CUPA Facility List
Cupa facility list

Date of Government Version: 05/09/2018
Date Data Arrived at EDR: 05/11/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 34

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 04/16/2018
Next Scheduled EDR Contact: 07/30/2018
Data Release Frequency: Varies

LASSEN COUNTY:

CUPA Facility List
Cupa facility list

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 49

Source: Lassen County Environmental Health
Telephone: 530-251-8528
Last EDR Contact: 04/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

LOS ANGELES COUNTY:

San Gabriel Valley Areas of Concern
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: EPA Region 9
Telephone: 415-972-3178
Last EDR Contact: 06/13/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: No Update Planned

HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 04/12/2018
Date Data Arrived at EDR: 04/16/2018
Date Made Active in Reports: 06/15/2018
Number of Days to Update: 60

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 04/05/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Semi-Annually

List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 04/16/2018
Date Data Arrived at EDR: 04/17/2018
Date Made Active in Reports: 06/19/2018
Number of Days to Update: 63

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 04/17/2018
Next Scheduled EDR Contact: 07/30/2018
Data Release Frequency: Varies

City of Los Angeles Landfills

Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2018
Date Data Arrived at EDR: 05/01/2018
Date Made Active in Reports: 05/14/2018
Number of Days to Update: 13

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 04/11/2018
Next Scheduled EDR Contact: 07/30/2018
Data Release Frequency: Varies

Site Mitigation List

Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 04/01/2018
Date Data Arrived at EDR: 04/17/2018
Date Made Active in Reports: 06/19/2018
Number of Days to Update: 63

Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 04/17/2018
Next Scheduled EDR Contact: 07/30/2018
Data Release Frequency: Annually

City of El Segundo Underground Storage Tank

Underground storage tank sites located in El Segundo city.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 04/19/2017
Date Made Active in Reports: 05/10/2017
Number of Days to Update: 21

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 04/11/2018
Next Scheduled EDR Contact: 07/30/2018
Data Release Frequency: Semi-Annually

City of Long Beach Underground Storage Tank

Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 03/09/2017
Date Data Arrived at EDR: 03/10/2017
Date Made Active in Reports: 05/03/2017
Number of Days to Update: 54

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 04/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Annually

City of Torrance Underground Storage Tank

Underground storage tank sites located in the city of Torrance.

Date of Government Version: 01/04/2018
Date Data Arrived at EDR: 01/05/2018
Date Made Active in Reports: 01/18/2018
Number of Days to Update: 13

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 04/05/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 02/21/2018
Date Data Arrived at EDR: 02/22/2018
Date Made Active in Reports: 04/03/2018
Number of Days to Update: 40

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Varies

MARIN COUNTY:

Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 03/30/2018
Date Data Arrived at EDR: 04/06/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 28

Source: Public Works Department Waste Management
Telephone: 415-473-6647
Last EDR Contact: 03/29/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Semi-Annually

MERCED COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 01/11/2018
Date Data Arrived at EDR: 01/12/2018
Date Made Active in Reports: 02/08/2018
Number of Days to Update: 27

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Varies

MONO COUNTY:

CUPA Facility List
CUPA Facility List

Date of Government Version: 02/22/2018
Date Data Arrived at EDR: 02/27/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 15

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 05/22/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 03/27/2018
Date Data Arrived at EDR: 03/29/2018
Date Made Active in Reports: 04/16/2018
Number of Days to Update: 18

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 05/21/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Varies

NAPA COUNTY:

Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 03/02/2017
Number of Days to Update: 50

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 05/22/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: No Update Planned

Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 02/22/2018
Date Data Arrived at EDR: 02/27/2018
Date Made Active in Reports: 03/29/2018
Number of Days to Update: 30

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 05/22/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 04/24/2018
Date Data Arrived at EDR: 05/01/2018
Date Made Active in Reports: 06/15/2018
Number of Days to Update: 45

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 04/25/2018
Next Scheduled EDR Contact: 08/13/2018
Data Release Frequency: Varies

ORANGE COUNTY:

List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 02/05/2018
Date Data Arrived at EDR: 02/13/2018
Date Made Active in Reports: 04/03/2018
Number of Days to Update: 49

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 05/07/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Annually

List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 02/05/2018
Date Data Arrived at EDR: 02/13/2018
Date Made Active in Reports: 03/20/2018
Number of Days to Update: 35

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 05/07/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Quarterly

List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 01/02/2018
Date Data Arrived at EDR: 02/07/2018
Date Made Active in Reports: 03/28/2018
Number of Days to Update: 49

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 05/08/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Quarterly

PLACER COUNTY:

Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 03/15/2018
Date Data Arrived at EDR: 03/19/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 46

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 05/31/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Semi-Annually

PLUMAS COUNTY:

CUPA Facility List
Plumas County CUPA Program facilities.

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/15/2018
Number of Days to Update: 50

Source: Plumas County Environmental Health
Telephone: 530-283-6355
Last EDR Contact: 04/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 04/05/2018
Date Data Arrived at EDR: 04/10/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 24

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 06/18/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: Quarterly

Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 04/05/2018
Date Data Arrived at EDR: 04/10/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 24

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 06/18/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

Toxic Site Clean-Up List
List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 02/02/2018
Date Data Arrived at EDR: 04/04/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 71

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 04/04/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Quarterly

Master Hazardous Materials Facility List
Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 02/02/2018
Date Data Arrived at EDR: 04/04/2018
Date Made Active in Reports: 06/19/2018
Number of Days to Update: 76

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 04/04/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

CUPA Facility List
Cupa facility list

Date of Government Version: 11/01/2017
Date Data Arrived at EDR: 11/03/2017
Date Made Active in Reports: 11/17/2017
Number of Days to Update: 14

Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Varies

SAN BERNARDINO COUNTY:

Hazardous Material Permits
This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 04/09/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 06/19/2018
Number of Days to Update: 69

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 04/06/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

Hazardous Materials Management Division Database
The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 03/05/2018
Date Data Arrived at EDR: 03/07/2018
Date Made Active in Reports: 04/16/2018
Number of Days to Update: 40

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 06/06/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Quarterly

Solid Waste Facilities
San Diego County Solid Waste Facilities.

Date of Government Version: 04/18/2018
Date Data Arrived at EDR: 04/24/2018
Date Made Active in Reports: 06/19/2018
Number of Days to Update: 56

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 04/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

Local Oversight Program Listing
A listing of all LOP release sites that are or were under the County of San Diego's jurisdiction. Included are closed or transferred cases, open cases, and cases that did not have a case type indicated. The cases without a case type are mostly complaints; however, some of them could be LOP cases.

Date of Government Version: 04/18/2018
Date Data Arrived at EDR: 04/23/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 11

Source: Department of Environmental Health
Telephone: 858-505-6874
Last EDR Contact: 04/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 05/31/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

Local Oversite Facilities

A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 05/02/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Quarterly

Underground Storage Tank Information

Underground storage tank sites located in San Francisco county.

Date of Government Version: 11/02/2017
Date Data Arrived at EDR: 11/07/2017
Date Made Active in Reports: 12/19/2017
Number of Days to Update: 42

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 05/02/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

San Joaquin Co. UST

A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 03/20/2018
Date Data Arrived at EDR: 03/22/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 43

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 06/14/2018
Next Scheduled EDR Contact: 10/01/2018
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA Facility List

Cupa Facility List.

Date of Government Version: 11/16/2017
Date Data Arrived at EDR: 11/17/2017
Date Made Active in Reports: 12/18/2017
Number of Days to Update: 31

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Varies

SAN MATEO COUNTY:

Business Inventory

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 03/14/2018
Date Data Arrived at EDR: 03/20/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 45

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 06/06/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Annually

Fuel Leak List

A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 03/15/2018
Date Data Arrived at EDR: 03/20/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 45

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 06/06/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA Facility Listing

CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Varies

SANTA CLARA COUNTY:

Cupa Facility List

Cupa facility list

Date of Government Version: 02/20/2018
Date Data Arrived at EDR: 02/20/2018
Date Made Active in Reports: 03/19/2018
Number of Days to Update: 27

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Varies

HIST LUST - Fuel Leak Site Activity Report

A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LOP Listing

A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 05/22/2018
Next Scheduled EDR Contact: 09/10/2018
Data Release Frequency: Annually

Hazardous Material Facilities

Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 02/04/2018
Date Data Arrived at EDR: 02/06/2018
Date Made Active in Reports: 03/20/2018
Number of Days to Update: 42

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA Facility List
CUPA facility listing.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 05/23/2017
Number of Days to Update: 90

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA Facility List
Cupa Facility List.

Date of Government Version: 06/15/2017
Date Data Arrived at EDR: 06/19/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 51

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 05/16/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Varies

SOLANO COUNTY:

Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 03/08/2018
Date Data Arrived at EDR: 03/13/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 52

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 05/31/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Quarterly

Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 03/08/2018
Date Data Arrived at EDR: 03/13/2018
Date Made Active in Reports: 03/29/2018
Number of Days to Update: 16

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 05/31/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Quarterly

SONOMA COUNTY:

Cupa Facility List
Cupa Facility list

Date of Government Version: 03/01/2018
Date Data Arrived at EDR: 03/27/2018
Date Made Active in Reports: 04/16/2018
Number of Days to Update: 20

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 03/22/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Varies

Leaking Underground Storage Tank Sites
A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 04/03/2018
Date Data Arrived at EDR: 04/06/2018
Date Made Active in Reports: 05/09/2018
Number of Days to Update: 33

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 03/22/2018
Next Scheduled EDR Contact: 07/09/2018
Data Release Frequency: Quarterly

STANISLAUS COUNTY:

CUPA Facility List
Cupa facility list

Date of Government Version: 05/08/2018
Date Data Arrived at EDR: 05/11/2018
Date Made Active in Reports: 06/15/2018
Number of Days to Update: 35

Source: Stanislaus County Department of Ennvironmental Protection
Telephone: 209-525-6751
Last EDR Contact: 04/16/2018
Next Scheduled EDR Contact: 07/30/2018
Data Release Frequency: Varies

SUTTER COUNTY:

Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 01/08/2018
Date Data Arrived at EDR: 03/01/2018
Date Made Active in Reports: 03/30/2018
Number of Days to Update: 29

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500
Last EDR Contact: 05/31/2018
Next Scheduled EDR Contact: 09/17/2018
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:

CUPA Facility List
Cupa facilities

Date of Government Version: 01/26/2018
Date Data Arrived at EDR: 02/02/2018
Date Made Active in Reports: 03/21/2018
Number of Days to Update: 47

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 05/03/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA Facility List
Cupa facility list

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/15/2018
Number of Days to Update: 51

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 04/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

TULARE COUNTY:

CUPA Facility List
Cupa program facilities

Date of Government Version: 03/19/2018
Date Data Arrived at EDR: 03/22/2018
Date Made Active in Reports: 04/17/2018
Number of Days to Update: 26

Source: Tulare County Environmental Health Services Division
Telephone: 559-624-7400
Last EDR Contact: 06/18/2018
Next Scheduled EDR Contact: 08/20/2018
Data Release Frequency: Varies

TUOLUMNE COUNTY:

CUPA Facility List
Cupa facility list

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/25/2018
Date Made Active in Reports: 03/16/2018
Number of Days to Update: 50

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 04/18/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Varies

VENTURA COUNTY:

Business Plan, Hazardous Waste Producers, and Operating Underground Tanks
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 12/26/2017
Date Data Arrived at EDR: 01/25/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 48

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 04/23/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Quarterly

Inventory of Illegal Abandoned and Inactive Sites
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 03/29/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Annually

Listing of Underground Tank Cleanup Sites
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 05/09/2018
Next Scheduled EDR Contact: 08/27/2018
Data Release Frequency: Quarterly

Medical Waste Program List
To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 12/26/2017
Date Data Arrived at EDR: 01/25/2018
Date Made Active in Reports: 03/20/2018
Number of Days to Update: 54

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 04/23/2018
Next Scheduled EDR Contact: 08/06/2018
Data Release Frequency: Quarterly

Underground Tank Closed Sites List
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 02/28/2018
Date Data Arrived at EDR: 03/14/2018
Date Made Active in Reports: 03/30/2018
Number of Days to Update: 16

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 06/13/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Quarterly

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report
Underground storage tank sites located in Yolo county.

Date of Government Version: 03/27/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 05/04/2018
Number of Days to Update: 31

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 03/29/2018
Next Scheduled EDR Contact: 07/16/2018
Data Release Frequency: Annually

YUBA COUNTY:

CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 05/10/2018
Date Data Arrived at EDR: 05/15/2018
Date Made Active in Reports: 06/15/2018
Number of Days to Update: 31

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 04/25/2018
Next Scheduled EDR Contact: 08/13/2018
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 01/03/2018
Date Data Arrived at EDR: 02/14/2018
Date Made Active in Reports: 03/22/2018
Number of Days to Update: 36

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 05/18/2018
Next Scheduled EDR Contact: 08/27/2018
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 04/11/2017
Date Made Active in Reports: 07/27/2017
Number of Days to Update: 107

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 04/23/2018
Next Scheduled EDR Contact: 07/23/2018
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 04/30/2018
Date Data Arrived at EDR: 05/03/2018
Date Made Active in Reports: 06/07/2018
Number of Days to Update: 35

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 05/03/2018
Next Scheduled EDR Contact: 08/13/2018
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 07/25/2017
Date Made Active in Reports: 09/25/2017
Number of Days to Update: 62

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 04/12/2018
Next Scheduled EDR Contact: 07/30/2018
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 02/23/2018
Date Made Active in Reports: 04/09/2018
Number of Days to Update: 45

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 05/21/2018
Next Scheduled EDR Contact: 09/03/2018
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 04/13/2017
Date Made Active in Reports: 07/14/2017
Number of Days to Update: 92

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 06/11/2018
Next Scheduled EDR Contact: 09/24/2018
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: PennWell Corporation
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Electric Power Transmission Line Data
Source: PennWell Corporation
This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish & Game
Telephone: 916-445-0411

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

MADRONE VILLAGE
735 COCHRANE ROAD
MORGAN HILL, CA 95037

TARGET PROPERTY COORDINATES

Latitude (North):	37.151596 - 37˚ 9' 5.75''
Longitude (West):	121.657364 - 121˚ 39' 26.51''
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	619230.8
UTM Y (Meters):	4112329.8
Elevation:	371 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	5640402 MORGAN HILL, CA
Version Date:	2012

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

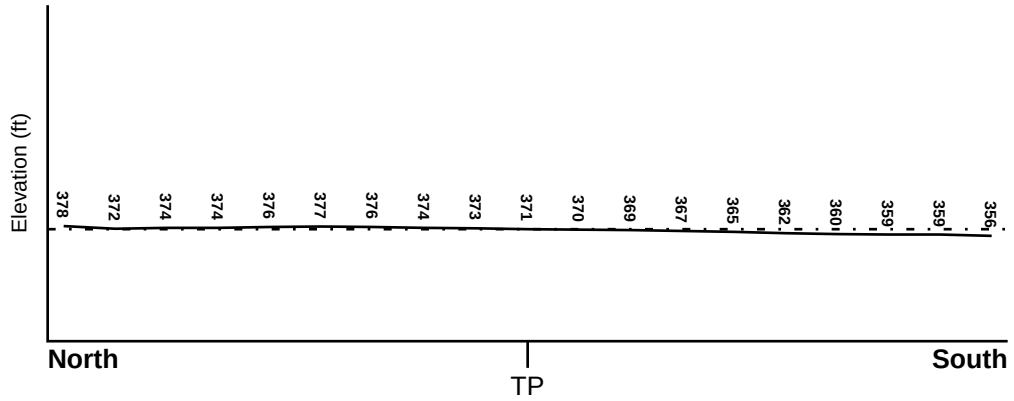
TOPOGRAPHIC INFORMATION

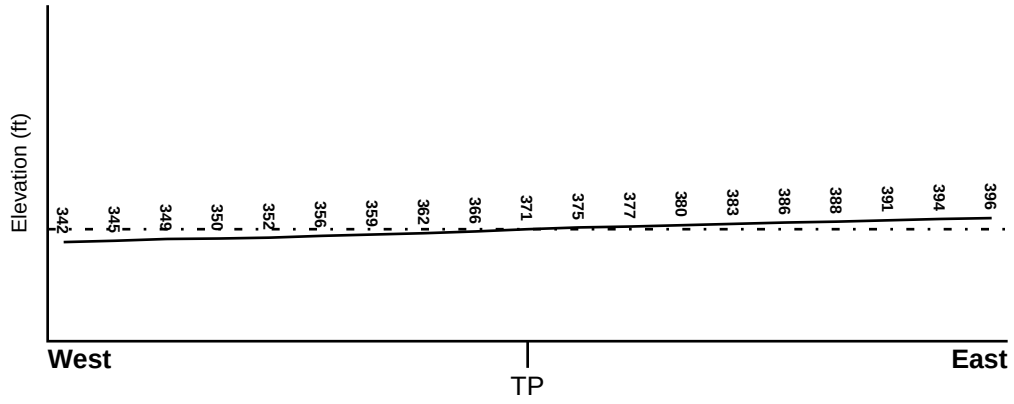
Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

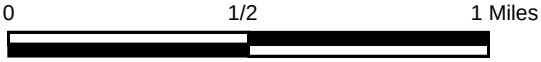
General Topographic Gradient: General WSW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES





Target Property Elevation: 371 ft.



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
06085C0443H	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
06085C0441H	FEMA FIRM Flood data
06085C0442H	FEMA FIRM Flood data
06085C0444H	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
MORGAN HILL	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

* ©1996 Site−specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

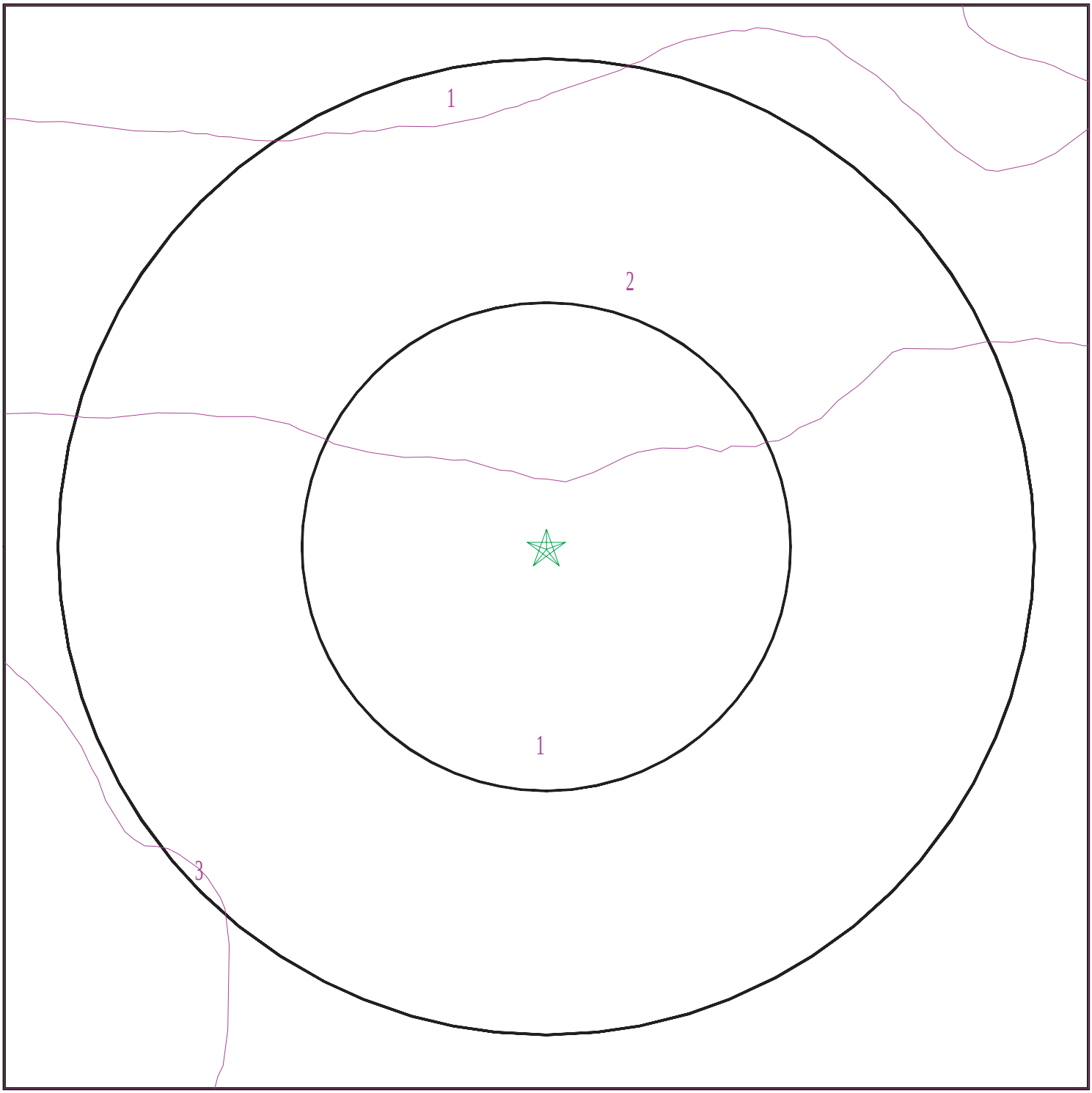
Era:	Mesozoic
System:	Cretaceous
Series:	Upper Mesozoic
Code:	uMze*(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Eugeosynclinal Deposits

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 5338844.2s



Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

N

SITE NAME:	Madrone Village	CLIENT:	Geologica
ADDRESS:	735 Cochrane Road Morgan Hill CA 95037	CONTACT:	Mark Hallee
		INQUIRY #:	5338844.2s
LAT/LONG:	37.151596 / 121.657364	DATE:	June 20, 2018 1:49 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: ARBUCKLE

Soil Surface Texture: gravelly loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	20 inches	gravelly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14 Min: 4	Max: 6.5 Min: 5.6
2	20 inches	40 inches	gravelly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14 Min: 4	Max: 6.5 Min: 5.6
3	40 inches	59 inches	very gravelly sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 42 Min: 14	Max: 6.5 Min: 6.2

Soil Map ID: 2

Soil Component Name: SAN YSIDRO

Soil Surface Texture: loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Moderately well drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 183 inches

Soil Layer Information

	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	**Upper**	**Lower**	**Soil Texture Class**	**AASHTO Group**	**Unified Soil**		
1	0 inches	20 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 6.5 Min: 5.6
2	20 inches	35 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit 50% or more), Fat Clay.	Max: 1.4 Min: 0.42	Max: 7.3 Min: 6.1
3	35 inches	50 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 7.9
4	50 inches	59 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 7.9

Soil Map ID: 3

Soil Component Name: CORTINA

Soil Surface Texture: very gravelly loam

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Somewhat excessively drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 183 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	7 inches	very gravelly loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 14 Min: 4	Max: 6.5 Min: 6.1
2	7 inches	59 inches	sr to very gravelly sandy loam to very gravelly loam	Granular materials (35 pct. or less passing No. 200), Stone Fragments, Gravel and Sand.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 42 Min: 14	Max: 6.5 Min: 6.1

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

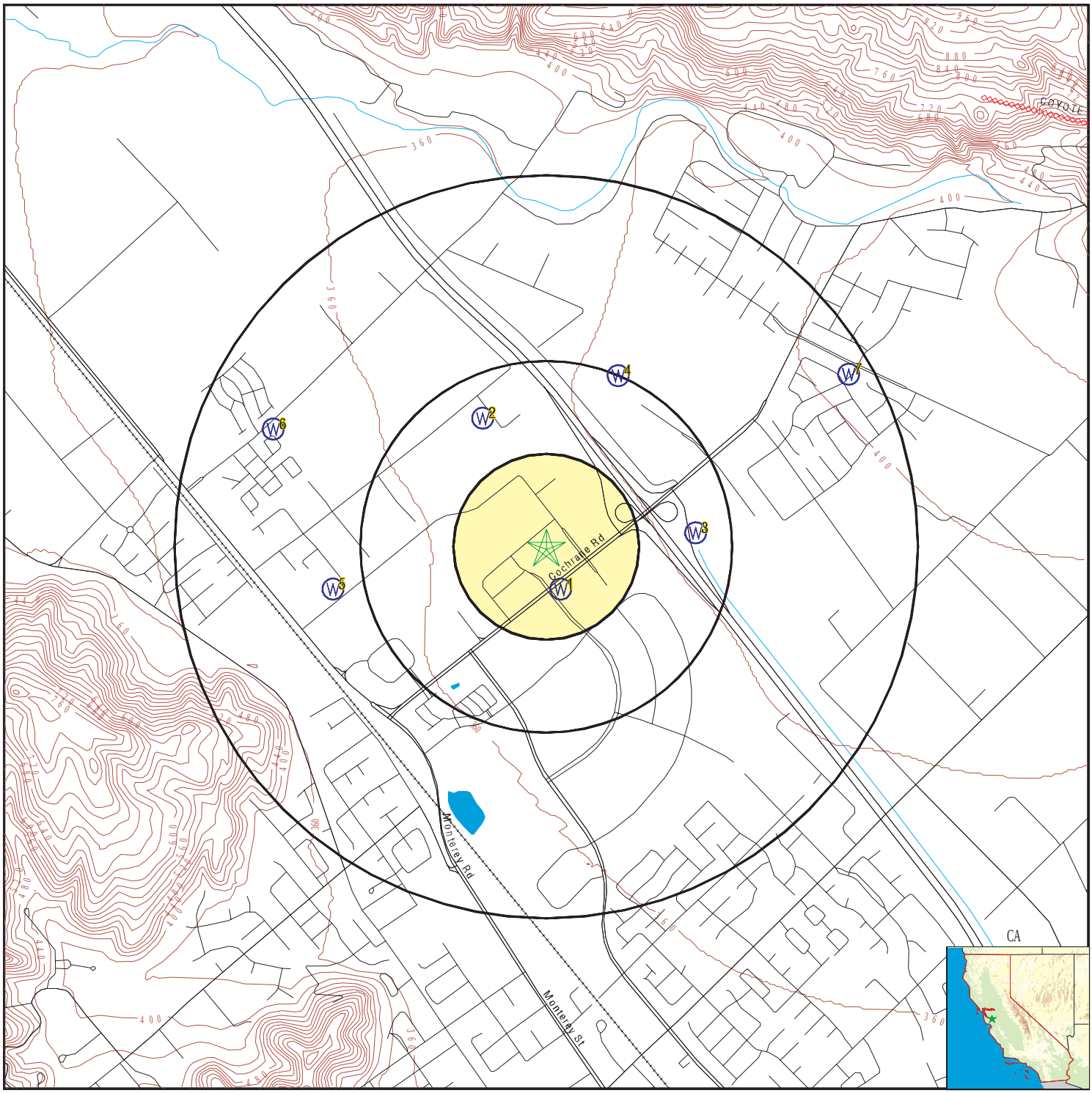
MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	9381	0 - 1/8 Mile SSE
2	9382	1/4 - 1/2 Mile NNW
3	CADW60000004124	1/4 - 1/2 Mile East
4	19836	1/4 - 1/2 Mile NNE
5	9383	1/2 - 1 Mile West
6	CADW60000004125	1/2 - 1 Mile WNW
7	CADW60000004122	1/2 - 1 Mile ENE

PHYSICAL SETTING SOURCE MAP - 5338844.2s



County Boundary
Major Roads
Contour Lines
Earthquake Fault Lines
Earthquake epicenter, Richter 5 or greater
Water Wells
Public Water Supply Wells
Cluster of Multiple Icons

0 1/4 1/2 1 Miles

Groundwater Flow Direction
Indeterminate Groundwater Flow at Location
Groundwater Flow Varies at Location
Closest Hydrogeological Data
Oil, gas or related wells

N

SITE NAME: Madrone Village ADDRESS: 735 Cochrane Road Morgan Hill CA 95037 LAT/LONG: 37.151596 / 121.657364	CLIENT: Geologica CONTACT: Mark Hallee INQUIRY #: 5338844.2s DATE: June 20, 2018 1:49 pm

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Map ID Direction Distance Elevation	Database	EDR ID Number
1 **SSE** **0 - 1/8 Mile** **Higher**	**CA WELLS**	**9381**

Water System Information:

Prime Station Code:	09S/03E-16M03 M	User ID:	HEN
FRDS Number:	4310006005	County:	Santa Clara
District Number:	05	Station Type:	WELL/AMBNT/MUN/INTAKE
Water Type:	Well/Groundwater	Well Status:	Standby Raw
Source Lat/Long:	370900.0 1213920.0	Precision:	1,000 Feet (10 Seconds)
Source Name:	COCHRAN WELL - STANDBY		
System Number:	4310006		
System Name:	City of Morgan Hill		
Organization That Operates System:			
	17555 Peak Avenue		
	Morgan Hill, CA 95037		
Pop Served:	27948	Connections:	9290
Area Served:	CITY OF MORGAN HILL		

---

2 **NNW** **1/4 - 1/2 Mile** **Higher**	**CA WELLS**	**9382**

Water System Information:

Prime Station Code:	09S/03E-17A05 M	User ID:	43C
FRDS Number:	4300848001	County:	Santa Clara
District Number:	73	Station Type:	WELL/AMBNT/MUN/INTAKE
Water Type:	Well/Groundwater	Well Status:	Active Untreated
Source Lat/Long:	370924.0 1213934.0	Precision:	1,000 Feet (10 Seconds)
Source Name:	WELL 01		
System Number:	4300848		
System Name:	RANCHO DE LOMA WATER SYSTEM		
Organization That Operates System:			
	19170 CALLE MONIZ		
	MORGAN HILL, CA 95037		
Pop Served:	400	Connections:	1
Area Served:	Not Reported		
Sample Collected:	23-OCT-07	Findings:	70. MG/L
Chemical:	NITRATE (AS NO3)		

---

3 **East** **1/4 - 1/2 Mile** **Higher**	**CA WELLS**	**CADW60000004124**

Objectid:	4124
Latitude:	37.15214
Longitude:	-121.65008
Site code:	371521N1216501W001
State well numbe:	09S03E16F002M
Local well name:	’09S03E16F002’
Well use id:	1
Well use descrip:	Observation
County id:	43
County name:	Santa Clara

Basin code:	'2-9.02'
Basin desc:	Santa Clara
Dwr region id:	80236
Dwr region:	North Central Region Office
Site id:	CADW60000004124

4
NNE **CA WELLS** **19836**
1/4 - 1/2 Mile
Higher

Water System Information:

Prime Station Code:	4300931-001	User ID:	HEN
FRDS Number:	4300931001	County:	Santa Clara
District Number:	05	Station Type:	WELL/AMBNT
Water Type:	Well/Groundwater	Well Status:	Active Raw
Source Lat/Long:	370930.0 1213910.0	Precision:	0.5 Mile (30 Seconds)
Source Name:	WELL 01		
System Number:	4300931		
System Name:	B & P Marine		
Organization That Operates System:			
	P.O. Box 730762		
	San Jose, CA 95173		
Pop Served:	25	Connections:	1
Area Served:	Not Reported		

5
West **CA WELLS** **9383**
1/2 - 1 Mile
Lower

Water System Information:

Prime Station Code:	09S/03E-17E03 M	User ID:	HEN
FRDS Number:	4310006004	County:	Santa Clara
District Number:	05	Station Type:	WELL/AMBNT/MUN/INTAKE/SUPPLY
Water Type:	Well/Groundwater	Well Status:	Standby Raw
Source Lat/Long:	370900.0 1214000.0	Precision:	Undefined
Source Name:	BURNETT AVE - STANDBY		
System Number:	4310006		
System Name:	City of Morgan Hill		
Organization That Operates System:			
	17555 Peak Avenue		
	Morgan Hill, CA 95037		
Pop Served:	27948	Connections:	9290
Area Served:	CITY OF MORGAN HILL		
Sample Collected:	21-OCT-08	Findings:	5.6 UG/L
Chemical:	PERCHLORATE		

6
WNW **CA WELLS** **CADW60000004125**
1/2 - 1 Mile
Lower

Objectid:	4125
Latitude:	37.15619
Longitude:	-121.67067
Site code:	371562N1216707W001
State well numbe:	09S03E17D004M
Local well name:	'09S03E17D004'
Well use id:	1
Well use descrip:	Observation
County id:	43
County name:	Santa Clara
Basin code:	'2-9.02'
Basin desc:	Santa Clara
Dwr region id:	80236
Dwr region:	North Central Region Office
Site id:	CADW60000004125

7
ENE **CA WELLS** **CADW60000004122**
1/2 - 1 Mile
Higher

Objectid:	4122
Latitude:	37.15833
Longitude:	-121.64262
Site code:	371583N1216426W001
State well numbe:	09S03E09R004M
Local well name:	'09S03E09R004'
Well use id:	1
Well use descrip:	Observation
County id:	43
County name:	Santa Clara
Basin code:	'2-9.02'
Basin desc:	Santa Clara
Dwr region id:	80236
Dwr region:	North Central Region Office
Site id:	CADW60000004122

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
95037	21	0

Federal EPA Radon Zone for SANTA CLARA County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 95037

Number of sites tested: 1

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	-0.300 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish & Game
Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW[R] Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Well Database
Source: Department of Water Resources
Telephone: 916-651-9648

California Drinking Water Quality Database
Source: Department of Public Health
Telephone: 916-324-2319
The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

OTHER STATE DATABASE INFORMATION

California Oil and Gas Well Locations
Source: Department of Conservation
Telephone: 916-323-1779
Oil and Gas well locations in the state.

RADON

State Database: CA Radon
Source: Department of Health Services
Telephone: 916-324-2208
Radon Database for California

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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Madrone Village

735 Cochrane Road

Morgan Hill, CA 95037

Inquiry Number: 5338844.8

June 21, 2018

The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

06/21/18

Site Name:

Madrone Village
735 Cochrane Road
Morgan Hill, CA 95037
EDR Inquiry # 5338844.8

Client Name:

Geologica
5 Third St. Suite 808
San Francisco, CA 94103
Contact: Mark Hallee

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	***Scale***	***Details***	***Source***
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
1998	1"=500'	Acquisition Date: August 21, 1998	USGS/DOQQ
1982	1"=500'	Flight Date: July 05, 1982	USDA
1974	1"=500'	Flight Date: July 12, 1974	USGS
1968	1"=500'	Flight Date: June 14, 1968	USGS
1963	1"=500'	Flight Date: June 24, 1963	USGS
1956	1"=500'	Flight Date: June 12, 1956	USDA
1950	1"=500'	Flight Date: March 06, 1950	USDA
1948	1"=500'	Flight Date: September 26, 1948	USDA
1940	1"=500'	Flight Date: June 09, 1940	USDA
1939	1"=500'	Flight Date: October 20, 1939	USDA

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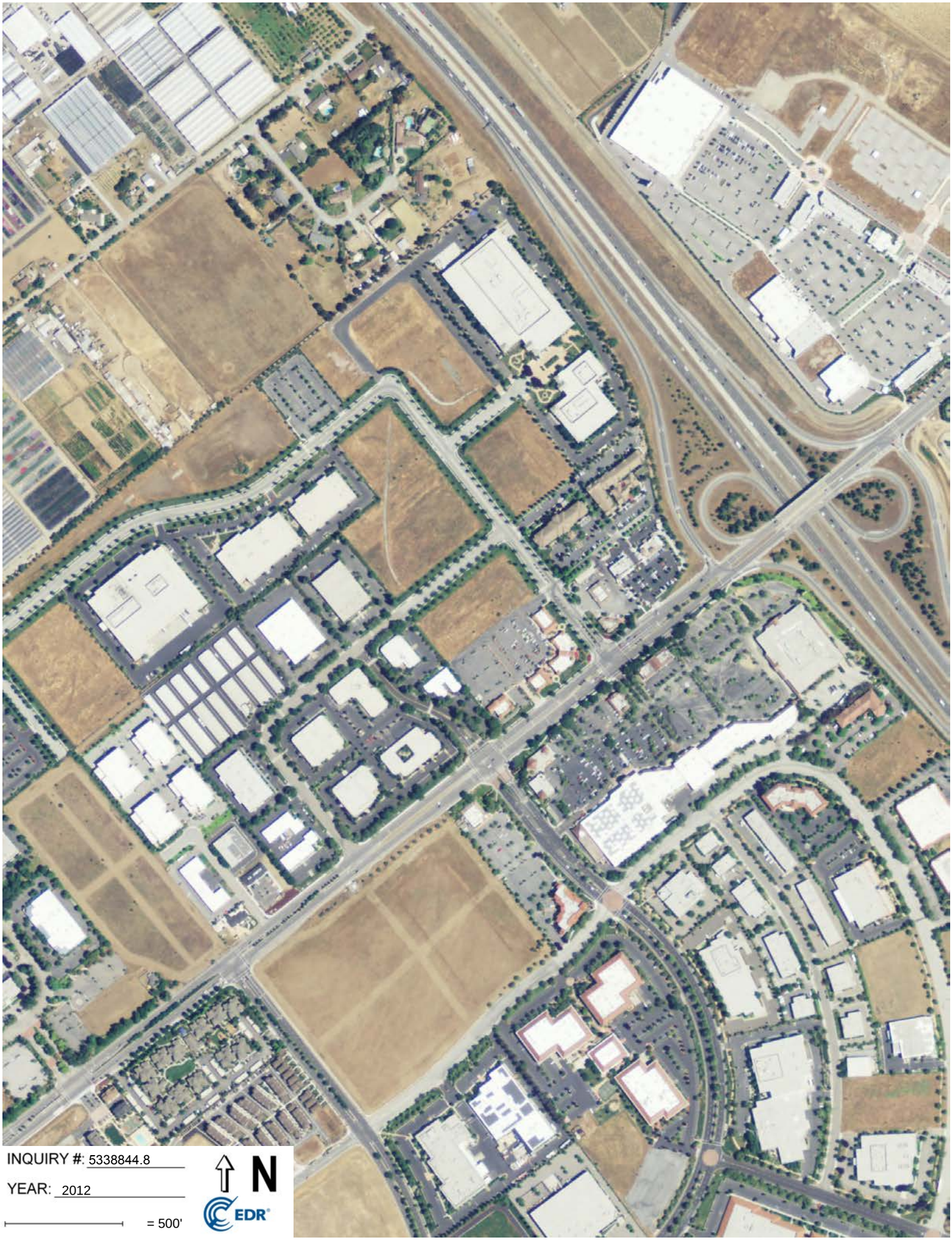
INQUIRY #: 5338844.8

YEAR: 2016

= 500'

N

EDR



INQUIRY #: 5338844.8

YEAR: 2012

= 500'

N

EDR

INQUIRY #: 5338844.8

YEAR: 2009

= 500'

N

EDR

INQUIRY #: 5338844.8
YEAR: 2006
= 500'
N
EDR

INQUIRY #: 5338844.8

YEAR: 1998

= 500'

N

EDR

Subject boundary not shown because it exceeds image extent or image is not georeferenced.

INQUIRY #: 5338844.8
YEAR: 1982
= 500'
N
EDR

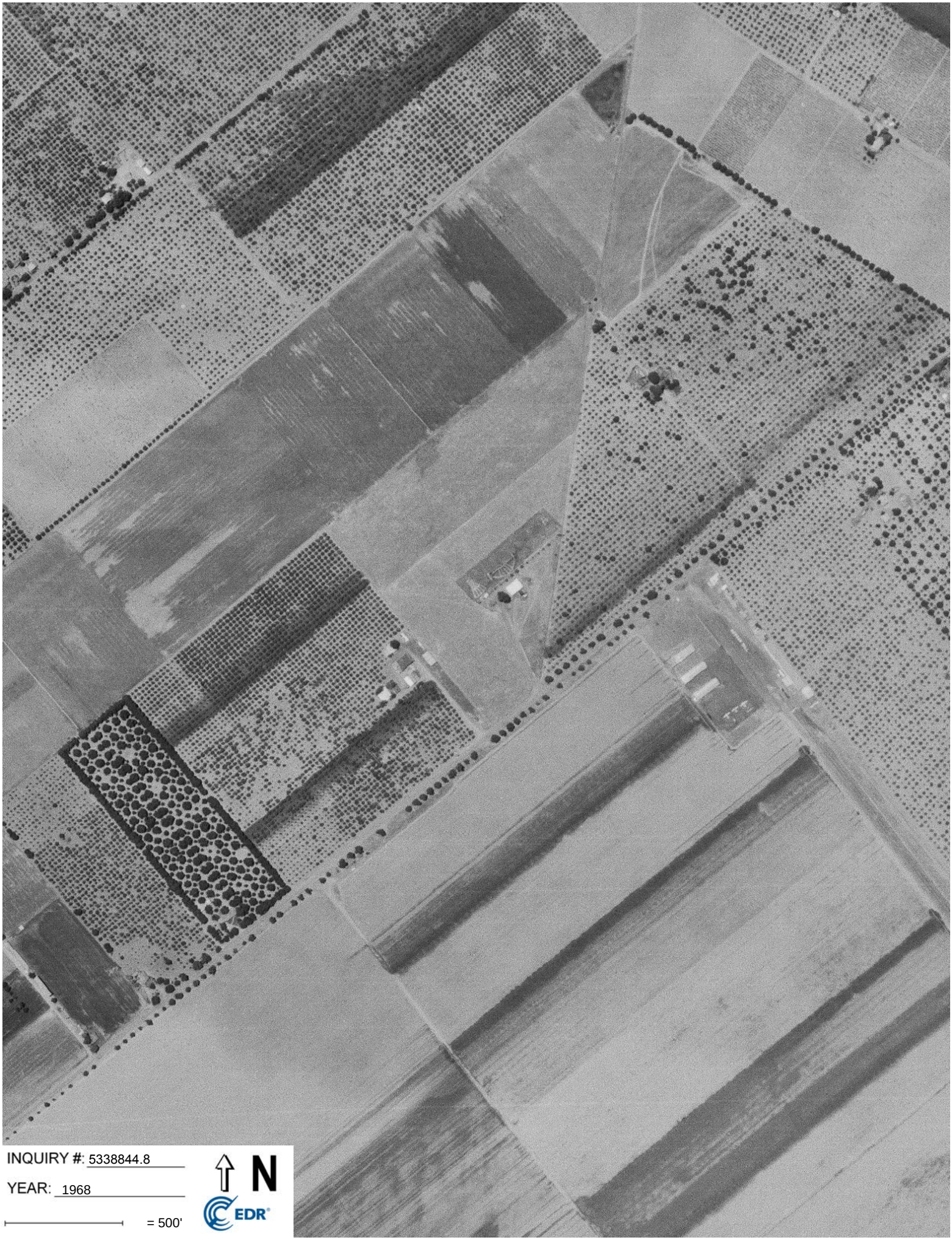
INQUIRY #: 5338844.8

YEAR: 1974

= 500'

N

EDR



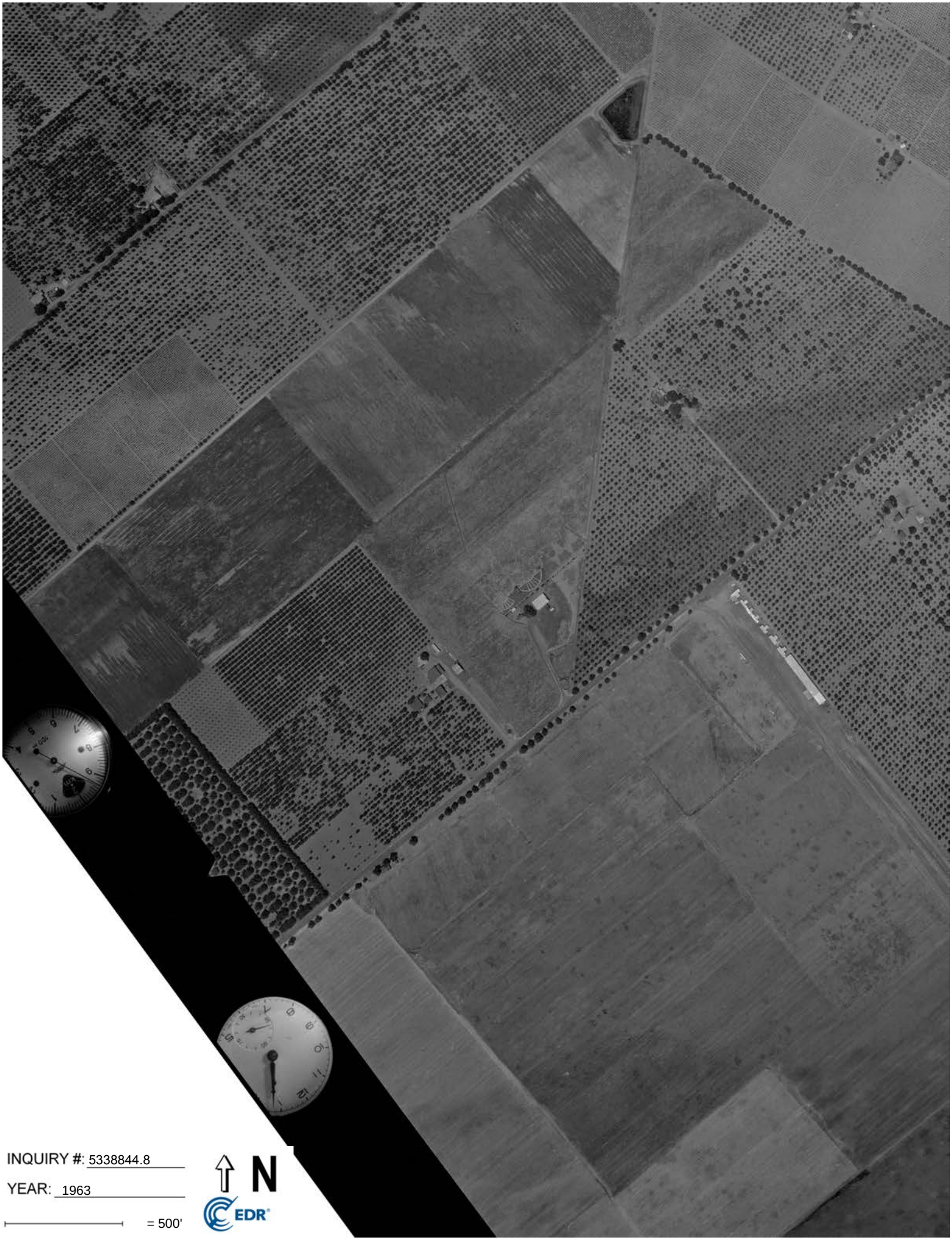
INQUIRY #: 5338844.8

YEAR: 1968

= 500'

N

EDR



INQUIRY #: 5338844.8

YEAR: 1963

= 500'

N

EDR

INQUIRY #: 5338844.8
YEAR: 1956
= 500'
N
EDR

INQUIRY #: 5338844.8

YEAR: 1950

= 500'

N

EDR

INQUIRY #: 5338844.8

YEAR: 1948

= 500'

N

EDR

INQUIRY #: 5338844.8

YEAR: 1940

= 500'

N

EDR

INQUIRY #: 5338844.8

YEAR: 1939

= 500'

N

EDR

Madrone Village

735 Cochrane Road

Morgan Hill, CA 95037

Inquiry Number: 5338844.4

June 20, 2018

EDR Historical Topo Map Report

with QuadMatch™

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

06/20/18

Site Name:	Client Name:
Madrone Village	Geologica
735 Cochrane Road	5 Third St. Suite 808
Morgan Hill, CA 95037	San Francisco, CA 94103
EDR Inquiry # 5338844.4	Contact: Mark Hallee

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Geologica were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:		***Coordinates:***	
P.O.#	Jigish	**Latitude:**	37.151596 37° 9' 6" North
Project:	Madrone Village	**Longitude:**	-121.657364 -121° 39' 27" West
		UTM Zone:	Zone 10 North
		UTM X Meters:	619227.87
		UTM Y Meters:	4112533.37
		Elevation:	371.00' above sea level

Maps Provided:

2012
1980
1973
1968
1955
1939
1917

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2012 Source Sheets

Morgan Hill
2012
7.5-minute, 24000

1980 Source Sheets

Morgan Hill
1980
7.5-minute, 24000
Aerial Photo Revised 1978

1973 Source Sheets

Morgan Hill
1973
7.5-minute, 24000
Aerial Photo Revised 1973

1968 Source Sheets

Morgan Hill
1968
7.5-minute, 24000
Aerial Photo Revised 1968

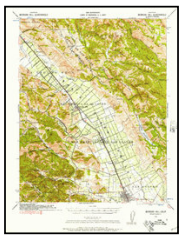
Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1955 Source Sheets

Morgan Hill
1955
7.5-minute, 24000
Aerial Photo Revised 1953

1939 Source Sheets



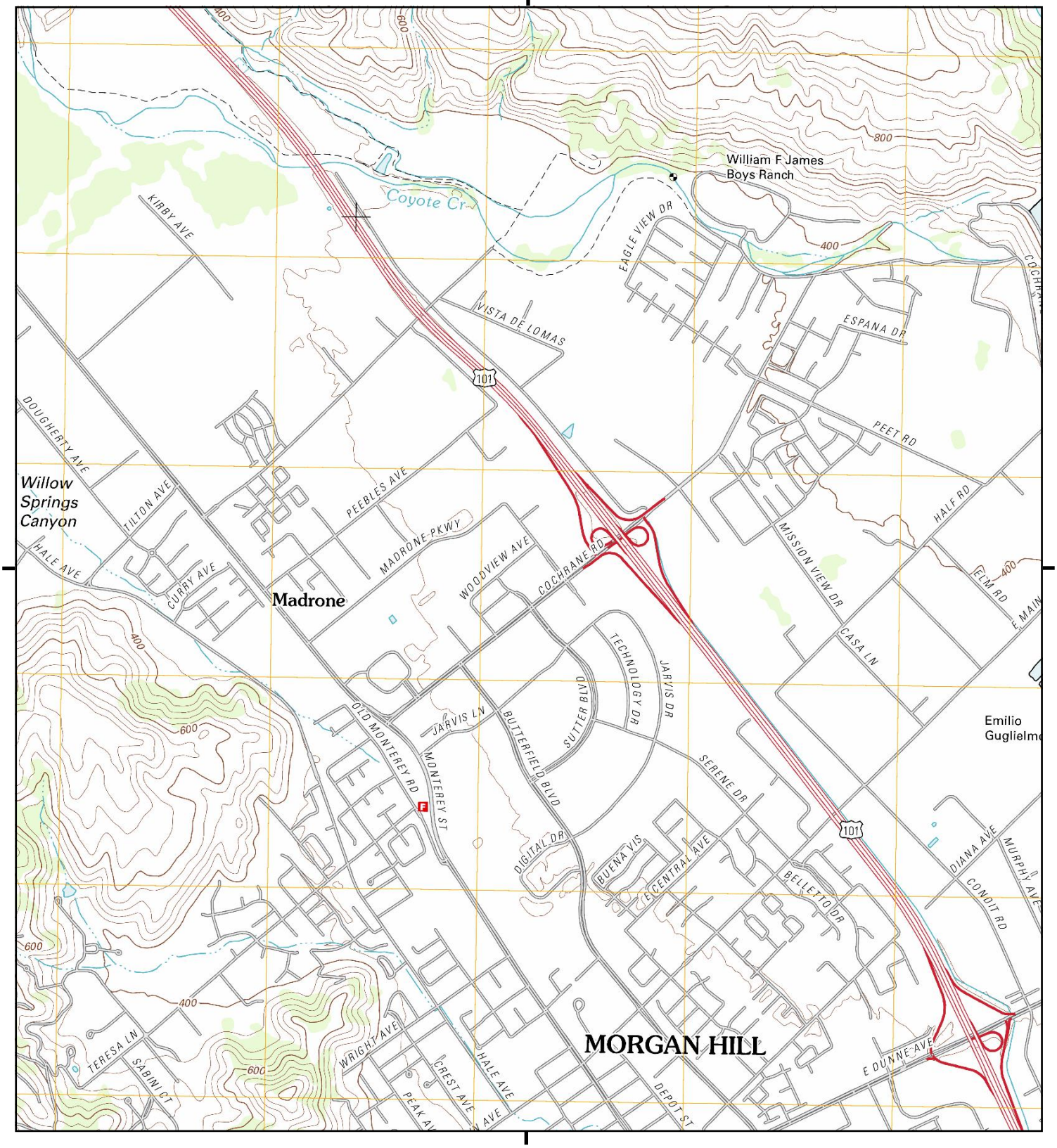
Morgan Hill
1939
15-minute, 62500
Aerial Photo Revised 1939

1917 Source Sheets

Morgan Hill
1917
15-minute, 62500

Historical Topo Map

2012



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

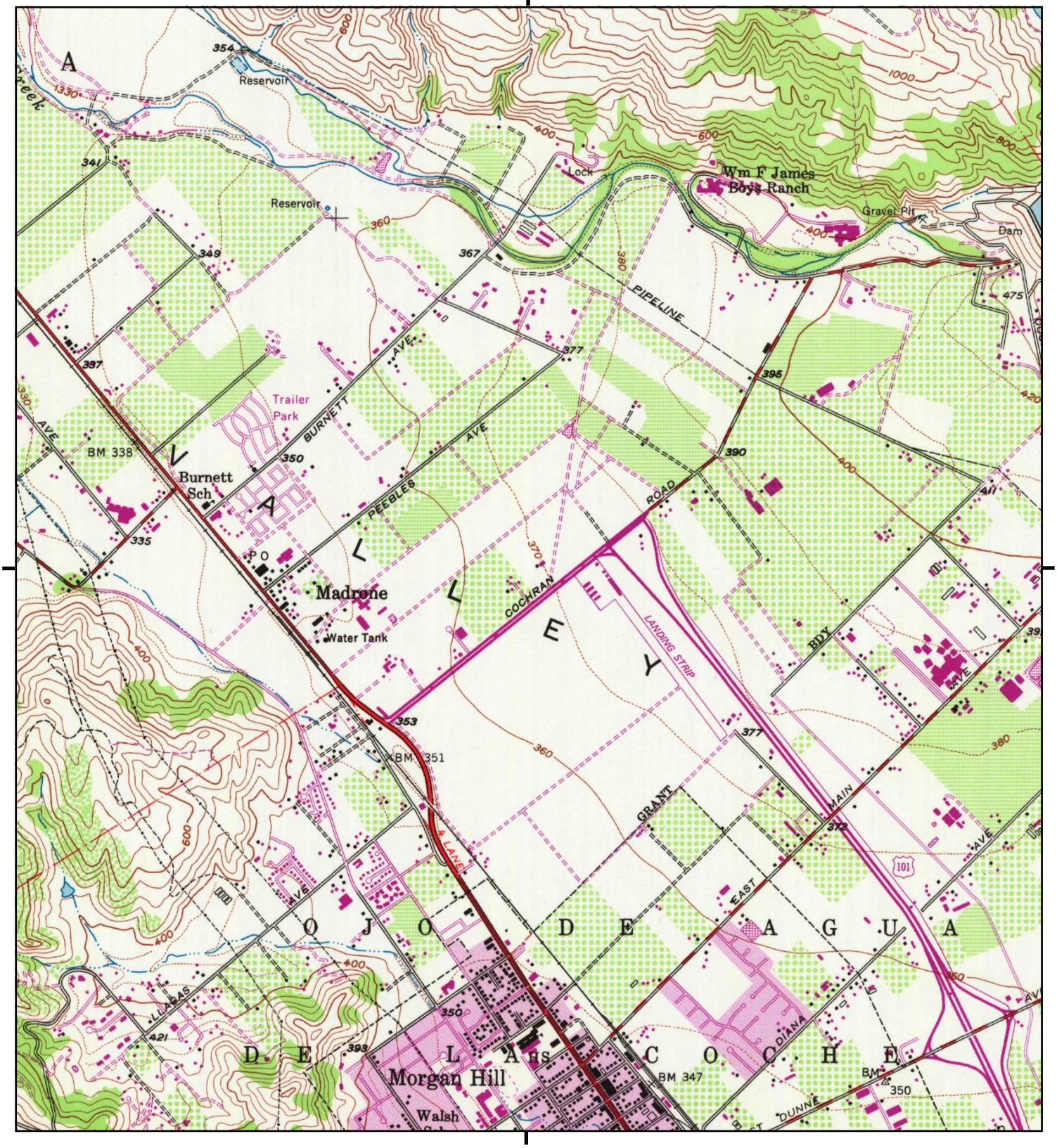
TP, Morgan Hill, 2012, 7.5-minute

SITE NAME: Madrone Village
ADDRESS: 735 Cochrane Road
Morgan Hill, CA 95037
CLIENT: Geologica

N

Historical Topo Map

1980



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

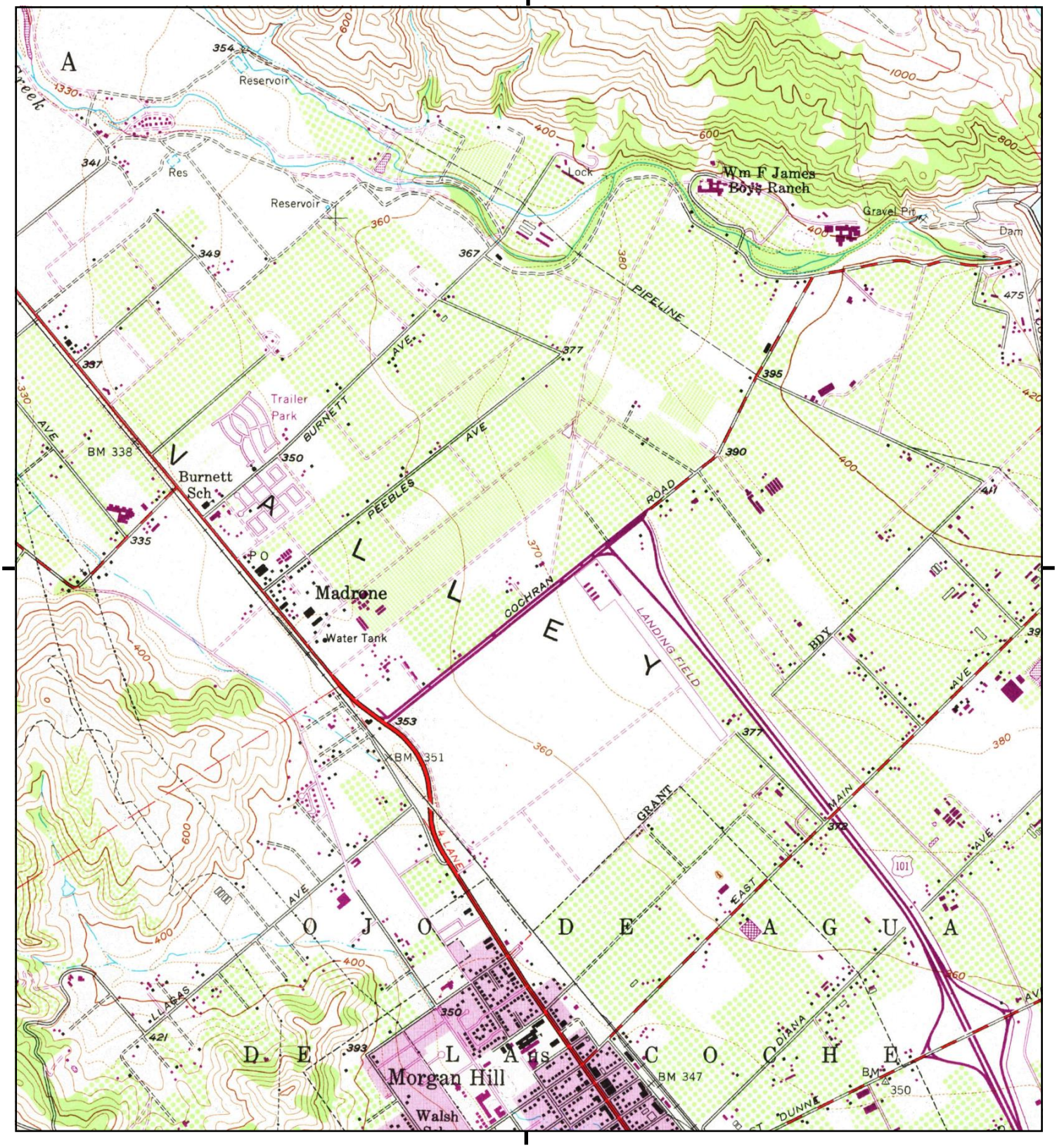
TP, Morgan Hill, 1980, 7.5-minute

SITE NAME: Madrone Village
ADDRESS: 735 Cochrane Road
Morgan Hill, CA 95037
CLIENT: Geologica

N

Historical Topo Map

1973



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

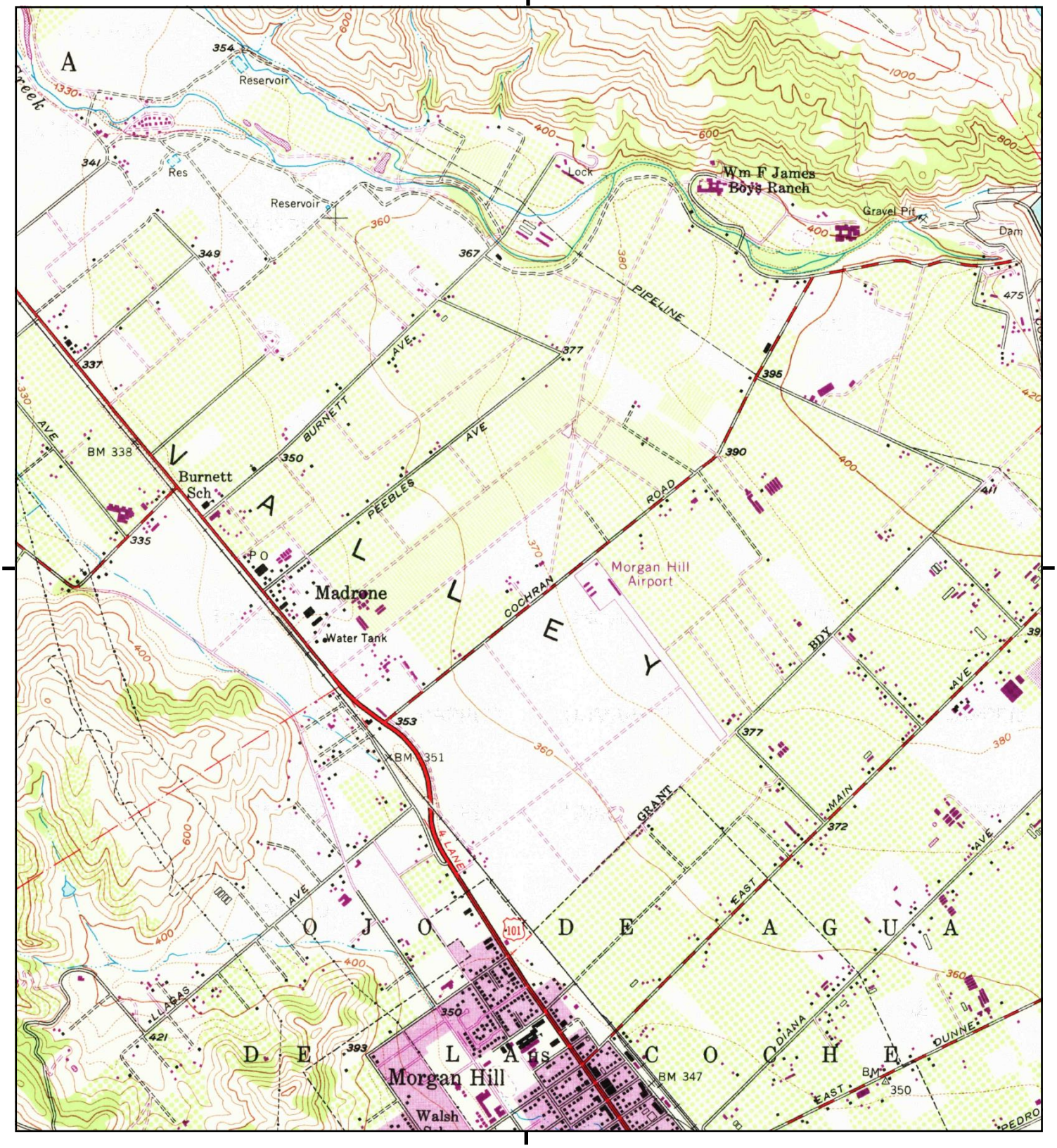
TP, Morgan Hill, 1973, 7.5-minute

SITE NAME: Madrone Village
ADDRESS: 735 Cochrane Road
Morgan Hill, CA 95037
CLIENT: Geologica

N

Historical Topo Map

1968



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

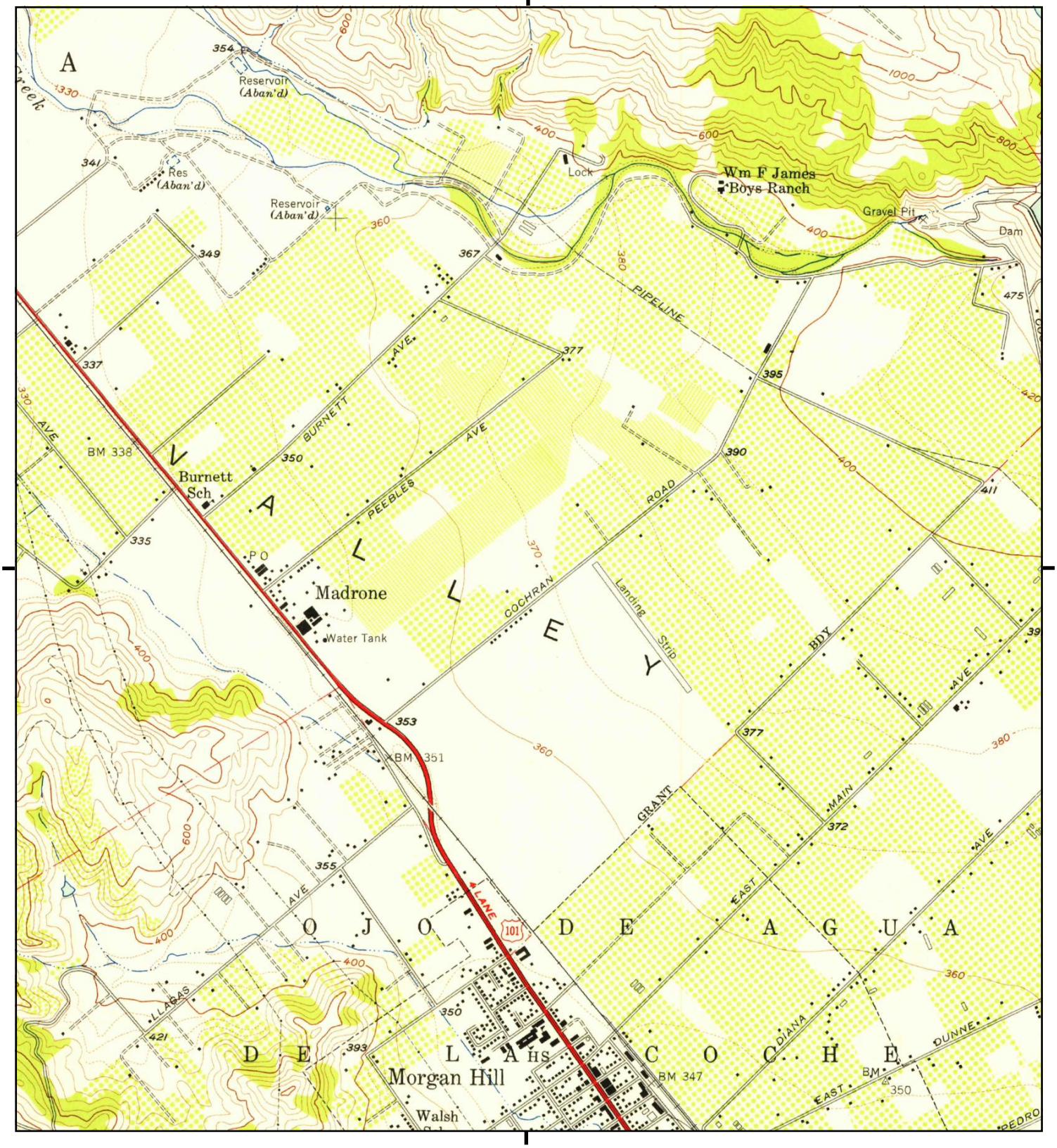
TP, Morgan Hill, 1968, 7.5-minute

SITE NAME: Madrone Village
ADDRESS: 735 Cochrane Road
Morgan Hill, CA 95037
CLIENT: Geologica

N

Historical Topo Map

1955



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

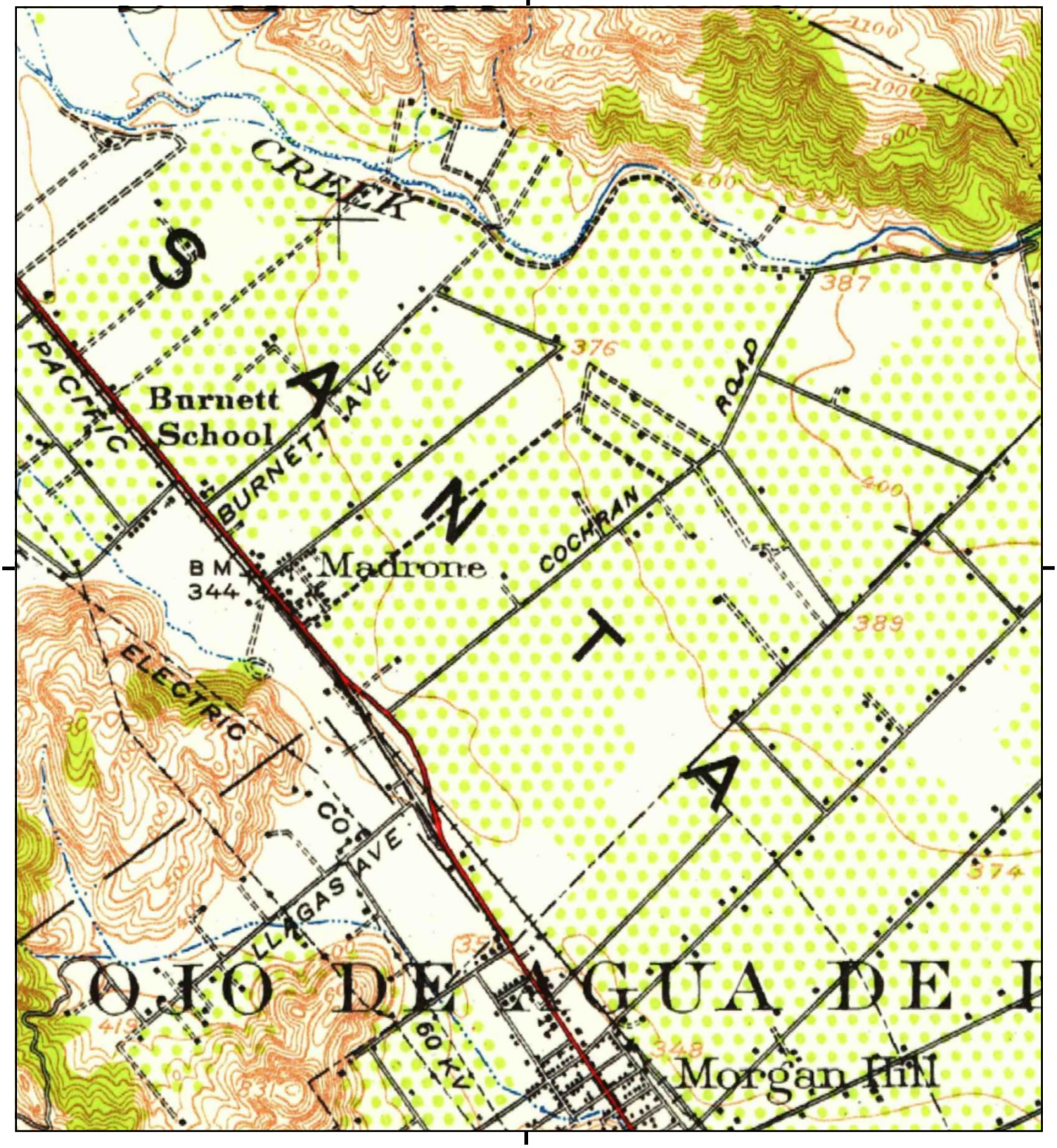
TP, Morgan Hill, 1955, 7.5-minute

SITE NAME: Madrone Village
ADDRESS: 735 Cochrane Road
Morgan Hill, CA 95037
CLIENT: Geologica

N

Historical Topo Map

1939



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

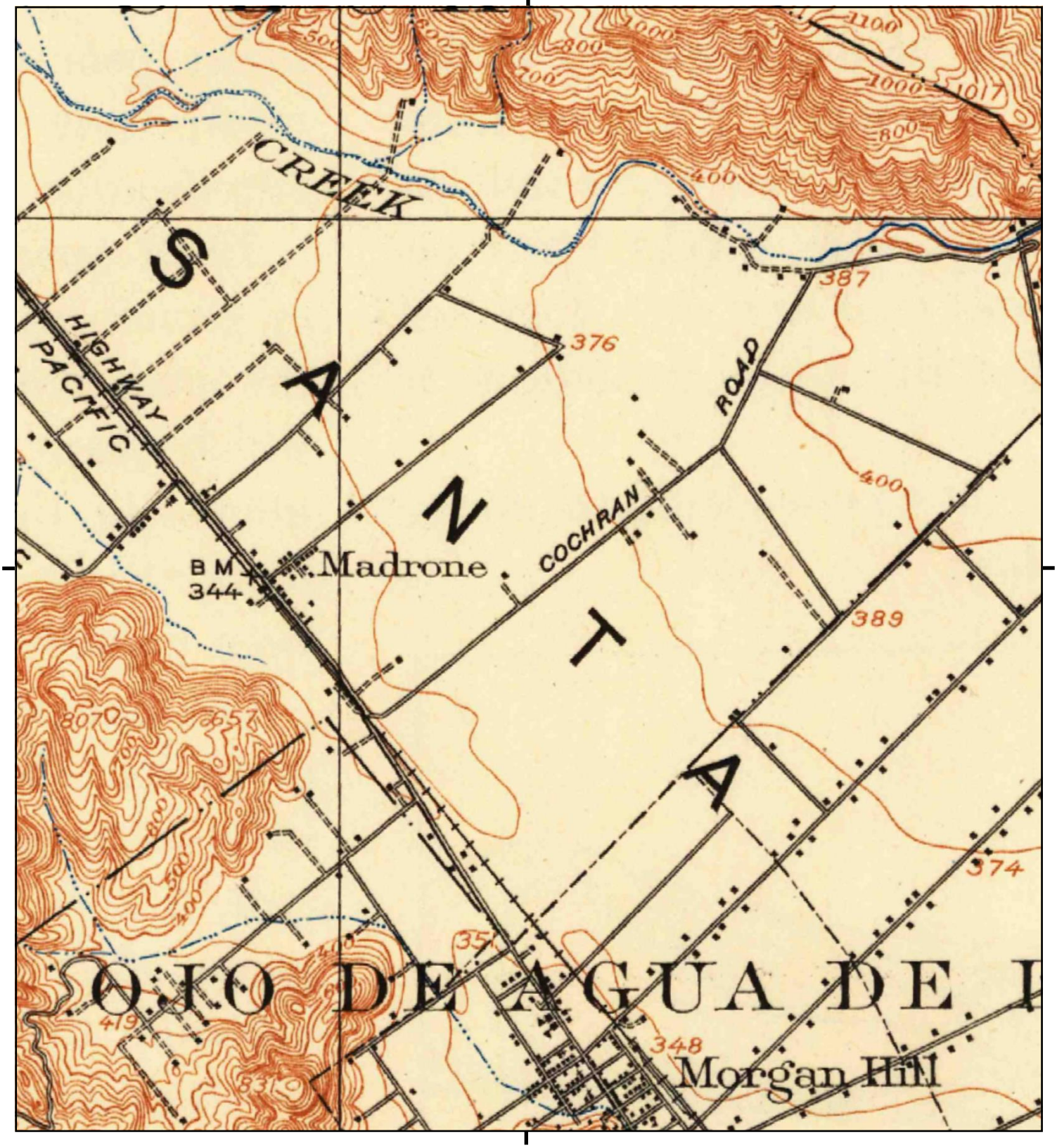
TP, Morgan Hill, 1939, 15-minute

SITE NAME: Madrone Village
ADDRESS: 735 Cochrane Road
Morgan Hill, CA 95037
CLIENT: Geologica

N

Historical Topo Map

1917



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Morgan Hill, 1917, 15-minute

SITE NAME: Madrone Village
ADDRESS: 735 Cochrane Road
Morgan Hill, CA 95037
CLIENT: Geologica

N

Madrone Village
735 Cochrane Road
Morgan Hill, CA 95037

Inquiry Number: 5338844.5
June 22, 2018

The EDR-City Directory Image Report

Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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Data by infoUSA®

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

Year	Target Street	Cross Street	Source
2014	☑	☐	EDR Digital Archive
2010	☑	☐	EDR Digital Archive
2005	☑	☐	EDR Digital Archive
2000	☑	☐	EDR Digital Archive
1995	☑	☐	EDR Digital Archive
1992	☑	☐	EDR Digital Archive
1986	☑	☐	Haines Criss-Cross Directory
1980	☑	☐	Haines Criss-Cross Directory
1975	☑	☐	Haines Criss-Cross Directory
1970	☑	☐	Haines Criss-Cross Directory
1967	☐	☐	Polk's City Directory
1964	☐	☐	Polk's City Directory

FINDINGS

TARGET PROPERTY STREET

735 Cochrane Road
Morgan Hill, CA 95037

Year	CD Image	Source	
COCHRANE RD			
2014	pg A2	EDR Digital Archive	
2010	pg A4	EDR Digital Archive	
2005	pg A6	EDR Digital Archive	
2000	pg A8	EDR Digital Archive	
1995	pg A9	EDR Digital Archive	
1992	pg A10	EDR Digital Archive	
1986	pg A11	Haines Criss-Cross Directory	
1980	pg A12	Haines Criss-Cross Directory	
1975	pg A13	Haines Criss-Cross Directory	
1975	pg A14	Haines Criss-Cross Directory	
1970	pg A15	Haines Criss-Cross Directory	
1967	-	Polk's City Directory	Street not listed in Source
1964	-	Polk's City Directory	Street not listed in Source

FINDINGS

CROSS STREETS

No Cross Streets Identified

City Directory Images

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

COCHRANE RD 2014

102	OCCUPANT UNKNOWN,
106	OCCUPANT UNKNOWN,
110	OCCUPANT UNKNOWN,
114	OCCUPANT UNKNOWN,
118	OCCUPANT UNKNOWN,
122	OCCUPANT UNKNOWN,
126	OCCUPANT UNKNOWN,
130	OCCUPANT UNKNOWN,
134	OCCUPANT UNKNOWN,
138	OCCUPANT UNKNOWN,
140	OCCUPANT UNKNOWN,
144	DOLLAR STOP
	OCCUPANT UNKNOWN,
148	OCCUPANT UNKNOWN,
152	OCCUPANT UNKNOWN,
156	GARCIA, OSCAR D
160	MACE, CAROL
164	MCVEY, JAMES C
225	DUKES, GEORGE W
	PROTOTYPES PLUS INC
315	JOAQUIN RODRIGUEZ
	MUNOZ, SONIA B
715	MADRONE VILLAGE SHOPPING CTR
775	BIKRAM YOGA MORGANHILL
	DEVINE JAZZ & WINE
	FIVE GUYS BURGERS & FRIES
780	MCDONALDS RESTAURANT
795	ANYTIME FITNESS
	N3 ENTERPRISES LLC
851	COCHRANE CO-BRANDS INC
	MONTEREY VNYRD FDMART CAR WASH
875	DENNYS
895	IN-N-OUT BURGERS
1007	MORGAN HILL RETAIL
1015	DSW INC
1019	PETCO ANIMAL SUPPLIES INC
1023	STAPLES INC
1031	DICKIES BARBECUE REST 236
	MENS WEARHOUSE INC
1039	CHILIS GRILL & BAR
1041	CALIFORNIA WIRELESS
	MIKO MIKO HAWIIAN GRILL
1045	RED ROBIN GOURMET BURGERS INC
1049	GO WIRELESS INC
	QUIZNOS CLASSIC SUBS
1050	ALVAREZ, ROSARIO
1053	COYOTE CREEK REALTY
	SPORTCILPS
1057	DISH A NETWORK
	GAMESTOP INC

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

COCHRANE RD 2014 (Cont'd)

1057	PAYLESS SHOESOURCE INC
1061	TARGET STORES INC
1140	ALBERTI, MAX R
1160	BAROUSSE, HAROLD L
	HANLEY, NANCY J
1485	OCCUPANT UNKNOWN,
1515	LIEU, DAVID T
1545	VARGAS, MARTIN
1575	CHAKAREVSKI, JAKOB A
1615	JACKSON, RALPH A
1645	DARLING, PATRICIA J
1675	LYNNE TRAN R E SERVICES
	SUMMIT TECH CONSULTING INC
	TRAN, LIEN B
1705	LEVINE, JOEL I
1735	OCCUPANT UNKNOWN,
1765	DYTKO, THOMAS J
1845	BELL, THOMAS J
	TRIPTY SINGH
1960	INMAN, MARY G
2280	BF COCHRANE LP
	BORELLO FARMS INC
	BORELLO S G & SONS INC
	OCCUPANT UNKNOWN,
	SAN SEBASTIAN COMMUNITY
2290	MAGUIRE, DANIEL J
	OCCUPANT UNKNOWN,
2300	STONE, CHERYL
2370	LOGAN, CECILIA M
17710	MANCIAS, ROJELIO A
17888	HOM, MY S
	HOO GEE NURSERY INC
	MY SUSAN LLC
17930	CONTIVAL, GORDON J
	GORDON CONTIVAL
17950	MCCLOUD, DAVID J
18150	SKOR, ROBERT B
18285	MARTINEZ, HARVEY F
	MORGAN HILL BOAT STORAGE
18290	OCCUPANT UNKNOWN,

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

COCHRANE RD 2010

102	OCCUPANT UNKNOWN,
106	OCCUPANT UNKNOWN,
110	OCCUPANT UNKNOWN,
114	OCCUPANT UNKNOWN,
118	OCCUPANT UNKNOWN,
122	OCCUPANT UNKNOWN,
126	OCCUPANT UNKNOWN,
130	OCCUPANT UNKNOWN,
134	OCCUPANT UNKNOWN,
138	OCCUPANT UNKNOWN,
140	OCCUPANT UNKNOWN,
144	OCCUPANT UNKNOWN,
148	OCCUPANT UNKNOWN,
152	OCCUPANT UNKNOWN,
156	RODRIGUEZ, NATALIE
160	MACE, CAROL
164	MCVEY, JAMES C
225	AFRAIMI, RACHEL R
315	RODRIGUEZ, JOAQUIN S
755	PEET, S
775	DEVINE JAZZ & WINE
780	MCDONALDS RESTAURANT
795	ANYTIME FITNESS
	N3 ENTERPRISES LLC
851	COCHRANE CO-BRANDS INC
875	DENNYS
895	IN-N-OUT BURGERS
1015	DSW INC
1023	STAPLES INC
1031	DICKIES BARBECUE REST 236
	MENS WEARHOUSE INC
1039	CHILIS GRILL & BAR
1041	GREEN CLEANERS
	J & N WIRELESS
	JOYA SOCCER
1045	RED ROBIN GOURMET BURGERS
1049	COCHRANE DENTAL CARE
	GO WIRELESS
	JH WYNN DDSA DENTAL CORP
1050	PALOMERO, TERESA
1053	QUEEN B NAILS & SPA
	SPORTCILPS
1057	COLLECTIVE BRANDS INC
1061	KIOSK OPERATIONS
	TARGET CORPORATION
1140	ALBERTI, DAVID M
	VAILEY OAKS CONSTRUCTION
1160	MORGAN HILL SENIOR LIVING
	WESTMONT CONSTRUCTION INC
1485	OCCUPANT UNKNOWN,

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

COCHRANE RD 2010 (Cont'd)

1515	HERCULEAN INVESTMENTS CORP
	MENG SYDNEY S
	MENG, SYDNEY S
1545	VARGAS, MARTIN
1575	CHAKAREVSKI, JAKOB A
1615	JACKSON, RALPH A
1645	DARLING, PATRICIA
1675	BOREI CORPORATION
	LE, KHANH M
	LYNNE TRAN R E SERVICES
1705	LEVINE, JOEL I
1735	WILCOX, CHARLES E
1765	OCCUPANT UNKNOWN,
1820	RADIO FIESTA CORP
1845	SINGH, PARAMJEET
1960	INMAN, MARY G
2280	BORELLO FARMS INC
	BORELLO S G & SONS INC
	SHERIDAN, BRIAN W
2290	BURGMEIER, PAULA H
	GIANCOLA, JOE D
	OCCUPANT UNKNOWN,
2300	OCCUPANT UNKNOWN,
2370	LOGAN, CECILIA M
2390	COYLE, FRANCES J
17710	MANCIAS, ROJELIO A
17888	CHESAPEAKE BK LLC
	FLOWER MOUND LLC
	HOM MY SUI
	HOM, MY S
	HOO GEE NURSERY INC
	WAL G ROUND ROCK LLC
17930	CONTIVAL, GORDON J
17950	VEGA, RUFINO E
18150	SKOR, ROBERT B
18285	MARTINEZ, HARVEY F
	MORGAN HILL BOAT STORAGE
18290	OCCUPANT UNKNOWN,

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

COCHRANE RD 2005

225	OCCUPANT UNKNOWN,
315	BERMEA, ARTHUR C
645	PIONEER UNDERGROUND INC
780	MCDONALDS RSTRNT
851	MONTEREY VNYRD FDMART CAR WASH
990	MERVYNS LLC
1050	OCCUPANT UNKNOWN,
1140	ALBERTI, DAVID M
	VAILEY OAKS CONSTRUCTION
1195	DECKER, GINGER R
	GUGLIELMO PROPERTIES
	MILLERD-LOW, JEAN
	OCCUPANT UNKNOWN,
1515	HERCULEAN INVESTMENTS CORP
	MENG SYDNEY S
	MENG, SYDNEY
1545	SANDOVAL, SIGIFREDO S
1615	JACKSON, RALPH A
1645	CRAZY COYOTE
	KENNETT, JOHN H
1675	BLADE TECHNOLOGIES INC
	TRAN, LIEN B
1705	LEVINE, JOEL I
	RFMW LTD
1735	WILCOX, CHARLES E
1765	DYTKO, THOMAS J
1960	FANARA, DAVID P
2280	BORELLO FARMS INC
	BORELLO S G & SONS INC
	BORELLO, FRANCIS
	HERNANDEZ, GERARDO
	LOPEZ-PAREDES, JESUS
	NAVA, CONCEPCION
	SCIALABBA, BART
2290	BURGMEIER, PAULA H
2300	OCCUPANT UNKNOWN,
2370	STOPPEL, JANE M
2390	COYLE, FRANCES J
17710	MANCIAS, ROJELIO A
17880	HOO, GEE
17888	HOM MY SUI
	HOO GEE NURSERY INC
	HOO, GORDON T
	UNITED FLOWER GROWERS INC
17930	CONTIVAL, GORDON J
17950	RUFINO ALBERT VEGA
	VEGA, RUFINO E
17990	THOMAS, ANTHONY G
18150	SKOR, ROBERT B
18285	MARTINEZ, HARVEY E

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

COCHRANE RD 2005 (Cont'd)

18285 MORGAN HILL BOAT STORAGE
18290 OCCUPANT UNKNOWN,

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

COCHRANE RD 2000

218	BAY AREA CELLULAR TELEPHONE CO
225	HELLEBERG, KATE
315	OCCUPANT UNKNOWN,
645	OCCUPANT UNKNOWN,
	PIONEER UNDERGROUND INC
990	MAX MUSCLE
1020	FLORES, R
1140	ALBERTI, DAVID
	HOLT, RAMONA
	VAILEY OAKS CONSTRUCTION
	VALLEY OAKS CONSTRUCTION
1195	MILLERD-LOW, J
1320	OCCUPANT UNKNOWN,
1485	OCCUPANT UNKNOWN,
1615	JACKSON, RALPH A
1645	OCCUPANT UNKNOWN,
1675	HONG, DAO
1705	LEVINE, JOEL I
1735	WILCOX, CHARLES E
1765	EMERY, JOHN
1845	HOGARTH, BARRIE
1960	OCCUPANT UNKNOWN,
2280	BORELLO FARMS INC
	BORELLO, FRANCIS
	CONTRERAS, S
	IZGUIERDO, E
	PAREDES, JESUS
	RODARTE, EFREN
	S G BORELLO & SONS INC
	VELAZQUEZ, ANGEL
	WILLARD, CHRIS
2290	THOMAS, HAROLD
2300	OCCUPANT UNKNOWN,
2370	STOPPEL, JANE
17880	LEI, PHILIP
	LOO SHUN W NURSERY
	LUP DONG PRODUCE CO
17888	HOO, GORDON T
17930	CONTIVAL, GORDON J
17950	OCCUPANT UNKNOWN,
17990	HIFNER, RONALD
	OMEGA MAILING SERVICES
18150	SKOR, ROBERT B
18285	MARTINEZ, HARVEY E
	MORGAN HILL BOAT STORAGE
18290	SLEPCEVIC, DUSAN

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

COCHRANE RD 1995

104	PERFECT TEN HAIR & NAIL
114	QUILT BLOSSOMS
124	BROWN GROUP RETAIL INC
1140	VAILEY OAKS CONSTRUCTION
1320	PRUETT, HOBART
	RUGE, WILLIAM R
1765	JOHN EMERY CONSULTING INC
2280	BORELLO, FRANCIS
	S G BORELLO & SONS INC
2290	THOMAS, HAROLD
2370	STOPPEL, JANE
17880	LOO SHUN W NURSERY
17930	CONTIVAL, GORDON J
17950	OCCUPANT UNKNOWNN
18150	SKOR, ROBERT B
18285	MARTINEZ, HARVEY E
18290	SLEPCEVIC, DUSAN

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

COCHRANE RD 1992

114	QUILT BLOSSOMS
120	CASSARA CRIS MARCA DELEGANZA
132	GEARED FOR GOLF
315	BERMEA, TINGO A
645	SAN JOSE TRAP & SKEET CLUB
785	SULLIVANS HOT DOGS
1140	ALBERTI, DAVID
	BEERS, DON
	VAILEY OAKS CONSTRUCTION
1195	JOHNSON, D
	LOW, CAMERON
	MILLERD, L E
	MILLERDLOW, J
	PARKER, BEN
	WILSON, TONY
1320	RIVERA, ELENA
	RUGE, WILLIAM R
1950	SOUTH VALLEY ANIMAL HOSPITAL
	TECHNICON COMPUTERS INC
2280	BECERRA, MARIA
	BORELLO, FRANCIS
	S G BORELLO & SONS INC
2290	THOMAS, HAROLD
2300	AMCO LUMBER & SUPPLY
2370	STOPPEL, JANE
13202	PRUETT, HOBART
17930	CONTIVAL, GORDON J
18150	SKOR, ROBERT B
18285	MARTINEZ, HARVEY E

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

COCHRANE RD 1986

COCHRANE RD 95037
MORGAN HILL

145	LEONARD MIKE	778-2620	1
225	XXXX	00	
315	BERMEA ARTHUR	779-8969	+6
	BERMEA BLANCA	779-8969	+6
535	XXXX	00	
645	★SANJSE TRAP&SKEET	779-9710	2
784	XXXX	00	
785	★SULLIVAN REAL EST	779-9569	
800	XXXX	00	
950	XXXX	00	
1050	XXXX	00	
1060	XXXX	00	
1140	ALBERTI CARMEN P	779-2849	
	CONTRERAS RAFAEL	779-0751	0
	LANDEROS JOSE M	779-5835	0
	MACIAS ELIAS M	779-3189	4
1195	LOW CAMERON	779-9240	
	LOW KATHI	779-9240	
	MILLERD L E MRS	779-1071	8
	MILLERDLOW JEAN V	779-9240	8
	PETERSON RED	779-9240	8
1200	HIGA S	779-9983	
1320	LYNE H P	779-3760	
	MCDONALD A	779-7619	2
	PRUETT HOBART	779-2627	4
	RIVERA SYLVIA	779-6019	+6
	RUGE W ROBT	779-3760	
	RUGE WM R	779-3760	
1485	XXXX	00	
1624	XXXX	00	
1625	CRAWFORD G	779-4348	4
	YBARRA CHRISTINE	778-3543	+6
1820	XXXX	00	
1845	XXXX	00	
1940	XXXX	00	
1950	★CARROLL EUGENE DVM	226-3111	+6
	★KAYASHIMA LORI DVM	226-3111	5
	★KAYASHIMA LORI DVM	779-3118	5
	★MCCORMICK R H DVM	226-3111	4
	★MCCORMICK R H VMD	779-3118	4
	★VALLEY ANIMAL HOSP	226-3111	1
	★VALLEY ANIMAL HSPTL	779-3118	
1960	XXXX	00	
2280	BORELLO F V	778-2487	2
	BORELLO FRANCIS	779-2417	
2290	THOMAS DARRYL	778-3054	+6
	THOMAS HAROLD	779-3562	
2370	XXXX	00	
★	9 BUS 39 RES	6 NEW	

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

COCHRANE RD 1980

COCHRANE RD 95037
MORGAN HILL

645	SANJOSE TRAP&SKEET	779-9710	4
784	XXXX	00	
785	SULLIVAN REAL EST	779-9569	5
	SULLIVANS LAST STND	779-7177	5
800	XXXX	00	
1050	PONCE ENGRACIA	779-6245	8
1060	XXXX	00	
1140	ALBERTI CARMEN P	779-2849	
	CONTRERAS RAFAEL	779-0751	+0
	LANDEROS JOSE M	779-5835	+0
1195	LOW KATHI	779-9240	9
	MILLERD L E MRS	779-1071	8
	MILLERDLOW JEAN V	779-9240	8
	PETERSON RED	779-9240	8
1200	HIGA S	779-9983	2
1320	DIAZCONTI ANTONIO	779-4739	7
	LYNE H P	779-3760	2
	PRUETT HOBART	779-2857	9
	RUGE W ROBERT	779-3760	8
	RUGE WM R	779-3760	
1485	RICARD GEORGE J	779-7007	6
1625	XXXX	00	
1820	XXXX	00	
1845	RONLYN MICROCOMPUTE	779-1991	9
	WILLIAMS RON	779-8655	9
1940	XXXX	00	
1950	CARROLL E R	226-3111	+0
	CARROLL EUGENE DVM	779-3118	4
	ECKSTEIN DAVID DVM	779-3118	7
	GOELDNER DEAN E DVM	779-3118	6
	GROSSMAN BRIAN S	226-3111	+0
	RUSTEBAKKE D A DVM	779-3118	7
	SEALS WILLIAM L	226-3111	+0
	VALLEY LRG ANML HOS	779-3118	6
	VALLY ANML HOSP	226-3111	+0
1960	XXXX	00	
2280	BORELLO FRANCIS	779-2417	4
2290	THOMAS HAROLD	779-3562	5
2390	COYLE ROBERT M	779-2747	2
2398	XXXX	00	

★ 13 BUS 27 RES 6 NEW

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

COCHRANE RD 1975

COCHRANE RD 95037 MORGAN HILL

145	*GRASS FARM THE	226-9775+5
225	XXXX	00
315	XXXX	00
460	XXXX	00
535	LINK WAYNE	779-4801
645	*SAN JOSE TRAP&SKEET	779-9710 4
784	XXXX	00
785	*SULLIVAN REAL EST	779-9569+5
	*SULLIVANS LAST STND	779-7177+5
1060	XXXX	00
1140	ALBERTI CARMEN P	779-2849
1195	CARMICHAEL C M	779-3434 4
	FOGELBACH KEN	779-5778+5
	INGRAM JAS	779-5305+5
	*TWELVE ACRES RANCH	779-3434 4
1200	HIGA S	779-9983 2
1320	CERDAN GUILLERNO	779-5148+5
	*HURD FARMS	779-5676 4
	LYNE H P	779-3760 2
	A RUGE WM R	779-3760
1485	GRAHAM THOS G	779-3553 4
1625	MARTINEZ EMILIO	779-4590 4
1820	XXXX	00
1845	DUTTO PETER	779-3966
1940	XXXX	00
1950	*CARROLL EUGENE DVM	779-3118 4
	*CARROLL EUGENE R	226-3111 3

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

COCHRANE RD 1975

```
..COCHRANE RD          95037 CONT..
     *FELLERS GREG E        226-3111 4
     *FELLERS GREG E DVM    779-3118 4
     *LERNER DANA J         226-3111 3
     *LERNER DANA J DVM     779-3118 4
     *VALLEY LRG ANML HSP226-3111+5
     *WHITE KARL K          226-3111 3
     *WHITE KARL K DVM      779-3118 4
 2280 BORELLO FRANCIS       779-2417 4
 2290 THOMAS HAROLD         779-3562+5
 2390 COYLE ROBT M          779-2747 2
 2398 YOUNCE DAVID          779-5737+5
     *  15 BUS   23 RES    9 NEW
```

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

COCHRANE RD 1970

COCHRANE RD 95037 MORGAN HILL

NO #*KAZA RADIO STATION 227-3131
* 1 BUS 0 RES

Madrone Village

735 Cochrane Road

Morgan Hill, CA 95037

Inquiry Number: 5338844.3

June 20, 2018

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

06/20/18

Site Name:	Client Name:
Madrone Village	Geologica
735 Cochrane Road	5 Third St. Suite 808
Morgan Hill, CA 95037	San Francisco, CA 94103
EDR Inquiry # 5338844.3	Contact: Mark Hallee

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Geologica were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 4B95-4917-8C0A

PO # Jigish

Project Madrone Village

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: 4B95-4917-8C0A

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ✔ Library of Congress
- ✔ University Publications of America
- ✔ EDR Private Collection

The Sanborn Library LLC Since 1866™

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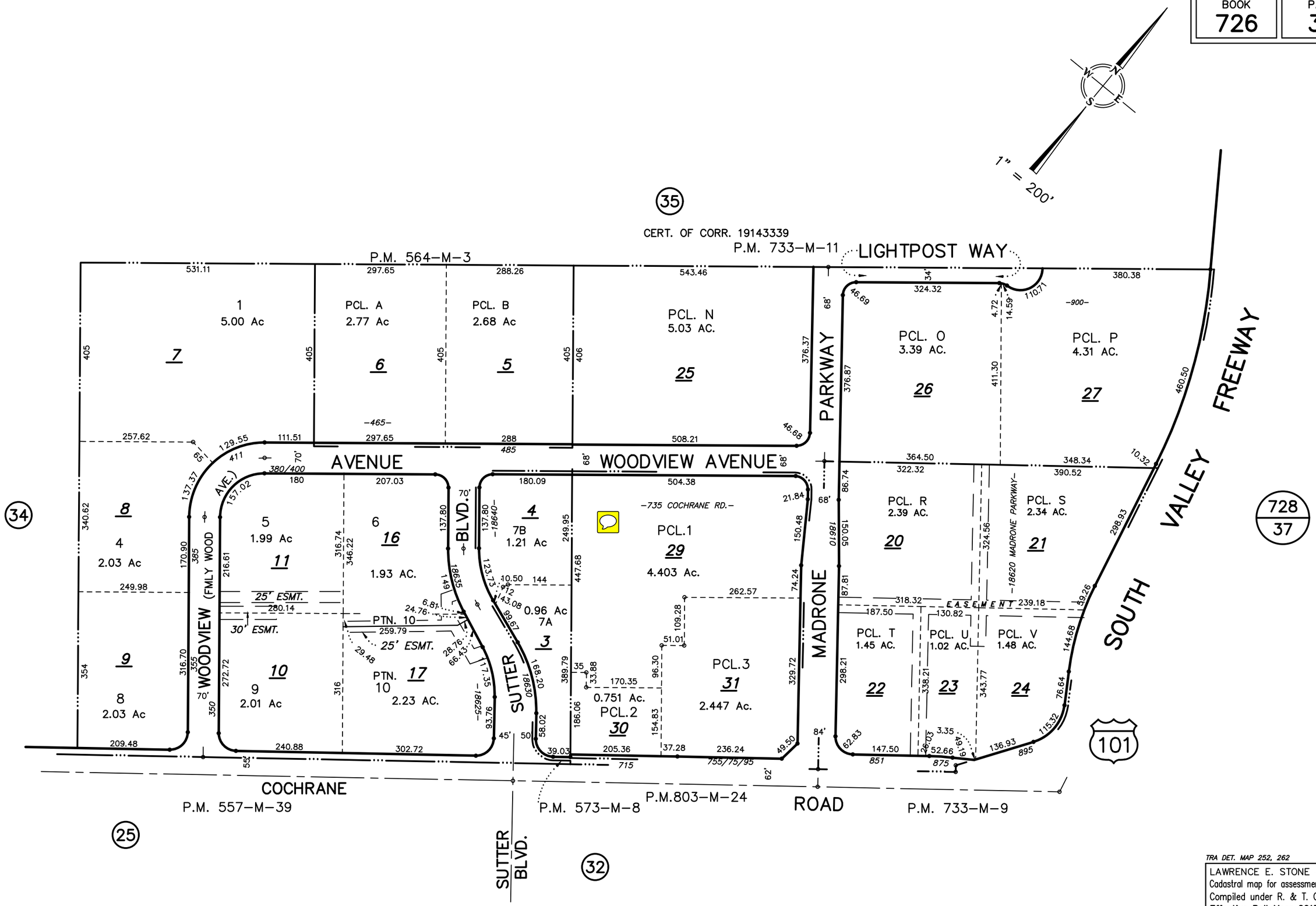
Appendix C

Relevant Documentation

BOOK	PAGE
726	33



TRA DET. MAP 252, 262

LAWRENCE E. STONE – ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2017–2018

Subject: RE: Water Well Records (RfPR #2018-3935) response
From: Mark Bilski <MBilski@valleywater.org>
Date: 6/20/18 3:07 PM
To: Mark Hallee <markchallee@gmail.com>
CC: PublicRecords <PublicRecords@valleywater.org>

Good Afternoon,

In response to your records request, please see the attached well status report. The District has no record of water wells on this property.

Should you have any concerns, please contact Records Management staff by email or by the phone numbers in my signature line below.

Kind regards,

MARK BILSKI
STAFF ANALYST
Records & Library Services Unit
Santa Clara Valley Water District
5750 Almaden Expressway, San Jose CA 95118
Office: (408) 630-2830 | Hotline: (408) 630-2360
MBilski@valleywater.org
PublicRecords@valleywater.org
www.valleywater.org

From: Mark Hallee <markchallee@gmail.com>
Sent: Wednesday, June 20, 2018 10:13 AM
To: PublicRecords <PublicRecords@valleywater.org>
Subject: Water Well Records

Hello,
I am doing a Phase I Environmental Assessment at a vacant parcel (former farmland) in Morgan Hill and would like to know if you have any records of water wells on that parcel. If so, what is the current status of the well and who is the owner.
The site APN is 726-33-029. Thanks

Mark Hallee
Sr. Geologist
Geologica, Inc.
5 Third Street, Ste 808
San Francisco, CA, 94103
markchallee@gmail.com
702-469-9497 (cell)

APN 72633029

0 55 110 220 330 440 ft

Approximate Scale

Santa Clara Valley Water District

SCVWD Wells

- Other - Active

No wells found within property boundary.

While the District has records for most wells located in the County, it is always possible that a well exists that is not in the District's records. If previously unknown wells are found on the subject property during development, they must be properly destroyed under permit from the District or registered with the District and protected from damage.

For more information, please call the District's Well Ordinance Program Hotline at 408-630-2660.

SANDIS
SILICON VALLEY

SCALE: 1"=20'

BENCHMARK

THE ELEVATION REFERENCE FOR THIS SURVEY IS A SANTA CLARA VALLEY WATER DISTRICT BENCHMARK,
BM ID 089, DESCRIBED AS BRASS DISK ON TOP AND BACK OF SIDEWALK; AT THE NORTHEAST CORNER OF BRIDGE AT COCHRANE ROAD AND HIGHWAY 101. CITY OF MORGAN HILL.

ELEV=381.39 FEET (NAVD 88 DATUM)

UNDERGROUND UTILITY NOTE

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

SURVEY NOTES

1. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. DATES OF FIELD SURVEY: 06/08/2018-06/12/2018.
3. OVERHEAD ELECTRIC LINES ARE NOT SHOWN ON THIS MAP.
4. HORIZONTAL CONTROL WAS BASED ON LOCAL ASSUMED COORDINATES.

BOUNDARY NOTE

THE PARCEL LINES SHOWN HEREON ARE BASED UPON THE PROPERTY DESCRIBED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY TITLE REPORT FOR TITLE INSURANCE NUMBER NCS-894846-SC DATED FEBRUARY 27, 2018 AT 7:30 A.M.

BASIS OF BEARING NOTE

THE BEARING OF NORTH 50°55'03" EAST TAKEN ON THE LINE BETWEEN FOUND MONUMENTS ON THE CENTERLINE OF WOODVIEW AVENUE, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON JULY 10, 2006 IN BOOK 803 OF MAPS AT PAGES 24 AND 25, SANTA CLARA COUNTY RECORDS WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

SYMBOLS & ABBREVIATIONS

ACR	ACCESSIBLE CURB RAMP
ANODE	ANODE PULLBOX
BFP	BACK FLOW PREVENTOR
BLDC	BUILDING CORNER
BLDL	BUILDING LINE
BOL	BOLLARD
BW	BACK OF WALK
CB	CATCH BASIN
CATV	CABLE TV PULLBOX
CLUST	TREE CLUSTER
COM-PB	COMMUNICATION PULLBOX
CONC	CONCRETE
DI	DRAIN INLET
EP	EDGE OF PAVEMENT
EPB	ELECTRIC PULLBOX
FDC	FIRE DEPARTMENT CONNECTION
FF	BUILDING FINISHED FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
G	GROUND
GATE	GATE POLE
GM	GAS METER
HE	HARDSCAPE ELEC LIGHT
IRR	IRRIGATION CONTROL VALVE
LINE	MISCELLANEOUS LINE
LIP	LIP OF GUTTER
L/S	LANDSCAPE
MISC-PB	MISCELLANEOUS PULLBOX
P	PAVEMENT
PED	PEDESTAL
PIV	POST INDICATOR VALVE
SDMH	STORM DRAIN MANHOLE
SIGN	SIGNS
SSCO	SANITARY CLEANOUT
SSMH	SANITARY MANHOLE
STL-D	STREET LIGHT DOUBLE ARM
STL-S	STREET LIGHT SINGLE ARM
STPB	STREET LIGHT PULLBOX
STRIPE	STRIPING
SW	SIDEWALK
TC	TOP OF CURB
TOW	TOP OF WALL
TREE	TREE SYMBOL
VLT	ELEC VAULT
WF	WOOD FENCE
WM	WATER METER
WPB	WATER PULLBOX
WV	WATER VALVE

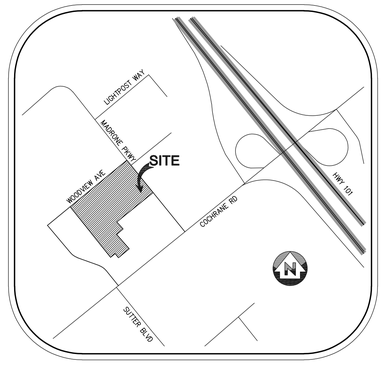
LEGEND

	BUILDING LINE
	BUILDING OVERHANG
	CENTERLINE
	CURB LINE
	EASEMENT LINE (803M24)
X	FENCE LINE
	MONUMENT LINE (803M24)
	PROPERTY LINE, PARCEL 1 (803M24)
	PROPERTY LINE, PARCEL 2&3 (803M24)
W	WATER LINE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
L.S.E.	LANDSCAPE EASEMENT
P.S.E.	PUBLIC SERVICE EASEMENT
P.S.D.E.	PRIVATE STORM DRAIN EASEMENT

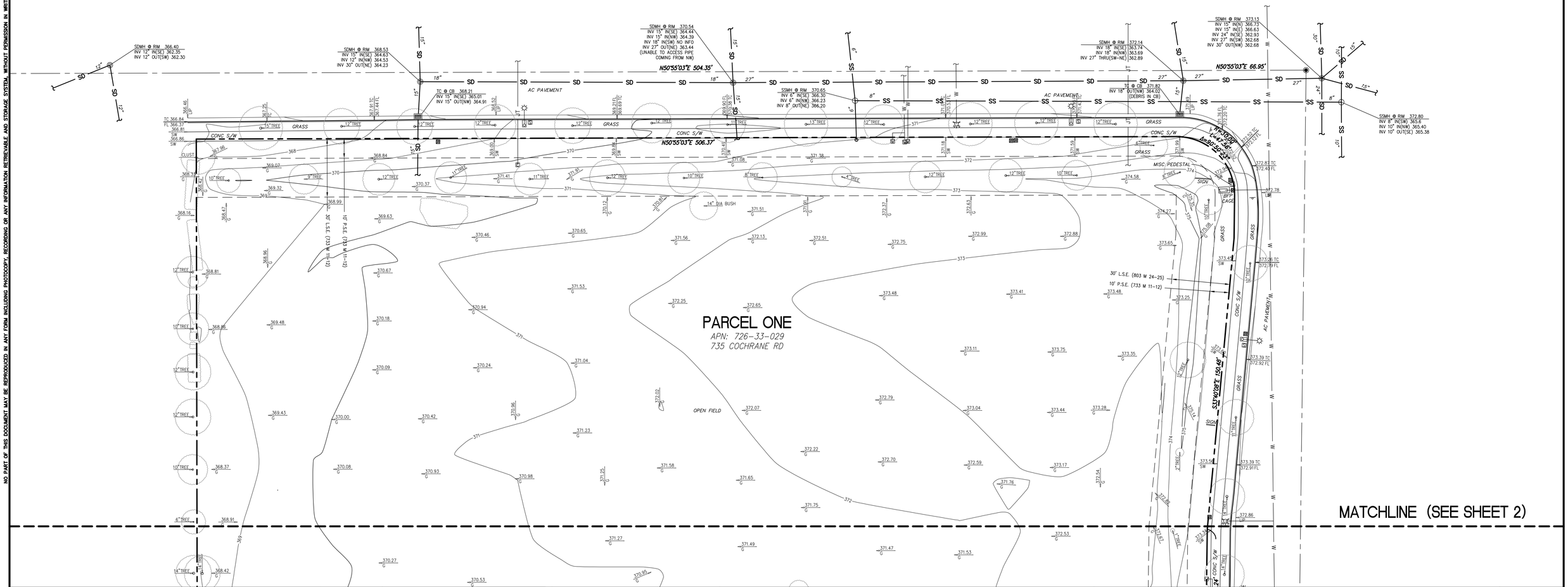
123.45 DESC — 123.45 DESC — 123.45 DESC: POINT, ELEVATION AND DESCRIPTION

123: CONTOURS (1-FT INTERVALS)

SIZE-TYPE: TREE (DIAMETER SIZE IN INCHES)



VICINITY MAP
N.T.S.



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1700 Winchester Boulevard, Campbell, CA 95008 I P. 408.636.09001 F. 408.636.0999 I www.sandis.net
SILICON VALLEY TRI-VALLEY CENTRAL VALLEY SACRAMENTO EAST BAY/SF

DATE:	06/21/2018
SCALE:	1"= 20'
DRAWN BY:	EV, MOB
APPROVED BY:	KJ
DRAWING NO.	218260

No.	REVISION/ISSUE	DATE	BY

TOPOGRAPHIC AND BOUNDARY SURVEY

MADRONE BUSINESS PARK
735 COCHRANE ROAD
MORGAN HILL CALIFORNIA

SHEET 1 OF 2 SHEETS

File: S:\218260\(3) SURVEY\(1) MAPPING\218260 TOPO.dwg Date:Jun 21, 2018 - 3:59pm, mvortiz

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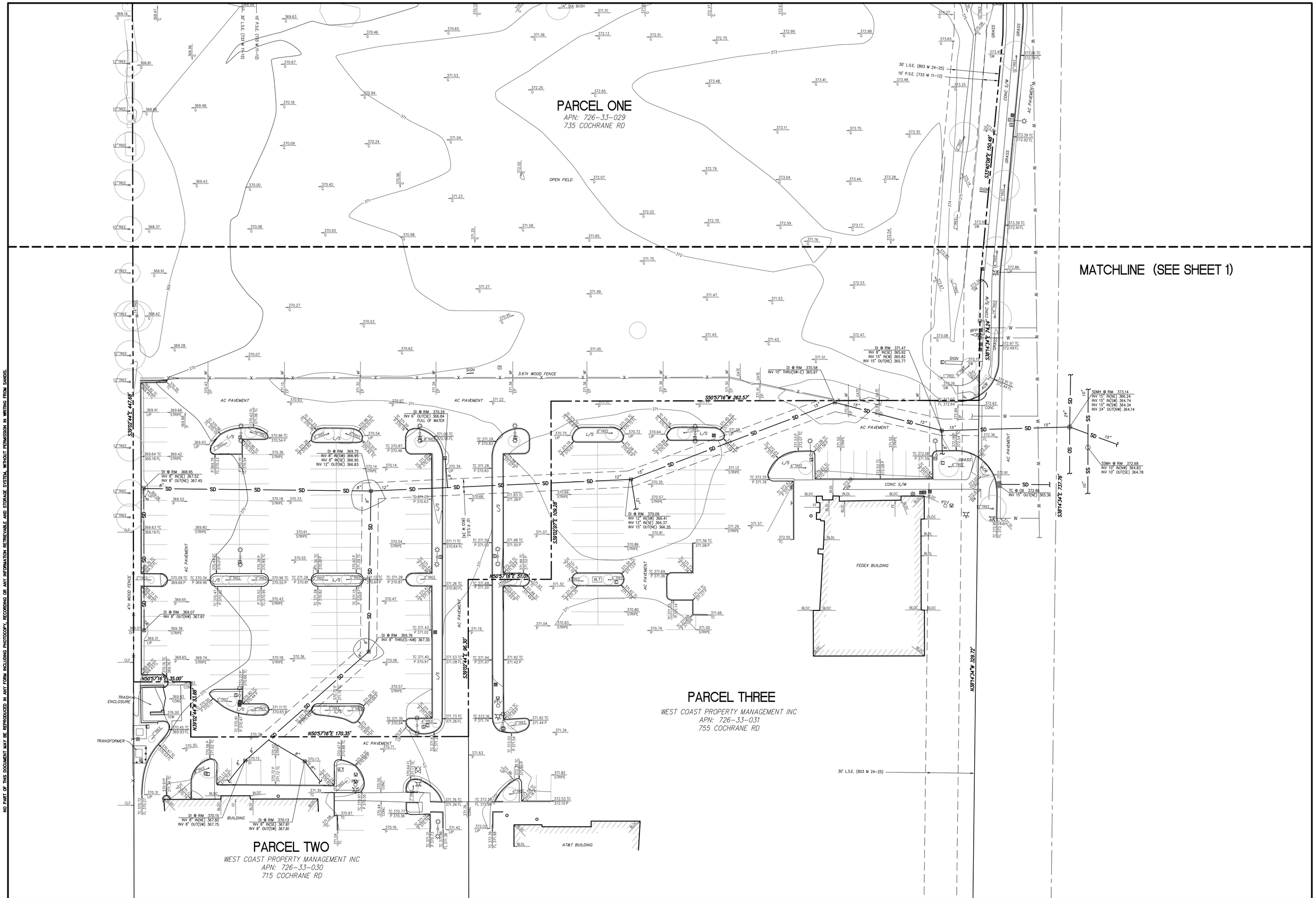

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1700 Winchester Boulevard, Campbell, CA 95008 | P. 408.636.09001 F. 408.636.0999 | www.sandis.net
SILICON VALLEY TRI-VALLEY CENTRAL VALLEY SACRAMENTO EAST BAY/SF

DATE	06/21/2018
SCALE	1"= 20'
DRAWN BY	EV, MOB
APPROVED BY	KJ
DRAWING NO.	218260

No.	REVISION/ISSUE	DATE	BY

MADRONE BUSINESS PARK
735 COCHRANE ROAD
MORGAN HILL CALIFORNIA

SHEET 2 OF 2 SHEETS

File: S:\218260\(3) SURVEY\(1) MAPPING\218260 TOPO.dwg Date:Jun 21, 2018 - 4:06pm, mvortiz

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COUNTY OF SANTA CLARA gov

OFFICE OF THE ASSESSOR, COUNTY OF SANTA CLARA (/)
70 W. HEDDING ST. SAN JOSE, CA 95110

Site Search

中文 (/index.php/component/k2/itemlist/category/26) ❙ □□□□□□ (/index.php/component/k2/itemlist/category/142) ❙ 한글 (/index.php/component/k2/itemlist/category/141) ❙ 日本語 (/index.php/component/k2/itemlist/category/144) ❙ Tagalog (/index.php/component/k2/itemlist/category/143) ❙ Español (/index.php/component/k2/itemlist/category/27) ❙ Tiếng Việt (/index.php/component/k2/itemlist/category/28)

Assessor's Parcel Number (APN): 726-33-029

Situs Address (es) :735 COCHRANE RD MORGAN HILL 95037-0000
Mailing Address: 1960 THE ALAMEDA Unit STE 20 SAN JOSE CA 95126

Current Information Assessed Value

PROPERTY INFORMATION
Document No: 21907171 Document Type: GRANT DEED
Transfer Date: 10/18/2012Tax Default Date: N/A

TAX RATE AREA INFORMATION 004-100

city:	morgan hill
unified school:	morgan hill
comm. college:	gavilan jt(35,43)
resource consv.:	loma prieta soil
air quality mgmt.:	bay area jt(1,7,21,28,38,41,43,48,49)
county service:	area no. 01 (library services), benefit assessment
county service:	area no. 01 (library services)
county water:	santa clara valley
county water:	santa clara valley-zone e-1
county water:	santa clara valley-zone w-3
water-misc.:	santa clara county importation

VALUE INFORMATION (Assessed Information as of 6/30/2017)

Real Property	Business	Exemptions	Net Assessed

						Value
Land:	$2,031,892	Fixtures:	$0	Homeowner:	$0	
Improvements:	$0	Structure:	$0	Other:	$0	
		Personal Property:	$0			
Total:	$2,031,892	Total:	$0	Total:	$0	$2,031,892

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2017 Assessed Value

PROPERTY INFORMATION

Document No: 21907171 Document Type: GRANT DEED
Transfer Date: 10/18/2012 Tax Default Date: N/A

TAX RATE AREA INFORMATION 004-100

city:	morgan hill
unified school:	morgan hill
comm. college:	gavilan jt(35,43)
resource consv.:	loma prieta soil
air quality mgmt.:	bay area jt(1,7,21,28,38,41,43,48,49)
county service:	area no. 01 (library services), benefit assessment
county service:	area no. 01 (library services)
county water:	santa clara valley
county water:	santa clara valley-zone e-1
county water:	santa clara valley-zone w-3
water-misc.:	santa clara county importation

VALUE INFORMATION (Assessed Information as of 6/30/2017)

Real Property		Business		Exemptions		Net Assessed Value
Land:	$2,031,892	Fixtures:	$0	Homeowner:	$0	
Improvements:	$0	Structure:	$0	Other:	$0	
		Personal Property:	$0			
Total:	$2,031,892	Total:	$0	Total:	$0	$2,031,892

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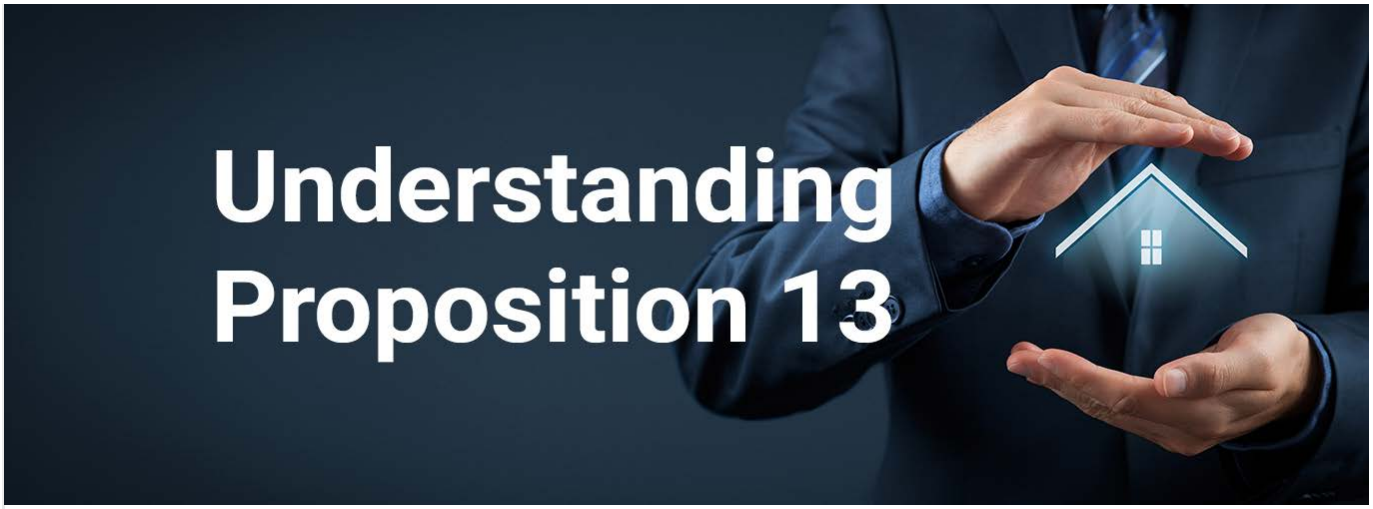
County of Santa Clara assumes no responsibility arising from use of this information. ASSOCIATED DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including but not limited to, the implied warranties of merchantability



(/index.php/faq/understanding-proposition-13)

Quick Links

- Santa Clara County Website (http://www.sccgov.org)
- Department of Tax and Collections (https://www.sccgov.org/sites/dtac/Pages/default.aspx)
- Assessment Appeals (http://www.sccgov.org/sites/bos/cob/Assessment-Appeals/Pages/default.aspx)
- County Planning Department (https://www.sccgov.org/sites/dpd/Pages/DPD.aspx)
- Office of the Clerk Recorder (https://www.sccgov.org/sites/rec/Pages/ocr.aspx)
- Board of Equalization (http://www.boe.ca.gov/proptaxes/proptax.htm)
- County Ordinance (https://www.sccgov.org/sites/bos/Legislation/Ordinance-Code/Pages/default.aspx)
- California Law (https://leginfo.legislature.ca.gov/faces/codes.xhtml)

- Important Dates (/index.php/important-dates)
- GIS Interactive Map (http://www.sccgov.org/gis/giswelcome/)

Important Dates

No events

Contact Us

County Government Center,
East Wing, 5th Floor
70 West Hedding Street
San Jose, CA 95110 (/index.php/about-us/office-information/contact-us)

Directions to Office (/index.php/about-us/office-information/directions-to-office)

Office Hours (/index.php/about-us/office-information/office-hours)

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Environmental Lien & AUL Search Report

MADRONE VILLAGE /79-76394-47-EL
735 COCHRANE RD
MORGAN HILL, CA 95037

AFX Order # 79-76394-47

6/22/2018

AFX Research, LLC

211B Tank Farm Rd San Luis Obispo, CA 93401
(877) 848-5337 / www.afxllc.com

ENVIRONMENTAL LIEN REPORT

MADRONE VILLAGE /79-76394-47-EL

The AFX Lien Search Report is intended to assist in the search for environmental liens filed in land title records.

TARGET PROPERTY INFORMATION

ADDRESS

735 COCHRANE RD
MORGAN HILL, CA 95037

RESEARCH SOURCE

Source 1: SANTA CLARA COUNTY RECORDER OF DEEDS

Source 2: CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY

Source 3: UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

OWNERSHIP INFORMATION

Type of Instrument: GRANT DEED

Grantor: MADRONE VILLAGE SHOPPING CENTER, LC

Grantee: MADRONE VILLAGE SHOPPING CENTER II, LC

Deed Dated: 10/16/2012
Deed Recorded: 10/18/2012
Instrument: 21907171

LEGAL DESCRIPTION

PARCEL 1 OF PARCEL MAP RECORDED 7/10/2006 IN BOOK 803 PAGE 23 OF MAPS - AMENDED BY CERTIFICATE OF CORRECTION RECORDED 10/16/2006 INSTR. 19143339.

Assessor's Parcel Number (s): 726-33-029

ENVIRONMENTAL LIEN REPORT

MADRONE VILLAGE /79-76394-47-EL

ENVIRONMENTAL LIEN

Environmental Lien: ☐ Found
☒ Not Found

If Found Describe:

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AULs: ☐ Found
☒ Not Found

If Found Describe:

AFX Research, LLC
211B Tank Farm Rd San Luis Obispo, CA 93402
(877) 848-5337 Fax: (800) 201-0620

ENVIRONMENTAL LIEN REPORT

MADRONE VILLAGE /79-76394-47-EL

Thank you for your order!

Please contact our office at (877) 848-5337 with any questions.

The AFX Research, LLC Environmental Lien & AUL Search Report, provides results from available current land title records for environmental cleanup liens and other activities and use limitations, such as engineering and institutional controls.

A network of trained, professional researchers, following established industry protocols, use client supplied property information to search for:

- Parcel information and / or legal description
- Ownership information
- Official land title documents recorded at jurisdictional agencies such as recorder's' office, registries of deeds, county clerks' offices, etc.
- Access a copy of the deed
- Environmental encumbrance(s) associate with the deed
- Provide a copy of any environmental encumbrance(s) based upon a review of keywords in the instrument(s) (title, parties involved and description)
- Provide a copy of the deed or cite documents reviewed

-Disclaimer-

This report was prepared for the use of **AFX Research LLC** (AFX), exclusively. This report is neither a guarantee of title, a commitment to insure, nor a policy of title insurance. **NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT.** AFX specifically disclaims the making of any such warranties, including without limitation, merchantability or fitness for a particular use or purpose. The information contained in this report is retrieved as it is recorded from the various agencies that make it available. The total liability is limited to the fee paid for this report.

AFX Research, LLC
211B Tank Farm Rd San Luis Obispo, CA 93402
(877) 848-5337 Fax: (800) 201-0620

Subject: RE: Public Records Act Requests Submission
From: "Egli, Ryan@CalRecycle" <Ryan.Egli@calrecycle.ca.gov>
Date: 6/28/18 9:38 AM
To: 'Mark Hallee' <markchallee@gmail.com>

Hi Mark,

CalRecycle is the home of California's recycling and waste reduction efforts. Officially known as the Department of Resources Recycling and Recovery, CalRecycle is a department within the California Environmental Protection Agency and administers programs formerly managed by the State's Integrated Waste Management Board and Division of Recycling.

CalRecycle has received your request for information regarding the following property;

735 Cochrane Road, Morgan Hill

CalRecycle, in conjunction with local agencies, is responsible for promoting waste management practices aimed at reducing the amount of waste that is disposed in landfills. CalRecycle administers various programs which promote waste reduction and recycling, with particular programs for tires, used oil, beverage containers, and electronics. CalRecycle also regulates landfills through a permitting, inspection, and enforcement program that is mainly enforced by local enforcement agencies that are certified by CalRecycle. In addition, CalRecycle oversees the cleanup of abandoned solid waste sites.

CalRecycle regulates nonhazardous (solid) waste facilities. CalRecycle did not begin collecting data on landfills until mid-1974 and did not actually begin regulating landfills until 1977 or 1978 therefore we may not have all historical information on any given site. CalRecycle maintains records on solid waste facilities in discrete facility permit files.

The Department of Toxic Substances Control (DTSC) would handle issues related to hazardous materials storage and hazardous releases. The State Water Resources Control Board (SWRCB) and the Regional Water Boards under the SWRCB would handle groundwater issues arising from such contamination. Both of these agencies are under the California Environmental Protection Agency. If you want to contact the environmental agencies under the California Environmental Protection Agency, here is a link to that contact information and guidelines for submitting Public Records Act requests to them: http://www.calepa.ca.gov/ContactUs/RecordsAct.htm.

We have checked the listings by address and do not have any facility files regarding the above.

You may also want to contact the LEA: http://www.calrecycle.ca.gov/LEA/Directory/default.asp

Ryan Egli, Public Records
Department of Resources Recycling and Recovery (CalRecycle)
1001 I Street - - MS-24B
Post Office Box 4025
Sacramento, California 95812-4025
Phone: 916/341-6072
Fax: 916/319-7387

From: CalRecycle Webmaster
Sent: Wednesday, June 20, 2018 9:07 AM
To: Public Records Requests <PubRecReq@CalRecycle.ca.gov>
Subject: Public Records Act Requests Submission

RecordsDesired: 735 Cochrane Road, Morgan Hill
Name: Mark Hallee
Email: markchallee@gmail.com
Phone: 9168775292

Subject: RE: Public Records Request
From: Angie Gonzalez <Angie.Garcia@Morgan-Hill.ca.gov>
Date: 6/22/18 8:49 AM
To: "markchallee@gmail.com" <markchallee@gmail.com>
CC: Michelle Bigelow <Michelle.Bigelow@morganhill.ca.gov>

Mr. Hallee,

The planning records responsive to your request for vacant parcel number 726-33-029 (735 Cochrane Road) are as follows:

- Previous parcel number associated with this parcel is 726-33-028.
- There is a Mitigate Negative Declaration for the previous parcel number 726-33-028 that can be viewed at our office.
- There is an Expanded Initial Study titled Tharaldson Property dated March 2000 that can be viewed at our office.
- There are notes in the system referencing an adjacent parcel 726-33-025 (previous parcel number 726-33-019) which state that a potential buyer conducted a Phase I/II which revealed that there is soil contamination (lead, possibly other heavy metals) which were associated with the site based upon the historical use (shooting range). The notes also make reference to historical photos dated 1995 and prior. Unfortunately, the potential buyer did not provide the City with a copy of the report.

Please let me know if you would like to schedule a time to come in and review the records we have available.

Thank you, have a great day.

Angie

From: Michelle Bigelow
Sent: Wednesday, June 20, 2018 10:04 AM
To: Angie Gonzalez <Angie.Garcia@Morgan-Hill.ca.gov>
Subject: FW: Public Records Request

Hi!

Please process

CITY OF MORGAN HILL

MICHELLE BIGELOW, CMC
Council Services and Records Manager/Deputy City Clerk

17575 Peak Avenue, Morgan Hill, California, USA 95037
d 408.310.4678 **o** 408.779.7259
e michelle.bigelow@morganhill.ca.gov | www.morganhill.ca.gov
Facebook | Twitter

From: Mark Hallee <markchallee@gmail.com>
Sent: Wednesday, June 20, 2018 9:56 AM
To: Michelle Bigelow <Michelle.Bigelow@morganhill.ca.gov>
Subject: Public Records Request

Hi Michelle,
I am conducting a Phase I Environmental Site Assessment at a vacant parcel on behalf of the prospective developer. The APN is 726-33-029 (735 Cochrane Rd). Please see the attached form that I downloaded from the City's website. Thanks for your help.

Mark Hallee
Sr. Geologist
Geologica, Inc.
5 Third Street, Ste 808
San Francisco, CA, 94103
markchallee@gmail.com
702-469-9497 (cell)

Department of Toxic Substances Control

Matthew Rodriquez
Secretary for
Environmental Protection

Barbara A. Lee, Director
700 Heinz Avenue
Berkeley, California 94710-2721

Edmund G. Brown Jr.
Governor

June 29, 2018

Mark Hallee
Geologica
5 Third St., Ste. 808
San Francisco, CA 94103

PR2-062018-01

735 Cochrane Rd., Morgan Hill, CA

Dear Mr. Hallee:

We have received your Public Records Act Request for records from the Department of Toxic Substances Control. After a thorough review of our files specifically located in the Berkeley Regional office, we have found that no such records exist at this office pertaining to the sites/facilities referenced above.

We would like to inform you about Envirostor, a database that provides information and documents on several thousand DTSC cleanup sites. EnviroStor can be accessed at: http://www.envirostor.dtsc.ca.gov/public. Also, a computer is available in the DTSC File rooms of each regional office for use by community members to view EnviroStor.

If you have any questions, would like further information regarding your request, or would like an appointment to visit Berkeley's Central File Room, please contact me at (510)540-3800.

Sincerely,

Carl Rose
Regional Central Files Coordinator
Tel: 510-540-3800 / Fax: 510-540-3801
Berkeleyfileroom@DTSC.CA.GOV

Printed on Recycled Paper

CalEPA

About | Site Portal

CalEPA Regulated Site Portal

735 Cochrane Road, Morgan Hil

Home

16 sites found

Results | Filter | Export | Legend

Map Location

735 Cochrane Rd, Morgan Hill, CA 95037

Show sites with no location

Party City #867 Morgan Hill

SALLY BEAUTY SUPPLY

HOBBY LOBBY

COCHRANE CHEVRON/CARMEL CAR WASH

MICRO MECHANICS INC

HAUG QUALITY EQUIPMENT

TALAMO FOODS INC

BULLSEYE AUTOMOTIVE DIAGNOSTIC & REPAIR

KAL MACHINING INC

Pega Precision Inc.

PHOENIX DEVENTURES

Del Monaco Foods

T-Mobile West, LLC SF04815A

Chipotle Mexican Grill #1092

ENVIROSTOR

735 Cochrane Road, Morgan Hill 1,800 ft radius

Map Address

Sites and Facilities

Cleanup Sites

- Federal Superfund
- State Response
- Voluntary Cleanup
- School Cleanup
- Evaluation
- School Investigation
- Military Evaluation
- Tiered Permit
- Corrective Action

STATUS

All Statuses

Permitted Sites

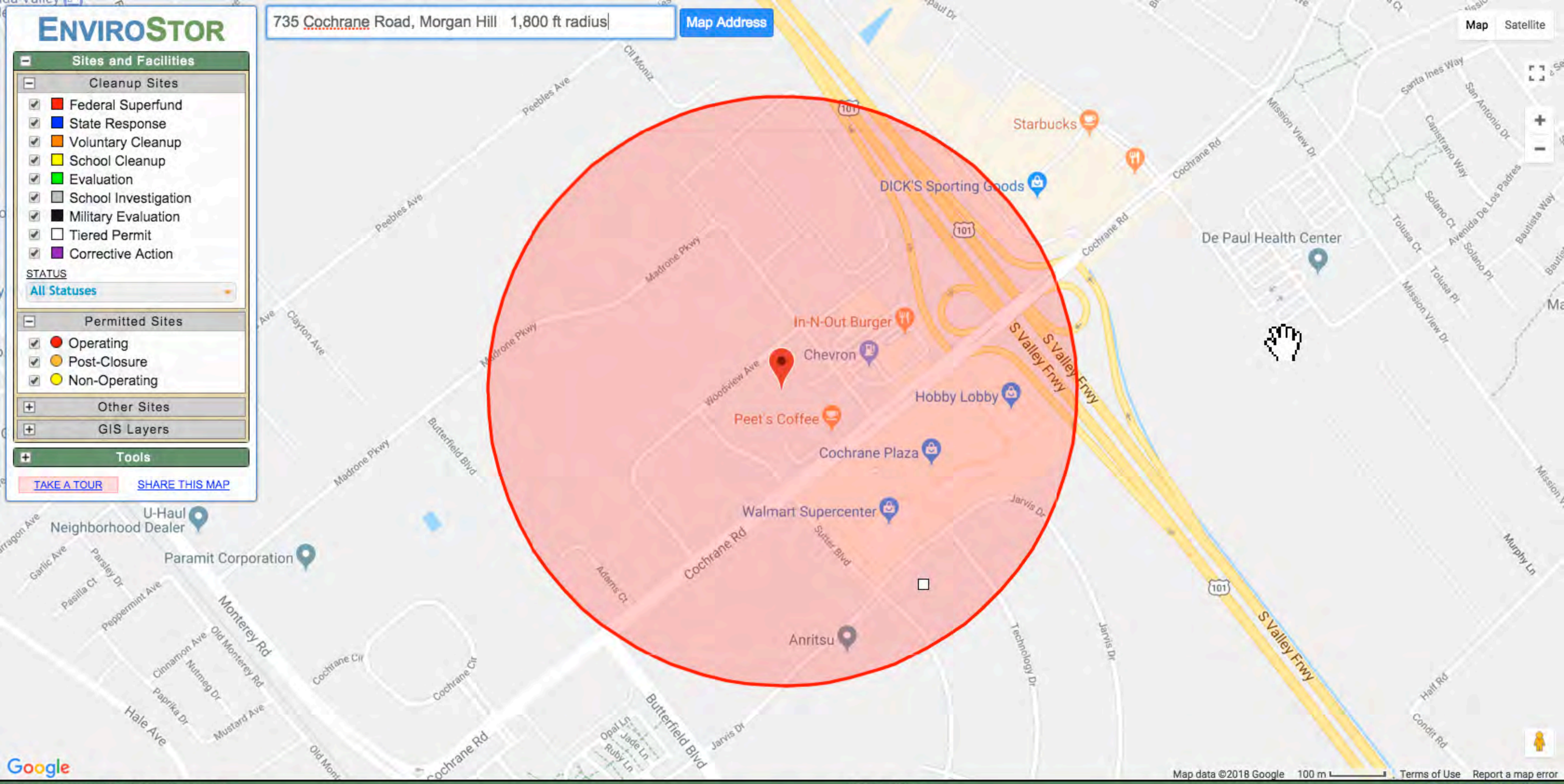
- Operating
- Post-Closure
- Non-Operating

Other Sites

GIS Layers

Tools

TAKE A TOUR SHARE THIS MAP



SITES FOUND IN SEARCH RADIUS — 1 SITES LISTED — EXPORT THIS LIST TO EXCEL

PROJECT NAME	STATUS	PROJECT TYPE	ADDRESS	CITY
PHOTOTEK	INACTIVE - NEEDS EVALUATION	TIERED PERMIT	18450 SUTTER BOULEVARD	MORGAN HILL

GEOTRACKER

735 Cochrane Road, Morgan Hill 1,800 ft radius

Map Address

Map Satellite

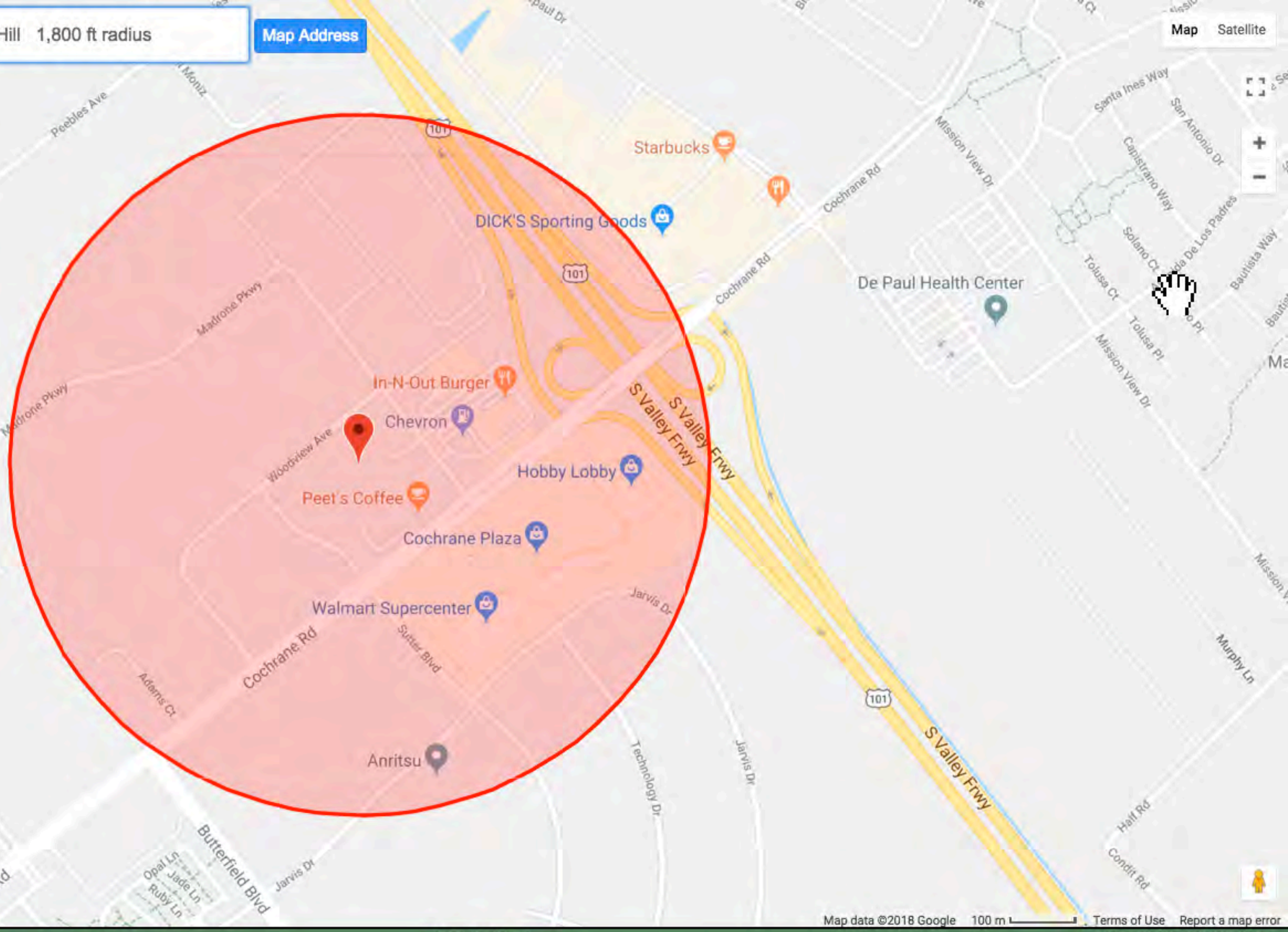
Sites and Facilities - INFO

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
  - 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
  - Unknown
- Irrigated Lands Regulatory Program Sites
- Oil / Gas Sites
  - Other Oil and Gas Projects
  - Produced Water Ponds
  - Underground Injection Control (UIC)
  - Well Stimulation Project - Exclusion
    - Well Stimulation Project - Exclusion Area
  - Well Stimulation Project - Groundwater Monitoring Plan
    - Well Stimulation Project - Groundwater Monitoring Plan Area



SITES FOUND IN SEARCH RADIUS — 0 SITES LISTED — EXPORT THIS LIST TO EXCEL

SITE NAME	GLOBAL ID	STATUS	ADDRESS	CITY

TELEPHONE LOG

TALKED WITH: Melinda Wong

COMPANY: SFO Regional Water Quality Control Board

DATE: 6-28-18 PHONE No: 510-622-2430

YOUR INITIALS: MCH PROJECT: Madrone Village ESA

cc:

MAIN SUBJECT: Records Request for 735 Cochrane Road, Morgan Hill

NOTES

She called me to say that they have no files for this address.

Subject: RESPONSE TO RECORDS REQUEST#061918H
From: "Belloso, Melissa" <Melissa.Belloso@cep.sccgov.org>
Date: 6/21/18 11:24 AM
To: "MARKCHALLEE@GMAIL.COM" <MARKCHALLEE@GMAIL.COM>

Good morning,

Thank you for your recent record request received on 06/19/18 for the following address in MORGAN HILL:

735 COCHRANE ROAD
APN: 726-33-029

We have no records for this location or APN. However, additional electronic documents may be found on the following websites:

Local Oversight Program (LOP)
GEOTracker (GT)

Spill Reports Website – California Office of Emergency Services (Cal OES):

https://w3.calema.ca.gov/operational/malhaz.nsf/$defaultview

Please be advised that in some cities, other participating agencies may be responsible for maintaining the type of files you requested. This link may be of assistance in determining who will have the documents you are looking for in the future:
UNIDOCS – Who regulates what in Santa Clara County

Best regards,

MELISSA BELLOSO
Sr. Office Specialist
Administration
County of Santa Clara
Consumer and Environmental Protection Agency
408-918-3421 Phone
MELISSA.BELLOSO@CEP.SCCGOV.ORG

Please consider the environment before printing this email.

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Fuel Leaks and Solvents

Leaking underground storage tanks

Oversight responsibility for investigations and clean-up of releases from underground storage tanks was transferred from the Santa Clara Valley Water District to the Santa Clara County Department of Environmental Health as of July 1, 2004. DEH files on leaking underground storage tanks have been transferred to the State Water Resources Control Board's GeoTracker database. For more information, see the County's file review page.

Solvent and toxic release cases

Solvent and toxic release sites in Santa Clara County are primarily regulated by the following Agencies:

- San Francisco Bay Regional Water Quality Control Board (Case data available through GeoTracker)
- California Department of Toxic Substances Control (Case data available through EnviroStor)
- United States Environmental Protection Agency (Case data for Superfund sites available through EPA)
- Central Coast Regional Water Quality Control Board (Case data available through GeoTracker)

The Santa Clara Valley Water District provides peer review to regulatory agencies on hazardous material release cases that pose the greatest threat to groundwater resources.

View historic solvent case files

Some historic solvent case files are available online. Please note, these files are not maintained by the district. For complete case files, including the most recently submitted reports, contact the regulatory agency overseeing the case. Use the search tool at the bottom of this page to view historic files. If you have questions, please contact George Cook at (408) 630-2964 or submit a Public Records request.

- Search tips
- Document name guide

Select a field and enter your search terms, then click Start Search:

StreetName | Cochrane

Start Search

DataBase Query Results

SOLVENT FILES
SCVWDID No.: 09S3E17H01s **Site Name:** Madrone Land Sullivan Property
Address: 645 Cochrane Rd **View Solvent File:** 09S3E17H01s

apps2.valleywater.org - /Zim/Zim Files/09/09S3E17H01s/

[To Parent Directory]

7/9/2003	11:33 AM	260305	CAO_R.pdf
7/9/2003	11:31 AM	2469447	CORRES_1986-1992.pdf
7/9/2003	11:31 AM	1536867	CORRES_1993-.pdf
7/9/2003	11:32 AM	887442	FEASSTUD_R_1993-11-12.pdf
7/9/2003	11:32 AM	582641	MISC_R_1992-03-04.pdf
7/9/2003	11:32 AM	211622	MISC_SAMP_R_1991-05-01.pdf
7/9/2003	11:32 AM	267421	MISC_SAMP_R_1991-05-07.pdf
7/9/2003	11:32 AM	56096	MISC_SAMP_R_1992-06-15.pdf
7/9/2003	11:32 AM	266892	PHONE_LOG.pdf
7/9/2003	11:32 AM	457032	PSA_R2_1990-12-31.pdf
7/9/2003	11:32 AM	397021	PSA_R_1990-12-31.pdf
7/9/2003	11:32 AM	526120	PSA_R_1991-04-15.pdf
7/9/2003	11:32 AM	4210843	SWI_R1_1991-11-27.pdf
7/9/2003	11:32 AM	3339257	SWI_R2_1991-11-27.pdf
7/9/2003	11:32 AM	1435610	SWI_R_1992-01-09.pdf
7/9/2003	11:32 AM	5961999	SWI_R_1992-05-01.pdf
7/9/2003	11:32 AM	312487	WP_R_1991-07-17.pdf
7/9/2003	11:32 AM	351724	WP_R_1991-08.pdf
7/9/2003	11:33 AM	196305	WP_R_1992-03-04.pdf
7/9/2003	11:33 AM	457915	WP_R_1992-09-18.pdf
7/9/2003	11:31 AM	887442	WP_R_1993-11-12.pdf

Solid Waste Information System (SWIS)

Facility/Site Listing

Search New Facility
View Map

SWIS Sites in *Santa Clara County*

SWIS NUMBER	NAME	UNIT	ACTIVITY	REGULATORY STATUS	OPERATIONAL STATUS
43-AA-0003	Recology San Martin Transfer Station	01	Large Volume Transfer/Proc Facility	Permitted	Active
43-AA-0004	Recology Pacheco Pass	01	Solid Waste Landfill	Permitted	Closed
		02	ACW Disposal Site	Permitted	Absorbed
		03	Inert Waste Disposal Site	Permitted	Absorbed
43-AA-0005	NAS Moffett Field Closed Landfills	01	Solid Waste Disposal Site	Permitted	Closed
43-AA-0006	Shoreline Regional SLF/Mountain View SLF	01	Solid Waste Disposal Site	Unpermitted	Closed
43-AA-0007	City Of Sunnyvale Landfill	01	Solid Waste Disposal Site	Permitted	Closed
43-AA-0009	Sunnyvale MRF & Transfer Station	01	Large Volume Transfer/Proc Facility	Permitted	Active
43-AA-0015	Z-Best Composting Facility	01	Composting Facility (Mixed)	Permitted	Active
		03	Large Volume Transfer/Proc Facility	Permitted	Active
43-AA-0017	South Valley Organic Composting Facility	01	Composting Facility (Mixed)	Permitted	Active
		03	Composting Operation (Research)	Notification	Closed
43-AA-0021	Pacific Coast Recycling	01	Medium Volume Transfer/Proc Fac	Permitted	Active
43-AA-0022	Global Mushrooms Farm	01	Composting Operation (Ag)	Notification	Active
43-AA-0023	Monterey Mushrooms - Morgan Hill	01	Composting Operation (Ag)	Notification	Active
43-AA-0024	Royal Oaks Mushrooms	01	Composting Operation (Ag)	Notification	Active
43-AA-0026	South Valley Mushroom Farm	01	Composting Operation (Ag)	Notification	Active
43-AA-0027	B and D Mushrooms, Inc.	01	Composting Operation (Ag)	Notification	Active
43-AA-0028	Countryside Mushrooms, Inc.	01	Composting Operation (Ag)	Notification	Active
43-AA-0029	PSSI Ag. Material Storage / Handling Op.	02	Composting Operation (Ag)	Notification	Active
43-AA-0032	Peninsula Sanitary Services Direct TF	01	Direct Transfer Facility	Permitted	Active
43-AA-0033	Del Toro Wood Grinding	01	Chipping and Grinding Activity Fac./ Op.	Notification	Closed
43-AA-0034	Pacheco Pass Transfer Station	01	Large Volume Transfer/Proc Facility	Surrendered	Closed
43-AA-0035	Recology Pacheco Pass Wood Processing	01	Medium Vol CDI Debris Proc. Fac.	Permitted	Active
43-AA-0036	Urban Organics Research Composting Op.	01	Composting Operation (Research)	Notification	Closed
43-AA-0037	Mission Trail Food Material Transfer Op.	01	Medium Volume Transfer/Proc Fac	Permitted	Active
43-AA-0039	City of Sunnyvale Landfill TreatmentUnit	03	Treatment Unit (in situ)	Exempt	Active
43-AA-0040	Sunnyvale Food Materials T/P Operations	01	Medium Volume Transfer/Proc Fac	Permitted	Active
43-AM-0001	City of Palo Alto Refuse Disposal Site	01	Solid Waste Landfill	Permitted	Closed
		03	Composting Facility (Green Waste)	Permitted	Closed
43-AN-0001	Zanker Material Processing Facility	01	Solid Waste Landfill	Permitted	Active
		02	Large Volume Transfer/Proc Facility	Permitted	Active
43-AN-0003	Newby Island Sanitary Landfill	01	Solid Waste Landfill	Permitted	Active
43-AN-0004	Marshland Solid Waste Facility	01	Solid Waste Disposal Site	Unpermitted	Closed
43-AN-0005	Nine Par Landfill	01	Solid Waste Disposal Site	Pre-regulations	Closed
43-AN-0006	Singleton Rd DS/San Jose Municipal DS	01	Solid Waste Disposal Site	Pre-regulations	Closed
43-AN-0007	Zanker Road Class III Landfill	01	Solid Waste Landfill	Permitted	Closing
		02	Large Volume Transfer/Proc Facility	Permitted	Active
		03	Composting Facility (Green Waste)	Permitted	Active
43-AN-0008	Kirby Canyon Recycl.& Disp. Facility	01	Solid Waste Landfill	Permitted	Active

43-AN-0009	Roberts Avenue Landfill	01	Solid Waste Disposal Site	Unpermitted	Closed
43-AN-0010	Martin Park Landfill	01	Solid Waste Disposal Site	Pre-regulations	Closed
43-AN-0011	Hellyer Park Landfill	01	Solid Waste Disposal Site	Pre-regulations	Closed
43-AN-0012	Story Road Landfill	01	Solid Waste Disposal Site	Unpermitted	Closed
43-AN-0014	BFI Newby Island Recyclery	01	Large Volume Transfer/Proc Facility	Permitted	Active
43-AN-0015	Guadalupe Sanitary Landfill	01	Solid Waste Landfill	Permitted	Active
		02	Large Volume Transfer/Proc Facility	Permitted	Active
43-AN-0017	Newby Island Compost Facility	01	Composting Facility (Green Waste)	Permitted	Active
43-AN-0019	Greenwaste Recovery Facility	01	Large Volume Transfer/Proc Facility	Permitted	Active
43-AN-0021	Syntax Court D.S.	01	Solid Waste Disposal Site	Pre-regulations	Closed
43-AN-0023	Premier Recycling Facility	01	Large Volume Transfer/Proc Facility	Permitted	Active
43-AN-0024	California Waste Solutions, Inc. (CWS)	01	Large Volume Transfer/Proc Facility	Permitted	Active
43-AN-0025	Rogers Avenue Transfer Station	01	Medium Volume Transfer/Proc Fac	Permitted	Active
43-AN-0027	Watson Park Disposal Site	01	Solid Waste Disposal Site	Pre-regulations	Closed
43-AN-0028	Valley Recycling	01	Medium Vol CDI Debris Proc. Fac.	Permitted	Active
43-AN-0029	Beck`s Property and Tree Service	01	Chipping and Grinding Activity Fac./ Op.	Notification	Closed
43-AN-0030	Green Earth Management, LLC	01	Chipping and Grinding Activity Fac./ Op.	Notification	Active
43-AN-0032	ECO Box Recycling, Inc.	01	Small Vol CDI Debris Proc. Operation	Notification	Absorbed
		02	Medium Vol CDI Debris Proc. Fac.	Permitted	Active
43-AN-0033	Zero Waste to Energy Development Co. AD	01	Composting Facility (Other)	Permitted	Active
43-AN-0034	Valley Recycling 2	01	Medium Vol CDI Debris Proc. Fac.	Proposed	Planned
43-AN-0038	Lam Hauling Inc. Chipping and Grinding	01	Chipping and Grinding Activity Fac./ Op.	Notification	Active
43-AN-0039	Lam Hauling Inc. Small Volume C&D	01	Small Vol CDI Debris Proc. Operation	Notification	Active
43-AN-0040	Lam Hauling Inc. Inert Debris Type A	01	Inert Debris Type A Proc. Operation	Notification	Active
43-AN-0041	Bay Area Scavenger and Recycling	01	Medium Vol CDI Debris Proc. Fac.	Proposed	Planned
43-AO-0001	All Purpose Landfill	01	Solid Waste Disposal Site	Permitted	Closed
43-AO-0002	Mission Trail Transfer Station	01	Large Volume Transfer/Proc Facility	Permitted	Active
43-CR-0001	West Valley Closed Landfill/Campisi Site	01	Solid Waste Disposal Site	To Be Determined	Closed
43-CR-0003	Madrone Closed Landfill Site	01	Solid Waste Disposal Site	Pre-regulations	Closed
43-CR-0004	City Of Gilroy (Closed Landfill)	01	Solid Waste Disposal Site	Pre-regulations	Closed
43-CR-0005	San Martin Closed Landfill Site	01	Solid Waste Disposal Site	Pre-regulations	Closed
43-CR-0006	Santos Landfill	01	Solid Waste Disposal Site	Pre-regulations	Closed
43-CR-0008	Sainte Claire Landfill	01	Solid Waste Disposal Site	Unpermitted	Closed
43-CR-0010	Route 237 Lincoln Technology Park	01	Solid Waste Disposal Site	Pre-regulations	Closed

Page 1 of 1 Export To Excel Count: 74

streets satellite

Last updated: Data updated continuously.
Solid Waste Information System(SWIS), http://www.CalRecycle.ca.gov/SWFacilities/Directory/
Melissa Parker, Melissa.Parker@CalRecycle.ca.gov (916) 341-6398

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Appendix D

Prior Phase I Report

geologica

Report
Phase I Environmental Site Assessment

Madrone Village Retail Center
Northwest Corner of Cochrane Road and Madrone Parkway
Morgan Hill, California 95037

Submitted to:

Comerica Bank
August 24, 2012

Prepared by:

Geologica Inc.

5 Third Street, Suite 224
San Francisco, California 94103
Phone: (415) 597-7883
Fax: (415) 597-7880

geologica

Innovative Strategies for Managing Environmental Liability

August 24, 2012

Comerica Bank
333 W. Santa Clara St., 2nd Floor
San Jose, CA 95113

Attention: Mr. James Raggio

Subject: **Report**
Phase I Environmental Site Assessment
Madrone Village Retail Center
Morgan Hill, CA 95037

Dear Mr. Raggio,

GEOLOGICA INC. is pleased to present this Phase I Environmental Site Assessment (ESA) report for the above-referenced property. The purpose of this ESA was to evaluate the site for indications of recognized environmental conditions that have the potential to impact soil and groundwater beneath the property.

We have enjoyed working with you on this project and appreciate the opportunity to be of service. Should you have any questions, please do not hesitate to contact us at (415) 597-7883.

Very truly yours,

GEOLOGICA, INC.

Mark Hallee, R.G.
Senior Geologist

Dave Klimberg
Principal

GEOLOGICA INC.
5 Third Street, Suite 224 ~ San Francisco, California 94103
415.597.7883 telephone ~ 415.597.7880 facsimile

Report
Phase I Environmental Site Assessment

Madrone Village Retail Center
Northwest Corner of Cochrane Road
and Madrone Parkway
Morgan Hill, California 95037

Prepared for:

Comerica Bank

Prepared by:

GEOLOGICA INC.

5 Third Street, Suite 224
San Francisco, California 94103
Phone: (415) 597-7883
Fax: (415) 597-7880

August 24, 2012

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2.3 Physical Setting 7
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REPORT
PHASE I ENVIRONMENTAL SITE ASSESSMENT
MADRONE VILLAGE RETAIL CENTER
MORGAN HILL, CA 95037

EXECUTIVE SUMMARY

Purpose

This Phase I Environmental Site Assessment (ESA) was prepared by GEOLOGICA, INC. (GEOLOGICA) to identify Recognized Environmental Conditions at or near the commercial property on the northwest corner of Cochrane Road and Madrone Parkway in Morgan Hill, California (site or subject property). This ESA was performed in conjunction with pending financing for the owner.

Guidance Protocol

Work was performed in general conformance with Comerica Guidance Document for Phase I ESAs dated November 1, 2006. The scope of work performed was in general agreement with the requirements specified in ASTM E1527-05, except where Comerica's requirements may differ from ASTM E1527-05. This Phase I ESA report is subject to GEOLOGICA's Master Services Agreement with Comerica Bank.

Scope

This assessment was accomplished through, and limited to, the following tasks:

- Interviews with knowledgeable personnel;
- Site walk-through and windshield survey of the vicinity;
- Review of records reasonably available at local and regional public agencies through website research, office visits, telephone or written contacts, and environmental database search;
- Investigation of site history through interviews and review of readily available historical records such as: a) aerial photos, b) topographic maps, c) Sanborn fire insurance maps, d) city directories, e) agency files, and f) previous site investigation documents;
- Review of readily available information from standard resources regarding local environmental, physiographic, geologic, and hydrogeologic conditions.

Site Location and Adjacent Properties

The subject site is located in the northern part of Morgan Hill just west of the intersection of Cochrane Road and the Hwy 101 freeway. The 7½-acre property includes a recently constructed retail center (Madrone Village) and an undeveloped lot. The property is identified by APNs 726-33-029, -030, and -031. The surrounding area is mixed commercial and retail. Adjacent properties include:

- North (more precisely northwest) – Woodview Avenue, beyond which is vacant land.
- South (more precisely southeast) – Cochrane Road, beyond which is a retail center anchored by Walmart.
- East (more precisely northeast) – Madrone Pkwy, beyond which is a Chevron gas station/car wash/minimart, and a Marriott Courtyard Hotel.
- West (more precisely southwest) – Two office buildings.

Site Visit

The property consists of the Madrone Village retail center on the south and a vacant lot on the north. The vacant lot will be developed in the future as Phase II of the retail center. Madrone Village consists of four, single-story buildings and an asphalt-paved parking lot. A vacant bank building (715 Cochrane Road) sits in the southwest corner of Madrone Village. Santa Barbara Bank & Trust recently vacated that unit. To the east of the bank building is 755 Cochrane Road, which is two-thirds vacant and has one tenant, Peet's Coffee Shop. The next building on the east is 775 Cochrane Road, which occupies the southeast corner of the development. The 775 building includes Erik's Deli Café, a yoga studio, Chipotle Mexican Restaurant, and two vacant units on the north end. The fourth building is 795 Cochrane Road and is occupied by a

FedEx Office store and Anytime Fitness (a fitness center).

The buildings appear to be frame construction on concrete slab foundations. Exterior walls are stucco with large windows. The roofs consist of red-clay tile shingles. The interior suites consist of varying decors and improvements determined by the individual tenants. There are planters in the parking lot and between the buildings. A lawn borders the buildings along Cochrane Road and Madrone Pkwy. Overall, the property appeared to be well maintained and in good condition. No features of concern were observed in any of the suites at the Madrone Village.

The vacant, Phase II lot on the north side of Madrone Village is relatively level and was covered with dried-out grass and weeds, and a few scattered shrubs at the time of our visit. Several small patches of dark gray crushed rock were observed, but there was little else of note. Lawns with well-spaced trees flank the edges of the lot along Madrone Pkwy and Woodview Avenue.

Physical Setting

The elevation at the site is approximately 370 feet above mean sea level. The natural ground surface around the property slopes southwesterly at a gradient of about 30 feet per mile. The nearest surface water body is Anderson Lake, a reservoir located approximately 1.7 miles northeast of the site.

Previous soil borings at the subject site have delineated the subsurface stratigraphy to a depth of 70 feet. The subsurface is comprised of unconsolidated sediments such as silty clay, sandy clay, silty sand, and clayey gravel.

The subject property is located near a groundwater divide that separates the Santa Clara Valley Basin on the north from the adjoining Llagas Basin on the south. As such, the groundwater gradient is nearly flat. Soil borings indicated that the depth to groundwater was 64-68 feet bgs in March 1992. Data from a monitoring well formerly located just north of the site indicated that the static water level ranged from 36 to 55 feet during the period of April-November 1995.

Hazardous Materials/ Environmental Issues

No hazardous materials or wastes or other environmental issues were identified in association with the current tenants at the subject site.

A portion of the northern half of the property (which is currently undeveloped) was once part of a shooting range operated by the San Jose Trap & Skeet (SJTS) Club from around 1958 to 1993. This activity caused lead contamination in soils within the SJTS facility and at neighboring properties. The lead contamination was the focus of various environmental studies during the 1990s. The lead contamination issue was resolved when a *Covenant and Environmental Restriction* (deed restriction) was recorded in 2001 for parcel 726-33-027, which is located north of the subject site.

The deed restriction was enabled by a *Human Health Risk Assessment* by Harza Engineering (Harza) in 2000. The Risk Assessment recommended using a preliminary remediation goal (PRG) for lead in soil of 1,000 mg/kg as a guide for the development of the impacted land for commercial/industrial uses. Harza recommended that any soils affected by lead pellets or exceeding the PRG in Zone C (APN 726-33-027) be removed to a depth of six inches and then placed under building pads, parking, or other maintained pavement areas.

After reviewing the Risk Assessment, the RWQCB issued a no further action letter dated June 21, 2000 that approved development on a conditional basis. Conditions of development included the preparation of a Risk Management Plan (RMP), the recordation of a deed restriction for APN 726-33-027 preventing inappropriate sensitive uses (acceptable uses are industrial, commercial, or office space), and a requirement that areas not covered by buildings and/or pavement meet the PRG for commercial/industrial use. The subject site was identified as possibly lead-impacted, but was not included in the deed restriction.

Site History

The property was either orchard or cultivated field at least as early as 1939. In 1958, the SJTS Club shooting range opened on a portion of the northern part of the subject site, and included land to the north and northeast as well. The SJTS facility closed in 1993. Some of the southern portion of the subject site was apparently part of the Dick Sullivan property by the late 1960s. Sullivan removed the orchard from his land and grew hay instead. The northern part of the subject site was involved in environmental investigations for lead contaminated soil during the

1990s. New lot lines were recorded in 2000 and the current parcel numbers were assigned. The site remained vacant land until the Madrone Village retail center was constructed in 2006/07.

Previous Investigations

ENSR Consulting and Engineering, October 2000, Phase I Environmental Site Assessment, Madrone Business Park, Highway 101 and Cochrane Road, Morgan Hill, California. – The subject for this report was a 101-acre area that included the subject property and a swath of land on the north side of the property extending from Hwy 101 on the east to Monterey Road on the west. The 101-acre property was largely vacant land undergoing grading for construction at the time of this ESA.

ENSR notes that a shooting range for the SJTS Club was established in the 1950s and operated until 1993. As a result of the SJTS activities, the land was impacted by lead shot, and lead impacted soils remained. ENSR states that the RWQCB gave conditional approval for development in 2000 based on the risk assessment by Harza.

The ENSR report recommended that development be consistent with the restrictions set forth by the RWQCB, including the development of a risk management plan, recording a deed restriction to exclude residential use, and removal of soils with lead concentrations exceeding 1,000 ppm in areas that will not be covered by hard structures.

Harding Lawson Associates (HLA), December 31, 1990, Phase I Preliminary Hazardous Materials Site Assessment, Cochrane Boulevard and Highway 101, Morgan Hill, California – This report was focused on the 8.8-acre Sullivan property, which includes eastern and southern portions of the subject site. At the time of this assessment, the Sullivan property was vacant except for a small hot dog stand and a former fruit stand, both located on the southwestern portion of the site. HLA notes that the property was prune and walnut orchards until Dick Sullivan purchased it around 1967 and removed the orchards. Since then, the majority of the site has been used to grow hay. HLA noted that because of the agricultural land use, there was a possibility for pesticide residues in the soil. A number of shotgun shell casings were observed on the site, most likely from the adjacent gun club. Consequently, HLA pointed out that lead contamination may be present in the soil, and recommended that shallow soil samples be collected along the northwest side of the site for lead analyses.

Other previous environmental reports are discussed in Section 4 and mainly concern the lead contamination investigations related to the SJTS shooting range.

Offsite Properties

No offsite properties were identified that pose a threat to the subject site.

Key Findings

The following are the key findings for this ESA:

- In the past, the property, or portions thereof, was part of an orchard or cultivated field, part of a shooting range, and contained several small buildings occupied by a hot dog and/or fruit stand and real estate office. The subject site was apparently part of two separate properties that were parceled differently than today.
- The SJTS Club shooting range existed from 1958 to 1993 and it included some of the undeveloped northern part of the subject site. The shooting range resulted in lead shot contamination in the soil that extended onto neighboring properties.
- Environmental investigations and some remediation were conducted throughout the 1990s related to the lead contamination.
- Lead contaminated soil was excavated from the Sullivan property that bordered the shooting range on the east and southeast, and that soil was relocated to the SJTS site. That remediation removed any restrictions to development for the Sullivan property based on a 1996 letter from the RWQCB. The Sullivan property appears to include some of the eastern/southeastern part of the subject site, but that is not well defined due to the subsequent re-parceling of the land. We have not seen any reports that indicate the southern half of the subject site (where Madrone Village is located) was specifically included in the area investigated for lead contamination.
- A Human Health Risk Assessment was performed for the lead-impacted lands in 2000. The area that was modeled for the Assessment included the subject site (Zone A) and lands to the north and northeast. The Assessment indicated that the risk of lead

exposure would not be unacceptable if soil that exceeded the PRG for industrial/commercial development (1,000 ppm) were placed under buildings and paved areas. The Assessment stated that the low levels of lead in surface soil in Zone A does not pose a significant risk to human health.

- Based on the results of the Risk Assessment, the RWQCB gave conditional approval for development of the affected lands in June 2000. The conditions included a deed restriction on a nearby parcel to prevent sensitive uses such as residential, day care, school, convalescent home, etc., and the preparation of a Risk Management Plan to guide activities that might disturb lead impacted soil such as grading and trenching.
- The Deed Restriction does not apply to the subject site, which is consistent with the findings of Harza's Risk Assessment for Zone A.
- The Madrone Village retail center was constructed in 2006/07. The current tenants include typical retail businesses such as restaurants, office supplies, and fitness center. Approximately half of the leasable space is vacant. No records have been found to indicate that any of the current tenants are a source of environmental concern. No features of concern were observed at the vacant, Phase II portion of the site.
- The property appears to be in generally good condition and well maintained. No features of environmental concern were identified in connection with the property.
- No records were found to indicate that any surrounding sites have impacted soil or groundwater at the property.

Conclusions We have performed a Phase I ESA at the retail property located at 715-795 Cochrane Road in Morgan Hill in general conformance with Comerica guidance for Phase I ESAs. Any exceptions to, or deletions from that guidance are described in the full report that follows. This assessment has revealed no evidence of recognized environmental conditions in connection with the property except for the following:

The data provided in Harza's Risk Assessment indicate that lead concentrations as high as 710 ppm have been detected in soil samples from the northern part of the vacant parcel. This lead concentration exceeds the residential PRG.

Recommendations We recommend that the vacant parcel be inspected for the presence of lead shot in the soil. In addition, we recommend that a Limited Phase II be conducted to collect and analyze soil samples from the vacant parcel to characterize current lead levels.

1 INTRODUCTION

This report presents the results of a Phase I Environmental Site Assessment (ESA) conducted at the 7½-acre commercial property located at the northwest corner of Cochrane Road and Madrone Parkway in Morgan Hill, California (subject property or site). The general site location is shown on **Figure 1**. A portion of the northern half of the property (which is currently undeveloped) was once part of a shooting range operated by the San Jose Trap & Skeet (SJTS) Club from around 1958 to 1993. This activity caused lead contamination in soils within the SJTS facility and at neighboring properties, which were used for agriculture at that time. The lead contamination has been the focus of various environmental studies. This aspect of site history will be discussed in greater detail later in this report. This ESA was performed in conjunction with contemplated financing for the owner of the property.

1.1 PURPOSE

The purpose of this Phase I ESA was to review past and present land use practices and activities at and near the subject property for evidence of Recognized Environmental Conditions (RECs) that could result in impacts to soil, surface water, and/or groundwater at, beneath, or originating from the subject property. The result of this Phase I ESA is a listing of identified RECs, defined by ASTM as "… *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 of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property.*"

1.2 GUIDANCE PROTOCOL

Work was performed in general conformance with Comerica Guidance Document for Phase I ESAs dated November 1, 2006. The scope of work was in general agreement with the requirements specified in ASTM Standard E1527-05, except where Comerica's requirements may differ from ASTM E1527-05. This Phase I ESA report is subject to GEOLOGICA's Master Services Agreement with Comerica Bank.

1.3 SCOPE OF SERVICES

This assessment was accomplished through, and limited to, the following tasks:

- Interviews with knowledgeable personnel;
- Site walk-through and a windshield survey of the neighborhood;
- Review of records reasonably available at local and regional public agencies through agency visits, website research, telephone or written inquiries, and environmental database search;

- Investigation of site history through interviews and review of readily available historical documentation such as: a) aerial photos, b) topographic maps, c) Sanborn fire insurance maps, d) city directories, e) agency files, and f) previous site investigation documents, if available; and
- Review of readily available information from standard sources regarding local environmental, physiographic, geologic, and hydrogeologic conditions.

1.4 EXCLUSIONS

The collection of samples of air, soil, groundwater, surface water, drinking water, suspect asbestos-containing materials, or lead-based paint, or performance of analytical laboratory testing for hydrocarbons, lead, radon, or other compounds was not included as a part of our scope of services, nor is the sampling and testing of these materials within the normal scope of a Phase I ESA. This ESA did not constitute a comprehensive regulatory compliance, endangered species, wetlands, indoor air quality, or high-voltage power line audit.

1.5 CREDENTIALS

This report has been prepared under the professional supervision of the principal(s) whose signature(s) appear herein. Resumes for those individuals are included in **Attachment 1**. The information contained in this report has received appropriate technical review and approval. The conclusions represent professional judgments that are based upon the findings of the investigations described in this report and the interpretation of such data based on our experience and expertise according to the existing standards of care for work of this kind.

2 SITE DESCRIPTION

This section describes the site location and physical characteristics as determined from a site visit by GEOLOGICA representative Mark Hallee, and a review of relevant topographic maps and other published resources as cited.

2.1 SITE LOCATION AND DESCRIPTION

Morgan Hill is located in the southern part of Santa Clara Valley, about 18 miles southeast of downtown San Jose. The subject site is located in the northern part of Morgan Hill just west of the intersection of Cochrane Road and the Highway 101 freeway (**Figure 1**). The 7½-acre subject property includes a recently constructed retail center (Madrone Village) and an undeveloped lot (**Figure 2**). The Santa Clara County Assessor's parcel numbers for the property are 726-33-029, -030, and -031. Selected photographs of the site are reproduced in **Appendix A**.

2.2 SURROUNDING PROPERTIES

The site is located in an area of mixed office and retail developments. Adjacent properties noted during the site visit include:

- North (more precisely northwest) – Woodview Avenue, beyond which is vacant land.
- South (more precisely southeast) – Cochrane Road, beyond which is a retail center anchored by Walmart.
- East (more precisely northeast) – Madrone Pkwy, beyond which is a Chevron gas station/car wash/minimart on the south, and a Marriott Courtyard Hotel on the north.
- West (more precisely southwest) – Two office buildings.

No evidence was observed of environmental impacts to the subject site from adjacent or nearby properties.

2.3 PHYSICAL SETTING

This section describes the general physical setting of the property.

2.3.1 TOPOGRAPHY AND SURFACE WATER

Morgan Hill is located in the relatively narrow, southeasterly trending arm of Santa Clara Valley. Review of the U.S. Geological Survey's topographic map, the Morgan Hill quadrangle (USGS, 1980), indicates that the site elevation is approximately 370 feet above mean sea level. The natural ground surface around the property slopes southwesterly at a gradient of about 30 feet per mile. The nearest surface water body is Anderson Lake, a reservoir located in the hills approximately 1.7 miles northeast of the site. Anderson Lake feeds Coyote Creek, which flows in a northwesterly direction along the east side of Santa Clara Valley to eventually empty into San Francisco Bay.

2.3.2 GEOLOGIC SETTING

Santa Clara Valley is part of the Coast Ranges geomorphic province of California. This province is characterized by northwest-trending ridges and valleys, and contains numerous active faults. The Diablo Range borders the eastern side of Santa Clara Valley. This mountain range is cored by rocks of the Franciscan Complex that are structurally overlain by Coast Range Ophiolite and marine clastic rocks of the Mesozoic-age Great Valley Sequence (Wentworth, et al, 1999). The Calaveras and Hayward faults are major active faults that transect the southwestern front of the Diablo Range. The southwest side of Santa Clara Valley is bordered by the Santa Cruz Mountains. This mountain range is transected in a northwesterly direction by the San Andreas fault. The basement rocks of the Santa Cruz Mountains include granitic and mafic crystalline rocks of the Salinian block that are part of the Pacific Plate (Wentworth, et al, 1999). These rocks originated far to the south and have been transported to their present position by movement along the San Andreas fault.

The Santa Clara Valley is a large structural basin underlain by a basement of strongly deformed sedimentary and metamorphic rocks that includes the Franciscan Complex, Coast Range Ophiolite, and Great Valley Sequence (Wentworth, et al, 1999). Near-surface sediments in the Valley consist of alluvial deposits derived from the bordering mountains. These sediments were deposited as a series of coalescing alluvial fans by streams draining the mountains.

Geologic deposits at the site vicinity have been classified as Upper Pleistocene age alluvial fan sediments (Wentworth, et al, 1999). These deposits consist of gravel and cobbles in a clayey and sandy matrix. Previous soil borings at the subject site have sampled the subsurface stratigraphy (Kennedy/Jenks Consultants, 1992). The uppermost 70 feet of the subsurface is comprised of unconsolidated sediments that can be subdivided into three general units of variable thickness and character. The uppermost unit consists of brown silty clay with variable minor sand content that ranges to a depth of between 2 and 9 feet below ground surface (bgs). The second soil unit extends to about 35 feet below the upper unit and is comprised of interbedded sandy clay, silty clay, sand, and clayey gravel. The lower unit consists of clayey sandy gravel, silty sand, and silty clayey gravel that extends to a maximum depth of 70 feet bgs.

2.3.3 GROUNDWATER

The site is located at the southern edge of the Santa Clara Valley Groundwater Basin. The water-bearing formations of the basin include two principle units: the Plio-Pleistocene age Santa Clara Formation and younger alluvium of Pleistocene to Holocene age (California Dept. of Water Resources [CDWR], 2004). The alluvium is the most important water-bearing unit in the Santa Clara Basin. The permeability of the valley alluvium is generally high and all large production wells derive their water from it (CDWR, 2004). The alluvium is generally comprised of unconsolidated gravel, sand, silt, and clay deposited principally as a series of convergent alluvial fans.

The subject property is reportedly located near a groundwater divide that separates the Santa Clara Valley Basin on the north from the adjoining Llagas Basin on the south (Kennedy/Jenks Consultants, 1992). As such, the groundwater gradient is nearly flat. Soil boring data for the site indicated that the depth to groundwater was 64-68 feet bgs in March 1992. Data from a monitoring well formerly located on the north side of Woodview Avenue indicates that the depth to groundwater ranged from 36 to 55 feet bgs during the period of April-November 1995 (Harza Consulting Engineers, 1995).

3 SITE RECONNAISSANCE

A site reconnaissance was conducted on July 18, 2012 by Mr. Mark Hallee, a senior geologist with GEOLOGICA. Mr. Hallee was accompanied by JR Romero, the Facilities Superintendent for Toeniskoetter Real Estate Investment, owner of the property. Mr. Romero has been associated with the property since the Madrone Village was constructed in 2006/07.

The purpose of the site reconnaissance was to observe existing property conditions, including the presence of hazardous materials and/or wastes, and to evaluate for evidence of RECs. Observations noted during the site reconnaissance are summarized below. The property and neighboring features are shown on **Figure 2**. Representative photographs taken during our visit are included in **Appendix A**. For the purpose of simplicity in the following discussion, features will be referenced as if the site were bordered by Cochrane Road on the *south* and by Madrone Pkwy on the *east* (in actuality, it should be southeast and northeast, respectively).

3.1 CURRENT CONDITIONS

The property consists of the Madrone Village retail center on the south and a vacant lot on the north. Mr. Romero indicated that the vacant lot will be developed in the future as Phase II of the retail center. Madrone Village consists of four, single-story buildings that front onto the north and west, facing an asphalt-paved parking lot. The parking lot is accessed by driveways from either Cochrane Road or Madrone Pkwy. A vacant bank building (715 Cochrane Road) sits in the southwest corner of the development. Santa Barbara Bank & Trust recently vacated that unit. To the east of the bank building is 755 Cochrane Road, which is two-thirds vacant and has one tenant, Peet's Coffee Shop. A patio separates the 755 building from the next building on the east, 775 Cochrane Road. The latter building has an L-shaped footprint and occupies the southeast corner of the development. The 775 building includes Erik's Deli Café, a yoga studio, Chipotle Mexican Restaurant, and two vacant units on the north end. One of those vacant units (Suite 100) was formerly occupied by D'Vine Jazz & Wine. The fourth building is 795 Cochrane Road and sits in the northeast corner of the development. The 795 building is occupied by a FedEx Office store and Anytime Fitness (a fitness center).

The buildings appear to be frame construction on concrete slab foundations. Exterior walls are stucco with large windows. The roofs consist of red-clay tile shingles. The interior suites consist of varying decors and improvements determined by the individual tenants. The vacant suites were unfinished on the interior. There are planters in the parking lot and between the buildings. A lawn separates the buildings from the sidewalks that run along Cochrane Road and Madrone Pkwy. Overall, the property appeared to be well maintained and in good condition.

Mr. Romero escorted GEOLOGICA into each of the suites except the vacant bank building, which had an active alarm system. However, we were able to view most of the bank interior through windows on all four sides of the building. No features of concern were observed in any of the suites at the Madrone Village.

The vacant, Phase II lot on the north side of Madrone Village is relatively level and was covered with dried-out grass and weeds, and a few scattered shrubs at the time of our visit. Several small patches of dark gray crushed rock were observed, but there was little else of note. Lawns with well-spaced trees flank the edges of the lot along Madrone Pkwy and Woodview Avenue. There was no evidence of the former SJTS shooting range.

3.2 Hazardous Materials – Use and Storage

This section describes site hazardous materials use and storage conditions.

3.2.1 Hazardous Materials

No hazardous materials are used or stored by the tenants except for cleaning and disinfecting products in one-gallon and smaller containers.

3.2.2 ASTs, USTs, and Other Containment Structures

There are no aboveground storage tanks (ASTs), underground storage tanks (USTs), or other types of fixed chemical containment structures onsite.

3.2.3 Transformers and Electrical Equipment

We noted three PG&E electrical transformers stationed on concrete pads at the Madrone Village. Two transformers are located off the northwest corner of the bank building and the third is located in the parking lot. No staining was evident around the transformers, which appeared to be relatively new. No unusual electrical equipment was observed during our site visit.

3.3 Utilities and Infrastructure

Site utility services and infrastructure are all underground. Utility services are described in the following sections.

3.3.1 Electrical Service and Natural Gas

Electrical service and natural gas are provided by Pacific Gas and Electric Company (PG&E).

3.3.2 Backup Generators

No backup generators are located on the subject property.

3.3.3 Potable Water

Potable water is provided by the City of Morgan Hill.

3.3.4 Industrial, Sanitary, and Stormwater Sewers

Sanitary and storm sewers are maintained by the City of Morgan Hill. Wastewater treatment facilities are managed by the South County Regional Wastewater Authority. There are storm drains in the parking lot of Madrone Village.

3.3.5 Solid Waste Disposal

Pickup and disposal service for ordinary solid waste is provided by the municipal contractor, Recology South Valley.

3.4 Hazardous and Non-Hazardous Wastes

This section describes liquid and solid waste streams generated or produced at the subject property.

3.4.1 Hazardous Waste

No hazardous waste is generated at the property. Spent toner cartridges generated by FedEx Office are returned to the supplier.

3.4.2 Waste Oils and Other Wastes

No waste oil or other regulated waste is generated at the property.

3.4.3 Solid and Liquid Wastes

Ordinary, non-regulated solid wastes are disposed into the trash dumpsters for pickup by the municipal contractor. The only liquid waste generated at the site is sanitary wastewater that is discharged to the sewer. There is an underground, three-chamber grease interceptor used by Chipotle Restaurant that is located in the lawn on the south side of the 775 building. Records at the Morgan Hill Building Department indicate that it is 1,000-gallon capacity with a post-interceptor sample box. The grease interceptor is serviced on a regular basis by an outside vendor.

3.5 Other Environmental Issues

No sumps, clarifiers, drywells, discharge areas, discolored soils, pools of liquid, odors, water wells, monitoring wells, or septic tanks were observed. No evidence of distressed vegetation, onsite dumping, or disturbed soil was noted.

3.5.1 Asbestos

Geologica performed a visual building survey of accessible areas for damaged suspect friable and non-friable asbestos-containing materials (ACMs) during the site reconnaissance. Friable materials can be crumbled or reduced to powder by hand pressure when dry. Non-friable materials are those in which the fibers have been locked in by a bonding agent, coating, or binder, and may not release fibers during normal use and handling. Improper handling of non-friable ACMs, such as grinding or sanding, will render those materials friable.

The use of ACMs in the building industry was phased out beginning in 1972. However, the U.S. Environmental Protection Agency recommends treating all building materials as suspect ACMs unless proven otherwise. Potential ACMs include vinyl floor tiles, mastic, and drywall.

Considering that the subject buildings were built in 2006/07, it is unlikely that ACMs are present. Building materials generally looked to be in good condition and well maintained.

3.5.2 Lead-Based Paints

The use of lead-based paints (LBP) in residential housing was banned by the federal government in 1978. Many lead components of paint were subsequently replaced by titanium and other less toxic elements. Since buildings and structures are periodically repainted, the most recent layer of paint would most likely not contain lead, but the older layers underneath could contain lead.

Based on the age of construction, it is unlikely that LBP was used. Most finished building surfaces at the site appeared to be in good condition.

3.5.3 High-Voltage Tower-Mounted Transmission Lines

No high-voltage tower-mounted transmission lines were observed in proximity to the site.

3.5.4 Microbial Growth and Moisture Intrusion

No obvious visual or olfactory indications of microbial growth and moisture intrusion were observed at the subject property.

3.5.5 Environmental Non-Compliance Issues

No obvious material non-compliance issues were noted by Geologica.

3.5.6 Wetlands

No evidence of the potential presence of wetland areas was noted on or immediately adjacent to the subject property.

3.5.7 Activity and Use Limitations

There is a Deed Restriction on a nearby parcel related to lead shot contamination in soil that resulted from the former shooting range that operated adjacent to the subject site from 1958 to 1993. We do not believe that the Deed Restriction applies to the subject site. A copy of the Deed Restriction and accompanying Risk Management Plan is included in **Appendix C**. Among other requirements, the Deed Restriction prohibits parcel 726-33-027 from being used for residential purposes or the siting of sensitive receptor facilities such as day care, hospital, convalescent home, etc. Additional background will be provided in Section 4.

4 SITE HISTORY

Information about the property's history and development are summarized below. The history was derived based upon a review of aerial photographs, topographic maps, and city directories provided by Environmental Data Resources, Inc. (EDR). Information was also obtained from a review of agency files and previous reports.

4.1 PROPERTY HISTORY SUMMARY

The property was either orchard or cultivated field at least as early as 1939. In 1958, the SJTS Club shooting range opened on a portion of the northern part of the subject site, and included land to the north and northeast as well. The SJTS facility reportedly closed in 1993. Some of the southern portion of the subject site was apparently part of the Dick Sullivan property by the late 1960s. Sullivan removed the orchard from his land and grew hay instead. Sullivan also opened a hot dog stand and a fruit stand along Cochrane Road in the 1970s. The latter buildings and the SJTS Club buildings may have stood until 2000. The northern part of the subject site was involved in environmental investigations for lead contaminated soil during the 1990s. New lot lines were also recorded in 2000 and the current parcel numbers were assigned. The site remained vacant land until the Madrone Village retail center was constructed in 2006/07.

4.2 HISTORICAL AERIAL PHOTOGRAPHS

Historical aerial photographs were obtained from EDR and are reproduced in **Appendix B**. The results of our review are summarized in the following table.

Year	Source of Photo	Scale	Site & Surrounding Property Use
1939	Fairchild	1"=555'	The site and surroundings are orchards. Cochrane Road is present, and flanked on either side by orchards. Scattered farms are visible in the general area.
1948	USGS	1"=655'	The subject site is off the edge of this photo, but the area still appears to be occupied by orchards and cultivated fields.
1956	Aero	1"=555'	The site is partly orchard and partly cultivated field. A property boundary crosses the site in a north-northeast direction separating the two parts of the site: orchard on the east (former Sullivan property), and cultivated field on the west. Two small buildings and a tree are located at the northwest corner of the latter part of the property. The surrounding lands are either orchards or farm fields. A landing strip is present on the opposite side of Cochrane Road to the southeast of the site. Five planes (crop dusters?) are parked along the landing strip.

Year	Source of Photo	Scale	Site & Surrounding Property Use
1965	Cartwright	1"=333'	The Sullivan portion of the site remains an orchard. The western portion appears to be occupied by the SJTS shooting range. Two inferred, arcuate shooting areas are visible facing northwest in the northwestern part of the site. A house-sized building and two smaller sheds are visible on the south side of the inferred shooting areas, also apparently in the northwest part of the subject property. The surrounding lands appear little changed from 1956.
1975	NASA	1"=550'	This photo is very poor quality. A building (hot dog stand?) appears to be present adjacent to Cochrane Road at the south end of the Sullivan portion of the site. The orchard is no longer present on that part of the site. Cochrane Road has been widened. There are about four rectangular buildings on the opposite side of Cochrane Road, possibly associated with the landing strip. The area otherwise remains agricultural.
1982	USGS	1"=690'	This photo is also poor quality. The site appears little changed compared to 1975. There is a building(s) adjacent to Cochrane Road on the south part of the site. The SJTS range occupies the western part of the site. The Hwy 101 freeway is under construction directly to the east. New streets have been constructed south of Cochrane Road, and the landing strip is gone. North of Cochrane Road remains agricultural.
1998 & 1998	EDR & USGS	1"=500' & 1"=666'	There does not appear to be any significant change to the site compared to 1982, except that the shooting areas are no longer evident at SJTS. The buildings previously noted at the site remain, but the site is otherwise vacant land. The existing office buildings adjacent to the west side of the site are present, as is the Walmart center on the opposite side of Cochrane Road. Ag fields are being replaced by developments in the general area. Madrone Pkwy and Woodview Ave do not exist. Land to the north of the subject site is undeveloped.
2005 & 2006	EDR	1"=500'	Madrone Pkwy and Woodview Ave are now present. The site is a vacant, graded lot. A mature tree is present on the east part of the site. The Chevron station and Marriott hotel are present on the opposite side of Madrone Pkwy. The land on the opposite side of Woodview Ave is vacant, but graded.

4.3 Historical Topographic Maps

Historical USGS topographic maps were provided by EDR and are reproduced in **Appendix B**. The results of our review are summarized in the following table.

Year	Scale	Site & Surrounding Property Uses
1917	1:62,500	The site and surroundings are depicted as undeveloped land. Cochrane Road is present. There are scattered small buildings (probable homes or farms) shown along short dirt roads leading off Cochrane Road.
1955	1:24,000	The site and adjacent land are shown as undeveloped or as orchards. The Sullivan portion of the subject site is occupied by an orchard. A small building is depicted in the western part of the site. A landing strip is shown on the south side of Cochrane Road, opposite the Sullivan property.
1968	1:24,000 & 1:62,500	No change to the site or adjacent lands compared to 1955, except that a dirt road is depicted running along the Sullivan property line that splits the subject site into two parts. The western part of the site contains two more small buildings adjacent to the original one noted in 1955. The landing strip on the opposite side of Cochrane Road is labeled as the Morgan Hill Airport, and there are three rectangular buildings there side by side.
1973	1:24,000	The subject site and adjacent properties are unchanged compared to 1968. Cochrane Road has been widened into a divided roadway. The Hwy 101 freeway has been completed south of Cochrane Road.
1980	1:24,000	There is no change to the site or adjacent properties compared to 1973, except that the Sullivan property is no longer depicted as an orchard. An additional rectangular building is shown at the airport on the opposite side of Cochrane Road.

4.4 Historical City Directories

The EDR City Directory report is included in **Appendix B**. The Haines Criss-Cross Directory was the source referenced for this report. The report references city directory entries at approximate five-year intervals for the period of 1970 to 2004. The following are the results reported for the subject property.

- The 1991 directory listed 645 Cochrane Road as San Jose Trap & Skeet, and 785 Cochrane Road as Sullivan Real Estate.
- The 1984 directory listed 645 Cochrane Road as San Jose Trap & Skeet, and 785 Cochrane Road as Sullivan Real Estate, Sullivan's Hot Dog, and Sullivan's Last Stand.
- The 1981 and 1975 directories listed 645 Cochrane Road as San Jose Trap & Skeet, and 785 Cochrane Road as Sullivan Real Estate and Sullivan's Last Stand.

4.5 Historical Sanborn Maps

EDR reported that no historical Sanborn maps were available for the subject property. A copy of the EDR Sanborn notice is provided in **Appendix B**.

4.6 DEED RESTRICTION AND RISK MANAGEMENT PLAN (RMP)

A *Covenant and Environmental Restriction* (deed restriction) was recorded for a nearby lead-impacted parcel in 2001 as agreed to by the owner, TBI-Madrone I, LLC, and the San Francisco Bay RWQCB. A copy of that document is provided in **Appendix C**. The Covenant is poorly written and contains contradictory information. In the first paragraph of the Covenant, there is a reference to the attached Exhibit A as the legal description for the land subject to the restriction (the "Burdened Property"). Exhibit A identifies Parcel P (APN 726-33-027) and an apparent easement as the Burdened Property. Parcel P is shown on Figure 1 of the Risk Management Plan (RMP) that accompanies the Covenant as Exhibit C. The third paragraph of the Covenant then refers to the Madrone Parcels, which are shown on Figure 2 of the RMP. The referenced Figure 2 shows a different set of parcels that includes the subject site, but not the Parcel P in Exhibit A. This Figure 2 creates confusion that the subject site might be part of the deed restriction, which we believe is not the case.

The deed restriction was enabled by a *Human Health Risk Assessment* by Harza Engineering (Harza) dated April 17, 2000 (**Appendix E**). The Risk Assessment recommended using a U.S. Environmental Protection Agency preliminary remediation goal (PRG) for lead in soil of 1,000 mg/kg as a guide for the development of the lead-impacted lands for commercial industrial uses. The Risk Assessment notes that lead concentrations in Zone C averaged 2,615 mg/kg, the most highly impacted portion of the former shooting range (Parcel P in the Covenant). In the northern part of the subject site (part of Zone A), lead concentrations averaged 513 mg/kg. The lead is mainly present in pellet form within the soil. To address the potential risk of exposure to lead pellets in Zone C, Harza recommended that any areas that contained lead concentrations in excess of the PRG for commercial industrial use be covered by buildings and parking. Harza further recommended that any soils affected by lead pellets be removed to a depth of six inches and then placed under building pads, parking or other maintained pavement areas. Section 5.0 of the Risk Assessment states that lead levels in Zone A "do not present a significant risk to human health as determined by the DTSC model."

The RWQCB issued a no further action letter dated June 21, 2000 that approved development of the lead-impacted lands on a conditional basis. A copy of the RWQCB letter is attached to the deed restriction. Conditions of development included the preparation of a RMP, the recordation of a deed restriction preventing inappropriate sensitive uses (acceptable uses are industrial, commercial or office space), and a requirement that areas not covered by buildings and/or pavement meet the PRG for commercial industrial use.

The RMP was prepared by ENSR International (dated January 2001) and was incorporated into the deed restriction as Exhibit C. The RMP may apply to the subject site, although the Covenant is ambiguous about point. The RMP applies to future excavation work that may be conducted in the areas of the property now covered by pavement or structures, including areas not yet developed. The RMP requires proper maintenance of the parking lot pavement and building structures to prevent deterioration and exposure of lead-contaminated soil. The RMP notes that

employers must take steps to protect construction workers onsite from exposure to airborne lead concentrations that exceed established standards. However, since the majority of the lead is in pellet form, it will not generally be available for inhalation exposure.

4.7 PREVIOUS ENVIRONMENTAL INVESTIGATIONS

There are a number of previous environmental reports for the subject property, mainly because of the investigation and cleanup of lead contamination in soil caused by SJTS. Relevant parts of the various reports have been included in **Appendix D** (prior Phase I ESAs) and **Appendix E** (lead in soil investigations). The following is a synopsis of relevant information from the referenced reports.

ENSR Consulting and Engineering, October 2000, Phase I Environmental Site Assessment, Madrone Business Park, Highway 101 and Cochrane Road, Morgan Hill, California: for Toeniskoetter & Breeding, Inc. – The subject for this report was a 101-acre area that included the subject property and a swath of land on the north side of the property extending from Hwy 101 on the east to Monterey Road on the west. The 101-acre property was largely vacant land undergoing grading for construction at the time of this ESA. There were three irrigation wells within the study area which ENSR recommended be properly abandoned [these wells were not located on the subject property]. ENSR reported that the depth to groundwater fluctuates from 35 to 100 feet deep due to seasonal agricultural pumpage in the valley.

ENSR notes that a shooting range for the SJTS Club was established in the 1950s and operated until 1993. The shooting range included part of the northern portion of the subject property. As a result of the SJTS activities, the land was impacted by lead shot. ENSR states that the RWQCB gave conditional approval for development in 2000 based on the risk assessment by Harza. ENSR notes the conditions for development specified by the RWQCB (e.g., the deed restriction).

The ENSR report recommended that development of lead-impacted areas be consistent with the restrictions set forth by the RWQCB, including the preparation of a risk management plan, recording a deed restriction for non-residential use of the property, and removal of soils with lead concentrations exceeding 1,000 ppm in areas that will not be covered by hard structures. In addition, ENSR noted that any future development or excavation should be evaluated for the potential to disturb lead-impacted soils.

Harza Consulting Engineers and Scientists (Harza), February 1, 1996, Revised Characterization and Remediation Workplan for Sullivan Property, Madrone Land Corporation, Morgan Hill, California: for Madrone Land Corporation – This workplan details soil excavation and verification sampling at a portion of the Sullivan property impacted by SJTS. A small part of the subject site is included in the affected portion of the Sullivan property. Harza notes that the remedial objective for the workplan is the PRG established by DTSC for unrestricted use of the land, or a lead concentration of <130 ppm. Harza briefly describes previous soil sampling on a

50-foot grid that revealed only a limited area of the Sullivan property was impacted by lead shot in the surface soil. The sampling data had delineated the area where soil would need to be removed in order to meet the PRG (refer to their Figure in **Appendix E**). The proposed excavation would extend to a depth of two to three feet and would include an area previously excavated and backfilled by Decon in 1993. After Harza had completed the remedial work, the RWQCB issued a No Further Action letter on June 3, 1996 "to allow for unrestricted use of the property" (**Appendix C**).

Harza Consulting Engineers and Scientists (Harza), December 15, 1995, Ground Water Sampling Report No. 3, Madrone Land Corporation, Morgan Hill, California: for Madrone Land Corporation – This report summarizes the results of three rounds of groundwater sampling conducted in 1995 to evaluate whether groundwater had been impacted by lead. The sampling was required by the RWQCB. The monitoring well installed for this work was located directly north of the subject site, on what would be the north side of the future Woodview Avenue. The results of the sampling indicated that dissolved lead was not detected, and total lead concentrations ranged from 0.005 to 0.039 ppm. These data showed that groundwater had not been impacted. The depth to water in the monitoring well ranged from 36 feet bgs in April to 55 feet in November 1995.

Kennedy/Jenks Consultants (KJC), May 1992, Phase V Soil and Groundwater Investigation, Madrone Land Corporation, Morgan Hill, California: for Madrone Land Corporation – This report details the results and findings from the soil and groundwater investigation conducted at the SJTS site in March 1992 in accordance with a workplan approved by the RWQCB. The report also summarizes data from previous soil investigations conducted in late 1991.

The KJC report provides a brief history for the 26.8-acre SJTS site and the adjacent Sullivan property that bordered SJTS on the east and south. According to the Range Master for the SJTS Club, the range opened in 1958. Prior to that, the SJTS site was used for agricultural production. The Sullivan property was a prune and walnut orchard up until the early 1970s. The orchards were then removed and the Sullivan property was used for hay production.

The initial soil investigation by KJC involved the collection and analysis of shallow (0-15 inches) soil samples from the Madrone and Sullivan properties potentially impacted by lead shot fallout. The results of the investigation provided a preliminary indication of the lateral distribution of lead concentrations in soil. Additionally, the sampling was designed to evaluate the contributions to lead concentrations from potential past use of lead arsenate pesticide when the properties were agricultural. The results indicated that the potential use of lead arsenate pesticide did not contribute significantly to the elevated lead concentrations in the soil. The background concentration for lead in surface soil was established as approximately 16 ppm. A subsequent soil investigation focused on further defining the areal and vertical distribution of lead in soil. Based on the results of those investigations in 1991, the City of Morgan Hill Fire Administration requested the involvement of the RWQCB.

The Phase V investigation was designed to better characterize the distribution of lead in the soil and to evaluate whether groundwater had been impacted. The investigation included five borings drilled to 70-75 feet bgs in order to collect grab groundwater samples. The depth to groundwater was 64-68 feet. Based on the test results from 85 soil samples, KJC concluded that the areal and vertical distribution of lead in soils had been adequately characterized. The area impacted by elevated lead concentration (>170 ppm) in shallow soils (<15 inches bgs) was indicated on KJC's Figure 1, and encompassed the northern part of the shooting range, land north of Woodview Avenue, a portion of the Sullivan property on the east side of the shooting range, and a small part of the Cochrane Business Ranch on the west side of the range. The sampling data for deeper soils indicated that elevated lead concentrations were not present below 3.5 feet bgs. However, there was not a regular distribution pattern for lead concentration versus depth. The analysis of grab groundwater samples indicated that lead had not impacted groundwater. However, the high turbidity in some of the groundwater samples had caused some problems with the analyses. The 170 ppm concentration used by KJC to delineate areas of elevated lead was an arbitrary level and not based on a regulatory or risk-derived standard.

Harding Lawson Associates (HLA), December 31, 1990, Phase I Preliminary Hazardous Materials Site Assessment, Cochrane Boulevard and Highway 101, Morgan Hill, California: for Scadina Marshall, Inc. – This report was focused on the 8.8-acre Sullivan property, which includes eastern and southern portions of the subject site. At the time of this assessment, the Sullivan property was vacant except for a small hot dog stand and a former fruit stand, both located on the southwestern portion of the site. HLA notes that the site was prune and walnut orchards until Dick Sullivan purchased it around 1967 and removed the orchards. Since then, the majority of the site has been used to grow hay. Because of the agricultural land use, there is a possibility for pesticide residues in the soil. Based on a conversation with a member of the Agriculture Commission, HLA reports that the most likely pesticides to have been used were the organophosphate pesticides phosphamadine (on walnuts) and ethion (on prunes). In addition, DDT was used in the valley prior to being banned, and it may also be present in the soil. A number of shotgun shell casings were observed on the site, most likely from the adjacent gun club, which had five or six targets near the Sullivan property. Consequently, HLA pointed out that lead contamination may be present in the soil, and recommended that shallow soil samples be collected along the northwest side of the site for lead analyses.

Terratech, Inc., April 1991, Phase II Environmental Site Assessment, Highway Commercial Center, Morgan Hill, California: for Scadina and Marshall Development – This report describes Phase II soil sampling at the Sullivan property as was recommended by HLA. Three soil samples were analyzed for lead and nine samples were analyzed for organochlorine pesticides. One of the three lead soil samples was collected near the eastern boundary of the site to evaluate the background concentration. That sample had a lead concentration of 18 ppm. The other two lead analysis samples were from the west side of the Sullivan property near one of the targets at SJTS. The latter two soil samples contained visible buckshot, and had reported lead concentrations of 840 and 879 ppm. The laboratory analyses for organochlorine pesticides detected two compounds: DDE and DDT. One or both of those compounds were detected in all

samples at maximum concentrations of 11.6 and 8.7 parts per billion (ppb), respectively. Terratech noted that the California Department of Health Services hazardous threshold level for the total combined concentration of DDT and its byproducts (DDD and DDE) is 1,000 ppb. Terratech concluded that the high lead concentrations in soil would need to be addressed prior to development.

Terratech, Inc., May 7, 1991, Letter Report, Disposal/Treatment of Lead Contaminated Soil, Highway Commercial Center, Morgan Hill, California: for Scadina Marshall, Inc. – This letter report is an addendum to the Phase II soil sampling at the Sullivan property discussed above. This letter report presents the results of an additional lead analysis and outlines various possible remediation options. Terratech states that Mr. Sullivan had informed them of another shotgun target that had previously been located along the property boundary further south, near the fruit stand. The target had not been identified in the Harding Lawson report and therefore had not been assessed during the Phase II investigation. Terratech reports that based on their STLC analysis, the soluble lead concentration of the soil sample (500 ppm) exceeded the Soluble Threshold Limit Concentration and the soil would therefore be classified as a hazardous waste. Terratech recommended pursuing the option of returning the contaminated soil to the neighboring gun club. If that option was not feasible, they recommend using a recycling contractor to remove the lead shot from the soil to a level acceptable by local regulators. It does not appear that there had been any regulatory involvement to that point in time.

4.8 Off-Site Environmental Investigations

No off-site environmental investigations were researched for this ESA.

5 RECORDS REVIEW

GEOLOGICA reviewed readily available records from the entities listed below.

5.1 AGENCY COMMUNICATION AND PUBLIC RECORDS REVIEW

GEOLOGICA researched online agency databases and/or submitted record review requests to relevant regulatory agencies. Copies of pertinent, available documents for the subject property are presented in **Appendices C, D,** and **E**.

5.1.1 SANTA CLARA VALLEY WATER DISTRICT (SCVWD)

The SCVWD online database for Historic Solvent Cases was searched. The database contained about a dozen electronic files from the early 1990s that were related to the lead in soil contamination at SJTS. The files included correspondence between various parties, work plans for soil sampling, and copies of several reports discussed in Section 4.6. The database appears to be an incomplete record, however, because no documents were available about the ultimate resolution of the contamination or the closure of the case. The RWQCB was the lead agency, and that probably explains why the SCVWD file was incomplete.

5.1.2 SANTA CLARA COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH (SCCDEH)

We queried the SCCDEH online database for the Local Oversight Program (LOP) for records about the subject property. The database contained no records about the subject site. We also submitted a written request to SCCDEH to inquire about the property. The SCCDEH responded that they had no records.

5.1.3 SANTA CLARA COUNTY FIRE DEPARTMENT (SCCFD)

We submitted a written request to the SCCFD to inquire about HazMat records for the site. The SCCFD informed us that they had no HazMat records for the current site addresses. They did have numerous records for 645 Cochrane Road, including a HazMat Business Plan (HMBP) for SJTS and other documents related to the lead in soil contamination. We were told that these records were probably turned over to SCCFD by the Morgan Hill Fire Dept. after SCCFD took over responsibility for Morgan Hill in 1995. We reviewed these files at the offices of the SCCFD. The records covered the period of 1991 to 1995 and were generally similar or identical to the records on the SCCWD website. No documents were found concerning the ultimate resolution of the contamination issue.

5.1.4 MORGAN HILL BUILDING DEPARTMENT (BD)

The BD files were reviewed at their offices in Morgan Hill. The records are electronic files that can be viewed on a computer. We were told that records for SJTS were probably too old to be in their system. However, we did find a 1996 grading permit application from Madrone Land Company to import 7,000 cubic yards of fill. This was probably related to the remediation of lead contaminated soil. Other records for 645 Cochrane Road were mostly illegible. There were

also records for 785 Cochrane Road, which was the Sullivan property, but most of those documents were illegible. One record from April 1974 references a use permit for a fruit stand. There was also a permit application from Decon Environmental from August 1993 to excavate lead-contaminated soil and replace it with backfill. We know from other records that that work took place and the contaminated soil was relocated to the SJTS shooting range.

Most of the BD permit records were related to the construction of Madrone Village in 2006/07 and to subsequent tenant improvements. These records were generally not relevant to the objectives of this ESA. The first Certificate of Occupancy at Madrone Village was issued to Peet's Coffee on May 17, 2007.

5.1.5 Bay Area Air Quality Management District (BAAQMD)

The BAAQMD reported no records for the subject property.

5.1.6 San Francisco Regional Water Quality Control Board (RWQCB)

The State Water Resources Control Board's online Geotracker System was queried about the site vicinity. The resulting Geotracker map indicated no corrective action cases within ¼ mile of the site. However, when the Deed Restriction link was used, 645 Cochrane Road was one of the sites on the list. Geotracker provided a brief case summary and made available a copy of the Deed Restriction for download (**Appendix C**). We also reviewed the RWQCB case file for 645 Cochrane Road at their office. The results of our review have been discussed elsewhere in this report where appropriate. Relevant parts of selected RWQCB documents have also been included in the appendices of this report.

5.1.7 California EPA, Department of Toxic Substances Control (DTSC)

We submitted a written request to the DTSC for a records search for the property. The DTSC responded that they had no file for the current site addresses. The DTSC has failed to respond to two separate emails inquiring about the 645 Cochrane Road address. We also queried DTSC's online Envirostor database. Envirostor had no record of the subject property.

5.2 EDR Report

EDR prepared a research report for this ESA entitled *The EDR Radius Map Report with GeoCheck*, dated June 27, 2012. The EDR report summarizes the results of a search of federal, state, and local agency environmental databases to identify hazardous waste generators and corrective action sites, landfills, UST facilities, and sites currently or previously under investigation for environmental violations. The search included the subject property and the surrounding area. The search radius for the report ranges from adjacent sites out to one mile from the property, as prescribed by the ASTM Standard, depending on the type of facility database being searched. The EDR report is presented in **Appendix B**. The following summarizes pertinent findings from the EDR report.

5.2.1 EDR Agency Databases Summary – Subject Property

The EDR report indicates the Madrone Land Corporation at 645 Cochrane Road is listed in the following databases: HIST CORTESE, SLIC, ENVIROSTOR, and HAZNET. The first three database references are related to the lead contamination in soil associated with SJTS, which has already been discussed. The HAZNET listing is apparently related to the disposal of asbestos-containing wastes (probable demolition debris) in 2000.

5.2.2 EDR Agency Databases Summary – Surrounding Properties

The EDR report indicated a total of 12 listings within a one-mile radius of the property from among the agency databases. A number of the databases are duplicative and/or are no longer updated by the originating agency. Some of the facilities/addresses cited in the EDR report are listed on multiple databases. Therefore, the actual number of relevant facilities/addresses within the ASTM search area is less than 12. Many of the facilities in the EDR report are located too far from the subject property to pose a risk. In addition, those facilities located downgradient or cross-gradient are unlikely to have impacted the property. Only those facilities with known *contaminant releases* that are proximal and upgradient from the property would be considered a potential threat and worthy of discussion. None of the facilities identified in the EDR report are considered to be a threat to the subject site.

The EDR report contains a list of Orphan Sites that have incomplete address information and could not be plotted on the map. A review of the nine Orphan Sites in the EDR report did not reveal any relevant listings.

6 KEY FINDINGS AND RECOMMENDATIONS

This section summarizes the findings of the Phase I ESA, and provides recommendations to address environmental concerns, if any.

6.1 SUMMARY OF KEY FINDINGS

The following are the Key Findings identified as a result of this ESA:

- In the past, the property, or portions thereof, was part of an orchard or cultivated field, part of a shooting range, and contained several small buildings occupied by a hot dog and/or fruit stand and real estate office. The subject site was apparently part of two separate properties that were parceled differently than today.
- The SJTS Club shooting range existed from 1958 to 1993 and it included some of the undeveloped northern part of the subject site. The shooting range resulted in lead shot contamination in the soil that extended onto neighboring properties.
- Environmental investigations and some remediation were conducted throughout the 1990s related to the lead contamination on behalf of Madrone Land Company and its successor, Toeniskoetter & Breeding, Inc.
- Lead contaminated soil was excavated from the Sullivan property that bordered the shooting range on the east and southeast, and that soil was relocated to the SJTS site. That remediation removed any restrictions to development for the Sullivan property based on a 1996 letter from the RWQCB. The Sullivan property appears to include some of the eastern/southeastern part of the subject site, but that is not well defined due to the subsequent re-parceling of the land. We have not seen any reports that indicate the southern half of the subject site (where Madrone Village is located) was specifically included in the area investigated for lead contamination.
- A Human Health Risk Assessment was performed for the lead-impacted lands in 2000. The area that was modeled for the Assessment included the subject site (Zone A) and lands to the north and northeast. The Assessment indicated that the risk of lead exposure would not be unacceptable if soil that exceeded the PRG for industrial/commercial development (1,000 ppm) were placed under buildings and paved areas. The Assessment stated that the low levels of lead in surface soil in Zone A does not pose a significant risk to human health.
- Based on the results of the Risk Assessment, the RWQCB gave conditional approval for development of the affected lands in June 2000. The conditions included a deed restriction on a nearby parcel to prevent sensitive uses such as residential, day care, school, convalescent home, etc., and the preparation of a Risk Management Plan to guide activities that might disturb lead impacted soil such as grading and trenching.
- The Deed Restriction does not apply to the subject site, which is consistent with the findings of Harza's Risk Assessment for Zone A.

- The Madrone Village retail center was constructed in 2006/07. The current tenants include typical retail businesses such as restaurants, office supplies, and fitness center. Approximately half of the leasable space is vacant. No records have been found to indicate that any of the current tenants are a source of environmental concern. No features of concern were observed at the vacant, Phase II portion of the site.
- The property appears to be in generally good condition and well maintained. No features of environmental concern were identified in connection with the property.
- No records were found to indicate that any surrounding sites have impacted soil or groundwater at the property.

6.2 Data Gaps

No significant data gaps, as defined in ASTM 1527-05, have been identified in completing this Phase I ESA.

6.3 Conclusions

We have performed a Phase I ESA at the retail property located at 715-795 Cochrane Road in Morgan Hill in general conformance with Comerica guidance for Phase I ESAs. Any exceptions to, or deletions from that guidance are described where appropriate in the report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property except for the following:

The data provided in Harza's Risk Assessment indicate that lead concentrations as high as 710 ppm have been detected in soil samples from the northern part of the vacant parcel. This lead concentration exceeds the residential PRG.

6.4 Recommendations

We recommend that the vacant parcel be inspected for the presence of lead shot in the soil. In addition, we recommend that a Limited Phase II be conducted to collect and analyze soil samples from the vacant parcel to characterize current lead levels.

7 REFERENCES

a. ASTM Designation E1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. American Society for Testing and Materials (ASTM), West Conshohocken, PA.

b. California Dept. of Water Resources, 2004, Santa Clara Valley Groundwater Basin, Santa Clara Subbasin (Basin No. 2-9.02), Bulletin No. 118: California's Groundwater.

c. EDR, June 27, 2012, Aerial Photo Decade Package, Inquiry Number: 3353813.5.

d. EDR, June 27, 2012, City Directory Image Report, Inquiry Number: 3353813.6.

e. EDR, June 27, 2012, Historical Topographic Map Report, Inquiry Number: 3353813.4.

f. EDR, June 26, 2012, Certified Sanborn Map Report, Inquiry Number: 3353813.3.

g. EDR, June 27, 2012, The EDR Radius Map Report with GeoCheck, Inquiry Number: 3354371.1s.

h. Harza Consulting Engineers, December 15, 1995, Ground Water Sampling Report No. 3, Madrone Land Corporation, Morgan Hill, California.

i. Kennedy/Jenks Consultants, May 1992, Phase V Soil and Groundwater Investigation, Madrone Land Corporation, Morgan Hill, California.

j. U.S. Geological Survey, 1980, Morgan Hill, California 7.5-minute topographic quadrangle map.

k. Wentworth, C.M., et al, 1999, Preliminary Geologic Map of the San Jose 30 x 60 Minute Quadrangle, California: U.S. Geological Survey, Open-File Report 98-795.

8 LIMITATIONS

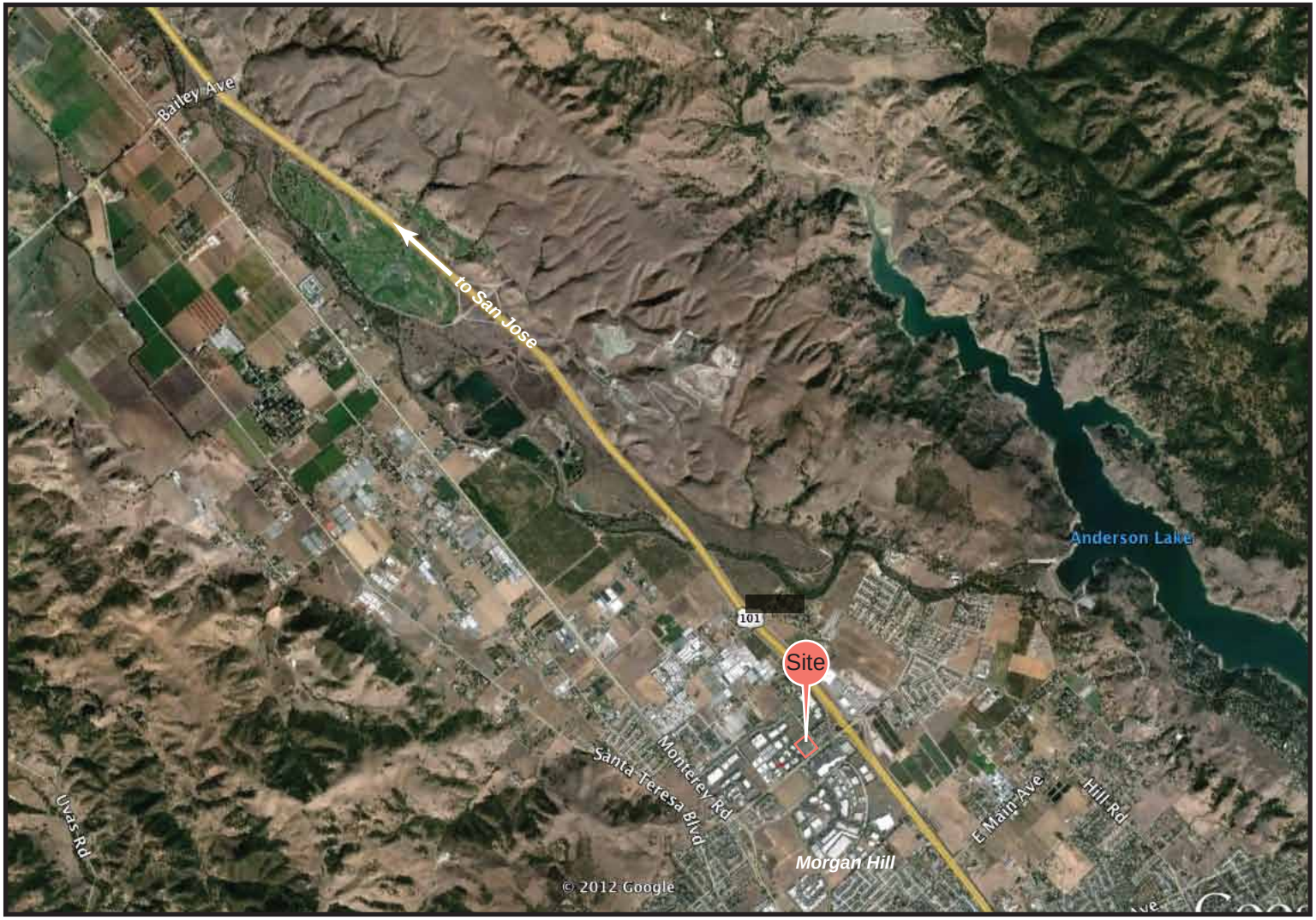
This Phase I ESA report is subject to GEOLOGICA's Master Services Agreement with Comerica Bank. The report has been prepared solely for Comerica Bank in response to GEOLOGICA's proposal. Other parties may rely on the findings and conclusions of the report for informational purposes only. However, Comerica and other parties who may rely on the findings and conclusions of the report should recognize that this report is not a comprehensive site characterization and should not be construed as such. The findings and conclusions in this report are predicated on a site reconnaissance, a review of specified regulatory records, and a review of the historical usage of the property as presented in this report.

The information obtained is only relevant for the dates of the records reviewed or as of the date of the latest site visit. Thus, the information contained herein is only valid as of the date of this report, and should be updated in the future to reflect any changes in circumstances. Therefore, the report should only be deemed conclusive with respect to the information obtained. No guarantee of the results of the study is made within the intent of this report or any subsequent report, correspondence or consultation, either express or implied. The services performed were conducted in accordance with the local standard of care in the geographic region at the time the services were rendered. Comerica and other parties should also understand that radon, lead in drinking water, and methane gas were not addressed in the scope of services for this ESA.

Figures

Figure 1 Site Location Map

Figure 2 Site Vicinity Map



N

Approximate Scale
in Feet
0' 3,000'

Satellite image courtesy of Google Earth.

Site Location Map

Madrone Business Park
Morgan Hill, California

geologica
San Francisco, CA

Figure 1

N

Approximate Scale in Feet

0' 125'

Satellite image courtesy of Google Earth.

Site Vicinity Map

Madrone Business Park
Morgan Hill, California

geologica
San Francisco, CA

Figure 2

Appendix A

Site Photographs

geologica	PHOTOGRAPHIC RECORD July 18, 2012	
Client Name: **Comerica Bank**	**Site Location:** **715-795 Cochrane Rd, Morgan Hill, CA**	**Project No.**

Photo No. 1	
View Direction of Photo: Southeast	
Description: View across the parking lot of the Madrone Village retail center.	

Photo No. 2	
View Direction of Photo: South	
Description: Looking at the 755 Cochrane Rd building, which is occupied by Peet's Coffee Shop on the left side and a vacant unit in the center and right side. Chipotle Restaurant in the 775 building is at the left edge of this photo. Cochrane Rd is located behind the buildings.	

geologica	PHOTOGRAPHIC RECORD July 18, 2012	
Client Name: **Comerica Bank**	**Site Location:** **715-795 Cochrane Rd, Morgan Hill, CA**	**Project No.**

Photo No. 3	
View Direction of Photo: West	
Description: The vacant bank building (715 Cochrane Rd) that sits in the southwest corner of the property. A drive-up teller lane is located on the back side of the building. Cochrane Rd is to the left in the background.	

Photo No. 4	
View Direction of Photo: North	
Description: The patio between Peet's Coffee on the left and Erik's Deli Café on the right (775 Cochrane Rd).	

geologica	PHOTOGRAPHIC RECORD July 18, 2012	
Client Name: **Comerica Bank**	**Site Location:** **715-795 Cochrane Rd, Morgan Hill, CA**	**Project No.**

Photo No. 5	
View Direction of Photo: West-Southwest	
Description: The entrance to the retail center off Madrone Pkwy. The FedEx Store occupies this end of the 795 Cochrane Rd building.	

Photo No. 6	
View Direction of Photo: North	
Description: View along the eastern property line from the southeast corner of the site. An outdoor patio for Chipotle Restaurant is present along the left edge of the photo. Madrone Pkwy is at right.	

geologica	PHOTOGRAPHIC RECORD July 18, 2012	
Client Name: **Comerica Bank**	**Site Location:** **715-795 Cochrane Rd, Morgan Hill, CA**	**Project No.**

Photo No. 7	
View Direction of Photo: West	
Description: The manholes for the grease interceptor used by Chipotle. This location is on the south side of the 775 building. Cochrane Rd is off to the left.	

Photo No. 8	
View Direction of Photo: South	
Description: The dumpster enclosure in the main parking lot. The top of a dark green electrical transformer is visible behind the nearest shrubs. There is also a dumpster enclosure and two transformers located off the northwest corner of the vacant bank building.	

geologica	PHOTOGRAPHIC RECORD July 18, 2012	
Client Name: **Comerica Bank**	**Site Location:** **715-795 Cochrane Rd, Morgan Hill, CA**	**Project No.**

Photo No. 9	
View Direction of Photo: East	
Description: A vacant unit on the north end of the 775 building.	

Photo No. 10	
View Direction of Photo: South	
Description: Storage shelf for soaps, cleaners, and disinfectants inside Chipotle.	

geologica	PHOTOGRAPHIC RECORD July 18, 2012	
Client Name: **Comerica Bank**	**Site Location:** **715-795 Cochrane Rd, Morgan Hill, CA**	**Project No.**

Photo No. 11	
View Direction of Photo: Northeast	
Description: The back room inside Erik's Deli Cafe. The black box-like object on the lower shelf, right of center, is the grease interceptor for the kitchen.	

Photo No. 12	
View Direction of Photo: Southwest	
Description: View across the Phase II vacant lot that was formerly part of the San Jose Trap & Skeet Club shooting range. The fence in the background along the left half of the photo delineates the north edge of the Madrone Village parking lot.	

geologica	PHOTOGRAPHIC RECORD July 18, 2012	
Client Name: **Comerica Bank**	**Site Location:** **715-795 Cochrane Rd, Morgan Hill, CA**	**Project No.**

Photo No. 13	
View Direction of Photo: East	
Description: View across the Phase II lot from the western property line. Marriott Courtyard Hotel is in the background.	

Photo No. 14	
View Direction of Photo: South	
Description: View along the eastern border of the Phase II lot. The 795 building is in the background. Madrone Pkwy is along the left edge of the photo.	

Appendix B

EDR Reports

Appendix C

Relevant Documentation

CALIFORNIA REGIONAL WATER
ME J
OCT 3 1 2001
QUALITY CONTROL BOARD

Recording Requested By:

TBI-Madrone I, LLC
C/o Toeniskoetter & Breeding, Inc.
1960 The Alameda, Suite 20
San Jose, CA 95126
Attn: Brad W. Krouskup

DOCUMENT: 15894802
0015894802

Titles: 1 / Pages: 22
Fees.... 70.00
Taxes...
Copies...
AMT PAID 70.00

When Recorded, Mail To:
California Regional Water Quality Control Board
Attn: Executive Officer
San Francisco Bay Region
1515 Clay Street, Suite 1400
Oakland, California 94612

BRENDA DAVIS
SANTA CLARA COUNTY RECORDER
Recorded at the request of
First American Title Company

RDE # 002
10/02/2001
2:35 PM

519836

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COVENANT AND ENVIRONMENTAL RESTRICTION ON PROPERTY

900 Lightpost Way, Morgan Hill, California

This Covenant and Environmental Restriction on Property (this "Covenant") is made as of the 28 day of September, 2001 by TBI-Madrone I, LLC, a California limited liability company ("Covenantor") who is the Owner of record of that certain property situated at 900 Lightpost Way, in the City of Morgan Hill, County of Santa Clara, State of California, which is more particularly described in Exhibit A attached hereto and incorporated herein by this reference (such portion hereinafter referred to as the "Burdened Property"), for the benefit of the California Regional Water Quality Control Board for the San Francisco Bay Region (the "Board"), with reference to the following facts:

A. The Burdened Property is situated adjacent to and northeast of the former San Jose Trap and Skeet Club shooting range. During development activities associated with the Burdened Property and adjacent properties owned by Madrone Land Corp., Covenantor obtained a number of environmental investigations of the Burdened Property and the adjacent properties owned by Madrone Land Corp. These investigations indicated that elevated levels of lead were present in soil samples collected in the vicinity of the San Jose Trap and Skeet Club shooting range, including portions of the Burdened Property.

B. Covenantor subsequently obtained a Human Health Risk Assessment Report from HARZA Engineering Co., dated April 17, 2000 ("Risk Assessment Report") to assess the human health risk from lead in soils at the Burdened Property and the adjacent properties owned by Madrone Land Corp. The Burdened Property and the adjacent properties are described as parcels N, O, P, Q, R and S on the site plan attached as Figure 2 to the Risk Management Plan described

below and are referred to collectively herein as the "Madrone Parcels." The Risk Assessment Report recommended using a U.S. Environmental Protection Agency preliminary remediation goal ("PRG") for lead in soil of 1,000 mg/kg as a guide for the development of the Madrone Parcels for commercial industrial uses. To address the potential risk of exposure to lead pellets, the Risk Assessment Report recommended that any areas within the Madrone Parcels which contained lead pellets in excess of the PRGs for commercial industrial use be covered by buildings and parking. The Risk Assessment Report further recommended that any soils affected by lead pellets be removed to a depth of six inches and placed under building pads, parking or other maintained pavement areas. The Risk Assessment Report concluded, however, that based on data collected, the site soil samples exclusive of lead pellets that were collected within the Madrone Parcels were found to contain lead concentrations below the PRGs for unrestricted residential use. As recommended by the Risk Assessment Report, any soils on the Burdened Property that contained lead pellets in excess of the PRGs for commercial industrial use were removed to a depth of six inches and placed under buildings or paved parking areas.

C. The contaminants addressed in this Covenant are present in portions of the soil on the Burdened Property. Without the mitigation measures which have been performed on the Burdened Property, exposure to these contaminants could take place via excavation or other disturbance of the soil resulting in inhalation of airborne dust by humans. The risk of public exposure to the contaminants has been substantially lessened by the remediation and controls described herein.

D. The Burdened Property is located in an "ML light industrial zone" as defined in the zoning ordinances of the City of Morgan Hill and is presently developed with an office building, parking areas and landscaping. The Burdened Property is adjacent to other industrial and commercial land uses.

E. Based upon its review of the Risk Assessment Report, the Board staff issued a conditional no further action letter, dated June 21, 2000, approving development of the Madrone Parcels, including the Burdened Property, on a conditional basis. A copy of the Board's letter is attached hereto as Exhibit B. Conditions of development included the development of a risk management plan, the recordation of a deed restriction preventing inappropriate sensitive uses at the property, and a requirement that areas not covered by buildings and/or paved areas meet the PRGs for commercial industrial use.

F. Full and voluntary disclosure to the Board and County of the presence of hazardous materials on the Burdened Property has been made and extensive sampling of the Property has been conducted.

G. The Board has approved the Risk Management Plan for Madrone Business Park prepared by ENSR International, dated January 21, 2001, a copy of which is attached as Exhibit C and incorporated herein by reference ("Risk Management Plan"). All activities on the Burdened Property must be consistent with the Risk Management Plan.

H. Covenantor desires and intends that in order to benefit the Board, and to protect the present and future public health and safety, the Burdened Property shall be used in such a

manner as to avoid potential harm to persons or property that may result from hazardous materials that may have been deposited on portions of the Burdened Property.

1. General Provisions.

1.1 Provisions to Run with the Land. This Covenant sets forth protective provisions, covenants, conditions and restrictions (collectively referred to as "Restrictions") upon and subject to which the Burdened Property and every portion thereof shall be improved, held, used, occupied, leased, sold, hypothecated, encumbered, and/or conveyed. The restrictions set forth in Article III are reasonably necessary to protect present and future human health and safety or the environment as a result of the presence on the land of hazardous materials. Each and all of the Restrictions shall run with the land, and pass with each and every portion of the Burdened Property, and shall apply to, inure to the benefit of, and bind the respective successors in interest thereof, for the benefit of the Board and all Owners and Occupants. Each and all of the Restrictions are imposed upon the entire Burdened Property unless expressly stated as applicable to a specific portion of the Burdened Property. Each and all of the Restrictions run with the land pursuant to section 1471 of the Civil Code. Each and all of the Restrictions are enforceable by the Board.

1.2 Concurrence of Owners and Lessees Presumed. All purchasers, lessees, or possessors of any portion of the Burdened Property shall be deemed by their purchase, leasing, or possession of such Burdened Property, to be in accord with the foregoing and to agree for and among themselves, their heirs, successors, and assignees, and the agents, employees, and lessees of such owners, heirs, successors, and assignees, that the Restrictions as herein established must be adhered to for the benefit of the Board and the Owners and Occupants of the Burdened Property and that the interest of the Owners and Occupants of the Burdened Property shall be subject to the Restrictions contained herein.

1.3 Incorporation into Deeds and Leases. The Restrictions set out herein shall be incorporated by reference in each and all deeds and leases of any portion of the Burdened Property. Recordation of this Covenant shall be deemed binding on all successors, assigns, and lessees, regardless of whether a copy of this Covenant and Agreement has been incorporated by reference into any given deed or lease.

1.4 Purpose. It is the purpose of this instrument to convey to the Board real property rights, which will run with the land, to protect human health and the environment by reducing the risk of exposure to residual amounts of lead or lead pellets.

2. Definitions.

2.1 Board. "Board" shall mean the California Regional Water Quality Control Board for the San Francisco Bay Region and shall include its successor agencies, if any.

2.2 Improvements. "Improvements" shall mean all buildings, roads, driveways, regradings, and paved parking areas, constructed or placed upon any portion of the Burdened Property.

2.3 Occupants. "Occupants" shall mean Owners and those persons entitled by ownership, leasehold, or other legal relationship to the exclusive right to use and/or occupy all or any portion of the Burdened Property.

2.4 Owner or Owners. "Owner" or "Owners" shall mean the Covenantor and/or its successors in interest, who hold title to all or any portion of the Burdened Property.

3. Development, Use and Conveyance of the Burdened Property.

3.1 Restrictions on Development and Use. Covenantor promises to restrict the use of the Burdened Property as follows:

3.1.1 Development of the Burdened Property shall be restricted to industrial, commercial or office space;

3.1.2 No residence for human habitation shall be permitted on the Burdened Property;

3.1.3 No hospitals shall be permitted on the Burdened Property;

3.1.4 No schools for persons under 21 years of age shall be permitted on the Burdened Property;

3.1.5 No day care centers for children or day care centers for Senior Citizens shall be permitted on the Burdened Property;

3.1.6 No Owners or Occupants of the Property or any portion thereof shall conduct any excavation work on the Property, unless and until the Owner or Occupant complies with the Risk Management Plan. Any contaminated soils brought to the surface by grading, excavation, trenching, or backfilling shall be managed by Covenantor or his agent in accordance with all applicable provisions of local, state and federal law;

3.1.7 All uses and development of the Burdened Property shall be consistent with any applicable Board Order or Risk Management Plan, each of which is hereby incorporated by reference including future amendments thereto. All uses and development shall preserve the integrity of any remedial measures taken on the Burdened Property pursuant to the requirements of the Board, unless otherwise expressly permitted in writing by the Board.

3.1.8 No Owners or Occupants of the Property or any portion thereof shall drill, bore, otherwise construct, or use a well for the purpose of extracting water for any use, including but not limited to, domestic, potable, or industrial uses, unless expressly permitted in writing by the Board.

3.1.9 The Owner shall notify the Board of each of the following: (1) The type, cause, location and date of any disturbance to any cap or any remedial measures taken on the Burdened Property pursuant to the requirements of the Board, which could affect the ability of such cap or remedial measures to perform their respective functions and (2) the type and date

of repair of such disturbance. Notification to the Board shall be made by registered mail within ten (10) working days of both the discovery of such disturbance and the completion of repairs;

3.1.10 The Covenantor agrees that the Board, and/or any persons acting pursuant to Board orders, shall have reasonable access to the Burdened Property for the purposes of inspection, as provided for in Division 7 of the Water Code. The Board shall provide Covenantor with prior written notice of the Board's entry for such purposes and shall conduct its activities so as to not unreasonably interfere with the rights of any Occupants of the Burdened Property.

3.1.11 No Owner or Occupant of the Burdened Property shall act in any manner that will aggravate or contribute to the existing environmental conditions of the Burdened Property. All use and development of the Burdened Property shall preserve the integrity of any capped areas.

3.2 Enforcement. Failure of an Owner or Occupant to comply with any of the restrictions, as set forth in paragraph 3.1, shall be grounds for the Board, by reason of this Covenant, to have the authority to require that the Owner modify or remove any Improvements constructed in violation of that paragraph. Violation of the Covenant shall be grounds for the Board to file civil actions against the Owner as provided by law.

3.3 Notice in Agreements. After the date of recordation hereof, all Owners and Occupants shall execute a written instrument which shall accompany all purchase agreements or leases relating to the property. Any such instrument shall contain the following statement:

> The land described herein contains hazardous materials in soils on the property, and is subject to a deed restriction dated as of September 28, 2001 and recorded on October 2, 2001, in the Official Records of Santa Clara County, California, as Document No. 15894802, which Covenant and Restriction imposes certain covenants, conditions, and restrictions on usage of the property described herein. . In conjunction with and incorporated into the deed restriction as Exhibit "C" is a Risk Management Plan which sets forth guidelines and procedures for managing the residual lead pollution on the property. This statement is not a declaration that a hazard exists.

4. Variance and Termination.

4.1 Variance. Any Owner or, with the Owner's consent, any Occupant of the Burdened Property or any portion thereof may apply to the Board for a written variance from the provisions of this Covenant.

4.2 Termination. Any Owner or, with the Owner's consent, any Occupant of the Burdened Property or a portion thereof may apply to the Board for a termination of the Restrictions as they apply to all or any portion of the Burdened Property.

4.3 Term. Unless terminated in accordance with paragraph 4.2 above, by law or otherwise, this Covenant shall continue in effect in perpetuity.

5. Miscellaneous.

5.1 No Dedication Intended. Nothing set forth herein shall be construed to be a gift or dedication, or offer of a gift or dedication, of the Burdened Property or any portion thereof to the general public.

5.2 Notices. Whenever any person gives or serves any notice, demand, or other communication with respect to this Covenant, each such notice, demand, or other communication shall be in writing and shall be deemed effective (1) when delivered, if personally delivered to the person being served or official of a government agency being served, or (2) three (3) business days after deposit in the mail if mailed by United States mail, postage paid certified, return receipt requested:

If To: "Covenantor"
TBI-Madrone I, LLC
c/o Toeniskoetter & Breeding, Inc.
1960 The Alameda, Suite 20
San Jose, CA 95126
Attn: Brad W. Krouskup

If To: "Board"
Regional Water Quality Control Board
San Francisco Bay Region
Attention: Executive Officer
1515 Clay Street, Suite 1400
Oakland, California 94612

5.3 Partial Invalidity. If any portion of the Restrictions or terms set forth herein is determined to be invalid for any reason, the remaining portion shall remain in full force and effect as if such portion had not been included herein.

5.4 Article Headings. Headings at the beginning of each numbered article of this Covenant are solely for the convenience of the parties and are not a part of the Covenant.

5.5 Recordation. This instrument shall be executed by the Covenantor and by the Executive Officer of the Board. This instrument shall be recorded by the Covenantor in the County of Santa Clara within ten (10) days of the date of execution.

5.6 References. All references to Code sections include successor provisions.

5.7 Construction. Any general rule of construction to the contrary notwithstanding, this instrument shall be liberally construed in favor of the Covenant to effect the purpose of this instrument and the policy and purpose of the Water Code. If any provision of this

instrument is found to be ambiguous, an interpretation consistent with the purpose of this instrument that would render the provision valid shall be favored over any interpretation that would render it invalid.

IN WITNESS WHEREOF, the parties execute this Covenant as of the date set forth above.

Covenantor:

TBI Madrone I, LLC, a California limited liability
Company

By TBI-Lightpost I, a California limited partnership,
Managing Member

By: Toeniskoetter & Breeding, Inc. Development,
A California corporation, General Partner

By: _____
Title: PRESIDENT
Date: 9-28-01

Agency:

State of California
Regional Water Quality Board,
San Francisco Bay Region

By: Lynette K. Barkumá

Title: Executive Officer
Date: 9.28.01

STATE OF CALIFORNIA
COUNTY OF Santa Clara } ss.

On September 28, 2001, before me, Daniel T. Amend personally appeared Brad W. Krouskup,

☒ personally known to me -OR- ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

DANIEL T. AMEND
Commission # 1255068
Notary Public - California
Santa Clara County
My Comm. Expires Feb 28, 2004

WITNESS my hand and official seal.

SIGNATURE OF NOTARY

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

☐ INDIVIDUAL
☐ CORPORATE OFFICERS(S)
Title(s)
☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER:

SIGNER IS REPRESENTING:
Name of Person(s) or Entity(ies)

STATE OF CALIFORNIA
COUNTY OF Santa Clara } ss.

On September 28, 2001, before me, Daniel T. Amend personally appeared Loretta Kuhn Barsamian,

☐ personally known to me -OR- ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

DANIEL T. AMEND
Commission # 1255068
Notary Public - California
Santa Clara County
My Comm. Expires Feb 28, 2004

DANIEL T. AMEND
Commission # 1255068
Notary Public - California
Santa Clara County
My Comm. Expires Feb 28, 2004

WITNESS my hand and official seal.

SIGNATURE OF NOTARY

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

☐ INDIVIDUAL
☐ CORPORATE OFFICERS(S)
Title(s)
☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER:

SIGNER IS REPRESENTING:
Name of Person(s) or Entity(ies)

\NLB\528540.1
01-091310225068

EXHIBIT "A"

DESCRIPTION

519836

Real property in the City of Morgan Hill, County of Santa Clara, State of California, described as follows:

PARCEL ONE:

Parcel P, so designated on that certain Parcel Map entitled, "Being all that certain Parcel designated as 'New Madrone Property' as described in the Certificate of Compliance, Lot Line Adjustment recorded May 10, 2000 as Document Number 15241676 and lying entirely within the City of Morgan Hill", filed October 13, 2000 in the office of the Recorder of the County of Santa Clara, State of California in Book 733 of Maps, pages 11 and 12.

APN: 726-33-027
ARB: 727-15-029.4; 727-15-038.02

PARCEL TWO:

A non-exclusive easement for ingress and egress purposes to and from said Parcel P, in, over and upon the Southeasterly portion of Parcel L as designated and delineated on that certain Parcel Map filed for record October 4, 2000 in Book 732 of Maps, at pages 30, 31, 32 and 33, Santa Clara County Records, and identified as "15' RECIPROCAL INGRESS/EGRESS EASEMENT".

APN: 726-33-014

California Regional Water Quality Control Board
San Francisco Bay Region

Winston H. Hickox
Secretary for Environmental Protection

Internet Address: http://www.swrcb.ca.gov
1515 Clay Street, Suite 1400, Oakland, California 94612
Phone (510) 622-2300 • FAX (510) 622-2460

Gray Davis
Governor

RECEIVED
JUN 23 2000
T. B. I.

EXHIBIT B

June 21, 2000
File No. 43S0609 (MEJ)

Chris Marchesi
Madrone Land Corporation
P.O. Box 18730
San Jose, CA 95158

Brad W, Krouskup
Toeniskoetter & Breeding
1960 The Alameda
San Jose
95126

Subject: June 7, 2000, Lead Risk Assessment Report, Madrone Land Corporation, 645 Cochrane Road, Morgan Hill, Santa Clara County

Dear Messrs. Marchesi and Krouskup:

Regional Board staff have reviewed the subject risk assessment (RA) report, prepared on behalf of Toeniskoetter & Breeding by HARZA Engineering Co., Inc. The RA proposes using the USEPA Preliminary Remediation Goal (PRG) for lead in soil of 1,000 mg/kg as a guide for the development of the property for commercial industrial uses. The areas containing lead pellets will be covered by structures and parking. Based on data collected, no site soil samples with the exclusion of lead pellets have been found to contain lead concentrations in excess of the PRG; therefore, by covering pellet affected areas, a protective risk based remedy is achieved. In order to manage risk during development of the property, a site health and safety plan will be developed.

Board staff, upon completion of review of the RA find it generally acceptable, however, in order to manage the lead pellets onsite and the residual risk associated we have concerns to be addressed as a condition of our approval. These are as follows:

1) A Risk Management Plan must be developed;

2) As the property is being remediated to a commercial industrial standard, a deed restriction is needed to prevent inappropriate sensitive uses (i.e. residential, day care center, etc). The deed restriction shall also describe the environmental condition that

exists on the property and reference the Site Management Plan for long-term management of the impacted soil. Additionally, the Board shall be included as a benefitted party to the deed restriction; and,

3) Areas that will not be covered by hard structures, primarily planters, must meet PRGs. This would also include the portions of Area C where removal to 6 inches is proposed. It may be necessary to remove to a deeper depth in order to achieve cleanup standards.

Based on compliance with the above conditions, the RA is hereby approved. Please note that the deed restriction and Site Management Plan do not need to be immediately completed, but must be finalized and recorded prior to completion of the development. You may move forward with the proposed development immediately, including site grading and street improvements.

Should you have any questions or need assistance in preparing the additional documents discussed above, please contact Mark Johnson of my staff at (510) 622-2493 [e-mail: mej@rb2.swrcb.ca.gov].

Sincerely,

Lawrence P. Kolb
Acting Executive Officer

Stephen A. Hill, Chief
Toxic Cleanup Division

EXHIBIT C
("Risk Management Plan")

Madrone Business Park
Highway 101 and Cochrane Road
Morgan Hill, California

ENSR® INTERNATIONAL

Risk Management Plan

Prepared for:
TOENISKOETTER & BREEDING, INC.
1960 The Alameda, Suite 20
San Jose, California 95126

Prepared by:
ENSR INTERNATIONAL
1420 Harbor Bay Parkway, Suite 120
Alameda, California 94502

January 2001

ENSR File Number 8727-054-100

The following personnel have prepared and/or reviewed this report for accuracy, content, and quality of presentation.

Mark Litzau
Senior Program Manager
Senior Reviewer

Jay Grenfell
Associate Project Manager
Reviewer

Gary J. Riley
Associate Project Manager
Report Author

January 11, 2001
Date

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1.0 INTRODUCTION

ENSR International has prepared this Risk Management Plan (RMP) for the Madrone Business Park located at the intersection of U.S. Highway 101 and Cochrane Road in Morgan Hill, California. During site development, lead-impacted soils were moved to areas of the site where they will be covered by structures or pavement to eliminate exposure to site users. As part of the requirements of the no-further-action letter issued by the San Francisco Bay Regional Water Quality Control Board (RWQCB), a RMP is required to address potential future excavation in the lead-impacted portions of the site. The purpose of the RMP is to establish guidelines and procedures to be followed prior to excavation in areas containing lead-impacted soils. This RMP affects select buildings and parking areas in a portion of the site. A copy of this RMP should be provided to site occupants and also retained in property owners' files to ensure dissemination of this information.

1.1 Site Description

The subject property is located at 645 Cochrane Road in the City of Morgan Hill, California as shown on the attached Figure 1 (Site Location Map). The Madrone Business Park is an L-shaped parcel covering approximately 101 acres and is shown in detail on Figure 2, the Site Plan. The subject property was undergoing grading activities at the time of ENSR's most recent site visit on August 11, 2000. This visit was conducted in conjunction with a Phase I Environmental Site Assessment conducted by ENSR (ENSR #8727-057-100, September 5, 2000).

After development, this RMP provides guidelines that must be followed for potential future excavation work to be undertaken in the area of the site with soils containing lead shot. Only a small portion of the site contains lead levels of concern and these areas are delineated on Figure 2.

1.2 Site History

A portion of the Madrone Business Park was used as a Trap and Skeet Shooting Range from 1958 to 1993. The remainder of the site had been used for agricultural purposes, including a dairy farm, prior to development as the Madrone Business Park.

Several environmental investigations were performed at the former trap and skeet range by Kennedy-Jenks Consultants and Harza Engineering Company over the period 1991 to 2000. These investigations indicated elevated levels of lead in soil samples collected from portions of the site.

A groundwater monitoring well at the site was sampled on a quarterly basis. The most recent quarterly monitoring data available, from February 1996, indicated dissolved lead did not exceed the laboratory method reporting limit of 1 part per billion. It was concluded that residual lead shot in soil did represent a risk to groundwater quality at the subject site.

As required by the RWQCB, a human health risk assessment was conducted for the site. This evaluation indicated that lead-impacted soils would not pose an unacceptably high risk to human health if lead-impacted soils were covered by buildings or parking areas. This report detailed the plan to move lead-impacted soils to areas of the site where they will be covered by hard structures (e.g. buildings or parking lots), creating a protective, risk-based remedy. In a letter to TBI dated June 21, 2000 the RWQCB required that areas not covered by structures be remediated to industrial PRGs, that a RMP be developed for the site, and a that deed restriction be established to prevent limit development of the site to light industrial use.

This report addresses the RWQCB's requirement for a RMP for the Madrone Business Park.

2.0 RISK MANAGEMENT PLAN

The contaminant of concern (COC) for the subject property is lead shot pellets in shallow soils. Lead exposure has been shown to create a variety of adverse effects in humans, with particular risk to children in the form of learning disabilities. Symptoms of lead overexposure are weakness, lassitude, insomnia, facial pallor, eye palpitations, malnutrition, constipation, abdominal pain, colic, anemia, tremors, wrist and ankle paralysis, eye irritations, and hypotension.

2.1 Background

A risk assessment was performed for lead at the subject property by Harza Engineering Company (April 17, 2000). Results of this assessment, performed using the DTSC Leadspread model, indicated that soils from approximately the top six inches in the portions of the site should be remediated. As part of an agreement with the RWQCB the developer, TBI, was allowed to move lead-impacted soils to areas covered by pavement or other hard structures. This was determined to be an effective management method for contaminated soils at the subject property that provided a protective, risk-based remedy for protection of human health. Coverage of these most highly impacted soils eliminates the lead exposure pathway for site users.

Lead concentrations reported in other areas of the site, or at depths exceeding six inches, were not found to represent an unacceptably high risk to future site development. The RWQCB approved this risk evaluation and proposed management plan, subject to establishment of this RMP.

2.2 Risk Management Framework

Soils containing levels of lead above the industrial preliminary remediation goal (PRG) of 1,000 ppm were excavated and placed under buildings and pavement at the site. Coverage by hard structures and pavement prevents exposure to lead-impacted soil. This RMP applies to future excavation work that may be conducted in the areas now covered by pavement or structures and as identified as lead-impacted on Figure 2. Excavation of these impacted soils may result in exposure to lead-containing soils. Likely activities that may result in disturbance of lead-containing soils include installation or repair of underground utilities such as sewers, telecommunications, and water supply; repair of building foundations; or building expansion or new construction.

2.3 Maintenance of Controls

Under the present site development, exposure to soils with lead concentrations exceeding the applicable PRG is prevented by coverage with building foundations or paved parking areas. Effective continuance of the prevention of this exposure pathway is contingent on good maintenance practices regarding the covers. In particular, there is the possibility that parking area pavement could deteriorate, become cracked, and possibly expose lead-impacted soils. While this is an unlikely occurrence due the thickness of pavement and subbase, proper maintenance of the parking lot pavement and building structures is required to prevent exposure.

If pavement becomes severely deteriorated and soils are exposed, steps must be taken to repair the pavement. Repair work shall be conducted in a manner consistent with the safe construction practices outlined later in Section 3.0 of this RMP.

It is anticipated that the buildings at the site will be less likely to require major repair, demolition, or renovation with the frequency of pavement repair in parking areas. However, work that will require disturbance of lead-impacted soils should be conducted in accordance with the following safe construction practices.

Construction, repair, or demolition work that will disturb lead-impacted soils beneath parking areas or buildings at the subject site shall be performed in accordance with these guidelines. This RMP should be made available to those individuals responsible for performing this work, or their supervisors. The recommendations presented in the following section are not intended to be a substitute for a written, site-specific Health and Safety Plan (HSP) to be prepared prior to conduct of work which will disturb lead-containing soils at the site.

Prior to excavation involving parking areas or building structures in the area of the site contain lead impacted soils, personnel associated with the aforementioned activities should review the RMP and HSP for the site. If questions arise we recommend contacting an environmental consulting firm and/or the RWQCB for assistance.

3.0 SAFE CONSTRUCTION PRACTICES

3.1 Lead in Construction Safe Work Practices

Section 1532.1 in Title 8 of the California Code of Regulations (CCR) establishes employers' responsibility for assessment of lead exposure and compliance with required employee monitoring programs. Specific requirements exist for activities that may result in employee exposure to an action level of an airborne lead concentration of 0.030 milligrams per cubic meter of air (mg/m^3) or greater calculated as an 8-hour time weighted average (8-hr TWA). No employee may be exposed to lead at concentrations greater than the permissible exposure limit (PEL) 0.050 mg/m^3 (8-hr TWA). Employers must take steps to protect employees from airborne lead concentrations exceeding the PEL, including providing respiratory protection if necessary.

3.2 Site Specific Hazard Analysis

Lead is primarily present at the site in pellet form, but is also dispersed in the soil. The exposure pathway by which lead in pellet form can enter the body is ingestion. Lead dispersed in the soil matrix can enter the body by inhalation or ingestion.

Reported lead concentrations at the most highly-impacted portions of the site averaged 2,615 parts per million (Harza 2000). The majority of this lead is present in pellet form; however, pellets were not screened from the soil prior to laboratory analysis.

Exposure to lead pellets by ingestion can be minimized by safe work practices. To reduce the potential for ingestion of hazardous materials, personnel must maintain proper hygiene at all times. Those activities involving hand-to-mouth motions such as food consumption, drinking, and smoking should be prohibited in all work areas.

Exposure to lead in soils by inhalation is the primary potential exposure pathway for activities at the site. California regulations allow for a negative initial determination that the lead action level will not be reached if conclusive evidence shows soil lead concentrations do not exceed 600 ppm. Soils in the impacted portion of the Madrone Business Park may contain lead in excess of these levels; however, the majority of the lead exists in pellet form and is not available for inhalation exposure.

Exposure to lead via inhalation can be minimized by using dust suppression methods or personal respiratory protection. Based on the maximum observed lead concentration at the site, the necessary airborne dust level to exceed the PEL would be 16 mg of soil per cubic meter of air. Dust becomes visible at 0.5 mg/m^3 and levels are unlikely to reach the levels necessary to exceed the PEL. Collection of air samples may be advisable to monitor worker exposure. Specific sampling guidelines or other monitoring should be addresses in the HSP prepared specifically for work which will involve disturbance of lead-containing soils at the site.

FIGURES

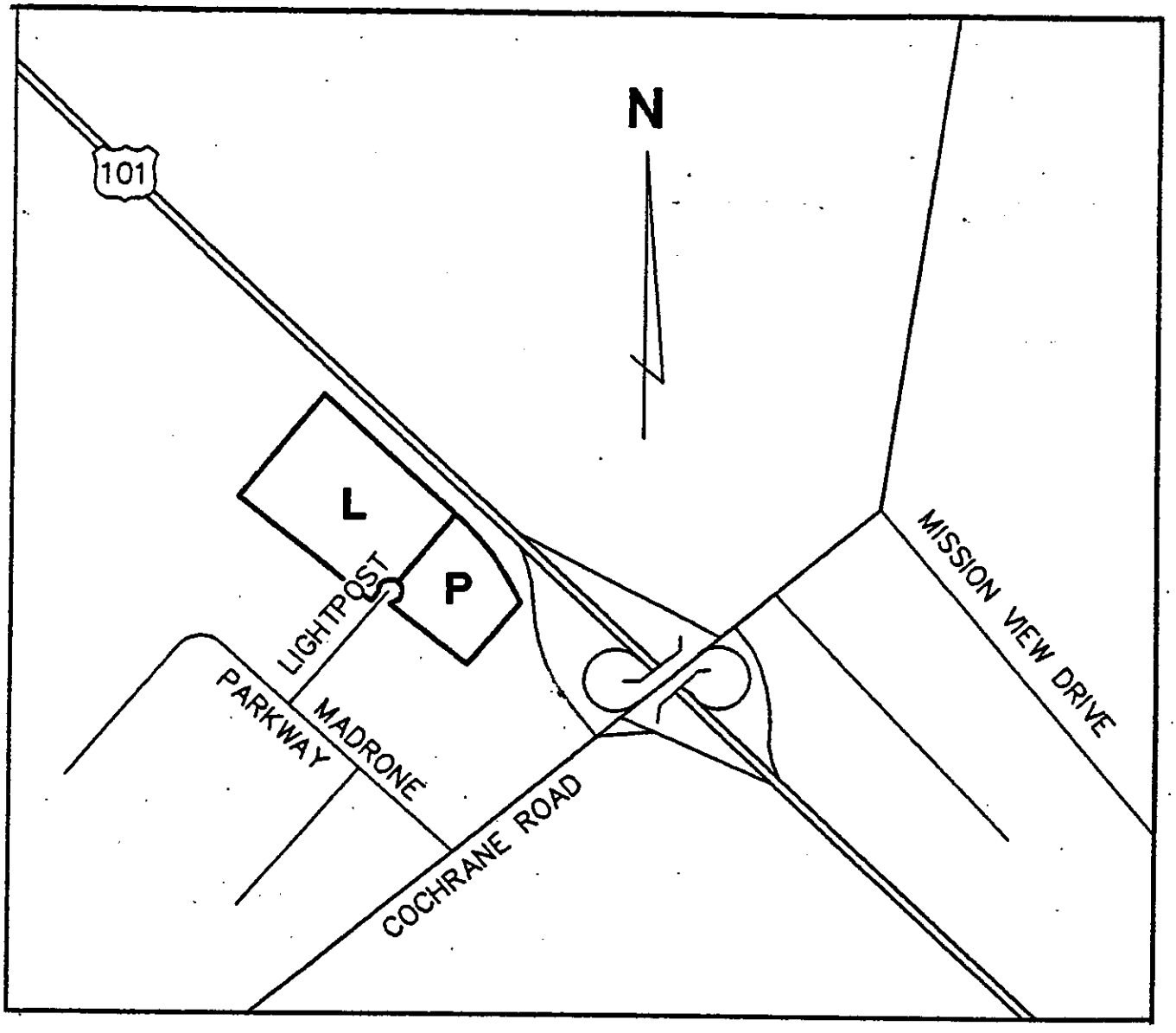
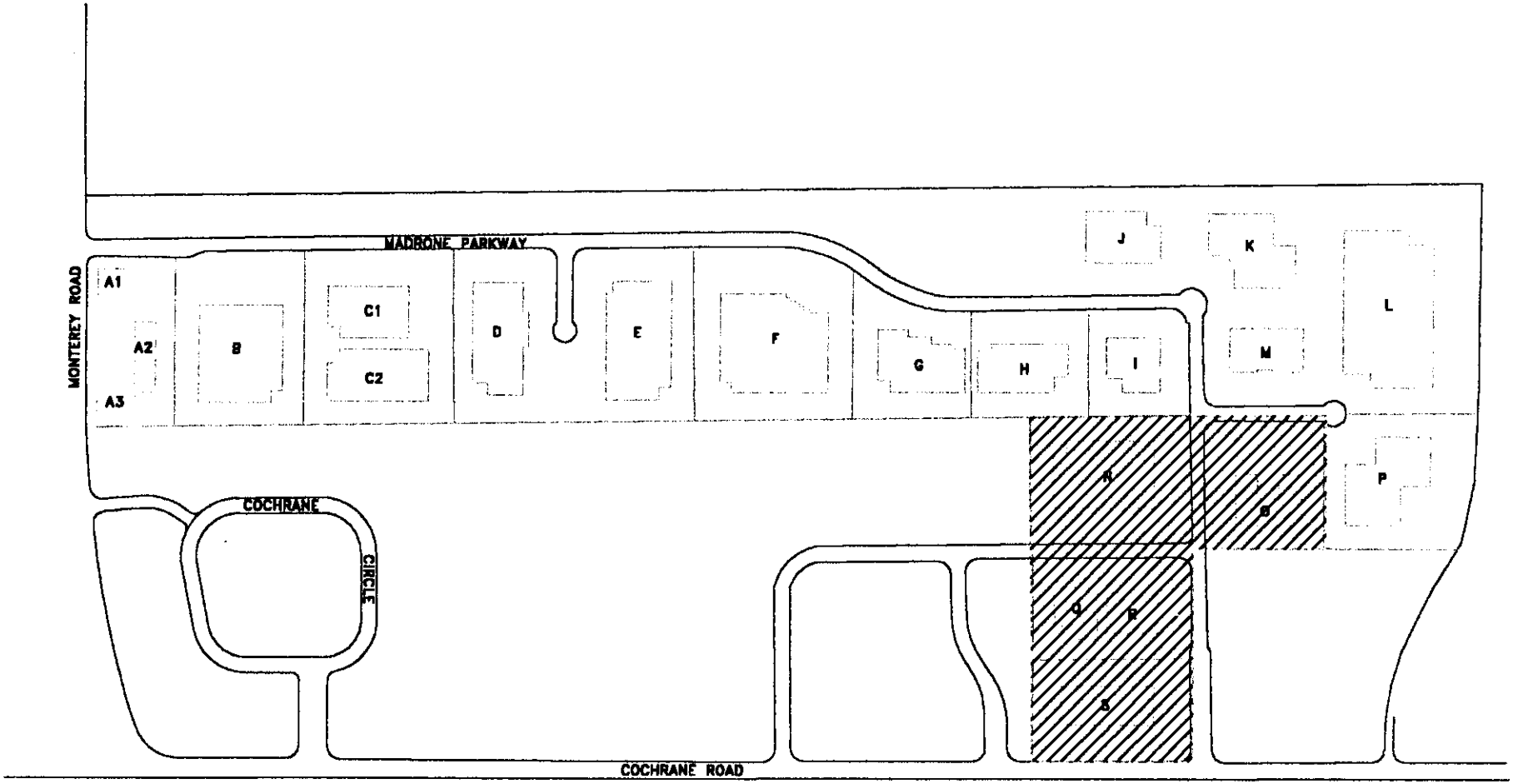


FIGURE 1 SITE LOCATION MAP
MADRONE BUSINESS PARK
Highway 101 and Cochrane Road
Morgan Hill, California



LEGEND

AREA OF POTENTIALLY LEAD-IMPACTED SOILS

NOT TO SCALE

FIGURE 2

ENSR Consulting • Engineering • Remediation	DRAWN: SSR	DATE: JAN. 11, 2001	PROJECT NO:
	FILE NO: 8727054	CHECKED: G. Riley	8727-054-200

FIGURE 2

SITE PLAN

Madrone Business Park
U.S. Highway 101 and Cochrane Road
Morgan Hill, California

FIGURE 2

STATE OF CALIFORNIA - CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY PETE WILSON, Governor

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SAN FRANCISCO BAY REGION
2101 WEBSTER STREET, Suite 500
OAKLAND, CA 94612
Tel: (510) 286-1255
FAX: (510) 286-1380
BBS: (510) 286-0404

June 3, 1996
File No. 2188.00 (MEJ)

Derek Armentrout, Project Chemist
HARZA
425 Roland Way
Oakland, CA 94621

SUBJECT: April 10, 1996, Final Remediation Report for Sullivan Property, Madrone Land Corporation, Morgan Hill, Santa Clara County

Dear Mr. Armentrout:

Regional Board staff have reviewed the subject report documenting remedial actions and verification sampling which have occurred on the adjacent Sullivan property. The remedial measures were conducted pursuant to the approved February 1, 1996, Revised Excavation and Verification Workplan for Sullivan Property prepared by HARZA. Based on data presented in the Final Remediation Report, the cleanup standards to allow for unrestricted use of the property have been achieved and no further action is necessary.

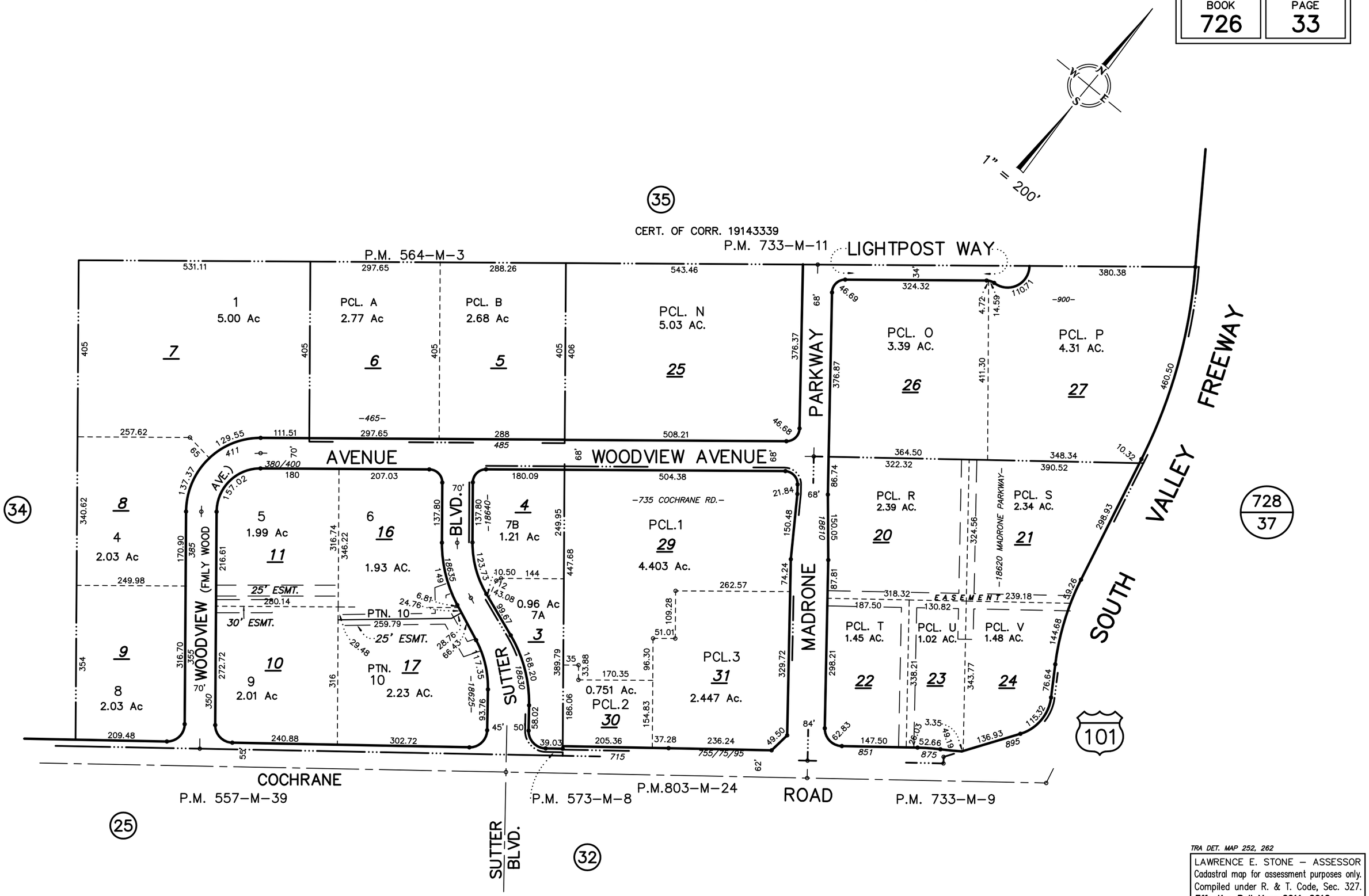
Should you have any questions or comments, please contact Mark Johnson at (510) 286-0305.

Sincerely,

Steve Morse, Chief
Toxics Cleanup Division

cc: Nora Freeman, Esq., Hoge Fenton

BOOK	PAGE
726	33



TRA DET. MAP 252, 262

LAWRENCE E. STONE – ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2011–2012

06/26/2012

Santa Clara County Assessor's Office
Assessment Roll Information Inquiry and Retrieval

Assessment Roll Information for Tax Year: 2012 **APN: 726-33-031**

DISCLAIMER:
This service has been provided to allow easy access and a visual display of County information. A reasonable effort has been made to ensure the accuracy of the data provided; nevertheless, some information may be out of date or may not be accurate. The County of Santa Clara assumes no responsibility arising from use of this information. ASSOCIATED DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Do not make any business decisions based on this data before validating the data. [Revenue and Taxation Code Section 408.3(c)]

Situs Address and Mailing Address Information	
Number of Property Address(es): 7	**Billing Address(es):**
755 COCHRANE RD #STE 100 MORGAN HILL	**1960 THE ALAMEDA UNIT ST 20 SAN JOSE CA 95126**
755 COCHRANE RD MORGAN HILL	**1960 THE ALAMEDA UNIT ST 20 SAN JOSE CA 95126**

Property Information			
Document No.	**19007433**	**Transfer Date**	**07 / 10 / 2006**
Document Type	**GRANT DEED**	**Tax Default Date**	**n/a**

Tax Rate Area: **04-100**	
Morgan Hill [City]	Morgan Hill [Unified School]
Gavilan Jt(35,43) [Comm. College]	Loma Prieta Soil [Resource Consv.]
Bay Area Jt(1,7,21,28,38,41,43,48,49,57) [Air Quality Mgmt.]	Area No. 01 (library Services), Benefit Assess [County Service]
Area No. 01 (library Services) [County Service]	Santa Clara Valley [County Water]
Santa Clara Valley-zone E-1 [County Water]	Santa Clara Valley-zone W-3 [County Water]
Santa Clara County Importation [Water-misc.]	

Assessed Values on: 726-33-031 (Assessed Information as of 6/30/2011)

Real Property		**Business**		**Exemptions**		**Net Assessed Value**
Land	$ 176,167	Fixtures	$ 0	Homeowner	$ 0	
Improvements	$ 7,864,634	Structure	$ 0	Other	$ 0	

TELEPHONE LOG

TALKED WITH: Christy

COMPANY: Santa Clara County Fire Dept.

DATE: 7-6-12 PHONE No: 408-341-4443

YOUR INITIALS: MCH PROJECT: Phase I ESA

cc:

MAIN SUBJECT: Records Search for Cochrane Road, Morgan Hill

NOTES

She called me to say that they have no HazMat type records for the current site addresses. They do have some HazMat Business Plans from San Jose Trap & Skeet that are related to ammo, explosive materials, & combustibles. They also have a Workplan related to soil excavation at the Sullivan property and other docs and correspondence concerning soil sampling, etc related to lead in soil contamination. There are 252 items in their file for 645 Cochrane Rd. Much of this stuff may be archival records received from other agencies when SCCFD took over Morgan Hill in 1995. The Workplan she mentioned sounds like one of the docs available on the SCVWD website that date from the early-mid 1990s.

Appendix D

Prior ESA Reports

Madrone Business Park
Highway 101 and Cochrane Road
Morgan Hill, California

ENSR®

Phase I Environmental Site Assessment

Prepared For:
TOENISKOETTER & BREEDING, INC.
1960 The Alameda, Suite 20
San Jose, California 95126

Prepared by:
ENSR CONSULTING AND ENGINEERING
1420 Harbor Bay Parkway, Suite 120
Alameda, California 94502

October 2000

ENSR File Number 8727-057-100

The following personnel have prepared and/or reviewed this report for accuracy, content, and quality of presentation.

Mark Litzau
Senior Program Manager
Senior Reviewer

Gary Riley
Associate Project Manager
Reviewer

for
Jay Grenfell
Associate Project Manager
Report Author

October 5, 2000
Date

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FIGURES

Figure 1: Site Location

Figure 2: Site Plan

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APPENDICES

Appendix A: Abbreviations

Appendix B: Database Report

1.0 PROJECT SUMMARY

ENSR Corporation (ENSR) was retained to perform a Phase I Environmental Site Assessment for Toeniskoetter & Breeding, Inc. (TBI) concerning the site of the future Madrone Business Park property located at Highway 101 and Cochrane Road in Morgan Hill, Santa Clara County, California. It is ENSR's understanding that TBI will use this Phase I report in preparation for a real estate transaction. The subject property is an L-shaped parcel, approximately 101 acres, currently undergoing grading activities for construction of a commercial business park. The only permanent structure observed at the subject property is a water tower, currently used as a cellular transmission station located near Monterey Road at the southwestern end of the subject property. Three irrigation wells were observed at the subject property. ENSR observed six construction trailers, three freight storage containers, and stacked piping at the subject property. The subject property is located within an area occupied by retail stores, commercial business parks, and residential housing.

ENSR was initially contacted by Mr. Brad Krouskup of TBI, 1960 The Alameda, Suite 20, San Jose, California. ENSR was escorted through the property by Mr. Robert Straver of Pavex. This environmental assessment was performed in accordance with ENSR's August 7, 2000, proposal to TBI. The evaluation of the property included a visual assessment of the property, as well as historical and agency records research. No sampling was performed as part of this assessment. Abbreviations not defined in the text are defined in Appendix A.

This report was prepared for the exclusive use of TBI. No other party is entitled to rely on the conclusions, observations, specifications, or data contained therein without the express written consent of ENSR. All uses of and reliance upon this report are subject to, and deemed acceptance of, the conditions and restrictions contained therein.

Portions of the subject property have been impacted with lead shot from the former San Jose Trap and Skeet Club. A number of investigations have occurred at the subject property and adjacent properties characterizing the extent of contamination present from lead shot. Lead-impacted soils remain at the subject property; however, the RWQCB has approved development at the subject property on a conditional basis.

Based on the conclusions provided above, ENSR recommends that development at the subject property be consistent with the restrictions set forth by the RWQCB, including the development of a risk management plan, recording of a deed restriction for non-residential use of property, and the removal of soils exceeding 1,000 ppm lead in the areas that will not be covered by hard structures following development. Any future development or excavation at the site should be evaluated for the potential to disturb lead-impacted soils. Future development may require adherence to applicable health and safety requirements, as well as the risk management plan.

Additionally, ENSR recommends proper abandonment of on-site irrigation wells prior to the completion of development activities.

2.0 PROPERTY DESCRIPTION

2.1 Site Description

On August 11, 2000, ENSR met with Mr. Robert Straver to perform a visual reconnaissance of the subject property at 645 Cochrane Road, Morgan Hill, Santa Clara County, California 95037. The subject property is located at the northwest corner of the intersection between Highway 101 and Cochrane Road, extending west to Monterey Highway, in an area consisting of mixed retail, commercial, residential, and agricultural use. The subject property, approximately 101 acres, is an L-shaped parcel of land undergoing grading activities for the construction of a business park. The subject property is zoned ML - Light Industrial and PUD - Planned Unit Development. The only permanent structure constructed at the subject property is a water tower currently used as a cellular transmission station located near Monterey Road at the southwestern end of the subject property. Three irrigation wells were observed at the subject property. ENSR also observed six construction trailers, three freight storage containers, and stacked piping at the subject property. The subject property consists of graded areas and areas covered with vegetation, primarily grasses and shrubs.

The subject property is abutted by agricultural land, greenhouses, residential houses, and an auto parts salvage shop along the northwest property boundary; Highway 101 and an undeveloped parcel along the northeast property boundary; Cochrane Road and commercial business parks along the southeast property boundary; beyond which is a retail center, and by Monterey Highway along the northwest property boundary. Figure 1, the Site Location Map, illustrates the site location. Figure 2, the Site Plan, depicts the subject property as observed by ENSR personnel on August 11, 2000.

Topography, Vegetation, Hydrology and Geology

The subject property, located in Santa Clara County, is situated in the Santa Clara Valley approximately 1.5 miles north of downtown Morgan Hill and approximately 1.75 miles southwest of Anderson Dam. As indicated by the Morgan Hill, California 7.5-minute quadrangle topographic map of the area, the site lies at an elevation of approximately 375 feet above mean sea level. Topography in the vicinity of the site is relatively flat. Vegetation in the general vicinity of the subject property consists primarily of grasses and shrubs. No paved surfaces were present at the subject property. Surface water drainage is expected to evaporate or percolate into the subsurface with minimal runoff.

According to soil survey information provided by the Natural Resources Conservation Service, the soils underlying the subject property consist of San Ysidro loam (0-2 percent slopes) from the San Ysidro series, and Arbuckle gravelly loam (0-2 percent slopes) from the Arbuckle series. The San Ysidro series consists of moderately well drained loams that are underlain by old alluvium from material derived from sedimentary rock. The San Ysidro loam has a very slowly permeable clay subsoil and the hazard of erosion is none to slight. The Arbuckle series consists of well-drained gravelly loams that have developed in alluvium from material derived from sedimentary rock. Permeability of the Arbuckle gravelly loam is moderate, runoff is very slow, and the hazard of erosion is slight.

According to the Geologic Map of the San Francisco – San Jose Quadrangle (1990), the site area is underlain by Quaternary aged "Older Alluvium" consisting of dissected alluvial deposits.

According to Ms. Seena Hoose, Hydrogeologist with the Santa Clara Valley Water District, groundwater depth and flow direction in the vicinity of the subject property are variable and experience seasonal fluctuations. The subject property is located on top of a groundwater divide, an apex of an alluvial fan created from the Anderson Dam. During periods of heavy pumping south of the subject property (primarily summer and spring), the groundwater divide migrates north toward Coyote Creek, creating a southerly groundwater that flows south. Depth to groundwater ranges from 35 to 100 feet below ground surface (bgs), experiencing seasonal fluctuations of as much as 80 feet.

2.2 Facility Operations

The subject property is currently being developed as a commercial business park. At the time of ENSR's site visit, the subject property was undergoing grading activities. The only permanent structure constructed at the subject property is a water tower currently used as a cellular transmission station. Equipment used during grading consisted of bulldozers, paddlewheel scapers, road graders, backhoes, compactors, and water trucks. According to Mr. Straver, the equipment is fueled daily from a fuel truck. No on-site storage of fuel was observed at the subject property. Mr. Straver stated that some on-site maintenance did occur, including changing blades, air filters, and adjusting the hydraulic lines. No wastes associated with the equipment maintenance were reportedly disposed of at the subject property. According to Mr. Brad Krouskup, Executive Vice President with TBI, the subject property will be developed as a commercial business park. Mr. Krouskup stated that the only tenant identified to date is Media Arts Group, which will be occupying four buildings for office and production space. Media Arts Group reportedly reproduces original artwork through a lithographic process.

3.0 HISTORICAL RECORDS REVIEW

According to the Santa Clara County Tax Assessors' Office, the site consists of two separate parcels. The northern parcel, extending from Monterey Road west to Highway 101 east, is currently owned by Manuel Gomes, 151 Vine Street, Hollister, California (APN 726-35-001). The southern parcel, extending from the adjacent business park to the west to the undeveloped parcel abutting Highway 101 to the east, is currently owned by Madrone Land Corp., PO Box 18730, San Jose, California 95158-8730 (APN 726-33-002). According to historical records, the southern portion of the subject property was developed as a trap and skeet shooting range (San Jose Trap and Skeet, 645 Cochrane Road) in the late 1950s and the northern portion was developed as a dairy farm and residence since the 1950s.

ENSR consulted the following historical sources and interviewed the current property manager to develop a history of the previous uses or occupancies of the property and surrounding area:

- Aerial photographs dated 1966, 1970, 1978, 1980, 1984, 1988, 1992, and 1998 were viewed at Pacific Aerial Surveys in Oakland, California;
- Building permit records, reviewed at the Morgan Hill Building Permits Department;
- United States Geologic Survey, 7.5-minute topographic map, Morgan Hill, California quadrangle, dated 1955, photorevised 1980;
- City Directories dated 1962, 1967, 1971, 1976, 1982, 1985 and 1999-2000 were viewed at the Morgan Hill Public Library; and,
- ENSR's site reconnaissance and personal interviews.

Table 1 summarizes the information pertaining to the historic use of the site.

Table 1

Chronological Historic Site Use
Madrone Business Park
Highway 101 and Cochrane Road
Morgan Hill, California

Date(s)	Type of Document	Description
1962, 1967, 1971, 1976	City Directories	No listing for Cochrane Road.
1966, 1970, 1978, 1980, 1984, 1988, 1992, 1998	Aerial Photographs	Two main structures observed with smaller semicircular structures arranged in rows at location of former trap and skeet club.
1966, 1970, 1978, 1980, 1984, 1988	Aerial Photographs	Grazing land and farmhouses observed north and west of the trap and skeet club. A residence and smaller structures along Monterey Road. Large barns and an irrigation pond in central portion of subject property. Water tower observed east of Monterey Road.
1967	City Directories	Manuel J. Gomes listed at 1090 Monterey.
1971, 1976, 1982, 1985	City Directories	Manuel J. Gomes listed at 18920 Monterey.
1980	Building Permits	Building permit issued to Mr. Gomes for the construction of a hay shed.
1982	Building Permits	Building permit issued to Mr. Gomes for the construction of a roof for a barn.
1988	Aerial Photograph	Irrigation pond observed along northeastern boundary adjacent to Highway 101.
1999-2000	City Directory	David Kayanek, Pioneer Underground, Inc. listed at 645 Cochrane Road.

Historical data indicates that the south-central portion of the subject property was developed as a trap and skeet shooting range. The northern portion was developed as a dairy farm. No additional development has occurred at the subject property. According to Mr. Straver, the structures associated with the dairy farm and trap and skeet range were demolished in July and August 2000.

4.0 REGULATORY AGENCY RECORDS SEARCH

4.1 Federal and State Agency Records

Vista Information Solutions, Inc. (VISTA), provided regulatory information for the site and surrounding properties using a database search. All database abbreviations are provided in the VISTA report and Appendix A. All sites, plotted and unplottable due to poor or missing data, were researched by ENSR and are included below as appropriate. The VISTA database search included the following sites and search radii:

• **NPL (1 mile)**	No sites identified.
• **CERCLIS (1/2 mile)**	No sites identified.
• **RCRA TSD (1/2 mile)**	No sites identified.
• **RCRA Generator (site and abutters)**	No sites identified.
• **State Sites (1 mile)**	One site identified (subject property).
• **UST (site and abutters)**	No sites identified.
• **LUST (1/2 mile)**	Two sites identified.
• **Landfills (1/2 mile)**	No sites identified.
• **State Spill Incidents (site and abutters)**	One site identified.

The subject property, identified on the VISTA report as the Madrone Land Corp./San Jose Trap & Skeet, was listed as a Cal-Site. The status of the site was listed as unknown and the Regional Water Quality Control Board (RWQCB) was listed as the lead agency. No additional information was provided in the VISTA report. Soils impacted with lead from the previous use as a trap and skeet range reportedly exist on portions of the subject property. Groundwater has reportedly not been impacted. The RWQCB, in a letter dated June 21, 2000, approved development at the subject property based on a risk assessment report prepared by Harza Engineering Company dated June 7, 2000. Three conditions of

development were noted, including the development of a risk management plan, a deed restriction preventing inappropriate sensitive uses at the subject property, describing the current condition that exists at the subject property, and referencing the site management plan, and the requirement that areas not covered by hard structures meet PRGs. Based on the history of regulatory oversight at the subject property, the current regulatory status and the letter described above, as well as the fact that commercial development is currently taking place, ENSR does not anticipate future environmental liabilities associated with this site.

The Madrone Land Sullivan Property, located at Cochrane Road and Highway 101, was identified as a LUST site and a Ca-SLIC site on the VISTA report. It is unclear if the site described in the VISTA report is referring to the adjacent Sullivan property or if it includes portions of the subject property. A file review request was submitted to the SCVWD. According to Gracie Jinenez, File Coordinator, there is no record of the Madrone Land Sullivan Property LUST case. Furthermore, Ms. Jinenez stated that there are no records of any LUST cases on Cochrane Road. Additionally, no file was present at the RWQCB and no indication of a UST at the subject property or the adjacent Sullivan property was observed during ENSR's file review at the Santa Clara County Fire Department. Based on the absence of information regarding USTs or LUSTs at the subject property, ENSR does not anticipate that the above site poses a potential environmental concern to the subject property.

In ENSR's opinion, based on distance and/or topographic gradient, none of the remaining sites identified in the VISTA report are considered to represent an adverse environmental concern relative to the subject property. Information pertaining to the identified sites is provided in the VISTA report and is included as Appendix B.

4.2 Municipal and Local Authorities

The Madrone Land Sullivan Property, located at Cochrane Road and Highway 101, was identified as a LUST site and a Ca-SLIC site on the VISTA report. It is unclear if the site described in the VISTA report is referring to the adjacent Sullivan property or if it includes portions of the subject property. A file review request was submitted to the SCVWD. According to Gracie Jinenez, File Coordinator, there is no record of the Madrone Land Sullivan Property LUST case. Furthermore, Ms. Jinenez stated that there are no records of any LUST cases on Cochrane Road.

ENSR reviewed files for the subject property at the Santa Clara County Fire Department (SCCFD) in Los Gatos, California. Files reviewed at the SCCFD consisted primarily of correspondence between regulatory agencies regarding lead-impacted soils at the subject property, as well as sampling and excavation activities at the adjacent Cochrane Business Ranch and the adjacent Sullivan Property. Kennedy/Jenks Consultants performed a soil lead investigation in 1991 and a soil and groundwater investigation in 1992 at the subject property. Over 85 samples were collected from the site vicinity, and included the Sullivan property, the Gomes property, and the Cochrane Business Ranch. Samples were collected at depths of 0 to 3 inches below ground surface (bgs) and from 9 to 15 inches bgs and analyzed for total lead and soluble lead concentrations. The observed distribution of lead in soils was consistent with the activities of the trap and skeet range. Elevated concentrations were found to extend to a maximum depth between 2.5 and 3.5 feet bgs. There was no indication that lead had migrated below 3.5 feet or to groundwater levels. The decreasing trend of the lead concentrations with depth demonstrated the immobility of the lead in the soil. Lead was not detected above the detection limit (0.001mg/kg) in three of the five groundwater samples collected. In the remaining two samples lead was detected at the detection limit, which is below the MCL and below regional peak concentrations according to Kennedy/Jenks.

ENSR reviewed files for the subject property at the Regional Water Quality Control Board in Oakland, California. Files reviewed at the RWQCB consisted of Risk Assessment reports, a groundwater sampling report, and characterization and remediation reports prepared by Harza Engineering Company in addition to correspondence letters. Much of the information in the files reviewed consisted of correspondence and investigations associated with the lot line adjustment at the adjacent Sullivan property. A groundwater monitoring well was installed at the subject property and underwent periodic monitoring. According to the groundwater sampling report prepared by Harza Engineering Company, laboratory results did not indicate the presence of dissolved lead in the groundwater. Total lead was detected at a low level and it was determined that it was likely associated with sediment in the sample rather than mobile lead. A no further action letter for the lot line adjustment was dated March 21, 2000. ENSR also observed a letter dated June 21, 2000 approving development at the subject property based on the risk assessment report submitted to the RWQCB by Harza Engineering Company.

5.0 ON-SITE ENVIRONMENTAL ASSESSMENT

On August 11, 2000, ENSR met with Mr. Robert Straver of Pavex to perform a visual reconnaissance of the subject property in Morgan Hill, Santa Clara County, California 95037. The subject property is located at the northwest corner of the intersection between Highway 101 and Cochrane Road extending west to Monterey Highway in an area consisting of mixed retail, commercial, residential, and agricultural operations. The subject property is an L-shaped parcel, approximately 101 acres, and was undergoing grading activities for the construction of a business park. The only permanent structure constructed at the subject property is a water tower currently used as a cellular transmission station located near Monterey Road at the southwestern end of the subject property. Three irrigation wells were observed at the subject property. ENSR observed six construction trailers, three freight storage containers, and stacked piping at the Subject Property. The subject consists of graded areas and areas covered with vegetation, primarily grasses and shrubs.

The subject property is abutted by agricultural land, greenhouses, residential houses, and an auto parts salvage shop along the northwest property boundary; Highway 101 and an undeveloped parcel along the northeast property boundary; Cochrane Road and commercial business parks along the southeast property boundary; beyond which is a retail center, and a Monterey Highway along the northwest property boundary.

The subject building is an L-shaped parcel and consists of approximately 101 acres of land currently undergoing grading activities for the construction of a business park. No permanent structures are constructed at the subject property other than an old water tower currently used for cellular transmissions located near Monterey Highway at the southwestern end of the subject property. Figure 2, the Site Plan, depicts the subject property as observed by ENSR personnel on August 11, 2000.

5.1 Underground and Aboveground Storage Tanks

Based upon our site visit, review of available regulatory agency records, and personal interviews, no evidence of petroleum product USTs (i.e. fill ports, vents, etc.) was identified on the Subject Property. ENSR observed two water ASTs, used by the water trucks during grading activities for controlling dust. No other ASTs were observed at the subject property.

5.2 Non-Asbestos Hazardous Materials and Hazardous Waste

The subject property is currently an undeveloped parcel undergoing grading activities for future development. According to Mr. Straver, the equipment used for grading operations is fueled daily from a fuel truck. No on-site storage of fuel was observed at the subject property. Mr. Straver stated that some on-site maintenance did occur, including changing blades, air filters, and adjusting the hydraulic lines. No waste associated with the equipment maintenance was reportedly disposed of at the subject property. No hazardous materials were observed being stored at the subject property and no hazardous wastes were observed being generated at the subject property.

5.3 Solid (Non-Hazardous Waste)

No solid wastes are currently generated at the subject property. The subject property is an undeveloped parcel undergoing grading activities.

5.4 PCB-Containing Equipment

No exterior pad-mounted transformers or other potential PCB-containing equipment, including hydraulic lifts, elevators, or fluorescent light ballasts, were observed at the subject property.

5.5 Water, Wastewater, and Stormwater

No sewer service is provided at the subject property. Two septic systems were discovered during grading activities located on the western portion of the subject property in the area previously occupied by the dairy farm. According to Mr. Straver, the tanks were in relatively good condition and no leaks were observed. The tanks were subsequently removed. No wastewater is currently generated or discharged at the subject property. No storm drains were observed at the subject property. Stormwater is expected to evaporate or percolate into the subsurface with minimal runoff.

5.6 Wetlands

As indicated by the Morgan Hill, California 7.5-minute quadrangle topographic map of the area, there are no wetland areas identified on site or within 1,000 feet of the subject property.

5.7 Flood Zones

ENSR reviewed Flood Insurance Rate Maps (FIRMs) for the subject property area at the Morgan Hill Planning Department. Community Map No. 060346 0003 C, revised December 22, 1998, indicated that the subject property is located within Zone X, which consists of areas of 500-year flood; areas of 100-year flood with average depths of less than one foot or drainage areas less than one square mile; and areas protected by levees from the 100-year flood.

5.8 Radon

Radon is a radioactive gas that is generated by the decay of radium in the underlying soil and rocks. Radon gas levels are highly site specific and are influenced by soil and building conditions, including pressure differentials between the soil and the building. The United States Environmental Protection Agency (EPA) has established a guideline threshold of 4.0 picocuries per liter (pCi/L) of air, above which there may be adverse health risks if exposure continued over a prolonged period of time (generally 70 years).

According to the EPA's Map of Radon Zones, the subject property lies within Zone 2, indicating the average radon concentrations in buildings in the site vicinity are greater than or equal to 2.0 pCi/L and less than or equal to 4.0 pCi/L. Based on this information and the fact that there are no basements associated with future development, ENSR does not anticipate radon to have an adverse impact to the subject property.

5.9 Air Emissions

No air emissions or sources were identified during the site assessment.

5.10 Dry Cleaning Operations

Based on historical information obtained during ENSR's assessment, no dry cleaning operations have been performed at the subject property.

5.11 Site Specific Environmental Issues

ENSR requested previous reports and documentation regarding previous environmental investigations at the subject property from TBI. The following reports and letters of correspondence were provided.

ENSR reviewed a Preliminary Site Assessment Report prepared by Harza Engineering Company dated March 5, 1999. This report was prepared for the Gomes Property, which is identified as the northern strip of land at the subject property, extending from Monterey Road to the west, to Highway 101 to the east. Pertinent information supporting our assessment is as follows:

- Previous environmental investigations performed at the Gomes property indicate the presence of lead in surficial soils from stray lead shot. The adjacent property was used as a trap and skeet range from 1958 to 1993. Sampling was conducted by Kennedy-Jenks Consultants in November 1991. Sampling indicated a large area of soils containing lead levels exceeding the preliminary remediation goal (PRG) of 140 ppm. Six inches of soil were reportedly removed in May 1995 from an area along the central area of the southern boundary of the Gomes Property. Confirmation samples contained total lead concentrations exceeding the residential PRG following the removal of surficial soils. Additional characterization was recommended. Additionally, Harza Engineering Company observed an area containing numerous oil containers, empty drums, and discolored concrete inside a storage shed associated with the former dairy farm.

- Quarterly groundwater monitoring was conducted by Harza Engineering Company and results from the most recent sampling event (February 1996) did not contain dissolved lead concentrations exceeding the MRL of 0.001 ppm. It was determined lead concentrations in the surficial soil were not considered to present a risk of groundwater contamination.

ENSR reviewed a Preliminary Site Assessment Report prepared by Harza Engineering Company dated March 22, 1999. This report was prepared for the Former San Jose Trap & Skeet Club, which is identified as a triangular parcel abutting the eastern portion of the Gomes property to the south and extending towards Cochrane Boulevard. Pertinent information supporting our assessment is as follows:

- The property was used as a trap and skeet shooting range from the late 1950's until 1993.

- Previous environmental investigations performed at the former San Jose Trap and Skeet property indicate the presence of lead in surficial soils exceeding the residential PRG in the northwest half of the property. Additionally, lead impacted soil was discovered at the adjacent properties, including the Gomes property, the Sullivan property, and at the current location of the Cochrane Business Ranch. Lead contaminated soils were determined to be of negligible risk to groundwater quality at the subject property.

- Lead impacted soils removed from the Sullivan property were reportedly stockpiled on the subject property for later disposal.

- Harza Engineering Company observed storage areas associated with the former trap and skeet shooting range with fluorescent light ballasts, an empty 500-gallon AST, and small containers of oils, hydraulic fluids, and propane.

According to Mr. Straver, the stockpiled soil from the excavation at the Sullivan property has been placed under building pads at the subject property in accordance with the requirements of development. Additionally, Mr. Straver stated that no discolored soils or areas of potential environmental concern were identified during demolition and grading activities, other than the discovery of the aforementioned septic tanks.

6.0 REVIEW OF NEARBY/ADJACENT PROPERTIES

The subject property is located in Morgan Hill, Santa Clara County, California, at the intersection of Highway 101 and Cochrane Road, in an area generally characterized by retail stores, business parks, and residential housing. The subject property is currently undergoing grading activities for the development of a business park. The immediately adjacent sites, including roadways, are summarized below:

North: Proceeding from east to west the subject property is bound to the northwest by a farmhouse and associated land, greenhouses, residential homes, and an auto salvage yard.

West: The subject property is bound to the southwest by Monterey Highway, beyond which is undeveloped land.

South: The site is bound to the southeast by Cochrane Road and commercial business parks located further to the west along Cochrane Road.

East: The site is bound to the northeast by an undeveloped parcel and Highway 101.

The following sources were utilized in research for the historic land uses of the site abutters: aerial photographs dated 1966, 1970, 1978, 1980, 1984, 1988, 1992, and 1998; city directories 1962, 1967, 1971, 1976, 1982, 1985 and 1999-2000; and, ENSR's area reconnaissance. Table 2 summarizes the information pertaining to the historic land use of the abutting properties.

Table 2
Chronological Historic Use of Properties Abutting
Madrone Land Corporation
Highway 101 and Cochrane Road
Morgan Hill, California

Location	Date(s)	Type of Document	Description
North abutter	1966, 1971, 1976, 1978, 1980	Aerial Photographs and City Directories	Agricultural land, including a vineyard, and auto salvage yard
	1984, 1988, 1992, 1998	Aerial Photograph	Residential development occurring along western part of northern boundary
	Present	ENSR's area reconnaissance	Farmhouse and associated land, greenhouses, residential homes, and an auto salvage yard
East abutter	1966, 1970, 1978	Aerial Photographs	Agricultural land
	1980 - Present	Aerial Photographs and ENSR's area reconnaissance	Highway 101
South abutter	1966, 1967, 1970, 1978	Aerial Photographs and City Directories	Undeveloped land and no listings
	1980, 1982, 1984	Aerial Photographs and City Directories	Cochrane Road and undeveloped land beyond; Sullivan's Fruit and Hot Dog Stand
	1992 - Present	Aerial Photographs and ENSR's area reconnaissance	Cochrane Road with retail stores beyond; business park along Cochrane Road
West abutter	1967, 1970, 1978, 1980, 1984	Aerial Photographs and City Directories	Agricultural land and Monterey Road
	1988 - Present	Aerial Photographs and ENSR's site reconnaissance	Monterey Road, with the commercial business park south and west of the subject property

The area surrounding the subject property was primarily agricultural from 1967 to 1980 with increased commercial development occurring to the southwest and south, across Cochrane Road. Residential development began to the northwest in the mid-1980s. No historical off-site uses of significant environmental concern were identified with the available data.

7.0 CONCLUSIONS AND RECOMMENDATIONS

7.1 Conclusions

ENSR has performed an Environmental Site Assessment at the future site of the Madrone Business Park located at Highway 101 and Cochrane Road in Morgan Hill, Santa Clara County, California, in accordance with the scope of services in ENSR's August 7, 2000, proposal to TBI.

Portions of the subject property have been impacted with lead shot from the former San Jose Trap and Skeet Club. A number of investigations have occurred at the subject property and adjacent properties characterizing the extent of contamination present from lead shot. Lead-impacted soils remain at the subject property; however, the RWQCB has issued a "no further action" letter dated June 21, 2000 approving development at the subject property on a conditional basis. Conditions include a deed restriction on-site usage, development of a risk management plan, and removal of impacted soils in areas not covered by hard structures or paved parking areas.

7.2 Recommendations

Based on the conclusions provided above, ENSR recommends that development at the subject property be consistent with the restrictions set forth by the RWQCB, including the development of a risk management plan, the development of a deed restriction to prevent inappropriate use, and the removal of impacted soils in areas that will not be covered by hard structures or paved parking areas following development. Any future development or excavation at the site should be evaluated for the potential to disturb lead-impacted soils. Future development may require adherence to applicable health and safety requirements, as well as the risk management plan.

Additionally, ENSR recommends proper abandonment of on-site irrigation wells prior to the completion of development activities.

8.0 REFERENCES

Aerial photographs, 1966, 1970, 1978, 1980, 1984, 1988, 1992, and 1998, Pacific Aerial Surveys, Oakland, California

City of Morgan Hill Building Department, building permits, 17555 Peak Avenue, Morgan Hill, California

City of Morgan Hill Planning Department, zoning information, 17555 Peak Avenue, Morgan Hill, California

Flood Insurance Rate Map (FIRM), Community Map No. 060346 0003 C, revised December 22, 1998

Geologic Map of San Francisco – San Jose quadrangle, California, California Department of Conservation, 1990

Haines City Directory, 1999-2000, Morgan Hill Public Library, Morgan Hill, California

Hoose, Seena, Hydrogeologist, Santa Clara Valley Water District, (408) 265-2600

Jinenez, Gracie, File Coordinator, Santa Clara Valley Water District, (408) 265-2600

Krouskup, Brad, Executive Vice President, Toeniskoetter & Breeding, Incl., (408) 246-3691

Polk City Directories, 1962, 1967, 1971, 1976, 1982, and 1985, Morgan Hill Public Library, Morgan Hill, California

Preliminary Site Assessment Report, Gomes Property, Morgan Hill, California, Harza Engineering Company, March 5, 1999

Preliminary Site Assessment Report, San Jose Trap and Skeet, Morgan Hill, California, Harza Engineering Company, March 22, 1999

Regional Water Quality Control Board, File Review, 1515 Clay Street, Suite 1400, Oakland, California

Santa Clara County Tax Assessors Office, ownership records, (408) 299-3227

Santa Clara County Fire Department, File Review, 14700 Winchester Boulevard, Los Gatos, California

Straver, Robert, Pavex Construction, (831) 768-2720

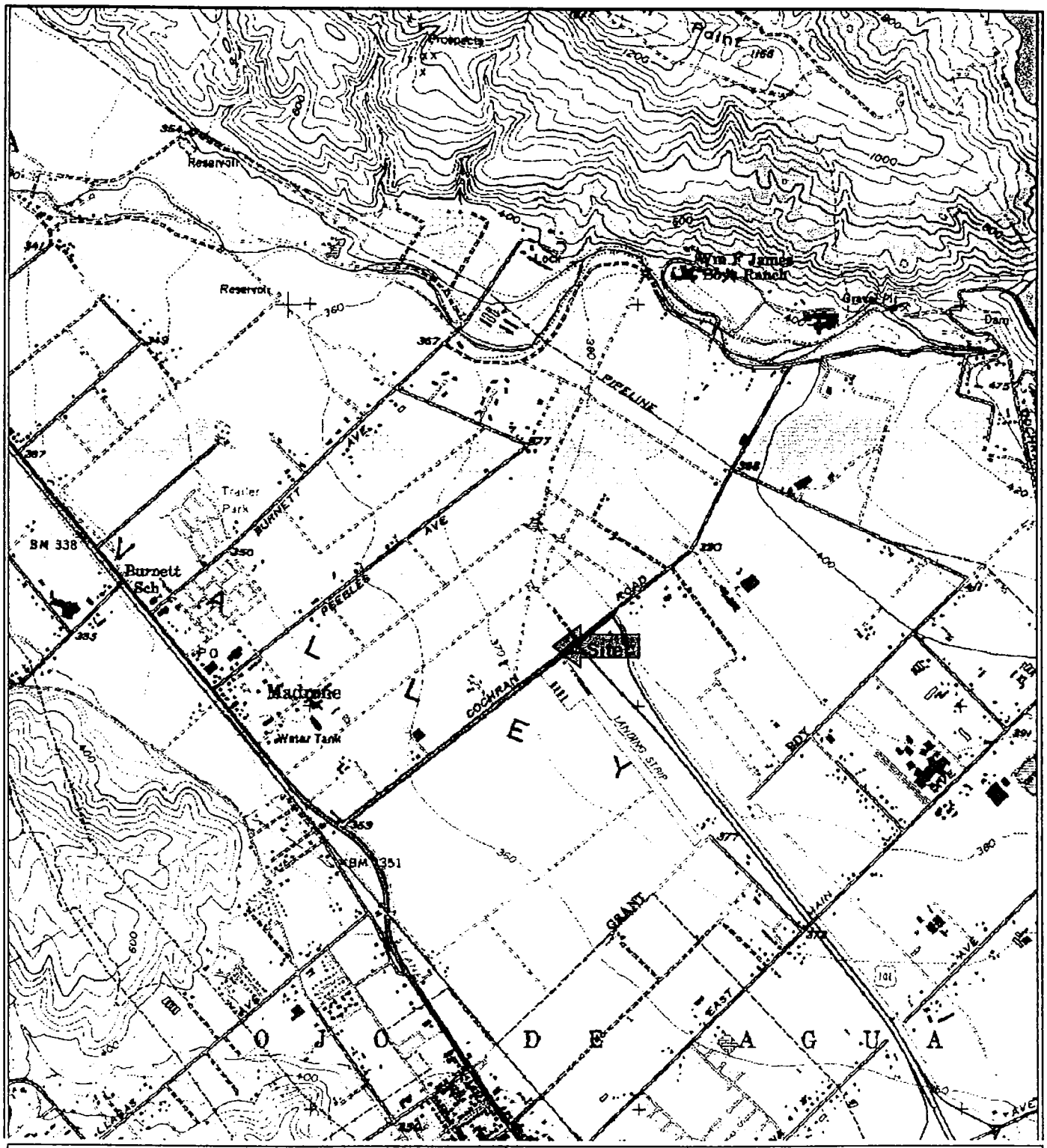
US EPA Map of Radon Zones at www.epa.gov/iaq/radon/zonemap.html.

United States Department of Agriculture, Natural Resources Conservation Service, sol survey information, provided by Mr. Bruce Champion, Hollister Service Center, (831) 637-4360.

United States Geological Survey topographic map, Morgan Hill, CA 1955, photorevised 1980.

Vista Information Solutions, 645 Cochrane Road, Report ID: 783001901, August 9, 2000

FIGURES



SOURCE: USGS 7½ Minute Topographic Quadrangle, Morgan hill, CA 1955 photorevised 1980

N

SCALE

0 1/4 1/2 1 MILE

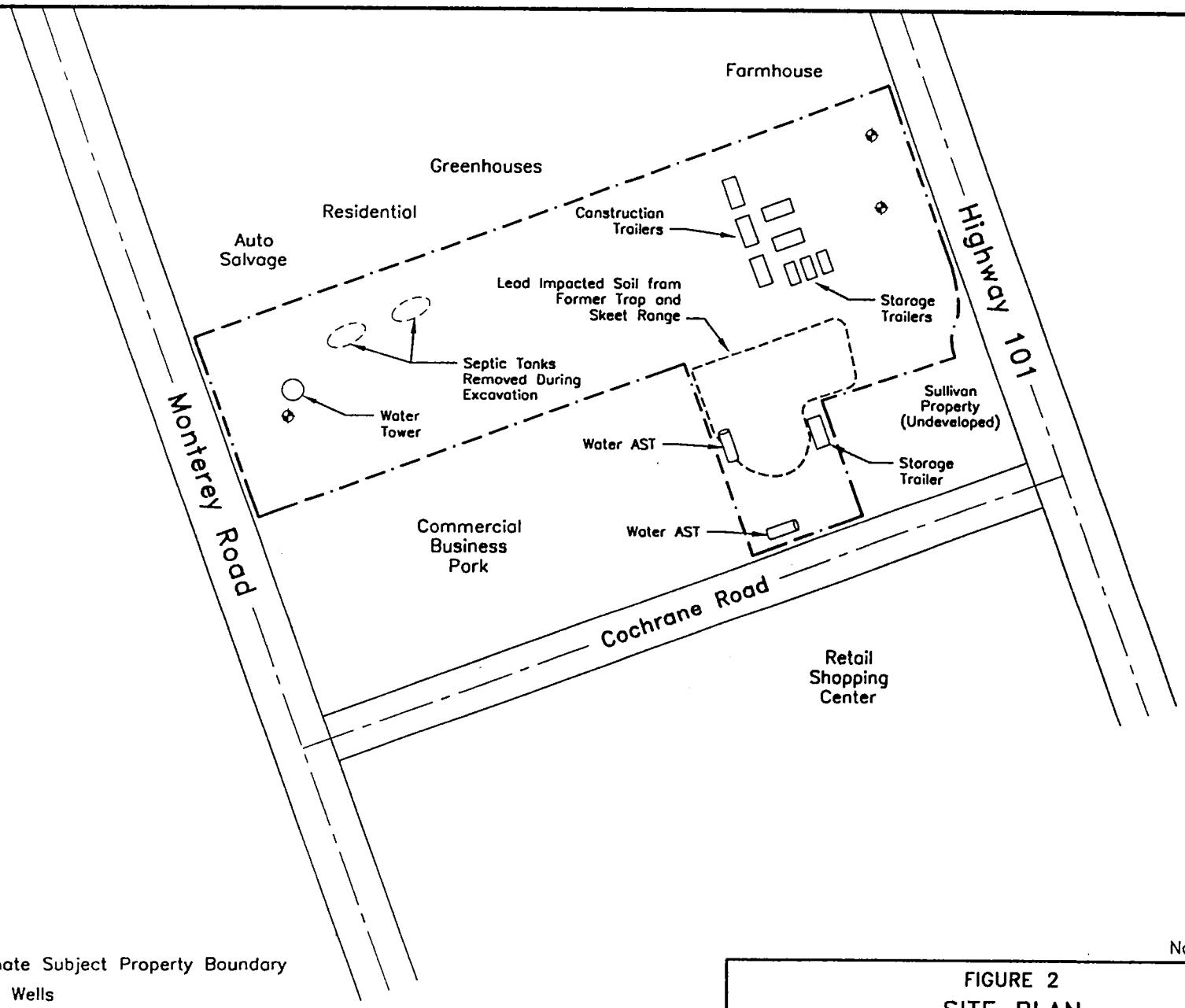
ENSR

FIGURE 1

SITE LOCATION MAP

Madrone Business Park
Highway 101 and Cochrane Road
Morgan Hill, California

DRAWN: J. Grenfell	DATE: September 5, 2000	PROJECT NO.:	REV
FILE NO.: Figure1.doc	CHECKED: J. Grenfell	8727-057-100	1



Legend

— — · — Approximate Subject Property Boundary

Irrigation Wells

Not to Scale

ENSR Consulting • Engineering • Remediation	DRAWN: K. Mangar	DATE: September 1, 2000	PROJECT NO:
	FILE NO: 87270571A	CHECKED: J. Grenfell	8727-057-100

FIGURE 2

SITE PLAN

Madrone Business Park
Highway 101 and Cochrane Road
Morgan Hill, California

A Report Prepared for

Scadina Marshall Inc.
P.O. Box 326
San Jose, California 95103

PHASE I PRELIMINARY HAZARDOUS MATERIALS SITE ASSESSMENT
COCHRANE BOULEVARD AND HIGHWAY 101
MORGAN HILL, CALIFORNIA

HLA Job No. 20279,001.04

by

Terry L. Olson
Geologist

Cheryl Lee Nelson by WBA
Project Hydrogeologist

Harding Lawson Associates
303 Second Street, 630 North
San Francisco, California 94107
415/543-8422

December 31, 1990

1.0 INTRODUCTION

This report presents the results of a Phase I Preliminary Hazardous Materials Site Assessment (PSA) performed by Harding Lawson Associates (HLA) for the 8.8-acre property at Cochrane Boulevard and Highway 101 in Morgan Hill, California (Plate 1). The site is currently owned by Mr. Dick Sullivan et al, and is vacant except for a small hot dog stand and a former fruit stand, both on the southwestern portion of the site. This report was prepared for Scadina Marshall, potential purchaser of the property, who plans to develop it as a commercial center including gasoline stations, fast food restaurants, and a motel.

The purpose of this investigation was to provide information regarding the presence of hazardous and/or toxic materials having the potential to affect soil and/or groundwater beneath the site. This evaluation was based on information gathered from federal, state, and local regulatory agencies; information provided by the client; published maps; aerial photographs; and an onsite and offsite reconnaissance.

7.0 EVALUATION OF FINDINGS

On the basis of our assessment, we found no releases of hazardous materials documented by state or local regulatory agencies at or within 1/2 mile of the site.

7.1 Onsite Potential Sources

The site has historically been agricultural. The site was prune and walnut orchards until the current owners purchased it about 23 years ago. Since then, the majority of the site has been used to grow hay. Two small buildings, one a fruit stand and the other a hot dog stand, also occupy the site.

Because the site was formerly used for orchards, it is possible that pesticide residues are in the soil. According to Mr. Larry Yamasaki of Agriculture Commission, the most likely pesticides to have been used are the organophosphate pesticides phosphamadine (on walnuts) and ethion (on prunes). Mr. Yamasaki also stated that DDT was used in the valley prior to its banning, and may be present in the soil.

A number of shotgun shell casings were observed on the site, most likely from the adjacent gun club which has five or six targets near the subject site. Because some shotgun shells use lead pellets, it is possible that higher than average levels of lead may be present as pellets in the soil along the northwest fenceline.

If lead and DDT or other pesticides are present in the near surface soil, it is unlikely that they have affected groundwater beneath the site since both are fairly immobile and soil and groundwater is estimated to be greater an 50 feet below grade.

wrong - groundwater 40 ± 20' and Δ >25' ! is common

cc - have DDT in water

7.2 Offsite Potential Sources

The area surrounding the site has historically been agricultural. It is currently mixed use with undeveloped land, commercial, and light industrial. The light industrial firms are located west and southwest of the site. None of these companies have UST registered with the SWRCB or the Morgan Hill Fire Department.

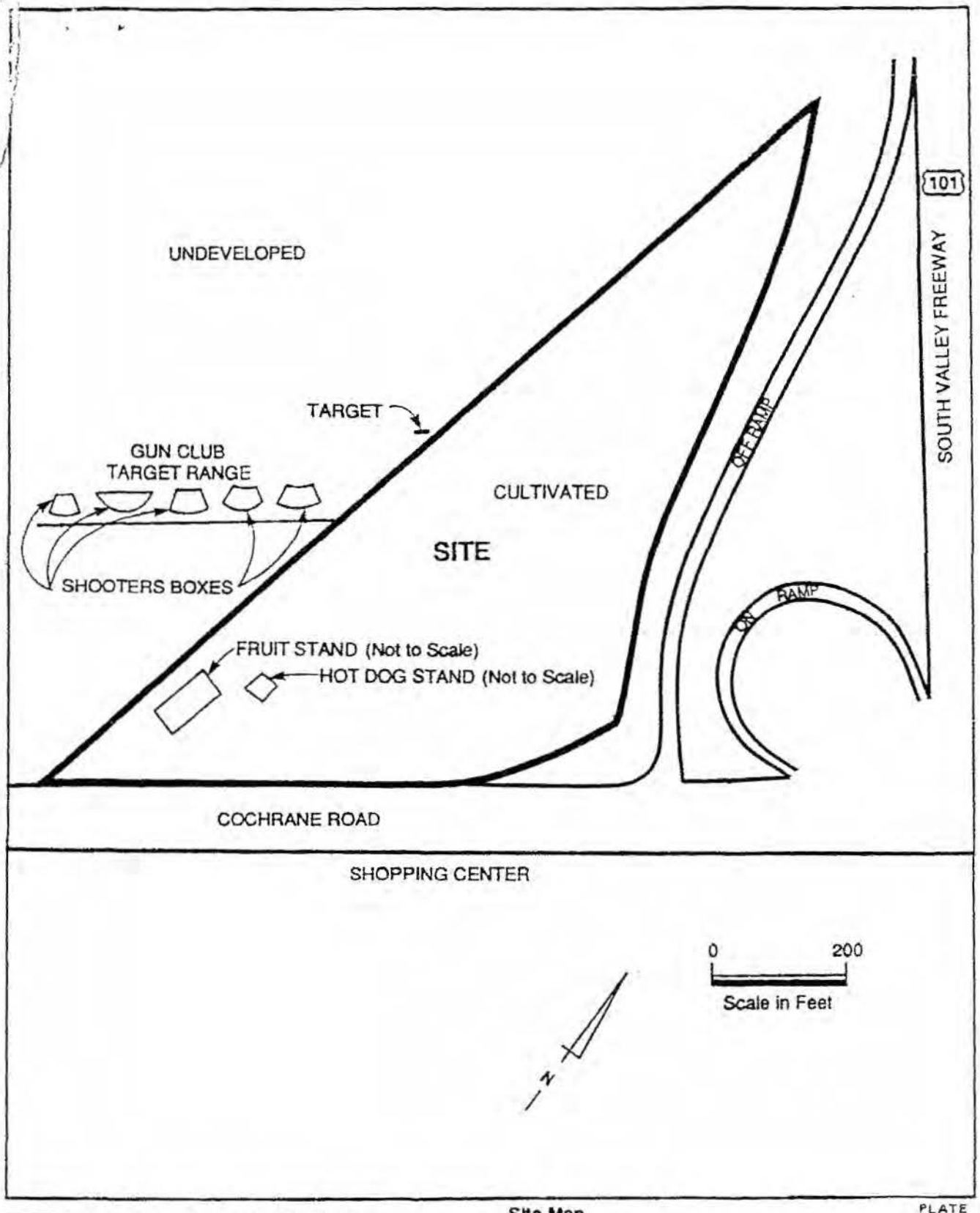
8.0 CONCLUSIONS AND RECOMMENDATIONS

In summary, we conclude that:

1. The site was formerly prune and walnut orchards. The trees may have been sprayed with phosphamadine and ethion. According to Agriculture Commission personnel, DDT is also likely to be present in the soil. According to Ms. Sharon Kohlman of the Morgan Hill Fire Department, soil testing for DDT and other likely pesticides is required before a building permit will be issued.

2. A gun club target range is present adjacent to the site to the northwest. A number of empty shell casings were observed along the fenceline between the site and the target range. Since the pellets in shotgun shells may contain lead shot, lead contamination may be present in the soil. We recommend that shallow soil samples be collected along the northwest side of the site and analyzed for lead content. To establish background lead levels in native soil, one or two samples should also be collected along the eastern side of the site. The gun club may also constitute a hazard with weapons being fired adjacent to a commercial center.

3. Only three registered USTs were identified at two sites within a 1/2 mile radius of the site. The UST located at St. Louise Hospital is only one year old. Two others, located at a nearby farm, were installed in the early 1950's. These USTs are not listed on any of the Fuel Leak lists that were reviewed. However, based on the apparent age of the tanks at the farm, it is possible that these tanks may have leaked. Since it is unlikely that site development will involve disturbance of soil below or near the groundwater table, we recommend no further action with regard to potential offsite sources of groundwater contamination.



Harding Lawson Associates
Engineering and
Environmental Services

Site Map
Scadina Marshall
Cochrane Road at Highway 101
Morgan Hill, California

PLATE
2

DRAWN	JOB NUMBER	APPROVED	DATE	REVISED DATE
AM	20279,001.04	TLD	12/90	

Appendix E

Lead in Soil Investigation Reports

CALIFORNIA REGIONAL WATER
JUN 12 2000
QUALITY CONTROL BOARD

Human Health Risk Assessment

Madrone Land Corp.

Morgan Hill, California

June 7, 2000

Prepared for:

Toeniskoetter & Breeding, Inc.
1960 The Alameda
San Jose, California 95126

Prepared by:

Harza Engineering Company, Inc.
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Gary J. Riley
Project Engineer

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16223erpt.003
06/07/00

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1 Soil Lead Concentrations
2 Statistics and Blood Lead Concentrations

FIGURES

1 Site Location
2 Soil Sample Locations

APPENDICES

A Equations used in Risk Assessment
B Model Input and Output

1.0 INTRODUCTION

This report presents the results of an assessment of human health risk from lead in soils at the Madrone Land Corporation property in Morgan Hill, California. The location of the site is shown on the attached Site Plan (Figure 1). The proposed development of the property consists of commercial structures for light industrial use and associated parking. An estimated 75% to 85% of the site will be covered by buildings, parking areas, and walkways. No residential use is planned or proposed at the site. Though the site does have some areas of lead-impacted soils, it is our opinion that the coverage provided by the proposed development will substantially prevent potential exposure or risk to human health or the environment. As indicated, the majority of the site will be covered by buildings and associated parking. We propose to utilize the coverage provided by the intended development to cover those areas contaminated by lead shot pellets. Contaminated soils will in effect be moved during construction activities to those areas which will be covered by structures.

Due to the coverage of the lead-containing areas, and the planned light industrial and commercial site use, the expected exposure to lead for site users is expected to be negligible. All lead-impacted soil will be covered with buildings or pavement. Some risk may exist to construction workers during site grading and/or excavation, and this risk will be managed through development of a site-specific Health and Safety (H&S) Plan and appropriate safe working practices.

As part of this proposal, Harza Engineering Company, Inc. (Harza) of Oakland, California, performed a Human Health Risk Assessment to determine the amount of possible lead exposure from soils at the site given the intended site development. This is a conservative estimate of risk, since the data used include samples analyzed without removal of stray lead pellets. Those soil samples analyzed without the presence of lead pellets have been found to be below applicable limits for residential use of the site. However, historical site sampling has generally analyzed samples containing residual lead pellets and therefore shown correspondingly high lead concentrations.

For this work, Harza reviewed site data for lead concentration in surficial and shallow soils at the site. Our review of this data included statistical analysis and application of the California Department of Toxic Substances Control (DTSC) Leadspread risk assessment model. Various exposure routes have been evaluated and our recommendations are presented at the end of this report.

1.1 Site Background

The San Jose Trap and Skeet Club operated a trap and skeet shooting range at the site from 1958 to 1993. During operation of this range, portions of the site were impact with lead shot. A preliminary environmental assessment (PSA) was performed at the site in 1990 (Harding Lawson Associates, 1990). Results of the PSA indicated that there was the potential of soil or ground water contamination resulting from historical site activities, and therefore a limited Phase II soil and ground water investigation was performed (Kennedy-Jenks, 1991, 1992a, and 1992b) . Results of these investigations indicated that there are elevated levels of lead in some portions of the site. However, this appears to be limited to the top six to twelve inches of soil. Ground water samples did not indicate evidence of contamination.

2.0 RISK ASSESSMENT METHODOLOGY

2.1 Risk Evaluation Basis

Assessment of risk from potential lead exposure at the site was performed using the DTSC Leadspread model, in accordance with guidance from the Office of the Science Adviser (DTSC 1992, 1993, 1996). The model is designed to evaluate exposure and the potential for adverse health effects resulting from environmental lead exposure. Since most data regarding human health effects of lead are based on the concentration of lead in blood, the DTSC has established a lead concentration of concern of 10 micrograms per deciliter of whole blood (mcg/dl). The point of departure for risk management is a 0.01 risk of exceeding this value. This differs from the traditional reference dose approach to risk evaluation from toxic chemicals since a clear no observed effect level (NOEL) has not been established for the lead-related endpoints of interest in human health risk assessment to environmental lead.

2.2 Lead Exposure Pathways

The lead exposure and risk assessment methodology promulgated by DTSC estimates median blood lead concentrations resulting from five pathways. Total lead exposure is calculated using the sum of the expected lead contribution by each pathway. Median blood lead levels are estimated from the median at the 10%, 5%, 2%, and 1% significance levels. The estimated percentile concentrations are calculated assuming blood lead is log-normally distributed, with a geometric standard deviation of 1.42. By calculating the expected mean and 90% lead levels using a log-normal distribution A brief summary of the methods used to calculate lead exposure for each pathway follows.

The contribution via each exposure pathway to blood lead level is calculated using five equations of the general form:

$$Pb_{blood,pathway} = Pb_{media} \times Contact\ Rate \times Route\ Specific\ Coefficient$$

Specific equations and values used are based on DTSC guidance, and are shown in Appendix A. It should be noted that Leadspread uses a log-normal statistical distribution to calculate the 90 percent and higher blood lead percentiles. Therefore, it is not necessary to use reasonable maximum estimates for contact rates with environmental media, as is typical in risk assessment methodology for other environmental contaminants. The rationale behind this approach is explained in more detail in the DTSC 1996 guidance.

Exposure pathways modeled in the software include dermal contact, soil ingestion and inhalation, airborne inhalation, and direct food and water ingestion.

2.2.1 Dietary and Drinking Water Intake

Due to the proposed use of the Madrone Land Corp. site as a light industrial commercial facility, consumption of food grown on-site was not considered an exposure pathway in the analysis. Since the subject site is not proposed for residential use, this pathway was limited to the 10 mcg/kg concentration of lead in an average diet of non-homegrown foods. Default DTSC values for the contact rate (amount of food consumed per day) were used (2.2 kg diet per day for adults and 1.3 kg diet per day for children).

The subject site development will be served by a public water supply. Ground water at the site, while having been shown to contain very low levels of lead, will not be a source of potable water. For purposes of this risk assessment, it was assumed that individuals visiting the site consume water containing the average lead concentration of 15 parts per billion. Contract rates used were the DTSC defaults of 1.4 liters of water per day for adults and 0.4 liters per day for children.

2.2.2 Soil and Dust Ingestion Intake

This pathways incorporates the average amount of soil ingested by individuals at the site. This pathway assumes the DTSC default contact rate of 0.055 grams per day for children and 0.025 grams of soil per day for adults.

2.2.3 Inhalation Intake

This pathway includes inhalation of air containing the regional ambient airborne lead concentration and the inhalation of dust from site soils. The California Air Resources Board air quality statistics web page indicates the maximum PM-10 lead concentration at 0.01 micrograms per cubic meter and TSP lead at 0.01 micrograms per cubic meter for observation sites at Tully Road and at Fourth Street in San Jose, the closest sites available to the subject property. The sum of these values (0.02 micrograms per cubic meter) was used as the ambient airborne lead concentration for this analysis. This value is comparable to the DTSC default ambient lead concentration of 0.018 micrograms per cubic meter.

If any site soils were to become airborne dusts, inhalation could results in lead exposure. To ensure a conservative estimate of lead risk at the site, the default DTSC value of 50 micrograms soil per cubic meter as airborne dust was used. This is not considered likely for users of the subject site, since the site will be approximately 85% covered by parking lots and buildings. Those areas not covered in this manner will be covered with clean fill and landscaped. Therefore, exposure to lead-containing dusts at the site is expected to be insignificant to site users. Some exposure to dusts may be possible during site grading and construction, but this risk will be managed by a construction H&S plan. Users of the site following development will not be exposed to lead-containing soils since they will be covered.

2.2.4 Dermal Contact Intake

Direct absorption of lead from soils in contact with the skin is the final pathway for lead exposure included in the Leadspread package. The contact rate for this route used in the DTSC software is 1.85 grams of soil per day for adults and 1.4 grams of soil per day for children.

3.0 SOIL LEAD CONCENTRATIONS

Lead concentrations were measured at the subject site by Kennedy-Jenks (1991, 1992a. and 1992b) Soil lead concentrations for the site are shown on Figures 2 and 3. Figure 2 shows lead concentrations in surficial soil, 0 to 3 inches below ground surface (bgs). Figure 3 shows total lead concentrations for soil samples collected from 9 to 15 inches bgs. The lead data are also presented on a tabular basis on Table 1. It should be noted that the soil samples were not seived to remove lead pellets and, therefore, over-estimate the soil lead content in some cases. Inclusion of a single lead pellet in a sample aliquot results in a reported lead concentration that is not representative of the actual soil.

Lead concentrations are seen to decrease rapidly with increasing depth in the soil. While elevated lead levels in the thousands of ppm are apparent at some of the surficial sampling locations, lead levels generally drop off to tens of ppm at depths of 9 to 15 inches bgs. The risk assessment methodology performed for this report uses the surficial lead data to perform risk screening and recommend mitigation, if necessary, for areas of the site. Use of this data represents a conservative estimation of health risk at the site because soils at the site will be covered with clean fill and/or structures following development, preventing lead exposure under the pathways investigated.

3.1 Risk Assessment Areas

The lead-impacted surficial soils at the site were divided into three zones for risk assessment calculations. These zones are delineated on Figures 2 and 3. The first zone, designated "Zone A", consists of the area nearest the former shooting areas containing soils with moderately elevated lead levels. The second area, "Zone B", contains more moderately impacted soils to the east of the main shooting area. The final zone, "Zone C" contains the most highly impacted soils that received the bulk of lead shot deposition in the northwest portion of the site.

3.2 Soil Lead Sample Statistics

Average and mean lead levels were calculated for each of the risk assessment areas defined in Section 3.1. Results are attached as Tables following this report. Summary statistics for each area are described in the following subsections, and are presented on Table 2.

3.2.1 Zone A Surficial Lead Concentrations

Soils in Zone A are moderately impacted by lead. A total of 27 surficial soil samples were collected by Kennedy-Jenks and analyzed for total lead. The average lead concentration in this area was 513 ppm, with the median at 130 ppm.

3.2.2 Zone B Surficial Lead Concentrations

Soils in Zone B are the least affected of the lead-impacted soils at the site. This is due largely to the area's presence out side the main shooting range. Average lead concentration for the 9 soil samples collected at 0 to 3 inches bgs was 114 ppm, with a median of 18.

3.2.3 Zone C Surficial Lead Concentrations

This portion of the site, directly under the likely target area, has been the most highly impacted by lead shot. The 48-sample surficial soil data set in this area has an average lead concentration of 2,615 ppm with a median of 2,500 ppm.

3.3 Data Evaluation and Discussion

The data were collected on a triangular grid-spaced sampling plan, which has been demonstrated to be the most efficient method to assess spatially correlated data (Gilbert, 1987). There is a high standard deviation in the data which is likely attributable to the natural variability inherent in environmental data, as well as the effect of lead shot particles on the sampling regime. If a single lead pellet enters into the aliquot of sample used for laboratory analysis, the result will be a reported result in excess of the actual lead concentration in the soil matrix.

It is our opinion the that the samples with the highest reported lead concentrations represent this occurrence, and that the standard deviation of the data set can be attributed mainly to the failure to sieve soil samples prior to analysis. Residual lead pellets would not represent a significant exposure pathway at the site due to the high coverage of the site with structures, roadways, and parking lots. The remaining landscaped areas will be covered with clean fill, further limiting any potential exposure.

4.0 BLOOD LEAD CALCULATION

The average lead concentration for each of the three soil management zones was entered into the DTSC Leadspread model. Additional parameters such as expected lead in drinking water and in the diet were conservative default values based on DTSC guidance. Appendix B presents the Leadspread input and output values for each of the zones at the site. Results are summarized in the following section. As stated earlier, the blood lead level of interest is 10 mcg/dl whole blood. Adverse effects to children have been observed above these levels.

4.1 Results of Leadspread Model Calculations

Zone A soils were moderately impacted by lead, and the calculated 50th percentile blood lead concentration in an adult would be 2.4 mcg/dl, while the 90th percentile would be 3.8. For a child, the blood lead level would be 5.5 at the 50th percentile and 8.7 at the 90th. It should be noted that these estimates assume a residential exposure scenario, which includes such assumptions as a seven-day-per-week presence at the site.

It is expected that the light industrial and commercial use of the site would have an on-site population present for considerably less time.

The soils of Zone B were minimally impacted by lead shot and had the lowest average lead concentration of any of the affected soils. The calculated 50th and 90th percentile blood levels for an adult were 2.1 and 3.3 mcg/dl, respectively. For a child, the calculated blood concentrations were 3.9 and 6.1 mcg/dl.

Zone C encompasses the portion of the site most impacted by residual lead. Calculated blood lead levels in adults at the 50th percentile were 3.9 mcg/dl for adults and 14.2 mcg/dl for children. The 90th percentile concentrations were 6.2 mcg/dl for adults and 22.2 mcg/dl for children.

5.0 DISCUSSION

The intent is to use the U.S. Environmental Protection Agency Region IX preliminary remediation goals (PRGs) as a guide for development of the property. Those areas containing lead pellets will be covered by the buildings and associated parking. No site soil samples excluding lead pellets have been found to contain lead levels exceeding the PRG, and exposure to pellets will be prevented by buildings and paved parking areas.

The blood lead level of concern in risk management for children and adults is a 0.01 risk of exceeding 10 mcg/dl. Alternatively, this level is a 90th percentile, predicted blood lead level greater than 10 mcg/dl. This level was exceeded in Zone C of the site, but not in either of the remaining two zones. The low levels of lead in surficial soils in these remaining zones (Zone A and B) do not present a significant risk to human health as determined by the DTSC model.

The lead concentrations used to model the site resulted from previous site sampling that did not differentiate the concentration of reported lead originating from lead pellets as opposed to actual soil. Exposure to lead pellets in not a likely route of exposure to site users, since these pellets will be in areas covered by buildings or pavement. Site soil samples excluding lead pellets have been found to contain lead levels below the PRGs for unrestricted residential use.

6.0 RECOMMENDATIONS

As previously stated, the vast majority of the site will be covered by buildings, parking areas, and roadways. Though the lead pellets in Zone C could present a potential risk, it is our understanding the proposed development in this area (Building N) will cover 95% of the affected soils and make the pellet exposure pathway unlikely. We therefore recommend that those Zone C soils outside areas to be covered by buildings, parking, or other pavement, be removed ~~the~~ to a depth of 6 inches bgs and placed under building pads, parking area, or other maintained paved areas. Harza will prepare a workplan specifying the specific practices for excavation and placement of the soils, as well as conducting confirmation sampling after soils are removed. All work will be performed under the direction of a site Health and Safety Plan written by Harza and approved by a Certified Industrial Hygienist.

Due to the proposed use of the property and the coverage provided by buildings and associated parking, the soils throughout do not appear to present a significant risk to human health. Additionally, the potential for contact with these soils is low, further reducing any potential risk to site users.

TABLE 1

Soil Lead Concentrations

Madrone Land Corp. Risk Assessment
Morgan Hill, California

Sample ID	Zone	Surficial Lead (0 to 3 inches bgs, ppm)	Shallow Lead (9 to 15 inches bgs, ppm)
0-1	C	880	--
0-3	C	5,150	--
0-5	C	2,600	--
0-8	C	2,600	--
1-1	C	150	16
1-2	C	3,900	71
1-3	C	10,000	23
1-4	C	4,800	23
1-5	C	4,000	200
1-6	C	2,500	14
1-7	C	4,800	1,200
1-8	C	4,400	1,200
1-9	C	2,400	160
1-10	C	150	27
1-11	B	840	--
1-12	B	11	--
1-13	B	15	--
1-14	B	12	--
2-1	C	2,400	10
2-2	C	3,100	68
2-3	C	6,800	11
2-4	C	3,300	10
2-5	C	450	19
2-6	C	3,700	11
2-7	C	3,600	--
2-8	C	4,600	13
2-9	C	1,500	10
2-10	C	33	--
2-11	B	23	--
2-12	B	13	--
2-13	C	12	--
3-1	C	2,300	15
3-2	C	NA	--
3-3	C	5,600	10
3-4	C	2,000	8
3-5	C	3,100	15
3-6	C	2,800	12
3-7	C	2,000	11
3-8	C	1,800	9
3-9	C	3,500	200
3-10	C	3,100	19

TABLE 1

3-11	B	55	--
3-12	B	18	--
3-13	C	15	--
3-14	C	16	--
4-1	C	830	20
4-2	C	868	38
4-3	C	5,800	41
4-4	C	3,900	11
4-5	C	2,500	25
4-6	C	1,100	14
4-7	C	430	20
4-8	C	1,500	380
4-9	C	3,000	17
4-10	C	1,500	1,100
4-11	B	39	--
4-12	C	12	--
4-13	C	14	--
5-1	A	2,400	19
5-2	A	63	--
5-3	A	1,200	15
5-4	A	130	--
5-5	A	25	--
5-6	A	35	50
5-7	A	2,100	75
5-8	A	56	--
5-9	A	630	75
5-10	A	1,700	59
5-11	A	200	160
5-12	A	23	--
5-13	A	18	--
6-1	A	30	--
6-2	A	710	54
6-3	A	440	41
6-4	A	150	--
6-5	A	180	79
6-6	A	98	--
6-7	A	14	--
6-8	A	2,300	1,300
6-9	A	650	1,300
6-10	A	480	770
6-11	A	68	--
7-1	A	44	--
7-2	A	87	--
7-3	A	20	--

Notes

--: Not tested

All data are from Kennedy-Jenks (1991 and 1992)

TABLE 2
Statistics and Blood Lead Prediction

Madrone Land Corp. Risk Assessment
Morgan Hill, California

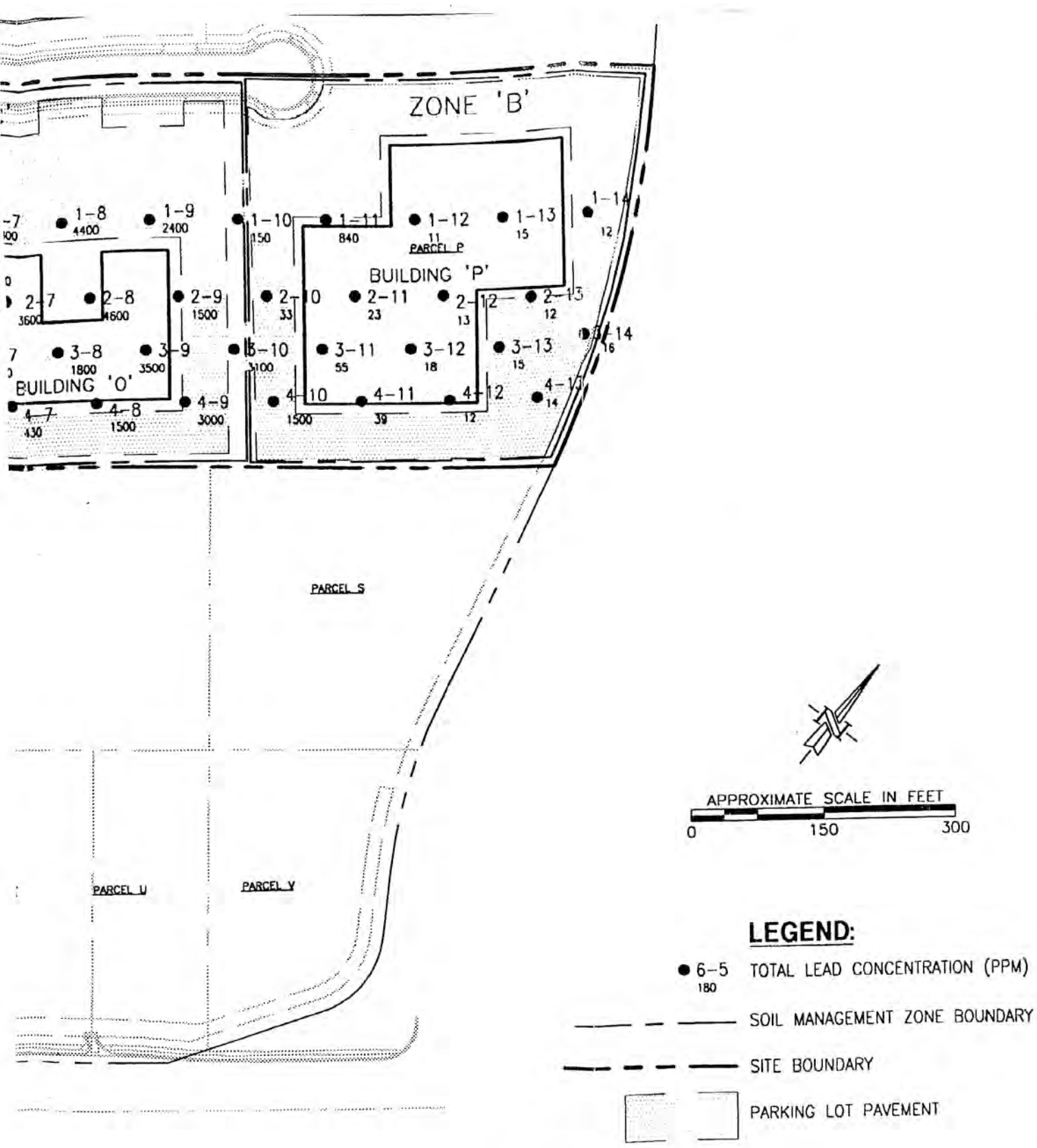
	Zone A	Zone B	Zone C
Surficial Soils			
Number of Samples	27	9	48
Average Lead, ppm	513	114	2,615
Median Lead, ppm	130	18	2,500
Blood Lead Prediction (mcg/dl)			
Adult			
Median (50th Percentile)	2.3	2.0	3.8
Upper-Bound (90th Percentile)	3.5	3.1	5.9
Child			
Median (50th Percentile)	5.3	3.7	14.0
Upper-Bound (90th Percentile)	8.4	5.8	21.9

Notes

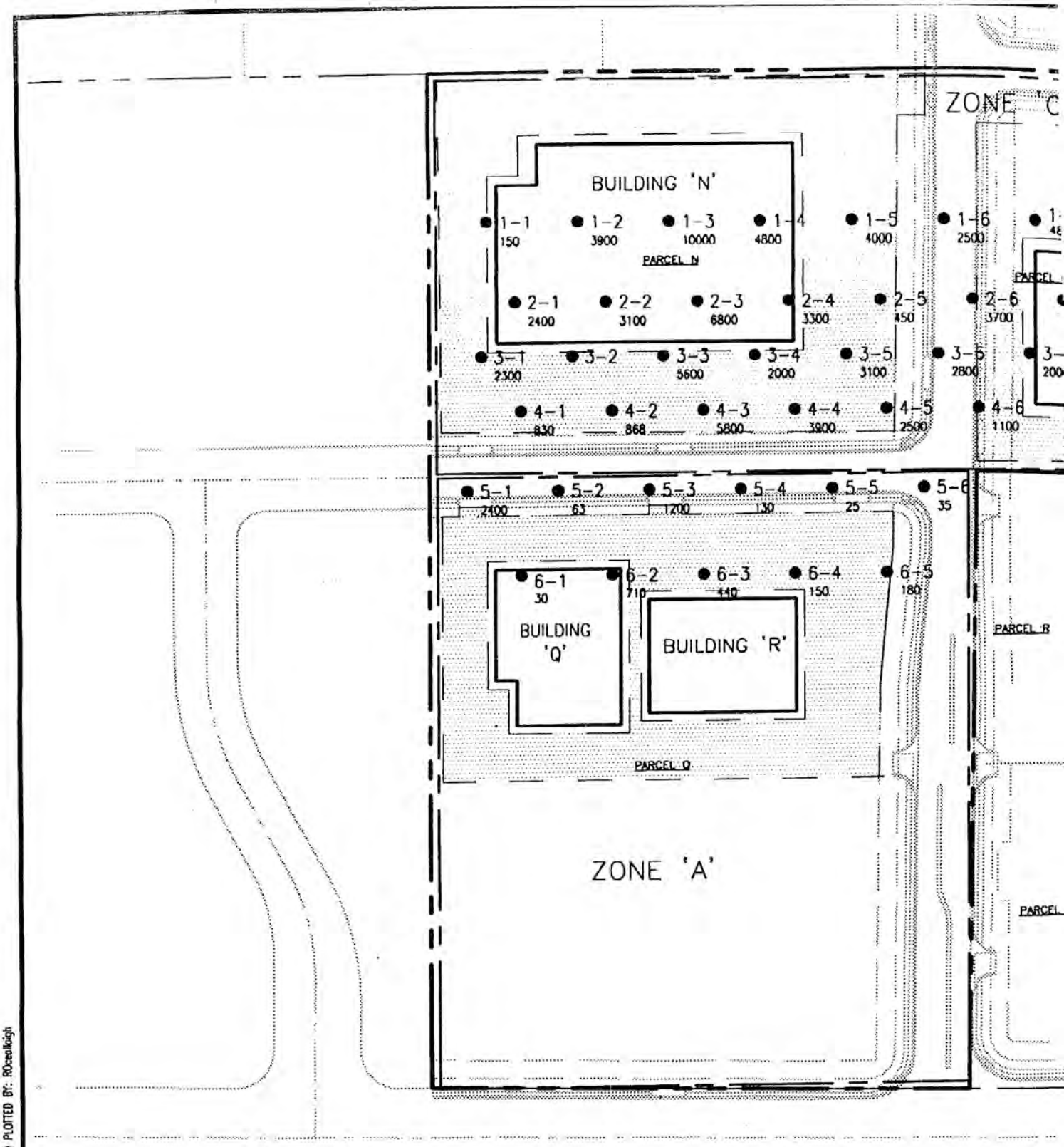
Blood lead concentration in micrograms per deciliter whole blood.

Blood lead concentration calculated using DTSC Leadspread Version 6.

Leadspread inputs shown in Appendix A



SURFICIAL SOIL LEAD CONCENTRATIONS	FIGURE
MADRONE BUSINESS PARK 645 COCHRANE ROAD MORGAN HILL, CALIFORNIA	2
	PROJECT No. 16223-EC



BASE MAP PROVIDED BY: Sandis Humber Jones, Civil Engineers-Surveyors-Planners, April, 2000.

MARK	BY	CHK'D	DATE

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Ground Water Sampling Report No. 3

Madrone Land Corporation
Morgan Hill, California

December 15, 1995

Prepared For:

Madrone Land Corporation
P.O. Box 18730
San Jose, CA 95158

Prepared By:

Harza Consulting Engineers and Scientists
425 Roland Way
Oakland, CA 94621

REGISTERED GEOLOGIST
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CERTIFIED ENGINEERING GEOLOGIST
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for Derek D. Armentrout
Project Chemist

Dennis Laduzinsky, C.E.G.
Head, Geology and Hydrogeology

K844GREP.030
12-15-95

HARZA

Ground Water Sampling Report No. 3
Madrone Land Corporation
Morgan Hill, California

1.0 INTRODUCTION

This report presents the results of the third quarterly ground water sampling performed at the Madrone Land Corporation property located at 645 Cochrane Road in Morgan Hill, California. The project location is shown on the Site Vicinity Map (Figure 1).

The San Jose Trap and Skeet Club operated a trap and skeet range on the Madrone property from 1958 to 1993. During operation of the range, the property was impacted by stray lead shot. The purpose of this investigation was to evaluate the ground water quality beneath the site.

2.0 FIELD INVESTIGATION

Monitoring well MW-1 was sampled on November 21, 1995. Following an initial ground water level measurement, water was purged from the well using a Teflon bailer until the well was dry. After the well recovered, a sample was collected, decanted into appropriate sample containers, labeled, and placed in refrigerated storage for transport to the laboratory under chain-of-custody control. The bailer was washed with Alconox detergent and rinsed with deionized water prior to purging the well. The monitoring well sampling log is attached to this report as Appendix A.

3.0 LABORATORY ANALYSIS

3.1 Laboratory Procedures

The ground water sample was analyzed by American Environmental Network (AEN) of Pleasant Hill, California. AEN is certified by the California Environmental Protection Agency (Cal-EPA) for the analyses performed. The ground water sample was analyzed for total lead and dissolved lead using EPA Method 7421. The ground water sample analyzed for dissolved lead was filtered in the laboratory using a 0.45-micron filter.

3.2 Analytical Results

Dissolved lead was below the laboratory method reporting limit (MRL) of 0.001 parts per million (ppm). Total lead was detected in the unfiltered sample at 0.039 ppm. Laboratory analytical reports are attached as Appendix B.

TABLE 1
Ground Water Analytical Results

Ground Water Sampling Report
Madrone Land Corporation, Morgan Hill, California

Well MW-1			
Sampling Date	**Depth to Water (Feet)**	**Dissolved Lead (ppm)**	**Total Lead (ppm)**
April 17, 1995	36.21	<0.001	**0.005**
August 3, 1995	47.59	<0.001	**0.08**
November 21, 1995	55.12	<0.001	**0.039**

NOTE
ppm: Parts per million, or milligrams per liter

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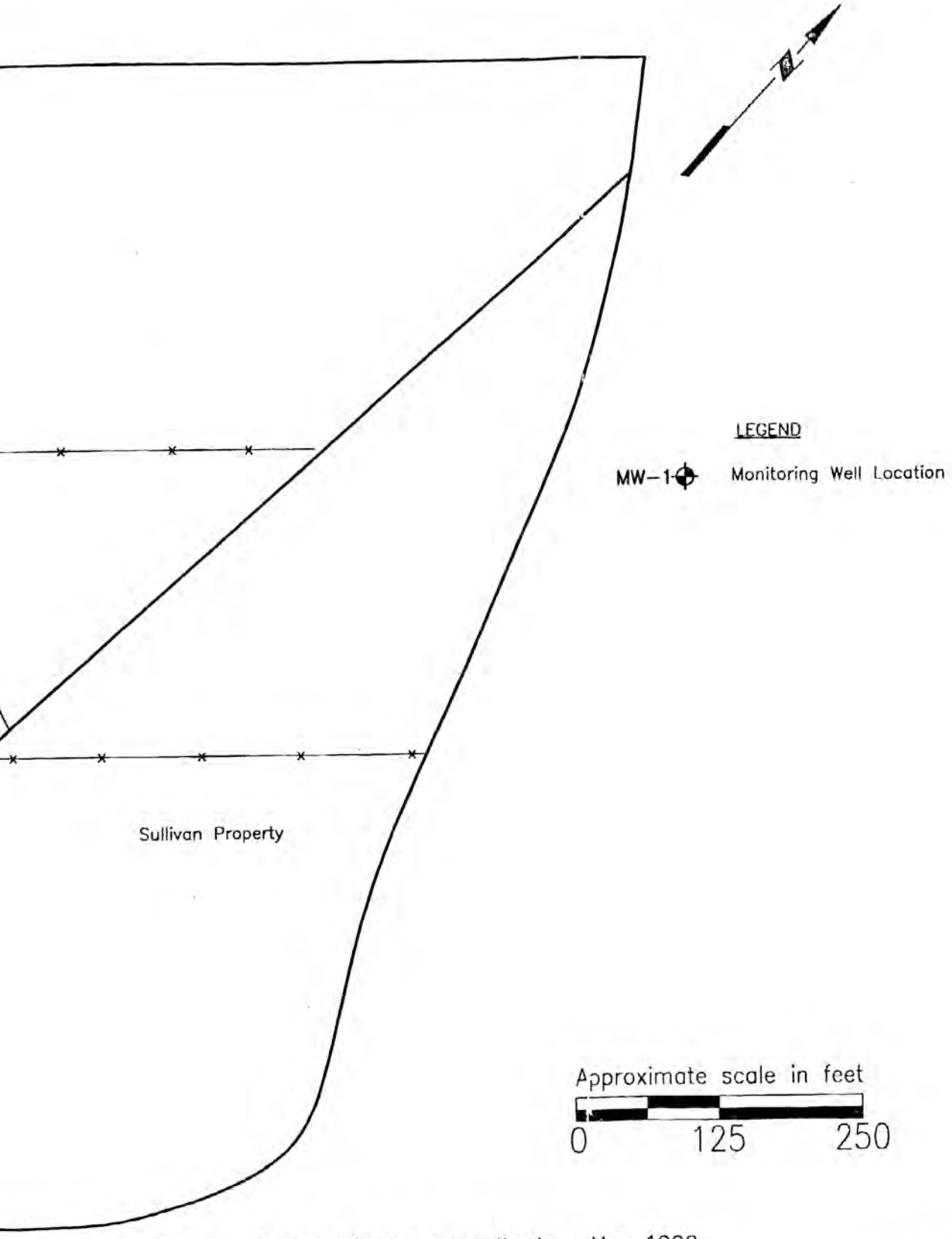
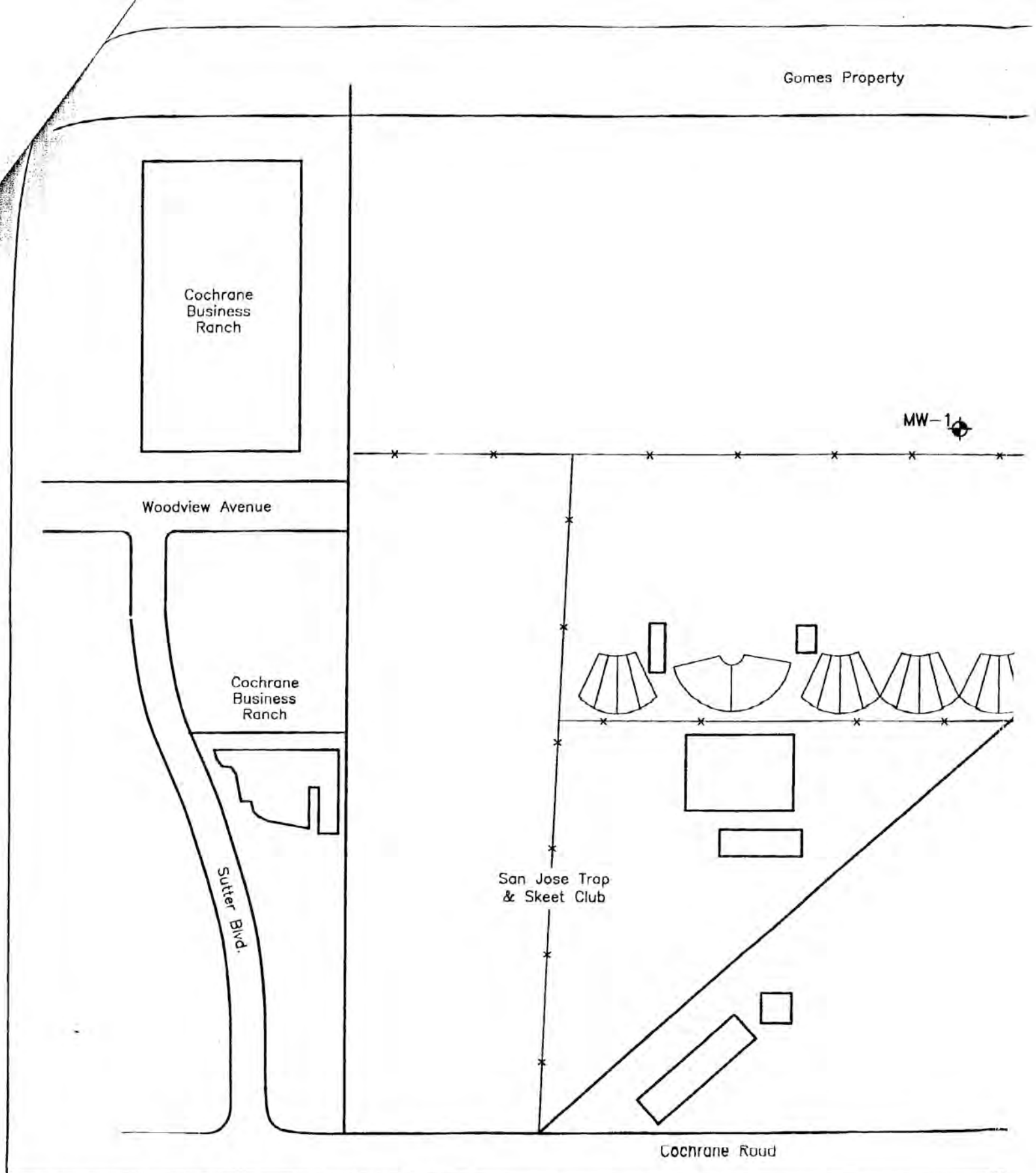


Base Map: Kennedy/Jenks Consultants. May 1992

9-95-2

	SITE PLAN	Figure
	SAN JOSE TRAP & SKEET CLUB MADRONE LAND CORPORATION Morgan Hill, California	2
		Project No.
		K844-G



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HARZA

Kennedy/Jenks Consultants

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27 August 1993

Ms. Sharon Kohlmannslehner
City of Morgan Hill
Morgan Hill Fire Department
18980 Monterey Road
Morgan Hill, CA 95037

Subject: Regulatory Agency Approval For Soil Excavation On the Sullivan/Gould Property
Madrone Land Corporation
Morgan Hill, California
K/J 910023.05

Dear Ms. Kohlmannslehner:

Pursuant to your request on 26 August 1993, this letter describes the telephone conversations that occurred with the Department of Toxic Substances Control (DTSC), the San Francisco Regional Water Quality Control Board (RWQCB) and the Madrone Land Corporation regarding the proposed excavation of lead-impacted soils from the Gould/Sullivan property to the Madrone Land Corporation (Madrone) property located at 645 Cochrane Road, Morgan Hill, California.

An Earthwork Specification was submitted to the City of Morgan Hill for review on 19 August 1993 by DECON Environmental. The specifications describe activities at the Madrone site that involve the excavation of lead-impacted soils to a level of 280 ppm total lead from a portion of the Gould/Sullivan property. The excavated soil will be moved and stockpiled on the Madrone property for future soil remediation. Clean backfill soil from the Madrone property will be used to restore the excavated area created on the Gould/Sullivan property.

Madrone has initiated this activity with the knowledge and consent of DTSC and the RWQCB. In order to meet the City of Morgan Hill's request for documentation of Madrone's discussions with applicable regulatory agencies, the following summary of the conversations and meetings with DTSC and the RWQCB is presented.

RWQCB

On 30 June 1993, representatives of Madrone, its legal counsel, Pettit & Martin, and Kennedy/Jenks Consultants met with Messrs. Bruce Wolfe and Kevin Graves of the RWQCB. A number of topics were discussed including the subject of excavation and movement of lead-impacted soil from the Gould/Sullivan property to the Madrone property for the purpose of remediation. The RWQCB's position was that they will not

object to this activity. The basis for their opinion was that the RWQCB considers the area impacted by lead as one contiguous piece of property. As a result, the consolidation of lead-impacted soils for the purpose of remediation is acceptable.

Subsequent to the 30 June 1993 meeting, the RWQCB has maintained their position that excavation and movement of soils is allowable. As recently as 26 August 1993, Mr. Kevin Graves has expressed the RWQCB's position that Madrone can proceed with the project without their objection.

DTSC

On 10 August 1993, a conference call was held with representatives of Pettit & Martin, Kennedy/Jenks Consultants, and DTSC. Representing DTSC were Orchid Kwei, General Counsel for DTSC Region 2, and Ms. Barbara Cook, Head of Site Mitigation for Region 2. During the telephone conversation, DTSC acknowledged the excavation and movement of soil between the Gould/Sullivan properties and stated that it would not interfere with the activity.

Based upon the conversations and meetings described above, Madrone has informed, and received consent from, the applicable environmental regulatory agencies to proceed with the excavation. It is our position that, upon receipt of the City of Morgan Hill's Building and Planning Department's approval, Madrone be allowed to excavate and stockpile lead-impacted soils as described in the Earthwork Specification submitted on 19 August 1993.

Due to the urgency of our schedule, we would appreciate a timely response to our request from the City of Morgan Hill by 30 August 1993. Please call me at your earliest convenience at (415) 856-6700.

Very truly yours,

KENNEDY/JENKS CONSULTANTS

Corky Chew

Corky Chew
Project Manager

cc: Steven Machida, City of Morgan Hill
Kevin Graves, RWQCB
Keith Casto, Pettit & Martin
Chris Kwoka, DECON Environmental

PHASE V
SOIL AND GROUNDWATER
INVESTIGATION

MADRONE LAND CORPORATION
MORGAN HILL, CALIFORNIA

PREPARED BY:

KENNEDY/JENKS CONSULTANTS
MARATHON PLAZA, TENTH FLOOR NORTH
303 SECOND STREET
SAN FRANCISCO, CALIFORNIA 94107

K/J 910023.00-G-95

MAY 1992

REGISTERED PROFESSIONAL ENGINEER
WILLIAM P. HENRY
No. 17,987
CIVIL
STATE OF CALIFORNIA

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FAX 415-896-0999

21 May 1992

Mr. Ron Gervason
Regional Water Quality Control Board
San Francisco Bay Region
2101 Webster Street, Suite 500
Oakland, CA 94612

5/22 ORIG TII W/a
ZAD
BG
DJC

Subject: Phase V, Soil and Groundwater Investigation, Madrone Land Corporation, Morgan Hill, California
K/J 910028

Dear Mr. Gervason:

In accordance with the San Francisco Bay Regional Water Quality Control Board, Kennedy/Jenks Consultants is pleased to submit this report on behalf of our client, the Madrone Land Corporation and at the direction of their legal counsel, Mr. Keith Casto of Hoge, Fenton, Jones & Appel.

This report details the results and findings from the soil and groundwater investigation conducted at the project site in March 1992 as specified in Kennedy/Jenks Consultant's workplan (dated 11 March 1992). The workplan incorporated the SFBRWQCB comments made on 13 March 1992. Also included in this report are results from laboratory analyses conducted on samples collected during Phase III and analyzed during this phase of activity.

If you have any further questions regarding this document, please call me at (415) 856-6700.

Very truly yours,

KENNEDY/JENKS CONSULTANTS

John B Vetromile for

Corky Chew
Project Manager

cc: Keith Casto, Hoge, Fenton, Jones & Appel
Sharon Kohlmannslehner, Morgan Hill Fire Department
Gordon Siebert, City of Morgan Hill
Tom Iwamura, SCVWD
Lee Esquibel, SCCHD
Brad Krouskup, Toeniskoetter & Breeding

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1.0 INTRODUCTION

This report presents the results of Phase V soil and groundwater investigations conducted at the Madrone project site (the Site) during March and April 1992. The Site is located at 645 Cochrane Road in Morgan Hill, California. Previous soil investigations (Phase II and III) were presented in the reports dated 27 November 1991 and 9 January 1992. Initial investigations at the Site were undertaken at the request of the City of Morgan Hill Fire Administrator Office. The overall objectives of the on-going investigations are to assess the distribution of lead at the Site and to identify potential environmental hazards.

1.1 Background Information

The San Jose Trap and Skeet Club operates a trap and skeet range on the 26.83 acre parcel, leased from the Madrone Land Corporation (Figure 1). The Site is bordered by agricultural land to the east (Sullivan property) and north (Gomes property), by an office building complex to the west (Cochrane Business Ranch) and by Cochrane Road to the south. A business and commercial center is located on the south side of Cochrane Road.

1.1.1 Site History

According to Mr. Charles Burgess, Range Master for the San Jose Trap and Skeet Club, the range has operated at the Site since 1958. Prior to its current use, the Site was used for agricultural production. The Sullivan property was used for prune and walnut production up until the early 1970s. After this period, the current owners of the Sullivan property removed the orchards and have since used the land for hay production. Brad Krouskup, developer of the Cochrane Business Ranch, indicated in a meeting on 31 January 1992 that their property was a prune orchard prior to development.

According to the Santa Clara County Agricultural Commissioner's office, lead arsenate was widely used as a pesticide in prunes and other orchards from the turn of the century to about the mid-1950s. Historical records of the potential use of lead arsenate on the Sullivan property were not available from the Santa Clara County Agricultural Commissioner.

1.1.2 Regional Hydrogeology

The Site is located in the South Santa Clara Valley. The valley is a northwest-trending structured trough, approximately 22 miles long and ranging in width from 2 miles at Coyote Narrows at the north end of the valley to 6 miles at the Pajaro River at the south end. The South Santa Clara Valley is bounded by the Diablo Range to the east and by the Santa Cruz Mountains to the west. The valley floor ranges in elevation from 130 feet above sea level at the Pajaro River to 360 feet above sea level at Cochrane Road. This high point at Cochrane Road forms a surface topographic and hydrologic divide within the valley. North of Cochrane Road, drainage empties into Coyote Creek, which flows through Coyote Narrows

northward to San Francisco Bay. South of Cochrane Road, the valley drains into Llagas Creek, which flows southward past Gilroy to the Pajaro River, which flows westward to Monterey Bay.

The South Santa Clara Valley overlies the South Santa Clara Valley Basin, which is subdivided into the Coyote subbasin to the north and the Llagas subbasin to the south (Ford et al., 1981). The subbasins are separated by the groundwater divide near Cochrane Road. The Coyote subbasin flows northward to San Francisco Bay.

The sedimentary material comprising the South Santa Clara Valley in the vicinity of Morgan Hill has been referred to as Older Alluvial Fan Deposits (Helley and Brabb, 1971), Late Pleistocene Alluvium (Helley et al., 1979), and Older Alluvium (Ford et al., 1981). For purposes of discussion, this sedimentary material is hereinafter referred to as the Older Alluvium.

The Older Alluvium consists of floodplain deposits comprised of clay, silt, and sand. The Older Alluvium is characterized by well developed soil profiles with a high clay content that tends to inhibit surface water percolation. Interbedded with the Older Alluvium in some parts of the valley are sand and gravel fluvial and deltaic deposits. These coarse grained units were deposited by Coyote Creek, which in the past flowed southward to ancient Lake San Benito.

Underlying and partly interbedded with the Older Alluvium are Alluvial Fan Deposits from the Santa Cruz Mountains. These deposits consist of unconsolidated to semiconsolidated units of clay, silt, and sand with gravel lenses. The Alluvial Fan units are characterized by clayey gravels (Ford et al., 1981), and may be up to 125 feet thick.

Groundwater in the Older Alluvium ranges from unconfined to locally confined conditions with adequate yield from wells up to 100 feet deep. Higher yields are obtained from production wells drawing from deeper units, such as the Alluvial Fan deposits, which provide large amounts of water from confined aquifers (Ford et al., 1981).

Groundwater levels in the South Santa Clara Valley are highest at the topographic divide at Cochrane Road, where the groundwater gradient is relatively flat, and decrease to north and south approximately at the same slope as the land surface. Groundwater elevations have in general decreased with time as more water has been extracted from the basin. In the Llagas subbasin, groundwater table levels have varied from 45 to 75 feet below ground surface (bgs) depending on drought conditions. Groundwater gradients have been observed to be approximately 0.001 ft/ft (6 ft/mile).

1.2 Previous Investigations

The initial soil investigations (Phase II) involved collection and analysis of shallow (0-15 inches) soil samples from the Madrone and Sullivan properties potentially impacted by lead shot fallout. The results of the investigations provided a

preliminary indication of the vertical and lateral distribution of lead concentrations in soil.

Additionally, the sampling approach was designed to evaluate the contributions from potential historic lead arsenate pesticide usage on present Site lead concentrations. Soil samples were collected from locations on the Sullivan property (B1 to B4, Figure 1) that were not expected to have been impacted by activities from the San Jose Trap and Skeet Club. A background lead concentration of 16.4 mg/kg (standard deviation of 4.2) was calculated for surface soils based on Phase II analytical results (see Section 4.2.1). This value is within the regional background value of 11.4 mg/kg (standard deviation of 4.7 mg/kg) reported by Scott (1991). Therefore, it appears that potential lead arsenate pesticide usage has not contributed significantly to the elevated lead concentrations at the Site or neighboring properties.

Phase III investigations focused on further defining the areal and vertical distribution of lead as represented in soil samples collected from the Site (Figures 1 and 2).

Soil samples were analyzed for citric acid extractable lead according to the Waste Extraction Test (WET) (California Code of Regulations - Title 22, Section 66261.126) in accordance with the request of the City of Morgan Hill Fire Administration. This test is used for the classification of a waste to determine the appropriate land disposal procedure. Based on the analytical results of the WET tests for Phase II and Phase III soil samples, the City of Morgan Hill Fire Administration requested the involvement of the San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) for oversight of environmental investigations at the Site. Additional discussion of WET test results and evaluations of the solubility and mobility of lead at the Site are discussed in Appendices A, B and C of this report.

1.3 Phase V Scope of Work

Phase V was undertaken at the request of the SFBRWQCB and was initiated by the Madrone Land Corporation. The workplan dated 11 March 1992 was approved by the SFBRWQCB and included additional soil sampling, groundwater sampling, and analysis of soil and groundwater samples for lead. The objectives of the investigation were to:

- Evaluate the current impacts, if any, of lead at the Site on groundwater.
- Assess the extent and potential for subsurface migration of lead.
- Assess further the vertical and areal boundaries of elevated lead concentration in soils at the Madrone, Sullivan and Cochrane Business Ranch properties.

The lead concentration considered to be elevated has been arbitrarily set at 170 mg/kg of lead for the purpose of defining distributions of lead concentrations in

this report. The U.S. Environmental Protection Agency (USEPA) has established advisory cleanup levels for lead of between 500-1,000 mg/kg (USEPA, 1990).

2.0 DESCRIPTION OF FIELD ACTIVITIES

Field activities were conducted at the Site (Madrone property) from 16 to 20 March 1992. Field activities were conducted according to the procedures outlined in the workplan dated 11 March 1992, with some minor modifications. Modifications to field activities included incorporation of SFBRWQCB recommendations. These included relocation of borings W2 and W3 to areas associated with elevated surface lead concentrations and the collection and logging of soil samples at two boring locations.

Activities conducted at the Site during the field investigations during March 1992 included the following:

- utility screening at test boring locations
- drilling of test borings
- lithologic logging of boreholes
- collection of soil samples
- collection of grab groundwater samples
- grouting of test borings
- disposal of residuals.

2.1 Installation of Test Borings

Test borings were drilled at five locations on or near the Site (Madrone property) for the purpose of obtaining grab groundwater samples. Three of the borings were located on the Madrone property and one boring each was located on the Sullivan and Cochrane Business Ranch properties (Figure 1). All test borings were logged by the project Geologist. Borings were drilled to between 70 to 75 feet bgs. The boreholes were advanced to several feet (3 to 8 feet) below the water table in order to place the bailer below the water table to collect a sample.

Down-hole drilling equipment was cleaned prior to introduction into a new borehole. Boreholes were grouted according to, and with the oversight of, the Santa Clara Valley Water District (SCVWD), after collection of groundwater samples.

Boring installation and sampling procedures are described in greater detail in Appendix D. Boring logs of boreholes W2 and W5 drilled during this investigation are presented in Appendix E.

2.2 Collection of Soil Samples

Soil samples were collected at the Madrone, Sullivan, Gomes and Cochrane Business Ranch properties for the purpose of defining the areal boundary of elevated lead concentrations as represented by soil sample analytical results.

Soil samples were collected at ten locations on the Madrone property, and at two locations each on the Gomes and Sullivan properties (Figure 1). The shallow soil samples (0-3 and 9-15 inches) were collected along the approximate elevated lead

concentration boundary (> 170 mg/kg) at locations requiring further evaluation.

Additionally, subsurface samples were collected at the Cochrane Business Ranch in order to characterize the vertical distribution of lead concentrations in this region. Soil samples were collected at five locations on the Cochrane Business Ranch property south of Woodview Avenue (Figure 3). Samples were not collected north of Woodview Avenue, as outlined in the workplan, because the pavement extended to just a few feet short of the property line. Subsurface soil samples were to be collected to a depth of 42 inches at two locations at the Cochrane Business Ranch property. However, due to the interference of gravels and cobbles with the hand auger, boreholes could not be advanced to the desired depth. At sample location T-4, soil samples were collected to a depth of 36 inches. At soil sample location T-2, the auger could not be advanced to the desired depth. Therefore, a new borehole (T-5) was initiated several feet to the east. The borehole was advanced to 30 inches and samples collected to this depth before interference by cobbles prohibited further advancement. The surface soil material was found to be different from soils on the Site and the surface elevation appears to be slightly higher. This is probably due to disturbances related to development of the Cochrane Business Ranch property.

Soil samples were also collected at the five test boring locations where grab water samples were collected using a split-spoon sampler with brass liners, at the request of the SFBRWQCB. Samples were collected at approximately five foot intervals. Additionally, at test borings W2 and W5, samples were collected at 6 inch intervals for the first five feet. The purpose of this sampling was to assess the distribution of lead concentrations in soil with depth and to evaluate subsurface migration patterns. Soil samples from test borings W1, W3, and W4 were archived for future analysis if necessary.

2.3 Collection of Water Samples

Grab groundwater samples were collected by advancing the boreholes several feet below the water table. At borings W1 and W2, the boreholes were covered and allowed to recharge overnight. Samples were collected with a bottom filling Teflon bailer. Since wells with filter packs and well screens were not installed, samples contained a high level of sediment.

3.0 ANALYSIS OF SAMPLES

Soil and grab groundwater samples were analyzed by Anlab Laboratory in Sacramento. Samples were shipped to the laboratory by Greyhound Shipping under chain-of-custody procedures or delivered to the laboratory by Anlab personnel. Specific analytical methods performed on the samples are indicated in the laboratory reports presented in Appendix F. Chain-of-custody documentation is presented in Appendix G.

3.1 Analysis of Soil Samples

All soil samples collected on the Madrone, Sullivan, Gomes and Cochrane Business Ranch properties were analyzed for total lead by EPA Method 6010. The SFBRWQCB requested that all soil samples be analyzed for pH in the field using colorimetric methods. However, due to the short notice between the request and scheduled field activities, pH analysis was performed in the laboratory.

At the request of the SFBRWQCB, the Toxicity Characteristic Leaching Procedure (TCLP) (Method 1311, 40 CFR 260 Section 261.35 Appendix II) was used to assess the acetic acid extractable lead. Additionally, soluble lead concentrations were evaluated by the Designated Level Methodology (DLM, Central Valley Regional Water Quality Control Board). This method was selected because it was evaluated to be the most suitable procedure for assessing soluble lead under Site environmental conditions. Discussions regarding the various methods for assessing soluble lead concentrations in soil samples are included in Appendix C.

At the request of the SFBRWQCB, soil samples from test borings W2 and W5 were collected at 6 inch intervals for the top 5 feet and analyzed for total lead. Additionally, soil samples collected at 5 foot intervals from these two boreholes were also analyzed for total lead providing that the overlying soil sample had lead concentration in excess of 5 mg/kg, as requested by the SFBRWQCB.

Analysis of selected archived soil samples collected in November 1991 were also performed to assess vertical elevated lead concentration (>170 mg/kg) distributions. At the request of the SFBRWQCB, selected samples at the 18-24 and 24-30 inch intervals, which were overlain by a sample with an elevated lead concentration were analyzed for total lead. Shallow subsurface soil samples (9-15 inches) collected in November 1991, which were overlain by a sample with elevated lead concentration, were also analyzed for total lead.

Additional selected archived samples which had been found to have elevated lead concentrations were analyzed for soluble lead by DLM, for acetic acid extractable lead by TCLP, for pH and for total organic carbon. DLM analysis was performed to assess the soluble portion of lead in soil. Organic carbon and pH were performed to evaluate soil factors which affect the fate and mobility of lead. TCLP analysis was performed at the request of the SFBRWQCB.

3.2 Analysis of Water Samples

Grab groundwater samples from the 5 test boring and corresponding quality control (QC) samples (field blanks and duplicates) were analyzed for total lead (unfiltered), soluble lead (filtered), pH and turbidity at the request of the SFBRWQCB. A portion of each sample was filtered and pH measured on the unfiltered portion. Each portion of the unfiltered and filtered fraction were preserved by acidification within 24 hours of sample collection.

4.0 DISCUSSION OF ANALYTICAL RESULTS

In this section, results of soil and groundwater sample analyses are presented and discussed. Results are evaluated with respect to the potential migration of lead to the subsurface.

4.1 Soils

Soil samples were collected for the purpose of further evaluating surface elevated lead concentration boundaries (>170 mg/kg), vertical distribution of lead concentrations in soil and lead vertical migration patterns. The results of these investigations follows.

4.1.1 Areal Distribution of Lead Concentrations in Soil

The distribution of lead concentrations in the shallow soil (0-15 inches bgs) was assessed during Phase II and III investigations. These initial investigations indicated approximate boundaries of elevated lead concentrations in soil as represented by soil sample analytical results. One purpose of Phase V was to refine the boundaries of elevated lead in surface soils. Results are depicted in Figure 1 and tabulated in Tables 1 and 2. The results of soil sample analysis indicate that elevated lead distributions extend to the Cochrane Business Ranch.

Background concentrations for lead in Site vicinity soils was computed from information developed in Phase II and III investigations. Surface soil sample lead concentrations from the northern portions of the Madrone and Sullivan property and from the eastern portion of the Sullivan property were used to establish a background concentration. These areas were outside of the influence of activities at the San Jose Trap and Skeet Club. The mean lead background concentration was calculated to be 16.4 mg/kg with a standard deviation of 4.2 mg/kg.

4.1.2 Vertical Distribution of Lead Concentrations in Soil

Selected subsurface (9-15 and 18-36 inches) soil samples collected during November 1991 field activities were analyzed for total lead to assess the vertical distribution of elevated lead concentrations in soil. Results are depicted in Figure 2 and tabulated in Tables 2 and 3. Background concentrations were computed for the subsurface by considering all lead concentrations below 3.5 feet bgs. A mean background concentration of 12.2 mg/kg of lead was computed (standard deviation of 6.02 mg/kg). The Site subsurface background concentration is within the regional background concentration of 11.4 mg/kg (standard deviation of 4.7 mg/kg).

Results for most samples were in the range of background or below elevated lead concentrations (>170 mg/kg). Elevated concentrations were however, identified at sample points 1-5-B, 1-8-B and 3-9-B. This sample depth corresponds to a depth interval of 24-30 inches bgs. Soil samples corresponding to the depth interval (30-36 inches bgs) immediately below the samples with elevated lead concentration

were analyzed for total lead and found to be in the range of background concentrations. These findings demonstrate that lead does not appear to have migrated deep into the subsurface. The deepest depth to which elevated lead concentrations (>170 mg/kg) were observed was 24 to 30 inches. All sampling locations have been characterized with depth to below 100 mg/kg or to background levels.

4.1.3 Evaluation of Vertical Migration of Lead in Soil

Soil samples analyzed from borings W2 and W5 collected at regular intervals to groundwater provided information regarding the subsurface distribution of lead with depth and an indication of the vertical migration patterns. Borings W2 and W5 are located in areas where surface samples contained elevated surface lead concentrations. Results of borings W2 and W5 soil analyses are presented on Tables 4 and 5, respectively.

Elevated concentrations of lead were not identified below 3.5 feet bgs. It was also observed that in the top 3.5 feet of soil there was not a regular distribution pattern of lead concentration with depth. Lead was not observed to decrease with depth. For example, total lead concentrations in samples W5-2.0, W5-2.5 and W5-3.0 were 170, 30, and 140 ppm, respectively. This observation supports the hypothesis proposed earlier to the regulatory agencies that lead has been moved to the subsurface by man-made disturbances.

4.2 Groundwater

Results of grab groundwater analyses for total lead, soluble lead, pH and turbidity are presented on Table 6. Soluble lead was not detected above the method detection limit of 0.001 mg/kg in filtered groundwater samples W1, W2, and W4. Soluble lead was detected at 0.0012 and 0.001 mg/kg in samples W3 and W5, respectively. These concentrations are only slightly above the detection limit and well below the USEPA's Maximum Contaminant Limit (MCL) of 0.015 mg/kg.

Groundwater monitoring data from the City of Morgan Hill was reviewed to establish background concentrations for lead. Results of the most recent monitoring indicate that lead concentrations were not detected in groundwater. However, the detection limits for the City's monitoring program were five times greater than the detection limits in the Madrone investigation and also considerably higher than the levels detected in the Madrone grab groundwater samples.

total or unfiltered Table 2 pg 9 of SC co. report see p. 1

The Santa Clara County Private Well Sampling Program Final Report (1988) was reviewed for comparison to Site groundwater results. One well located in Morgan Hill, sampled at a depth of 280 feet, had detections of 170 and 63 mg/l lead. Sixty- four detections of lead (including five retests) were observed in the 955 wells tested, with concentrations between the detection limit of 5 ppb and 170 ppb detected. Twenty-one detections (including 4 retests) of lead above the state MCL of 15 ppb were recorded.

Total lead as evaluated in unfiltered grab groundwater samples include lead adsorbed to sediments and colloidal material, lead dissolved in the water and lead in sediments as part of the mineral crystal lattice. Concentrations of total lead in grab groundwater samples at or near the site ranged from 0.026 to 4.2 ppm. The maximum concentration of 4.2 ppm was detected from a sample with such a high sediment loading that it was analyzed as a soil sample rather than a water sample. This sample is not considered representative of groundwater conditions.

Grab groundwater samples contained high sediment content as evidenced by the turbidity readings (Table 6). Turbidity readings exceeded 1000 NTUs in samples W1, W2, W3 and W5, and 100 and 190 NTUs in sample W4 and W4 duplicate. Holding times for turbidity measurements were exceeded. However, due to the high sediment content of the samples and the reasons noted below this measurement does not accurately reflect the suspended colloidal content of the groundwater.

Ideally, groundwater samples should be collected such that turbidity levels are low and filtration is not required. To obtain a sample with low turbidity requires well construction that excludes formation material from the well, while permitting mobile colloidal material to enter the well (Puls and Barcelona, 1989). Because the test borings were not developed into wells, the groundwater samples contained a significant amount of sediment.

The solid portion of unfiltered samples includes sediment and mobile suspended colloidal material. This colloidal material may contain adsorbed lead, which potentially may be transported to groundwater under certain conditions. Filtering of groundwater samples through a 0.45 µm filter may remove a portion of mobile colloidal material. However, Mattigod and Page (1983) citing Stumm and Bilinski (1973) note that colloidal iron hydroxides and oxyhydroxides and smectites (layered clay minerals) can occur in particle sizes smaller than 0.1 µm. Due to the high sediment content of the sample and the lack of well construction, an accurate assessment of the suspended mobile colloids cannot be made.

The pH of the groundwater ranged from 7.5 to 9.2, indicating a slightly alkaline condition. Under these pH conditions, lead in the groundwater would become immobilized (see Appendix A).

5.0 FIELD INVESTIGATION EVALUATIONS

In this section a description of Site soils and the lithologic description of the sampled boreholes are presented and discussed. The boring logs are presented in Appendix E.

5.1 Site Hydrogeology

Soil borings advanced during the subject investigation penetrated soils consisting of interbedded clayey sandy gravels, clayey sands and clays. These sediments are typical of alluvial deposits that may be expected in a low energy depositional environment such as that in the vicinity of Cochrane Road. Static groundwater levels encountered during the field investigation typically stabilized at an approximate depth of 68 feet bgs in all borings with the exception of boring W2, where groundwater stabilized at approximately 64 feet bgs, under confining conditions. This anomaly probably resulted from a variation of the topographic surface at this boring location. Based upon field observations, the groundwater potentiometric surface appears relatively flat, which would be expected in a hydrogeologic divide surrounded by shallow radial groundwater gradients.

The uppermost 75 feet of the subsurface soils underlying the subject property are comprised of unconsolidated sediments that can be subdivided into three general lithologic units of variable thickness and content. The uppermost unit underlying the Site consists of an unsaturated medium brown silty clay with a variable minor sand content ranging in total depth between 2 feet and 9 feet bgs. This unit is generally referred to as the A1 or A cap (EPA, 1989). The A cap is a layer of low permeability which occurs throughout the Site as indicated by the boring logs (Appendix E). According to Freeze and Cherry (1979) the saturated vertical hydraulic conductivity of clay is between 10^{-8} to 10^{-10} cm/sec.

The remainder of the A layer which is usually referred to as the A or A2, extends about 35 feet below the A cap and is comprised of interbedded sandy clay, silty clay sand, and clay gravel. These interbedded lenses of fine grained deposits cause the vertical permeability of the aquifer zone to be less than the lateral permeability. The vertical permeability was estimated by the EPA (1989) to be approximately 3.5×10^{-4} to 3.5×10^{-5} cm/sec.

The B aquifer consists of an unsaturated to saturated medium brown, clayey sandy gravel, silty sand and silty clay gravel that occurs to a maximum depth of 70 feet bgs. The water table occurs with the B aquifer at 68 bgs. This interpretation agrees with the EPA (1989) stratigraphic interpretations of the Santa Clara Valley geology. This unit represents the leaky A/B aquitard and part of the B1 aquifer. The upper part of the B aquifer in some cases has a heavier texture and is referred to as the leaky A/B aquitard and is composed of 5 feet of fine textured materials. No perched groundwater was encountered within A or B aquifers.

In some borings, drilling efforts increased significantly within the lower portion of the second unit, possibly indicating light cementation due to historic water levels

that may have been higher than present or recorded levels. Relatively undisturbed soil samples collected throughout the second unit with a split-barrel sampler displayed gravel/sand interstitial spaces that had been filled with clay, indicating a low potential for percolation of surface water.

5.2 Site Soils

The Eastern Santa Clara County, Soil Survey (USDA, 1974) was reviewed to obtain information regarding the distribution and characteristics of soils at the Site and neighboring properties. The review indicated that the San Ysidro loam is the principle soil at the Site. The soil in the lead impacted areas in the Sullivan and Gomes properties and the majority of the lead impacted areas of the Madrone property is comprised of San Ysidro loam. The soil in the remaining areas, which include a portion of the Cochrane Business Ranch impacted by lead and the western portion of the Madrone property, is comprised of Arbuckle gravelly loam (Figure 1).

The representative profile of the San Ysidro loam is described as a loam surface soil overlain by a clay subsoil. At depths greater than 50 inches the soil is classified as a sandy clay loam containing calcium carbonate, with a pH of 8.0. The dominant clay mineral in this soil classification is montmorillonite, characterized as an expansive clay with a high Cation Exchange Capacity (CEC). The representative profile of the Arbuckle gravelly loam is described as a gravelly loam for the first 40 inches. The surface layer is underlain by a very gravelly sandy loam (USDA, 1974) (Table 7).

The distribution of the Arbuckle gravelly loam and the San Ysidro loam as defined by the Eastern Santa Clara County Soil Survey is consistent with field observations.

6.0 CONCLUSIONS

Based on the findings of the soil and groundwater investigations conducted at the Site and neighboring properties (Sullivan, Gomes, and Cochrane Business Ranch), the following conclusions are drawn.

6.1 Distribution of Lead in Soils

The areal distribution of lead in Site soils has been adequately evaluated. From the observed areal distribution of lead, an approximate boundary for the 170 mg/kg lead concentration was developed. The observed distribution of lead is consistent with the activities at the San Jose Trap and Skeet Club, such as the direction of shooting and range of shot.

Elevated concentrations of lead were found to extend to a maximum depth of between 2.5 to 3.5 feet bgs. Below this depth, lead concentrations were at background concentrations. There were no apparent patterns in lead concentration distributions in the top 3.5 feet. The lack of decreasing lead concentration with depth above 3.5 feet suggests that lead has migrated to the subsurface due to mechanical processes. There is no indication that lead has migrated below 3.5 feet or to groundwater. The distribution of lead concentrations with depth demonstrates the immobility of lead in soils.

The areal and vertical distribution of lead in soils has been adequately characterized. The areal and vertical lead concentrations have been evaluated to background concentrations and patterns of elevated lead distribution have been established. With the completion of Phase V investigations, no further soil investigations are necessary.

6.2 Groundwater

Lead was not detected in three of the five groundwater samples (detection limit is 0.001 mg/kg). In two grab groundwater samples, lead was detected at the detection limit. However, the concentrations of lead in these two samples are one order of magnitude below the MCL and below regional peak concentrations.

Based on the Phase V investigations, however, there is no evidence that groundwater has been impacted by activities associated with the San Jose Trap and Skeet Club. It is highly improbable that groundwater beneath the Site will be impacted by current or former activities at the San Jose Trap and Skeet Club for the following reasons. The low permeability clay layer (vertical hydraulic conductivity of 10^{-8} to 10^{-10} cm/sec) found throughout the Site will serve to retard the vertical migration of lead. In addition, an additional low permeability unit with a thickness of 35 feet lies below this layer that will further impede the migration of lead to groundwater. Apart from the hydrogeologic factors, the immobility of lead as evidenced by the large retardation factor make it highly improbable that lead will be transported to groundwater at the Site.

6.3 Mobility of Lead in Soils

Evaluation of retardation factors for lead in soils indicate that lead is extremely immobile for a wide range of soil properties. Properties of the soils found at the Site fall within the ranges of properties evaluated in the literature review (Riffaldi et al., 1976). The retardation factor for lead in soils within the range of properties evaluated are estimated to be between 1,100 and 66,000. The retardation factor for Site soils fall within this range. A value of 1,100 indicates that lead moves at 1/1,100 the velocity of the infiltrating soil water.

From review of soil survey reports, two soils were found at the Site, San Ysidro loam and Arbuckle loam. Qualitative evaluations of soil properties associated with retention of lead in soils indicate that these soils have a high capacity to immobilize lead. The primary mechanism involved in the immobilization of lead in shallow Site soils is adsorption. This is due to the clay content (19% and 8% for the San Ysidro and Arbuckle soils), moderate cation exchange capacity (CEC) levels (15 and 10 meq/100 gr for the San Ysidro and Arbuckle respectively) and the moderate amount of organic matter (2.2%). In the subsoil of the San Ysidro loam (greater than 50 inches) the pH (8.0) and the presence of calcium carbonate would effectively immobilize any lead that may migrate to this depth. The primary mechanism of the immobility of lead at this depth is the formation of insoluble lead carbonate minerals.

No evidence of subsurface transport of lead was found at depths greater than 3.5 bgs. Subsurface migration of lead to depth of 3.5 bgs was attributed to mechanical agitation as evidenced by the lack of lead concentration distribution patterns with depth.

Elevated soil lead concentrations due to activities at the San Jose Trap and Skeet Club have been found only in surficial soils.

6.4 Solubility of Lead in Soils

Several methods were evaluated for the assessment of soluble lead in soils. The DLM was judged to be the best procedure for assessing soluble lead in soils under in-situ soil conditions. This method most closely simulated actual soil environmental conditions. The other procedures evaluated (WET, TCLP, and barium salts) overestimated the amount of soluble lead under typical soil environmental conditions, because they altered the soil environment or because of chemical interactions between lead and the extractant (citric acid), which greatly enhanced the solubility of lead. Therefore, these methods should not be used to assess soluble lead under typical soil conditions.

The highest observed concentration of soluble lead was 1 mg/l. This soluble concentration is consistent with the conclusion of Serne et al. (1988), that lead carbonate and lead phosphate would limit the solubility of lead to 1 mg/l.

6.5 Summary

In summary, the areal and vertical extent of lead concentrations at the Site has been adequately assessed and no further soil investigations are indicated. The groundwater investigation indicates that groundwater has not been impacted by activities at the San Jose Trap and Skeet Club.

Based on the low permeability and thickness of the surface and subsurface material along with the immobility of lead, it is highly unlikely that groundwater will ever be impacted by current or former activities at the San Jose Trap and Skeet Club.

7.0 RECOMMENDATIONS

The following recommendations are made based on the results and evaluations.

- The soil investigations have adequately characterized the areal and vertical distributions of lead concentrations at the site and therefore, no further soil investigations are recommended.

- The soil investigations indicate that lead has not been found above background concentrations at depths greater than 3.5 feet. In addition, lead will not migrate to any significant extent based on soil properties and lead environmental chemistry. Thus, it is highly unlikely that lead will threaten groundwater. The groundwater investigations indicate that groundwater has not been impacted due to site activities of the San Jose Trap and Skeet Club. Therefore, no further groundwater investigations are recommended.

- In order to address the lead shot that has accumulated in the surficial soils, the reclamation of lead shot at the Site by an approved vendor is recommended.

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9.0 DEFINITIONS

adsorption - the interaction of ions in the soil solution with the solid phase (mineral or organic) resulting in the removal of the ions from the soil solution. Two types of adsorption processes are recognized: 1) specific - direct bonding of the ion with the solid phase; and 2) non-specific - electrostatic and weak interactions of ions with the solid phase.

amorphorous minerals - non crystalline minerals, such as hydrous metal oxides.

bulk density (ρ_b) - the mass of soil per unit volume of soil in its natural field state. The volume of soil includes the solid phase as well as the pore space. Fine textured soils (high content of clay and/or silt) have bulk densities in the range of 1 to 1.6 gr/cm^3 and coarse textured soils (high content of sand) from 1.2 to 1.8 gr/cm^3. For non-compacted soils, the bulk density may be as low as 1 gr/cm^3, and for compacted soils as high as 2 gr/cm^3 (Brady, 1974).

calcareous soil - soil containing sufficient calcium carbonate (often with magnesium carbonate) to effervesce visibly when treated with a weak acid. Calcareous soils have neutral to alkaline soils pHs.

cation exchange - the exchange of a cation held to negatively charged surfaces (i.e., organic matter or clays) through non-specific adsorption, for another cation in the soil solution. The exchange of one cation for another is dependent on the cations involved, the concentration of the cations in solution and adsorbed to the solid, and on the selectivity (preference) of the solid for adsorption of one cation over the other. The selectivity of the solid for one cation over the other is dependent on the valence of the cation, the hydrated size of the cation, and specific surface features of the solid surface.

cation exchange capacity (CEC) - the sum total of exchangeable cations that a soil can adsorb, expressed in milliequivelants per 100 gr of soil (meq/100gr). CEC varies from less than 1 to 60 meg/100gr or higher for mineral soils. The magnitude of the CEC is dependent on clay and organic matter content and on the types of clays.

chelate - from the Greek word for claw. The multiple bonding of cations (generally transition metal ions) with a molecule (generally organic acids). This interaction renders the cation soluble.

Freudlich equation - one of the equations that describes the adsorption of solutes by the soil, and is given by: $x/m = KC^{1/n}$

Where x/m = the amount of material adsorbed per amount of soil (mg/100gr)
C = concentration of solute in the soil solution
K,n = empirical constants

functional groups - exposed organic functional groups such as hydroxyls, carboxyl groups, etc., on organic matter that are subject to protonation and deprotonation depending on the pH and are, therefore, reactive with other soil constituents.

Langmuir equation - one of the equations that describes the adsorption of a solute by the soil and is given by: $x/m = abC/(1+bC)$

Where a = the maximum amount of solute that can be adsorbed
b = constant related to the binding strength

The other terms are defined in the Freudlich equation.

layer silicates - crystalline soil minerals whose basic structure are sheets of aluminum octahedrons layered between silica tetrahedrons. The substitution of the aluminum and silica by other cations gives rise to a net negative charge on the mineral and, hence, cation exchange capacity.

organic matter - the organic fraction of soil composed of weathered and unweathered plant and animal residues. The weathered portion has a complex chemical structure and is highly reactive. Organic matter content of mineral soils vary widely from trace to 15 to 20%.

partition coefficient - the partitioning relationship of a chemical in soil between the fraction in the solid phase and that in solution. The fraction in the solid phase includes adsorbed and precipitates. The partition coefficient is expressed as the ratio of concentration in the solid phase (meq/100gr) to concentration in solution (meq/l).

pore volume - the volume of soil occupied by air space and water. In column leaching experiments, 1 pore volume is equal to the total volume occupied by pore space in the column. Assuming plug flow, 1 pore volume would displace all the fluid originally present in the column.

porosity - the fraction of soil occupied by pore space expressed as percent. For sands the porosity varies from 30-40% and for clays, 40-60%. Porosity also varies with the relative compaction of the soil. In compacted soils porosity may be as low as 25% (Brady, 1974).

retardation factor - is an index of the relative mobility of a chemical in soil or groundwater system. The retardation factor is expressed as the ratio of the velocity of water to the velocity of the chemical. Values in excess of 100 are considered immobile.

Soil order - soil classification, characterized by major diagnostic soil features.

soil texture - the relative proportions of sand, silt, and clay. Sands are the mineral portion of soil greater than 0.05 mm, silt are particles between 0.002 and 0.05 mm, and clay are particles less than 0.002 mm.

TABLES

TABLE 1

COCHRANE BUSINESS RANCH AND SULLIVAN PROPERTY
SOIL SAMPLE ANALYTICAL RESULTS
MADRONE LAND CORPORATION
K/J 910023

SAMPLE IDENTIFICATION[1]	TOTAL LEAD (mg/kg)[2]	SOLUBLE LEAD (mg/kg)[3]	pH[4]	TCLP LEAD (mg/kg)[5]
Cochrane Business Ranch				
T-1-A	1,200	0.0097	6.9	5.4
T-1-B	16	<0.001	7.1	0.004
T-2-A	1,300	0.04	7.0	2.5
T-2-B	46	0.0071	7.4	0.017
T-2-C	23	NA[6]	6.4	NA
T-2-D	62	NA	6.8	NA
T-3-A	48	NA	8.4	NA
T-3-B	94	NA	7.9	NA
T-4-A	180	NA	8.2	NA
T-4-B	36	NA	8.1	NA
T-4-C	380	NA	7.4	NA
T-4-D	17	NA	7.4	NA
T-4-E	18	NA	7.4	NA
T-5-A	15	NA	6.8	NA
T-5-B	20	NA	6.4	NA
Sullivan Property				
7-1.5-A	89	0.0082	6.5	0.030
7-1.5-B	36	<0.001	7.8	0.016
7-2.5-A	45	0.0020	6.2	0.11
7-2.5-B	14	0.033	7.1	0.011

NOTES: (Refer to Figure for sample locations.)

1. A - Sample depths 0 - 3 inches
   B - Sample depths 9 - 15 inches
   C - Sample depths 18 - 24 inches
   D - Sample depths 24 - 30 inches
   E - Sample depths 30 - 36 inches
2. Total lead by EPA Method 6010.
3. Soluble lead assessed by the Designated Level Methodology for Waste Classification and Cleanup Level Determination (California Regional Water Quality Control Board Central Valley Region, 1986).
4. pH by EPA Method 9045.
5. Toxicity Characteristic Leaching Procedure for Lead, Method 1311, 40 CFR 260 Section 261.35 Appendix 11.
6. NA - not analyzed.

TABLE 2

SURFACE SOIL SAMPLES LEAD CONCENTRATIONS
MADRONE LAND CORPORATION
K/J 910023

SAMPLE IDENTIFICATION[1]	TOTAL LEAD CONCENTRATION (mg/kg)[2]	pH[3]
1B	18	NA[4]
1.5-A	26	7.3
1.5-B	13	7.8
7-A	33	NA
0.5-5.5-A	580	7.5
0.5-5.5-B	37	7.9
0-0-A	51	6.8
0-0-B	15	7.2
0-3-B	46	NA
0-5-B	23	NA
0-8-B	15	NA
0-8.5-A	880	7.2
0-8.5-B	11	7.8
0-9-A	240	6.6
0-9-B	16	7.2
1-11.5-A	15	6.4
1-11.5-B	<5.0	7.4
2-0.5-A	160	6.5
2-0.5-B	14	7.1
2-9.5-A	350	6.7
2-9.5-B	13	7.0
3-10.5-A	130	7.9

TABLE 2

SURFACE SOIL SAMPLES LEAD CONCENTRATIONS
MADRONE LAND CORPORATION
K/J 910023

SAMPLE IDENTIFICATION[1]	TOTAL LEAD CONCENTRATION (mg/kg)[2]	pH[3]
3-10.5-B	10	6.8
4-10.5-A	290	6.2
4-10.5-B	14	6.8
5-7-A	120	NA
5-7-B	78	NA
5.7-1-A	1,200	6.6
5.7-1-B	18	7.0
7-1.5-A	89	6.5
7-1.5-B	36	7.8
7-2.5-A	45	6.2
7-2.5-B	14	7.1

NOTES:

1. Samples with the letter A in the sample identification are surface samples from 0-3 inches. Samples with the letter B in the sample identification are subsurface samples from 9-15 inches. Refer to Figure for sample locations.
2. Total lead concentration by EPA Method 6010.
3. pH by EPA Method 9045.
4. NA - not analyzed.

TABLE 3

SUBSURFACE SOIL SAMPLES LEAD CONCENTRATIONS
MADRONE LAND CORPORATION
K/J 910023

SAMPLE IDENTIFICATION	TOTAL LEAD CONCENTRATION (mg/kg)[1]
Subsurface Soil Lead Concentrations (A - 18-24 inches; B - 24-30 inches; C - 30-36 inches)	
1-5-A	25
1-5-B	220
1-5-C	15
1-7-A	14
1-7-B	13
1-8-A	21
1-8-B	340
1-8-C	20
2-2-A	27
2-2-B	19
3-9-A	18
3-9-B	220
3-9-C	16
4-8-A	22
4-10-A	13
5-6-A	16
5-8-A	10
6-8-A	15

NOTES:

1. Total lead concentration by EPA Method 6010.

TABLE 4

DEEP BORING W2 SOIL SAMPLES LEAD CONCENTRATIONS
MADRONE LAND CORPORATION
K/J 910023

SAMPLE IDENTIFICATION	SAMPLE DEPTH (ft)	TOTAL LEAD CONCENTRATION (mg/kg)[1]
W2-0.0	0-0.5	1,200
W2-0.5	0.5-1	30
W2-1.0	1-1.5	14
W2-1.5	1.5-2	82
W2-2.0	2-2.5	13
W2-2.5	2.5-3	140
W2-3.0	3-3.5	190
W2-3.5	3.5-4	10
W2-4.0	4-4.5	7.6
W2-4.5	4.5-5	39
W2-5.0	5-5.5	11
W2-10.0	10-10.5	12
W2-15.0	15-15.5	7.2
W2-20.0	20-20.5	12
W2-25.0	25-25.5	12
W2-31.0	31-31.5	8.7
W2-35.0	35-35.5	9.1
W2-40.0	40-40.5	12
W2-45.0	45-45.5	9.1
W2-50.0	50-50.5	10
W2-55.0	55-55.5	10
W2-60.0	60-60.5	12

NOTES:

1. Total lead concentration by EPA 6010.

TABLE 5

DEEP BORING W5 SOIL SAMPLES LEAD CONCENTRATIONS
MADRONE LAND CORPORATION
K/J 910023

SAMPLE IDENTIFICATION	SAMPLE DEPTH (ft)	TOTAL LEAD CONCENTRATION (mg/kg)[1]
W5-0.0	0-0.5	13
W5-0.5	0.5-1	94
W5-1.0	1-1.5	7.2
W5-1.5	1.5-2	94
W5-2.0	2-2.5	170
W5-2.5	2.5-3	30
W5-3.0	3-3.5	140
W5-3.5	3.5-4	14
W5-4.0	4-4.5	8.2
W5-4.5	4.5-5	16
W5-5.0	5-5.5	12
W5-12.0	12-12.5	5.4
W5-15.0	15-15.5	7.2
W5-20.0	20-20.5	12
W5-25.5	25.5-26	15
W5-30.0	30-30.5	15
W5-35.0	35-35.5	12
W5-40.0	40-40.5	15
W5-45.5	45.5-46	13
W5-55.0	55-55.5	17
W5-60.0	60-60.5	<5.0

NOTES:

1. Total lead concentration by EPA 6010.

TABLE 6

GRAB GROUNDWATER SAMPLES ANALYTICAL RESULTS
MADRONE LAND CORPORATION
K/J 910023

TEST BORING IDENTIFICATION[1]	TOTAL LEAD UNFILTERED (mg/l)[2]	SOLUBLE LEAD FILTERED SAMPLE (mg/l)[3]	pH[4]	TURBIDITY (NTU)[5]
W1[6]	4.2	<0.001	8.2	>1,000
W2	1.4	<0.001	7.5	>1,000
W3	0.71	0.0012	7.8	>1,000
W4	0.1	<0.001	9.2	100
WX392[7]	0.07	<0.001	8.9	190
W5	0.026	0.001	7.5	>1,000
Field Blank	<0.001	<0.001	5.3	<0.1

action level

NOTES:

1. Location of borings are depicted in Figure 2.
2. Total lead concentrations includes soluble lead, adsorbed lead and lead in mineral crystal lattice of sediments. Analyzed by EPA Method 200.7.
3. Soluble lead assessed by filtering sample filtered through a 0.45 µm filter and analyzing filtered portion. Analyzed by EPA Method 239.2.
4. pH of unfiltered sample.
5. The SFBRWQCB initially requested turbidity analysis to evaluate which samples required filtration. Later SFBRWQCB requested analysis of both filtered and unfiltered portions. Therefore, turbidity analysis was no longer necessary. Samples were analyzed for turbidity; however, holding times had been exceeded for these results.
6. Unfiltered sample had a high sediment content and was analyzed as a soil sample by EPA Method 7421. Units of concentration are mg/kg.
7. WX392 is a field duplicate of W4 and was submitted blind to the laboratory.

TABLE 7

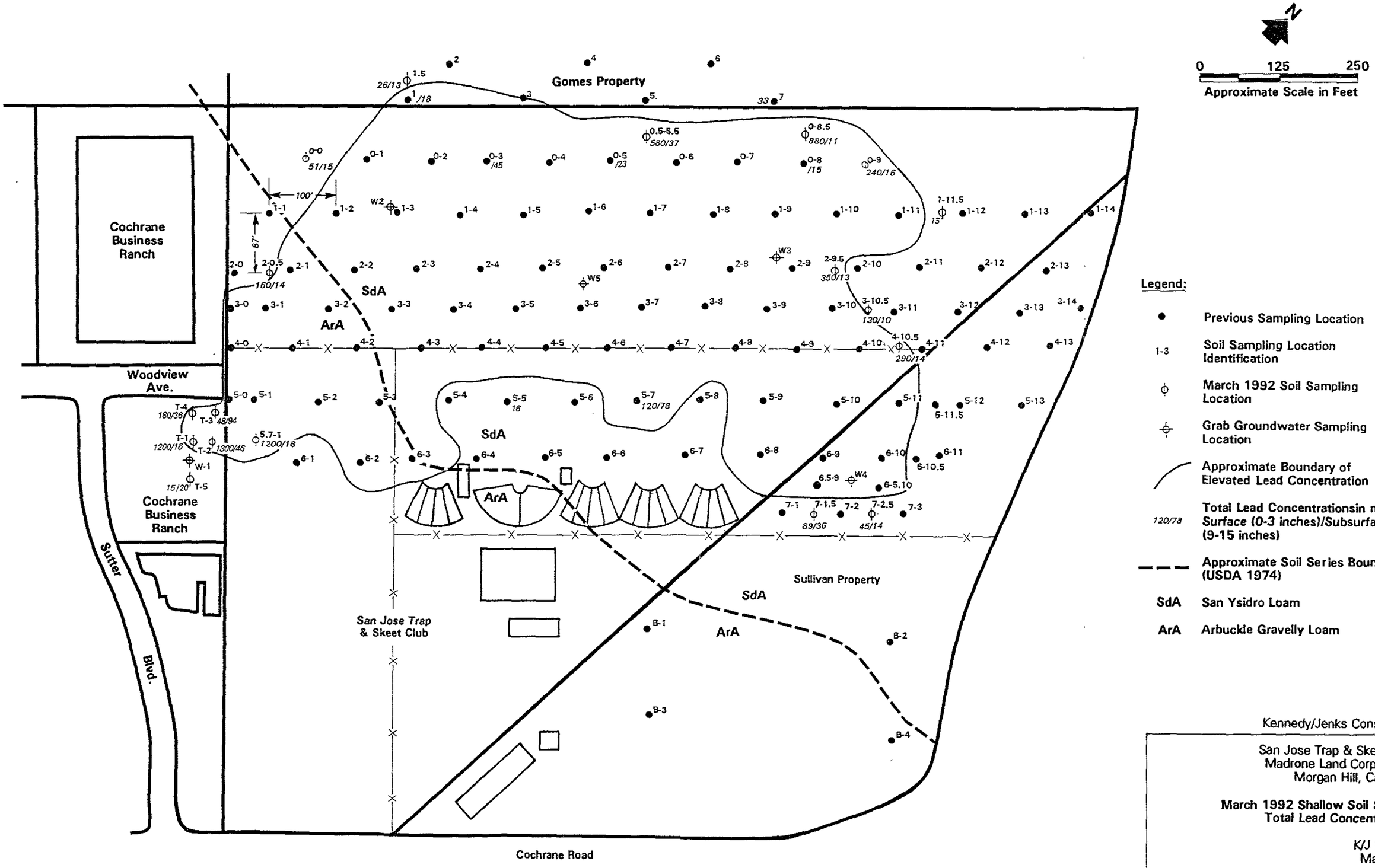
SITE SOILS AND STUDY SOILS
CHEMICAL AND PHYSICAL PROPERTIES
MADRONE LAND CORPORATION
K/J 910023

	Depth (inches)	Texture[1]	% Clay[2]	pH[3]	% Organic Matter[4]	CEC[5] (meq/100 gr)
San Ysidro loam	0-20	loam	13	6.0/6.5	2.2	10
	20-36	clay	19	6.5/7.0		15
	36-50	clay	19	8.0		
	50-60	sandy clay loam		8.0		
Arbuckle gravelly loam	0-10	gravelly loam	8	6.1	2.2	10
	10-20	gravelly loam	8	6.5		
	20-32	gravelly loam	8	6.5		
	32-40	gravelly loam	8	6.5		
	40-60	very gravelly sandy loam		6.5		
Bientina I[6]	-	-	23.1	8.1	4.4	31.2
Lavaiano[6]	-	-	3.8	5.8	1.2	14

NOTES:

1. Texture is the relative proportion of sand, silt and clays. These values for Site soils inferred from descriptions in Eastern Santa Clara County, Soil Survey (USDA, 1974).
2. These values for site soils are inferred from descriptions in the Eastern Santa Clara County, Soil Survey (USDA, 1974).
3. pH values for Site soils are based on measurements of Site soil samples, as shown in Tables 1 through 3.
4. Soil organic carbon measurements are listed in Table 6. The average value of these measurements is 12,600 mg/kg, which is equivalent to 1.26%. Using a conversion factor of 1.72 (Chapman and Pratt, 1961), the average soil organic matter is estimated to be 2.2%.
5. CEC - (Cation Exchange Capacity) is a function of clay and organic matter content. Site soil values are estimated based on comparison of the clay content and organic matter content of site soils and regional soils (USDA, 1974) with literature values of clay content, organic content and the associated CEC value (Soldatini, et al, 1976).
6. Soils and values from Riffaldi et al. study.

FIGURES



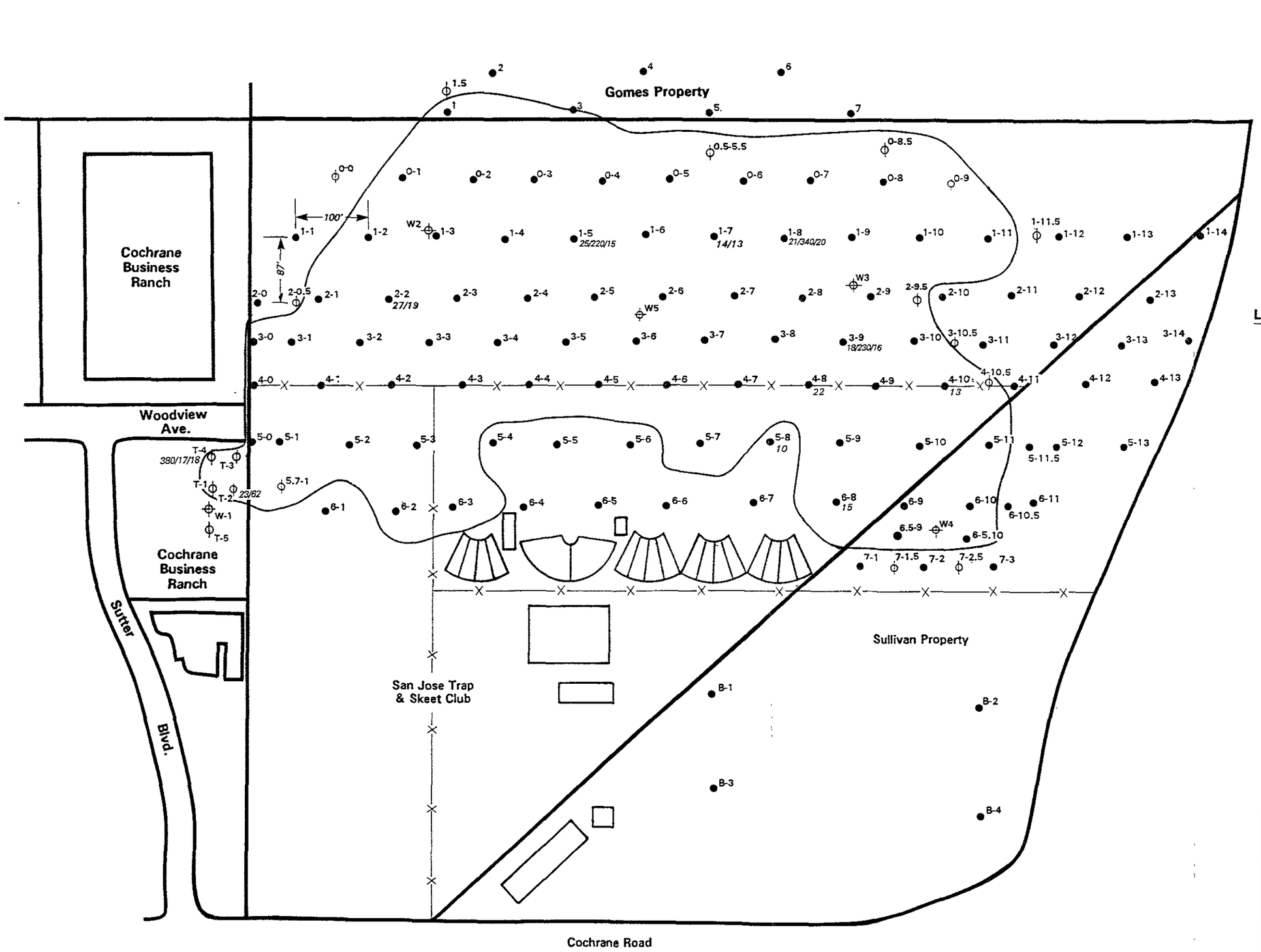
Kennedy/Jenks Consultants

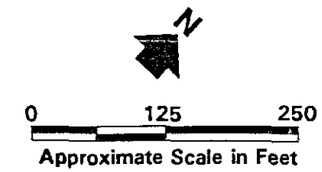
San Jose Trap & Skeet Club
Madrone Land Corporatiion
Morgan Hill, California

March 1992 Shallow Soil Sample Total Lead Concentrations

K/J 910023
May 1992

Figure 1





Legend:

- September and November 1991 Sampling Locations
- 1-3 Soil Sampling Location Identification
- March 1992 Soil Sampling Location
- Grab Groundwater Sampling Location
- Approximate Boundary of Elevated lead Concentration
- 25/220/15 Total Lead Concentrations in ppm 18-24 inches/24-30 inches/ 30-36 inches

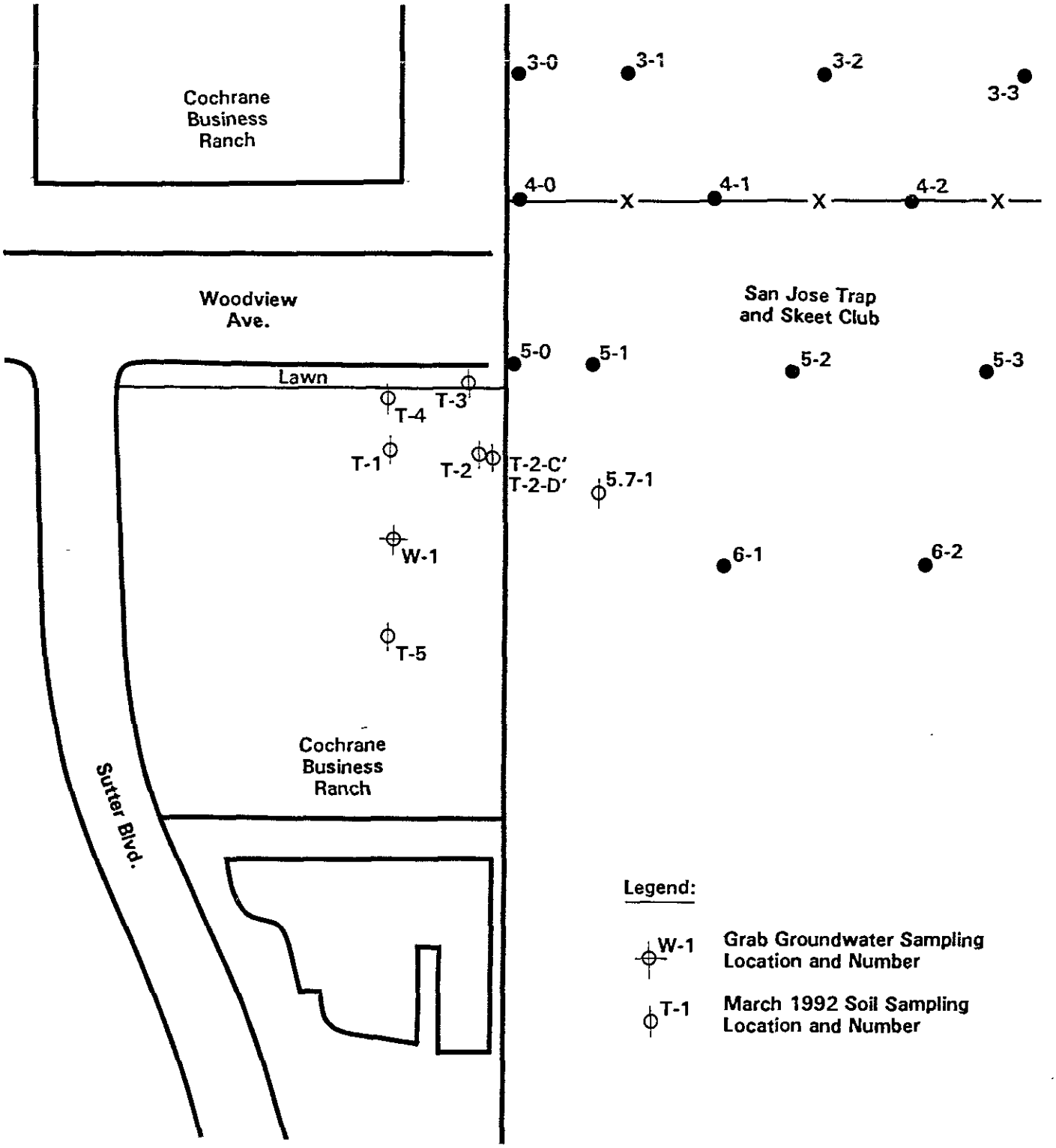
Kennedy/Jenks Consultants

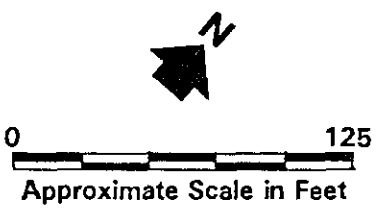
San Jose Trap & Skeet Club
Madrone Land Corporation
Morgan Hill, California

March 1992 Subsurface Soil Samples Total Lead Concentrations

K/J 910023
May 1992

Figure 2





Kennedy/Jenks Consultants

San Jose Trap & Skeet Club
Madrone Land Corporation
Morgan Hill, California

Sampling Locations at Cochrane Business Ranch

K/J 910023
May 1992

Figure 3

PHASE II ENVIRONMENTAL SITE ASSESSMENT HIGHWAY COMMERCIAL CENTER MORGAN HILL, CALIFORNIA PROJECT 8420

for

SCADINA AND MARSHALL DEVELOPMENT
P.O. Box 326
San Jose, California 95103

by

TERATECH, INC.
7891 Westwood Drive, suite 101
Gilroy, California 95020

April 1.991

HIGHWAY COMMERCIAL CENTER
Phase I Environmental
site Assessment

INTRODUCTION

As per our contract with Scadini and Marshall Development, a soils investigation was conducted by TERRATECH, INC. at the Highway commercial center property, for analysis of lead and chlorinated pesticide impact. This 8.8 acre parcel is located at the northwest corner of the intersection of Highway 101 and Cochrane Road in Morgan Hill.

BACKGROUND

A preliminary site assessment was prepared for the Highway commercial Center site by Harding Lawson & Associates. Recommendations in this assessment included analyses for lead in soils along the west property boundary, adjacent to the San Jose Trap and Skeet Club shooting range.

Additionally, the City of Morgan Hill requires soil testing of former agricultural land for presence of chlorinated pesticides, including DDT.

SCOPE OF WORK

The following scope of work was performed for this stUdy.

1. Sampling of the surficial soils at the site, for analyses of total lead content. Sampling was performed on March 21, 1991 by a registered geologist and technician from TERRATECH. Three samples were retrieved from the site, at the tiL" locations shown in Figure 1. Two samples were collected from near the western boundary of the property, adjacent to the shooting range and spaced 50-feet apart. The third sample was retrieved from the eastern edge of the property, to provide information on background lead levels in the soil, so that relative effects of the shooting range could be evaluated.

   Samples were retrieved into new, precleaned brass liners from a depth of approximately one-foot below the surface. Samples were immediately sealed with an inert material, labelled and stored on ice until delivery to the laboratory. Standard chain-of-custody documentation was maintained during sample handling and delivery, and is presented in Appendix A.

2. sampling of the surficial soils for organochlorine pesticide analyses. As per Morgan Hill Fire Department .recommendations, one sample per acre was retrieved for

a total of nine samples from the 8.8-acre site in a grid pattern (see "Dr locations shown in Figure 1). Samples were retrieved at the same depths and using the methodology described above.

3. Submittal of samples to Eureka Laboratories, Inc., a state-certified analytical laboratory in Sacramento. This laboratory was selected based on their ability to achieve the lower detection limits for organochlorine pesticide analyses required by Sharon Kohlmannslehner of the Morgan Hill Fire Department. samples were analyzed according to EPA Method 8080 for organochlorine pesticides and EPA Method 7421 for total lead. The lead analyses were performed on an expedited basis.

4. Preparation of this written report for regulatory submittal presenting the procedures and results of the work described above.

RESULTS

During retrieval of samples L-1 and L-2 buckshot was visible in the surface soils along the central west property boundary. As shown in Figure 1, this area lies adjacent to a shotgun target on the San Jose Trap and Skeet Club property. Analysis revealed lead levels of 840 and 879 parts per million (ppm) in samples L-1 and L-2, respectively. Sample L-3 was retriev~d from the eastern corner of the parcel, over 400 feet away from the common property boundary to determine background levels of lead in soils at the site. In L-3, 18.2 ppm total lead was detected, suggesting that levels near the target area are about fifty times higher than naturally occurring concentrations.

In the laboratory analyses for organochlorine pesticides only two compounds were found at levels above laboratory detection limits, 4,4'-DDE and 4,4'-DDT (see laboratory reports presented *in* Appendix A). One or both of these compounds were detected in all samples at maximum concentrations of 11.6 and 8.7 parts per billion (ppb) for 4,4'-DDE and 4,4'-DDT, respectively. The state of California Department of Health Services' hazardous threshold level for the total combined concentration of DDT and its residual substances DDD and DDE is 1,000 ppb. This threshold is significantly higher than levels found in soil at the Highway commercial Center site.

April 15, 1991 Project 8420

CONCLUSIONS AND RECOMMENDATIONS

The relatively high concentrations of lead in the soils along the west property boundary need to be addressed prior to development of this site. Options include disposal of the soil in a permitted landfill, recycling of the lead shot and treatment or isolation of the material on-site, pending regulatory approval. These remedial alternatives are being explored and will be presented in detail under separate cover.

Based on field observations it appears that approximately 1000 cubic yards of soil has been impacted by the lead buckshot, to a depth of about 18 inches.

LIMITATIONS

This report and the work associated with it have been provided in accordance with the general principles and practices currently employed in the environmental consulting profession. This is in lieu of all other warranties, express or implied.

Report Prepared by,

TERRATECH, INC.

Mary B. Bannister
RG 4915

REGISTERED GEOLOGIST MARY B. BANNISTER NO. 4915 EXP. 6/91 STATE OF CALIFORNIA

Reviewed by,

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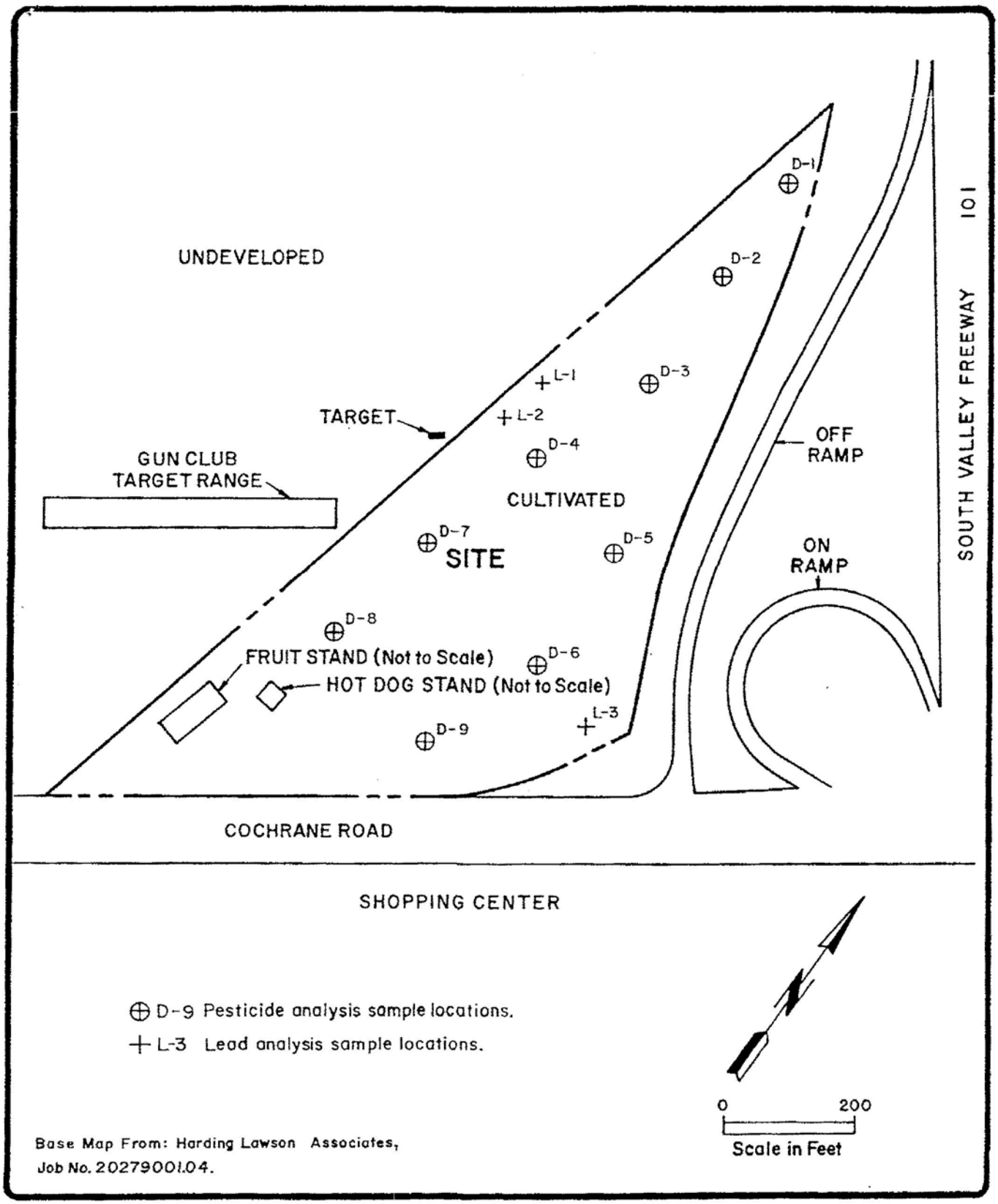


APRIL 1991

TERRATECH

SITE PLAN

HIGHWAY COMMERCIAL CENTER
MORGAN HILL, CALIFORNIA

FIGURE 1

PROJECT 8420

SAN JOSE BLUEPRINT CO
PRINTED ON JR 330

7891 WESTWOOD DRIVE, SUITE 101 GILROY, CALIFORNIA 95020 (408) 842-0236 FAX (408) 842-7314

May 7, 1991
Project 8420

Mr. Ron Scadina
Scadina Marshall
P.O. Box 326
San Jose, California 95103

Subject: Disposal/Treatment of Lead Contaminated Soil
Highway Commercial Center
Morgan Hill, California

Dear Mr. Scadina:

As per your authorization, additional analyses have been performed to further characterize the impact of lead shot to soils on the above referenced site.

As discussed in our report (TERRATECH Project 8420) of April 1991 elevated levels of lead were identified in soils adjacent to the western property boundary, near a shotgun target on the San Jose Trap and Skeet Club property to the west.

In recent conversations with Mr. Dick Sullivan, the owner of the property, two points were mentioned that significantly impact the scope of the lead situation on this site. First, Mr. Sullivan noted that another shotgun target previously existed along the property boundary further south, near the fruit stand. That target, which was removed several years ago, undoubtedly resulted in additional lead scatter on the subject site, which should also be assessed and remediated. This target was not identified in the Harding Lawson report, therefore not investigated in our studies.

Additionally, Mr. Sullivan said that his parcel was surveyed recently and the true western property boundary lies approximately 10 feet west of the existing fence line. As a result, prior estimates of the quantity and degree of lead impacted soil may be significantly lower than what actually exists on the site.

SCOPE OF WORK

The following work was performed to assist in evaluating the lead impact to the site.

1. One sample of soil from near the west central property line was analyzed for Soluble Threshold Limit Concentration (STLC) of lead, by Sequoia Analytical, a state-certified laboratory in Redwood City.

1365 VANDER WAY SAN JOSE, CA 95112 (408) 297-6969 FAX (408) 297-7716
225-K CANNERY ROW MONTEREY, CA 93940 (408) 372-3716 FAX (408) 372-7481
141 SUBURBAN RD., SUITE C2 SAN LUIS OBISPO, CA 93401 (805) 543-5493 FAX (805) 543-2748

2. Sieve analyses were performed on two samples to determine weight percent and size of the lead shot in the soil.

3. Additional research was conducted to determine the options for disposal and/or remediation of the lead impacted soil.

FINDINGS

As shown in the attached laboratory analytical reports, the STLC for lead in sample L-1 is 500 parts per million (ppm). According to Title 22 of the California Administrative Code, a soil with this level of lead is classified as a "Persistent and Bioaccumulative Toxic Substance", therefore a hazardous waste.

Results of sieve analyses showed that the lead shot collected predominantly on the U.S. Standard Sieve #16 (1.18 mm). The lead comprised 15.6% of the material retained on the # 16 sieve and 2.2% of the total sample.

OPTIONS

Options considered for handling of this material include:

o Disposal in a Class I landfill such as Kettleman Hills, and acceptance of the "Cradle to Grave" liability.
Cost Estimate: $230/ton

o Encapsulation on-site, providing the regulators will accept this option, and that a risk assessment (RA) finds the health risk to be acceptable.
Cost Estimate: Risk Assessment - $6,000 -$7,000
Environmental Services - Based on RA

o Treatment and encapsulation on-site, using compounds such as fly ash or cement to render the lead immobile, again if this method is acceptable to the regulators.
Cost Estimate: Not yet received

o Recycling of the lead shot by a firm experienced and licensed in this work. Petty and Watts from Richland Washington (509)943-2863 operates in California, however we have not been successful in obtaining additional details regarding their services. In a phone conversation with Mr. Bob Watts (April 10, 1991) he indicated he may be working in this area mid-May.

o Returning the affected soil to the San Jose Trap and Skeet Club, the source of the lead shot. This would require verification analysis to demonstrate that impacted soil had been completely removed, and import of suitable fill to replace the excavated material.

CONCLUSIONS AND DISCUSSION

Several Central Coast area Class III (sanitary) landfills were contacted regarding disposal of this soil. None will accept the lead impacted soil due to the hazardous waste classification.

It is our recommendation that the option of returning the soil back to the neighboring gun club be persued. Verification testing of the bottom and perimeter of the excavation should then be performed to demonstrate that all impacted soil has been removed.

If that option is not feasible, we recommend use of a recycling contractor to remove the lead from the soil to a level acceptable by local regulators. Again verification testing would be required.

We consider on-site treatment and encapsulation to be a less desirable alternative for several reasons. The treatment must be demonstrated as being effective, often time-consuming and expensive, and the material left in place often results in deed restrictions and other types of follow-up requirements.

Disposal in a Class I landfill such as Kettleman Hills, is considered the least desirable option due to expense and "Cradle to Grave" liability to the waste generator.

We recommend that San Jose Trap and Skeet Club be requested to remove all targets and shooting areas adjacent to the property line or resulting in shooting in the direction of the Highway Commercial Center site.

We will provide additional information regarding remediation cost estimates as they become available. If you have any questions or comments regarding this project, please contact me at your earliest convenience.

Sincerely,

TERRATECH, INC.

Mary Bannister

Mary B. Bannister
CEG 1565

REGISTERED GEOLOGIST
MARY B. BANNISTER
NO. 4915
EXP. 6/91
STATE OF CALIFORNIA

mbb/erl

Attachments

Revised Characterization and Remediation Workplan for Sullivan Property

Madrone Land Corporation
Morgan Hill, California

February 1, 1996

Prepared For:

Madrone Land Corporation
P.O. Box 18730
San Jose, CA 95158

Prepared By:

Harza Consulting Engineers and Scientists
425 Roland Way
Oakland, CA 94621

Derek D. Armentrout
Project Chemist

Stephen R. Henshaw
Vice President, Environmental Services

K844GREP.020
10-09-95

HARZA

Revised Excavation and Verification Workplan for Sullivan Property
Madrone Land Corporation
Morgan Hill, California

1.0 INTRODUCTION

This workplan details soil excavation and verification sampling at the Sullivan property adjacent to the Madrone Land Corporation property at 645 Cochrane Road, Morgan Hill, California (Figure 1). It is prepared as an addendum to the *Characterization and Remediation Workplan for Sullivan Property* (Harza, July 31, 1995). The San Jose Trap and Skeet Club operated a trap and skeet range on the Madrone property from 1958 to 1993. During operation of the range, the Sullivan property was impacted by stray lead shot along the western boundary. The site plan is shown on Figure 2.

The remedial objective for the site has been set at the Preliminary Remediation Goal (PRG) established by the California Environmental Protection Agency, Department of Toxic Substances Control (DTSC). The PRG for lead, to allow unrestricted use of a property, is a total concentration of 130 parts per million (ppm). Based on an average pellet weight of 0.094 grams and average weight of ½ gallon of soil, the remedial objective can be represented as 130 ppm total lead in soil or 4 or less lead pellets in a ½-gallon soil sample.

2.0 SOIL CHARACTERIZATION

Harza has conducted an evaluation of residual lead shot on the Sullivan property. The scope of the investigation was detailed in *Characterization and Remediation Workplan for Sullivan Property*. Samples were collected on a 50-foot grid spacing from the locations shown on Figure 2, and select samples were evaluated for the presence of lead pellets following the procedures documented in the above referenced report and the revision to the procedure dated September 27, 1995. The results of the investigation are presented in Table 1.

The investigation revealed impact from lead shot in the surface soil over a limited area on the Sullivan property. The southeast extent of impact was not determined. Significant numbers of pellets were not detected in the two-foot soil samples, with the exception of the general area previously excavated and backfilled by Decon Environmental Services, Inc. in 1993.

Two samples with the greatest number of pellets (SUD-1 and SUE-1) were submitted for chemical analysis for lead after removal of the pellets. Total lead was detected at 740 and 320 ppm respectively in the samples. The July 31, 1995 workplan specified 10% of the samples would be

submitted for chemical analysis; however, because of the elevated concentration of lead, additional samples will be submitted.

3.0 EXCAVATION

Soil that fails the cleanup standard will be excavated to the necessary depth using an excavator or other acceptable equipment. Excavated soil will be placed on the Madrone property for management. Following verification sampling, the area of excavation will be graded.

The proposed excavation limits are shown on Figure 2. The excavation will extend to a depth of 2 feet. The area previously excavated and backfilled by Decon will be excavated to a depth of 3 feet. Because the extent of impact has not yet been defined in the southeast direction, the excavation will extend 50 feet southeast of the first sample row (A-1 through I-1) as shown on Figure 2.

4.0 VERIFICATION SAMPLING AND REPORTING

Verification samples will be arranged on a 50-foot grid spacing at the base of the excavation and around the perimeter on the Sullivan property. Where applicable, samples collected during characterization activities will be used for verification purposes. Existing verification samples are therefore anticipated to be the following:

• G-7	• A-1/2'	• G-2/2'
• G-6	• B-1/2'	• F-3/2'
• H-6	• C-1/2'	• G-3/2'
• H-5	• D-1/2'	• F-4/2'
• H-4	• E-1/2'	• G-4/2'
• H-3	• F-1/2'	• F-5/2'
• H-2	• G-1/2'	• G-5/2'
• H-1	• F-2/2'	• F-6/2'

Additional verification samples will be collected on a 50-foot grid from the base of the 3-foot excavation in the approximate locations of the characterization samples, and at the surface along the southeastern perimeter of the excavation. Samples will be collected using a shovel or by hand. The top few inches of soil will be scraped away, and the sample collected from the undisturbed soil. Samples will be collected in plastic bags or other containers capable of being sealed, immediately

TABLE 1
Soil Sample Results

Sullivan Property Investigation
Madrone Land Corporation, Morgan Hill, California

Sample Location	Surface Sample		2-Foot Sample	
	Number of Pellets	Lead Concentration	Number of Pellets	Lead Concentration
A-1	**60**	--	0	--
B-1	**44**	--	0	--
C-1	**48**	--	0	23
D-1	**96**	**740**	3	--
E-1	**64**	**320**	3	--
F-1	--	--	0	--
G-1	**16**	--	0	--
H-1	0	16	--	--
I-1	1	--	--	--
B-2			2	--
C-2			**48**	--
D-2			**40**	--
E-2			**34**	--
F-2			1	36
G-2	**44**	--	0	21
H-2	0	--	--	--
I-2	0	--	--	--
C-3			0	--
D-3			1	--
E-3			0	--
F-3			0	46
G-3	**26**	--	0	18
H-3	0	22	--	--
I-3	1	--	--	--
D-4			0	--
E-4			**9**	--
F-4			0	**150**
G-4	**18**	--	0	15
H-4	3	--	--	--
I-4	0	--	--	--
J-4	1	--	--	--
F-5			0	--
G-5	**10**	--	0	--
H-5	1	24	--	--
I-5	0	--	--	--
J-5	1	--	--	--

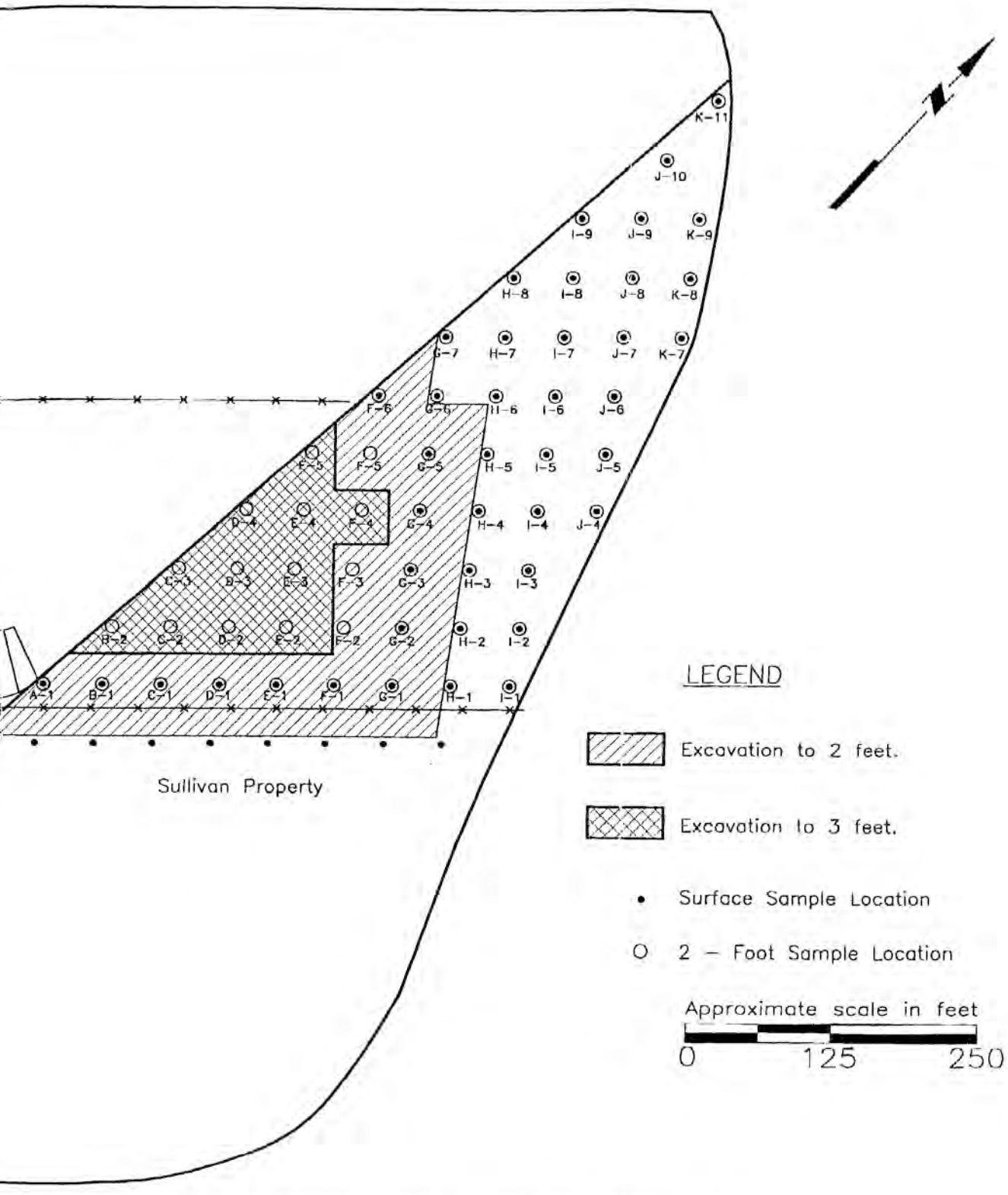
TABLE 1
Soil Sample Results

Sullivan Property Investigation
Madrone Land Corporation, Morgan Hill, California

Sample Location	Surface Sample		2-Foot Sample	
	Number of Pellets	Lead Concentration	Number of Pellets	Lead Concentration
F-6	**40**	--	--	--
G-6	1	--	--	--
H-6	0	18	--	--
I-6	0	--	--	--
J-6	0	--	--	--
G-7	2	58	--	--
H-7	0	--	--	--
I-7	0	--	--	--
J-7	0	--	--	--
K-7	1	--	--	--
H-8	0	--	--	--
I-8	0	--	--	--
J-8	0	--	--	--
K-8	0	--	--	--
I-9	0	--	--	--
J-9	0	--	--	--
K-9	0	--	--	--
J-10	0	--	--	--
K-11	0	--	--	--

NOTES

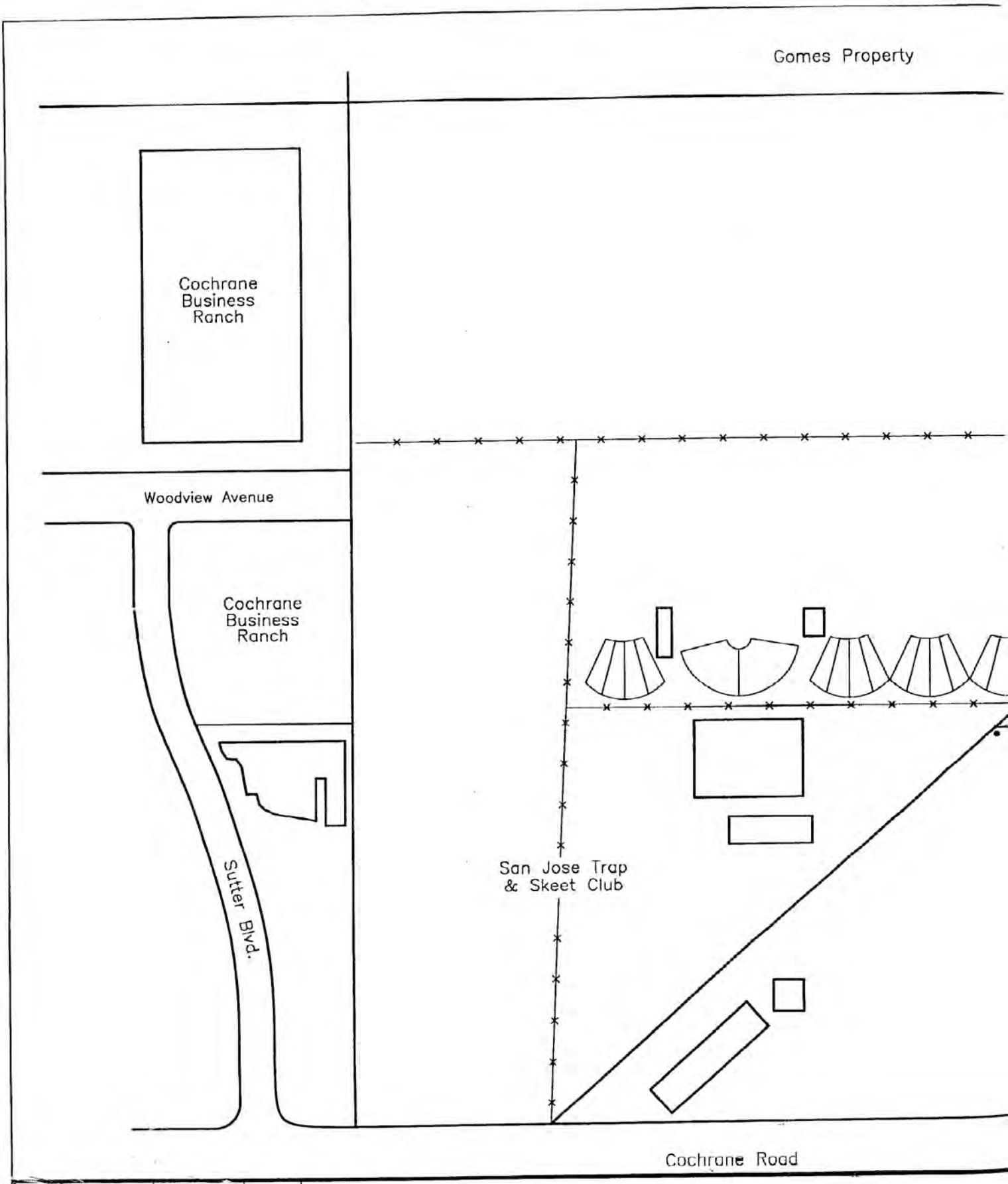
--: Sample not analyzed for this parameter
Boldface indicates the sample exceeds cleanup criteria
Shading indicates a sample was not collected at this depth
Lead concentration determined using EPA Method 7420



Base Map: Kennedy/Jenks Consultants. May 1992

9-95-21

PROPOSED EXCAVATION AND VERIFICATION SAMPLING	Figure
SAN JOSE TRAP & SKEET CLUB MADRONE LAND CORPORATION Morgan Hill, California	2
	Project No.
	K844-C



Rev.	Drawn By	Chk'd By	Date
0	D.F.	D.A.	10/9/95

HARZA

Appendix E

Lab Reports

ea

ENTHALPY

ANALYTICAL

Enthalpy Analytical

2323 Fifth Street, Berkeley, CA 94710, Phone (510) 486-0900

Laboratory Job Number 302389
ANALYTICAL REPORT

Geologica 220 4th Steet Oakland, CA 94607	Project : TOENISKOETTER Location : Morgan Hill Level : III

Sample ID	Lab ID	Sample ID	Lab ID
GP-1-0.5'-1'	302389-001	GP-5-0.5'-1'	302389-013
GP-1-1.5'-2'	302389-002	GP-5-1.5'-2'	302389-014
GP-1-3.5'-4'	302389-003	GP-5-3.5'-4'	302389-015
GP-2-0.5'-1'	302389-004	GP-6-0.5'-1'	302389-016
GP-2-1.5'-2'	302389-005	GP-6-1.5'-2'	302389-017
GP-2-3.5'-4'	302389-006	GP-6-3.5'-4'	302389-018
GP-3-0.5'-1'	302389-007	GP-7-0.5'-1'	302389-019
GP-3-1.5'-2'	302389-008	GP-7-1.5'-2'	302389-020
GP-3-3.5'-4'	302389-009	GP-7-3.5'-4'	302389-021
GP-4-0.5'-1'	302389-010	GP-8-0.5'-1'	302389-022
GP-4-1.5'-2'	302389-011	GP-8-1.5'-2'	302389-023
GP-4-3.5'-4'	302389-012	GP-8-3.5'-4'	302389-024

This data package has been reviewed for technical correctness and completeness. Release of this data has been authorized by the Laboratory Manager or the Manager's designee, as verified by the following signature which applies to this PDF file as well as any associated electronic data deliverable files. The results contained in this report meet all requirements of NELAP and pertain only to those samples which were submitted for analysis. This report may be reproduced only in its entirety.

Signature: Will Rice _____ Date: 08/22/2018

Will Rice
Project Manager
will.rice@enthalpy.com
(510) 204-2221 Ext 13102

CA ELAP# 2896, NELAP# 4044-001

ENTHALPY ANALYTICAL

CASE NARRATIVE

Laboratory number:	**302389**
Client:	**Geologica**
Project:	**TOENISKOETTER**
Location:	**Morgan Hill**
Request Date:	**08/15/18**
Samples Received:	**08/15/18**

This data package contains sample and QC results for sixteen soil samples, requested for the above referenced project on 08/15/18. See attached cooler receipt form for any sample receipt problems or discrepancies.

Metals (EPA 6010B):
No analytical problems were encountered.

Moisture (ASTM D2216-98/CLP):
No analytical problems were encountered.

Chain of Custody

Enthalpy Analytical LLC
2323 Fifth Street
Berkeley, CA 94710
(510) 486-0900 Phone
(510) 486-0532 Fax

CHAIN OF CUSTODY

Chain of Custody # : _____

C&T LOGIN # 302589

Project No: TOENISKOETTER
Project Name: MORGAN HILL
EDD Format: _____ Rpt Level: ☐ II ☒ III ☐ IV
Turnaround Time: ☐ RUSH _____ ☒ Standard

Sampler: E. Male
Report To: B. AUBRY
Company : GEOLOGICA
Telephone: 415-597-7888
Email: baubry@geologicagroup.com

Lab No.	Sample ID.	Sampling Date	Sampling Time	Matrix: Water	Matrix: Soil	Matrix:	Matrix:	# of Containers	Chemical Preservative: HCl	H_2SO_4	HNO_3	NaOH	None	Analytical Request: LOAD BY 6010B	HOLD SAMPLE
	GP-1-0.5'-1'	8-14-18	814		X			1					X	X	
	GP-1-1.5'-2'	↓	810		↓			↓					↓	X	
	GP-1-3.5'-4'		807												X
	GP-2-0.5'-1'		827											X	
	GP-2-1.5'-2'		824											X	
	GP-2-3.5'-4'		820												X
	GP-3-0.5'-1'		1001												
	GP-3-1.5'-2'		959											X X	
	GP-3-3.5'-4'		956												X
	GP-4-0.5'-1'		946												
	GP-4-1.5'-2'		944											X X	
	GP-4-3.5'-4'	↓	939		↓			↓					↓		X

Notes:
REPORT ON DRY WEIGHT BASIS

SAMPLE RECEIPT
☐ Intact ☐ Cold
☐ On Ice ☐ Ambient

RELINQUISHED BY:	DATE/TIME	RECEIVED BY:	DATE/TIME
E. Male	8-15-18 1530	Shemida	8/15/18 1530
Shemida	8/15/18 1653	[illegible]	8/15/18 1700

Enthalpy Analytical LLC
2323 Fifth Street
Berkeley, CA 94710
(510) 486-0900 Phone
(510) 486-0532 Fax

CHAIN OF CUSTODY

Chain of Custody # : _____

C&T LOGIN # 302389

Project No: SEE PAGE 1
Project Name:
EDD Format: _____ Rpt Level: ☐ II ☐ III ☐ IV
Turnaround Time: ☐ RUSH _____ ☐ Standard

Sampler:
Report To:
Company :
Telephone:
Email:

Lab No.	Sample ID.	Sampling Date	Sampling Time	Matrix: Water	Matrix: Soil	Matrix:	Matrix:	# of Containers	Chemical Preservative: HCl	H_2SO_4	HNO_3	NaOH	None	Analytical Request: LOAD by 6010B		HOLD SAMPLE												
	GP-5-0.5'-1'	8-14-18	931		X			1					X	X														
	GP-5-1.5'-2'		929											X														
	GP-5-3.5'-4'		921													X												
	GP-6-0.5'-1'		1013											X	X													
	GP-6-1.5'-2'		1011																									
	GP-6-3.5'-4'		1008													X												
	GP-7-0.5'-1'		908											X	X													
	GP-7-1.5'-2'		905																									
	GP-7-3.5'-4'		903													X												
	GP-8-0.5'-1'		920											X	X													
	GP-8-1.5'-2'		917																									
	GP-8-3.5'-4'		915													X												

Notes:
REPORT ON DRY WEIGHT BASIS

SAMPLE RECEIPT
☐ Intact ☐ Cold
☐ On Ice ☐ Ambient

RELINQUISHED BY:
[signature] 8-15-18 1530 DATE/TIME
[signature] 8/15/18 1650 DATE/TIME
DATE/TIME

RECEIVED BY:
[signature] 8/15/18 1530 DATE/TIME
[signature] 8/15/18 1760 DATE/TIME
DATE/TIME

SAMPLE RECEIPT CHECKLIST

Section 1: Login # 302389 Client: Geologica

Date Received: 8-15-18 Project: Morgan Hill

ENTHALPY

Section 2: Samples received in a cooler? ☒ Yes, how many? 3 ☐ No (skip Section 3 below)

If no cooler Sample Temp (°C): _____ using IR Gun # ☐ A, or ☐ B

☐ Samples received on ice directly from the field. Cooling process had begun

If in cooler: Date Opened 8/15/18 By (print) DO (sign) [illegible]

Shipping info (if applicable) _____

Are custody seals present? ☒ No, or ☐ Yes. If yes, where? ☐ on cooler, ☐ on samples, ☐ on package

☐ Date: _____ How many _____ ☐ Signature, ☐ Initials, ☐ None

Were custody seals intact upon arrival? ☐ Yes ☐ No ☐ N/A

Section 3: ***Important*: Notify PM if temperature exceeds 6°C or arrive frozen.**

Packing in cooler: (if other, describe) _____

☐ Bubble Wrap, ☐ Foam blocks, ☐ Bags, ☐ None, ☐ Cloth material, ☐ Cardboard, ☐ Styrofoam, ☐ Paper towels

☐ Samples received on ice directly from the field. Cooling process had begun

Type of ice used : ☐ Wet, ☐ Blue/Gel, ☐ None Temperature blank(s) included? ☒ Yes, ☐ No

Temperature measured using ☐ Thermometer ID: _____, or IR Gun # ☐ A ☒ B

Cooler Temp (°C): #1: 7.2, #2: 1.9, #3: 3.4, #4: _____, #5: _____, #6: _____, #7: _____

Section 4:	YES	NO	N/A
Were custody papers dry, filled out properly, and the project identifiable	X		
Were Method 5035 sampling containers present?		X	
If YES, what time were they transferred to freezer? _____			
Did all bottles arrive unbroken/unopened?	X		
Are there any missing / extra samples?		X	
Are samples in the appropriate containers for indicated tests?	X		
Are sample labels present, in good condition and complete?	X		
Does the container count match the COC?	X		
Do the sample labels agree with custody papers?	X		
Was sufficient amount of sample sent for tests requested?	X		
Did you change the hold time in LIMS for unpreserved VOAs?			X
Did you change the hold time in LIMS for preserved terracores?			X
Are bubbles > 6mm absent in VOA samples?			X
Was the client contacted concerning this sample delivery?		X	
If YES, who was called? _____ By _____ Date: _____			

Section 5:	YES	NO	N/A
Are the samples appropriately preserved? (If N/A, skip the rest of section 5)			X
Did you check preservatives for all bottles for each sample?			
Did you document your preservative check?			

pH strip lot# _____, pH strip lot# _____, pH strip lot# _____

Preservative added:

☐ H2SO4 lot# _____ added to samples _____ on/at _____

☐ HCL lot# _____ added to samples _____ on/at _____

☐ HNO3 lot# _____ added to samples _____ on/at _____

☐ NaOH lot# _____ added to samples _____ on/at _____

Section 6:

Explanations/Comments: _____

Date Logged in 8-16-18 **By (print)** TKY **(sign)** TKY

Date Labeled 8/16/18 **By (print)** DO **(sign)** [illegible]

ENTHALPY ANALYTICAL

Detections Summary for 302389

Results for any subcontracted analyses are not included in this summary.

Client : Geologica
Project : TOENISKOETTER
Location : Morgan Hill

Client Sample ID : GP-1-0.5'-1' Laboratory Sample ID : 302389-001

Analyte	Result	Flags	RL	Units	Basis	IDF	Method	Prep Method
Lead	9.6		1.2	mg/Kg	Dry	1.000	EPA 6010B	EPA 3050B
Moisture, Percent	18		1	%	As Recd	1.000	ASTM D2216-98/CLP	METHOD

Client Sample ID : GP-1-1.5'-2' Laboratory Sample ID : 302389-002

Analyte	Result	Flags	RL	Units	Basis	IDF	Method	Prep Method
Lead	7.6		1.1	mg/Kg	Dry	1.000	EPA 6010B	EPA 3050B
Moisture, Percent	14		1	%	As Recd	1.000	ASTM D2216-98/CLP	METHOD

Client Sample ID : GP-2-0.5'-1' Laboratory Sample ID : 302389-004

Analyte	Result	Flags	RL	Units	Basis	IDF	Method	Prep Method
Lead	5.9		1.1	mg/Kg	Dry	1.000	EPA 6010B	EPA 3050B
Moisture, Percent	8		1	%	As Recd	1.000	ASTM D2216-98/CLP	METHOD

Client Sample ID : GP-2-1.5'-2' Laboratory Sample ID : 302389-005

Analyte	Result	Flags	RL	Units	Basis	IDF	Method	Prep Method
Lead	9.1		1.1	mg/Kg	Dry	1.000	EPA 6010B	EPA 3050B
Moisture, Percent	11		1	%	As Recd	1.000	ASTM D2216-98/CLP	METHOD

Client Sample ID : GP-3-0.5'-1' Laboratory Sample ID : 302389-007

Analyte	Result	Flags	RL	Units	Basis	IDF	Method	Prep Method
Lead	14		1.1	mg/Kg	Dry	1.000	EPA 6010B	EPA 3050B
Moisture, Percent	7		1	%	As Recd	1.000	ASTM D2216-98/CLP	METHOD

Client Sample ID : GP-3-1.5'-2' Laboratory Sample ID : 302389-008

Analyte	Result	Flags	RL	Units	Basis	IDF	Method	Prep Method
Lead	8.3		1.2	mg/Kg	Dry	1.000	EPA 6010B	EPA 3050B
Moisture, Percent	14		1	%	As Recd	1.000	ASTM D2216-98/CLP	METHOD

ENTHALPY ANALYTICAL

Client Sample ID : GP-4-0.5'-1' Laboratory Sample ID : 302389-010

Analyte	Result	Flags	RL	Units	Basis	IDF	Method	Prep Method
Lead	41		1.1	mg/Kg	Dry	1.000	EPA 6010B	EPA 3050B
Moisture, Percent	5		1	%	As Recd	1.000	ASTM D2216-98/CLP	METHOD

Client Sample ID : GP-4-1.5'-2' Laboratory Sample ID : 302389-011

Analyte	Result	Flags	RL	Units	Basis	IDF	Method	Prep Method
Lead	210		1.1	mg/Kg	Dry	1.000	EPA 6010B	EPA 3050B
Moisture, Percent	7		1	%	As Recd	1.000	ASTM D2216-98/CLP	METHOD

Client Sample ID : GP-5-0.5'-1' Laboratory Sample ID : 302389-013

Analyte	Result	Flags	RL	Units	Basis	IDF	Method	Prep Method
Lead	50		1.2	mg/Kg	Dry	1.000	EPA 6010B	EPA 3050B
Moisture, Percent	16		1	%	As Recd	1.000	ASTM D2216-98/CLP	METHOD

Client Sample ID : GP-5-1.5'-2' Laboratory Sample ID : 302389-014

Analyte	Result	Flags	RL	Units	Basis	IDF	Method	Prep Method
Lead	320		1.1	mg/Kg	Dry	1.000	EPA 6010B	EPA 3050B
Moisture, Percent	18		1	%	As Recd	1.000	ASTM D2216-98/CLP	METHOD

Client Sample ID : GP-6-0.5'-1' Laboratory Sample ID : 302389-016

Analyte	Result	Flags	RL	Units	Basis	IDF	Method	Prep Method
Lead	16		1.1	mg/Kg	Dry	1.000	EPA 6010B	EPA 3050B
Moisture, Percent	9		1	%	As Recd	1.000	ASTM D2216-98/CLP	METHOD

Client Sample ID : GP-6-1.5'-2' Laboratory Sample ID : 302389-017

Analyte	Result	Flags	RL	Units	Basis	IDF	Method	Prep Method
Lead	12		1.1	mg/Kg	Dry	1.000	EPA 6010B	EPA 3050B
Moisture, Percent	10		1	%	As Recd	1.000	ASTM D2216-98/CLP	METHOD

Client Sample ID : GP-7-0.5'-1' Laboratory Sample ID : 302389-019

Analyte	Result	Flags	RL	Units	Basis	IDF	Method	Prep Method
Lead	36		1.1	mg/Kg	Dry	1.000	EPA 6010B	EPA 3050B
Moisture, Percent	5		1	%	As Recd	1.000	ASTM D2216-98/CLP	METHOD

ENTHALPY ANALYTICAL

Client Sample ID : GP-7-1.5'-2' Laboratory Sample ID : 302389-020

Analyte	Result	Flags	RL	Units	Basis	IDF	Method	Prep Method
Lead	7.9		1.1	mg/Kg	Dry	1.000	EPA 6010B	EPA 3050B
Moisture, Percent	7		1	%	As Recd	1.000	ASTM D2216-98/CLP	METHOD

Client Sample ID : GP-8-0.5'-1' Laboratory Sample ID : 302389-022

Analyte	Result	Flags	RL	Units	Basis	IDF	Method	Prep Method
Lead	29		1.2	mg/Kg	Dry	1.000	EPA 6010B	EPA 3050B
Moisture, Percent	16		1	%	As Recd	1.000	ASTM D2216-98/CLP	METHOD

Client Sample ID : GP-8-1.5'-2' Laboratory Sample ID : 302389-023

Analyte	Result	Flags	RL	Units	Basis	IDF	Method	Prep Method
Lead	15		1.1	mg/Kg	Dry	1.000	EPA 6010B	EPA 3050B
Moisture, Percent	15		1	%	As Recd	1.000	ASTM D2216-98/CLP	METHOD

Laboratory Job Number 302389

ANALYTICAL REPORT

Metals

Matrix: Soil

ENTHALPY ANALYTICAL

Lead

Lab #:	302389	Location:	Morgan Hill
Client:	Geologica	Prep:	EPA 3050B
Project#:	TOENISKOETTER	Analysis:	EPA 6010B
Analyte:	Lead	Batch#:	262524
Matrix:	Soil	Sampled:	08/14/18
Units:	mg/Kg	Received:	08/15/18
Basis:	dry	Prepared:	08/16/18
Diln Fac:	1.000	Analyzed:	08/17/18

Field ID	Type	Lab ID	Result	RL	Moisture
GP-1-0.5'-1'	SAMPLE	302389-001	9.6	1.2	18%
GP-1-1.5'-2'	SAMPLE	302389-002	7.6	1.1	14%
GP-2-0.5'-1'	SAMPLE	302389-004	5.9	1.1	8%
GP-2-1.5'-2'	SAMPLE	302389-005	9.1	1.1	11%
GP-3-0.5'-1'	SAMPLE	302389-007	14	1.1	7%
GP-3-1.5'-2'	SAMPLE	302389-008	8.3	1.2	14%
GP-4-0.5'-1'	SAMPLE	302389-010	41	1.1	5%
GP-4-1.5'-2'	SAMPLE	302389-011	210	1.1	7%
GP-5-0.5'-1'	SAMPLE	302389-013	50	1.2	16%
GP-5-1.5'-2'	SAMPLE	302389-014	320	1.1	18%
GP-6-0.5'-1'	SAMPLE	302389-016	16	1.1	9%
GP-6-1.5'-2'	SAMPLE	302389-017	12	1.1	10%
GP-7-0.5'-1'	SAMPLE	302389-019	36	1.1	5%
GP-7-1.5'-2'	SAMPLE	302389-020	7.9	1.1	7%
GP-8-0.5'-1'	SAMPLE	302389-022	29	1.2	16%
GP-8-1.5'-2'	SAMPLE	302389-023	15	1.1	15%
	BLANK	QC943895	ND	1.0	

ND= Not Detected
RL= Reporting Limit

ENTHALPY ANALYTICAL

Batch QC Report

Lead

Lab #:	302389	Location:	Morgan Hill
Client:	Geologica	Prep:	EPA 3050B
Project#:	TOENISKOETTER	Analysis:	EPA 6010B
Analyte:	Lead	Diln Fac:	1.000
Field ID:	ZZZZZZZZZZ	Batch#:	262524
MSS Lab ID:	302372-001	Sampled:	08/08/18
Matrix:	Soil	Received:	08/15/18
Units:	mg/Kg	Prepared:	08/16/18
Basis:	as received	Analyzed:	08/17/18

Type	Lab ID	MSS Result	Spiked	Result	%REC	Limits	RPD	Lim
BS	QC943896		48.54	50.56	104	80-120		
BSD	QC943897		50.51	52.52	104	80-120	0	20
MS	QC943898	43.49	50.00	91.62	96	75-125		
MSD	QC943899		51.02	103.5	118	75-125	11	20

RPD= Relative Percent Difference

ENTHALPY ANALYTICAL

Batch QC Report

Lead

Lab #:	302389	Location:	Morgan Hill
Client:	Geologica	Prep:	EPA 3050B
Project#:	TOENISKOETTER	Analysis:	EPA 6010B
Analyte:	Lead	Basis:	as received
Field ID:	ZZZZZZZZZZ	Diln Fac:	5.000
Type:	Serial Dilution	Batch#:	262524
MSS Lab ID:	302372-001	Sampled:	08/08/18
Lab ID:	QC943900	Received:	08/15/18
Matrix:	Soil	Analyzed:	08/17/18
Units:	mg/Kg		

MSS Result	MSS RL	Result	RL	% Diff	Lim
43.49	1.000	47.43	1.344	9	10

RL= Reporting Limit

ENTHALPY ANALYTICAL

Batch QC Report

Lead			
Lab #:	302389	Location:	Morgan Hill
Client:	Geologica	Prep:	EPA 3050B
Project#:	TOENISKOETTER	Analysis:	EPA 6010B
Analyte:	Lead	Basis:	as received
Field ID:	ZZZZZZZZZZ	Diln Fac:	1.000
Type:	Post Digest Spike	Batch#:	262524
MSS Lab ID:	302372-001	Sampled:	08/08/18
Lab ID:	QC943901	Received:	08/15/18
Matrix:	Soil	Analyzed:	08/17/18
Units:	mg/Kg		

MSS Result	Spiked	Result	%REC	Limits
43.49	5.376	46.52	56 NM	75-125

NM= Not Meaningful: Sample concentration > 4X spike concentration

REPORTING SUMMARY FOR 302389 METALS Soil
Enthalpy Analytical - Berkeley

Lab ID	Inst ID	Analyzed	IDF	PB	
302389-001	MET11	08/17/18 09:54	1.0	+	
302389-002	MET11	08/17/18 09:57	1.0	+	
302389-004	MET11	08/17/18 10:01	1.0	+	
302389-005	MET11	08/17/18 10:04	1.0	+	
302389-007	MET11	08/17/18 10:07	1.0	+	
302389-008	MET11	08/17/18 10:11	1.0	+	
302389-010	MET11	08/17/18 10:14	1.0	+	
302389-011	MET11	08/17/18 10:17	1.0	+	
302389-013	MET11	08/17/18 10:21	1.0	+	
302389-014	MET11	08/17/18 10:31	1.0	+	
302389-016	MET11	08/17/18 10:34	1.0	+	
302389-017	MET11	08/17/18 10:37	1.0	+	
302389-019	MET11	08/17/18 10:41	1.0	+	
302389-020	MET11	08/17/18 10:44	1.0	+	
302389-022	MET11	08/17/18 10:47	1.0	+	
302389-023	MET11	08/17/18 10:51	1.0	+	
QC943895	MET11	08/17/18 09:06	1.0	+	
QC943896	MET11	08/17/18 09:10	1.0	+	
QC943897	MET11	08/17/18 09:13	1.0	+	
QC943898	MET11	08/17/18 09:30	1.0	+	
QC943899	MET11	08/17/18 09:33	1.0	+	
QC943900	MET11	08/17/18 09:37	5.0	+	
QC943901	MET11	08/17/18 09:40	1.0	+	

ICP Data

CURTIS & TOMPKINS SEQUENCE SUMMARY FOR 658330261

Instrument : MET11 Begun : 08/17/18 08:21
Method : EPA 6010B SOP Version : icp metals_rv18

#	File	Type	Sample ID	Matrix	Batch	Analyzed	IDF	Stds Used	
001	met11_081618	ICALBLK	CALBLANK			08/17/18 08:21	1.0		
002	met11_081618	ICAL	L1			08/17/18 08:25	1.0	1	
003	met11_081618	ICAL	L2			08/17/18 08:28	1.0	2	
004	met11_081618	ICAL	L3			08/17/18 08:31	1.0	3	
005	met11_081618	ICAL	L4			08/17/18 08:35	1.0	4	
006	met11_081618	ICAL	L5			08/17/18 08:38	1.0	5	
007	met11_081618	ICV				08/17/18 08:42	1.0	6	
008	met11_081618	XCRI				08/17/18 08:45	1.0	7	
009	met11_081618	ICB				08/17/18 08:48	1.0		
010	met11_081618	ICSA				08/17/18 08:52	1.0	8	10:AL=500000
011	met11_081618	ICSAB				08/17/18 08:55	1.0	9	5:AL=510000
012	met11_081618	X	IB			08/17/18 08:58	1.0		
013	met11_081618	CRI				08/17/18 09:03	1.0	7	
014	met11_081618	BLANK	QC943895	Soil	262524	08/17/18 09:06	1.0		
015	met11_081618	BS	QC943896	Soil	262524	08/17/18 09:10	1.0		2:FE=10000
016	met11_081618	BSD	QC943897	Soil	262524	08/17/18 09:13	1.0		2:FE=10000
017	met11_081618	SAMPLE	302182-007	Soil	262524	08/17/18 09:16	100.0		
018	met11_081618	SAMPLE	302182-007	Soil	262524	08/17/18 09:20	1.0		4:FE=490000
019	met11_081618	X	IB			08/17/18 09:23	1.0		
020	met11_081618	MSS	302372-001	Soil	262524	08/17/18 09:26	1.0		3:CA=640000
021	met11_081618	MS	QC943898	Soil	262524	08/17/18 09:30	1.0		5:CA=710000
022	met11_081618	MSD	QC943899	Soil	262524	08/17/18 09:33	1.0		4:CA=690000
023	met11_081618	SER	QC943900	Soil	262524	08/17/18 09:37	5.0		2:CA=140000
024	met11_081618	PDS	QC943901	Soil	262524	08/17/18 09:40	1.0	10 11 12	3:CA=620000
025	met11_081618	CCV				08/17/18 09:44	1.0	6	
026	met11_081618	CCB				08/17/18 09:47	1.0		
027	met11_081618	SAMPLE	302381-005	Soil	262524	08/17/18 09:51	1.0		5:FE=410000
028	met11_081618	SAMPLE	302389-001	Soil	262524	08/17/18 09:54	1.0		4:CA=1100000
029	met11_081618	SAMPLE	302389-002	Soil	262524	08/17/18 09:57	1.0		4:FE=550000
030	met11_081618	SAMPLE	302389-004	Soil	262524	08/17/18 10:01	1.0		4:CA=1500000
031	met11_081618	SAMPLE	302389-005	Soil	262524	08/17/18 10:04	1.0		4:FE=520000
032	met11_081618	SAMPLE	302389-007	Soil	262524	08/17/18 10:07	1.0		4:FE=550000
033	met11_081618	SAMPLE	302389-008	Soil	262524	08/17/18 10:11	1.0		4:FE=570000
034	met11_081618	SAMPLE	302389-010	Soil	262524	08/17/18 10:14	1.0		5:FE=570000
035	met11_081618	SAMPLE	302389-011	Soil	262524	08/17/18 10:17	1.0		4:FE=540000
036	met11_081618	SAMPLE	302389-013	Soil	262524	08/17/18 10:21	1.0		4:FE=550000
037	met11_081618	CCV				08/17/18 10:24	1.0	6	
038	met11_081618	CCB				08/17/18 10:27	1.0		
039	met11_081618	SAMPLE	302389-014	Soil	262524	08/17/18 10:31	1.0		5:FE=500000
040	met11_081618	SAMPLE	302389-016	Soil	262524	08/17/18 10:34	1.0		5:FE=520000
041	met11_081618	SAMPLE	302389-017	Soil	262524	08/17/18 10:37	1.0		4:FE=590000
042	met11_081618	SAMPLE	302389-019	Soil	262524	08/17/18 10:41	1.0		5:FE=630000
043	met11_081618	SAMPLE	302389-020	Soil	262524	08/17/18 10:44	1.0		4:FE=520000
044	met11_081618	SAMPLE	302389-022	Soil	262524	08/17/18 10:47	1.0		4:FE=480000
045	met11_081618	SAMPLE	302389-023	Soil	262524	08/17/18 10:51	1.0		4:MG=860000
046	met11_081618	CCV				08/17/18 10:54	1.0	6	
047	met11_081618	CCB				08/17/18 10:57	1.0		
048	met11_081618	BLANK	QC943813	Soil	262503	08/17/18 11:05	1.0		
049	met11_081618	SAMPLE	302366-066	Soil	262503	08/17/18 11:09	1.0		3:FE=480000
050	met11_081618	SAMPLE	302404-001	Soil	262503	08/17/18 11:12	1.0		3:FE=410000
051	met11_081618	X	IB			08/17/18 11:16	1.0		
052	met11_081618	BLANK	QC943807	Soil	262502	08/17/18 11:19	1.0		

CURTIS & TOMPKINS SEQUENCE SUMMARY FOR 658330261

Instrument : MET11 Begun : 08/17/18 08:21
Method : EPA 6010B SOP Version : icp metals_rv18

#	File	Type	Sample ID	Matrix	Batch	Analyzed	IDF	Stds Used	
053	met11_081618	BS	QC943808	Soil	262502	08/17/18 11:22	1.0		1:FE=10000
054	met11_081618	BSD	QC943809	Soil	262502	08/17/18 11:26	1.0		2:FE=10000
055	met11_081618	SAMPLE	302366-023	Soil	262502	08/17/18 11:29	1.0		3:FE=460000
056	met11_081618	X	IB			08/17/18 11:32	1.0		
057	met11_081618	BLANK	QC943912	Water	262527	08/17/18 11:36	1.0		
058	met11_081618	BS	QC943913	Water	262527	08/17/18 11:39	1.0		1:FE=10000
059	met11_081618	BSD	QC943914	Water	262527	08/17/18 11:42	1.0		1:FE=10000
060	met11_081618	CCV				08/17/18 11:46	1.0	6	
061	met11_081618	CCB				08/17/18 11:49	1.0		
062	met11_081618	MSS	302371-001	Water	262527	08/17/18 11:52	1.0		
063	met11_081618	MS	QC943915	Water	262527	08/17/18 11:56	1.0		1:CA=100000
064	met11_081618	MSD	QC943916	Water	262527	08/17/18 11:59	1.0		2:CA=110000
065	met11_081618	SER	QC943917	Water	262527	08/17/18 12:02	5.0		
066	met11_081618	PDS	QC943918	Water	262527	08/17/18 12:06	1.0	10 11 12	2:CA=100000
067	met11_081618	SAMPLE	301848-016	Water	262527	08/17/18 12:15	1.0		
068	met11_081618	SAMPLE	302371-002	Water	262527	08/17/18 12:19	1.0		
069	met11_081618	SAMPLE	302371-003	Water	262527	08/17/18 12:22	1.0		
070	met11_081618	BLANK	QC938581	Water	261184	08/17/18 12:25	1.0		
071	met11_081618	LOQ	301212-006	Soil	261297	08/17/18 12:29	1.0		
072	met11_081618	CCV				08/17/18 12:32	1.0	6	
073	met11_081618	CCB				08/17/18 12:35	1.0		
074	met11_081618	BLANK	QC943902	Soil	262525	08/17/18 12:44	1.0		
075	met11_081618	BS	QC943903	Soil	262525	08/17/18 12:47	1.0		2:FE=10000
076	met11_081618	BSD	QC943904	Soil	262525	08/17/18 12:51	1.0		2:FE=10000
077	met11_081618	SAMPLE	302396-009	Soil	262525	08/17/18 12:54	1.0		5:FE=470000
078	met11_081618	SAMPLE	302396-010	Soil	262525	08/17/18 12:57	1.0		4:FE=550000
079	met11_081618	SAMPLE	302396-011	Soil	262525	08/17/18 13:01	1.0		4:FE=670000
080	met11_081618	SAMPLE	302396-012	Soil	262525	08/17/18 13:04	1.0		4:FE=370000
081	met11_081618	SAMPLE	302396-013	Soil	262525	08/17/18 13:07	1.0		4:FE=560000
082	met11_081618	SAMPLE	302396-014	Soil	262525	08/17/18 13:11	1.0		4:FE=430000
083	met11_081618	SAMPLE	302396-015	Soil	262525	08/17/18 13:14	1.0		4:FE=570000
084	met11_081618	CCV				08/17/18 13:17	1.0	6	
085	met11_081618	CCB				08/17/18 13:21	1.0		
086	met11_081618	SAMPLE	302396-016	Soil	262525	08/17/18 13:24	1.0		5:FE=540000
087	met11_081618	SAMPLE	302396-017	Soil	262525	08/17/18 13:27	1.0		5:FE=510000
088	met11_081618	SAMPLE	302396-018	Soil	262525	08/17/18 13:31	1.0		5:FE=530000
089	met11_081618	CCV				08/17/18 13:34	1.0	6	
090	met11_081618	CCB				08/17/18 13:37	1.0		
091	met11_081618	BS	QC938582	Water	261184	08/17/18 15:21	1.0		1:FE=10000
092	met11_081618	BSD	QC938583	Water	261184	08/17/18 15:25	1.0		
093	met11_081618	CCV				08/17/18 15:28	1.0	6	
094	met11_081618	CCB				08/17/18 15:31	1.0		
095	met11_081618	BLANK	QC943930	TCLP Leachate	262531	08/17/18 16:43	10.0		1:NA=140000
096	met11_081618	BS	QC943931	TCLP Leachate	262531	08/17/18 16:46	1.0		
097	met11_081618	BSD	QC943932	TCLP Leachate	262531	08/17/18 16:49	1.0		
098	met11_081618	SAMPLE	302367-001	TCLP Leachate	262531	08/17/18 16:53	10.0		1:NA=140000
099	met11_081618	CCV				08/17/18 16:56	1.0	6	
100	met11_081618	CCB				08/17/18 16:59	1.0		
101	met11_081618	BLANK	QC944040	Soil	262555	08/17/18 17:04	1.0		
102	met11_081618	BS	QC944041	Soil	262555	08/17/18 17:07	1.0		2:FE=11000
103	met11_081618	BSD	QC944042	Soil	262555	08/17/18 17:10	1.0		2:FE=11000
104	met11_081618	MSS	302392-001	Soil	262555	08/17/18 17:14	1.0		4:FE=530000

CURTIS & TOMPKINS SEQUENCE SUMMARY FOR 658330261

Instrument : MET11 Begun : 08/17/18 08:21
Method : EPA 6010B SOP Version : icp metals_rv18

#	File	Type	Sample ID	Matrix	Batch	Analyzed	IDF	Stds Used	
105	met11_081618	MS	QC944043	Soil	262555	08/17/18 17:17	1.0		5:FE=510000
106	met11_081618	MSD	QC944044	Soil	262555	08/17/18 17:20	1.0		7:FE=540000
107	met11_081618	SAMPLE	302392-002	Soil	262555	08/17/18 17:24	1.0		4:FE=480000
108	met11_081618	SAMPLE	302392-003	Soil	262555	08/17/18 17:27	1.0		5:FE=520000
109	met11_081618	SAMPLE	302392-004	Soil	262555	08/17/18 17:30	1.0		2:FE=380000
110	met11_081618	SAMPLE	302392-005	Soil	262555	08/17/18 17:34	1.0		2:FE=340000
111	met11_081618	CCV				08/17/18 17:37	1.0	6	
112	met11_081618	CCB				08/17/18 17:40	1.0		
113	met11_081618	SAMPLE	302392-006	Soil	262555	08/17/18 17:44	1.0		5:FE=500000
114	met11_081618	SAMPLE	302392-007	Soil	262555	08/17/18 17:47	1.0		3:FE=420000
115	met11_081618	SAMPLE	302392-008	Soil	262555	08/17/18 17:50	1.0		4:FE=470000
116	met11_081618	SAMPLE	302392-009	Soil	262555	08/17/18 17:54	1.0		2:FE=300000
117	met11_081618	SAMPLE	302392-010	Soil	262555	08/17/18 17:57	1.0		2:FE=230000
118	met11_081618	SAMPLE	302392-011	Soil	262555	08/17/18 18:00	1.0		2:FE=340000
119	met11_081618	SAMPLE	302392-012	Soil	262555	08/17/18 18:04	1.0		2:FE=370000
120	met11_081618	SAMPLE	302392-013	Soil	262555	08/17/18 18:07	1.0		2:FE=310000
121	met11_081618	SAMPLE	302392-014	Soil	262555	08/17/18 18:10	1.0		2:FE=220000
122	met11_081618	SAMPLE	302392-015	Soil	262555	08/17/18 18:14	1.0		4:FE=400000
123	met11_081618	CCV				08/17/18 18:17	1.0	6	
124	met11_081618	CCB				08/17/18 18:20	1.0		
125	met11_081618	SAMPLE	302392-016	Soil	262555	08/17/18 18:24	1.0		4:FE=420000
126	met11_081618	SAMPLE	302392-017	Soil	262555	08/17/18 18:27	1.0		4:FE=450000
127	met11_081618	SAMPLE	302392-018	Soil	262555	08/17/18 18:30	1.0		4:FE=430000
128	met11_081618	SAMPLE	302392-019	Soil	262555	08/17/18 18:34	1.0		4:FE=460000
129	met11_081618	CCV				08/17/18 18:37	1.0	6	
130	met11_081618	CCB				08/17/18 18:40	1.0		

NBB 08/17/18 : I verified that the vials loaded on the instrument matched the sequence data entry, for runs 001 through 025.

Standards used: 1=S37851 2=S37491 3=S37520 4=S37521 5=S37563 6=S37903 7=S37852 8=S37587 9=S37459 10=S36020 11=S36031 12=S36713

CURTIS & TOMPKINS INTERNAL STANDARD SUMMARY FOR SEQUENCE 658330261

Date : 08/17/18 Reference : met11_081618
Sequence : MET11 08/17/18 Analyzed : 08/17/18 08:25

#	Type	Sample ID	Y H	Y A	Y R
		ICAL STD	46050262	2307617	4859073
		LOWER LIMIT	13815079	692285	1457722
		UPPER LIMIT	92100524	4615234	9718146
009	ICB		46468542	2383056	4853843
010	ICSA		39934644	2067910	4465903
011	ICSAB		39978803	2045576	4439116
014	BLANK	QC943895	47618895	2394191	4972094
015	BS	QC943896	46050505	2343495	4866669
016	BSD	QC943897	46368402	2329642	4819811
017	SAMPLE	302182-007	46688723	2429951	4888043
018	SAMPLE	302182-007	43170234	2209874	4705124
020	MSS	302372-001	41292492	2084684	4565346
021	MS	QC943898	40615912	2050330	4547359
022	MSD	QC943899	40931735	2053009	4584832
023	SER	QC943900	43992665	2207490	4687882
024	PDS	QC943901	40635474	2054773	4493525
025	CCV		45553414	2277710	4778001
026	CCB		46479048	2313976	4821269
027	SAMPLE	302381-005	41836056	2118146	4663815
028	SAMPLE	302389-001	40181059	2048533	4473927
029	SAMPLE	302389-002	42691975	2158031	4680304
030	SAMPLE	302389-004	39117981	1986800	4399195
031	SAMPLE	302389-005	42631818	2194685	4729189
032	SAMPLE	302389-007	43400735	2217527	4789927
033	SAMPLE	302389-008	43895891	2222518	4792745
034	SAMPLE	302389-010	42733334	2169124	4672773
035	SAMPLE	302389-011	43743975	2247806	4764561
036	SAMPLE	302389-013	43063166	2192420	4681823
037	CCV		46267958	2325978	4836888
038	CCB		47651021	2425863	4841990
039	SAMPLE	302389-014	43915828	2243940	4699954
040	SAMPLE	302389-016	43179894	2196747	4678318
041	SAMPLE	302389-017	43715719	2262441	4724390
042	SAMPLE	302389-019	43229984	2212695	4742523
043	SAMPLE	302389-020	43549729	2240365	4716351
044	SAMPLE	302389-022	43219017	2206831	4689894
045	SAMPLE	302389-023	41652152	2123709	4597645
046	CCV		45878440	2352007	4811465
047	CCB		47714710	2374236	4870516
048	BLANK	QC943813	47784955	2415362	4911885
049	SAMPLE	302366-066	44558204	2300971	4734144
050	SAMPLE	302404-001	44230628	2277450	4709382
052	BLANK	QC943807	47648768	2422891	4944794
053	BS	QC943808	46478945	2360436	4852373
054	BSD	QC943809	46332202	2343637	4848947
055	SAMPLE	302366-023	43930611	2235046	4713370
057	BLANK	QC943912	49128017	2503676	4980016
058	BS	QC943913	47235001	2416255	4893185
059	BSD	QC943914	47293351	2434719	4872144
060	CCV		45863703	2334716	4802718
061	CCB		47069648	2418577	4843932

CURTIS & TOMPKINS INTERNAL STANDARD SUMMARY FOR SEQUENCE 658330261

Date : 08/17/18 Reference : met11_081618
Sequence : MET11 08/17/18 Analyzed : 08/17/18 08:25

#	Type	Sample ID	Y H	Y A	Y R
062	MSS	302371-001	46175648	2376496	4812350
063	MS	QC943915	45359910	2327983	4821128
064	MSD	QC943916	45074210	2314271	4834293
065	SER	QC943917	46374821	2361054	4882915
066	PDS	QC943918	45469544	2323070	4799116
067	SAMPLE	301848-016	48963870	2504613	4983734
068	SAMPLE	302371-002	47264890	2427553	4896553
069	SAMPLE	302371-003	46382558	2382035	4843781
070	BLANK	QC938581	46922185	2374824	4920395
071	LOQ	301212-006	47592563	2387590	4929885
072	CCV		46855681	2379187	4818944
073	CCB		47713536	2424902	4952962
074	BLANK	QC943902	48390703	2452804	4979449
075	BS	QC943903	46512804	2361605	4850343
076	BSD	QC943904	46535420	2366972	4905812
077	SAMPLE	302396-009	43823375	2255602	4795424
078	SAMPLE	302396-010	43356779	2226261	4730376
079	SAMPLE	302396-011	41493238	2116963	4598011
080	SAMPLE	302396-012	43925416	2234304	4776731
081	SAMPLE	302396-013	43457709	2226785	4736248
082	SAMPLE	302396-014	43530662	2232652	4728815
083	SAMPLE	302396-015	42946087	2179556	4676114
084	CCV		46287682	2334590	4791450
085	CCB		46906946	2385637	4856012
086	SAMPLE	302396-016	43251508	2196755	4779742
087	SAMPLE	302396-017	43201033	2193887	4766730
088	SAMPLE	302396-018	41777254	2130004	4656114
089	CCV		46359137	2372622	4819278
090	CCB		47427242	2402342	4873400
091	BS	QC938582	45747435	2367807	4501537
092	BSD	QC938583	45187014	2372445	4451273
093	CCV		47002209	2407736	4842997
094	CCB		47800902	2429904	4876505
095	BLANK	QC943930	44067315	2349391	4448197
096	BS	QC943931	46450393	2369544	4863665
097	BSD	QC943932	46482106	2355867	4917067
098	SAMPLE	302367-001	45317177	2341002	4849684
099	CCV		46512446	2364624	4865115
100	CCB		47756917	2424863	4950011
101	BLANK	QC944040	47926659	2400636	4974301
102	BS	QC944041	45899663	2329583	4903053
103	BSD	QC944042	45827975	2318942	4877149
104	MSS	302392-001	43395057	2194769	4769526
105	MS	QC944043	43032062	2178126	4707757
106	MSD	QC944044	43092250	2186188	4721896
107	SAMPLE	302392-002	43745759	2217652	4782138
108	SAMPLE	302392-003	43122995	2185071	4753464
109	SAMPLE	302392-004	43985458	2238609	4809787
110	SAMPLE	302392-005	44462345	2259996	4863433
111	CCV		46423114	2359944	4899085
112	CCB		47246472	2382360	4917402
113	SAMPLE	302392-006	43381263	2222039	4817067

CURTIS & TOMPKINS INTERNAL STANDARD SUMMARY FOR SEQUENCE 658330261

Date : 08/17/18 Reference : met11_081618
Sequence : MET11 08/17/18 Analyzed : 08/17/18 08:25

#	Type	Sample ID	Y H	Y A	Y R
114	SAMPLE	302392-007	43979561	2238588	4800176
115	SAMPLE	302392-008	43375210	2191516	4790245
116	SAMPLE	302392-009	44055474	2231455	4789649
117	SAMPLE	302392-010	44204178	2241481	4850960
118	SAMPLE	302392-011	43870045	2235168	4847958
119	SAMPLE	302392-012	44012407	2248228	4840744
120	SAMPLE	302392-013	44479630	2247973	4818512
121	SAMPLE	302392-014	44582238	2239310	4808085
122	SAMPLE	302392-015	42408401	2107869	4733054
123	CCV		45700531	2287976	4871368
124	CCB		46877488	2348376	4918959
125	SAMPLE	302392-016	41928967	2095966	4678630
126	SAMPLE	302392-017	41501836	2061771	4629500
127	SAMPLE	302392-018	42620161	2165791	4781220
128	SAMPLE	302392-019	42840187	2164329	4765004
129	CCV		46270729	2336136	4895272
130	CCB		47066723	2369121	4923558

ENTHALPY INITIAL CALIBRATION FOR 302389 METALS Soil: EPA 6010B

Inst : MET11
Calnum : 658330261001
Units : ug/L

Date : 17-AUG-2018 08:21
X Axis : R

Level	File	Seqnum	Sample ID	Analyzed	Stds
L1	met11_081618	658330261002	L1	17-AUG-2018 08:25	S37851
L2	met11_081618	658330261003	L2	17-AUG-2018 08:28	S37491
L3	met11_081618	658330261004	L3	17-AUG-2018 08:31	S37520
L4	met11_081618	658330261005	L4	17-AUG-2018 08:35	S37521
L5	met11_081618	658330261006	L5	17-AUG-2018 08:38	S37563

Analyte	Ch	L1	L2	L3	L4	L5	Type	a0	a1	a2	Avg	r^2 %RSD	MnR^2	Flg
Lead	A	4.1E-5	2.7E-5	2.5E-5	2.5E-5		WB1K	-3.4957	40503.5		3.0E-5	1.000	0.995	

Spiked Amounts / Drifts	Ch	L1	%D	L2	%D	L3	%D	L4	%D	L5	%D
Lead	A	5.0000	-4	100.00	6	1000.0	3	10000	0		

Instrument amount = a0 + response * a1 + response^2 * a2; WB1K=Linear regression with ICALBLK weighting factor of 1000

ENTHALPY 2ND SOURCE CALIBRATION SUMMARY FOR 302389 METALS Soil
EPA 6010B

Inst : MET11
Calnum : 658330261001 Cal Date : 17-AUG-2018

ICV 658330261007 (17-AUG-2018) stds: S37903

Analyte	Ch	Spiked	Quant	Units	%D	Max	Flags
Lead	A	2000	1995	ug/l	0	10	

ENTHALPY INSTRUMENT BLANK FOR 302389 METALS Soil
EPA 6010B

Inst : MET11 IDF : 1.0
Seqnum : 658330261009 File : met11_081618 Time : 17-AUG-2018 08:48
Cal : 658330261001 Caldate : 17-AUG-2018

Analyte	Ch	Quant	IQL	LOD	Units	Flags
Lead	A	ND	5.000	4.000	ug/l	

ISTD (ICAL 002)	Ch	ICAL Abund	Abund	%Drift
Yttrium	H	46050262	46468542	0.91
Yttrium	A	2307617	2383056	3.27
Yttrium	R	4859073	4853843	-0.11

ENTHALPY INTERFERENCE CHECK STANDARD A FOR 302389 METALS Soil
EPA 6010B

Inst : MET11 IDF : 1.0
Seqnum : 658330261010 File : met11_081618 Time : 17-AUG-2018 08:52
Cal : 658330261001 Caldate : 17-AUG-2018
Standards: S37587

Analyte	Ch	Quant	IQL	Units	Flags
Lead	A	[-5.944]	5.000	ug/l	!a-

Interferent	Ch	Spiked	Quant	Units	%Rec	Flags
Chromium	A	20000	19530	ug/l	98	
Iron	A	200000	162300	ug/l	81	
Manganese	A	20000	18540	ug/l	93	
Nickel	A	20000	18140	ug/l	91	
Copper	H	20000	21840	ug/l	109	
Titanium	H	20000	19790	ug/l	99	
Vanadium	H	20000	19690	ug/l	98	
Aluminum	R	500000	499200	ug/l	100	
Calcium	R	500000	473200	ug/l	95	
Iron	R	200000	202500	ug/l	101	
Magnesium	R	500000	494900	ug/l	99	

ISTD (ICAL 002)	Ch	ICAL Abund	Abund	%Drift
Yttrium	H	46050262	39934644	-13.28
Yttrium	A	2307617	2067910	-10.39
Yttrium	R	4859073	4465903	-8.09

!=warning -=low bias a=ICSA

ENTHALPY INTERFERENCE CHECK STANDARD AB FOR 302389 METALS Soil
EPA 6010B

Inst : MET11 IDF : 1.0
Seqnum : 658330261011 File : met11_081618 Time : 17-AUG-2018 08:55
Cal : 658330261001 Caldate : 17-AUG-2018
Standards: S37459

Analyte	Ch	Spiked	Quant	Units	%D	Max %D	Flags
Lead	A	1000	942.2	ug/l	-6	20	

ISTD (ICAL 002)	Ch	ICAL Abund	Abund	%Drift
Yttrium	H	46050262	39978803	-13.18
Yttrium	A	2307617	2045576	-11.36
Yttrium	R	4859073	4439116	-8.64

ENTHALPY CONTINUING CALIBRATION FOR 302389 METALS Soil
EPA 6010B

Inst : MET11 IDF : 1.0
Seqnum : 658330261025 File : met11_081618 Time : 17-AUG-2018 09:44
Cal : 658330261001 Caldate : 17-AUG-2018
Standards: S37903

Analyte	Ch	Avg RF/CF	RF/CF	Spiked	Quant	Units	%D	Max %D	Flags
Lead	A	3.0E-5	2.5E-5	2000	2030	ug/l	1	10	

ISTD (ICAL 002)	Ch	ICAL Abund	Abund	%Drift
Yttrium	H	46050262	45553414	-1.08
Yttrium	A	2307617	2277710	-1.30
Yttrium	R	4859073	4778001	-1.67

ENTHALPY INSTRUMENT BLANK FOR 302389 METALS Soil
EPA 6010B

Inst : MET11 IDF : 1.0
Seqnum : 658330261026 File : met11_081618 Time : 17-AUG-2018 09:47
Cal : 658330261001 Caldate : 17-AUG-2018

Analyte	Ch	Quant	IQL	LOD	Units	Flags
Lead	A	ND	5.000	4.000	ug/l	

ISTD (ICAL 002)	Ch	ICAL Abund	Abund	%Drift
Yttrium	H	46050262	46479048	0.93
Yttrium	A	2307617	2313976	0.28
Yttrium	R	4859073	4821269	-0.78

ENTHALPY CONTINUING CALIBRATION FOR 302389 METALS Soil
EPA 6010B

Inst : MET11 IDF : 1.0
Seqnum : 658330261037 File : met11_081618 Time : 17-AUG-2018 10:24
Cal : 658330261001 Caldate : 17-AUG-2018
Standards: S37903

Analyte	Ch	Avg RF/CF	RF/CF	Spiked	Quant	Units	%D	Max %D	Flags
Lead	A	3.0E-5	2.5E-5	2000	1983	ug/l	-1	10	

ISTD (ICAL 002)	Ch	ICAL Abund	Abund	%Drift
Yttrium	H	46050262	46267958	0.47
Yttrium	A	2307617	2325978	0.80
Yttrium	R	4859073	4836888	-0.46

ENTHALPY INSTRUMENT BLANK FOR 302389 METALS Soil
EPA 6010B

Inst : MET11 IDF : 1.0
Seqnum : 658330261038 File : met11_081618 Time : 17-AUG-2018 10:27
Cal : 658330261001 Caldate : 17-AUG-2018

Analyte	Ch	Quant	IQL	LOD	Units	Flags
Lead	A	ND	5.000	4.000	ug/l	

ISTD (ICAL 002)	Ch	ICAL Abund	Abund	%Drift
Yttrium	H	46050262	47651021	3.48
Yttrium	A	2307617	2425863	5.12
Yttrium	R	4859073	4841990	-0.35

ENTHALPY CONTINUING CALIBRATION FOR 302389 METALS Soil
EPA 6010B

Inst : MET11 IDF : 1.0
Seqnum : 658330261046 File : met11_081618 Time : 17-AUG-2018 10:54
Cal : 658330261001 Caldate : 17-AUG-2018
Standards: S37903

Analyte	Ch	Avg RF/CF	RF/CF	Spiked	Quant	Units	%D	Max %D	Flags
Lead	A	3.0E-5	2.4E-5	2000	1957	ug/l	-2	10	

ISTD (ICAL 002)	Ch	ICAL Abund	Abund	%Drift
Yttrium	H	46050262	45878440	-0.37
Yttrium	A	2307617	2352007	1.92
Yttrium	R	4859073	4811465	-0.98

ENTHALPY INSTRUMENT BLANK FOR 302389 METALS Soil
EPA 6010B

Inst : MET11 IDF : 1.0
Seqnum : 658330261047 File : met11_081618 Time : 17-AUG-2018 10:57
Cal : 658330261001 Caldate : 17-AUG-2018

Analyte	Ch	Quant	IQL	LOD	Units	Flags
Lead	A	ND	5.000	4.000	ug/l	

ISTD (ICAL 002)	Ch	ICAL Abund	Abund	%Drift
Yttrium	H	46050262	47714710	3.61
Yttrium	A	2307617	2374236	2.89
Yttrium	R	4859073	4870516	0.24

SAMPLE PREPARATION SUMMARY

Batch # : 262524
Started By : DES
Method : 3050B
Spike #1 ID : S36450

Prep Date : 16-AUG-2018 17:00
Spike #2 ID : S36449

Analysis : ICP
Finished By : DES
Units : g
Spike #3 ID : S37940

Sample	Stype	Matrix	Initial	Final	Clean DF	Prep DF	pH	Sp 1 Vol	Sp 2 Vol	Sp 3 Vol	Clean Method	Analysis	Comments
302182-007		Soil	1.06	50	1	47.17						6010	Transferred weight from SA4988
302372-001		Soil	.93	50	1	53.76						6010	Transferred weight from SA4989
302381-005		Soil	.92	50	1	54.35						6010	
302389-001		Soil	.93	50	1	53.76						6010	Transferred weight from SA4992
302389-002		Soil	1.02	50	1	49.02						6010	Transferred weight from SA4993
302389-004		Soil	.95	50	1	52.63						6010	Transferred weight from SA4994
302389-005		Soil	.93	50	1	53.76						6010	Transferred weight from SA4995
302389-007		Soil	.96	50	1	52.08						6010	Transferred weight from SA4996
302389-008		Soil	.98	50	1	51.02						6010	Transferred weight from SA4997
302389-010		Soil	.92	50	1	54.35						6010	Transferred weight from SA4998
302389-011		Soil	.92	50	1	54.35						6010	Transferred weight from SA4999
302389-013		Soil	1	50	1	50.0						6010	Transferred weight from SA5003
302389-014		Soil	1.09	50	1	45.87						6010	Transferred weight from SA5005
302389-016		Soil	.94	50	1	53.19						6010	Transferred weight from SA5007
302389-017		Soil	.94	50	1	53.19						6010	Transferred weight from SA5010
302389-019		Soil	1	50	1	50.0						6010	Transferred weight from SA5012
302389-020		Soil	.91	50	1	54.95						6010	Transferred weight from SA5015
302389-022		Soil	.9	50	1	55.56						6010	Transferred weight from SA5017
302389-023		Soil	1.05	50	1	47.62						6010	Transferred weight from SA5020
QC943895	BLANK	Soil	.99	50	1	50.51							
QC943896	BS	Soil	1.03	50	1	48.54		.5	.5	.5			
QC943897	BSD	Soil	.99	50	1	50.51		.5	.5	.5			
QC943898	MS	Soil	1	50	1	50.0		.5	.5	.5			Transferred weight from SA4990
QC943899	MSD	Soil	.98	50	1	51.02		.5	.5	.5			Transferred weight from SA4991
QC943900	SER	Soil	.93	50	1	53.76							
QC943901	PDS	Soil	.93	50	1	53.76							

Analyst: NBB Date: 08/17/18 Reviewer: PRW Date: 08/17/18

Soil Digestion for ICP & ICP-MS Enthalpy Analytical LLC - Berkeley Version 11.2, July.2017

LIMS Batch #: 262524 Digestion Method: Time ON: 17:00 BK 4308

Date Digested: 8-16-18 ☑ EPA 3050b Time OFF: 21:53 Page 59

Digested by: Danelle ☐ _____

Sample #	Container ID	Weight of Sample (g)	Final Volume (mL)	Filtered? (y/n)	ID ✓	Comments
BLK		0.99	☑ 50 ☐	Y	✓	~~QC943897~~ QC943895
BS	DES 8/16/18	~~1.04~~ 1.03	☑ 50 ☐		✓	898 6
BSD		0.99	☑ 50 ☐		✓	899 7
MS		LIMS SA	☑ 50 ☐		✓	DES 8/16/18 900 8
MSD			☑ 50 ☐		✓	~~90~~ 9
302182-007			☑ 50 ☐		✓	
302372-001 *			☑ 50 ☐		✓	MSS*
302381-005		0.92	☑ 50 ☐		✓	comp. 302381 (1-4) @304 ea.
302389-001		LIMS SA	☑ 50 ☐		✓	
002			☑ 50 ☐		✓	
004			☑ 50 ☐		✓	
005			☑ 50 ☐		✓	
007			☑ 50 ☐		✓	
008			☑ 50 ☐		✓	
010			☑ 50 ☐		✓	
011			☑ 50 ☐		✓	
013			☑ 50 ☐		✓	
014			☑ 50 ☐		✓	
016			☑ 50 ☐		✓	
017			☑ 50 ☐		✓	
019			☑ 50 ☐		✓	
020			☑ 50 ☐		✓	
022			☑ 50 ☐		✓	
023			☑ 50 ☐		✓	
			☐ 50 ☐			

te

lance ID: B16 calibration has been checked? ☑ Yes ☐ No

	Reagent ID or LIMS #		Initials / Date
SCP Digestion tubes / ESS Watch glass, lot#	305717-8166	1712272-8114-KN	DES 8-16-18
Blank 'matrix' lot#	chemware	23228917	
0.5 mL of spike solution (Std1) was added to all spikes	S36450		
0.5 mL of spike solution (Std2) was added to all spikes	S36449		
0.5 mL of spike solution (Std3) was added to all spikes	S37940		
Digestion Block ID, Probe Location	TETON	13	
Temperature (°C), Thermometer ID	95°C	13315892	
1:1 HNO3 Reagent ID	FS1118021	8-16-18	
concentrated HNO3 lot#	FS1118021		
3mL 30% hydrogen peroxide lot#	EMD5705473G		
concentrated HCl lot#	FS4118020		
☑ filtered thru' Whatman 541, lot#	16824705		
Relinquished to ICP group	ICP		

ettes

l.(mL)	ID
5	R293550
	↓
	L556966
	↓

Danelle Sison 8/16/18

Digestion Chemist / Date

Continued from page Ø

Continued on page _____

Reviewed Online/ See LIMS

ENTHALPY ANALYTICAL 2017

08

SA4988
302182-007
6010-T22
1.06 (g)

SA4996
302389-007
6010-PB
0.96 (g)

SA5012
302389-019
6010-PB
1.00 (g)

Weight of Final Filtered?

SA4989
302372-001
6010-T22
0.93 (g)

SA4997
302389-008
6010-PB
0.98 (g)

SA5015
302389-020
6010-PB
0.91 (g)

SA4990
MS of 302372-001
6010-T22
1.00 (g)

SA4998
302389-010
6010-PB
0.92 (g)

SA5017
302389-022
6010-PB
0.90 (g)

SA4991
MSD of 302372-001
6010-T22
0.98 (g)

SA4999
302389-011
6010-PB
0.92 (g)

SA5020
302389-023
6010-PB
1.05 (g)

SA4992
302389-001
6010-PB
0.93 (g)

SA5003
302389-013
6010-PB
1.00 (g)

SA4993
302389-002
6010-PB
1.02 (g)

SA5005
302389-014
6010-PB
1.09 (g)

SA4994
302389-004
6010-PB
0.95 (g)

SA5007
302389-016
6010-PB
0.94 (g)

SA4995
302389-005
6010-PB
0.93 (g)

SA5010
302389-017
6010-PB
0.94 (g)

Reagent ID or LIMS #	Initials / Date

Laboratory Job Number 302389

ANALYTICAL REPORT

Wet Chemistry

Matrix: Soil

ENTHALPY ANALYTICAL

Moisture

Lab #:	302389	Location:	Morgan Hill
Client:	Geologica	Prep:	METHOD
Project#:	TOENISKOETTER	Analysis:	ASTM D2216-98/CLP
Analyte:	Moisture, Percent	Batch#:	262632
Matrix:	Soil	Sampled:	08/14/18
Units:	%	Received:	08/15/18
Diln Fac:	1.000	Analyzed:	08/21/18

Field ID	Lab ID	Result	RL
GP-1-0.5'-1'	302389-001	18	1
GP-1-1.5'-2'	302389-002	14	1
GP-2-0.5'-1'	302389-004	8	1
GP-2-1.5'-2'	302389-005	11	1
GP-3-0.5'-1'	302389-007	7	1
GP-3-1.5'-2'	302389-008	14	1
GP-4-0.5'-1'	302389-010	5	1
GP-4-1.5'-2'	302389-011	7	1
GP-5-0.5'-1'	302389-013	16	1
GP-5-1.5'-2'	302389-014	18	1
GP-6-0.5'-1'	302389-016	9	1
GP-6-1.5'-2'	302389-017	10	1
GP-7-0.5'-1'	302389-019	5	1
GP-7-1.5'-2'	302389-020	7	1
GP-8-0.5'-1'	302389-022	16	1
GP-8-1.5'-2'	302389-023	15	1

RL= Reporting Limit

ENTHALPY ANALYTICAL

Batch QC Report

Moisture

Lab #:	302389	Location:	Morgan Hill
Client:	Geologica	Prep:	METHOD
Project#:	TOENISKOETTER	Analysis:	ASTM D2216-98/CLP
Analyte:	Moisture, Percent	Units:	%
Field ID:	ZZZZZZZZZZ	Diln Fac:	1.000
Type:	SDUP	Batch#:	262632
MSS Lab ID:	302424-003	Sampled:	08/15/18
Lab ID:	QC944384	Received:	08/16/18
Matrix:	Soil	Analyzed:	08/21/18

MSS Result	Result	RL	RPD	Lim
4.984	5.185	1.000	4	26

RL= Reporting Limit
RPD= Relative Percent Difference

Percent Moisture Summary Report

Batch: 262632
Date: 08/21/18
Method: CLP SOW 390
Analyst: MFV

Sample	Tare (g)	Wet (g)	Dry (g)	Percent Solids	Percent Moisture
302389-001	11.04	16.39	15.45	82	18
302389-002	11.23	16.48	15.73	86	14
302389-004	11.40	17.06	16.62	92	8
302389-005	11.12	18.21	17.43	89	11
302389-007	11.37	17.28	16.84	93	7
302389-008	11.29	16.62	15.87	86	14
302389-010	11.32	18.10	17.79	95	5
302389-011	11.35	17.23	16.79	93	7
302389-013	10.88	17.76	16.63	84	16
302389-014	11.32	16.52	15.60	82	18
302389-016	11.27	17.18	16.64	91	9
302389-017	11.01	17.87	17.20	90	10
302389-019	11.32	18.38	18.05	95	5
302389-020	11.15	17.97	17.49	93	7
302389-022	11.30	19.82	18.48	84	16
302389-023	11.59	18.66	17.58	85	15
302424-001	11.21	17.50	16.95	91	9
302424-002	11.28	17.45	16.98	92	8
302424-003	10.93	17.15	16.84	95	5
302424-004	10.89	17.02	16.58	93	7
QC944384	11.30	18.05	17.70	95	5
of 302424-003			RPD:	0.2%	4.0%

LIMS Batch #: 262632 Page: **28**

04 Date: 8-21-18 Benchbook#: **BK 4304**

Balance ID: B-13

calibration has been checked? ☑ Yes ☐ No

Sample # / Letter	Dish #	Dish Weight (g)	Sample + Dish Wt (g)	Final Weight (g)	*Comments
BLK	36	11.28	Ø	11.29	
302389-001 A	60	11.04	16.39	15.45	
-002	18	11.23	16.48	15.73	
-004	11	11.40	17.06	16.62	
-005	13	11.12	18.21	17.43	
-007	45	11.37	17.28	16.84	
-008	32	11.29	16.62	15.87	
-010	17	11.32	18.10	17.79	
-011	86	11.35	17.23	16.79	
-013	33	10.88	17.76	16.63	
-014	82	11.32	16.52	15.60	
-016	27	11.27	17.18	16.64	
-017	39	11.01	17.87	17.20	
-019	5	11.32	18.38	18.05	
-020	1	11.15	17.97	17.49	
-022	95	11.30	19.82	18.48	
-023	66	11.59	18.66	17.58	
302424-001	67	11.21	17.50	16.95	
-002	23	11.28	17.45	16.98	
-003	20	10.93	17.15	16.84	
-004	42	10.89	17.02	16.58	
SOP -003	26	11.30	18.05	17.70	
					MN 8-21-18

	In	Out	In-2	Out-2
Date:	8-21-18	8-21-18		
Time:	0130	2200		
Min/Max Range (°C)	104	104		
Thermometer ID:	P49096	P49096		
Weighed by:	MN	MN		

MN 8-21-18

MN 8-21-18

Analyst Initials / Date

Reviewed Online / See LIMS

PROJECT (B-13) OHAUS SP602 BALANCE CAL. Notebook No. BK-3384 13

Continued From Page

DATE	0.2g	SET #	500g	SET #	INITIALS
7-23-18	0.20	40417	499.97	28659	MV
7-24-18	0.20	40417	499.96	28659	MV
7-25-18	0.20	40417	499.94	28659	MV
7-26-18	0.20	40417	499.94	28659	MV
7-27-18	0.20	40417	499.96	28659	MV
7-29-18	0.20	40417	499.97	28659	VV
7-30-18	0.20	40417	499.97	28659	VV
7-31-18	0.20	40417	499.96	28659	MV
8-1-18	0.20	40417	499.94	28659	MV
8-2-18	0.20	40417	499.94	28659	MV
8-3-18	0.20	40417	499.96	28659	MV
8-4-18	0.20	40417	499.96	28659	MV
8-5-18	0.20	40417	499.93	28659	VV
8-7-18	0.20	40417	499.95	28659	MV
8-8-18	0.20	40417	499.94	28659	MV
8-9-18	0.20	40417	499.93	28659	MV
8-10-18	0.20	40417	499.93	28659	VV
8-13-18	0.20	40417	499.94	28659	MV
8-14-18	0.20	40417	499.96	28659	MV
8-15-18	0.20	40417	499.95	28659	MV
8-16-18	0.20	40417	499.94	28659	MV
8-17-18	0.20	40417	499.93	28659	MV
8-21-18	0.20	40417	499.95	28659	MV

Continued on Page

Read and Understood By

Signed Date Signed Date

ea

ENTHALPY

ANALYTICAL

Enthalpy Analytical

2323 Fifth Street, Berkeley, CA 94710, Phone (510) 486-0900

Laboratory Job Number 302650
ANALYTICAL REPORT

Geologica 220 4th Steet Oakland, CA 94607	Project : TOENISKOETTER Location : Morgan Hill Level : III

Sample ID	Lab ID
GP-4-3.5'-4'	302650-001
GP-5-3.5'-4'	302650-002

This data package has been reviewed for technical correctness and completeness. Release of this data has been authorized by the Laboratory Manager or the Manager's designee, as verified by the following signature which applies to this PDF file as well as any associated electronic data deliverable files. The results contained in this report meet all requirements of NELAP and pertain only to those samples which were submitted for analysis. This report may be reproduced only in its entirety.

Signature: _____ Date: 08/24/2018

Patrick McCarthy
Project Manager
patrick.mccarthy@enthalpy.com
(510) 204-2236 ext 13115

CA ELAP# 2896, NELAP# 4044-001

ENTHALPY ANALYTICAL

CASE NARRATIVE

Laboratory number:	**302650**
Client:	**Geologica**
Project:	**TOENISKOETTER**
Location:	**Morgan Hill**
Request Date:	**08/23/18**
Samples Received:	**08/15/18**

This data package contains sample and QC results for two soil samples, requested for the above referenced project on 08/23/18. See attached cooler receipt form for any sample receipt problems or discrepancies.

Metals (EPA 6010B):
High % difference was observed for lead in the serial dilution for batch 262804.

No other analytical problems were encountered.

Moisture (ASTM D2216-98/CLP):
No analytical problems were encountered.

Chain of Custody

MONTROSE

302560

Patrick McCarthy <pmccarthy@montrose-env.com>

Estimate for additional lead analysis?

Brian Aubry <baubry@geologicagroup.com> Thu, Aug 23, 2018 at 3:04 PM
To: Mike Dahlquist <mike.dahlquist@enthalpy.com>, Patrick McCarthy <patrick.mccarthy@enthalpy.com>
Cc: Erin Male <emale@geologicagroup.com>, "Daniel W. Matthews" <dmatthews@geologicagroup.com>

Please run two additional deeper soil samples **for lead** that are on hold TOENISKOETTER project (lab report #302389) on **24 hour turnaround**. Samples to be run are **GP-4-3.5-4 and GP-5-3.5-4**. **Report on dry weight basis.**

Brian F. Aubry, PG, CEG, CHg

Principal

Geologica Inc.

NOTE NEW ADDRESS, PHONE, & EMAIL

5 Third St, Ste 808

San Francisco, CA 94103

415-722-3629 (direct)

415-597-7888 (main)

888-858-1382 (fax)

NEW EMAIL: baubry@geologicagroup.com

From: Erin Male <emale@geologicagroup.com>
Sent: Thursday, August 23, 2018 11:25 AM
To: Mike Dahlquist <mike.dahlquist@enthalpy.com>; Patrick McCarthy <patrick.mccarthy@enthalpy.com>; Brian Aubry <baubry@geologicagroup.com>
Subject: Estimate for additional lead analysis?

[Quoted text hidden]

ENTHALPY ANALYTICAL

Detections Summary for 302650

Results for any subcontracted analyses are not included in this summary.

Client : Geologica
Project : TOENISKOETTER
Location : Morgan Hill

Client Sample ID : GP-4-3.5'-4' Laboratory Sample ID : 302650-001

Analyte	Result	Flags	RL	Units	Basis	IDF	Method	Prep Method
Lead	27		1.1	mg/Kg	Dry	1.000	EPA 6010B	EPA 3050B

Client Sample ID : GP-5-3.5'-4' Laboratory Sample ID : 302650-002

Analyte	Result	Flags	RL	Units	Basis	IDF	Method	Prep Method
Lead	9.5		1.2	mg/Kg	Dry	1.000	EPA 6010B	EPA 3050B

Laboratory Job Number 302650

ANALYTICAL REPORT

Metals

Matrix: Soil

ENTHALPY ANALYTICAL

Lead

Lab #:	302650	Location:	Morgan Hill
Client:	Geologica	Prep:	EPA 3050B
Project#:	TOENISKOETTER	Analysis:	EPA 6010B
Analyte:	Lead	Batch#:	262804
Matrix:	Soil	Sampled:	08/14/18
Units:	mg/Kg	Received:	08/15/18
Basis:	dry	Prepared:	08/24/18
Diln Fac:	1.000	Analyzed:	08/24/18

Field ID	Type	Lab ID	Result	RL	Moisture
GP-4-3.5'-4'	SAMPLE	302650-001	27	1.1	7%
GP-5-3.5'-4'	SAMPLE	302650-002	9.5	1.2	18%
	BLANK	QC945041	ND	1.0	

ND= Not Detected
RL= Reporting Limit

ENTHALPY ANALYTICAL

Batch QC Report

Lead

Lab #:	302650	Location:	Morgan Hill
Client:	Geologica	Prep:	EPA 3050B
Project#:	TOENISKOETTER	Analysis:	EPA 6010B
Analyte:	Lead	Diln Fac:	1.000
Field ID:	ZZZZZZZZZZ	Batch#:	262804
MSS Lab ID:	302620-004	Sampled:	08/22/18
Matrix:	Soil	Received:	08/22/18
Units:	mg/Kg	Prepared:	08/24/18
Basis:	as received	Analyzed:	08/24/18

Type	Lab ID	MSS Result	Spiked	Result	%REC	Limits	RPD	Lim
BS	QC945042		51.02	49.84	98	80-120		
BSD	QC945043		50.51	49.14	97	80-120	0	20
MS	QC945044	38.41	52.08	89.50	98	75-125		
MSD	QC945045		48.54	79.76	85	75-125	8	20

RPD= Relative Percent Difference

ENTHALPY ANALYTICAL

Batch QC Report

Lead			
Lab #:	302650	Location:	Morgan Hill
Client:	Geologica	Prep:	EPA 3050B
Project#:	TOENISKOETTER	Analysis:	EPA 6010B
Analyte:	Lead	Basis:	as received
Field ID:	ZZZZZZZZZZ	Diln Fac:	1.000
Type:	Post Digest Spike	Batch#:	262804
MSS Lab ID:	302620-004	Sampled:	08/22/18
Lab ID:	QC945046	Received:	08/22/18
Matrix:	Soil	Analyzed:	08/24/18
Units:	mg/Kg		

MSS Result	Spiked	Result	%REC	Limits
38.41	5.495	42.80	80 NM	75-125

NM= Not Meaningful: Sample concentration > 4X spike concentration

ENTHALPY ANALYTICAL

Batch QC Report

Lead			
Lab #:	302650	Location:	Morgan Hill
Client:	Geologica	Prep:	EPA 3050B
Project#:	TOENISKOETTER	Analysis:	EPA 6010B
Analyte:	Lead	Basis:	as received
Field ID:	ZZZZZZZZZZ	Diln Fac:	5.000
Type:	Serial Dilution	Batch#:	262804
MSS Lab ID:	302620-004	Sampled:	08/22/18
Lab ID:	QC945047	Received:	08/22/18
Matrix:	Soil	Analyzed:	08/24/18
Units:	mg/Kg		

MSS Result	MSS RL	Result	RL	% Diff	Lim
38.41	1.000	45.89	1.374	19 *	10

*= Value outside of QC limits; see narrative
RL= Reporting Limit

REPORTING SUMMARY FOR 302650 METALS Soil
Enthalpy Analytical - Berkeley

Lab ID	Inst ID	Analyzed	IDF	PB	
302650-001	MET11	08/24/18 17:52	1.0	+	
302650-002	MET11	08/24/18 17:55	1.0	+	
QC945041	MET11	08/24/18 17:08	1.0	+	
QC945042	MET11	08/24/18 17:11	1.0	+	
QC945043	MET11	08/24/18 17:14	1.0	+	
QC945044	MET11	08/24/18 17:21	1.0	+	
QC945045	MET11	08/24/18 17:24	1.0	+	
QC945046	MET11	08/24/18 17:31	1.0	+	
QC945047	MET11	08/24/18 17:28	5.0	+	

ICP Data

CURTIS & TOMPKINS SEQUENCE SUMMARY FOR 658340344

Instrument : MET11 Begun : 08/24/18 08:24
Method : EPA 6010B SOP Version : icp metals_rv18

#	File	Type	Sample ID	Matrix	Batch	Analyzed	IDF	Stds Used	
001	met11_082218	ICALBLK	CALBLANK			08/24/18 08:24	1.0		
002	met11_082218	ICAL	L1			08/24/18 08:28	1.0	1	
003	met11_082218	ICAL	L2			08/24/18 08:31	1.0	2	
004	met11_082218	ICAL	L3			08/24/18 08:34	1.0	3	
005	met11_082218	ICAL	L4			08/24/18 08:38	1.0	4	
006	met11_082218	ICAL	L5			08/24/18 08:41	1.0	5	
007	met11_082218	ICV				08/24/18 08:44	1.0	6	
008	met11_082218	XCRI				08/24/18 08:48	1.0	7	
009	met11_082218	ICB				08/24/18 08:51	1.0		
010	met11_082218	ICSA				08/24/18 08:54	1.0	8	10:AL=500000
011	met11_082218	ICSAB				08/24/18 08:58	1.0	9	5:AL=500000
012	met11_082218	X	IB			08/24/18 09:01	1.0		
013	met11_082218	CRI				08/24/18 09:09	1.0	7	
014	met11_082218	BLANK	QC944966	WET Leachate	262783	08/24/18 09:17	10.0		1:NA=130000
015	met11_082218	BS	QC944967	WET Leachate	262783	08/24/18 09:21	1.0		
016	met11_082218	BSD	QC944968	WET Leachate	262783	08/24/18 09:24	1.0		
017	met11_082218	SAMPLE	302319-005	WET Leachate	262783	08/24/18 09:27	10.0		1:NA=140000
018	met11_082218	MSS	302493-002	WET Leachate	262783	08/24/18 09:31	10.0		1:NA=130000
019	met11_082218	MS	QC944969	WET Leachate	262783	08/24/18 09:34	10.0		1:NA=130000
020	met11_082218	MSD	QC944970	WET Leachate	262783	08/24/18 09:37	10.0		1:NA=130000
021	met11_082218	SAMPLE	302493-003	WET Leachate	262783	08/24/18 09:41	10.0		1:NA=130000
022	met11_082218	SAMPLE	302493-004	WET Leachate	262783	08/24/18 09:44	10.0		1:NA=140000
023	met11_082218	SAMPLE	302493-005	WET Leachate	262783	08/24/18 09:47	10.0		1:NA=130000
024	met11_082218	CCV				08/24/18 09:51	1.0	6	
025	met11_082218	CCB				08/24/18 09:54	1.0		
026	met11_082218	SAMPLE	302493-006	WET Leachate	262783	08/24/18 09:57	10.0		1:NA=130000
027	met11_082218	SAMPLE	302493-007	WET Leachate	262783	08/24/18 10:01	10.0		1:NA=130000
028	met11_082218	SAMPLE	302493-008	WET Leachate	262783	08/24/18 10:04	10.0		1:NA=130000
029	met11_082218	SAMPLE	302493-009	WET Leachate	262783	08/24/18 10:07	10.0		1:NA=130000
030	met11_082218	SAMPLE	302493-010	WET Leachate	262783	08/24/18 10:11	10.0		1:NA=130000
031	met11_082218	SAMPLE	302493-011	WET Leachate	262783	08/24/18 10:14	10.0		1:NA=130000
032	met11_082218	SAMPLE	302493-012	WET Leachate	262783	08/24/18 10:18	10.0		1:NA=140000
033	met11_082218	SAMPLE	302493-013	WET Leachate	262783	08/24/18 10:21	10.0		1:NA=140000
034	met11_082218	SAMPLE	302493-014	WET Leachate	262783	08/24/18 10:24	10.0		1:NA=130000
035	met11_082218	SAMPLE	302493-015	WET Leachate	262783	08/24/18 10:28	10.0		1:NA=150000
036	met11_082218	CCV				08/24/18 10:31	1.0	6	
037	met11_082218	CCB				08/24/18 10:34	1.0		
038	met11_082218	SAMPLE	302493-016	WET Leachate	262783	08/24/18 10:38	10.0		1:NA=140000
039	met11_082218	SAMPLE	302493-017	WET Leachate	262783	08/24/18 10:41	10.0		1:NA=140000
040	met11_082218	SAMPLE	302493-018	WET Leachate	262783	08/24/18 10:44	10.0		1:NA=130000
041	met11_082218	SAMPLE	302493-019	WET Leachate	262783	08/24/18 10:48	10.0		1:NA=140000
042	met11_082218	SAMPLE	302493-020	WET Leachate	262783	08/24/18 10:51	10.0		1:NA=140000
043	met11_082218	CCV				08/24/18 10:54	1.0	6	
044	met11_082218	CCB				08/24/18 10:58	1.0		
045	met11_082218	BLANK	QC945041	Soil	262804	08/24/18 17:08	1.0		
046	met11_082218	BS	QC945042	Soil	262804	08/24/18 17:11	1.0		
047	met11_082218	BSD	QC945043	Soil	262804	08/24/18 17:14	1.0		
048	met11_082218	MSS	302620-004	Soil	262804	08/24/18 17:18	1.0		4:FE=520000
049	met11_082218	MS	QC945044	Soil	262804	08/24/18 17:21	1.0		6:FE=580000
050	met11_082218	MSD	QC945045	Soil	262804	08/24/18 17:24	1.0		6:FE=610000
051	met11_082218	SER	QC945047	Soil	262804	08/24/18 17:28	5.0		1:FE=110000
052	met11_082218	PDS	QC945046	Soil	262804	08/24/18 17:31	1.0	10 11 12	4:FE=510000

CURTIS & TOMPKINS SEQUENCE SUMMARY FOR 658340344

Instrument : MET11 Begun : 08/24/18 08:24
Method : EPA 6010B SOP Version : icp metals_rv18

#	File	Type	Sample ID	Matrix	Batch	Analyzed	IDF	Stds Used	
053	met11_082218	SAMPLE	302620-005	Soil	262804	08/24/18 17:34	1.0		5:FE=600000
054	met11_082218	SAMPLE	302620-006	Soil	262804	08/24/18 17:38	1.0		4:FE=480000
055	met11_082218	CCV				08/24/18 17:41	1.0	6	
056	met11_082218	CCB				08/24/18 17:44	1.0		
057	met11_082218	SAMPLE	302620-007	Soil	262804	08/24/18 17:48	1.0		6:MG=2800000
058	met11_082218	SAMPLE	302650-001	Soil	262804	08/24/18 17:52	1.0		4:FE=570000
059	met11_082218	SAMPLE	302650-002	Soil	262804	08/24/18 17:55	1.0		4:FE=560000
060	met11_082218	CCV				08/24/18 17:58	1.0	6	
061	met11_082218	CCB				08/24/18 18:02	1.0		

NBB 08/24/18 : I verified that the vials loaded on the instrument matched the sequence data entry, for runs 001 through 037.

NBB 08/24/18 : I verified that the vials loaded on the instrument matched the sequence data entry, for runs 038 through 044.

KER 08/24/18 : I verified that the vials loaded on the instrument matched the sequence data entry, for runs 45 through 61.

Standards used: 1=S37851 2=S37491 3=S37520 4=S37521 5=S37563 6=S37999 7=S37852 8=S37587 9=S37459 10=S36020 11=S36031 12=S36713

CURTIS & TOMPKINS INTERNAL STANDARD SUMMARY FOR SEQUENCE 658340344

Date : 08/24/18 Reference : met11_082218
Sequence : MET11 08/24/18 Analyzed : 08/24/18 08:28

#	Type	Sample ID	Y H	Y A	Y R
		ICAL STD	45918664	2298373	5609900
		LOWER LIMIT	13775599	689512	1682970
		UPPER LIMIT	91837328	4596746	11219800
009	ICB		46829519	2379197	5505545
010	ICSA		40421369	2065725	5032346
011	ICSAB		40184285	2039689	5073028
014	BLANK	QC944966	45637073	2350474	5564131
015	BS	QC944967	47130697	2384801	5601823
016	BSD	QC944968	46731477	2369181	5640939
017	SAMPLE	302319-005	45229282	2314361	5499603
018	MSS	302493-002	45348277	2319790	5528033
019	MS	QC944969	45369055	2327312	5528966
020	MSD	QC944970	45444997	2329259	5534641
021	SAMPLE	302493-003	45581269	2340120	5562729
022	SAMPLE	302493-004	45326400	2329682	5474244
023	SAMPLE	302493-005	45361395	2341224	5503970
024	CCV		46328461	2374128	5581330
025	CCB		47092021	2401634	5597984
026	SAMPLE	302493-006	45460915	2322190	5562139
027	SAMPLE	302493-007	44881532	2306168	5543262
028	SAMPLE	302493-008	45043913	2307931	5521802
029	SAMPLE	302493-009	45522532	2301759	5555306
030	SAMPLE	302493-010	45224793	2310919	5552229
031	SAMPLE	302493-011	45298218	2324535	5572860
032	SAMPLE	302493-012	45089334	2307301	5525526
033	SAMPLE	302493-013	45464870	2314775	5548144
034	SAMPLE	302493-014	45468904	2332910	5581469
035	SAMPLE	302493-015	45167067	2315166	5538210
036	CCV		46832034	2388108	5610108
037	CCB		47320953	2408865	5666762
038	SAMPLE	302493-016	45933695	2378155	5523618
039	SAMPLE	302493-017	45025462	2315129	5498555
040	SAMPLE	302493-018	44991934	2318744	5515116
041	SAMPLE	302493-019	44751839	2294782	5480507
042	SAMPLE	302493-020	44623593	2283296	5511391
043	CCV		46117605	2348719	5589158
044	CCB		46961360	2378497	5624577
045	BLANK	QC945041	47821747	2469845	5535628
046	BS	QC945042	46804349	2397383	5309377
047	BSD	QC945043	45745527	2378785	5436694
048	MSS	302620-004	43780390	2209099	5423338
049	MS	QC945044	42961980	2186543	5459650
050	MSD	QC945045	43225543	2178956	5455355
051	SER	QC945047	46116288	2351471	5639557
052	PDS	QC945046	43849812	2205239	5479451
053	SAMPLE	302620-005	43937917	2226008	5524201
054	SAMPLE	302620-006	44246855	2249813	5514334
055	CCV		47669869	2430272	5611664
056	CCB		48246202	2452798	5664949
057	SAMPLE	302620-007	39006032	1987629	5038558
058	SAMPLE	302650-001	44761173	2284196	5504305

CURTIS & TOMPKINS INTERNAL STANDARD SUMMARY FOR SEQUENCE 658340344

Date : 08/24/18 Reference : met11_082218
Sequence : MET11 08/24/18 Analyzed : 08/24/18 08:28

#	Type	Sample ID	Y H	Y A	Y R
059	SAMPLE	302650-002	44309754	2246561	5508912
060	CCV		46502423	2354090	5615255
061	CCB		47742872	2359216	5643876

ENTHALPY INITIAL CALIBRATION FOR 302650 METALS Soil: EPA 6010B

Inst : MET11
Calnum : 658340344001
Units : ug/L

Date : 24-AUG-2018 08:24
X Axis : R

Level	File	Seqnum	Sample ID	Analyzed	Stds
L1	met11_082218	658340344002	L1	24-AUG-2018 08:28	S37851
L2	met11_082218	658340344003	L2	24-AUG-2018 08:31	S37491
L3	met11_082218	658340344004	L3	24-AUG-2018 08:34	S37520
L4	met11_082218	658340344005	L4	24-AUG-2018 08:38	S37521
L5	met11_082218	658340344006	L5	24-AUG-2018 08:41	S37563

Analyte	Ch	L1	L2	L3	L4	L5	Type	a0	a1	a2	Avg	r^2 %RSD	MnR^2	Flg
Lead	A	3.7E-5	2.6E-5	2.4E-5	2.4E-5		WB1K	-2.0384	41945.6		2.8E-5	1.000	0.995	

Spiked Amounts / Drifts	Ch	L1	%D	L2	%D	L3	%D	L4	%D	L5	%D
Lead	A	5.0000	13	100.00	7	1000.0	2	10000	0		

Instrument amount = a0 + response * a1 + response^2 * a2; WB1K=Linear regression with ICALBLK weighting factor of 1000

ENTHALPY 2ND SOURCE CALIBRATION SUMMARY FOR 302650 METALS Soil
EPA 6010B

Inst : MET11
Calnum : 658340344001 Cal Date : 24-AUG-2018

ICV 658340344007 (24-AUG-2018) stds: S37999

Analyte	Ch	Spiked	Quant	Units	%D	Max	Flags
Lead	A	2000	1998	ug/l	0	10	

ENTHALPY INSTRUMENT BLANK FOR 302650 METALS Soil
EPA 6010B

Inst : MET11 IDF : 1.0
Seqnum : 658340344009 File : met11_082218 Time : 24-AUG-2018 08:51
Cal : 658340344001 Caldate : 24-AUG-2018

Analyte	Ch	Quant	IQL	LOD	Units	Flags
Lead	A	ND	5.000	4.000	ug/l	

ISTD (ICAL 002)	Ch	ICAL Abund	Abund	%Drift
Yttrium	H	45918664	46829519	1.98
Yttrium	A	2298373	2379197	3.52
Yttrium	R	5609900	5505545	-1.86

ENTHALPY INTERFERENCE CHECK STANDARD A FOR 302650 METALS Soil
EPA 6010B

Inst : MET11 IDF : 1.0
Seqnum : 658340344010 File : met11_082218 Time : 24-AUG-2018 08:54
Cal : 658340344001 Caldate : 24-AUG-2018
Standards: S37587

Analyte	Ch	Quant	IQL	Units	Flags
Lead	A	[-5.587]	5.000	ug/l	!a-

Interferent	Ch	Spiked	Quant	Units	%Rec	Flags
Chromium	A	20000	19300	ug/l	96	
Iron	A	200000	160100	ug/l	80	
Manganese	A	20000	18330	ug/l	92	
Nickel	A	20000	17960	ug/l	90	
Copper	H	20000	21320	ug/l	107	
Titanium	H	20000	19690	ug/l	98	
Vanadium	H	20000	19480	ug/l	97	
Aluminum	R	500000	496800	ug/l	99	
Calcium	R	500000	466800	ug/l	93	
Iron	R	200000	197700	ug/l	99	
Magnesium	R	500000	489900	ug/l	98	

ISTD (ICAL 002)	Ch	ICAL Abund	Abund	%Drift
Yttrium	H	45918664	40421369	-11.97
Yttrium	A	2298373	2065725	-10.12
Yttrium	R	5609900	5032346	-10.30

!=warning -=low bias a=ICSA

ENTHALPY INTERFERENCE CHECK STANDARD AB FOR 302650 METALS Soil
EPA 6010B

Inst : MET11 IDF : 1.0
Seqnum : 658340344011 File : met11_082218 Time : 24-AUG-2018 08:58
Cal : 658340344001 Caldate : 24-AUG-2018
Standards: S37459

Analyte	Ch	Spiked	Quant	Units	%D	Max %D	Flags
Lead	A	1000	943.1	ug/l	-6	20	

ISTD (ICAL 002)	Ch	ICAL Abund	Abund	%Drift
Yttrium	H	45918664	40184285	-12.49
Yttrium	A	2298373	2039689	-11.26
Yttrium	R	5609900	5073028	-9.57

ENTHALPY CONTINUING CALIBRATION FOR 302650 METALS Soil
EPA 6010B

Inst : MET11 IDF : 1.0
Seqnum : 658340344043 File : met11_082218 Time : 24-AUG-2018 10:54
Cal : 658340344001 Caldate : 24-AUG-2018
Standards: S37999

Analyte	Ch	Avg RF/CF	RF/CF	Spiked	Quant	Units	%D	Max %D	Flags
Lead	A	2.8E-5	2.4E-5	2000	2027	ug/l	1	10	

ISTD (ICAL 002)	Ch	ICAL Abund	Abund	%Drift
Yttrium	H	45918664	46117605	0.43
Yttrium	A	2298373	2348719	2.19
Yttrium	R	5609900	5589158	-0.37

ENTHALPY INSTRUMENT BLANK FOR 302650 METALS Soil
EPA 6010B

Inst : MET11 IDF : 1.0
Seqnum : 658340344044 File : met11_082218 Time : 24-AUG-2018 10:58
Cal : 658340344001 Caldate : 24-AUG-2018

Analyte	Ch	Quant	IQL	LOD	Units	Flags
Lead	A	ND	5.000	4.000	ug/l	

ISTD (ICAL 002)	Ch	ICAL Abund	Abund	%Drift
Yttrium	H	45918664	46961360	2.27
Yttrium	A	2298373	2378497	3.49
Yttrium	R	5609900	5624577	0.26

ENTHALPY CONTINUING CALIBRATION FOR 302650 METALS Soil
EPA 6010B

Inst : MET11 IDF : 1.0
Seqnum : 658340344055 File : met11_082218 Time : 24-AUG-2018 17:41
Cal : 658340344001 Caldate : 24-AUG-2018
Standards: S37999

Analyte	Ch	Avg RF/CF	RF/CF	Spiked	Quant	Units	%D	Max %D	Flags
Lead	A	2.8E-5	2.3E-5	2000	1939	ug/l	-3	10	

ISTD (ICAL 002)	Ch	ICAL Abund	Abund	%Drift
Yttrium	H	45918664	47669869	3.81
Yttrium	A	2298373	2430272	5.74
Yttrium	R	5609900	5611664	0.03

ENTHALPY INSTRUMENT BLANK FOR 302650 METALS Soil
EPA 6010B

Inst : MET11 IDF : 1.0
Seqnum : 658340344056 File : met11_082218 Time : 24-AUG-2018 17:44
Cal : 658340344001 Caldate : 24-AUG-2018

Analyte	Ch	Quant	IQL	LOD	Units	Flags
Lead	A	ND	5.000	4.000	ug/l	

ISTD (ICAL 002)	Ch	ICAL Abund	Abund	%Drift
Yttrium	H	45918664	48246202	5.07
Yttrium	A	2298373	2452798	6.72
Yttrium	R	5609900	5664949	0.98

ENTHALPY CONTINUING CALIBRATION FOR 302650 METALS Soil
EPA 6010B

Inst : MET11 IDF : 1.0
Seqnum : 658340344060 File : met11_082218 Time : 24-AUG-2018 17:58
Cal : 658340344001 Caldate : 24-AUG-2018
Standards: S37999

Analyte	Ch	Avg RF/CF	RF/CF	Spiked	Quant	Units	%D	Max %D	Flags
Lead	A	2.8E-5	2.4E-5	2000	1982	ug/l	-1	10	

ISTD (ICAL 002)	Ch	ICAL Abund	Abund	%Drift
Yttrium	H	45918664	46502423	1.27
Yttrium	A	2298373	2354090	2.42
Yttrium	R	5609900	5615255	0.10

ENTHALPY INSTRUMENT BLANK FOR 302650 METALS Soil
EPA 6010B

Inst : MET11 IDF : 1.0
Seqnum : 658340344061 File : met11_082218 Time : 24-AUG-2018 18:02
Cal : 658340344001 Caldate : 24-AUG-2018

Analyte	Ch	Quant	IQL	LOD	Units	Flags
Lead	A	ND	5.000	4.000	ug/l	

ISTD (ICAL 002)	Ch	ICAL Abund	Abund	%Drift
Yttrium	H	45918664	47742872	3.97
Yttrium	A	2298373	2359216	2.65
Yttrium	R	5609900	5643876	0.61

SAMPLE PREPARATION SUMMARY

Batch # : 262804
Started By : AS2
Method : 3050B
Spike #1 ID : S36450

Prep Date : 24-AUG-2018 11:50
Spike #2 ID : S36449

Analysis : ICP
Finished By : AS2
Units : g
Spike #3 ID : S37940

Sample	Stype	Matrix	Initial	Final	Clean DF	Prep DF	pH	Sp 1 Vol	Sp 2 Vol	Sp 3 Vol	Clean Method	Analysis	Comments
302620-004		Soil	.91	50	1	54.95						6010	Transferred weight from SA5600
302620-005		Soil	.94	50	1	53.19						6010	Transferred weight from SA5603
302620-006		Soil	.91	50	1	54.95						6010	Transferred weight from SA5604
302620-007		Soil	1.01	50	1	49.50						6010	Transferred weight from SA5605
302620-008		Soil	.97	50	1	51.55						6010	Transferred weight from SA5606
302620-009		Soil	.93	50	1	53.76						6010	Transferred weight from SA5607
302620-010		Soil	1	50	1	50.0						6010	Transferred weight from SA5608
302620-011		Soil	1.05	50	1	47.62						6010	Transferred weight from SA5609
302620-012		Soil	1.06	50	1	47.17						6010	Transferred weight from SA5610
302620-013		Soil	.98	50	1	51.02						6010	Transferred weight from SA5611
302620-015		Soil	.97	50	1	51.55						6010	Transferred weight from SA5612
302641-001		Miscell.	1.1	50	1	45.45						6010	
302650-001		Soil	1	50	1	50.0						6010	Transferred weight from SA5613
302650-002		Soil	.94	50	1	53.19						6010	Transferred weight from SA5614
302658-001		Soil	1.07	50	1	46.73						6010	Transferred weight from SA5615
QC945041	BLANK	Soil	.96	50	1	52.08							
QC945042	BS	Soil	.98	50	1	51.02		.5	.5	.5			
QC945043	BSD	Soil	.99	50	1	50.51		.5	.5	.5			
QC945044	MS	Soil	.96	50	1	52.08		.5	.5	.5			Transferred weight from SA5601
QC945045	MSD	Soil	1.03	50	1	48.54		.5	.5	.5			Transferred weight from SA5602
QC945046	PDS	Soil	.91	50	1	54.95							
QC945047	SER	Soil	.91	50	1	54.95							

PRW 08/24/18 : Reviewed batch for 302650

Analyst: KER Date: 08/24/18 Reviewer: _____ Date: _____

Soil Digestion for ICP & ICP-MS Enthalpy Analytical LLC - Berkeley Version 11.2, July.2017

LIMS Batch #: 262804 Digestion Method: Time ON: 1150 BK 4315

Date Digested: 8.24.18 ☑ EPA 3050b Time OFF: 1505 Page 4

Digested by: AS2 ☐ _____

Sample #	Container ID	Weight of Sample (g)	Final Volume (mL)	Filtered? (y/n)	ID ✓	Comments
BLK		0.96	☑50 ☐	yes	✓	QC 945041
BS		0.98	☑50 ☐	↓	✓	↓ 2
BSD		0.99	☑50 ☐		✓	3
MS			☑50 ☐		✓	4
MSD			☑50 ☐		✓	5
302620-004 *			☑50 ☐		✓	MSS*
005			☑50 ☐		✓	
006			☑50 ☐		✓	
007			☑50 ☐		✓	
008			☑50 ☐		✓	
009			☑50 ☐		✓	
010			☑50 ☐		✓	
011			☑50 ☐		✓	
012			☑50 ☐		✓	
013			☑50 ☐		✓	
↓ 015			☑50 ☐		✓	
302641-001	B	1.10	☑50 ☐		✓	
302650-001			☑50 ☐		✓	alias of 302389-012
↓ 002			☑50 ☐		✓	↓ 015
302658-001			☑50 ☐	↓	✓	
			☐ 50 ☐			
			☐ 50 ☐			
			☐ 50 ☐			
			☐ 50 ☐			
			☐ 50 ☐			

Balance ID: B16 calibration has been checked? ☑ Yes ☐ No

	Reagent ID or LIMS #		Initials / Date
SCP Digestion tubes / ESS Watch glass, lot#	309284-9381	171272-8114-KN	AS2 / 8-24-18
Blank 'matrix' lot#	chemware: 23228917		↓
0.5 mL of spike solution (Std1) was added to all spikes	S36450		
0.5 mL of spike solution (Std2) was added to all spikes	S36449		
0.5 mL of spike solution (Std3) was added to all spikes	S37940		
Digestion Block ID, Probe Location	YOSEMITE	21	
Temperature (°C), Thermometer ID	95°C	A42409	
1:1 HNO3 Reagent ID	FS 1118021	082318	
concentrated HNO3 lot#	FS 1118021		
3mL 30% hydrogen peroxide lot#	EMD 5705 4736		
concentrated HCl lot#	FS 4118020		
☑ filtered thru' Whatman 541, lot#	168 24705		
Relinquished to ICP group	ICP		↓

Pipettes

Vol.(mL)	ID
0.5	R293550
5	L556966
1.5	↓
1.0	↓

Alepashin 8.24.18

Digestion Chemist / Date

Continued from page 8

Continued on page _____

Reviewed Online/ See LIMS

SA5601
MS of 302620-004
6010-AS
0.96 (g)

SA5602
MSD of 302620-004
6010-AS
1.03 (g)

SA5600
302620-004
6010-AS
0.91 (g)

SA5603
302620-005
6010-AS
0.94 (g)

SA5604
302620-006
6010-AS
0.91 (g)

SA5605
302620-007
6010-AS
1.01 (g)

SA5606
302620-008
6010-AS
0.97 (g)

SA5607
302620-009
6010-AS
0.93 (g)

SA5608
302620-010
6010-AS
1.00 (g)

SA5609
302620-011
6010-AS
1.05 (g)

SA5610
302620-012
6010-AS
1.06 (g)

SA5611
302620-013
6010-AS
0.98 (g)

SA5612
302620-015
6010-AS
0.97 (g)

SA5613
302650-001
6010-PB
1.00 (g)

SA5614
302650-002
6010-PB
0.94 (g)

SA5615
302658-001
6010-T22
1.07 (g)

Balar

Pipet
Vol.(
0.5
.5
1.5
1.0

Laboratory Job Number 302650

ANALYTICAL REPORT

Wet Chemistry

Matrix: Soil

Percent Moisture Summary Report

Batch: 262782
Date: 08/24/18
Method: CLP SOW 390
Analyst: MFV

Sample	Tare (g)	Wet (g)	Dry (g)	Percent Solids	Percent Moisture
302650-001	11.30	17.25	16.85	93	7
302650-002	11.40	17.72	16.58	82	18
QC944965	11.08	18.19	17.73	94	6
of 302650-001			RPD:	0.3%	3.8%

Moisture LOG | Enthalpy Analytical LLC - Berkeley | rev.3.2, July 2017

LIMS Batch #: 262782
Date: 8-24-18

Page: **37**
Benchbook#: **BK 4304**

Balance ID: B-13
calibration has been checked? ☑ Yes ☐ No

Sample # / Letter	Dish #	Dish Weight (g)	Sample + Dish Wt (g)	Final Weight (g)	*Comments
BLK	57	11.31	Ø	11.31	
302050-001 A	43	11.30	17.25	16.85	302389-012 3
-002	74	11.40	17.72	16.58	-015
SDUP -001	24	11.08	18.19	17.73	-012

	In	Out	In-2	Out-2
Date:	8-24-18	8-24-18		
Time:	0020	1511		
Min/Max Range (°C)	104	103		
Thermometer ID:	P49096	P49096		
Weighed by:	MN	ALW		

MN 8-24-18
Analyst Initials / Date

Reviewed Online / See LIMS

PROJECT (B-13) OHAUS SP602 BALANCE CAL. Notebook No. BK-3584 13

Continued From Page

DATE	0.2g	SET #	500g	SET #	INITIALS
7-23-18	0.20	40417	499.97	28659	MV
7-24-18	0.20	40417	499.96	28659	MV
7-25-18	0.20	40417	499.94	28659	MV
7-26-18	0.20	40417	499.94	28659	MV
7-27-18	0.20	40417	499.96	28659	MV
7-29-18	0.20	40417	499.97	28659	VV
7-30-18	0.20	40417	499.97	28659	VV
7-31-18	0.20	40417	499.96	28659	MV
8-1-18	0.20	40417	499.94	28659	MV
8-2-18	0.20	40417	499.94	28659	MV
8-3-18	0.20	40417	499.96	28659	MV
8-4-18	0.20	40417	499.96	28659	MV
8-5-18	0.20	40417	499.93	28659	VV
8-7-18	0.20	40417	499.95	28659	MV
8-8-18	0.20	40417	499.94	28659	MV
8-9-18	0.20	40417	499.93	28659	MV
8-10-18	0.20	40417	499.93	28659	VV
8-13-18	0.20	40417	499.94	28659	MV
8-14-18	0.20	40417	499.96	28659	MV
8-15-18	0.20	40417	499.95	28659	MV
8-16-18	0.20	40417	499.94	28659	MV
8-17-18	0.20	40417	499.93	28659	MV
8-21-18	0.20	40417	499.95	28659	MV
8-22-18	0.20	40417	499.97	28659	MV
8-23-18	0.20	40417	499.96	28659	MV
8-24-18	0.20	40417	499.96	28659	MV

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Read and Understood By

Signed Date Signed Date

Attachment 1

Resumes

geologica

BRIAN F. AUBRY, P.G., C.E.G, C.Hg.

Senior Hydrogeologist

EXPERIENCE SUMMARY

Brian Aubry has over 23 years of professional experience with technical responsibility for hydrogeological, geological, and geotechnical engineering tasks on environmental, litigation, redevelopment, and water resources projects in the San Francisco Bay Area of California. Mr. Aubry's expertise is in hazardous waste management, hydrogeological evaluation, and contaminant fate and transport. He is skilled in technical problem solving, regulatory agency negotiation, litigation support and strategy development, communication, and project management. Mr. Aubry is particularly capable in review and evaluation of complex data sets, project scoping, and environmental and water resources projects involving multiple stakeholders. He is broadly experienced in undertaking major CERCLA and RCRA projects for the public and private sector and the DOD, facility closure, and interaction with agencies and PRP groups, as well as projects in the water resources services market.

PROFESSIONAL REGISTRATIONS

Certified Hydrogeologist, California
Certified Engineering Geologist, California
Registered Geologist, California
Registered Environmental Assessor, California

PROFESSIONAL AFFILIATIONS

Society of Am. Military Engineers
American Geophysical Union

EDUCATION

M.S., Geological Sciences, Univ. of Washington, Seattle, Washington, 1984.
B.S., Geology, Stanford University, Stanford, California, 1978.

REPRESENTATIVE PROJECT EXPERIENCE

• Project Manager for environmental portion of The Gap corporate headquarters construction in waterfront area of downtown San Francisco. Project required site characterization and disposal management of hazardous soil generated during excavation of approximately 80,000 cubic yards for the building parking garage. Duties included development of approach, agency negotiation, and subcontractor management.

• Principal-in-Charge for BART General Environmental Services contract related to system extensions. The three-year, $3 MM contract included ISA and PSIs for land acquisition; site characterization and remediation; hazardous waste mitigation prior to demolition; construction monitoring; regulatory and health and safety compliance.

• Project Manager on Preliminary Roadway Design and Soil and Groundwater Contamination investigation for a road-widening along Sebastopol Road in Santa Rosa, California. The objective was to provide a preliminary design and assist Sonoma County Community Development Commission make informed decisions regarding financial and regulatory liabilities related to the road widening.

• Project Manager for contract with City and County of San Francisco to perform a subsurface contamination assessment along the 3-mile segment of San Francisco Bay waterfront property currently occupied by the Embarcadero automobile/light rail transportation corridor. Approximately 50 borings were drilled to characterize soil and groundwater conditions. Work was conducted during restricted hours.

PRIOR PROFESSIONAL EXPERIENCE

Dames & Moore *1984 -- 1998*

Corporate Officer and Vice President,
Manager, San Francisco Geosciences and Geotechnical Engineering Services Group

Built and maintained successful environmental services group through dedication to superior client service, operational growth and expansion, and commitment to staff development. Maintained a loyal group of diverse, motivated, creative, and client-oriented practitioners.

Mark Hallee, PG

Senior Project Geologist

EXPERTISE

- *Site characterizations for LUSTs and hazardous waste sites*
- *Preparation and implementation of Corrective Action Plans for cleanup of contaminated soil and groundwater*
- *Technical writing*
- *Preparation of proposals and management of project budgets*
- *RBCA analysis*
- *Environmental Impact Studies*
- *Remedial Feasibility Studies*
- *Preparation and implementation of sampling and chemical analytical programs*
- *Boring and well installation*
- *Soil gas surveys*
- *Phase I and II Environmental Site Assessments*
- *Regulatory compliance and permitting assistance*
- *Geohazards assessment*
- *Facility siting studies*

CERTIFICATIONS

State of Nevada – Certified Environmental Manager, EM-1237

California Registered Geologist, RG-4633

EDUCATION

Bachelor of Science, Geology, University of California, Davis

Master of Science, Geology, University of Nevada, Reno

PROFILE

I am a licensed Professional Geologist in California, and a Nevada Certified Environmental Manager. I have over 20 years experience in Environmental Consulting. My experience includes Phase I and II environmental site assessments, pollutant investigations, interpretation of laboratory analytical data, corrective actions at contaminated sites, regulatory compliance and permitting, RBCA evaluations, RCRA facility investigations, hydrogeologic assessments, NEPA assessments, and geologic hazards assessment. Clients have included the private sector, government agencies, and the military.

Much of my workload has involved the preparation of technical documents related to the projects that I managed. I have authored a wide variety of written products for environmental regulatory purposes, including Workplans, Feasibility Studies, Corrective Action Plans, Site Characterization Reports, Groundwater Monitoring Reports, and Receptor Surveys. Additionally, I have experience in facility siting, Spill Containment, Control, and Countermeasure Plans, NPDES permitting, Section 404, and Stormwater Pollution Prevention Plans. I have also been responsible for developing and tracking project budgets, and for proposal preparation.

I have served as Project Manager and Field Supervisor for site activities including surface and subsurface soil sampling, underground storage tank removals, design and installation of groundwater monitoring wells, design and implementation of sampling strategies, soil gas surveys, and remedial system installation.

I have designed and implemented corrective action plans, including excavation of contaminated soils, hydrogen peroxide or ORC™/EHC-O™ injections, DPE pilot tests, air sparging, ozone-sparging, and extraction/treatment of impacted groundwater.

I have personally completed numerous Phase I Environmental Site Assessments and audits for client due diligence purposes. Facilities included an ammonium perchlorate blending plant, produce packaging warehouse, food commissary, animal testing laboratory, maintenance yards, commercial dry cleaning facility, electrical power plants (coal, biofuel, and natural gas-fired), hospital and medical clinics, automotive repair shops, car dealerships, gas stations, apartment complexes, office buildings, and shopping centers.

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