CITY OF MORGAN HILL

Regular Meeting Agenda

Planning Commission

JOSEPH MUELLER	-	*CHAIR*
WAYNE TANDA	-	*VICE-CHAIR*
LIAM DOWNEY	-	*PLANNING COMMISSIONER*
MOHAMMAD HABIB	-	*PLANNING COMMISSIONER*
PAUL LAKE	-	*PLANNING COMMISSIONER*
MALISHA KUMAR	-	*PLANNING COMMISSIONER*
JAMES WILSON		*PLANNING COMMISSIONER*

Tuesday, July 25, 2023 7:00 PM

Council Chamber Building
17555 Peak Avenue, Morgan Hill, CA 95037

Morgan Hill Planning Commission meetings are held in person with the option for the public to attend by teleconference/video conference. Information on how the public may observe and participate in the meeting is located below.

MEETING GUIDELINES AND PUBLIC COMMENT

Planning Commission meetings will be live-streamed on Channel 17, on the City's website, and on the City's Facebook page.

Those members of the community that would like to participate in the meetings remotely may do so by joining the virtual meeting at: https://bit.ly/PlanningCommissionMtg or by calling: (669) 900-9128, then enter the webinar ID#: 862 0324 6251#. Public comment may be provided in the following ways:

- Provide public comment in-person
- Join the Planning Commission meeting virtually via the link above. When public comment is opened, raise your virtual hand and be called upon to speak for up to 3 minutes (YOU MUST BE RUNNING THE MOST CURRENT VERSION OF ZOOM TO BE UNMUTED)
- Join virtually by calling the number above, dial *9 to raise your hand, and be called upon to speak for up to 3 minutes
- Send public comments in writing to the Minutes Clerk at

pcpubliccomment@morganhill.ca.gov

* Please note that comments made on Facebook are not considered public comment.

CALL TO ORDER

ROLL CALL ATTENDANCE

DECLARATION Of POSTING

Pursuant to Government Code Section 54954.2

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

Members of the public are entitled to address the Planning Commission concerning any item within the Morgan Hill Planning Commission's subject matter jurisdiction. Public comments are limited to no more than three minutes. Except for certain specific exceptions, the Commission is prohibited from discussing or taking action on any item not appearing on the posted agenda. (See additional noticing at the end of this agenda)

ORDERS OF THE DAY

CONSENT AGENDA

1. June 27, 2023 Meeting Minutes

Recommendation:

1. Accept Minutes

2. July 11, 2023 Meeting Minutes

Recommendation:

1. Accept Minutes

CONTINUED PUBLIC HEARINGS

3. MONTEREY CORRIDOR FORM-BASED CODE RECOMMENDATION

Recommendation:

1. Open/close public hearing; and
2. Adopt Resolution recommending the City Council adopt the Monterey Corridor Form-Based Code.

PUBLIC HEARINGS

4. UP2020-0009/EA2020-0018: PEAK-AMAS: REQUEST FOR A CONDITIONAL USE PERMIT TO CONTINUE AND SLIGHTLY EXPAND THE USE OF THE EXISTING VILA MONTE SENIOR CARE FACILITY AND FURTHER EXPAND SERVICES INTO A NEW 18,700 SQUARE FOOT TWO-STORY BUILDING CONSISTING OF 54 BEDROOMS (108 BEDS) WITH ANCILLARY COMMUNAL SPACE. THE PROPERTY IS LOCATED AT 17090 PEAK AVENUE NEAR DUNNE AVENUE (APN 767-03-017).

Recommendation:

1. Open/close public hearing; and
2. Adopt a Resolution approving a Conditional Use Permit for current use and expansion of the senior care facility.

DIRECTOR'S REPORT/ANNOUNCEMENTS

ADJOURNMENT

NOTICE

Any documents produced by the City and distributed to the majority of the Planning Commission less than 72 hours prior to an open meeting, will be made available for public inspection at the front counter at City Hall located at 17575 Peak Avenue, Morgan Hill, CA, 95037 and at the Morgan Hill Public Library located at 660 West Main Avenue, Morgan Hill, California, 95037 during normal business hours. (Pursuant to Government Code 54957.5)

PUBLIC COMMENT

Members of the Public are entitled to directly address the Planning Commission concerning any item that is described in the notice of this meeting, before or during consideration of that item. If you wish to address the Planning Commission on any issue that is on this agenda, please complete a speaker request card located in the foyer of the Council Chambers and deliver it to the Minutes Clerk prior to discussion of the item. You are not required to give your name on the speaker card in order to speak to the Planning Commission, but it is very helpful. When you are called, proceed to the podium and the Chair will recognize you. If you wish to address the Planning Commission on any other item of interest to the public, you may do so during the public comment portion of the meeting following the same procedure described above. Please limit your comments to three (3) minutes or less.

Please submit written correspondence to the Minutes Clerk, who will distribute correspondence to the Planning Commission.

Persons interested in proposing an item for the Planning Commission agenda should contact a member of the Commission who may plan an item on the agenda for a future Commission meeting. Should your

comments require Planning's action, your request may be placed on the next appropriate agenda. Planning Commission discussion or action may not be taken until your item appears on an agenda. This procedure is in compliance with the California Public Meeting Law (Brown Act) Government Code §54950.

City Council Policies and Procedures (CP 03-01) outlines the procedure for the conduct of public hearings. Notice is given, pursuant to Government Code Section 65009, that any challenge of Public Hearing Agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to the Public Hearing on these matters.

The time within which judicial review must be sought of the action by the Commission, which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

For a copy of Commission Policies and Procedures CP 97-01, please contact the City Clerk's office (408) 779-7259, (408) 779-3117 (fax) or by email cityclerk@morganhill.ca.gov.

AMERICANS WITH DISABILITIES ACT (ADA)

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk's Office at (408)779-7259, (408)779-3117 (fax) or by email cityclerk@morganhill.ca.gov. Requests must be made as early as possible and at least two-full business days before the start of the meeting.

CITY OF MORGAN HILL

Meeting Minutes

Planning Commission

JOSEPH MUELLER - CHAIR
WAYNE TANDA - VICE-CHAIR
LIAM DOWNEY - PLANNING COMMISSIONER
MOHAMMAD HABIB - PLANNING COMMISSIONER
PAUL LAKE - PLANNING COMMISSIONER
MALISHA KUMAR - PLANNING COMMISSIONER
JAMES WILSON - PLANNING COMMISSIONER

Tuesday, June 27, 2023 7:00 PM

Council Chambers
17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

Chair Mueller called the meeting to order at 6:59 p.m.

ROLL CALL ATTENDANCE

Minutes Clerk Jenna Luna called the roll at 6:59 p.m.

PRESENT	Joseph Mueller, Wayne Tanda, Mohammad Habib, Paul Lake, Malisha Kumar, James Wilson
ABSENT	Liam Downey

DECLARATION Of POSTING

Minutes Clerk Luna declared the posting of the agenda at 6:59 p.m.

PLEDGE OF ALLEGIANCE

Planning Commissioner Kumar led the Pledge of Allegiance at 7:00 p.m.

PUBLIC COMMENT

Chair Mueller opened the Public Comment Period at 7:00 p.m. There being no requests to speak, public comment was closed.

ORDERS OF THE DAY

There were no changes made.

CONSENT AGENDA

MOTION:
Approve Consent Agenda items 1 and 2

RESULT:	Passed
MOVER:	Planning Commissioner Tanda
SECONDER:	Planning Commissioner Wilson
AYES:	Mueller, Tanda, Habib, Lake, Kumar, Wilson
NAYS:	None
ABSTAIN:	None
ABSENT:	Downey

1. MAY 9, 2023 MEETING MINUTES
Recommendation:

1. Accept Minutes

2. MAY 23, 2023 MEETING MINUTES
Recommendation:

1. Accept Minutes

PUBLIC HEARINGS

3. SENATE BILL 743 (SB 743) LEVEL-OF-SERVICE (LOS) TO VEHICLE-MILES-TRAVELED (VMT) POLICY RECOMMENDATION
Recommendation:

1. Open/close public hearing.
2. Adopt Resolution recommending the City Council adopt Screening Criteria and Thresholds of Significance regarding the City's implementation of State Senate Bill 743 (SB 743) transition from Level-of-Service (LOS) to Vehicle-Miles-Traveled (VMT) as the metric for transportation analysis

under the California Environmental Quality Act (CEQA) for development projects.

Principal Planner Adam Paszkowski introduced the item and the Traffic Consultant, Arthur Chen with TJKM Transportation Consultants, gave a presentation at 7:03 p.m.

Chair Mueller opened the Public Hearing at 7:47 p.m. Hearing no requests to speak, the Public Hearing was closed.

MOTION:
Adopt the resolution recommending City Council adopt the recommended action.

RESULT:	Passed
MOVER:	Planning Commissioner Lake
SECONDER:	Planning Commissioner Tanda
AYES:	Mueller, Tanda, Habib, Lake, Kumar, Wilson
NAYS:	None
ABSTAIN:	None
ABSENT:	Downey

DIRECTOR'S REPORT/ANNOUNCEMENTS

Development Services Director Jennifer Carman made an announcement at 8:17 p.m.

ADJOURNMENT

There being no further business to discuss, Chair Mueller adjourned the meeting at 8:24 p.m.

MINUTES PREPARED BY:
Jenna Luna, Minutes Clerk

CITY OF MORGAN HILL

Meeting Minutes

Planning Commission

JOSEPH MUELLER - CHAIR
WAYNE TANDA - VICE-CHAIR
LIAM DOWNEY - PLANNING COMMISSIONER
MOHAMMAD HABIB - PLANNING COMMISSIONER
PAUL LAKE - PLANNING COMMISSIONER
MALISHA KUMAR - PLANNING COMMISSIONER
JAMES WILSON - PLANNING COMMISSIONER

Tuesday, July 11, 2023 7:00 PM

Council Chambers
17555 Peak Avenue, Morgan Hill, CA 95037

CALL TO ORDER

Chair Mueller called the meeting to order at 7:00 p.m.

ROLL CALL ATTENDANCE

Minutes Clerk Jenna Luna called the roll at 7:00 p.m.

PRESENT	Joseph Mueller, Wayne Tanda, Mohammad Habib, Liam Downey, Paul Lake
ABSENT	James Wilson
EXCUSED	Malisha Kumar

DECLARATION Of POSTING

Minutes Clerk Luna declared the posting of the agenda at 7:00 p.m.

PLEDGE OF ALLEGIANCE

Planning Commissioner Downey led the Pledge of Allegiance at 7:00 p.m.

PUBLIC COMMENT

Chair Mueller opened the Public Comment Period at 7:01 p.m. Hearing no requests to speak, the Public Comment Period was closed.

ORDERS OF THE DAY

There were no changes made.

PUBLIC HEARINGS

1. MONTEREY CORRIDOR FORM-BASED CODE RECOMMENDATION - CONTINUATION

Recommendation:
1. Open/close public hearing
2. Continue to the July 25, 2023 Planning Commission meeting

MOTION:
Continue item to the July 25, 2023 Planning Commission Meeting.

RESULT:	Passed
MOVER:	Planning Commissioner Downey
SECONDER:	Planning Commissioner Lake
AYES:	Mueller, Tanda, Habib, Downey, Lake
NAYS:	None
ABSTAIN:	None
ABSENT:	Wilson, Kumar

OTHER BUSINESS

2. Overview of AB2011 and SB6

Recommendation:

1. Receive Presentation

Development Services Director Jennifer Carman gave the presentation at 7:05 p.m.

Chair Mueller opened the Public Comment Period at 8:15 p.m. Hearing no requests to speak, the Public Comment Period was closed.

No action was taken. The Planning Commission received the presentation.

DIRECTOR'S REPORT/ANNOUNCEMENTS

Development Services Director Jennifer Carman made an announcement at 8:42 p.m.

ADJOURNMENT

There being no further business to discuss, Chair Mueller adjourned the meeting at 8:44 p.m.

MINUTES PREPARED BY:
Jenna Luna, Minutes Clerk

CITY OF MORGAN HILL

PLANNING COMMISSION STAFF REPORT
MEETING DATE: July 25, 2023

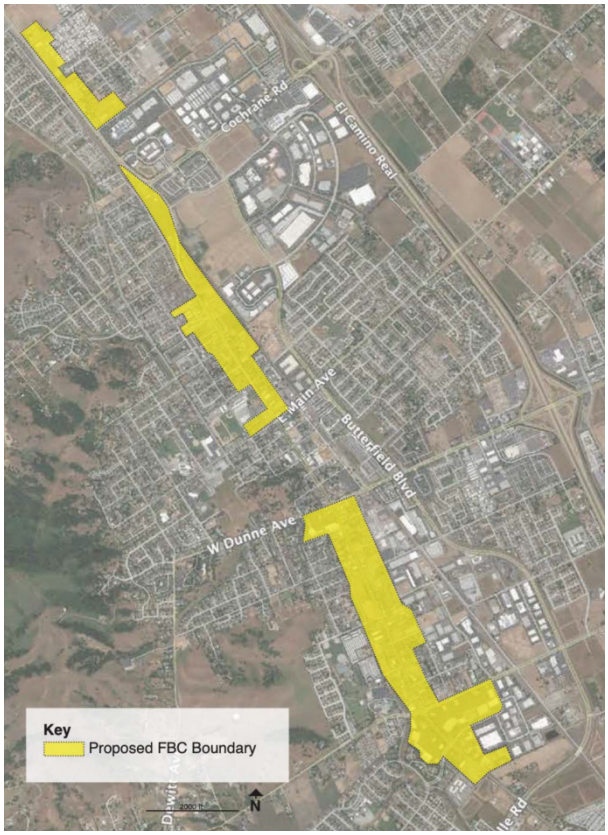
PREPARED BY:
Adam Paszkowski, Principal Planner
APPROVED BY: Jennifer Carman

MONTEREY CORRIDOR FORM-BASED CODE RECOMMENDATION

RECOMMENDATION(S)

1. Open/close public hearing; and
2. Adopt Resolution recommending the City Council adopt the Monterey Corridor Form-Based Code.

LOCATION MAP/PROJECT INFORMATION:



BACKGROUND:

The City of Morgan Hill is guided by several key policy and regulatory documents to manage future growth. Adopted by the City Council in July 2016, the Morgan Hill 2035 General Plan establishes a vision for a prosperous, vibrant city, supported by a framework of goals, policies, and actions that guide the City's decisions for the next two decades. The Morgan Hill Downtown Specific Plan, adopted in November 2009, complements the General Plan, ensuring that residential and commercial development standards support the community's vision for a vibrant and accessible

Downtown village. The General Plan vision for the Monterey Corridor is as follows:

> "North and south of Downtown will transform from its current predominantly strip commercial character to a vibrant mixed-use corridor that encourages walking and biking. Buildings will front onto the street and a range of commercial and office uses will be located within close proximity to attached residential units. Density will decrease with distance from Downtown."

State law also continues to influence the City's growth and development. Legislation that facilitates and accelerates the development of housing, with an emphasis on affordable housing, will play a role in shaping municipal policies, permit processes, and development standards for years to come, limiting the City's ability to regulate density or height as suggested by the vision for the Monterey Corridor.

In January 2017, the City of Morgan Hill contracted with Lisa Wise Consulting, Inc. (LWC) for the preparation of a market and land use capacity study for the Monterey Road corridor. The Market Analysis Report (Report) provided a summary of demographic and socio-economic conditions in the City of Morgan Hill as they relate to economic performance, as well as a high-level analysis of the commercial market, and a land use capacity assessment for the corridor. The Report was used to inform the development of implementation plan options for the Monterey Corridor. The Report indicated, among other key findings, that the Monterey Corridor has a theoretical market demand of 215,000 square feet of commercial (retail and office) with development capacity for between 150 and 890 residential units (the residential capacity did not take into account recent State laws that may yield significantly more housing units along the corridor).

The Report summarized five options:

1.1 Comprehensive Form-Based Code;
1.2 Scaled-Down Form-Based Code;
2. Conventional Code with Updates to Standards;
3. Specific Plan for the Study Area;
4. Guidelines for "Block-Level Master Plans"; and,
5. Streetscape Improvement Plan and a Façade Incentive Program.

As indicated by LWC, the two form-based code options (1.1 Comprehensive Form-Based Code and 1.2 Scaled-Down Form-Based Code) would, in their experience, be most effective in helping to realize the General Plan's vision for the Monterey Corridor.

On April 4, 2018, the City Council discussed the Monterey Corridor Study Report, Implementation Memo, and the Planning Commission's recommendations. Several implementation measures were discussed including the preparation of a Specific Plan, and staff was directed at that time to proceed with the preparation of a Block-Level Master Plan (BLMP) for the Monterey Road corridor, which would fulfill the General Plan requirement that such a plan be adopted prior to development of residential or mixed-use projects within the Mixed-Use Flex land use designation. BLMPs for Monterey Corridor Block One and Monterey Corridor Block Four were approved by the City Council on February 6, 2019. The BLMPs served as the foundation for the Monterey Corridor Form-Based Code. The form-based code will be the basis for a future Specific Plan.

The City was awarded $160,000 from the 2019 Planning Grants Program from the State of California, Department of Housing and Community Development for the development of a form-based code for the Monterey Road Corridor. On March 4, 2020, the City Council approved a Consultant Agreement with LWC to prepare the Monterey Corridor Form-Based Code (FBC).

A Form-Based Code (FBC) is a place-based planning approach that promotes walkable, compact, mixed-use urban environments over suburban sprawl, and is a forward-looking alternative to a

conventional zoning code. The Form-Based Code Institute (FBCI) defines a FBC as a "land development regulation that fosters predictable results and a high quality public realm by using the physical form of a place (rather than separation of uses) as the organizing principle for the code."

A FBC can address the relationship between the building facade and public realm, form, and mass of buildings in relation to one another, and the scale and types of streets and blocks. Regulations and standards in a FBC are usually presented in tables and graphics alongside supplemental text. The standards vary in intensity based on each form-based zone. The form-based zones are mapped on a Regulating Plan, a document similar to a zoning map.

FBC's are now being utilized by cities, towns, and counties across the country as communities like Morgan Hill desire vibrant, mixed-use areas where residents can live, work, and play within close walking distance. For the Monterey Corridor, a FBC can establish objective development standards that implement the community vision described in the General Plan, emphasizing pedestrian-oriented building form and efficient housing development with an appropriate mix of uses.

Although a FBC is a type of Zoning Code, FBCs differ from conventional zoning codes in terms of the process by which they are prepared, the substance of the standards they contain, how those standards are presented, the mechanism by which they are implemented, and the built form they produce. In summary, a FBC is a transformative regulatory tool used to implement a community's vision for how it should look and feel, holistically shaping the urban environment through a set of objective standards.

PROJECT DESCRIPTION:

In light of the visions and policies of the 2035 General Plan and the Morgan Hill Downtown Specific Plan, the draft FBC proposes to facilitate development that complies with local requirements and State law. The draft FBC is also intended to build on the success of public and private investments in Downtown, which has become a cherished community gathering place and a desirable tourist destination, all supported by a pedestrian-oriented, mixed-use built environment. The draft FBC is meant to expand on Downtown's success along the Corridor, encouraging walking, biking, a mix of uses, and a range of housing options consistent with the General Plan.

Regulations and standards in a FBC are presented graphically in simple diagrams and photographs as well as supplemental text. While form-based codes focus on an intended physical form, they also regulate use by allowing a mix of appropriate land uses chosen to ensure compatibility among different contexts and the intended physical form of the area. The standards ultimately shape the relationship between building facades and the public realm (i.e., the public and private space between buildings), the form and mass of buildings in relation to one another, and the scale and type of blocks.

PROJECT ANALYSIS AND FINDINGS:

LWC has prepared the attach draft FBC which is proposed to be included as Chapter 18.29 (Monterey Corridor Form-Based Code) of Title 18 (Zoning Code). If the draft FBC is approved, parcels located within the FBC boundary will have their zoning amended to one of the three Form-Based Zoning Districts as described below. The draft FBC establishes development standards that are objective and implement the community vision, emphasizing pedestrian-oriented building form and streamlined housing development with an appropriate mix of uses. The draft FBC is designed with a user-friendly organizational structure, where City staff and community members can easily navigate and recognize the standards and requirements that apply to the applicable development site.

The draft FBC is organized consistent with other Chapters of the Zoning Ordinance; however, it lists standards that are only applicable to the Form-Based Zoning Districts. The draft FBC is organized

pursuant to the following subject matter:

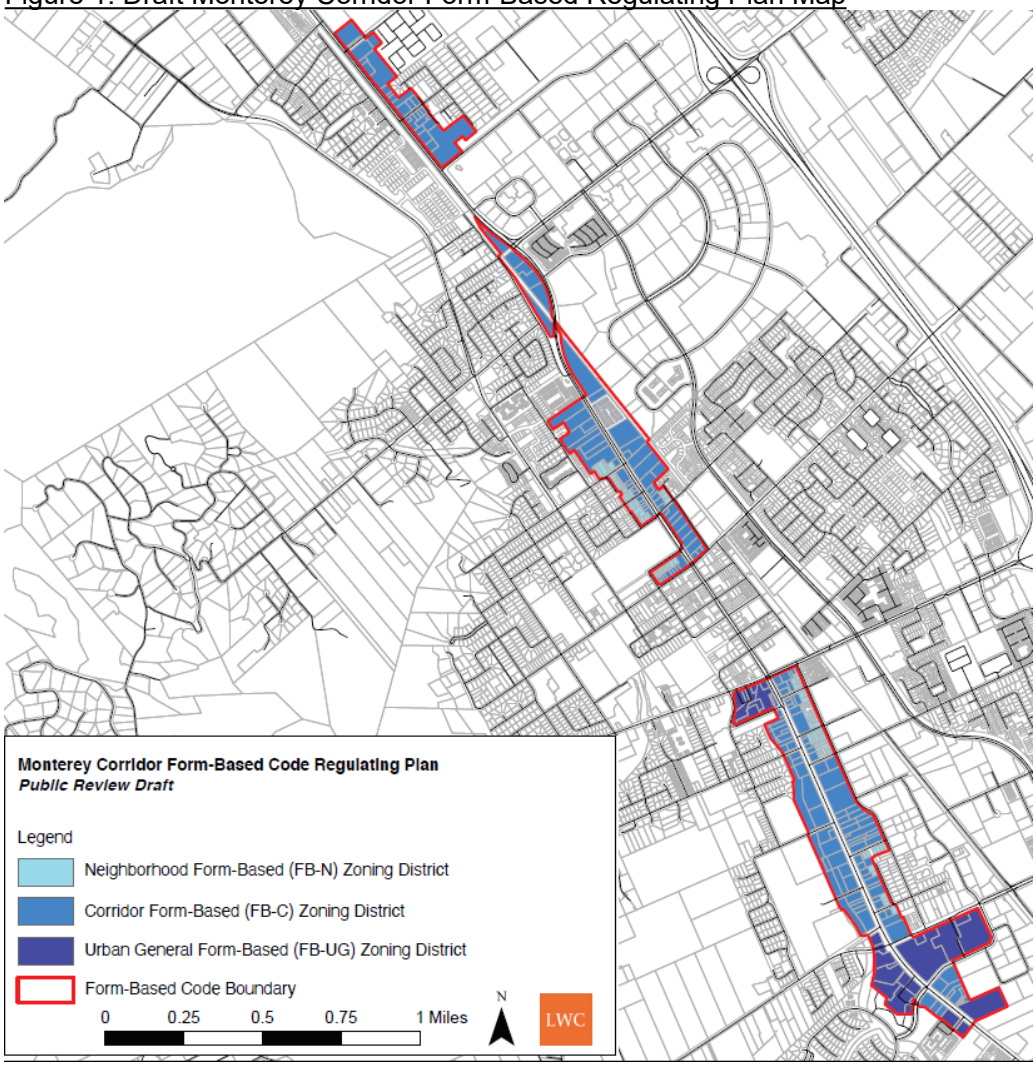
1. Introduction. This Section introduces the FBC, describes its components, and provides an illustrative explanation of how to use and apply the FBC to a typical development review application.
2. Purpose and Applicability of the Form-Based Code. This Section provides the general purpose and intent of the form-based zoning districts and standards, as well as the applicability of the FBC.
3. Form-Based Zoning Districts. This Section establishes the applicability of the form-based zoning districts, an overview of the zoning districts, and the specific purpose statements and development standards associated with each zoning district.
4. Building Type Standards. This Section establishes the purpose and intent of the building type standards, the applicability of the standards, a description of each building type, and objective standards associated with each type.
5. Frontage Type Standards. This Section establishes the purpose and intent of the frontage type standards, the applicability of the standards, a description of each frontage type, and objective standards associated with each type.
6. Civic Space Standards. This Section establishes the purpose and intent of the civic space standards, the applicability of the standards, a description of each civic space type, and objective standards associated with each type.
7. Land Use Standards. This Section establishes the land uses permitted in each form-based zoning district and any applicable specific use standards.
8. Standards Supplemental to Form-Based Zoning Districts. This Section provides any additional standards or requirements necessary to implement walkable areas, including alternatives for parking requirements, design and dimensional standards for signs, and landscaping provisions.
9. Permits and Administration for Form-Based Zoning Districts. This Section establishes any additional or unique provisions necessary to administer the FBC.
10. Definitions for Form-Based Zoning Districts. This Section provides any additional or unique definitions necessary to understand the standards and requirements of the FBC.

The draft FBC proposes the following three Form-Based Zoning Districts within the FBC:

- Neighborhood Form-Based (FB-N). A variety of housing opportunities that are accessible to a range of income levels in a walkable environment with neighborhood-serving retail and services.
- Corridor Form-Based (FB-C). Variable intensities of infill and redevelopment with a mix of walkable uses, such as retail, service, and commercial, that are sensitive to the scale and character of the area.
- Urban General Form-Based (FB-UG). Mixed-use commercial and residential hubs with a variety of uses and clustered job opportunity centers. Accessible corridors and streets with internal block patterns and an improved pedestrian experience transitioning from an auto-centric environment to a walkable environment.

These three Form-Based Zoning Districts are keyed to a plan, referred to as a Regulating Plan (see attachment), that functions like a zoning map, assigning an appropriate form-based zone to specific lots. The proposed Regulating Plan boundary, in which the FBC would apply to, generally includes parcels adjacent to Monterey Road within the City limit, excluding the Downtown Specific Plan Area and parcels south of Watsonville Road (See Figure 1 below). The boundary extends north and south of Downtown from approximately Main Avenue north to Burnett Avenue and from approximately Dunne Avenue south to Rome Avenue.

Figure 1: Draft Monterey Corridor Form-Based Regulating Plan Map



The proposed Form-Based Code has been analyzed with respect to consistency with the: 1) General Plan, and 2) Zoning Ordinance.

1. General Plan Consistency
The proposed text amendments are consistent with the General Plan in that it implements the Morgan Hill 2035 General Plan.

2. Zoning Ordinance Consistency
The purpose of the Monterey Corridor Form-Based Code is to implement the General Plan and to protect the public health, safety, and welfare. The City may approve a Zoning Amendment only if the following findings are made:

a. The proposed amendment is consistent with the General Plan and any applicable specific plan as provided by Government Code Section 65860.
Consistent
The proposed text amendments are consistent with the General Plan in that it implements the vision in the Morgan Hill 2035 General Plan to transform the Monterey Road Corridor north and south of Downtown (from approximately Main Avenue north to Burnett Avenue and from approximately Dunne Avenue south to Rome Avenue) from its current predominantly strip

commercial character to a vibrant mixed-use corridor that encourages walking and biking with buildings fronting onto the street and a range of commercial and office uses located in close proximity to new and existing residential development.

b. The proposed amendments will not be detrimental to the public interest, health, safety, convenience, or welfare of the City.
Consistent
The proposed Form-Based Code consists of implementing the City of Morgan Hill 2035 General Plan and will implement the vision to transform the Monterey Road Corridor north and south of Downtown as a vibrant mixed-use corridor that encourages walking and biking, and, therefore, will not be detrimental to the City.

c. The proposed amendment is internally consistent with other applicable provisions of the zoning code.
Consistent
The proposed Form-Based Code will implement the City of Morgan Hill 2035 General Plan and refers to and cross-references other Chapters within the Municipal Code, and, therefore, is internally consistent with the overall zoning code.

d. The affected site is physically suitable in terms of design, location, shape, size, and other characteristics to ensure that the permitted land uses and development will comply with the zoning code and general plan and contribute to the health, safety, and welfare of the property, surrounding properties, and the community at large.
Consistent
The proposed Form-Based Code will implement the City of Morgan Hill 2035 General Plan vision for the Monterey Corridor through standards for neighborhood design, building form, and land use, and does not amend or affect the existing residential density on the subject properties.

CONCLUSION:
Staff recommends the Planning Commission adopt the Resolution recommending the City Council adopt the Monterey Corridor Form-Based Code.

CEQA (California Environmental Quality Act):
Exempt
This Form-Based Code is exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines. The proposed project is covered by the common-sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed project will not result in any direct impact upon the physical environment. Any development that occurs in the future subject to such standards will undergo an independent analysis per the requirements of CEQA.

The Environmental Impact Report (EIR) for the Morgan Hill 2035 General Plan, which envisioned the transformation of the Monterey Corridor north and south of Downtown into a vibrant mixed-use corridor, was prepared in accordance with CEQA and certified by the Morgan Hill City Council on July 27, 2016 (SCH#2015022074).

COMMUNITY ENGAGEMENT:
The Planning Commission held the first workshop regarding the FBC on September 8, 2020, in which LWC provided a presentation on ‘What is a Form-Based Code’, as well as the proposed

boundary for the FBC. The Commission also reviewed, discussed, and provided feedback on the FBC Impediments and Recommendations Memo. The memo provided an overview of state legislation and form-based codes, highlighted policy direction related to form-based codes, assessed relevant standards in the existing Zoning Code, evaluated impediments to achieving the vision and objectives of the General Plan, and presented recommendations for the most effective form-based code approach.

A second Planning Commission workshop was held on April 13, 2021, in which LWC presented the Public Review Draft FBC, discussed FBC principles, and gathered input. The workshop was intended as an opportunity for the community and Planning Commission to learn more about the project and review and comment on the Public Review Draft FBC. The workshop concluded with four key takeways which required revisions to the FBC, including: 1. Verifying parking requirements and parking diagrams are clear; 2. Confirm base flood elevation considerations; 3. Consider a stepback requirement for a building's upper floors; and 4. Consider an increased number of building types and/or revisions to how building types are allowed in each zoning district. Please refer to the attached May 18, 2022 memo from LWC regarding responses to these takeaways.

A hybrid community meeting regarding the Monterey Corridor Form-Based Code was held on July 19, 2023 to update residents, property owners, and developers of the most recent version of the draft Form-Based Code.

In addition, a 10-day public hearing notice was published in the Friday, June 30, 2023, edition of the Morgan Hill Times pursuant to Government Code Sections 65090-65096. Notices were also provided on the City's 411 and the City's website: https://www.morganhill.ca.gov/2060/Monterey-Corridor---Form-Base-Code.

ATTACHMENTS:

1. Planning Commission Resolution
2. Draft Monterey Corridor Form-Based Code
3. Draft Monterey Corridor Form-Based Code Regulating Plan
4. LWC May 18, 2022 Memo
5. Staff Presentation

RESOLUTION NO. 23-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL RECOMMENDING APPROVAL OF MISCELLANEOUS PERMIT MISC2019-0004: MONTEREY CORRIDOR FORM-BASED CODE ESTABLISHING CHAPTER 18.29 (MONTEREY CORRIDOR FORM-BASED CODE) WITHIN TITLE 18 (ZONING) OF THE MUNICIPAL CODE OF THE CITY OF MORGAN HILL AND ESTABLISHING THE MONTEREY CORRIDOR FORM-BASED CODE REGULATING PLAN IMPLEMENTING THE MONTEREY CORRIDOR FORM-BASED CODE DUE TO IMPLEMENTATION OF THE CITY OF MORGAN HILL 2035 GENERAL PLAN

WHEREAS, this proposed Ordinance (Miscellaneous Permit MISC2019-0004) was scheduled to be considered by the Planning Commission of the City of Morgan Hill at its regular meeting of July 11, 2023 and continued to the July 25, 2023 meeting;

WHEREAS, the Planning Commission has reviewed recommendations contained in the July 25, 2023, staff report on this item;

WHEREAS, the amendments proposed by this Ordinance are necessary to implement the City of Morgan Hill 2035 General Plan;

WHEREAS, this ordinance is exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, as the proposed text amendments to the Morgan Hill Zoning Code is not a project with potential for causing a significant effect on the environment requiring California Environmental Quality Act (CEQA) analysis; and

WHEREAS, testimony received at a duly noticed public hearing, along with exhibits and other materials have been considered in the review process.

NOW, THEREFORE, THE MORGAN HILL PLANNING COMMISSION DOES RESOLVE AS FOLLOWS:

SECTION 1. The proposed amendment is consistent with the General Plan and any applicable specific plan as provided by Government Code Section 65860.

The proposed text amendments are consistent with the General Plan in that it implements the vision in the Morgan Hill 2035 General Plan to transform the Monterey Road Corridor north and south of Downtown (from approximately Main Avenue north to Burnett Avenue and from approximately Dunne Avenue south to Rome Avenue) from its current

predominantly strip commercial character to a vibrant mixed-use corridor that encourages walking and biking with buildings fronting onto the street and a range of commercial and office uses located in close proximity to new and existing residential development.

SECTION 2. The proposed amendments will not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

The proposed Form-Based Code consists of implementing the City of Morgan Hill 2035 General Plan and will implement the vision to transform the Monterey Road Corridor north and south of Downtown as a vibrant mixed-use corridor that encourages walking and biking, and, therefore, will not be detrimental to the City.

SECTION 3. The proposed amendment is internally consistent with other applicable provisions of the zoning code.

The proposed Form-Based Code will implement the City of Morgan Hill 2035 General Plan and refers to and cross-references other Chapters within the Municipal Code, and, therefore, are internally consistent with the overall zoning code.

SECTION 4. The affected site is physically suitable in terms of design, location, shape, size, and other characteristics to ensure that the permitted land uses and development will comply with the zoning code and general plan and contribute to the health, safety, and welfare of the property, surrounding properties, and the community at large.

The proposed Form-Based Code will implement the City of Morgan Hill 2035 General Plan vision for the Monterey Corridor through standards for neighborhood design, building form, and land use, and does not amend or affect the existing residential density on the subject properties.

SECTION 5. The Planning Commission hereby recommends approval of changes to the text of the Morgan Hill Municipal Code establishing Chapter 18.29 (Monterey Corridor Form-Based Code) within the Municipal Code. All text amendments recommended to be made as shown in the attached draft ordinance.

PASSED AND ADOPTED THIS 25th DAY OF JULY 2023, AT A REGULAR MEETING OF THE PLANNING COMMISSION BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ATTEST:

_____

JENNA LUNA, Deputy City Clerk

APPROVED:

_____

JOSEPH MUELLER, Chair

Monterey Corridor Form-Based Code

City of Morgan Hill

Public Hearing Draft | July 2023

Prepared by: Lisa Wise Consulting, LWC

CITY OF MORGAN HILL

LWC

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18.29.010 Introduction

Subsections:

18.29.010.A Purpose of the Form-Based Code

18.29.010.B Organization of the Form-Based Code

18.29.010.C How to Use the Form-Based Code

18.29.010.A Purpose of the Form-Based Code

The Form-Based Code (FBC) represents a paradigm shift in the way that the built environment is regulated. The formal short definition of a Form-Based Code is as follows:

> *"A form-based code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. A form-based code is a regulation, not a mere guideline, adopted into city, town, or county law. A form-based code offers a powerful alternative to conventional zoning regulation."*
>
> – Form-Based Codes Institute

Unlike conventional, use-based codes, FBCs utilize the intended form and character of a neighborhood, rather than use as the organizing framework of the code. Morgan Hill will join cities and counties across the country that are now utilizing FBCs to shift their "main streets" and commercial corridors into vibrant, mixed-use areas where residents can live, work, and play within close walking distance.

For the Monterey Corridor (Corridor), the FBC establishes development standards that are objective and implement the community vision, emphasizing pedestrian-oriented building form and streamlined housing development with an appropriate mix of uses. The FBC is designed with a user-friendly organizational structure, where City staff and community members can easily navigate and recognize the standards and requirements that apply to the applicable development site.

Regulations and standards in a FBC are presented graphically in simple diagrams and photographs as well as supplemental text. These standards are keyed to a plan (i.e., a Regulating Plan) that functions like a zoning map, assigning an appropriate form and scale through the application of form-based zones to specific lots. While FBCs focus on an intended physical form, they also regulate use by allowing a mix of appropriate land uses chosen to ensure compatibility among different contexts and the intended physical form of the area. The standards ultimately shape the relationship between building facades and the public realm (i.e., the public and private space between buildings), the form and mass of buildings in relation to one another, and the scale and type of blocks.

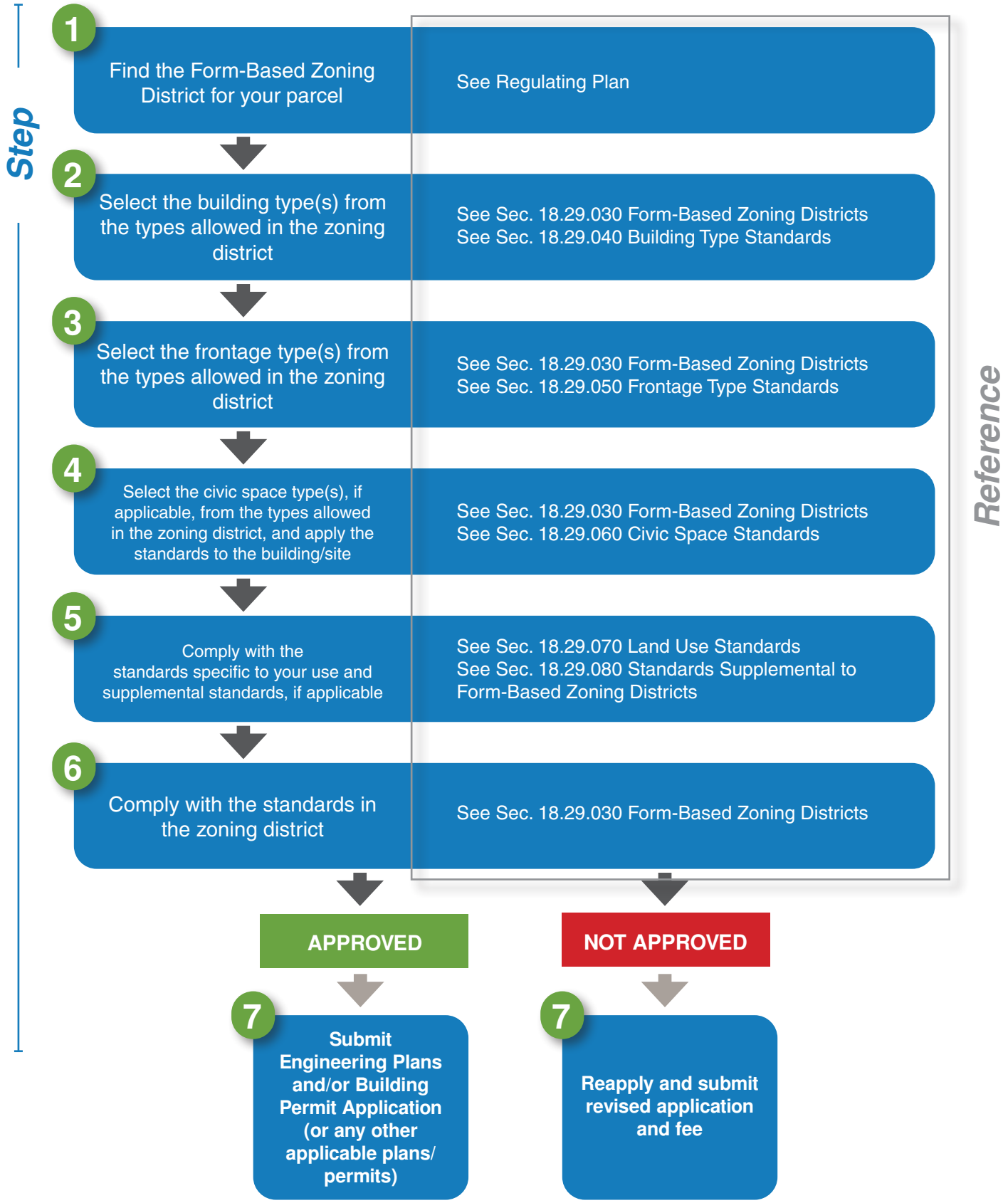
18.29.010.B Organization of the Form-Based Code

The following advisory text is intended to give a brief overview of the overall structure of Chapter 18.29 (Form-Based Zoning Districts).

1. **Section 18.29.010: Introduction.** This Section introduces the FBC, describes its components, and provides an illustrative explanation of how to use and apply the FBC to a typical development review application.
2. **Section 18.29.020: Purpose and Applicability of the Form-Based Code.** This Section provides the general purpose and intent of the form-based zoning districts and standards, as well as the applicability of the FBC.
3. **Section 18.29.030: Form-Based Zoning Districts.** This Section establishes the applicability of the form-based zoning districts, an overview of the zoning districts, and the specific purpose statements and development standards associated with each zoning district.
4. **Section 18.29.040: Building Type Standards.** This Section establishes the purpose and intent of the building type standards, the applicability of the standards, a description of each building type, and objective standards associated with each type.
5. **Section 18.29.050: Frontage Type Standards.** This Section establishes the purpose and intent of the frontage type standards, the applicability of the standards, a description of each frontage type, and objective standards associated with each type.
6. **Section 18.29.060: Civic Space Standards.** This Section establishes the purpose and intent of the civic space standards, the applicability of the standards, a description of each civic space type, and objective standards associated with each type.
7. **Section 18.29.070: Land Use Standards.** This Section establishes the land uses permitted in each form-based zoning district and any applicable specific use standards.
8. **Section 18.29.080: Standards Supplemental to Form-Based Zoning Districts.** This Section provides any additional standards or requirements necessary to implement walkable areas, including additional standards for landscaping, outdoor lighting, open space, signs, and a cross-reference to parking and loading standards (See Chapter 18.72, Parking and Loading).
9. **Section 18.29.090: Permits and Administration for Form-Based Zoning Districts.** This Section establishes any additional or unique provisions necessary to administer the FBC.
10. **Section 18.29.100: Definitions for Form-Based Zoning Districts.** This Section provides any additional or unique definitions necessary to understand the standards and requirements of the FBC.

18.29.010.C How to Use the Form-Based Code

Figure 18.29-1 How to Use the Form-Based Code



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18.29.020 Purpose and Applicability of the Form-Based Code

Subsections:

18.29.020.A Title

18.29.020.B Purpose

18.29.020.C Applicability

18.29.020.A Title

Chapter 18.29 (Form-Based Zoning Districts) of the Morgan Hill Municipal Code shall be known and may be cited as the Form-Based Code. Within this Chapter, it may also be known as the "FBC."

18.29.020.B Purpose

The purpose of the FBC is to implement the General Plan, specifically the General Plan's vision for the Corridor as a "vibrant mixed-use corridor that encourages walking and biking," through standards for neighborhood design, building form, and land use. The specific purpose and intent of each zoning district is established in Section 18.29.030 (Form-Based Zoning Districts).

18.29.020.C Applicability

1. This Chapter applies to all new uses and projects on land delineated in the Form-Based Code Regulating Plan map. This area may be known and referred to as the "FBC Area."
2. If any provision within this Chapter conflicts with another chapter of the Zoning Code, the FBC shall control.
3. Where the FBC is silent or does not provide an explicit provision, the Zoning Code shall apply.
4. Any requirement of state law will supersede any provision of this Chapter.

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18.29.030 Form-Based Zoning Districts

Subsections:

18.29.030.A Purpose and Intent

18.29.030.B Overview of Form-Based Zoning Districts

18.29.030.C Neighborhood Form-Based (FB-N) Zoning District

18.29.030.D Corridor Form-Based (FB-C) Zoning District

18.29.030.E Urban General Form-Based (FB-UG) Zoning District

18.29.030.A Purpose and Intent

1. General. The purpose of the form-based zoning districts is to provide for active, vibrant, and walkable destinations and neighborhoods in Morgan Hill with a diversity of residential and commercial land uses. The form-based zoning districts support a range of housing products, pedestrian-friendly public realm, and vertical and horizontal mixed-use projects. The diversity of pedestrian-friendly development, land uses, and general level of activity in the form-based zoning districts is intended to support a range or transportation choices, including walking, biking, and transit.
2. Specific. For specific intent statements, see each form-based zoning district established in this Section.

18.29.030.B Overview of Form-Based Zoning Districts

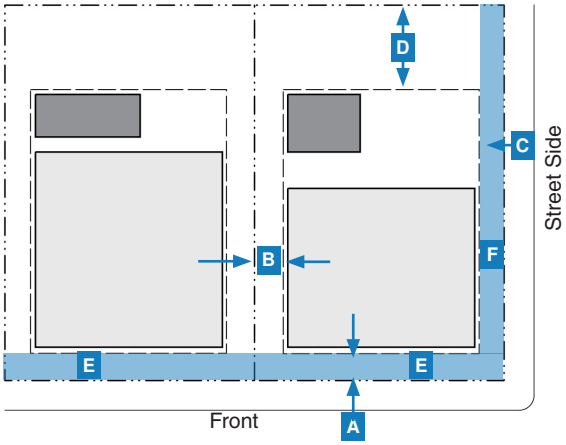
Table 18.29-1 provides an overview of each form-based zoning district.

Table 18.29-1 Summary Table of Form-Based Zoning Districts

Zoning District	Neighborhood Form-Based (FB-N)	Corridor Form-Based (FB-C)	Urban General Form-Based (FB-UG)
Desired Form	Medium setbacks	Buildings placed at or near ROW	Small to large setbacks
	Neighborhood character	Mixed-use, walkable character	Mixed-use, walkable urban character
	Heights up to 35 ft.	Heights up to 45 ft.	Heights up to 55 ft.
	Compatible with neighborhood context	Diverse mix of building frontages	Diverse mix of building frontages
General Use	Residential with both detached and attached dwellings that offer a variety of housing options in a range of densities close to neighborhood-serving commercial uses.	Primarily ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses on upper stories.	Primarily business-oriented with a variety of supporting uses, including high-intensity residential projects.
Intent	A variety of housing opportunities that are accessible to range of income levels in a walkable environment with neighborhood-serving retail and services.	Variable intensities of infill and redevelopment with a mix of walkable uses, such as retail, service, and commercial, that are sensitive to the scale and character of the area.	Mixed-use commercial and residential hubs with a variety of uses and clustered job opportunity centers. Accessible corridors and streets with internal block patterns and an improved pedestrian experience transitioning from an auto-centric environment to a walkable environment.
Subsection	18.29.030.C	18.29.030.D	18.29.030.E

18.29.030.C Neighborhood Form-Based (FB-N) Zoning District

Note: image is illustrative, not regulatory.



Key for Diagrams

Lot Line	Building Setback Line
Principal Building	Accessory Building

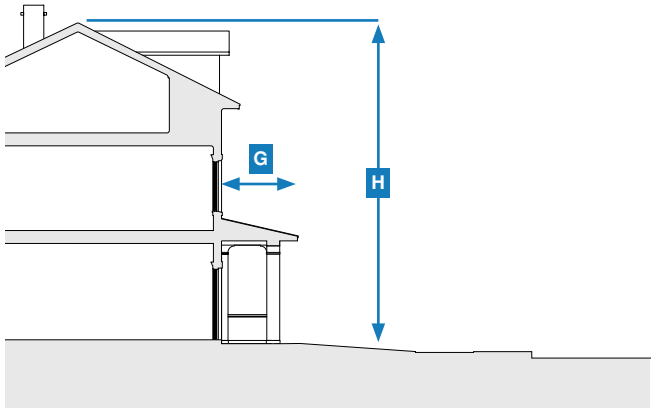
1. Intent
The purpose of the Neighborhood Form-Based (FB-N) zoning district is to accommodate a variety of housing opportunities that are accessible to a range of income levels in a walkable environment with neighborhood-serving retail and services.

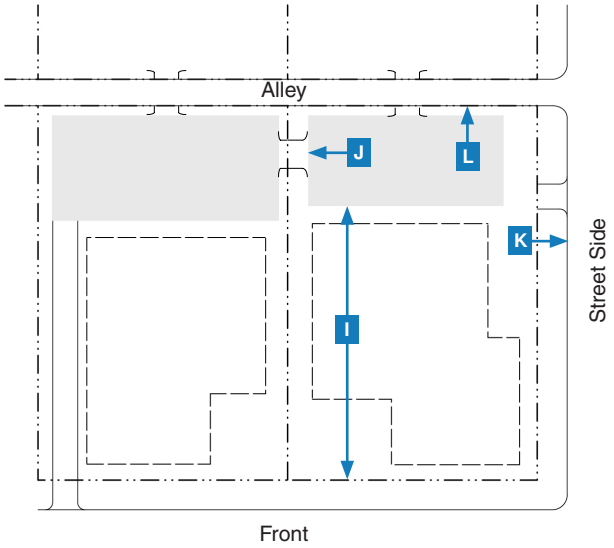
2. Lot Requirements	
Dimension	**Standard**
a. Area	5,000 s.f. min.
b. Width	50 ft. min.
c. Depth	100 ft. min.

3. Building Placement		
a. **Building Setback**		
(i). Front	5 ft. min., 15 ft. max.	A
(ii). Interior Side	5 ft. min.	B
(iii). Street Side	5 ft. min., 15 ft. max.	C
(iv). Rear	15 ft. min.	D

b. **Build-to-Zone**		
(i). Front	70% min. within setback range	E
(ii). Street Side	30% min. within setback range	F

4. Permitted Building Types
House
Accessory Dwelling Unit
Duplex/Duet
Multiplex Small
Bungalow Court
Townhouse





Key for Diagrams

Lot Line

Building Setback Line

Parking Area

5. Building Form		
a. **Projections**		
(i). Front	5 ft. max.	G
(ii). Interior Side	3 ft. max.	
(iii). Street Side	5 ft. max.	
(iv). Rear	3 ft. max.	

b. **Height Limit**	
35 ft. max. [1]	H

c. **Building Coverage**
75% max.

Note:
1. 40 ft. allowed for vertical mixed-use.

6. Permitted Frontage Types
Front Yard
Porch, Engaged
Porch, Projecting
Stoop

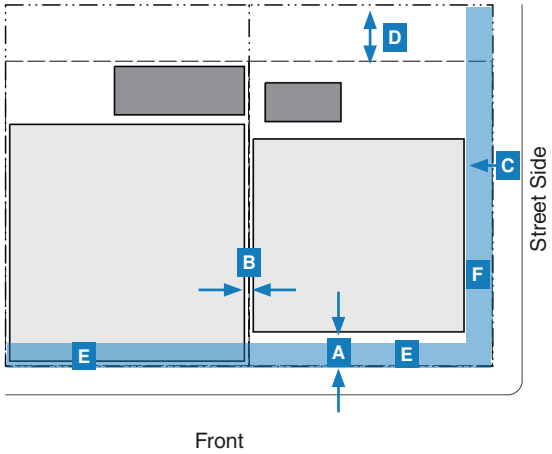
7. Parking Placement		
Setback	**Standard**	
a. Front	30 ft. min.	I
b. Interior Side	5 ft min.	J
c. Street Side	10 ft min.	K
d. Rear	0 ft min.	L

8. Permitted Civic Space Types
Passage
Pocket Park/Plaza

9. Supplemental Standards
a. See Section 18.29.040 (Building Type Standards) for building type standards.
b. See Section 18.29.050 (Frontage Type Standards) for frontage type standards.
c. See Section 18.29.060 (Civic Space Standards) for civic space type standards.
d. See Section 18.29.080 (Standards Supplemental to Form-Based Zoning Districts) for supplemental standards.
e. See Section 18.56.020 (Height Exceptions) for allowed projections above height limits.
f. See Chapter 18.84 (Accessory Dwelling Units) for accessory dwelling unit standards.
g. See Section 18.92.130 (Residential Transition Standards) for residential transition standards.
h. See Chapter 18.44 (Accessory Structures and Uses) for standards for accessory structures.

18.29.030.D Corridor Form-Based (FB-C) Zoning District

Note: image is illustrative, not regulatory.



Key for Diagrams

··—·· Lot Line	——— Building Setback Line
Principal Building	Accessory Building

1. Intent

The purpose of the Corridor Form-Based (FB-C) zoning district is to accommodate variable intensities of infill and redevelopment with a mix of walkable uses, such as retail, service, and commercial, that are sensitive to the scale and character of the area.

2. Lot Requirements

Dimension	Standard
a. Area	6,000 s.f. min.
b. Width	60 ft. min.
c. Depth	100 ft. min.

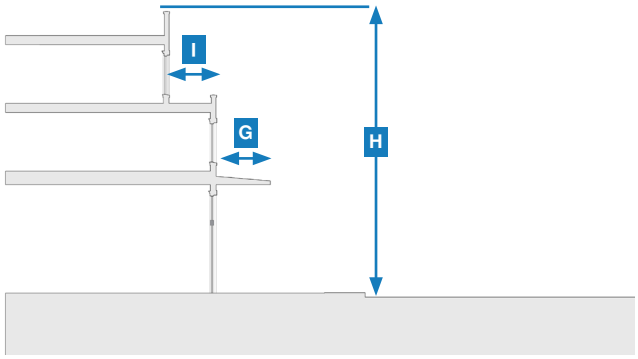
3. Building Placement

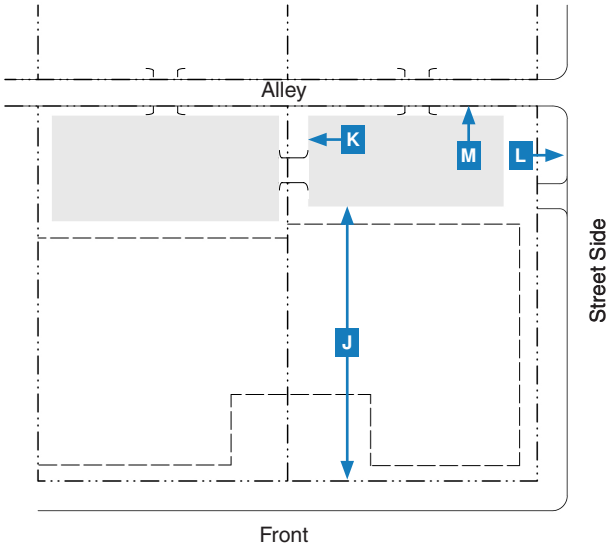
a. **Building Setback**		
(i). Front	0 ft. min., 15 ft. max.	A
(ii). Interior Side	0 ft. min.	B
(iii). Street Side	0 ft. min., 15 ft. max.	C
(iv). Rear	10 ft. min.	D

b. **Build-to-Zone**		
(i). Front	80% min. within setback range	E
(ii). Street Side	40% min. within setback range	F

4. Permitted Building Types

Accessory Dwelling Unit
Duplex/Duet
Multiplex Small
Multiplex Large
Townhouse
Courtyard Building
Main Street Building
Liner Building





Key for Diagrams

Lot Line

Building Setback Line

Parking Area

5. Building Form		
a. **Projections**		
(i). Front	5 ft. max.	G
(ii). Interior Side	3 ft. max.	
(iii). Street Side	5 ft. max.	
(iv). Rear	3 ft. max.	

b. **Height Limit**	
45 ft. max.	H

c. **Upper Story Stepback**	
8 ft. min. required for third story or higher	I

d. **Building Coverage**
75% max.

6. Permitted Frontage Types
Forecourt
Shopfront
Stoop
Terrace

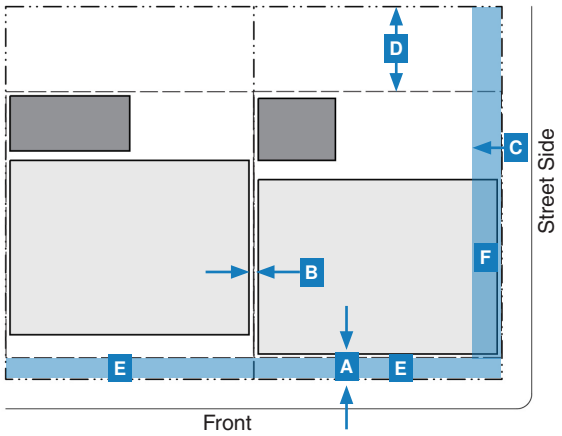
7. Parking Placement		
Setback	**Standard**	
a. Front	40 ft. min.	J
b. Interior Side	0 ft min.	K
c. Street Side	10 ft min.	L
d. Rear	0 ft min.	M

8. Permitted Civic Space Types
Passage
Pocket Park/Plaza
Plaza

9. Supplemental Standards
a. See Section 18.29.040 (Building Type Standards) for building type standards.
b. See Section 18.29.050 (Frontage Type Standards) for frontage type standards.
c. See Section 18.29.060 (Civic Space Standards) for civic space type standards.
d. See Section 18.29.080 (Standards Supplemental to Form-Based Zoning Districts) for supplemental standards.
e. See Section 18.56.020 (Height Exceptions) for allowed projections above height limits.
f. See Chapter 18.84 (Accessory Dwelling Units) for accessory dwelling unit standards.
g. See Section 18.92.130 (Residential Transition Standards) for residential transition standards.
h. See Chapter 18.44 (Accessory Structures and Uses) for standards for accessory structures.

18.29.030.E Urban General Form-Based (FB-UG) Zoning District

Note: image is illustrative, not regulatory.



Key for Diagrams

··—·· Lot Line	——— Building Setback Line
Principal Building	Accessory Building

1. Intent

The purpose of the Urban General Form-Based (FB-UG) zoning district is to accommodate mixed-use commercial and residential hubs with a variety of uses, clustered job opportunity centers, and vehicular accessible corridors with internal block patterns and an improved pedestrian experience transitioning from an auto-centric environment to a walkable environment.

2. Lot Requirements

Dimension	Standard
a. Area	10,000 s.f. min.
b. Width	100 ft. min.
c. Depth	100 ft. min.

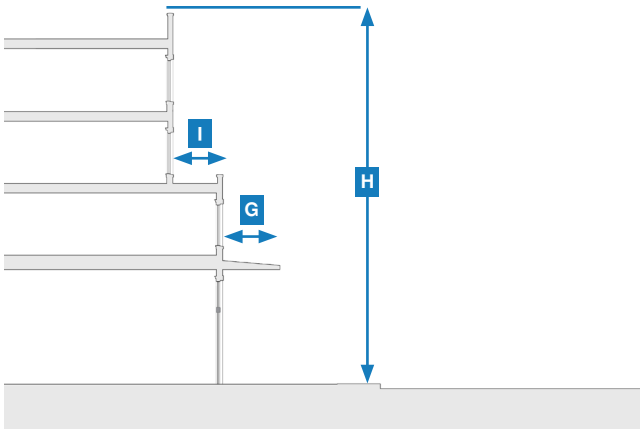
3. Building Placement

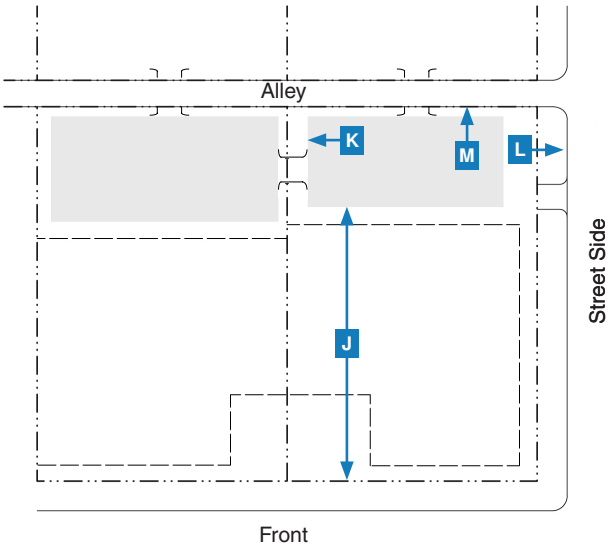
a. **Building Setback**		
(i). Front	5 ft. min., 25 ft. max.	A
(ii). Interior Side	0 ft. min.	B
(iii). Street Side	0 ft. min., 25 ft. max.	C
(iv). Rear	20 ft. min.	D

b. **Build-to-Zone**		
(i). Front	65% min. within setback range	E
(ii). Street Side	25% min. within setback range	F

4. Permitted Building Types

Accessory Dwelling Unit
Multiplex Large
Courtyard Building
Main Street Building
Liner Building





Key for Diagrams

Lot Line

Building Setback Line

Parking Area

5. Building Form		
a. **Projections**		
(i). Front	5 ft. max.	G
(ii). Interior Side	3 ft. max.	
(iii). Street Side	5 ft. max.	
(iv). Rear	3 ft. max.	

b. **Height Limit**	
55 ft. max.	H

c. **Upper Story Stepback**	
8 ft. min. required for third story or higher	I

d. **Building Coverage**
80% max.

6. Permitted Frontage Types
Forecourt
Shopfront
Stoop
Terrace

7. Parking Placement		
Setback	**Standard**	
a. Front	40 ft. min.	J
b. Interior Side	0 ft min.	K
c. Street Side	10 ft min.	L
d. Rear	0 ft min.	M

8. Permitted Civic Space Types
Passage
Pocket Park/Plaza
Plaza

9. Supplemental Standards
a. See Section 18.29.040 (Building Type Standards) for building type standards.
b. See Section 18.29.050 (Frontage Type Standards) for frontage type standards.
c. See Section 18.29.060 (Civic Space Standards) for civic space type standards.
d. See Section 18.29.080 (Standards Supplemental to Form-Based Zoning Districts) for supplemental standards.
e. See Section 18.56.020 (Height Exceptions) for allowed projections above height limits.
f. See Chapter 18.84 (Accessory Dwelling Units) for accessory dwelling unit standards.
g. See Section 18.92.130 (Residential Transition Standards) for residential transition standards.
h. See Chapter 18.44 (Accessory Structures and Uses) for standards for accessory structures.

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18.29.040 Building Type Standards

Subsections:

18.29.040.A Purpose and Intent

18.29.040.B Applicability

18.29.040.C House

18.29.040.D Accessory Dwelling Unit

18.29.040.E Duplex/Duet

18.29.040.F Multiplex Small

18.29.040.G Multiplex Large

18.29.040.H Bungalow Court

18.29.040.I Townhouse

18.29.040.J Courtyard Building

18.29.040.K Main Street Building

18.29.040.L Liner Building

18.29.040.A Purpose and Intent

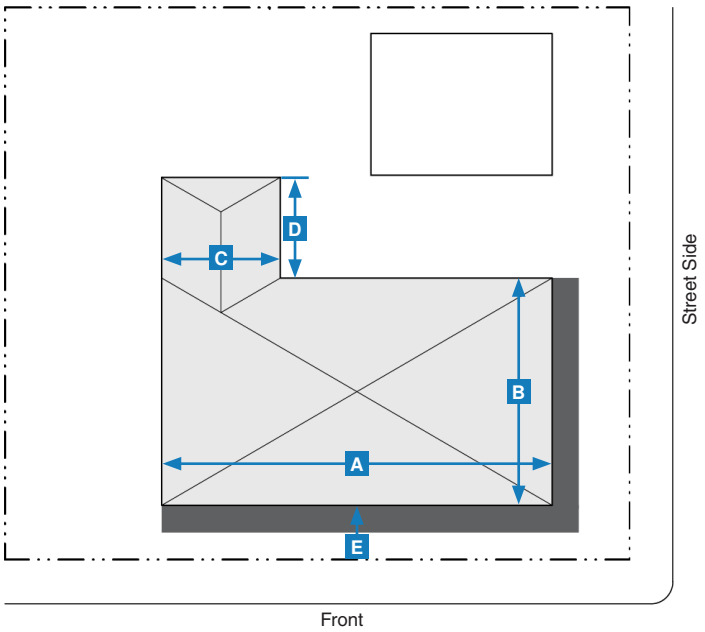
The purpose of this Section is to establish standards for all building types within the form-based zoning districts. The standards in this Section supplement the standards in Section 18.29.030 (Form-Based Zoning Districts) and are intended to provide a range of housing and development options that reinforce the character and scale of Morgan Hill's history and small-town development pattern.

18.29.040.B Applicability

1. This Section applies to all proposed projects within the form-based zoning districts. All new projects in the form-based zoning districts must apply at least one of the building types in this Section and be consistent with the identified building type standards and the standards in the applicable zoning district (see Section 18.29.030 (Form-Based Zoning Districts)). The building types support a variety of uses, as allowed in the zoning district (e.g., the "house" building type may include residential uses, eating and drinking uses, professional offices, or others if allowed in the zoning district) (see Section 18.29.070 (Land Use Standards)).
2. Building types not indicated as "permitted" in the applicable zoning district (see Section 18.29.030 (Form-Based Zoning Districts)) are not permitted in the zoning district.
3. If an applicant proposes multiple principal buildings on a single lot, the proposal must include potential lot lines in order to determine compliance with this Section.
4. The development of transportation, communications, and/or infrastructure facilities is exempt from this Section.

18.29.040.C House

Note: image is illustrative, not regulatory.



Key for Diagram

Lot Line	Frontage
Primary Building Type	Accessory Building

1. Description

A detached building typically with 1 unit, shallow setbacks, a rear yard, and located within a low intensity walkable neighborhood.

2. Building Size and Massing

a. Height	
2.5 stories max.	

b. Main Body		
Width	45 ft. max.	A
Depth	45 ft. max.	B

c. Secondary Wing		
Width	20 ft. max.	C
Depth	20 ft. max.	D

3. Pedestrian Access

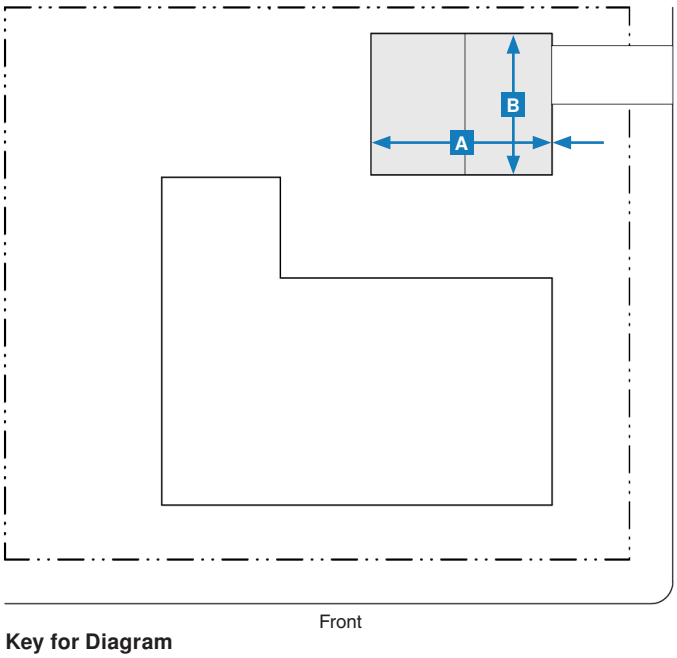
Primary Entrance	Front Setback	E

4. Private Open Space (per unit)

Private open space is required per Subsection 18.29.080.D (Open Space Standards). Common open space is not required.

18.29.040.D Accessory Dwelling Unit

Note: image is illustrative, not regulatory.



Key for Diagram

Lot Line

Accessory Building Type

Primary Building

1. Description
An accessory structure usually located at the rear of a lot that provides a unit; may be located above the garage.

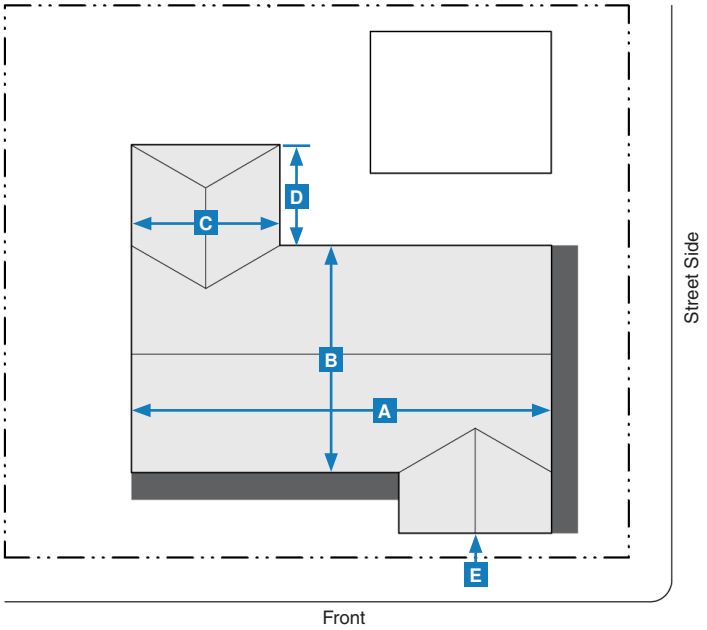
2. Building Size and Massing		
a. Height		
2 stories max.		
b. Main Body		
Width	36 ft. max.	A
Depth	30 ft. max.	B

3. Pedestrian Access		
Primary Entrance	Street Side Setback, Alley, or Internal to Lot	C

4. Miscellaneous
Accessory dwelling units are permitted consistent with Section 18.29.070 (Land Use Standards) and Chapter 18.84 (Accessory Dwelling Units).

18.29.040.E Duplex/Duet

Note: image is illustrative, not regulatory.



Key for Diagram

Lot Line	Frontage
Primary Building Type	Accessory Building

1. Description

A detached building consisting of 2 side-by-side or stacked units with shallow setbacks. For side-by-side units, both face the street with separate entrances; for stacked units, both are accessible via a single entrance or separate entrances that face the street. This type has the appearance of a typical house and is scaled to fit within low and medium intensity walkable neighborhoods.

2. Building Size and Massing

a. Height
35 ft. max.

b. Main Body		
Width	48 ft. max.	A
Depth	40 ft. max.	B

c. Secondary Wing		
Width	20 ft. max.	C
Depth	24 ft. max.	D

3. Pedestrian Access

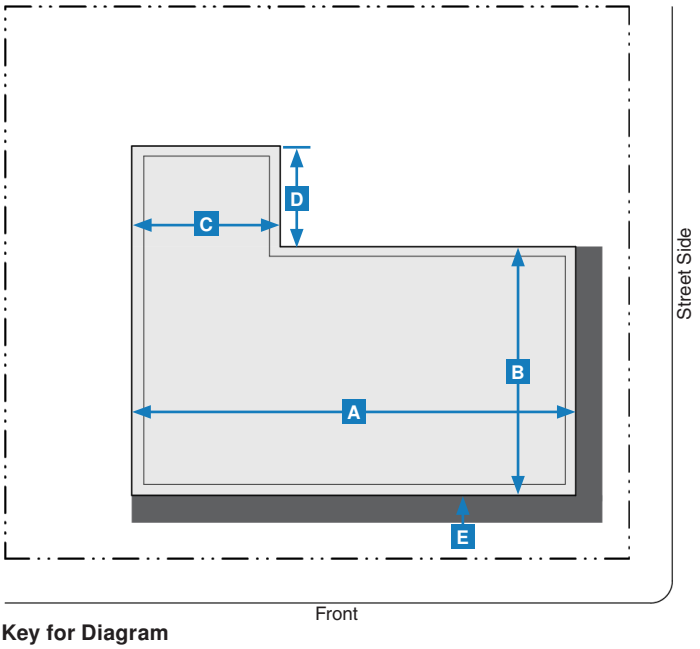
Primary Entrance	Front Setback	E

4. Private Open Space (per unit)

Private open space is required per Subsection 18.29.080.D (Open Space Standards). Common open space is not required.

18.29.040.F Multiplex Small

Note: image is illustrative, not regulatory.



Key for Diagram

Lot Line

Frontage

Primary Building Type

1. Description

A detached building that typically consists of 3 to 6 side-by-side and/or stacked units, typically with one shared entry or individual entries along the front. This type has the appearance of a typical house and is scaled to fit within low and medium intensity walkable neighborhoods.

2. Building Size and Massing

a. Height	
35 ft. max.	

b. Main Body [1]		
Width	45 ft. max.	A
Depth	45 ft. max.	B

c. Secondary Wing		
Width	20 ft. max.	C
Depth	30 ft. max.	D

Note:
1. May be exempt from the build-to-zone requirement established in the form-based zoning district if the maximum width and depth preclude the ability to meet the percentage required.

3. Pedestrian Access

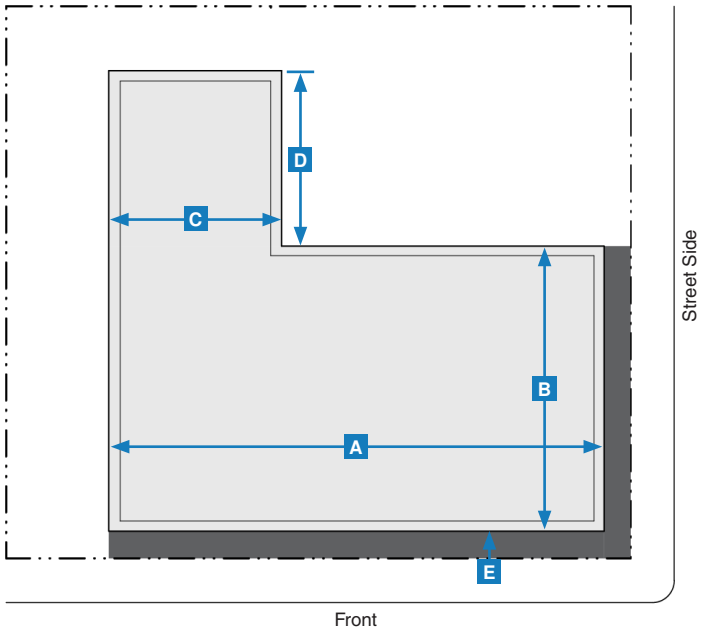
Primary Entrance	Front Setback	E

4. Common Open Space

Common open space is required per Subsection 18.29.080.D (Open Space Standards). Private open space is not required.

18.29.040.G Multiplex Large

Note: image is illustrative, not regulatory.



Key for Diagram

Lot Line

Frontage

Primary Building Type

1. Description

A detached building that typically consists of 7 to 12 side-by-side and/or stacked units, typically with one shared entry. This type is scaled to fit within medium intensity walkable neighborhoods.

2. Building Size and Massing

a. Height	
45 ft. max.	

b. Main Body		
Width	60 ft. max.	A
Depth	60 ft. max.	B

c. Secondary Wing		
Width	24 ft. max.	C
Depth	40 ft. max.	D

3. Pedestrian Access

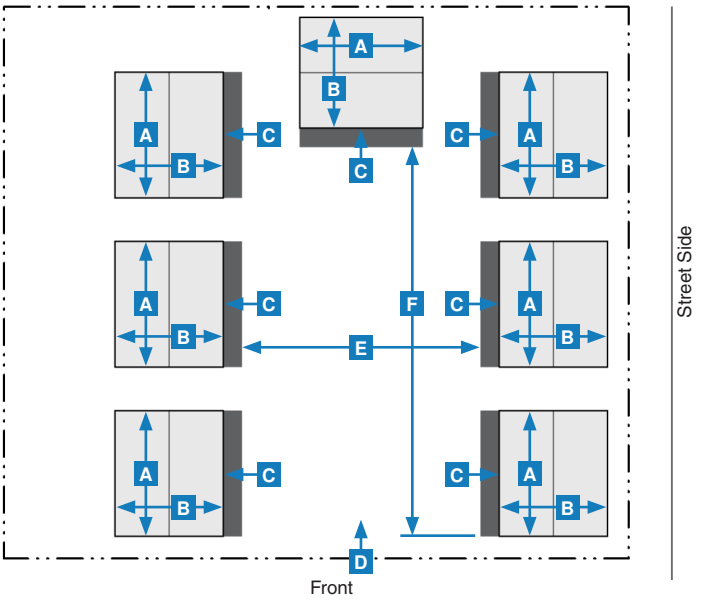
Primary Entrance	Front Setback	E

4. Common Open Space

Common open space is required per Subsection 18.29.080.D (Open Space Standards). Private open space is not required.

18.29.040.H Bungalow Court

Note: image is illustrative, not regulatory.



Key for Diagram

Lot Line

Frontage

Primary Building Type

1. Description

A group of detached buildings (typically 3 to 9 separate units) arranged to define a shared courtyard that is generally perpendicular to the street. The shared courtyard is common open space and replaces the need for private rear yards. This type is scaled to fit within low and medium intensity walkable neighborhoods.

2. Building Size and Massing [1]

a. Height
1.5 stories max.

b. Main Body [1]		
Width	32 ft. max.	A
Depth	24 ft. max.	B

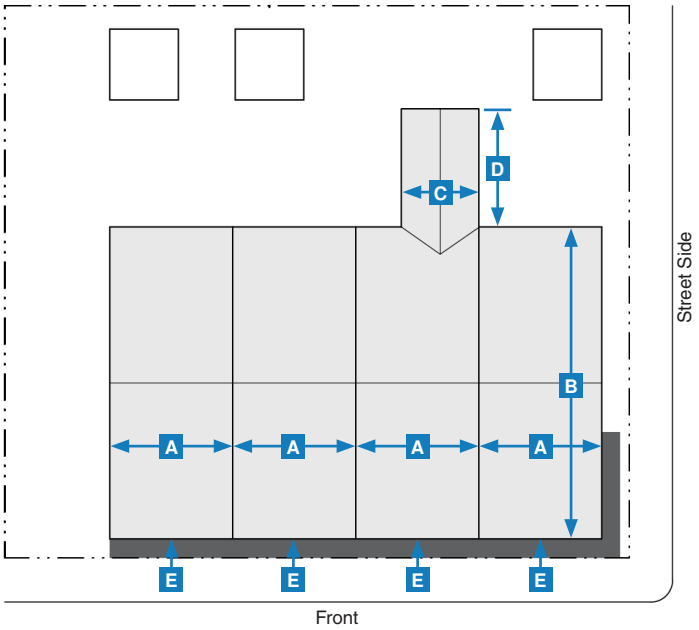
Note:
1. May be exempt from the build-to-zone requirement established in the form-based zoning district if the maximum width and depth preclude the ability to meet the percentage required.

3. Pedestrian Access		
Primary Entrance	Shared Courtyard	C
Shared Courtyard	Accessible from Front Setback/Street	D
Pedestrian connections shall link all buildings to the shared courtyard, parking area(s), and public right-of-way.		

4. Common Open Space/Courtyard		
Width	20 ft. min.	E
Depth	3-4 units: 75 ft. min.; 5-9 units: 90 ft. min.	F
Private open space is not required.		

18.29.040.I Townhouse

Note: image is illustrative, not regulatory.



Key for Diagram

Lot Line	Frontage
Primary Building Type	Accessory Building

1. Description

An attached building that typically consists of 3 to 10 units placed side-by-side with individual entries along the front. This type typically has a rear yard and is located within medium and high intensity walkable neighborhoods, or on or near a neighborhood main street.

2. Building Size and Massing

a. Height
3.5 stories max.

b. Main Body		
Width	18 ft. min.; 36 ft. max. (per unit)	A
Depth	50 ft. max.	B

c. Secondary Wing		
Width	14 ft. max.	C
Depth	25 ft. max.	D

3. Pedestrian Access

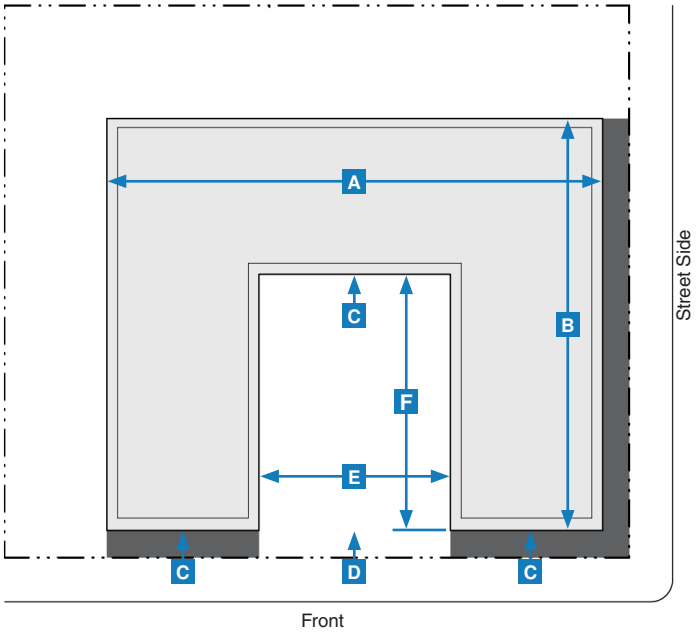
Primary Entrance	Front Setback	E

4. Private Open Space (per unit)

Private open space is required per Subsection 18.29.080.D (Open Space Standards). Common open space is not required.

18.29.040.J Courtyard Building

Note: image is illustrative, not regulatory.



Key for Diagram

Lot Line

Frontage

Primary Building Type

1. Description
A building comprised of multiple attached and/or stacked units, accessed from one or more shared courtyards. The shared courtyard is common open space and replaces the need for private rear yards. This type is typically integrated into medium and high intensity walkable neighborhoods and can be applied in non-residential contexts.

2. Building Size and Massing

a. Height
45 ft. max.

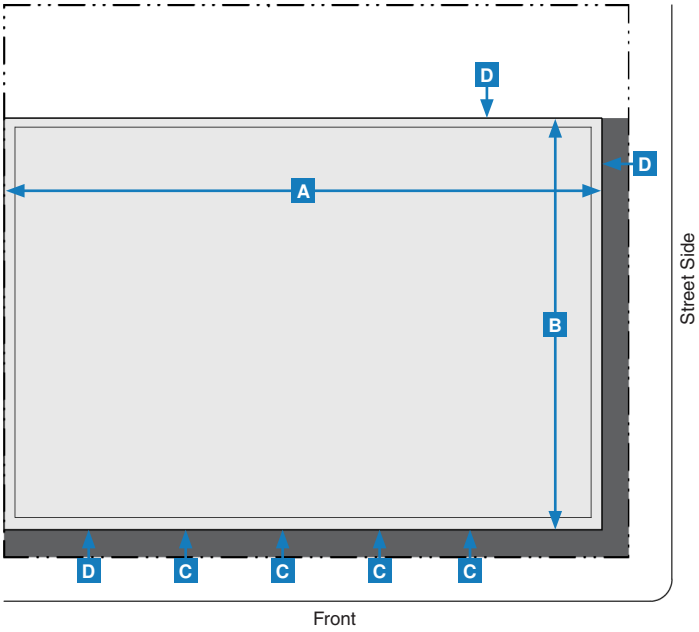
b. Main Body		
Width	100 ft. max.	A
Depth	100 ft. max.	B

3. Pedestrian Access		
Primary Entrance	Shared Courtyard and/or Front Setback/Street	C
Shared Courtyard	Front Setback/Street	D

4. Common Open Space/Courtyard		
Width	20 ft. min.; 50 ft. max.	E
Depth	20 ft. min.; 100 ft. max.	F
Private open space is not required.		

18.29.040.K Main Street Building

Note: image is illustrative, not regulatory.



Key for Diagram

Lot Line

Frontage

Primary Building Type

1. Description

An attached building intended to provide a vertical mix of uses with ground floor retail, office, or service uses typically with individual entries, and upper floor office, service, or residential uses typically with one shared entry. This type is the primary component of main street building form.

2. Building Size and Massing

a. Height
55 ft. max.

b. Main Body		
Width	200 ft. max.	A
Depth	120 ft. max.	B

3. Pedestrian Access

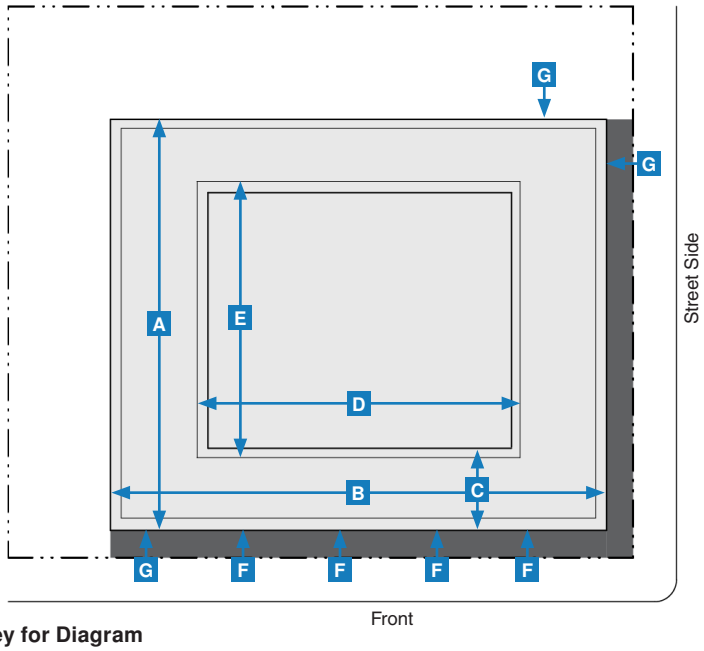
Primary Entrance, Ground Floor Spaces/Units	Front Setback/Street	C
Primary Entrance, Upper Floor Spaces/Units	Front Setback, Street Side Setback, Street, or Alley	D

4. Common Open Space

Common open space is required per Subsection 18.29.080.D (Open Space Standards). Private open space is not required.

18.29.040.L Liner Building

Note: image is illustrative, not regulatory.



Key for Diagram

Lot Line

Frontage

Primary Building Type

1. Description

A building in which the interior building is wrapped or lined by an exterior building. The interior building is typically a parking structure or large retail/entertainment space and the exterior building is typically retail, service, office, or residential space. This type is a component of main street building form.

2. Building Size and Massing

a. Height
55 ft. max.

b. Exterior Building		
Length	400 ft. max.	A
Width	300 ft. max.	B
Depth	50 ft. max.	C

b. Interior Building		
Width	180 ft. max.	D
Depth	230 ft. max.	E

3. Pedestrian Access

Primary Entrance, Ground Floor Spaces/Units	Front Setback/Street	F
Primary Entrance, Upper Floor Spaces/Units	Front Setback, Street Side Setback, Street, or Alley	G

4. Common Open Space

Common open space is required per Subsection 18.29.080.D (Open Space Standards). Private open space is not required.

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18.29.050 Frontage Type Standards

Subsections:

18.29.050.A Purpose and Intent

18.29.050.B Applicability

18.29.050.C Forecourt

18.29.050.D Front Yard

18.29.050.E Porch, Engaged

18.29.050.F Porch, Projecting

18.29.050.G Shopfront

18.29.050.H Stoop

18.29.050.I Terrace

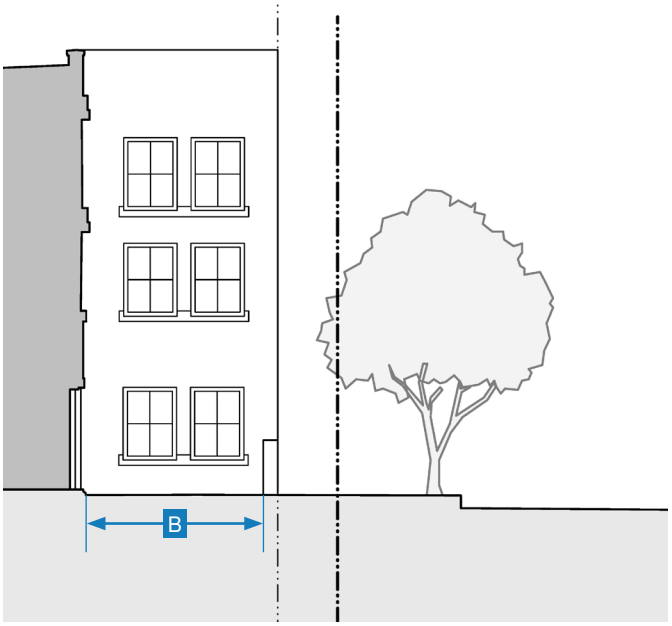
18.29.050.A Purpose and Intent

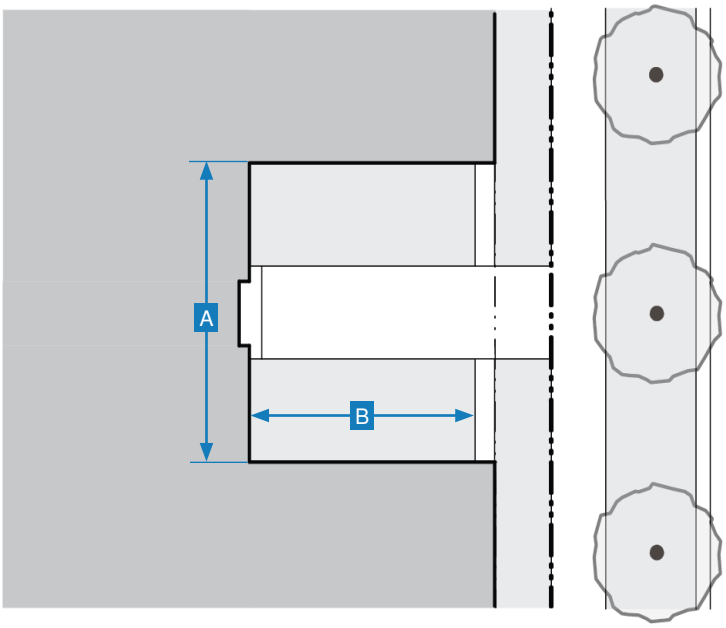
The purpose of this Section is to establish standards for all frontage types within the form-based zoning districts. Private frontages are the components of a building that provide an important transition and relationship between the public realm and private development. The standards in this Section supplement the standards in Section 18.29.030 (Form-Based Zoning Districts) and are intended to ensure that development reinforces the character and scale of Morgan Hill's history and small-town development pattern.

18.29.050.B Applicability

1. This Section applies to all proposed projects within the form-based zoning districts. The standards in this Section must be considered in combination with the standards in the applicable zoning district (see Section 18.29.030 (Form-Based Zoning Districts)).
2. Frontage types not indicated as "permitted" in the applicable zoning district (see Section 18.29.030 (Form-Based Zoning Districts)) are not permitted in the zoning district.
3. Every new project and/or structure in the form-based zoning districts must provide at least one frontage type for each street frontage.
4. The development of transportation, communications, and/or infrastructure facilities is exempt from this Section.

18.29.050.C Forecourt





Key for Diagrams

- Lot Line
- Setback Line
- Grade
- Building

Note: image is illustrative, not regulatory.

1. Description

The main facade of the building is at or near the right-of-way and a portion (usually the central portion) is set back, creating a courtyard space. The space is typically used as an entry court, shared garden area, or additional shopping or restaurant seating area.

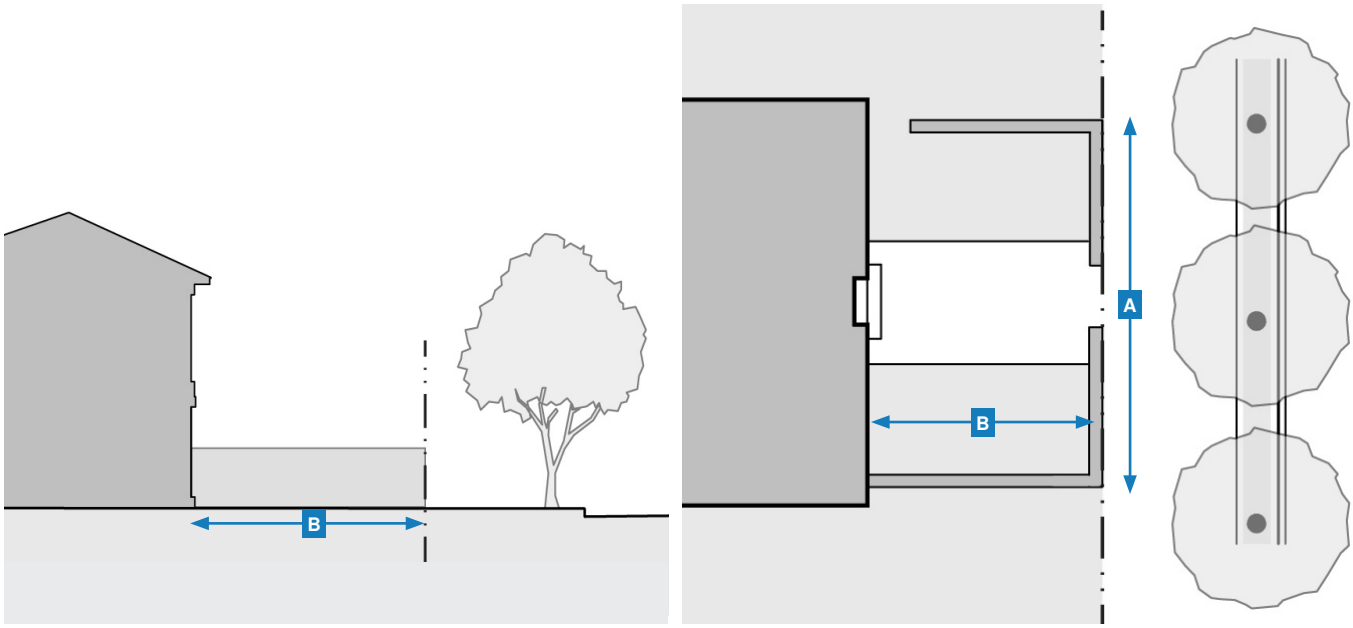
2. Size

Width	15 ft. min.	A
Depth	15 ft. min.	B
Ratio, Width-to-Height	2:1 max.	
Transparency, Ground Floor	70% min.	
Transparency, Upper Floors	30% min.	

3. Miscellaneous

May be used in conjunction with another permitted frontage type (e.g., shopfront).

18.29.050.D Front Yard



Key for Diagrams

Lot Line
Setback Line
Grade
Building

Note: image is illustrative, not regulatory.

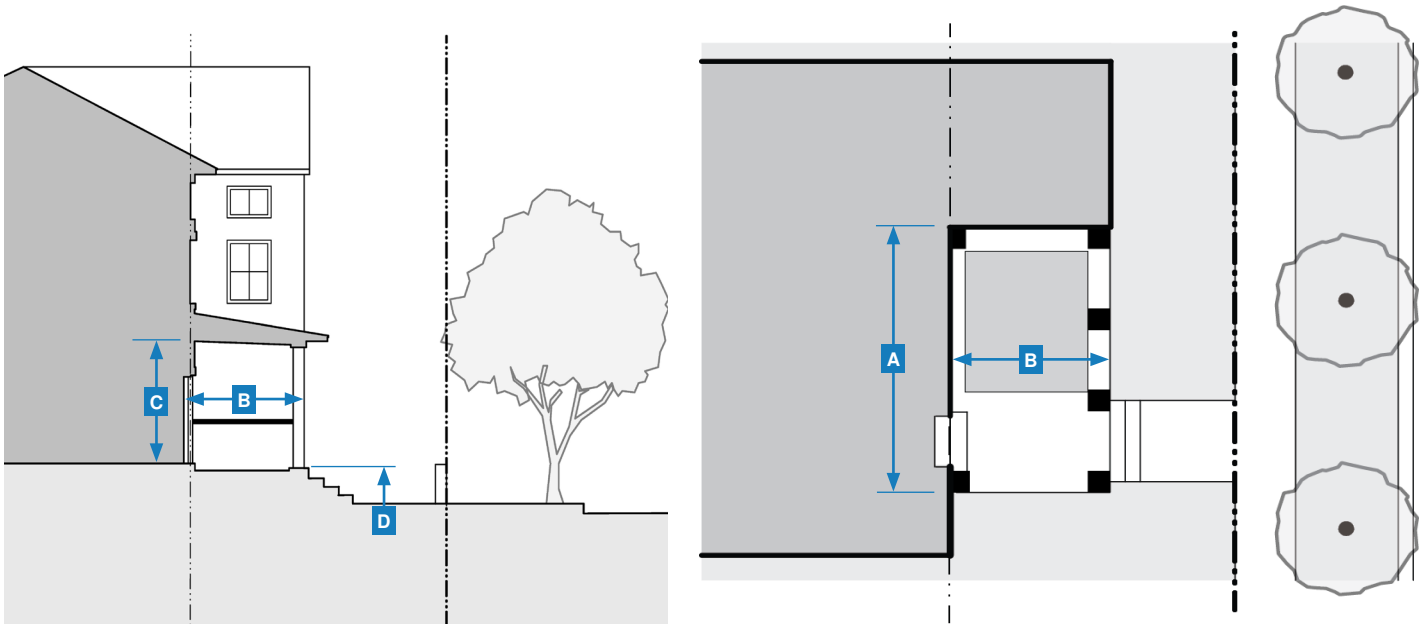
1. Description
The main facade of the building has a landscaped area between the building and the right-of-way providing separation from the street. The front yard is visually continuous with adjacent yards and supports landscape in conjunction with other private frontages.

2. Size		
Width	12 ft. min.	A
Depth	10 ft. min.	B
Height, Fences or Walls [1]	3 ft max.	

3. Miscellaneous
Must be used in conjunction with another permitted frontage type (e.g., porch).
Must be landscaped to the property line.

Note:
1. Fences or walls must comply with Chapter 18.52 (Fences and Walls).

18.29.050.E Porch, Engaged



Key for Diagrams

Lot Line
Setback Line
Grade
Building

Note: image is illustrative, not regulatory.

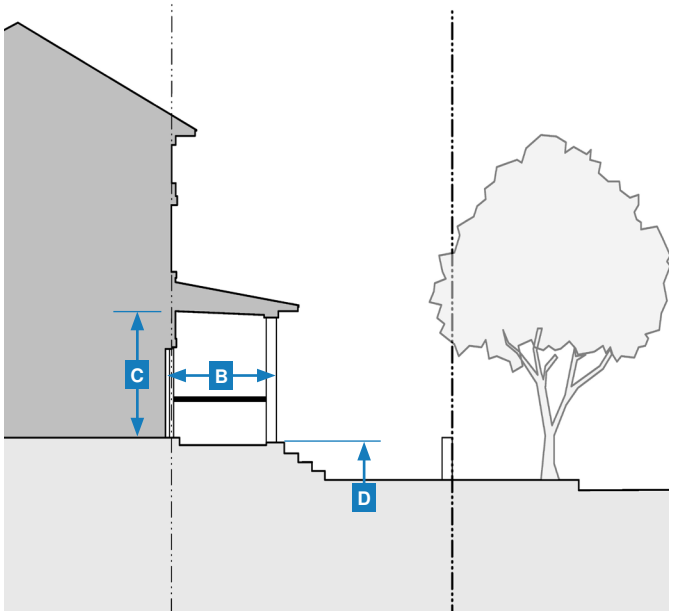
1. Description
The main facade of the building is set back from the right-of-way and a porch is attached providing access to the building. The porch provides necessary physical separation for the private lot from the public right-of-way. The engaged porch has two adjacent sides attached to the building while the other two sides are open.

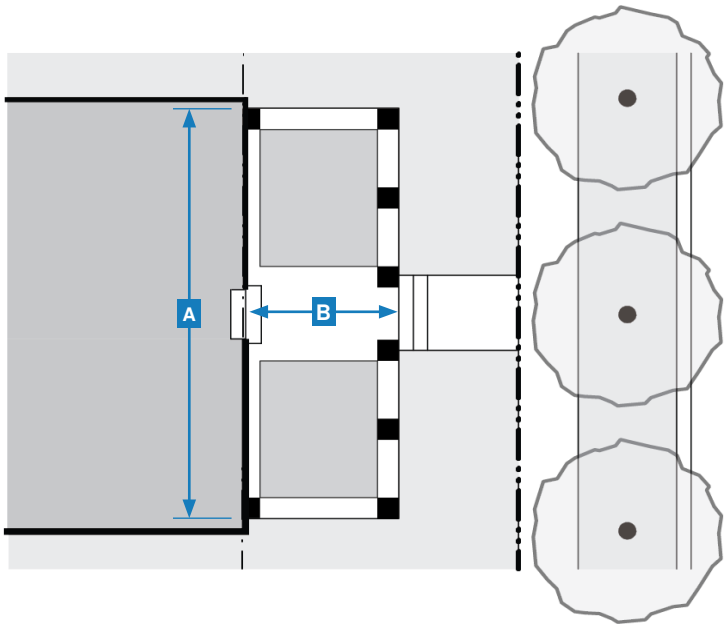
2. Size		
Width	50% min., 80% max. of building width	A
Depth	5 ft. min.	B
Height, Clear	8 ft. min., 14 ft. max.	C
Finish Level Above Sidewalk	1.5 ft. min., 6 ft. max.	D

3. Miscellaneous
Must be open on two sides and have a roof.
Reasonable accommodation must be provided consistent with Chapter 18.118 (Reasonable Accommodations).

Note:
1. May be increased by max. 50% to meet the base flood elevation plus 1-foot consistent with Chapter 15.80 (Flood Damagee Prevention).

18.29.050.F Porch, Projecting





Key for Diagrams

Lot Line
Setback Line
Grade
Building

Note: image is illustrative, not regulatory.

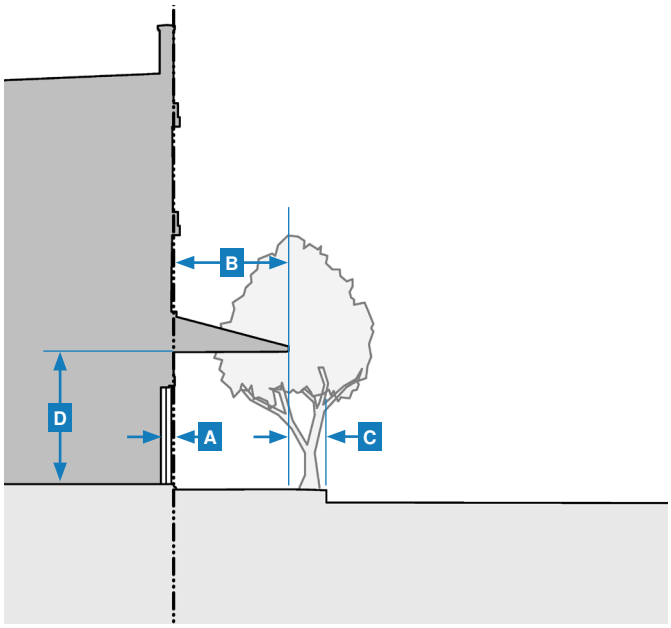
1. Description
The main facade of the building is set back from the right-of-way and a porch is attached providing access to the building. The porch provides necessary physical separation for the private lot from the public right-of-way. The projecting porch is open on three sides and projects in front of the primary building wall.

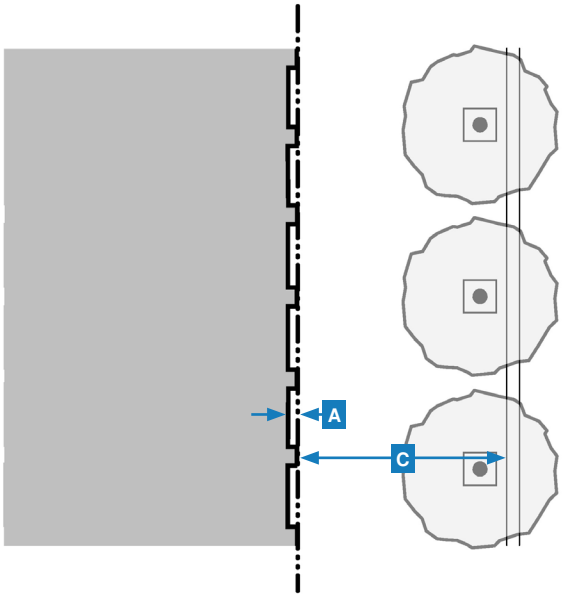
2. Size		
Width	70% min. of building width	A
Depth	5 ft. min.	B
Height, Clear	8 ft. min., 14 ft. max.	C
Finish Level Above Sidewalk	1.5 ft. min., 6 ft. max.	D

3. Miscellaneous
Must be open on three sides and have a roof.
Reasonable accommodation must be provided consistent with Chapter 18.118 (Reasonable Accommodations).

Note:
1. May be increased by max. 50% to meet the base flood elevation plus 1-foot consistent with Chapter 15.80 (Flood Damagee Prevention).

18.29.050.G Shopfront





Key for Diagrams

- Lot Line
- Setback Line
- Grade
- Building

Note: image is illustrative, not regulatory.

1. Description
The main facade of the building is placed at or near the right-of-way with an at-grade entrance along the sidewalk. The shopfront is generally intended for retail or service uses and has substantial glazing at the ground floor level.

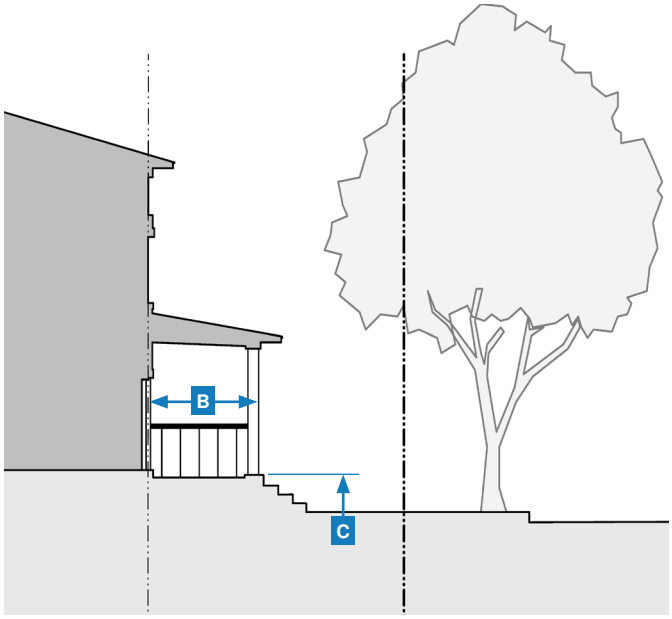
2. Size		
Entry Recess	5 ft. max.	A
Transparency, Ground Floor	75% min.	

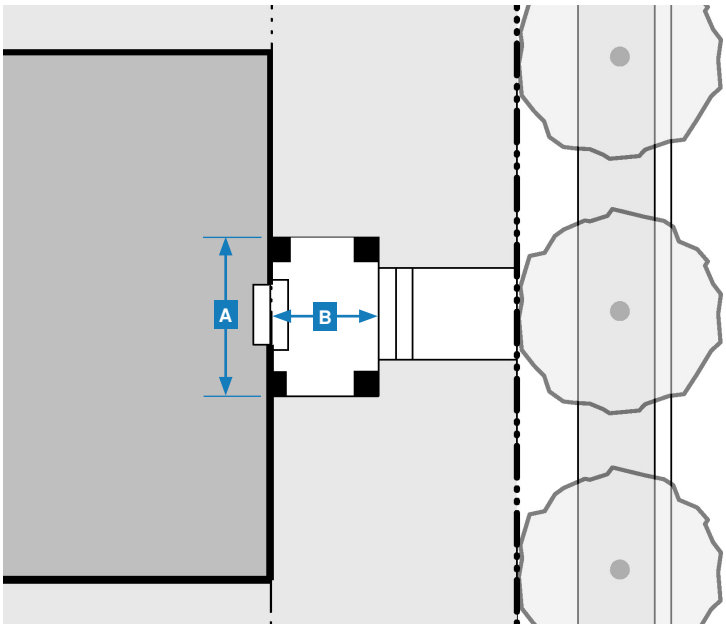
3. Projection [1]		
Depth	4 ft. min.	B
Setback from Curb	2 ft. min.	C
Height	8 ft. min.	D

4. Miscellaneous
May be used in conjunction with another permitted frontage type (e.g., terrace).

Note:
1. May project over the sidewalk subject to approval of an Encroachment Permit.

18.29.050.H Stoop





Key for Diagrams

Lot Line
Setback Line
Grade
Building

Note: image is illustrative, not regulatory.

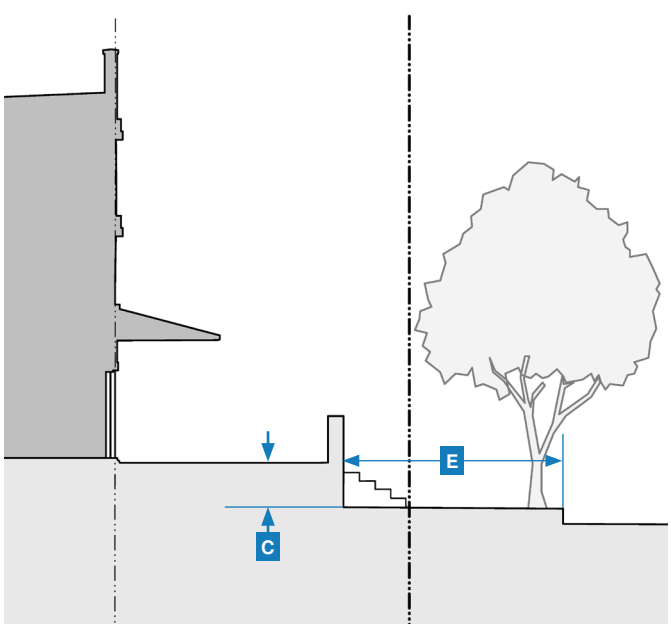
1. Description
The main facade of the building is near the right-of-way and the stoop engages the sidewalk. The stoop is elevated above the sidewalk, and the entrance is usually an exterior stair and landing.

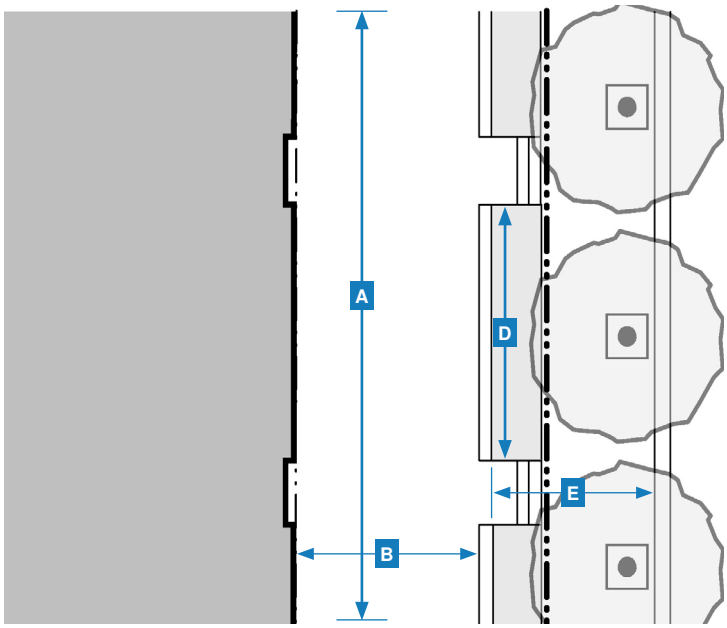
2. Size		
Width	4 ft. min., 8 ft. max.	A
Depth	4 ft. min., 8 ft. max.	B
Finish Level Above Sidewalk [1]	1.5 ft. min., 3 ft. max.	C

3. Miscellaneous
Stairs may be perpendicular or parallel to the building facade.
Entry doors must be covered or recessed.
Gates are not permitted.
Reasonable accommodation must be provided consistent with Chapter 18.118 (Reasonable Accommodations).

Note:
1. May be increased by max. 50% to meet the base flood elevation plus 1-foot consistent with Chapter 15.80 (Flood Damage Prevention).

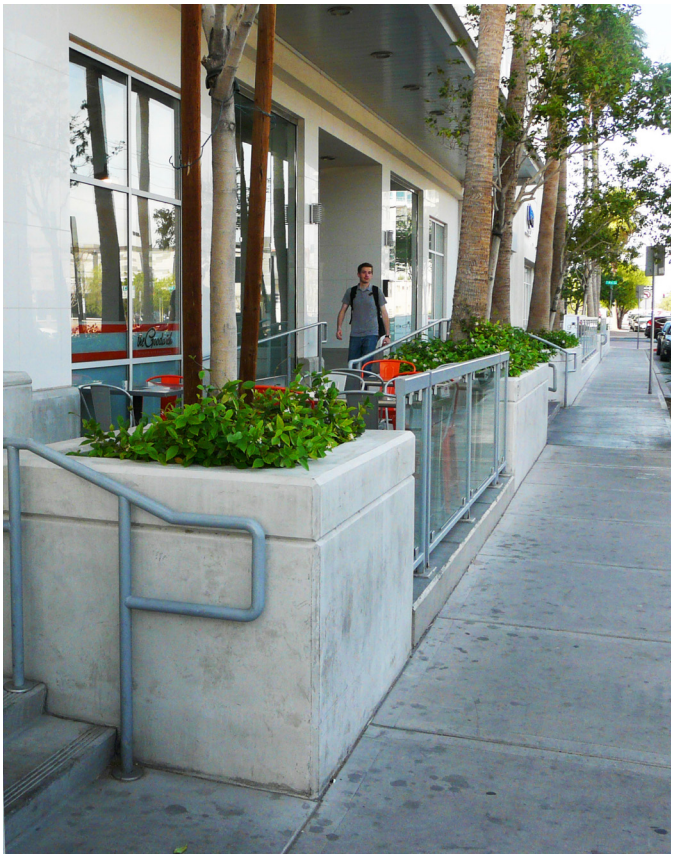
18.29.050.I Terrace





Key for Diagrams

Lot Line
Setback Line
Grade
Building



1. Description

The main facade of the building has an elevated terrace that projects outward and engages the sidewalk with frequent stairs. The terrace allows at-grade access to all ground floor uses due to natural grade constraints or by artificially elevating the terrace floor. The terrace acts as a buffer from the sidewalk and may be landscaped to provide additional privacy. Building activities are slightly separated from the adjacent sidewalk by the terrace finish level, and the depth of the terrace provides space for outdoor seating, private yards, or any other appropriate uses.

2. Size

Length	120 ft. max	A
Depth	8 ft. min.	B
Finish Level Above Sidewalk [1]	1.5 ft. min., 5 ft. max.	C
Distance Between Stairs	25 ft. max.	D
Wall Setback from Right-of-Way	5 ft. min	E

3. Miscellaneous

May be used in conjunction with another permitted frontage type (e.g., shopfront).

Reasonable accommodation must be provided consistent with Chapter 18.118 (Reasonable Accommodations).

Note:
1. May be increased by max. 50% to meet the base flood elevation plus 1-foot consistent with Chapter 15.80 (Flood Damage Prevention).

18.29.060 Civic Space Standards

Subsections:

18.29.060.A Purpose and Intent

18.29.060.B Applicability

18.29.060.C Passage

18.29.060.D Pocket Park/Plaza

18.29.060.E Plaza

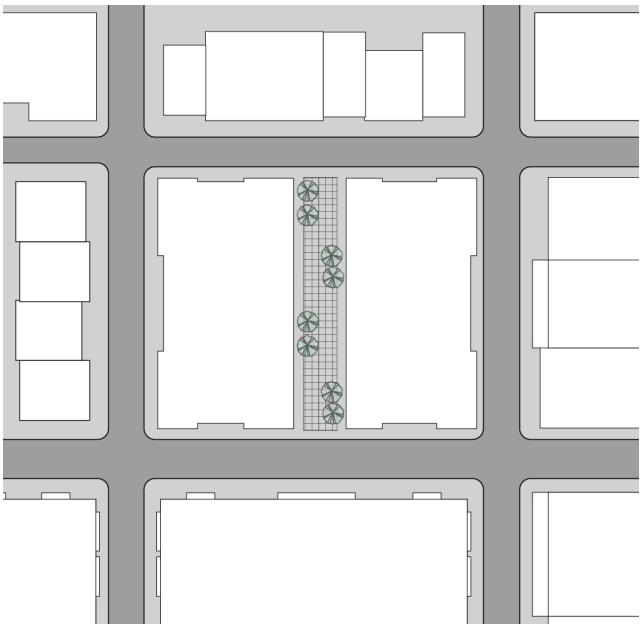
18.29.060.A Purpose and Intent

The purpose of this Section is to establish standards for all civic space types within the form-based zoning districts. The standards in this Section are intended to ensure that publicly accessible civic space is provided to reinforce walkable environments within Morgan Hill.

18.29.060.B Applicability

1. The standards in this Section apply to all projects within the form-based zoning districts that meet the following criteria.
   a. All residential projects including 20 or more units must provide one civic space type.
   b. All non-residential or mixed-use projects including two or more structures, or over 10,000 square feet of building space must provide one civic space type.
   c. All projects greater than two acres in total site area must provide a passage and pocket park, or a plaza.
2. The standards in this Section must be considered in combination with the standards in the applicable zoning district (see Section 18.29.030 (Form-Based Zoning Districts)).
3. Civic space types not indicated as “permitted” in the applicable zoning district (see Section 18.29.030 (Form-Based Zoning Districts)) are not permitted in the zoning district.

18.29.060.C Passage



Note: image is illustrative, not regulatory.

1. Description
An informal or formal gathering space that serves as a pedestrian connector between other gathering places, streets, and/or parking areas. Passages are typically hardscaped and located near the middle of a block, providing a pedestrian connection through a block. Passages may be linear or L-shaped. Passages provide additional frontage opportunities for retail and/or residential uses along edges.

2. Size	
Width	15 ft. min
Length	30 ft. min.

3. Miscellaneous	
Access	Must access the public right-of-way and/or internal alleys or sidewalks on 2 sides.
Required Amenities	Seating, potted plants, planters: Min. 1 each per 250 s.f.

18.29.060.D Pocket Park/Plaza

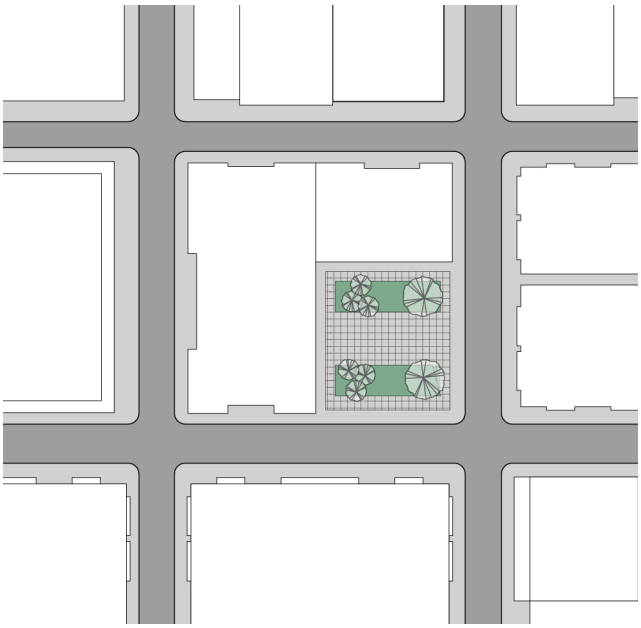
Note: image is illustrative, not regulatory.

1. Description
A small-scale landscaped or hardscaped open space designed to provide opportunities for neighborhood gathering and/or passive recreation, generally for those who live within walking distance. Pocket parks/plazas are typically accessible from the public right-of-way, but clearly delineated as a separate space.

2. Size	
Area	500 s.f. min., 0.25 ac. max.
Width	20 ft. min.
Length	20 ft. min.

3. Miscellaneous	
Frontage	Must have building frontages on at least 2 sides
Required Amenities	Seating, potted plants, planters: Min. 1 each per 250 s.f. Bicycle Parking: Min. 4 short-term spaces

18.29.060.E Plaza



Note: image is illustrative, not regulatory.

1. Description
A space available for civic purposes and commercial activities intended to add to the activity and vibrancy of streets and neighborhoods. Plazas are typically formal spaces with interior green spaces and defined edges made primarily of hardscape materials.

2. Size	
Area	0.25 ac. min.; 0.5 ac. max.
Width	60 ft. min.
Length	60 ft. min.

3. Miscellaneous	
Frontage	Must have building frontages on at least 2 sides
Required Amenities	Seating, potted plants, planters: Min. 1 each per 250 s.f. Bicycle Parking: Min. 6 short-term spaces

18.29.070 Land Use Standards

Subsections:

18.29.070.A Purpose and Applicability

18.29.070.B Permitted Land Uses

18.29.070.C Specific Use Standards

18.29.070.A Purpose and Applicability

1. This Section establishes the land uses permitted in each form-based zoning district and any specific use standards necessary to implement walkable areas. Where appropriate, land uses may cross-reference to applicable standards in Chapter 18.92 (Supplemental Standards).
2. Land uses are defined in Chapter 18.124 (Land Use Definitions). If a land use requires a distinct and different definition in the form-based zoning districts, the definition established in Section 18.29.100 (Definitions for Form-Based Zoning Districts) applies.

18.29.070.B Permitted Land Uses

1. Table 18.29-2 (Permitted Land Uses in the Form-Based Zoning Districts), identifies the land uses permitted in the form-based zoning districts by letter designation as follows unless a use or activity is prohibited or subject to a higher level of permit pursuant to other parts of this Code or other applicable regulations.
   a. “P” designates uses permitted by right in the zoning district and is not subject to discretionary review and approval.
   b. “A” designates uses that are permitted after review and approval of an Administrative Use Permit.
   c. “C” designates uses that are permitted after review and approval of a Conditional Use Permit.
   d. “-“ designates uses that are not permitted.
2. A project which includes two or more categories of land use in the same building or on the same site is subject to the highest permit level required for any individual use or single component of the project.

Table 18.29-2 Permitted Land Uses in the Form-Based Zoning Districts

Land Use	Permit Required by Zone			Additional Regulations
	FB-N	FB-C	FB-UG	
Residential Uses				
Accessory Dwelling Unit (ADU)	P	P	P	See Chapter 18.84
Duplex/Duet	P	P	P	See Subsection 18.29.100.D
Group Housing	P	P	P	
Live/Work Unit	P	P	P	
Mixed-Use Residential	P	P	P	
Multi-Family Dwellings	P	P	P	See Subsection 18.29.070.C.3
Nursing Homes and Long-Term Care	C	C	C	
Residential Care Facilities	P	P	P	
Residential Care Facilities, Small	P	P	P	
Senior Housing, Independent Living	P	P	P	
Single-Family Attached Dwelling	P	P	P	
Single-Family Detached Dwelling	P	-	-	
Public and Quasi-Public Uses				
College and Trade Schools	C	P	P	
Community Assembly	C	C	C	
Cultural Institutions	A	A	A	
Day Care Centers	C	C	C	
Emergency Shelters	C	C	C	See Section 18.92.050
Government Offices	A	A	A	
Home Day Care, Large	P	P	P	
Home Day Care, Small	P	P	P	
Hospitals	-	C	C	
Instructional Services	A	P	P	
Medical Offices and Clinics	A	P	P	
Park and Recreational Facilities	P	P	P	
Public Safety Facilities	C	C	C	
Schools, Public and Private	C	C	C	
Social Services	C	C	C	
Commercial Uses				
Veterinarian Clinics and Hospitals	C	C	C	
Banks and Financial Institutions	P	P	P	
Business Support Services	P	P	P	
Cinemas and Theaters	A	A	P	
Commercial Recreation, Indoor				
≤ 15,000 sq. ft.	A	P	P	
> 15,000 sq. ft.	A	A	A	

P = Permitted Use
A = Administrative Use Permit required (See Section 18.108.020 (Administrative Use Permits))
C = Conditional Use Permit required (See Section 18.108.030 (Conditional Use Permits))
T = Temporary Use Permit required (See Chapter 18.108.090 (Temporary Use Permits))
- = Use not permitted

Table 18.29-2 Permitted Land Uses in the Form-Based Zoning Districts

Land Use	Permit Required by Zone			Additional Regulations
	FB-N	FB-C	FB-UG	
Drive- Through Facilities	-	C	C	See Subsection 18.29.070.C.2
Eating and Drinking Uses				
Bars and Nightclubs	-	C	C	
Restaurant, Fast Food	C	P	P	
Restaurant, Sit Down	P	P	P	
Tasting Rooms	A	P	P	
Farmers Markets	A	A	A	
Lodging Facilities				
Bed and Breakfast	P	P	P	
Hotels and Motels	C	C	C	
Personal Services	A	P	P	
Professional Offices	A	P	P	
Retail				
Convenience Market	A	P	P	See Section 18.92.030
General Retail	A	P	P	
Vehicle-Related Uses				
Fuel and Service Station	-	-	C	
Vehicle Rentals	-	-	C	
Vehicle Washing	-	-	C	
Industrial Uses				
Food and Beverage Production				
< 5,000 sq. ft. [1]	-	P	P	
5,000 sq. ft. to 10,000 sq. ft. [1]	-	C	C	
Transportation, Communication, and Utility Uses				
Parking Lots or Structures [2]	C	C	C	
Recycling Facilities				
Reverse Vending Machines	-	C	C	
Transportation Terminals	-	-	-	
Wireless Communication Facilities	See Chapter 18.96			
Other Uses				
Accessory Use(s)	See Chapter 18.44			
Home Occupations	See Section 18.92.060			
Temporary Use(s)	See Section 18.92.150			
Urban Agriculture				
Community Garden	A	A	A	
Home Gardens	P	P	P	
Urban Farm	C	C	C	

Notes:
1. On-site wholesale or retail sales required.
2. When proposed as a primary use.

18.29.070.C Specific Use Standards

1. **Purpose and Applicability**
   a. This Subsection provides site planning, development, and operating standards for certain land uses where permitted in compliance with Subsection 18.29.070.B (Permitted Land Uses) if necessary to meet the intent of the form-based zoning districts.
   b. This Subsection applies to all land uses and development within the form-based zoning districts. If a land use is not specified below, the standards in Chapter 18.92 (Supplemental Standards) apply. If a land use is specified below, the standards in this Subsection supersede any requirements in Chapter 18.92 unless otherwise described below. If a conflict exists between a provision in this Subsection and any other chapter of the Code, the most restrictive provision applies.
   c. Parking for all land uses shall comply with Subsection 18.29.080.E (Parking and Loading Standards).
   d. Signage for all land uses shall comply with Subsection 18.29.080.F (Sign Standards).
2. **Drive-Through Facilities**
   a. **Design Objectives.** A drive-through facility shall only be permitted if the Planning Commission determines that the design and operation will accommodate pedestrian connections, avoid congestion, and excessive pavement.
   b. **Location Limitations.**
      (i) A drive-through facility shall only be located along a building facade away from a street frontage.
      (ii) The drive aisle shall not be located between the property line and front of building.
      (iii) The stacking area shall not be located adjacent and parallel to streets or public rights-of-way.
   c. **Visual Buffer.** The drive aisle shall be screened from streets or public rights-of-way with landscaping or walls and berms.
   d. **Drive-Through Lane Capacity.** See Subsection 18.92.040.B.
   e. **Drive-Through Lane Separation.** See Subsection 18.92.040.C.
   f. **Pedestrian Access.** See Subsection 18.92.040.D.
   g. **Drive-Through Lane Setback from Intersection.** See Subsection 18.92.040.E.
3. **Multi-Family Dwellings**. Walkways in multi-family dwelling developments shall be provided to connect units to recreational and other internal facilities as well as the other residential units and nearby public streets.

18.29.080 Standards Supplemental to Form-Based Zoning Districts

Subsections:

18.29.080.A Purpose and Applicability

18.29.080.B Landscaping Standards

18.29.080.C Outdoor Lighting Standards

18.29.080.D Open Space Standards

18.29.080.E Parking and Loading Standards

18.29.080.F Sign Standards

18.29.080.A Purpose and Applicability

This Section provides standards that are supplemental to the regulations of each form-based zoning district, and are specific to particular aspects of development, such as landscaping, parking, outdoor lighting, and signage. These standards are intended to promote projects that complement the character of Morgan Hill while meeting the intent of the form-based zoning districts.

18.29.080.B Landscaping Standards

1. This Subsection provides standards that complement infill development, walkable areas, and built environments that frame the public right-of-way with parking located to the side and rear of structures. Unless otherwise described below, Chapter 18.64 (Landscaping) shall apply.
2. This Subsection applies to the following:
   a. Structures that are located 10 feet or fewer from the back of sidewalk; or
   b. Structures that are located on the property line.
3. Public amenities (e.g., seating), structural shade elements, public art, or potted plants are required in the available space between the back of sidewalk and the structure.
4. Alternative paving materials (e.g., permeable paving, porous concrete, brick pavers) are permitted in areas between the back of sidewalk and the structure.
5. The Director may accept alternative design solutions consistent with Section 18.29.060 (Civic Space Standards).

18.29.080.C Outdoor Lighting Standards

1. Exterior lighting and parking lot lighting shall be provided, erected and maintained so any light is a fully-shielded light fixture and will not cast direct light or glare upon adjacent properties or public rights-of-way.
2. A parking area with six or more parking spaces shall include outdoor lighting that provides a minimum illumination of 1.0 foot-candles over the entire parking area.
3. All outdoor lighting along walkways, open space and recreation areas shall be pedestrian-scaled, fully shielded fixtures with a minimum illumination of 1.0 foot-candles.
4. The following types of outdoor lighting are prohibited:
   a. Unshielded Light Fixtures.
   b. Search lights, laser lights, or similar high intensity light, except as necessary for official emergency services.
   c. Any lighting device located on the exterior of a building or on the inside of a window which is visible beyond the property boundaries of the lot or parcel with intermittent fading, flashing, blinking, rotating, or strobe light illumination.
   d. Lighting that results in glare to motor vehicles on public rights-of-way.

18.29.080.D Open Space Standards

1. **Applicability.** Common and private open space is required for the building types specified in Section 18.29.040 (Building Type Standards). Standards and requirements for each type of open space are established below.
2. **Common Open Space.** All building types subject to common open space requirements must comply with the following provisions, unless otherwise indicated in Section 18.29.040 (Building Type Standards).
   a. **Minimum Area:** 15 percent of the site. The area requirement may be met by providing a civic space type (see Section 18.29.060 (Civic Space Standards)), roof terrace, or roof garden, as approved by the Planning Commission.
   b. **Minimum Horizontal Dimension:** 15 feet.
   c. **Usability.** Common open space shall be accessible to all on-site residents. If the area requirement is met using a civic space type, the open space shall be publicly accessible.
3. **Private Open Space.** All building types subject to private open space requirements must comply with the following provisions.
   a. **Minimum Area:** 100 square feet per unit. The area requirement may be met by providing a patio, deck, balcony, roof terrace, or other similar space.
   b. **Minimum Horizontal Dimension:** 12 feet.

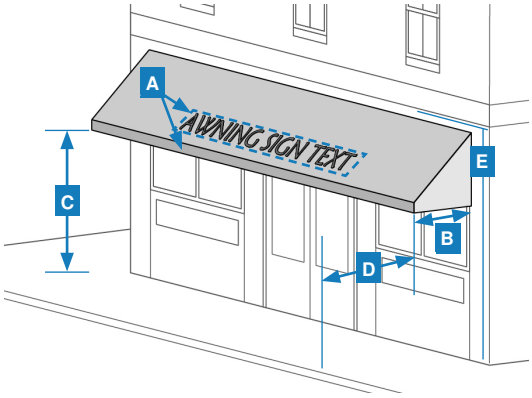
18.29.080.E Parking and Loading Standards

Parking and Loading Standards are provided in Chapter 18.72 (Parking and Loading) in the Zoning Code.

18.29.080.F Sign Standards

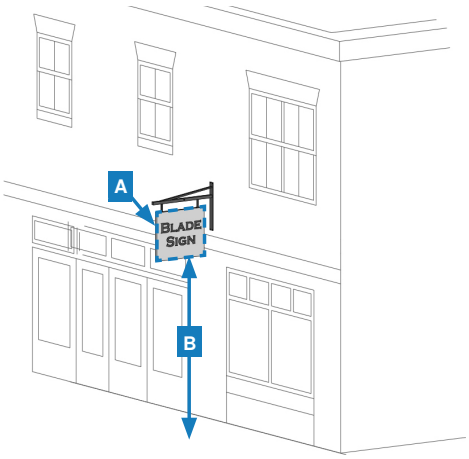
1. **Purpose.** This Subsection establishes standards related to the type, size, height, placement, number, and design of signs in the form-based zoning districts. The standards are intended to promote well-designed signs that reflect the intent of the form-based zoning districts.
2. **Signs Allowed Subject to a Sign Permit.** All sign types in this Subsection are permitted in the form-based zoning districts, subject to a sign permit, except as provided in Subsection 18.29.080.F.3.
3. **Signs Allowed Without a Sign Permit.** Window signs are allowed without a sign permit consistent with the standards in this Subsection. See Section 18.88.040 (Signs Allowed Without Permits) for all sign types that do not require a permit.
4. **Prohibited Signs.** All signs prohibited in Section 18.88.050 (Prohibited Signs) are prohibited in the form-based zoning districts with the exception of painted wall signs, which are permitted in all form-based zoning districts.
5. **General Sign Standards.** Standards for each allowed permanent sign type are provided in tables with a supporting illustration of each sign type. All permanent signs must comply with the standards for sign area, height, number, type, and other requirements provided in these tables.
   a. **Sign Area for Permanent Building-Mounted Signs**
      (i) Aggregate sign area of all building-mounted signs shall be limited to a maximum of 1.25 square feet per linear foot of building frontage along Monterey Road and a maximum of 1 square foot per linear foot of building frontage along other streets.
      (ii) See Section 18.88.080.B.3 (Sites with Multiple Frontages) for sign standards regarding buildings with more than one frontage on a public street, excluding alleys.
   b. **Monument Signs.** See Table 18.29-8 (Monument Signs) for free-standing sign standards.
   c. **Font Types per Sign.** Signs shall be limited to a maximum of two letter styles or font types.
   d. **Illumination**
      (i) Signs may be internally or externally illuminated except where specifically prohibited. Internal illumination is permitted only when the portion of the sign that appears illuminated is primarily the sign text, registered trademark, or logo.
      (ii) The light source for externally illuminated signs must be arranged and shielded to substantially confine all direct light rays onto the sign face and away from streets and adjacent properties.
   e. **Materials and Design**
      (i) Except for interior window signs, all permanent signs shall be constructed of wood, metal, plastic, glass, or similar durable and weatherproof materials.
      (ii) The size of letters and graphics shall be proportional to the overall sign area.
      (iii) Signs shall employ the use of simple and symmetrical sign shapes.
6. **Standards for Specific Sign Types.** The sign standards in this Subsection supersede the standards in Section 18.88.100 (Standards for Specific Sign Types).
7. **Adjustments to Sign Standards.** See Section 18.88.070 (Adjustment to Sign Standards).
8. **Master Sign Program.** See Section 18.88.110 (Master Sign Program).
9. **Temporary Signs.** See Section 18.88.120 (Temporary Signs).
10. **Nonconforming Signs.** See Section 18.88.130 (Nonconforming Signs).
11. **Violations and Enforcement.** See Section 18.88.140 (Violations and Enforcement).

Table 18.29-4 Awning Signs



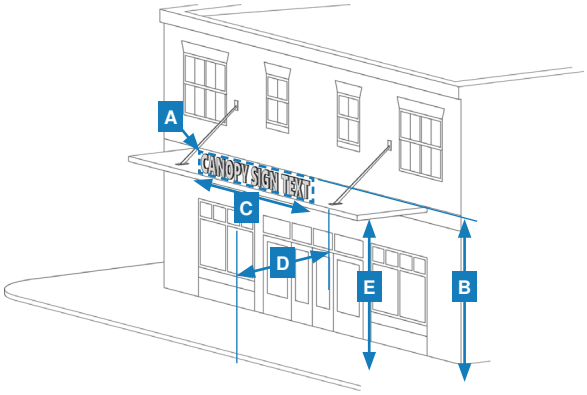
Standards	Requirements
Sign Type	Awning
Max. Area	2/3 of awning valance area and 15% of awning face, or 25 s.f. overall, whichever is less A
Max. Projection from Building Wall	4 ft.; May project into public right-of-way with permit approval B
Min. Vertical Clearance	8 ft. C
Min. Horizontal Clearance	2 ft. from street or drive aisle curb D
Placement	May only be mounted on the wall area below the second floor E
Illumination	Illumination from below the awning or non-illuminated
Materials	Plastic or vinyl material is not permitted

Table 18.29-5 Blade Signs



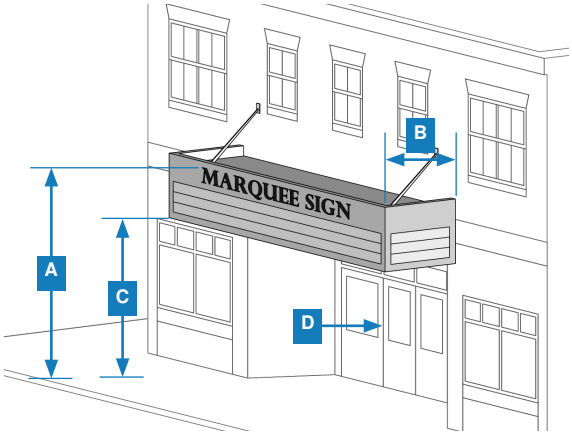
Standards	Requirements
Sign Type	Blade
Max. Number	1 per tenant space
Max. Area	12 s.f. A
Min. Vertical Clearance	8 ft. B
Projection	May project into public right-of-way with permit approval
Placement	If mounted below the underside of a walkway or overhead structure, must not extend beyond the edge of the structure on which it is located; Must be mounted perpendicular to the building face or corner of the building
Illumination	Internal or external illumination

Table 18.29-6 Canopy Signs



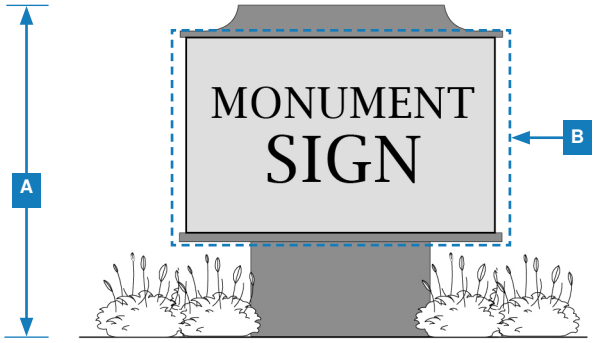
Standards	Requirements
Sign Type	Canopy
Max. Number	1 per tenant space
Max. Area	1 s.f. per linear foot of canopy width A
Max. Height	20 ft. B
Max. Width	No greater than 60% of the width of the canopy on which it is displayed C
Min. Horizontal Clearance	2 ft. from street or drive aisle curb D
Min. Vertical Clearance	8 ft. E
Projection	May project into public right-of-way with permit approval
Placement	Must be placed above the doors and windows of the ground floor of a building
Illumination	Internal illumination

Table 18.29-7 Marquee Signs



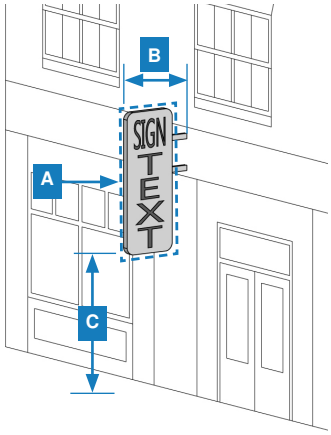
Standards	Requirements
Sign Type	Marquee
Max. Number	1 per building A
Max. Height	35 ft.
Use Restrictions	Limited to theaters, auditoriums, and indoor amusement/entertainment facilities
Max. Projection from Building Wall	12 ft.; May project into public right-of-way with permit approval B
Min. Vertical Clearance	8 ft. C
Placement	Shall be affixed to a building wall directly above the primary public entrance of the use D
Illumination	Internal, direct illumination, or chase lights only

Table 18.29-8 Monument Signs



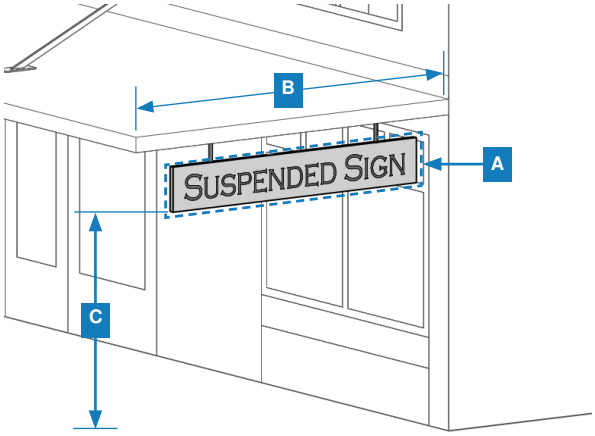
Standards	Requirements
Sign Type	Monument
Max. Number	1 per street frontage or 1 per vehicle access point from street
Max. Height	8 ft. A
Max. Area	0.5 s.f. per linear foot of property street frontage up to 50 s.f. B
Max. Base Width	The monument sign's base must be at least 60% of the width of the sign.
Setbacks	6 ft. min. from vehicle access ways and 3 ft. min. from property lines
Illumination	Internal or external illumination
Min. Separation	Shall be separated a min. of 75 ft. from monument signs on abutting properties and 100 ft. from monument signs on the same property
Landscaping	Base area shall be located in an irrigated landscaped planting area

Table 18.29-9 Projecting Signs



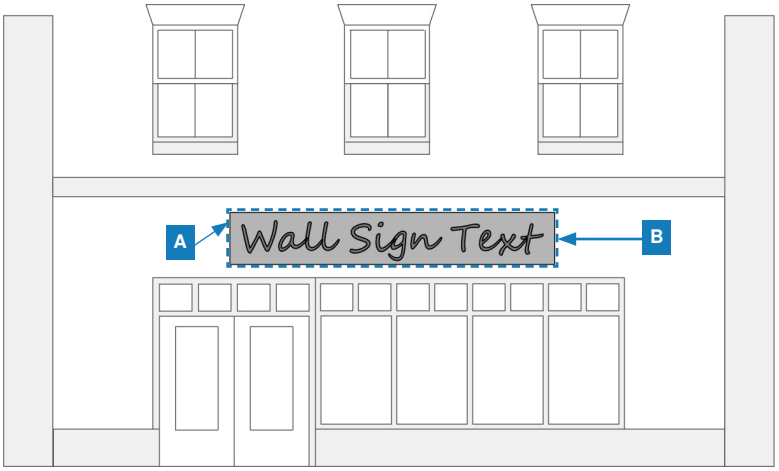
Standards	Requirements
Sign Type	Projecting
Max. Number	1 per tenant space
Max. Area	24 s.f. A
Max. Projection from Building Wall	6 ft.; May project into public right-of-way with permit approval B
Min. Vertical Clearance	8 ft. C
Min. Horizontal Clearance	2 ft. from street or drive aisle curb
Landscaping	Internal illumination

Table 18.29-10 Suspended Signs



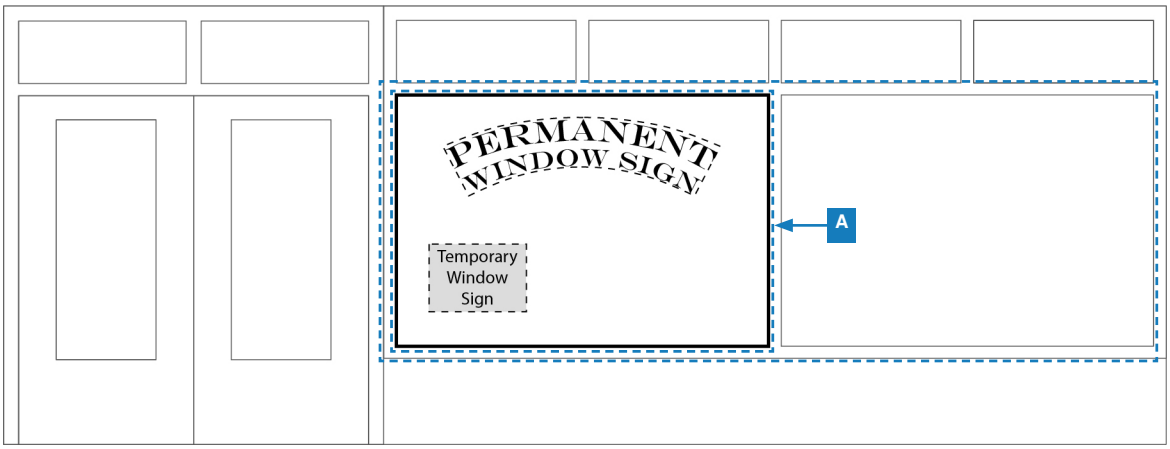
Standards	Requirements
Sign Type	Suspended
Max. Number	1 per tenant space
Max. Area	5 s.f. A
Max. Projection from Building Wall	No greater than the structure to which it is attached; May project into public right-of-way with permit approval
Min. Horizontal Clearance	2 ft. from street or drive aisle curb B
Min. Vertical Clearance	8 ft. C
Illumination	Internal or external illumination
Placement	Shall be suspended below a ground-level awning, canopy, or ceiling of an arcade

Table 18.29-11 Wall Signs



Standards	Requirements
Sign Type	Wall
Max. Number	1 per building frontage for single-tenant buildings and 1 per tenant space for multi-tenant buildings
Max. Height	Not to exceed the top of the parapet of the building wall to which it is attached A
Max. Area	See Subsection 18.29.040.F.5.a B
Max. Projection from Building Wall	10 in.
Illumination	Internal or external illumination
Placement	Shall be attached to the building wall of the use associated with the sign; for multi-tenant buildings, shall be affixed to the portion of the wall where the business is located

Table 18.29-12 Window Signs



Standards	Requirements
Sign Type	Window
Max. Area of Permanent Sign	25% of window to which it is attached; Painted window signs and perforated vinyl signs are included in the 25% calculation
Illumination	Non-illuminated, neon, or single- or two-color LED A
Placement	Permitted on windows on the ground floor and second story only

18.29.090 Permits and Administration for Form-Based Zoning Districts

Subsections:

18.29.090.A Administrative Responsibility
18.29.090.B Common Permit Requirements
18.29.090.C Specific Permit Requirements
18.29.090.D Sign Permit Requirements
18.29.090.E Appeals
18.29.090.F Zoning Code Amendments
18.29.090.G Development Agreements
18.29.090.H Reasonable Accommodations
18.29.090.I Enforcement

18.29.090.A Administrative Responsibility

For all provisions related to administrative responsibility, see Chapter 18.100 (Administrative Responsibility).

18.29.090.B Common Permit Requirements

For all common permit requirements, see Chapter 18.104 (Common Permit Requirements).

18.29.090.C Specific Permit Requirements

For all common permit requirements, see Chapter 18.108 (Specific Permit Requirements).

18.29.090.D Sign Permit Requirements

For all sign permit requirements, see Section 18.88.030 (Required Permits) of Chapter 18.88 (Signs).

18.29.090.E Appeals

For all procedures related to appeals, see Chapter 18.112 (Appeals).

18.29.090.F Zoning Code Amendments

For all procedures related to Zoning Code Amendments, see Chapter 18.114 (Zoning Code Amendments).

18.29.090.G Development Agreements

For all procedures related to Development Agreements, see Chapter 18.116 (Development Agreements).

18.29.090.H Reasonable Accommodations

For all procedures related to reasonable accommodations, see Chapter 18.118 (Reasonable Accommodations).

18.29.090.I Enforcement

For procedures enforcement, see Chapter 18.120 (Enforcement).

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18.29.100 Definitions for Form-Based Zoning Districts

Subsections:

18.29.100.A "A" Terms

18.29.100.B "B" Terms

18.29.100.C "C" Terms

18.29.100.D "D" Terms

18.29.100.E "E" Terms

18.29.100.F "F" Terms

18.29.100.G "G" Terms

18.29.100.H "H" Terms

18.29.100.I "I" Terms

18.29.100.J "J" Terms

18.29.100.K "K" Terms

18.29.100.L "L" Terms

18.29.100.M "M" Terms

18.29.100.N "N" Terms

18.29.100.O "O" Terms

18.29.100.P "P" Terms

18.29.100.Q "Q" Terms

18.29.100.R "R" Terms

18.29.100.S "S" Terms

18.29.100.T "T" Terms

18.29.100.U "U" Terms

18.29.100.V "V" Terms

18.29.100.W "W" Terms

18.29.100.X "X" Terms

18.29.100.Y "Y" Terms

18.29.100.Z "Z" Terms

18.29.100.A "A" Terms

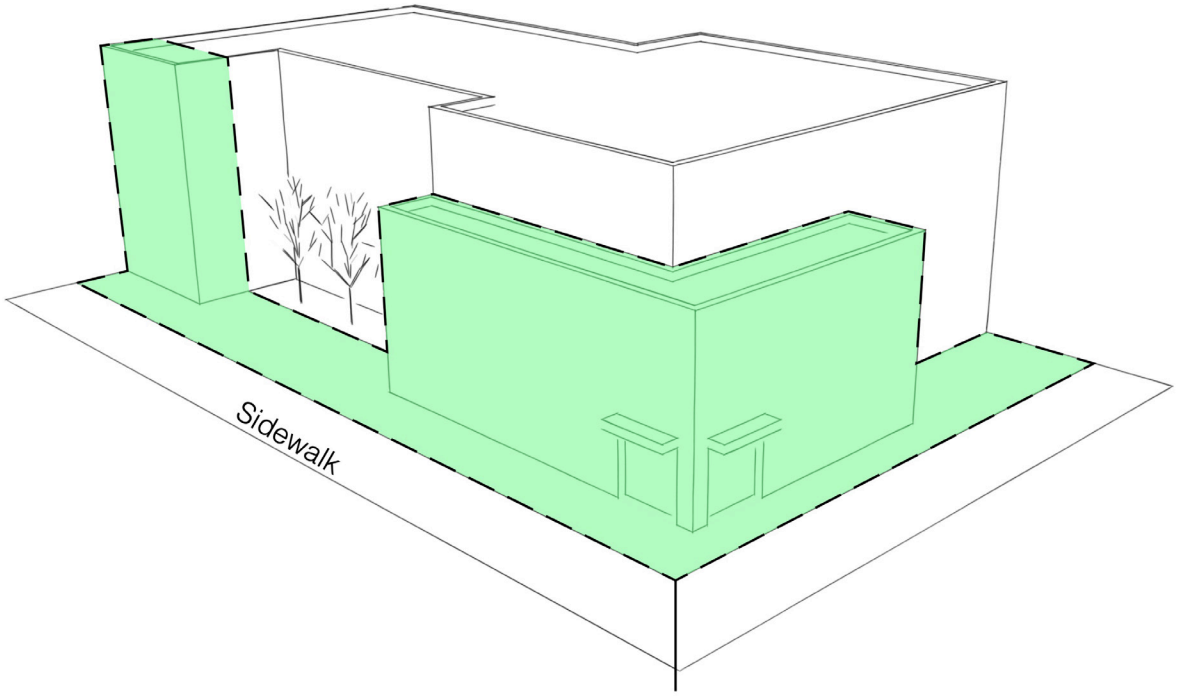
1. **Active Ground Floor.** A street frontage that allows for active visual engagement between the people outside of a structure and the use, activities, or people, located in the structure's ground floor. In an active ground floor, the front facade of buildings and the main entrance face and open towards the right-of-way along which pedestrian access is provided.
2. **Affordable Units.** Units that are made available for rent at a price below the Fair Market Rent value, as recorded and updated from time to time by the City based on the U.S. Department of Housing and Urban Development data.

1. **Architectural Feature.** An architectural element, which alone or as part of a pattern, embodies the style, design, or general arrangement of the exterior of a building or structure, including but not limited to the kind, color, and texture of building materials, and style and type of windows, doors, lights, porches, and signs.

18.29.100.B "B" Terms

1. **Block Face.** The aggregate of all the building facades on one side of a block. The block face provides the context for establishing the architectural form of the edge of the block.
2. **Bungalow Court.** A group of detached buildings (typically three to nine separate units) arranged to define a shared courtyard that is generally perpendicular to the street. The shared courtyard is common open space and replaces the need for private rear yards. This type is scaled to fit within low and medium intensity walkable neighborhoods.
3. **Build-to-Zone.** The linear street frontage between the minimum and maximum setback lines along the front of a parcel and along the side street of a corner parcel in which a building must occupy for the established percentage of the street frontage.

Figure 18.29-2 Build-to-Zone

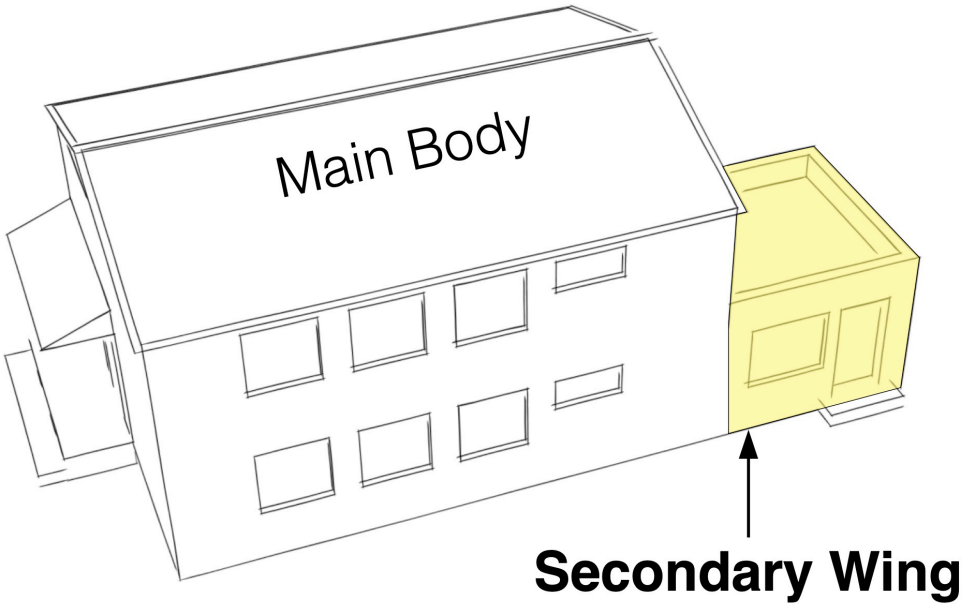


Build-to-Zone

4. **Building Entrance.** The place of pedestrian ingress and egress to a building most frequently used by the public.
5. **Building Form.** The overall shape and dimensions of a building.

6. **Building, Main Body.** The primary massing of a building.
7. **Building, Secondary Wing.** A part of a building or structure that is physically attached to the building or structure, but is secondary and incidental in terms of form and massing.

Figure 18.29-3 Secondary Wing



8. **Building Type.** A structure defined by a combination of its configuration, placement on a lot, and function.

18.29.100.C "C" Terms

1. **Ceiling Height, Ground Floor.** The height from the finished floor to the finished ceiling of primary rooms on the ground floor, not including secondary rooms such as bathrooms, closets, utility rooms, and storage spaces.
2. **Civic.** A term defining not-for-profit organizations that are dedicated to arts, culture, education, recreation, government, transit, and public parking facilities.
3. **Corner Entry.** A pedestrian entrance located on the corner of a building.
4. **Courtyard.** An unroofed area that is completely or partially enclosed by walls or buildings and often shared by multiple residential units or commercial spaces.
5. **Courtyard Building.** A building comprised of multiple attached and/or stacked units, accessed from one or more shared courtyards. The shared courtyard is common open space and replaces the need for private rear yards. This type is typically integrated into medium and high intensity walkable neighborhoods and can be applied in non-residential contexts.
6. **Covered Parking.** A portion of a parking area in which a shade structure(s) has been installed to provide shade for parked vehicles.

18.29.100.D "D" Terms

1. **Depth, Ground Floor Space.** The distance from the street-facing facade to the rear interior wall of the ground-floor space available for a permitted use.
2. **Development Services Director.** The Development Services Director of the City of Morgan Hill or their designee, including Community Development Director. The Development Services Director is appointed by the City Manager.
3. **Direct Illumination.** Illumination resulting from light emitted directly from a bulb or light fixture, and not light diffused through translucent signs or reflected from other surfaces such as the ground or building face.
4. **Distance Between Entries.** The horizontal distance measured parallel to the facade between entrances to a building or buildings.
5. **Duplex/Duet.** A detached building consisting of two side-by-side or stacked units with shallow setbacks. For side-by-side units, both face the street with separate entrances; for stacked units, both are accessible via a single entrance or separate entrances that face the street. This type has the appearance of a typical house and is scaled to fit within low and medium intensity walkable neighborhoods.

18.29.100.E "E" Terms

1. **Entry.** An opening, such as a door, passage, or gate, that allows access to a building.

18.29.100.F "F" Terms

1. **Facade, Primary.** The exterior wall of a building facing a primary street.
2. **Facade, Secondary.** The exterior wall of a building facing a secondary street or side street.
3. **Finish Level, Ground Floor.** The height difference between the finished floor on the ground floor and the adjacent public sidewalk.
4. **Footprint.** The outline of the area of ground covered by the foundations of a building or structure.
5. **Forecourt.** The main facade of the building is at or near the right-of-way and a portion (usually the central portion) is set back, creating a courtyard space. The space is typically used as an entry court, shared garden area, or additional shopping or restaurant seating area.
6. **Frontage.** A strip of land abutting a thoroughfare, civic space, or other public right-of-way.
   a. **Frontage Private.** The area between the building facade and the shared lot line between the public right-of-way and the lot.
   b. **Frontage Public.** The area between the curb of the vehicular lanes and the edge of the right-of-way.
7. **Frontage Line.** The lot line(s) of a lot fronting a thoroughfare or other public way, or a civic space.
8. **Front Yard.** The main facade of the building has a large, landscaped area between the building and the right-of-way providing a separation from the street. The front yard is visually continuous with adjacent yards and supports a landscape in conjunction with other private frontages.

18.29.100.G "G" Terms

1. **Ground Floor.** The floor of a building located nearest to the level of the ground around the building.

18.29.100.H "H" Terms

1. **House.** A detached building typically with one dwelling unit, shallow setbacks, a rear yard, and located within a low intensity walkable neighborhood.

18.29.100.I "I" Terms

1. **Illumination, External.** Illumination resulting from the face of the sign reflecting light from an external light source intentionally directed upon it.
2. **Illumination, Internal.** A form of sign illumination that includes cabinet signs, single-color LED signs, signs constructed with pan channel letters, or indirect halo illuminated channel letters on an unlit or otherwise indistinguishable background on a freestanding sign or building wall.

18.29.100.J "J" Terms

No specialized terms beginning with the letter "J" are currently defined.

18.29.100.K "K" Terms

No specialized terms beginning with the letter "K" are currently defined.

18.29.100.L "L" Terms

1. **LED (Light Emitting Diode).** A semiconductor diode that emits light when a voltage is applied to it.
2. **Light Fixture.** A complete lighting assembly (including the lamp, housing, reflectors, lenses, and shields), less the support assembly (pole or mounting bracket). Includes luminous tubes, lamps or similar devices that are permanently installed or portable and used for illumination, decoration, or advertisement.
3. **Light Fixture, Fully Shielded.** A light fixture or luminous tube constructed and mounted such that all light emitted by the fixture or tube, either directly from the lamp, tube, or a diffusing element, or indirectly by reflection or refraction from any part of the light fixture, is projected below a horizontal plane. If the lamp or tube, any reflective surface, or lens cover (clear or prismatic) is visible when viewed from above or directly from the side, from any angle around the fixture or tube, the fixture or tube is not fully shielded. To be fully shielded these fixtures must be closed on top and mounted so that the bottom opening is horizontal.
4. **Light Fixture, Unshielded.** A light fixture that is not fully shielded or partially shielded. Even though the lamp in these fixtures is shielded from direct view when viewed from the side or above, reflective surfaces and/or lens covers are directly visible from the side.
5. **Liner Building.** An attached building with two main components: an interior building and an exterior building to conceal the interior building from the street on the front and street side. The interior building is typically a parking structure or large retail/entertainment space and the exterior building is typically retail, service, office, or residential space. This type is a component of main street building form.

18.29.100.M "M" Terms.

1. **Main Street Building.** An attached building intended to provide a vertical mix of uses with ground floor retail, office, or service uses typically with individual entries, and upper floor office, service, or residential uses typically with one shared entry. This type is the primary component of main street building form.
2. **Multiplex Large.** A detached building that typically consists of seven to twelve side-by-side and/or stacked units, typically with one shared entry. This type is scaled to fit within medium intensity walkable neighborhoods.
3. **Multiplex Small.** A detached building that typically consists of three to six side-by-side and/or stacked units, typically with one shared entry or individual entries along the front. This type has the appearance of a typical house and is scaled to fit within low and medium intensity walkable neighborhoods.

18.29.100.N "N" Terms.

No specialized terms beginning with the letter "N" are currently defined.

18.29.100.O "O" Terms.

1. **Open Space, Common.** A portion of a site that is designated and intended for the use or enjoyment of the residents or owners of the development and/or the overall community. Common open space may contain such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of the individuals using the space.
2. **Open Space, Private.** A usable open space adjoining and directly accessible to a dwelling unit, reserved for the exclusive use of residents of the dwelling unit and their guests.

18.29.100.P "P" Terms.

1. **Parking Driveway Width.** The horizontal measurement of an access driveway to a parking area, measured perpendicular to the direction of travel.
2. **Passage.** An informal or formal gathering space that serves as a pedestrian connector between other gathering places, streets, and/or parking areas. Passages are typically hardscaped and located near the middle of a block, providing a pedestrian connection through a block. Passages may be linear or L-shaped. Passages provide additional frontage opportunities for retail and/or residential uses along edges.
3. **Pocket Park/Plaza.** A small-scale landscaped or hardscaped open space designed to provide opportunities for neighborhood gathering and/or passive recreation, generally for those who live within walking distance. Pocket parks/plazas are typically accessible from the public right-of-way, but clearly delineated as a separate space.
4. **Plaza.** A space available for civic purposes and commercial activities intended to add to the activity and vibrancy of streets and neighborhoods. Plazas are typically formal spaces with interior green spaces and defined edges made primarily of hardscape materials.
5. **Porch, Engaged.** The main facade of the building is setback from the right-of-way and a porch is attached providing access to the building. The porch provides necessary physical separation for the private lot from the public right-of-way. The engaged porch has two adjacent sides attached to the building while the other two sides are open.
6. **Porch, Projecting.** The main facade of the building is setback from the right-of-way and a porch is attached providing access to the building. The porch provides necessary physical separation for the private lot from the public right-of-way. The projecting porch is open on three sides and projects in front of the primary building wall.
7. **Projection.** Any architectural feature, structure, or structural element, such as an gallery, fence, garden wall, porch, stoop, balcony, bay window, or terrace, that breaks the plane of a horizontal regulatory limit extending into the facade zone or a setback.
8. **Public Realm.** The physical and social domain of the public that is held in common either by their physical presence or by visual association. This includes, but is not limited to plazas, squares, parks, thoroughfares, public frontages, private frontages, civic buildings, and civic spaces.

18.29.100.Q "Q" Terms.

No specialized terms beginning with the letter "Q" are currently defined.

18.29.100.R "R" Terms.

1. **Recessed Entry.** An entrance to a building that is set back from the facade of the building.
2. **Recreation, Active.** Recreational pursuits usually performed with others and often requiring equipment which require physical alteration to the area in which they are performed. Such areas are intensively used, and include but are not limited to playgrounds, sport courts, baseball/softball and other field sports, and swimming pools.
3. **Recreation, Passive.** Recreational pursuits involving existing natural resources which can be carried out with little alteration or disruption to the area in which they are performed. This includes, but is not limited to, such activities as walking, hiking, bicycling, bird and animal watching, and picnicking.
4. **Regulating Plan.** The map of an area designating the locations of form-based zoning districts. A regulating plan is typically incorporated into the City's official Zoning Map.
5. **Right-of-Way.** A strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation for public use for pedestrian and vehicular movement occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer or other public utility or facility.

18.29.100.S "S" Terms.

1. **Shopfront.** The main facade of the building is placed at or near the right-of-way with an at-grade entrance along the sidewalk. The shopfront is generally intended for retail or service uses and has substantial glazing at the ground floor level.
2. **Sidewalk.** The portion of a right-of-way that is paved and intended exclusively for pedestrian use, and often installed between the curb and adjacent property lines.
3. **Sign, Awning.** A roof or cover that projects from the wall of a building over a door or window, and made of canvas, aluminum or a similar material, which may be fixed in place or retractable for the purpose of shielding a doorway or window from the elements.
4. **Sign, Blade.** A permanent sign mounted either to the wall of a building by means of a bracket or attached to the underside of the lintel, arch, or other overhead structure above a porch or walkway and which is typically hung perpendicular to the wall of the building.
5. **Sign, Canopy.** A sign painted on, printed on, or otherwise attached flat against the surface of a canopy.
6. **Sign, Marquee.** A permanent sign structure placed over the entrance to a building and typically used for a theater or other entertainment use.
7. **Sign, Monument.** A permanent, freestanding sign with a solid base that is at least 60 percent the width of the sign face.
8. **Sign, Projecting.** A permanent sign that is attached to and extends perpendicular from the wall of a building.
9. **Sign, Suspended.** A permanent sign attached to or suspended from the underside of an arcade, canopy, or marquee and oriented to pedestrian traffic.
10. **Sign, Wall.** A permanent sign affixed to or erected against the wall or fascia of a building or structure, with the exposed face of the sign parallel to the plane of the wall or fascia to which it is affixed or erected.
11. **Sign, Window.** A permanent or temporary sign posted, painted, placed, or affixed in or on a window, or otherwise exposed to public view through a window.
12. **Stoop.** The main facade of the building is near the right-of-way and the stoop engages the sidewalk. The stoop is elevated above the sidewalk to ensure privacy within the building. The entrance is usually an exterior stair and landing.
13. **Street Frontage.** See the definition for "Frontage Line."

18.29.100.T "T" Terms.

1. **Tandem Parking.** A parking space deep enough to allow two cars to park one behind the other.
2. **Terrace.** The main facade of the building has an elevated terrace that projects outward and engages the sidewalk with frequent stairs. The terrace allows at-grade access to all ground floor uses due to natural grade constraints or by artificially elevating the terrace floor. The terrace acts as a buffer from the sidewalk and may be landscaped to provide additional privacy. Building activities are slightly separated from the adjacent sidewalk by the terrace finish level, and the depth of the terrace provides space for outdoor seating, private yards, or any other appropriate uses.
3. **Townhouse.** An attached building that typically consists of three to ten units placed side-by-side with individual entries along the front. This type typically has a rear yard and is located within medium and high intensity walkable neighborhoods, or on or near a neighborhood main street.
4. **Transparency.** The area of a building frontage/facade that must contain transparent glass in order to improve building/tenant visibility and complement walkable environments.

18.29.100.U "U" Terms.

1. **Unit.** A discrete portion of a building.
2. **Upper Floor.** A floor in a building containing habitable space that is located above the ground floor.

18.29.100.V "V" Terms.

1. **Valance.** The vertical front face of an awning, parallel to the face of the building to which it is mounted.

18.29.100.W "W" Terms.

1. **Walkway.** A paved way located on one or more lots used for pedestrians and for the exclusive use of the lot owner(s), their guests, and invitees.

18.29.100.X "X" Terms.

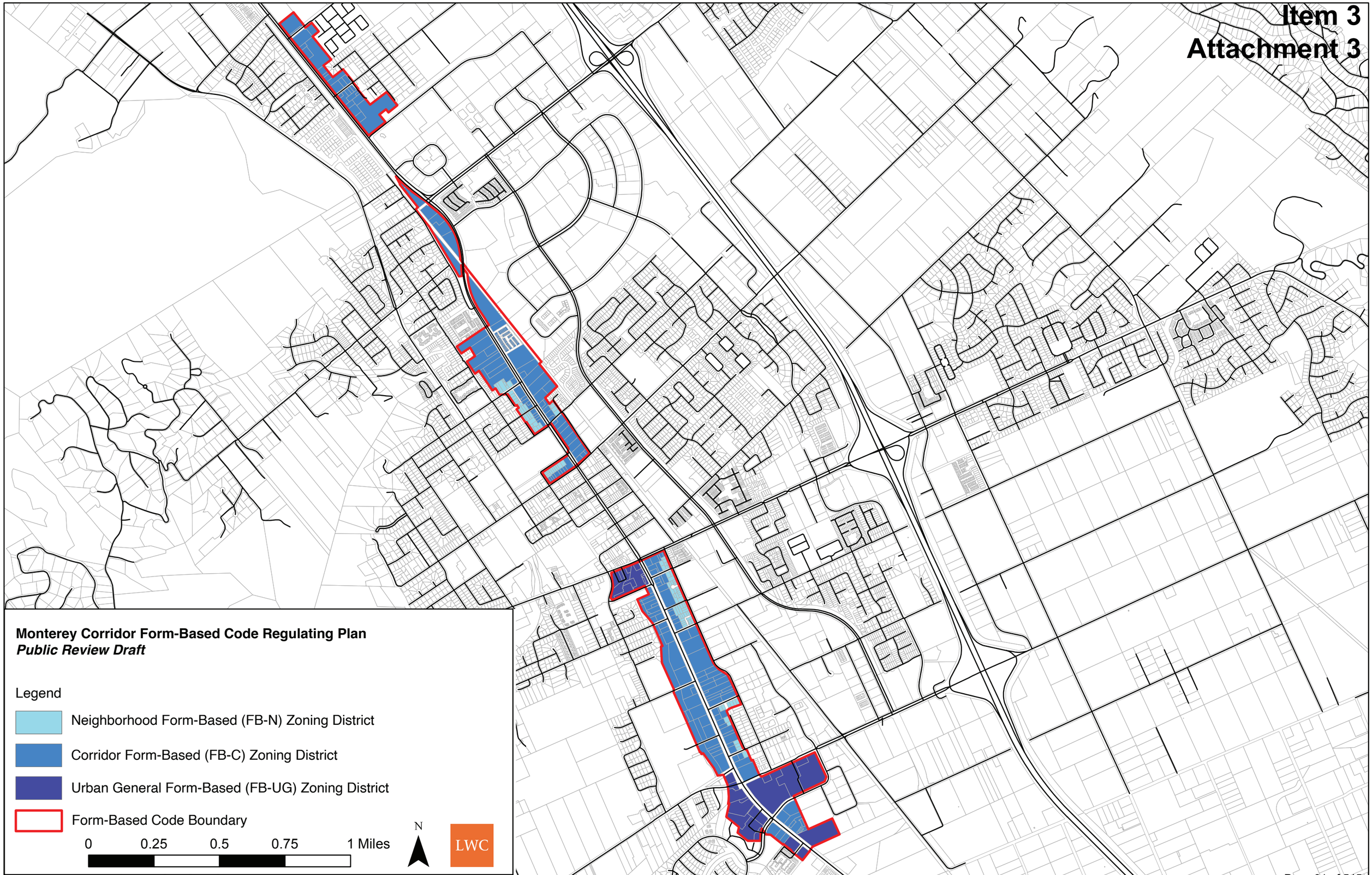
No specialized terms beginning with the letter "X" are currently defined.

18.29.100.Y "Y" Terms.

No specialized terms beginning with the letter "Y" are currently defined.

18.29.100.Z "Z" Terms.

No specialized terms beginning with the letter "Z" are currently defined.


Monterey Corridor Form-Based Code Regulating Plan
Public Review Draft
Legend
Neighborhood Form-Based (FB-N) Zoning District
Corridor Form-Based (FB-C) Zoning District
Urban General Form-Based (FB-UG) Zoning District
Form-Based Code Boundary
0
0.25
0.5
0.75
1 Miles
N
LWC

LWC

MEMO

To: Adam Paskowski, CPD, Principal Planner, City of Morgan Hill

From: Roger E. Eastman, AICP, Director, LWC

Date: May 18, 2022

Subject: **Monterrey Corridor Form-Based Code – Response to Planning Commission Question/Comment**

On April 13, 2021, LWC and City staff attended a virtual meeting with the Planning Commission to provide an overview of the Monterrey Corridor Form-Based Code. The Commission asked a number of questions relative to the proposed Code and provided comments on various aspects of the Code which were summarized as four key takeaways in an email to LWC from City staff on March 30, 2022. These four takeaways are listed below with a short narrative describing the changes included in the Public Review Draft of the Monterrey Corridor Form-Based Code.

1. *Verify the parking requirements and ensure that the parking diagrams are clear.*
   The Parking Placement diagrams in the Neighborhood Form-Based (FB-N) Zoning District (Section 18.29.030.C), Corridor Form-Based (FB-C) District (Section 18.29.030.D), and Urban General Form-Based (FB-UG) Form-Based District (Section 18.29.030.E) have been updated to more clearly illustrate access points to the parking areas from new driveways, a rear alley, or a cross-access easement between parcels.

2. *Confirm the base flood elevation considerations.*
   Most frontage types where it was appropriate to do so in Section 18.29.050 (Frontage Type Standards) have been updated to include a new Note 1. that states: "May be increased by max. 50% to meet the base flood elevation plus 1-foot consistent with Chapter 15.80 (Flood Damage Prevention)."

3. *Consider a stepback requirement.*
   A stepback requirement of 8 feet for a building's upper floors has been added to the standards in the Corridor Form-Based (FB-C) District (Section 18.29.030.D) and Urban General Form-Based (FB-UG) Form-Based District (Section 18.29.030.E).

4. *Consider an increased number of building types and/or revisions to how building types are allowed in each zoning district.*
   LWC does not recommend adding any new building types or mapping new locations for the form-based zones. The Public Review Draft code includes 10 building types that are allocated across three form-based zones (rather than the many use-based and Planned Development Zones along the Monterrey Corridor). These zones were developed based on the scale of intended development and intensity of form anticipated in the areas where each of the zones would be applied. The three form-based zones are listed below from the least intensive (i.e. Neighborhood Form-Based (FB-N) Zoning District) to the most intensive (i.e.

Urban General Form-Based (FB-UG) Form-Based District). The table summarizes the building types allowed in each of the form-based zoning districts:

- FB-N – 6 building types (mostly single-family residential and small scale multi-family residential in scale)
- FB-C – 8 building types (primarily small to medium scale multi-family residential buildings with some commercial/mixed-use buildings).
- FB-UG – 5 building types (primarily medium to large scale mixed-use buildings).

Table Summarizing Permitted Building Types by Form-Based Zoning District			
	FB-N	**FB-C**	**FB-UG**
House	✓		
Accessory Dwelling Unit	✓	✓	✓
Duplex/Duet	✓	✓	
Multiplex Small	✓	✓	
Multiplex Large		✓	✓
Bungalow Court	✓		
Townhouse	✓	✓	
Courtyard Building		✓	✓
Main Street Building		✓	✓
Liner Building		✓	✓

As described in Section 18.29.030 (Form-Based Zoning Districts) each of these form-based zones was carefully calibrated to provide a range of development intensities appropriate for Morgan Hill. Thus, the FB-N Zoning District is intended as the least intensive zone for neighborhoods, the FB-C Zoning District is intended for multi-family residential and commercial/mixed-use development along the Monterey Corridor, while the most intensive FB-UG Zoning District is applied to the areas with the greatest potential for redevelopment within the Planned Development Zoning District on the corner of Tennant Avenue and Monterey Road.

Other edits to the Public Review Draft include:

- Section 18.29.080.E (Parking and Loading Standards). Deleting the text that was inserted in this Section and instead providing a cross-reference to the City's parking and loading standards in Chapter 18.72 (Parking and Loading) of the Municipal Code.
- Updating the cover as the "Public Hearing Draft" dated "May 2022".
- Updating the photos representing the form of the form-based zones in Table 18.29-1 (Summary Table of Form-Based Zoning Districts) with images that are more appropriate in terms of scale and intensity for Morgan Hill.
- Updating all photographs in Section 18.29.050 (Frontage Standards) and Section 18.29.060 (Civic Space Standards).
- Replacing the illustrations in Section 18.29.060 (Civic Space Standards) with more detailed drawings of each civic space type.

LWC

Monterey Corridor Form-Based Code

City of Morgan Hill

Planning Commission Hearing

July 25, 2023

Introductions

City of Morgan Hill
Adam Paszkowski, CPD – Principal Planner

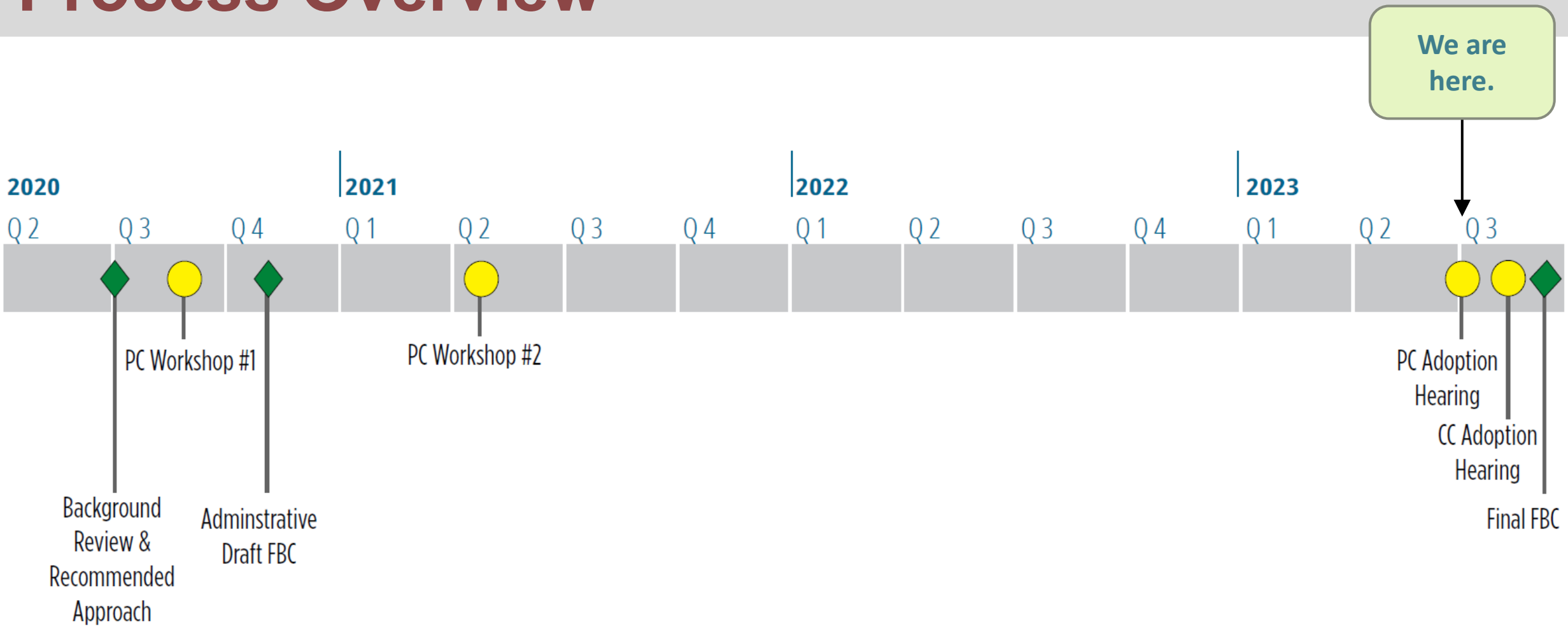
Lisa Wise Consulting, Inc.
Roger E. Eastman, AICP – Director
Abby Weizer – Associate

Today's Agenda

1. Project Background and Overview
2. Introducing Form-Based Codes (FBC)
3. Overview of the Morgan Hill FBC
4. Changes from April 2021 Planning Commission Workshop
5. Impact of Recent California Housing Legislation
6. Questions and Discussion

Project Background and Overview

Process Overview

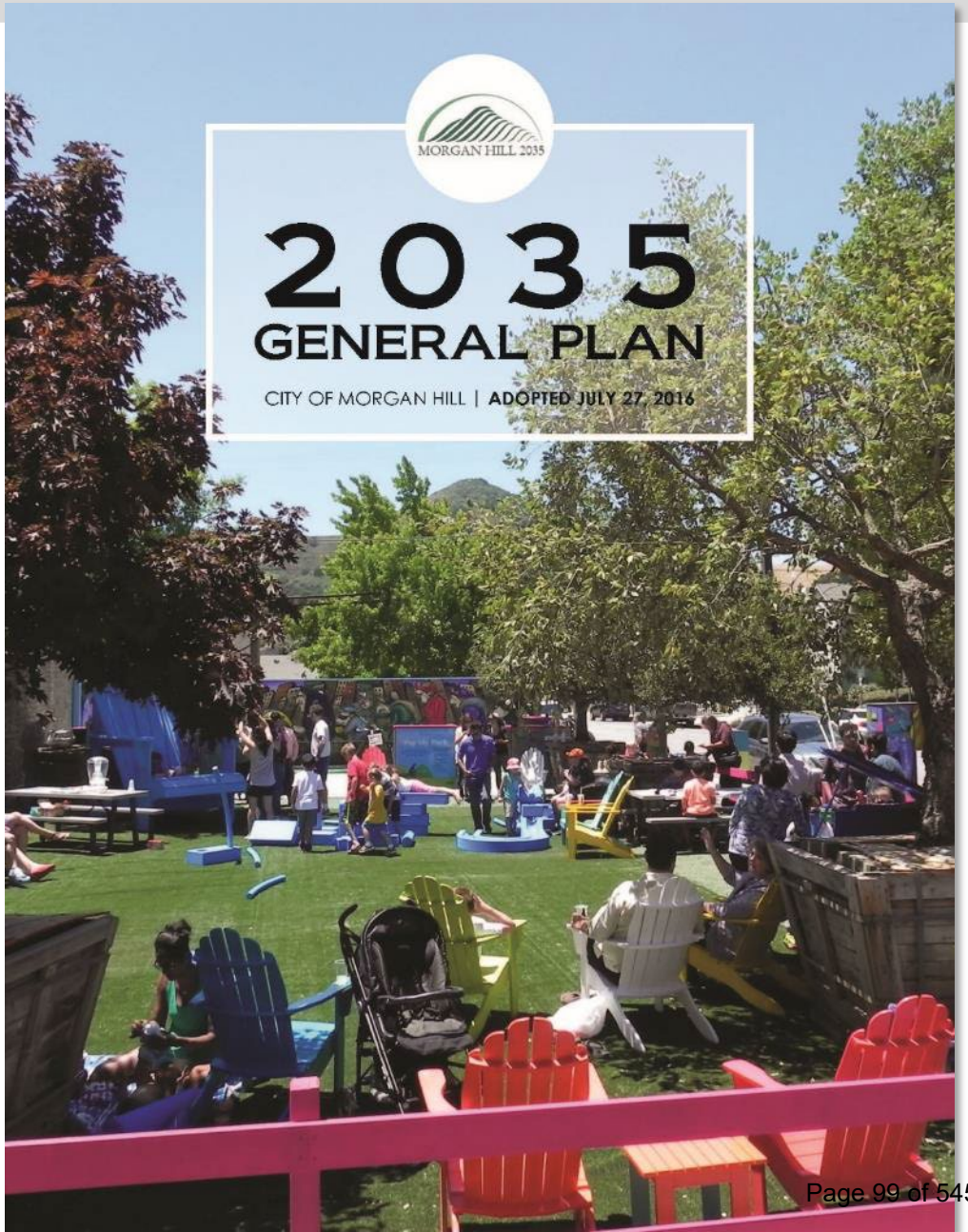


General Plan Corridor Vision

North and south of Downtown will transform from its current predominantly strip commercial character to a **vibrant mixed-use corridor** that **encourages walking and biking**.

Buildings will front onto the street and a range of commercial and office uses will be located within close proximity to attached residential units.

Density will decrease with distance from Downtown.



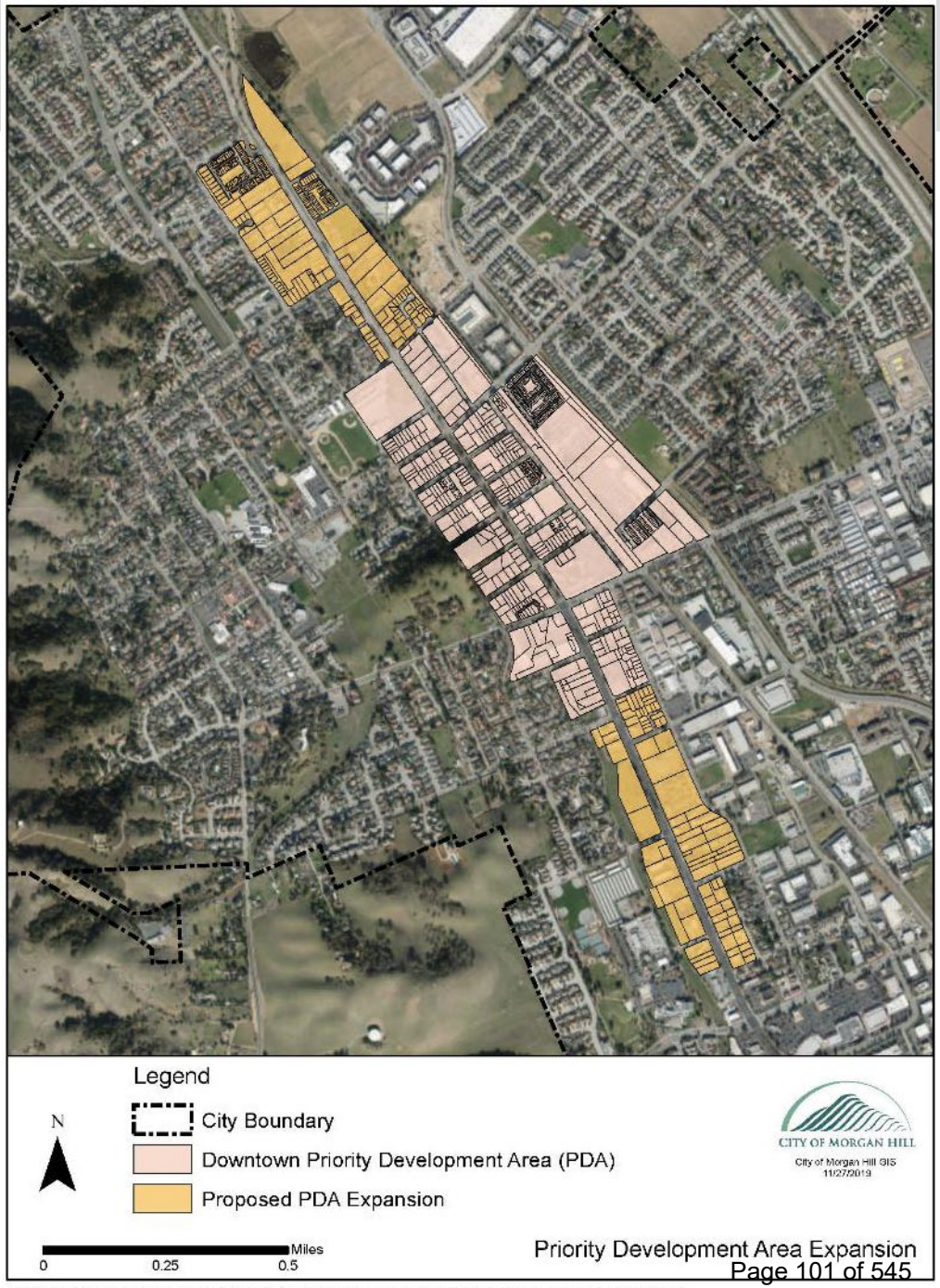
Monterey Corridor Market Analysis, 2018

- High-level assessment of economic/market conditions
- Findings:
  - Zone for fluctuating market conditions
  - Provide standards for revitalization (e.g., building frontage, public space)
  - Allow a variety of housing types
  - Support mixed-use

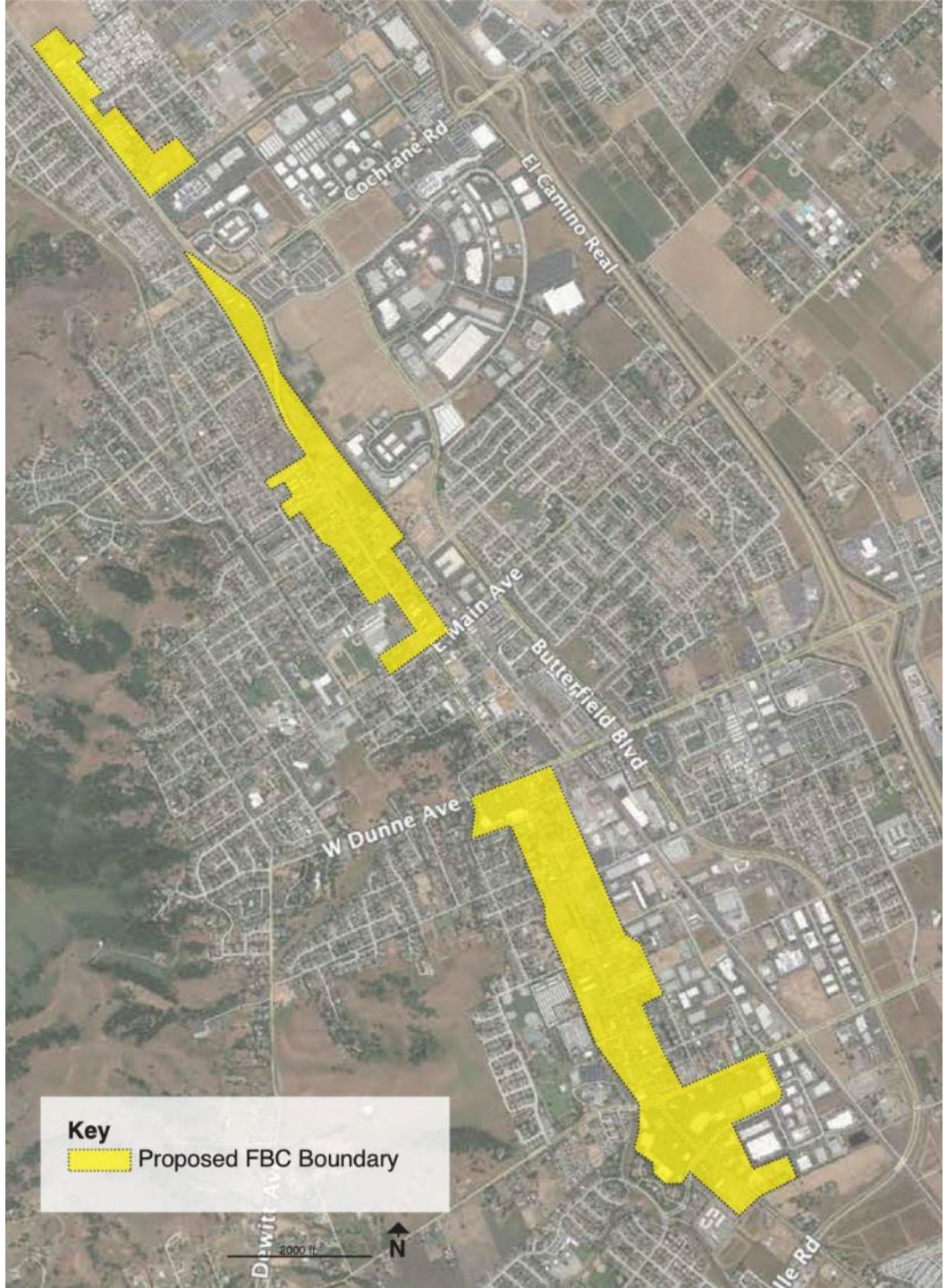
Option	Effectiveness	Timeframe	Cost
1.1 Comprehensive FBC	●●●●●	10-18 months	$$$$
1.2 Scaled-Down FBC	●●●●	8-12 months	$$$
2. Conventional Code Updates	●●●	6-10 months	$$
3. Specific Plan	●●●●●	18-24 months	$$$$$
4. Guidelines for "Block-Level Master Plans"	●●	4-6 months	$
5. Streetscape Improvement Plan & Façade Incentive Program	●	TBD	TBD

Expansion of the PDA

- **PDA – Priority Development Area**
- With the expansion of the PDA, the City is required to update the Downtown Specific Plan.
- The FBC serves as the basis for the future Specific Plan update.
- However, funding for the Specific Plan has not yet been provided.



Proposed FBC Boundary



Introducing Form-Based Codes

Why use a FBC?

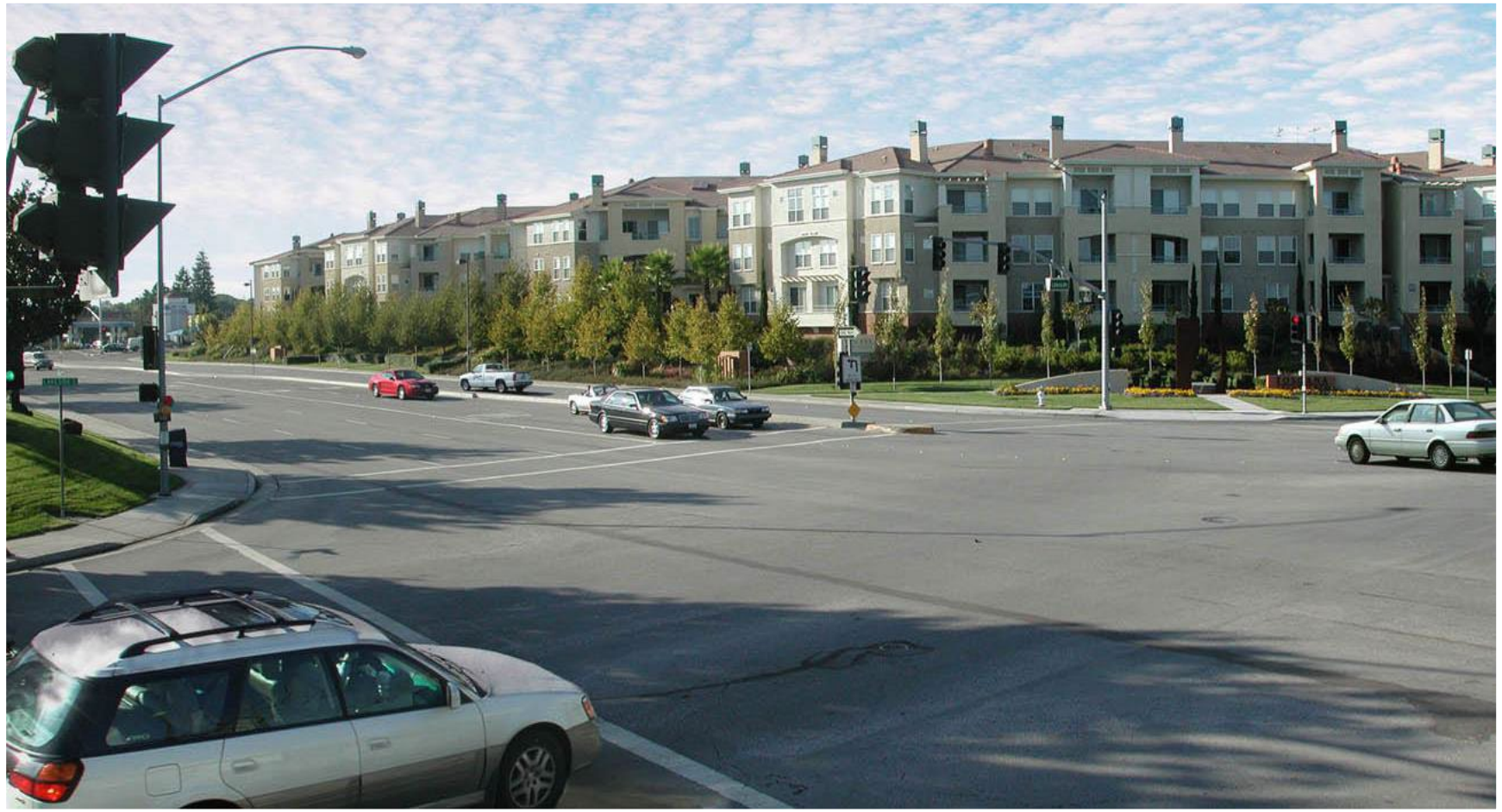
LADERA
GRILL
PARKING GARAGE
THE GRANGE
HISTORIC VILLA
MARA MONTE
COMMUNITY
GARDEN
RESTROOMS

What the community said it wanted …

Source: Steve Price, Urban Advantage

A well-intentioned policy statement: Infill and develop in existing urbanized areas. Build affordable multi-family housing near transportation corridors.

What the community actually got …



Source: Steve Price, Urban Advantage

A well-intentioned policy statement: Infill and develop in existing urbanized areas. Build affordable multi-family housing near transportation corridors.

Why does zoning matter?

- Zoning matters because of the type of place we want to create.
- Different places need different regulations.

Yesterday's Tools

Separation of Uses

Yesterday's Tools

Separation of Uses

This is "red" on the zoning map

Any Place, USA

… and so is this

Some Place, USA

Different Places Need Different Regulations

Walkable Urban

Transition

Drivable Suburban

What is a Form-Based Code?

A form-based code is a land development regulation that fosters **predictable built results** and a **high-quality public realm** by using **physical form** (rather than separation of uses) as the **organizing principle** for the code. A form-based code is a **regulation**, not a mere guideline, **adopted** into city, town, or county law. A form-based code offers a powerful alternative to conventional zoning regulation.

– Form-Based Code Institute

What is a Form-Based Code?

- The primary *goal* is to shape <u>public space</u>:
  - ✓ Place buildings to create a desirable ***public realm/public space***
  - ✓ Design great streets
  - ✓ Regulate building form

NOTE: In Morgan Hill, the FBC does not regulate the public right-of-way – Monterey Corridor

Source: Steve Price, Urban Advantage

Does Form Follow Function?

- Placemaking
  - How does a place actually *function* for people?
  - How do the pieces *fit together*?
- The goal of form-based codes is <u>*not*</u> about regulating style

Regulating Mechanism

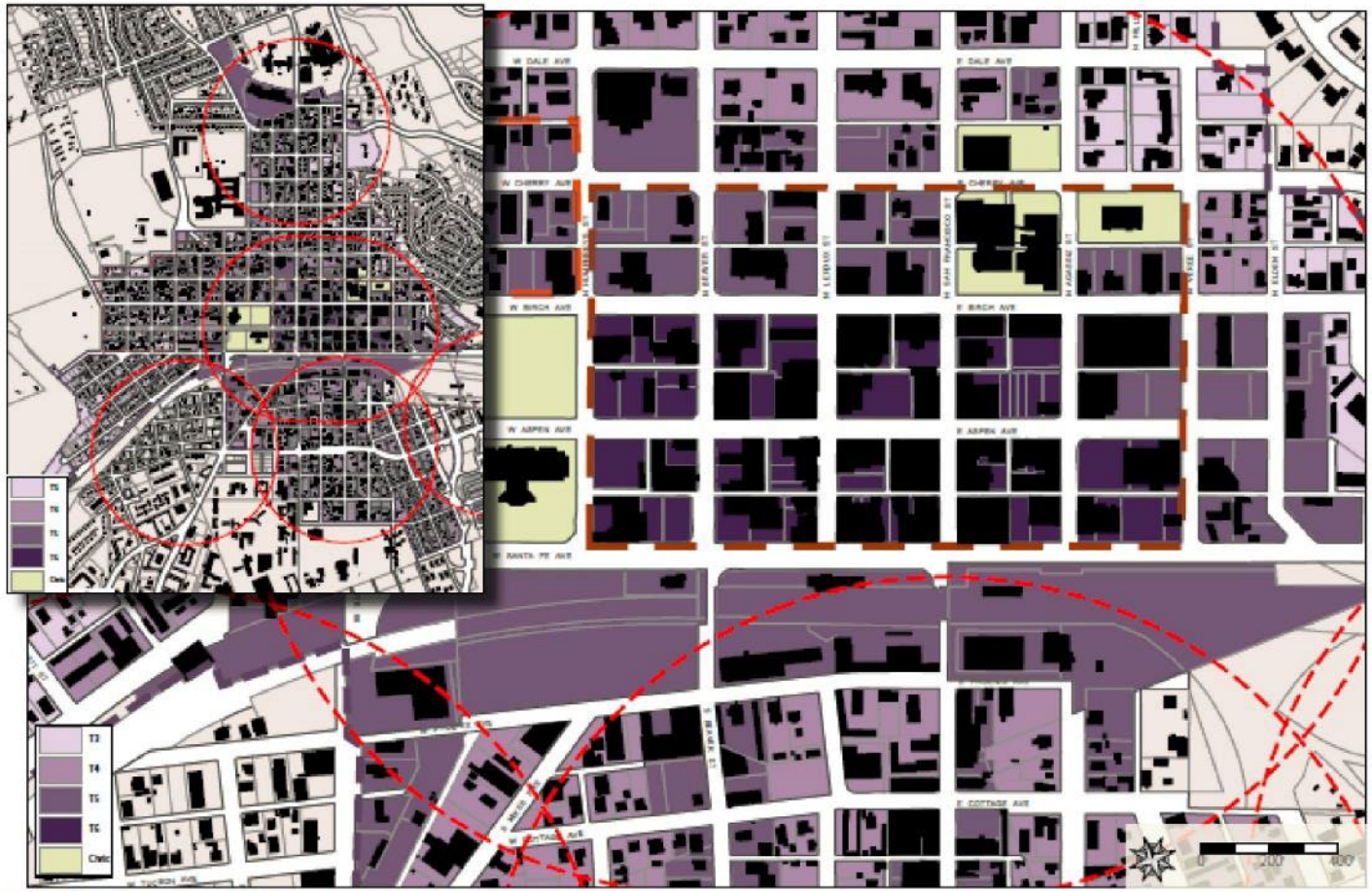
Conventional Zoning

Form-based Zoning

Choosing the Right Zoning Tools

FBC Elements

- Regulating Plan
- Form-Based Zones
- Building and Frontage Standards
- Civic Space Standards (Streets)
- Supplemental Standards
- Administration
- Definitions

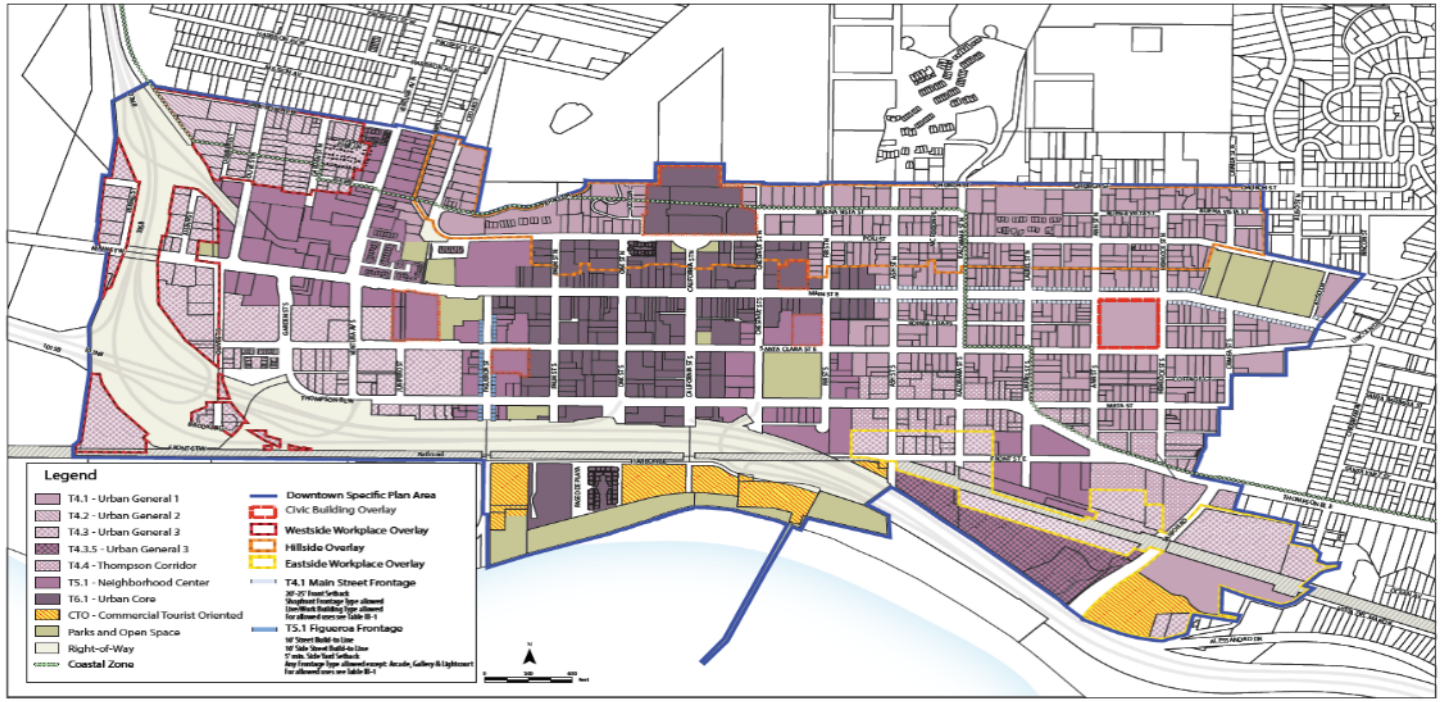


Charrette Summary: Land Development Code Rewrite | Flagstaff, AZ
Opticos Design, Inc. & Lisa Wise Consulting

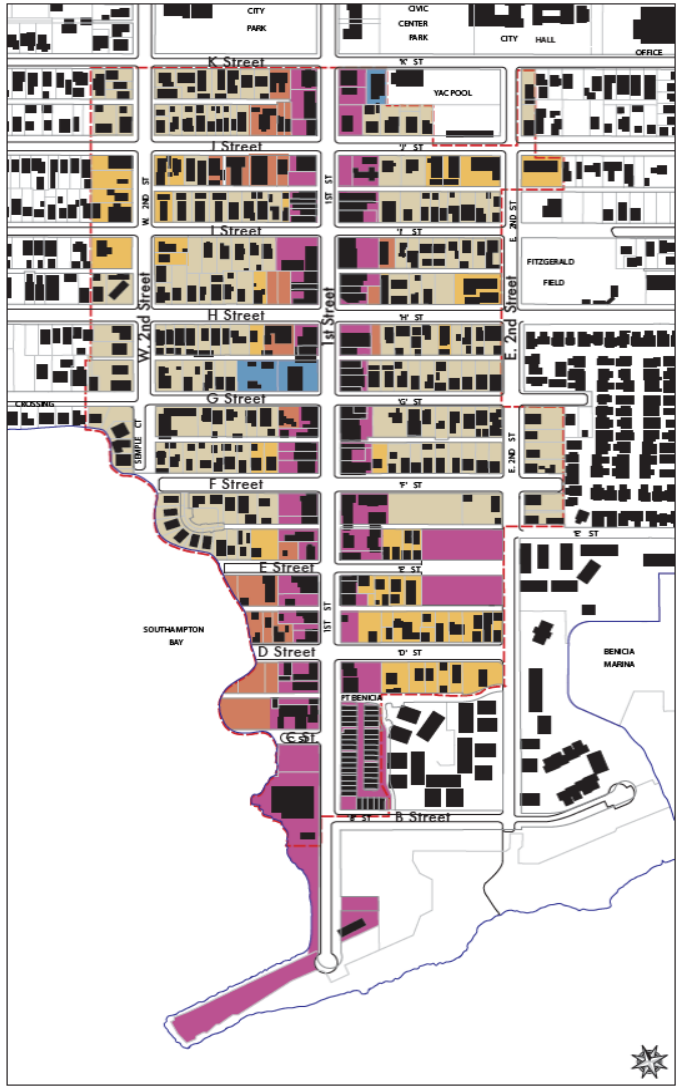
A.9

Regulating Plans and Zones

- A map designating the locations where zones apply
- Form-based zones are mapped based on building form and not use
- Differentiates hierarchy, scale, context, and character



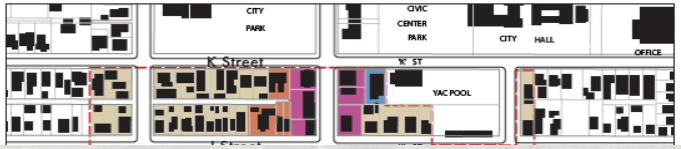
Source: City of Ventura

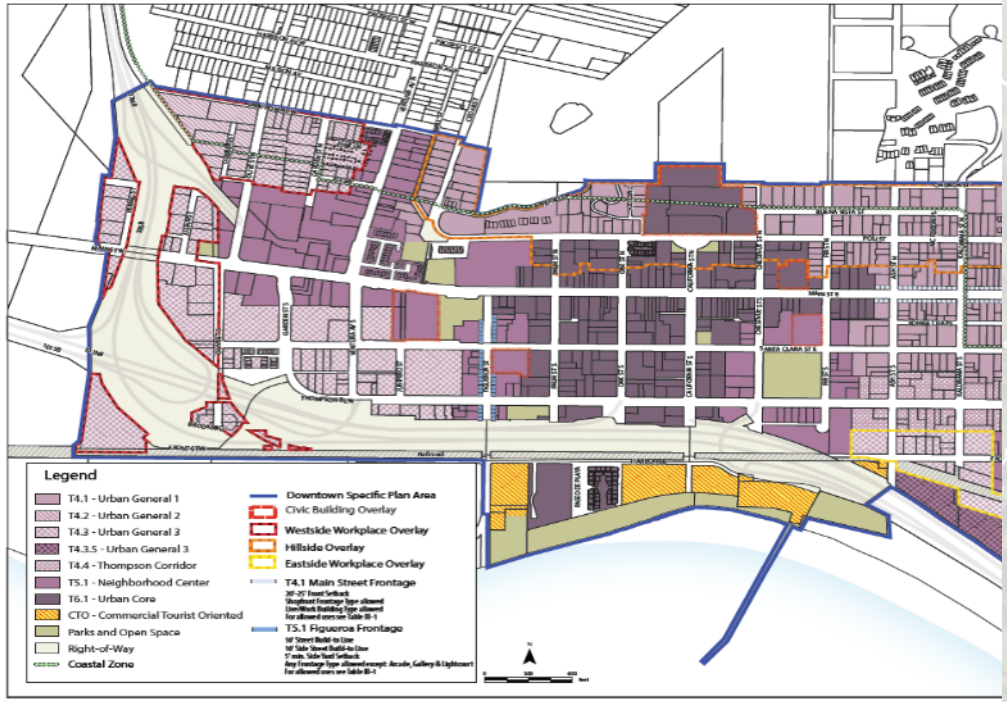


Source: City of Benicia

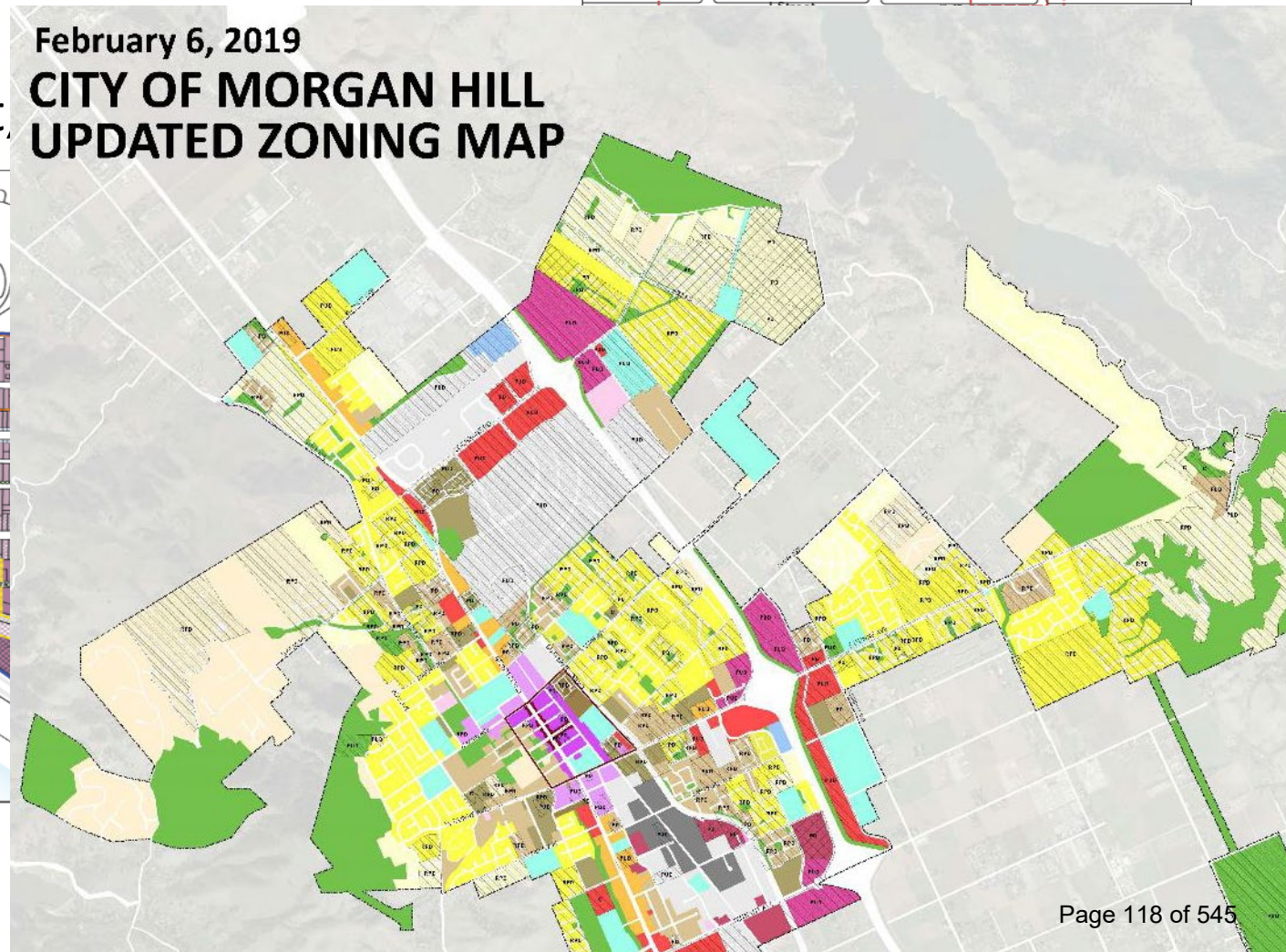
Regulating Plans and Zones

- A map designating the locations where zones apply
- Form-based zones are mapped based on building form and not use
- Differentiates hierarchy, scale, context,



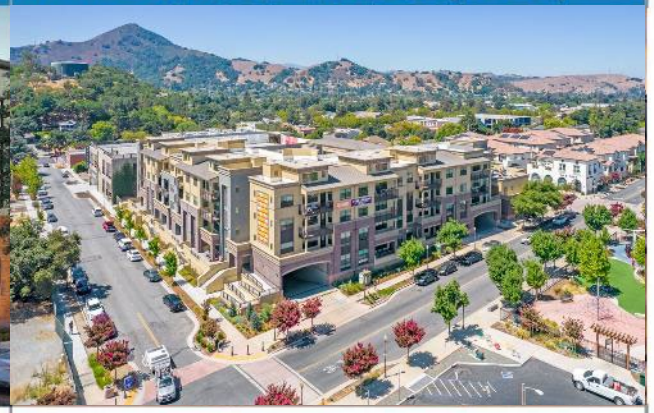


Source: City of Ventura



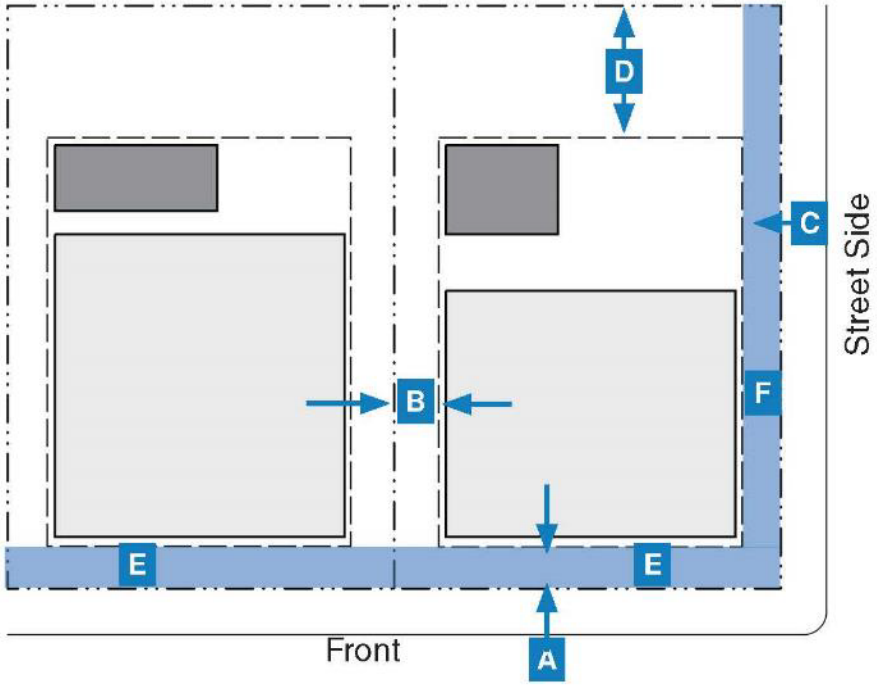
Regulating Plans and Zones

Table 18.29-1 Summary Table of Form-Based Zoning Districts

Zoning District	Neighborhood Form-Based (FB-N)	Corridor Form-Based (FB-C)	Urban General Form-Based (FB-UG)
			
Desired Form	Medium setbacks	Buildings placed at or near ROW	Small to large setbacks
	Neighborhood character	Mixed-use, walkable character	Mixed-use, walkable urban character
	Heights up to 35 ft.	Heights up to 45 ft.	Heights up to 55 ft.
	Compatible with neighborhood context	Diverse mix of building frontages	Diverse mix of building frontages
General Use	Residential with both detached and attached dwellings that offer a variety of housing options in a range of densities close to neighborhood-serving commercial uses.	Primarily ground floor commercial or service uses with a mix of commercial, residential, service, and/or office uses on upper stories.	Primarily business-oriented with a variety of supporting uses, including high-intensity residential projects.
Intent	A variety of housing opportunities that are accessible to range of income levels in a walkable environment with neighborhood-serving retail and services.	Variable intensities of infill and redevelopment with a mix of walkable uses, such as retail, service, and commercial, that are sensitive to the scale and character of the area.	Mixed-use commercial and residential hubs with a variety of uses and clustered job opportunity centers. Accessible corridors and streets with internal block patterns and an improved pedestrian experience transitioning from an auto-centric environment to a walkable environment.

Zone Standards

- Regulations vary based on the intensity of the zone to control lot dimensions, building placement, height, coverage, and encroachments
- Helps define and shape the public realm – more walkable



3. Building Placement		
a. **Principal Building Setback**		
(i). Front	5 ft. min., 15 ft. max.	A
(ii). Interior Side	5 ft. min.	B
(iii). Street Side	5 ft. min., 15 ft. max.	C
(iv). Rear	15 ft. min.	D
b. **Build-to-Zone**		
(i). Front	70% min. within setback range	E
(ii). Street Side	30% min. within setback range	F

4. Permitted Building Types
House
Accessory Dwelling Unit
Duplex/Duet
Multiplex Small
Bungalow Court
Townhouse

Building Standards

- Regulations to control the type of building based on the form-zone and it's use

18.29.040 Building Type Standards

18.29.040.A Purpose and Intent

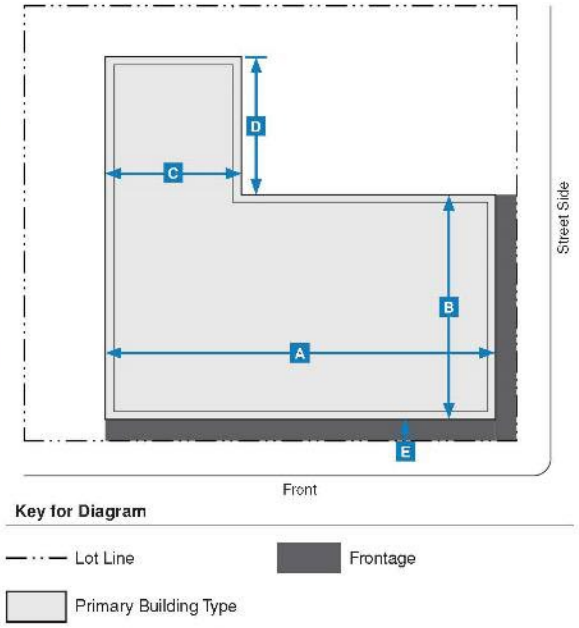
The purpose of this Section is to establish standards for all building types within the form-based zoning districts. The standards in this Section supplement the standards in Section 18.29.030 (Form-Based Zoning Districts) and are intended to provide a range of housing and development options that reinforce the character and scale of Morgan Hill's history and small-town development pattern.

18.29.040.B Applicability

1. This Section applies to all proposed projects within the form-based zoning districts. All new projects in the form-based zoning districts must apply at least one of the building types in this Section and be consistent with the identified building type standards and the standards in the applicable zoning district (see Section 18.29.030 (Form-Based Zoning Districts)). The building types support a variety of uses, as allowed in the zoning district (e.g., the "house" building type may include residential uses, eating and drinking uses, professional offices, or others if allowed in the zoning district) (see Section 18.29.070 (Land Use Standards).
2. Building types not indicated as "permitted" in the applicable zoning district (see Section 18.29.030 (Form-Based Zoning Districts)) are not permitted in the zoning district.
3. If an applicant proposes multiple principal buildings on a single lot, the proposal must include potential lot lines in order to determine compliance with this Section.
4. The development of transportation, communications, and/or infrastructure facilities is exempt from this Section.

Note: image is illustrative, not regulatory.

Multiplex Large



1. Description
A detached building that typically consists of 7 to 12 side-by-side and/or stacked units, typically with one shared entry. This type is scaled to fit within medium intensity walkable neighborhoods.

2. Building Size and Massing		
a. Height		
45 ft. max.		
b. Main Body		
Width	60 ft. max.	A
Depth	60 ft. max.	B
c. Secondary Wing		
Width	24 ft. max.	C
Depth	40 ft. max.	D

3. Pedestrian Access		
Primary Entrance	Front Setback	E

Frontage Standards

- Design and types of building frontages and entrances relative to public spaces and streets

20.135.040.G: Shopfront

1. Description

The main façade of the building is placed at or near the right-of-way with an at-grade entrance along the sidewalk. The shopfront is generally intended for retail, service, or maker space uses. Shopfront frontages may also incorporate projections or recesses.

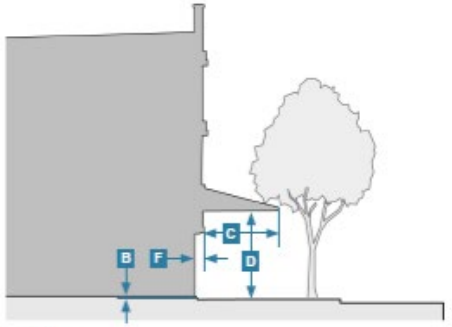
2. Standards

Width of shopfront bay	10 ft. min.; 25 ft. max.	A
Finish floor level above sidewalk	18 in. max.	B
Projection Width	6 ft. min.	
Projection depth	4 ft. min.	C
Height, clear	8 ft. min.	D
Projection setback from curb	2 ft. min.	E
Recess depth	12 in. max	F
Recess bay width, where recess is provided	6 ft. min.; 25 ft. max.	

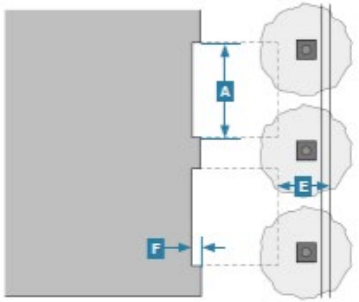
May be used in conjunction with another allowed frontage type (e.g., terrace).

All primary entry doors must face the street.

Entry doors are encouraged to be covered or recessed to provide shelter from the elements.



Section



Plan

Examples of shopfront frontage.

Public Realm Standards (Streets/Civic Spaces)

- Specifies elements in the public realm – public streets and parks
- Sidewalk, travel lanes, on-street parking, street trees and furniture, etc.

Public realm standards are not specifically included in the Morgan Hill FBC – street standards for the Monterrey Corridor are already established

Administration/Definitions/Subdivision

- **Administration:** A clearly defined and streamlined application and project review process
- **Definitions:** A glossary to ensure the precise use of technical terms
- **Subdivision:** Process for land division

Instructions	Section	Title
If your property needs to be subdivided, follow the procedures and requirements for subdividing land	19.16.040 19.16.050 19.16.060	Parcel Map, Tentative Map, and Final Map
Find the Transect Zone for your parcel and comply with the standards specific to the Zone	19.09.050	Transect Zone Standards
Find and comply with the standards specific to your District	19.09.040	Specific to Districts
Select the building type from the types allowed in the Transect Zone	19.09.060	Building Type Standards
Apply building setbacks to the lot to be developed, as well as applicable building height, parking, etc. standards	19.09.050	Transect Zones Standards
Select the standards specific to the frontage type that will be used and apply them to the building	19.09.070	Frontage Type Standards
Select the open space and or thoroughfare standards that may apply to the development	19.09.080 19.09.090	Open Space Standards Thoroughfare Standards
Follow the permit procedures and comply with the requirements for a permit application	19.09.030	Administration and Procedures

Why is a Form-Based Code Different?

Conventional Zoning:

… buildings are random

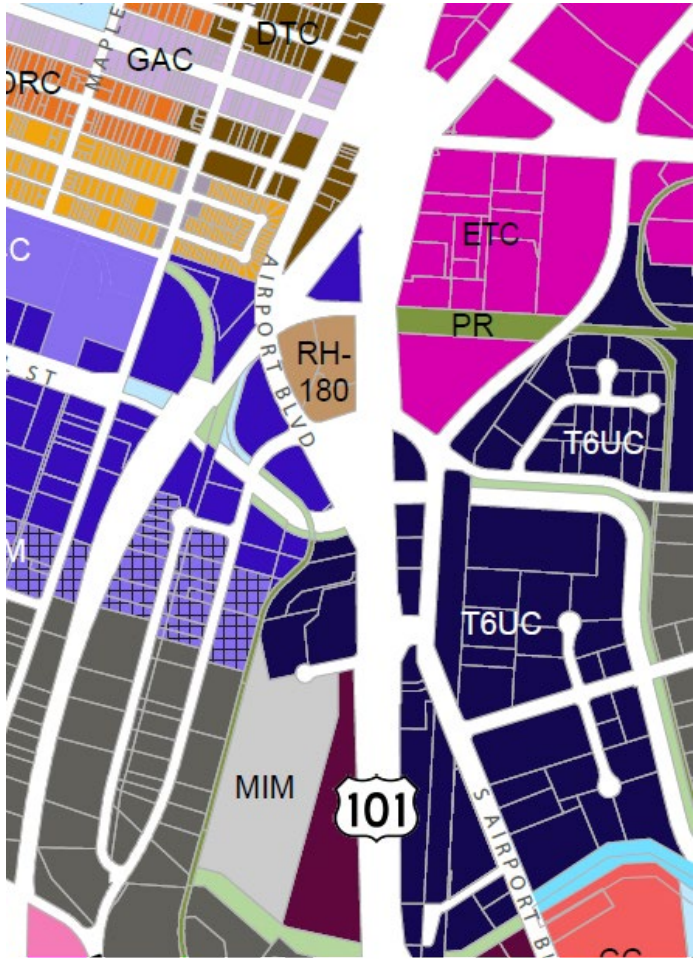
Form-Based Code:

… focus on public spaces and buildings

Why is a Form-Based Code Different?

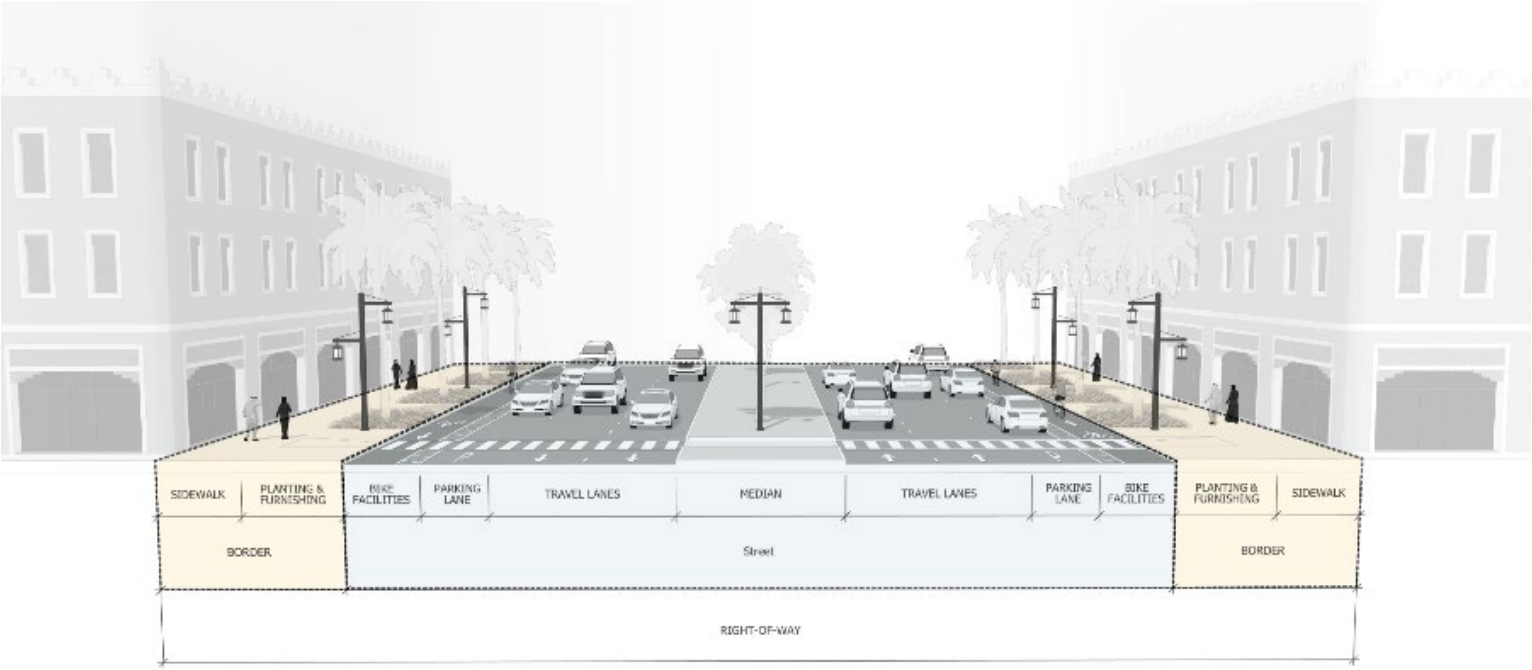
Conventional Zoning:

… ignores streets



Form-Based Code:

… includes streets



Source: DPZ CoDesign

Source: City of South San Francisco

Why is a Form-Based Code Different?

Conventional Zoning:

… focus on land uses

Form-Based Code:

… focus on form of buildings and streets

Common Applications of FBCs

Why do communities choose form-based codes?

- Revitalize a Downtown
- Transit-Oriented Development
- Retrofit/Infill on Vacant or Underutilized Sites
- Protect Neighborhood Character

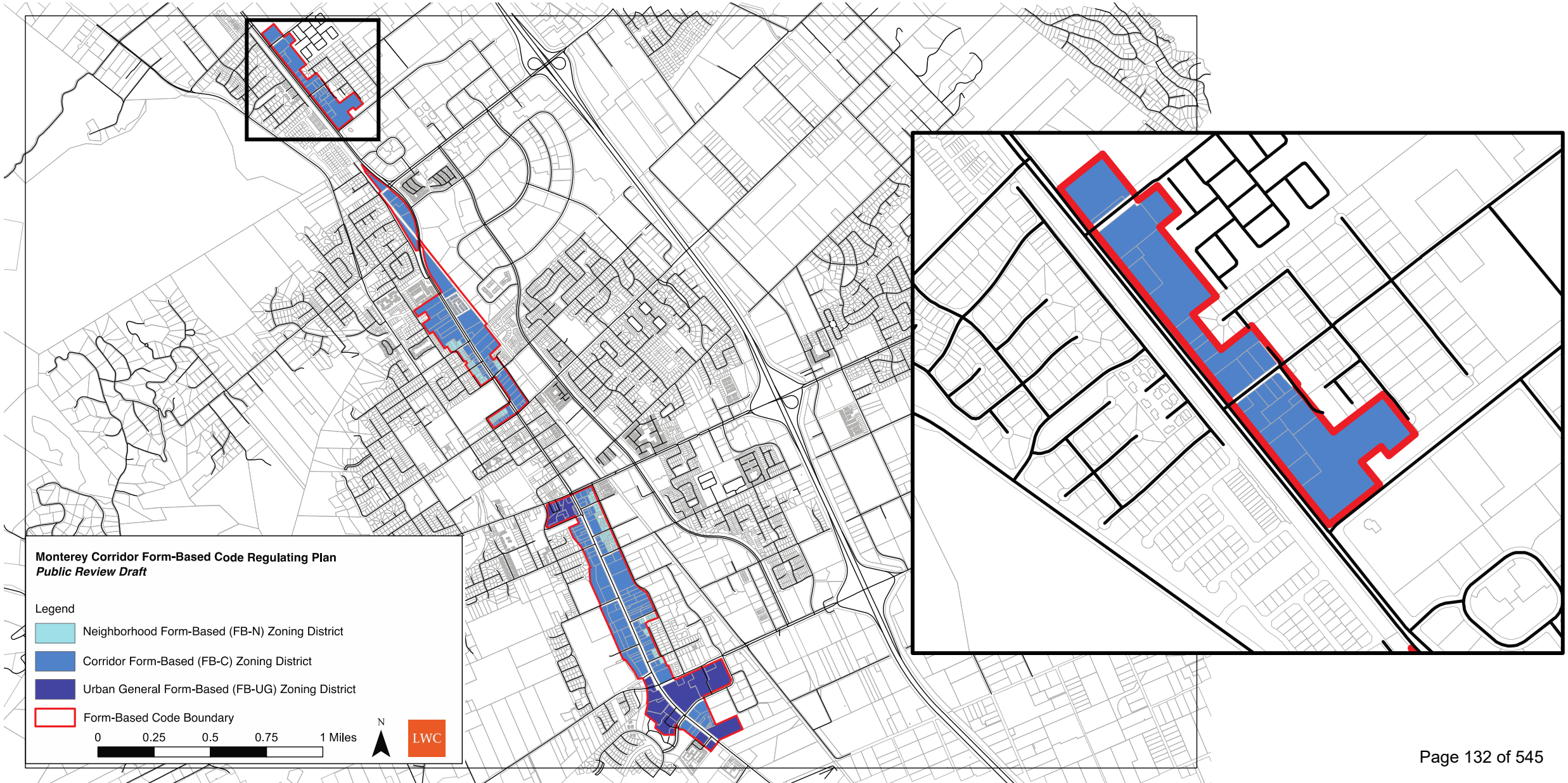
Benefits of Form-Based Codes

- FBCs preserve or capture a **sense of place**
- FBCs **codify** standards based on desired built form
- FBCs establish the right **scale** of development
- FBCs stop **regulating the wrong things**
- FBCs are **prescriptive, predictable,** and **easy to use**
- FBCs provide **economic benefits**
- FBCs encourage **revitalization** of urban neighborhoods
- FBCs create **walkable neighborhood – health** benefits
- FBCs are graphic, well-illustrated, and easy to understand

Overview of Morgan Hill's Form-Based Code

Morgan Hill Regulating Plan

Morgan Hill Regulating Plan



Morgan Hill Regulating Plan

Morgan Hill Regulating Plan

Overview of the Morgan Hill FBC

18.29.010 Introduction

18.29.020 Purpose and Applicability of the Form-Based Code

18.29.030 Form-Based Zoning Districts

18.29.040 Building Type Standards

18.29.050 Frontage Type Standards

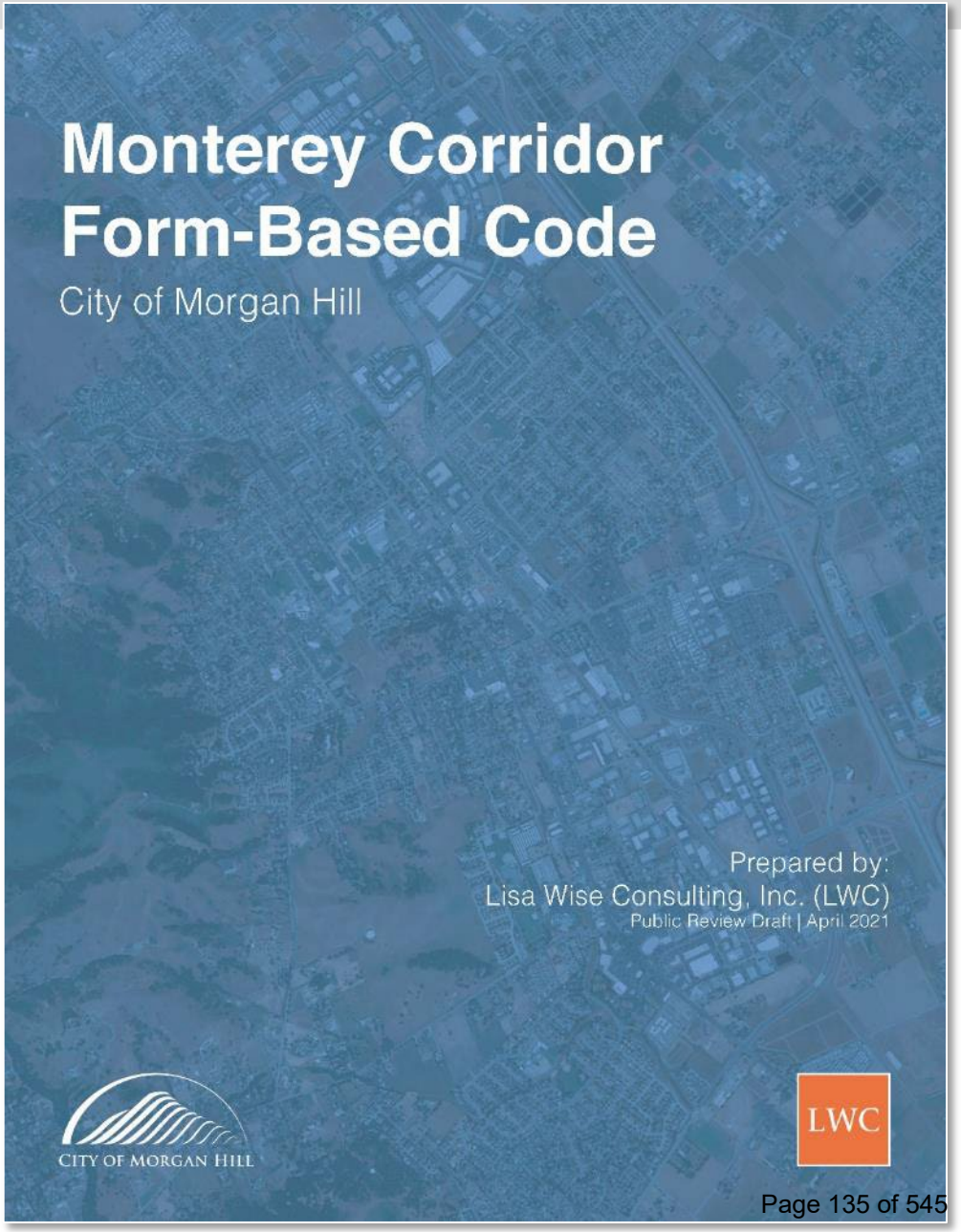
18.29.060 Civic Space Standards

18.29.070 Land Use Standards

18.29.080 Standards Supplemental to Form-Based Zoning Districts

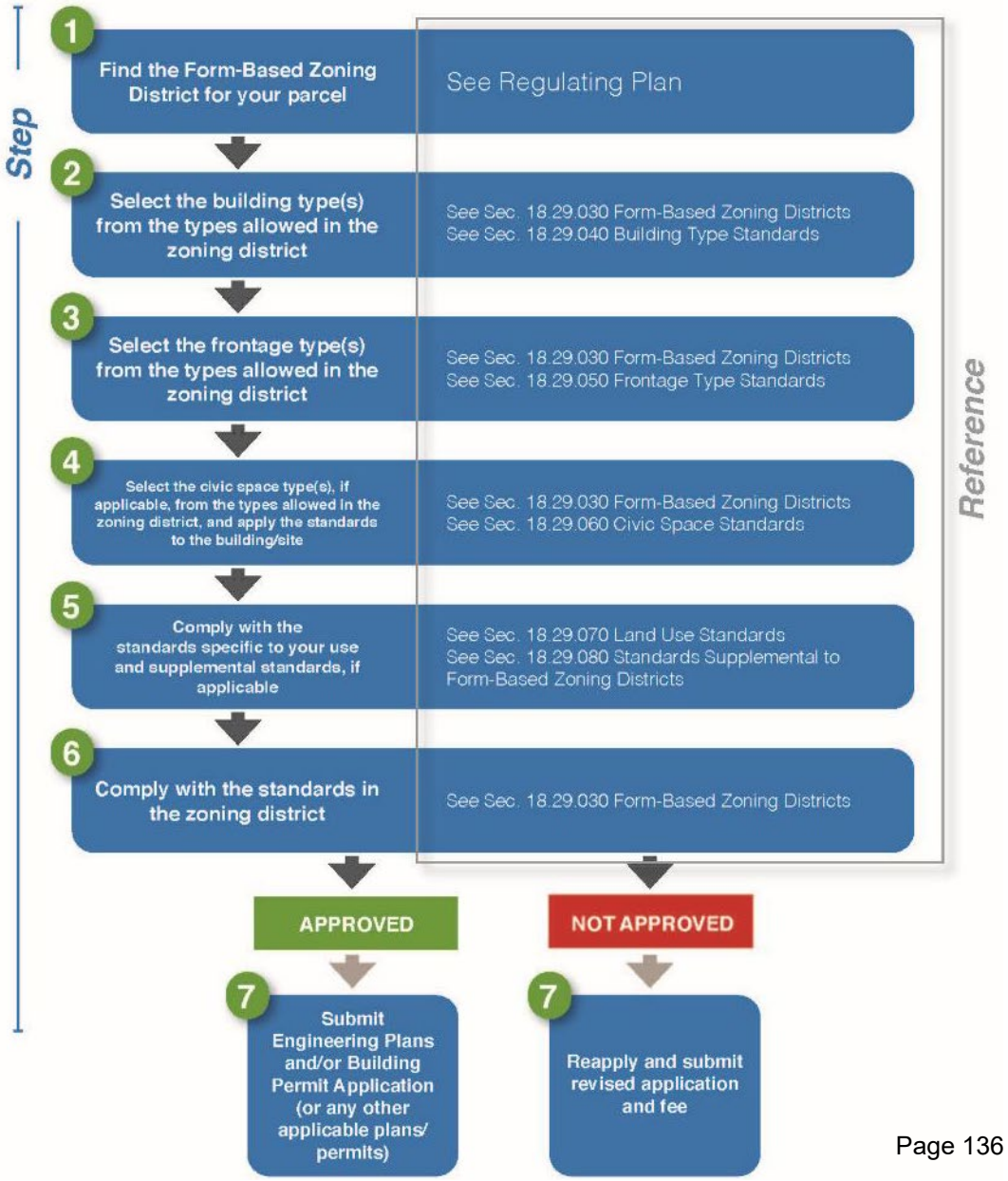
18.29.090 Permits and Administration for Form-Based Zoning Districts

18.29.100 Definitions for Form-Based Zoning Districts



Section 18.29.010, Introduction

A. Purpose of the FBC
B. Organization of the FBC
C. How to Use the FBC



Section 18.29.020, Purpose and Applicability

A. Title
B. Purpose
C. Applicability

18.29.020 Purpose and Applicability of the Form-Based Code

Subsections:

18.29.020.A Title
18.29.020.B Purpose
18.29.020.C Applicability

18.29.020.A Title

Chapter 18.29 (Form-Based Zoning Districts) of the Morgan Hill Municipal Code shall be known and may be cited as the Form-Based Code. Within this Chapter, it may also be known as the "FBC."

18.29.020.B Purpose

The purpose of the FBC is to implement the General Plan, specifically the General Plan's vision for the Corridor as a "vibrant mixed-use corridor that encourages walking and biking," through standards for neighborhood design, building form, and land use. The specific purpose and intent of each zoning district is established in Section 18.29.030 (Form-Based Zoning Districts).

18.29.020.C Applicability

1. This Chapter applies to all new uses and projects on land delineated in the Form-Based Code Regulating Plan map. This area may be known and referred to as the "FBC Area."
2. If any provision within this Chapter conflicts with another chapter of the Zoning Code, the FBC shall control.
3. Where the FBC is silent or does not provide an explicit provision, the Zoning Code shall apply.

Section 18.29.030, Form-Based Zoning Districts

A. FB-N, Neighborhood Zoning District

- Neighborhood character
- Housing accessible to range of income levels
- Walkable environment close to neighborhood-serving commercial uses

B. FB-C, Corridor Zoning District

- Mixed-use, walkable character
- Ground floor commercial or services uses with mix of residential, service and/or office uses on upper stories

C. FB-UB Urban General Zoning District

- Business-oriented with variety of supporting uses and high-intensity residential projects
- Clustered job opportunity centers

Section 18.29.040, Building Type Standards

Purpose and Intent/Applicability

House

Accessory Dwelling Units

Duplex/Duet

Multiplex Small

Multiplex Large

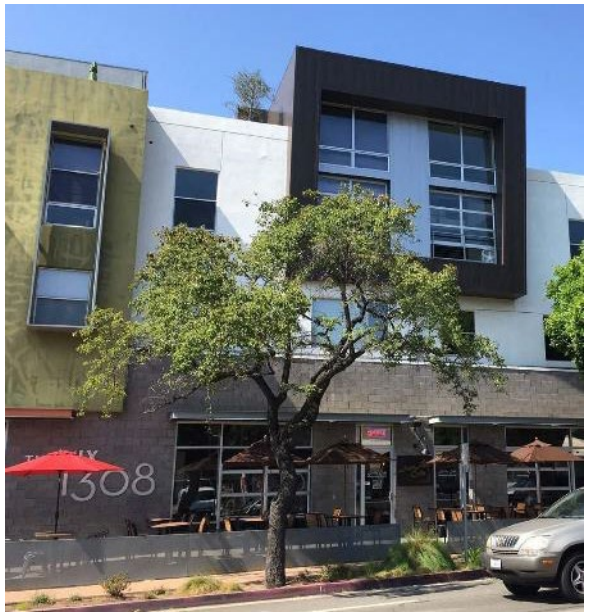
Bungalow Court

Townhouse

Courtyard Building

Main Street Building

Liner Building



Section 18.29.050, Frontage Type Standards

Purpose and Intent/Applicability

Forecourt

Front Yard

Porch, Engaged

Porch, Projecting

Shopfront

Stoop

Terrace

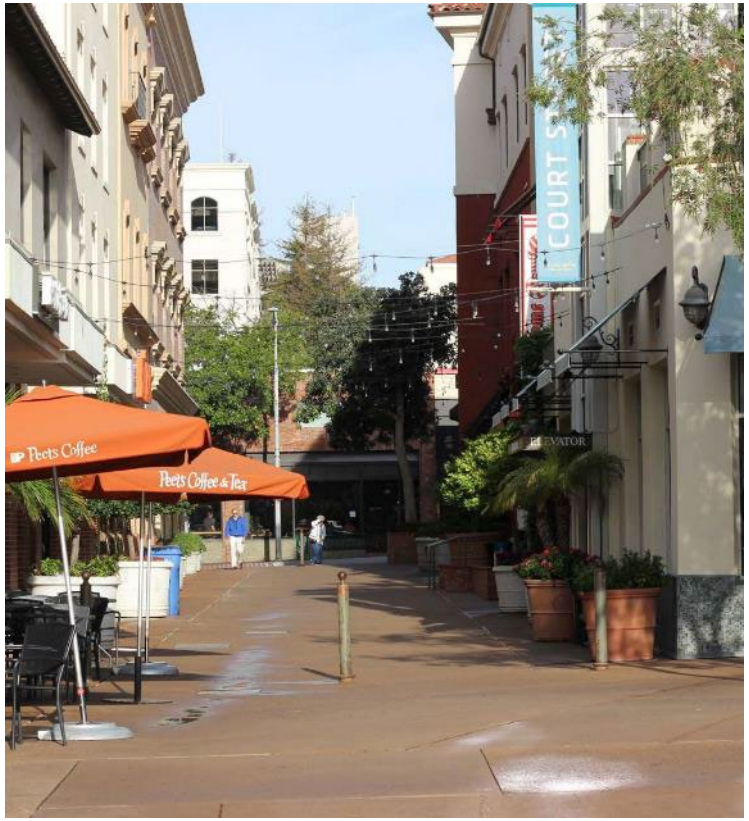
Section 18.29.060, Civic Space Standards

Purpose and Intent/Applicability

Passage

Pocket Park/Plaza

Plaza



Section 18.29.070, Land Use Standards

A. Purpose and Applicability
B. Permitted Land Uses
C. Specific to Use Standards

Table 18.29-2 Permitted Land Uses in the Form-Based Zoning Districts

Land Use	Permit Required by Zone			Additional Regulations
	FB-N	FB-C	FB-UG	
Residential Uses				
Accessory Dwelling Unit (ADU)	P	P	P	See Chapter 18.84
Duplex/Duet	P	P	P	See Subsection 18.29.100.D
Group Housing	P	P	P	
Live/Work Unit	P	P		
Mixed-Use Residential	P	P		
Multi-Family Dwellings	P	P		
Nursing Homes and Long-Term Care	C	C		
Residential Care Facilities	P	P		
Residential Care Facilities, Small	P	P		
Senior Housing, Independent Living	P	P		
Single-Family Attached Dwelling	P	P		
Single-Family Detached Dwelling	P	-		
Public and Quasi-Public Uses				
College and Trade Schools	C	P		
Community Assembly	C	C		
Cultural Institutions	A	A		
Day Care Centers	C	C		
Emergency Shelters	C	C		
Government Offices	A	A		
Home Day Care, Large	P	P		
Home Day Care, Small	P	P		
Hospitals	-	C		
Instructional Services	A	P		
Medical Offices and Clinics	A	P		
Park and Recreational Facilities	P	P		
Public Safety Facilities	C	C		
Schools, Public and Private	C	C		
Social Services	C	C		
Commercial Uses				
Veterinarian Clinics and Hospitals	C	C		
Banks and Financial Institutions	P	P		
Business Support Services	P	P		
Cinemas and Theaters	A	A		
Commercial Recreation, Indoor				
≤ 15,000 sq. ft.	A	P		
> 15,000 sq. ft.	A	A		

Land Use	Permit Required by Zone			Additional
	FB-N	FB-C	FB-UG	
Drive- Through Facilities	-	C	C	See Subsection
Eating and Drinking Uses				
Bars and Nightclubs	-	C	C	
Restaurant, Fast Food	C	P	P	
Restaurant, Sit Down	P	P	P	
Tasting Rooms	A	P	P	
Farmers Markets	A	A	A	
Lodging Facilities				
Bed and Breakfast	P	P	P	
Hotels and Motels	C	C	C	
Personal Services	A	P	P	
Professional Offices	A	P	P	
Retail				
Convenience Market	A	P	P	See Section 18.9
General Retail	A	P	P	
Vehicle-Related Uses				
Fuel and Service Station	-	-	C	
Vehicle Rentals	-	-	C	
Vehicle Washing	-	-	C	
Industrial Uses				
Food and Beverage Production				
< 5,000 sq. ft. [1]	-	P	P	
5,000 sq. ft. to 10,000 sq. ft. [1]	-	C	C	
Transportation, Communication, and Utility Uses				
Parking Lots or Structures [2]	C	C	C	
Recycling Facilities				
Reverse Vending Machines	-	C	C	
Transportation Terminals	-	-	-	
Wireless Communication Facilities	See Chapter 18.96			
Other Uses				
Accessory Use(s)	See Chapter 18.44			
Home Occupations	See Section 18.92.060			
Temporary Use(s)	See Section 18.92.150			
Urban Agriculture				
Community Garden	A	A	A	

Section 18.29.080, Supplemental Standards

A. Purpose and Applicability
B. Landscaping Standards
C. Outdoor Lighting Standards
D. Open Space Standards
E. Parking and Loading Standards
F. Sign Standards

18.29.080.C Outdoor Lighting Standards

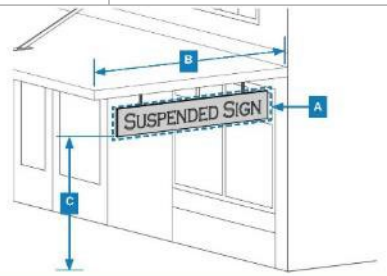
1. Exterior lighting and parking lot lighting shall be provided, erected and maintained so any light is a fully-shielded light fixture and will not cast direct light or glare upon adjacent properties or public rights-of-way.
2. A parking area with six or more parking spaces shall include outdoor lighting that provides a minimum illumination of 1.0 foot-candles over the entire parking area.
3. All outdoor lighting along walkways, open space and recreation areas sha fixtures with a minimum illumination of 1.0 foot-candles.
4. The following types of outdoor lighting are prohibited:
   a. Unshielded Light Fixtures.
   b. Search lights, laser lights, or similar high intensity light, except as nec
   c. Any lighting device located on the exterior of a building or on the insid the property boundaries of the lot or parcel with intermittent fading, fla illumination.
   d. Lighting that results in glare to motor vehicles on public rights-of-way.

18.29.080.D Open Space Standards

1. **Applicability.** Common and private open space is required for the buildin (Building Type Standards). Standards and requirements for each type of o
2. **Common Open Space.** All building types subject to common open space following provisions, unless otherwise indicated in Section 18.29.040 (Buil
   a. **Minimum Area:** 15 percent of the site. The area requirement may be (see Section 18.29.060 (Civic Space Standards)), roof terrace, or roof Commission.
   b. **Minimum Horizontal Dimension:** 15 feet.
   c. **Usability.** Common open space shall be accessible to all on-site resid using a civic space type, the open space shall be publicly accessible.
3. **Private Open Space.** All building types subject to private open space req following provisions.
   a. **Minimum Area:** 100 square feet per unit. The area requirement may b balcony, roof terrace, or other similar space.
   b. **Minimum Horizontal Dimension:** 12 feet.

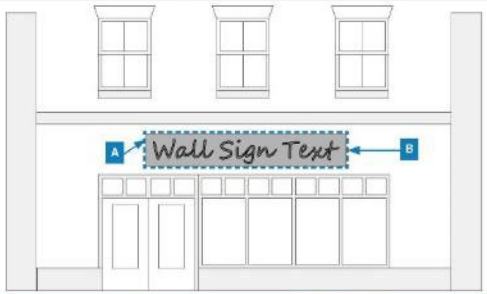
18.29.080.E Parking and Loading Standards

Parking and Loading Standards are provided in Chapter 18.72 (Parking and Loa



Standards	Requirements
Sign Type	Suspended
Max. Number	1 per tenant space
Max. Area	5 s.f. A
Max. Projection from Building Wall	No greater than the structure to which it is attached; May project into public right-of-way with permit approval
Min. Horizontal Clearance	2 ft. from street or drive aisle curb B
Min. Vertical Clearance	8 ft. C
Illumination	Internal or external illumination
Placement	Shall be suspended below a ground-level awning, canopy, or ceiling of an arcade

Table 18.29-11 Wall Signs



Standards	Requirements
Sign Type	Wall
Max. Number	1 per building frontage for single-tenant buildings and 1 per tenant space for multi-tenant buildings
Max. Height	Not to exceed the top of the parapet of the building wall to which it is attached A
Max. Area	See Subsection 18.29.040.F.5.a B
Max. Projection from Building Wall	10 in.
Illumination	Internal or external illumination

Section 18.29.090, Permits and Administration

Cross-references to the existing Zoning Code:

A. Administrative Responsibility
B. Common Permit Requirements
C. Specific Permit Requirements
D. Sign Permit Requirements
E. Appeals
F. Zoning Code Amendments
G. Development Agreements
H. Reasonable Accommodations
I. Enforcement

Section 18.29.100, Definitions

18.29.100 Definitions for Form-Based Zoning Districts

Subsections:

18.29.100.A "A" Terms
18.29.100.B "B" Terms
18.29.100.C "C" Terms
18.29.100.D "D" Terms
18.29.100.E "E" Terms
18.29.100.F "F" Terms
18.29.100.G "G" Terms
18.29.100.H "H" Terms
18.29.100.I "I" Terms
18.29.100.J "J" Terms
18.29.100.K "K" Terms
18.29.100.L "L" Terms
18.29.100.M "M" Terms
18.29.100.N "N" Terms
18.29.100.O "O" Terms
18.29.100.P "P" Terms
18.29.100.Q "Q" Terms
18.29.100.R "R" Terms
18.29.100.S "S" Terms
18.29.100.T "T" Terms
18.29.100.U "U" Terms
18.29.100.V "V" Terms
18.29.100.W "W" Terms
18.29.100.X "X" Terms
18.29.100.Y "Y" Terms
18.29.100.Z "Z" Terms

18.29.100.A "A" Terms

1. **Active Ground Floor.** A street frontage that allows for active visual engagement between the people o a structure and the use, activities, or people, located in the structure's ground floor. In an active ground front facade of buildings and the main entrance face and open towards the right-of-way along which pe access is provided.
2. **Affordable Units.** Units that are made available for rent at a price below the Fair Market Rent value, as and updated from time to time by the City based on the U.S. Department of Housing and Urban Develo data.

18.29.100.M "N" Terms.

No specialized terms beginning with the letter "N" are currently defined.

18.29.100.O "O" Terms.

1. **Open Space, Common.** A portion of a site that is designated and intended for the use or enjoyment of the residents or owners of the development and/or the overall community. Common open space may contain such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of the individuals using the space.
2. **Open Space, Private.** A usable open space adjoining and directly accessible to a dwelling unit, reserved for the exclusive use of residents of the dwelling unit and their guests.

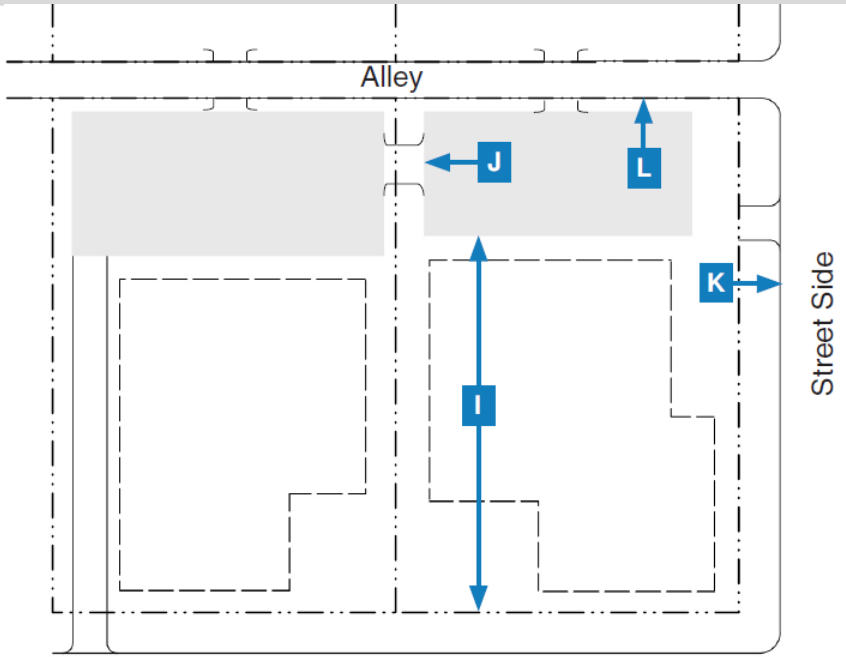
18.29.100 "P" Terms.

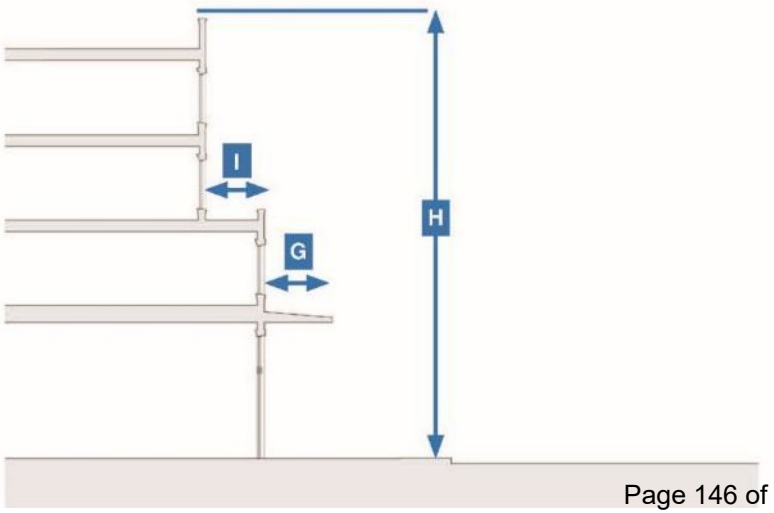
1. **Parking Driveway Width.** The horizontal measurement of an access driveway to a parking area, measured perpendicular to the direction of travel.
2. **Passage.** An informal or formal gathering space that serves as a pedestrian connector between other gathering places, streets, and/or parking areas. Passages are typically hardscaped and located near the middle of a block, providing a pedestrian connection through a block. Passages may be linear or L-shaped. Passages provide additional frontage opportunities for retail and/or residential uses along edges.
3. **Pocket Park/Plaza.** A small-scale landscaped or hardscaped open space designed to provide opportunities for neighborhood gathering and/or passive recreation, generally for those who live within walking distance. Pocket parks/plazas are typically accessible from the public right-of-way, but clearly delineated as a separate space.
4. **Plaza.** A space available for civic purposes and commercial activities intended to add to the activity and vibrancy of streets and neighborhoods. Plazas are typically formal spaces with interior green spaces and defined edges made primarily of hardscape materials.
5. **Porch, Engaged.** The main facade of the building is setback from the right-of-way and a porch is attached providing access to the building. The porch provides necessary physical separation for the private lot from the public right-of-way. The engaged porch has two adjacent sides attached to the building while the other two sides are open.
6. **Porch, Projecting.** The main facade of the building is setback from the right-of-way and a porch is attached providing access to the building. The porch provides necessary physical separation for the private lot from the public right-of-way. The projecting porch is open on three sides and projects in front of the primary building wall.
7. **Projection.** Any architectural feature, structure, or structural element, such as an gallery, fence, garden wall, porch, stoop, balcony, bay window, or terrace, that breaks the plane of a horizontal regulatory limit extending into the facade zone or a setback.
8. **Public Realm.** The physical and social domain of the public that is held in common either by their physical presence or by visual association. This includes, but is not limited to plazas, squares, parks, thoroughfares, public frontages, private frontages, civic buildings, and civic spaces.

Changes from April 2021 PC Workshop

1. Updated **Parking Placement diagrams** FB-N, FB-C and FB-UG Zones
2. Added new **base flood elevation** note to Section 18.29.050 (Frontage Type Standards):

   "May be increased by 50% to meet the base flood elevation plus 1-foot consistent with Chapter 15.80 (Flood Damage Prevention)."
3. Added **stepback requirement** of 8 feet for a building's upper floors in FB-C and FB-UG Zones





Key for Diagrams

Lot Line

Building Setback Line

Parking Area

Changes from April 2021 PC Workshop

Section 18.29.080.E, Parking and Loading Standards

- Former text deleted; cross-reference to City's parking and loading standards in Chapter 18.72 (Parking and Loading)

Table 18.29-1, Summary Table of Form-Based Zoning Districts

- Updated representative photo for FB-C Zone

Section 18.29.050, Frontage Standards *and* Section 18.29.060, Civic Space Standards

- Updated all photographs

Section 18.29.060, Civic Space Standards

- Updated and replaced illustrations of each civic space type

Impacts of Recent CA Housing Legislation

1. State law will always supersede any local zoning code's provisions (added to Section 18.29.020.C, Applicability)
2. Best practice – do not try to update City's zoning code for every state law requirement
3. The provision of housing is consistent across all zones
4. Regulating plan – mixed-use commercial on first floor; residential above, especially at intersections
5. Cross-references to existing zoning code e.g., ADUs

Table 18.29-2 Permitted Land Uses in the Form-Based Zoning Districts

Land Use	Permit Required by Zone			Additio
	FB-N	FB-C	FB-UG	
Residential Uses				
Accessory Dwelling Unit (ADU)	P	P	P	See Chapte
Duplex/Duet	P	P	P	See Subsec
Group Housing	P	P	P	
Live/Work Unit	P	P	P	
Mixed-Use Residential	P	P	P	
Multi-Family Dwellings	P	P	P	See Subsec
Nursing Homes and Long-Term Care	C	C	C	
Residential Care Facilities	P	P	P	
Residential Care Facilities, Small	P	P	P	
Senior Housing, Independent Living	P	P	P	
Single-Family Attached Dwelling	P	P	P	
Single-Family Detached Dwelling	P	-	-	

Questions and Discussion

1. Planning Commission Feedback
2. Public feedback to:

Adam Paszkowski, CDP

Principal Planner

Tel: 408.310.4635

Email: adam.paszkowski@morganhill.ca.gov

Thank you!

LWC

CITY OF MORGAN HILL

PLANNING COMMISSION STAFF REPORT
MEETING DATE: July 25, 2023

PREPARED BY:
Tiffany Brown, Associate Planner
APPROVED BY: Jennifer Carman

UP2020-0009/EA2020-0018: PEAK-AMAS: REQUEST FOR A CONDITIONAL USE PERMIT TO CONTINUE AND SLIGHTLY EXPAND THE USE OF THE EXISTING VILA MONTE SENIOR CARE FACILITY AND FURTHER EXPAND SERVICES INTO A NEW 18,700 SQUARE FOOT TWO-STORY BUILDING CONSISTING OF 54 BEDROOMS (108 BEDS) WITH ANCILLARY COMMUNAL SPACE. THE PROPERTY IS LOCATED AT 17090 PEAK AVENUE NEAR DUNNE AVENUE (APN 767-03-017).

RECOMMENDATION(S)

1. Open/close public hearing; and
2. Adopt a Resolution approving a Conditional Use Permit for current use and expansion of the senior care facility.

LOCATION MAP/PROJECT INFORMATION:

1.	Location:	17090 Peak Avenue (APN: 767-03-017)
2.	Site Area:	1.9 - Acres
3.	General Plan:	Residential Attached Medium (RAM)
4.	Zoning:	Residential Attached Medium (RAM)
5.	Request:	Conditional Use Permit

BACKGROUND:

The existing residential care facility has been in operation since the early 1970s or earlier and was purchased in 2013 by the current property owner and applicant (applicant). The current facility, known as Vila Monte, is a senior facility with 14-rooms/28-beds in one building located toward the rear (northeast) of the property. A residential care facility use did not require a conditional use

permit at that time. In February 2016, the City Council adopted an Ordinance (Ord. No. 2186) amending the zoning for the project site from Medium Density Residential - Conditional (C) to Medium Density Residential (R3) rendering the business a legal non-conforming use. In coordination with the rezone, a deed restriction was recorded against the property limiting the use of the site to a State Licensed Residential Care Facility for the Elderly. The deed further outlines that all other uses are prohibited. That same year, the property owner applied for a Conditional Use Permit (CUP) for the existing facility plus an expansion into a second building that would be located adjacent to West Dunne Avenue. The Planning Commission approved the application on August 23, 2016. At the time, due to the costs associated with the project, the applicant chose not to move forward with the project and the CUP expired in 2018.

The applicant redesigned the previous expansion plan and submitted a new CUP application in 2022. The proposed site layout included the new building along East Dunne Avenue and transitioned from a one-story building to three stories with associated parking along Peak Avenue. The Planning Commission heard the item along with public testimony at the July 26, 2022 meeting, where they continued the item and requested the applicant meet with the adjacent property owner on the proposed site plan, consider reducing the height of the newly expanded facility, and clarify the proposed use for the new building. To address the concerns raised by the adjacent resident, the applicant relocated the proposed building from West Dunne Avenue to Peak Avenue, reduced the height of the building from a one and three-story building to a two-story building, and located the associated parking along West Dunne Avenue.

PROJECT DESCRIPTION:

This application for a CUP includes the existing 14-room/28-bed Vila Monte Senior Care facility with the request to expand by adding two new bedrooms within the existing building footprint for a total of 16 rooms/32-beds. The use permit request includes further expansion of the Senior Care facility by constructing a new 18,700 square foot, two-story building that would consist of 54 bedrooms/108-beds with ancillary communal space and property improvements. The new building is located adjacent to Peak Avenue with associated parking adjacent to East Dunne Avenue with separate access off East Dunne Avenue.

The facility provides 24-hour care and supervision 7-days a week to adults who are dual diagnosed as seriously mentally ill (SMI) in combination with some medical conditions that preclude them from being placed in a regular independent residential care facility. The facility will provide the following services for the residents: meal service, laundry service, cleaning service, plan/arrange or provide transportation, planned activities, on-site nursing services, and other personal services as needed. The facility will include a full-service kitchen, communal space, a laundry area with washer and dryer, and required equipment like wheelchairs, walkers, etc. This use permit will be restricted to the definition of a Residential Care Facility as defined by the State and Morgan Hill Municipal Code (see below). Also attached are the Vila Monte Program and House Rules for the facility.

Residential Care Facility

1. A state licensed facility providing twenty-four-hour-a-day non-medical residential living accommodations pursuant to the uniform building, housing and fire codes. Care and supervision shall include, but not be limited to, any one or more of the following activities provided by a person or facility to meet the needs of the residents:

a. Assistance in dressing, grooming, bathing and other personal hygiene;
b. Assistance with taking medication and central storing and distribution of medications;
c. Arrangement of and assistance with medical and dental care;
d. Maintenance of house rules for the protection of residents;
e. Supervision of resident schedules and activities;
f. Maintenance and supervision of resident monies or property;
g. Monitoring food intake and special diets.

2. Individual sleeping quarters with no more than half kitchens, a common dining facility which provides a sit-down dining service at two distinct times per day, and recreational features such as a lounge or recreation room shall be provided. Safety features designed for the needs of the elderly, such as emergency call systems which are linked to on-site staff which are available twenty-four hours per day, grab bars and handrails, special door hardware, cabinets, appliances and doorways designed to accommodate wheelchairs, and social services for residents which must also include at least three of the following: transportation services provided by the facility, housekeeping, facility provided linen/laundry, and organized social and recreational activities. Such facilities may have up to two manager's units which contain full kitchen facilities. Residential care facilities include but are not limited to, health facilities as defined in California Health and Safety Code (H&SC) Section 1250 et seq., Community Care Facilities (H&SC Section 1500 et seq.), Residential Care Facilities for the Elderly (H&SC Section 1569 et seq.), or Facilities for the Mentally Disordered or otherwise handicapped defined in California Welfare and Institutions Code (W&I Code Section 5000 et seq.), alcoholism or drug abuse recovery or treatment facilities (H&SC Section 11834.02), and other similar care facilities.

3. Supportive or transitional housing that provides medical care or services patients whose need for care or supervision exceeds a certain threshold (Section 1505 of the Health and Safety Code) shall obtain a license to operate from the state or the facility will be considered an apartment requiring participation in the city's residential development control system (RDCS)

Site Description
The 1.94-acre project site is located at 17090 Peak Avenue, at the intersection of Peak Avenue and West Dunne Avenue. The site contains a 28-bed single-story residential care facility with two associated storage sheds, includes a parking lot, and landscaping. The property is accessed through a private driveway off Peak Avenue. The southern boundaries of the project site adjacent to West Dunne Avenue include a cut-out area that borders an existing one-story single-family residence on three sides.

Surrounding Uses

	General Plan Land Use	Zoning	Existing Use
North	Residential Attached Medium	Residential Attached Medium	Pacific Hills Manor Residential Care Facility (99-beds)
South	Commercial / Residential Attached Low	Commercial / Residential Attached Low	A single-family home with Morgan Hill Masonic Center across West Dunne Avenue
East	Residential Attached Medium/ Residential Attached Low-RPD	Residential Attached Medium/ Residential Attached Low-RPD	Undeveloped land near Hale Avenue Extension and Multi-Family Residential
West	Residential Detached Medium	Residential Detached Medium	Single Family Homes

PROJECT ANALYSIS AND FINDINGS:

ANALYSIS
The proposed project was analyzed with respect to conformance with: 1) Morgan Hill 2035 General Plan; 2) Zoning Ordinance 3) and Conditional Use Permit Findings

1. **General Plan Land Use Consistency**
The site land use designation is Residential Attached Medium, 16-24 dwelling units to the acre. This designation allows attached housing types including townhomes, garden apartments, condos, and stacked flats, and is frequently found near commercial areas that in part serve the adjacent residents. The proposed project is consistent with but not limited to the following General Plan policies:

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

The project is considered infill development and will expand a compatible use adjacent to another residential care facility, a Masonic Center, multi-famiy, and single-family homes.

Policy CNF-2.3 Quality of Life. Maintain Morgan Hill's high quality of life for existing and future residents.

To allow the continued use of the residential care facility with new expansion will allow for ongoing high quality services for existing and future senior residents of Morgan Hill.

Policy CNF-2.4 Changing Demographics. When considering future urban development, look at least five to ten years into the future to take into account changing local and regional demographics.

The expansion of the residential care facility will accommodate existing and future needs for current and/or new senior residents within our City.

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

The RAM zoning Designation allows building heights up to 3-stories or 40-feet in height. The property owner worked with the City and adjacent property owner on a new site plan that reduces the previously proposed height from three-stories to two-stories and relocates the associated parking adjacent to East Dunne with access off of East Dunne.

2. Zoning Ordinance Consistency
The Zoning Code implements the General Plan. The project site is zoned Residential Attached Medium (RAM) and allows for Residential Care Facilities as a conditionally permitted use. The purpose of a conditional use permit is to require land uses that are generally appropriate within a district, but potentially undesirable on a particular parcel or in large numbers. A conditional use permit is a discretionary action that enables the Planning Commission to ensure that a proposed use is consistent with the General Plan and will not create a negative impact to the adjacent properties or the general public by meeting the required Findings.

3. Findings
Pursuant to Morgan Hill Municipal Code Section 18.108.030 E. Findings, the Planning Commission shall review the proposal and make all the following findings for approval:

a. The proposed use is allowed in the applicable district.

A residential care facility is conditionally allowed use within the Residential Attached Medium zoning district.

b. The proposed use is consistent with the General Plan, Zoning Code, and any applicable specific plan or area plan adopted by the City Council.

The use is consistent with the General Plan, specifically but not limited to Policy CNF-2.1, CNF-2.3, CNF-2.4, and CNF-8.3. It is a conditionally allowed use within the RAM zoning district, and if approved, will build the facility to meet all the development standards and parking requirements.

c. The site is suitable and adequate for the proposed use.

The site is flat near the west and south borders adjacent to the fronting streets and slopes up a hill as it gets to the Hale Avenue Extension project to the north and east. The existing building is situated on top of the hill toward the northeast portion of the site and the building footprint will not change. The proposed new building will be placed on the flatter portion of the site adjacent to Peak Avenue which significantly reduces the amount of cut and fill that could be required to develop the site. The conceptual site plan demonstrates the project can meet all the development standards within the RAM zoning designation.

d. The location, size, design, and operating characteristics of the proposed use will be compatible with the existing and future land uses in the vicinity of the property.

The existing adjacent uses include the Pacific Hills Manor Residential Care Facility to the north, Morgan Hill Masonic Center to the south, residential to the west and southwest, with the Hale Avenue Extension to the east. The proposed use is a compatible use with the existing adjacent uses in that the property is situated in between another care facility, a medical facility, and it is a residence for the tenants. While the development standards allow for a larger building footprint and up to three stories, the revised proposal is a two-story structure to reduce the massing and provide compatibility with existing buildings.

e. The proposed use will not be detrimental to the public health, safety, and welfare.

This is a State Licensed Facility which ensures the facility will meet the established health and safety standards for California. The new construction will meet all current building code requirements and therefore will not be detrimental to the public health, safety, and welfare.

f. The proposed use would not have a substantial adverse effect in traffic circulation and on the planned capacity of the street system.

The estimated daily and peak hour trips for the project are based on Institute of Transportation Engineers (ITE) trip rate data. The trip rates are used to quantify if a project would have traffic and circulation impacts beyond what is anticipated within the Morgan Hill General Plan EIR. Any project/development that generates over 100 or more net new peak hour trips is deemed significant and would require further study of a Traffic Impact Analysis (TIA). Based on the trip generation rates for assisted living and the project size (beds), the proposed project would generate less than 100 trips and therefore will not have a substantial adverse effect on traffic and circulation beyond what was planned for the capacity of the current street system.

g. The proposed use is properly located within the city and adequately served by existing or planned services and infrastructure.

The proposed expanded use at the proposed location introduces a compatible use to the existing adjacent uses. Pursuant to the general plan, there are sufficient services and infrastructure to

support the expansion of the residential care facility.

CONCLUSION:

The proposed use is a compatible use that will not adversely impact the public health, safety, or general welfare of the project site or surrounding properties. The new facility will meet all development standards and will not have an adverse impact on surrounding traffic and circulation. The project is consistent with the General Plan and Zoning Ordinance.

CEQA (California Environmental Quality Act):

An Initial Study was completed and determined the proposed project to be exempt from the California Environmental Quality Act (CEQA), consistent with CEQA guidelines Section 15332, In-Fill Development Projects. None of the exceptions to categorical exemptions identified by CEQA Guidelines Section 15300.2 are applicable to the proposed project.

COMMUNITY ENGAGEMENT:

The proposed project was publicly noticed (mailing to property owners within 300-feet of the project, newspaper legal notice, and site posted) for the minimum 10-day period.

ATTACHMENTS:

1. Planning Commission Resolution and Conditions
2. Plans
3. Vila Monte program
4. House Rules
5. Peak Avenue Assisted Living IS (Final)

RESOLUTION NO. 23-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL APPROVING A CONDITIONAL USE PERMIT TO ALLOW FOR A 32-BED AND 108-BED SENIOR RESIDENTIAL CARE FACILITY WITH ANCILLARY COMMUNAL SPACE AND PROPERTY IMPROVEMENTS LOCATED AT 17090 PEAK AVENUE (APN 767-03-017)

WHEREAS, an application was submitted by Michael De Castro representing Vila Monte Kezia Nelly Amas (owner), for the request of a conditional use permit to add two bedrooms (4-beds) to the existing Vila Monte senior care facility and expand services into a new approximate 18,700 square foot two-story building consisting of 52 bedrooms (108-beds) with ancillary communal space and associated property improvements. The property, identified by Assessor Parcel Number 767-03-017, is located at 17090 Peak Avenue, north of the Peak Avenue and West Dunne Avenue intersection (Kezia Nelly Amas, Property Owner).

WHEREAS, such request was considered by the Planning Commission at their regular meeting of July 26, 2022 where the commission heard the presentation along with exhibits and drawings and public testimony and continued the item to a date uncertain to allow further collaboration between the property owner and adjacent resident; and

WHEREAS, the applicant met with the adjacent resident and redesigned the site plan, prepared new exhibits and drawings; and

WHEREAS, such request was reconsidered by the Planning Commission at their regular meeting of July 25, 2023; and

WHEREAS, based upon the Initial Study concluding the project qualifies for a Categorical Exemption, the Development Services Director has determined that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332, Class 32; and has further determined that none of the exceptions to the exemption apply;

WHEREAS, testimony received at a duly noticed public hearing, along with exhibits and drawings, and other materials have been considered in the review process.

NOW, THEREFORE, THE MORGAN HILL PLANNING COMMISSION DOES RESOLVE AS FOLLOWS:

SECTION 1. The Conditional Use Permit is consistent with the Zoning Ordinance and the General Plan.

SECTION 2. The approved Conditional Use Permit has been found consistent with the Findings of approval contained in Section 18.108.030 of the Zoning Code and hereby adopted:

a. **The proposed use is allowed in the applicable district.**

A residential care facility is conditionally allowed use within the Residential Attached Medium zoning district.

b. **The proposed use is consistent with the General Plan, Zoning Code, and any applicable specific plan or area plan adopted by the City Council.**

The use is consistent with the General Plan, specifically but not limited to Policy CNF-2.1, CNF-2.3, CNF-2.4, and CNF-8.3. It is a conditionally allowed use within the RAM zoning district, and if approved, will build the facility to meet all the development standards and parking requirements.

c. **The site is suitable and adequate for the proposed use.**

The site is flat near the west and south borders adjacent to the fronting streets and slopes up a hill as it gets to the Hale Avenue Extension project to the north and east. The existing building is situated on top of the hill toward the northeast portion of the site and the building footprint will not change. The proposed new building will be placed on the flatter portion of the site adjacent to Peak Avenue which significantly reduces the amount of cut and fill that could be required to develop the site. The conceptual site plan demonstrates the project can meet all the development standards within the RAM zoning designation.

d. **The location, size, design, and operating characteristics of the proposed use will be compatible with the existing and future land uses in the vicinity of the property.**

The existing adjacent uses include the Pacific Hills Manor Residential Care Facility to the north, Morgan Hill Masonic Center to the south, residential to the west and southwest, with the Hale Avenue Extension to the east. The proposed use is a compatible use with the existing adjacent uses in that the property is situated in between another care facility and medical facility, and it is a residence for the tenants. While the development standards allow for a larger building footprint and up to three stories, the proposal is a two-story structure to reduce the massing and provide compatibility with existing buildings.

e. **The proposed use will not be detrimental to the public health,**

safety, and welfare.

This is a State Licensed Facility which ensures the facility will meet the established health and safety standards for California. The new construction will meet all current building code requirements and therefore will not be detrimental to the public health, safety, and welfare.

f. **The proposed use would not have a substantial adverse effect in traffic circulation and on the planned capacity of the street system.**

The estimated daily and peak hour trips for the project are based on the Institute of Transportation Engineers (ITE) trip rate data. The trip rates are used to quantify if a project would have traffic and circulation impacts beyond what is anticipated within the Morgan Hill General Plan EIR. Any project/development that generates over 100 or more net new peak hour trips is deemed significant and would require further study of a Traffic Impact Analysis (TIA). Based on the trip generation rates for assisted living and the project size (beds), the proposed project would generate less than 100 trips and therefore will not have a substantial adverse effect on traffic and circulation beyond what was planned for the capacity of the current street system.

g. **The proposed use is properly located within the city and adequately served by existing or planned services and infrastructure.**

The proposed expanded use at the proposed location introduces a compatible use to the existing adjacent uses. Pursuant to the general plan, there is sufficient services and infrastructure to support the expansion of the residential care facility.

SECTION 3. The Planning Commission herby approves the Conditional Use Permit subject to the conditions set forth in Exhibit A attached hereto and incorporated herein this reference. Any expansion, intensification, or changes to the use approved under this conditional use permit deemed major by the Development Serviced Director shall be permitted only upon amendment of this Conditional Use Permit or approval of a separate Conditional Use Permit application.

PASSED AND ADOPTED THIS 25th DAY OF JULY 2023, AT A REGULAR MEETING OF THE PLANNING COMMISSION BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ATTEST: **APPROVED:**

JENNA LUNA, Deputy City Clerk **JOSEPH MULLER, Chair**

EXHIBIT "A"
STANDARD CONDITIONS

APPLICATION NO: UP2020-0009
THE FOLLOWING APPROVAL REQUIREMENTS AND ANY SPECIAL CONDITIONS SHALL BE APPLIED THROUGH THE DEVELOPMENT APPROVAL PROCESS.

Legend

MHMC= Morgan Hill Municipal Code
MHARH= Morgan Hill Architectural Review Handbook
CMH= City of Morgan Hill
CFC= California Fire Code

I. PROJECT DESCRIPTION

Conditional Use Permit to add two bedrooms (4-beds) to the existing Villa Monte Senior Care Facility and expand services into a new approximate 18,700 square foot two-story building consisting of 54 bedrooms (108-beds) with ancillary communal space. The property, identified by assessor parcel number 767-03-017 is located on the northeast corner of West Dunne Avenue and Peak Avenue at 17090 Peak Avenue (Kezia Nelly Amas, Owner). The project is categorically exempt pursuant to Section 15332, In-Fill Development Project.

II. PROJECT CONDITIONS OF APPROVAL

It shall be the responsibility of the Owner to ensure that any changes or modifications to the Project are in compliance with the original City Conditions of Approval of the Project, which are hereby incorporated herein as set forth in full.

PLANNING DIVISION

A. **Conditional Use Permit.** This Conditional Use Permit approval is limited to the Project Description above and the conceptual plan set on file (UP2020-0009) with the Development Services Department. The proposal will require approval of a Design Permit prior to submittal of a building permit.

B. **Design Permit.** The applicant shall submit for a Design Permit for the review of the future approximate 18,700 square foot building. The site design shall comply with all applicable development standards within the Zoning Chapter of the Municipal Code including the Residential Attached Medium Zoning designation. The approved building plans and landscape plans must be in substantial

conformance with the approved Use Permit and future Design Permit plans as determined by the Development Services Director.

C. **Residential Care Facility.** This conditional use permit is for a residential care facility which is defined per the Municipal Code as a State licensed facility providing twenty-four-hour non-medical residential living accommodations pursuant to the uniform building, housing, and fire codes. Care and Supervision shall include but not be limited to any one or more of the following activities provided by a person or facility to meet the needs of the residents:

a. Assistance in dressing, grooming, bathing, and other personal hygiene;
b. Assistance with taking medication and central storing and distribution of medications;
c. Arrangement of and assistance with medical and dental care;
d. Maintenance of house rules for the protection of residents;
e. Supervision of resident's schedules and activities;
f. Maintenance and supervision of resident monies or property; and
g. Monitoring food intake and special diets.

D. **Residential Care Facility Standards.** The new facility will need to meet the minimum following standards and incorporate any design features within the Design Permit:

a. Individual sleeping quarters with no more than half kitchens, a common dining facility which provides a sit-down dining service at two distinct times per day, and recreational features such as a lounge or recreation room shall be provided.
b. Safety features designed for the needs of the elderly, such as emergency call systems which are linked to on-site staff which are available twenty-four hours per day, grab bars and handrails, special door hardware, cabinets, appliances, and doorways designed to accommodate wheelchairs, and social services for residents which must also include at least three of the following: transportation services provided by the facility, housekeeping, facility provided linen/laundry, and organized social and recreational activities.
c. Such facilities may have up to two manager's units which contain full kitchen facilities.
d. Residential care facility includes, but is not limited to, health facilities as defined in California Health and Safety Code (H&SC) Section 1250 et seq., Community Care Facilities (H&SC Section 1500 et seq.), Residential Care Facilities for the Elderly (H&SC Section 1569 et seq.), or Facilities for the Mentally Disordered or otherwise handicapped defined in California Welfare and Institutions Code (W&I Code Section 5000 et seq.), alcoholism or drug abuse recovery or treatment facilities (H&SC Section 11834.02), and other similar care facilities.

E. **Time Limits.** The conditional use permit approval granted pursuant to this Resolution shall remain in effect for two years from the approval date. Failure to obtain a design permit within this term shall result in termination of approval unless

an extension of time is granted with a showing of just cause prior to expiration date. (MHMC 18.108.040)

F. **Defense and Indemnity.** As part of, and in connection, with this application to the City of Morgan Hill, Applicant agrees to defend, indemnify, and hold harmless the City of Morgan Hill, its officers, agents, employees, officials and representatives (Indemnitees) from and against any and all claims, actions, or proceedings arising from any suit for damages or for equitable or injunctive relief which is filed against City to attack, set aside, void or annul its approval of this application or any related decision, or the adoption of any environmental documents which relates to said approval. The City shall promptly notify the Applicant of any such claim, action or proceeding and the City shall cooperate fully in the defense thereof. In the event that Applicant is required to defend Indemnitees in connection with the proceeding, Indemnitees shall retain the right to approve (a) the counsel to so defend Indemnitees; (b) all significant decisions concerning the manner in which the defense is conducted; and (c) any and all settlements, which approval shall not be unreasonably withheld. This indemnification shall include, but is not limited to, (a) all pre-tender litigation costs incurred on behalf of the City, including City's attorney's fees and all other litigation costs and expenses, including expert witnesses, required to defend against any lawsuit brought as a result of City's approval or approvals; (b) reasonable internal City administrative costs, including but not limited to staff time and expense spent on the litigation, after tender is accepted; and (c) all damages, costs, expenses, attorney fees or expert witness fees that may be awarded to the prevailing party arising out of or in connection with the approval of the application or related decision. City may, in its sole discretion, participate in the defense of such action; but such participation shall not relieve Applicant of its obligations under this condition. The undersigned hereby represents that they are the Applicant or are fully empowered by the Applicant as their agent to agree to provide the indemnification, defense and hold harmless obligations, and the signature below represents the unconditional agreement by Applicant to be bound by such conditions.

ENGINEERING DIVISION

A. The Design Permit will be reviewed for compliance with the Municipal Code including but not limited to the on and off-site improvements and stormwater control plan.

B. Project will be subject to impact fees prior to issuance of any future building permit.

ENVIRONMENTAL SERVICES

A. The Design Permit landscaping shall comply with the Morgan Hill Municipal Code (MHMC) 18.148 – Water Conservation.

BUILDING DIVISION

A. The following items need to be incorporated into the design and will be verified at Building Permit application plan review:

1. The Accessible parking spot shall be connected to the accessible path of travel that leads to the main entrance and to the public right of way.

2. The trash enclosure should be designed to be in compliance with recently passed City of Morgan Hill Ordinance 2328. https://www.morgan-hill.ca.gov/DocumentCenter/View/40220/Ordinance-2328-Refuse-and-Recycle-Enclosures?bidId=. All trash enclosures not compliant with this ordinance will be required to be in compliance by 1/1/2030, therefore it is recommended to design the trash enclosure for compliance. Provide trash enclosure designs to verify compliance. Note: This ordinance requires a pedestrian entrance; this pedestrian entrance shall be accessible and connected to the accessible path of travel.

3. On-site parking and paths shall comply with the lighting requirements of MHMC 15.40 Building Security. Provide a Photometric plan to show compliance. https://library.municode.com/ca/morgan_hill/codes/code_of_ordinances?nodeId=TIT15BUCO_CH15.40BUSE. Photometric plans were not provided as indicated in the response letter.

4. Project shall be designed to comply with the current edition of the California Codes of Regulations as amended by the Morgan Hill Municipal Code Title 15.

5. Project is in a Geological Hazard Area and shall comply with MHMC 18.70. Plan review by the City Geologist is required at time of Building Permit Application. This review requires additional time. https://library.municode.com/ca/morgan_hill/codes/code_of_ordinances?nodeId=TIT18ZO_DIVIZOCO_CH18.70GEHA

6. Project shall comply with the Morgan Hill Municipal Code (MHMC) including but not limited to:

i. MHMC 15.65 Sustainable Building Regulations. (Project is required to score LEED Silver) https://library.municode.com/ca/morgan_hill/codes/code_of_ordinances?nodeId=TIT15BUCO_CH15.65SUBURE
ii. MHMC 18.72.040 C. Electric Vehicle Charging.
iii. MHMC 15.40 Building Security https://library.municode.com/ca/morgan_hill/codes/code_of_ordinances?nodeId=TIT15BUCO_CH15.40BUSE

iv. MHMC 18.148 Water Conservation https://library.municode.com/ca/morgan_hill/codes/code_of_ordinances?nodeId=TIT18ZO_DIVIIDECO_CH18.148WACO

v. MHMC 15.63 Prohibition of Natural Gas Infrastructure in New Buildings (GAS IS PROHIBITED) https://library.municode.com/ca/morgan_hill/codes/code_of_ordinances?nodeId=TIT15BUCO_CH15.38WATHPR

7. An acoustical analysis report shall be submitted with the building permit documents showing interior and exterior noise mitigations for compliance to the MHMC, California Building Code and CALGreen Code.

8. A Geotechnical Report is required for this project at time of Grading Permit or Building Permit Application, whichever is first.

FIRE DIVISION

A. **Preliminary Review Only:** The requirements and conditions stated in this review are preliminary and are intended to be used for the purposes of project planning. An official Fire Department review of the project will be conducted upon receipt of a complete plan submittal application that clearly shows all intended grading, demolition, construction or building modifications.

Prior to Design Permit submittal, provide Fire Apparatus turning template to show onsite access, turning, radius and if access exceeds 150-feet and approved fire apparatus turn around.

B. Fire Apparatus (Engine) Access Roads Required: Prior to the commencement of combustible construction, an access roadway with a paved all-weather surface and a minimum unobstructed width of 20 feet, vertical clearance of 13 feet, 6 inches shall be provided, with minimum circulating turning radius of 36 feet outside and 23 feet inside, and a maximum slope of 15%, unless otherwise approved in writing by the Fire Marshal. Installations shall conform to the City of Morgan Hill Standard Details and Specifications 11-B. (CFC Section 503 as amended by MHMC 15.44.090)

C. Review of the conceptual plans do not release the developer, architect, or contractor of the responsibility for the corrections of mistakes, errors or omissions contained therein.

POLICE DEPARTMENT

A. **Safety and Security Plan.** The Police Department shall review and approve a safety and security plan for the facility including a security camera plan prior to the

issuance of a building permit or site development permit, whichever one is issued first.

B. **Camera Access**. The Police department will require access to camera feed and camera recordings to be able to view real time and recorded footage if/when required.

VILA MONTE CARE FACILITY
17090 PEAK AVENUE, MORGAN HILL, CA 95037

Item 4
Attachment 2

CONTACT INFORMATION

OWNER'S REPRESENTATIVE:
Vila Monte RCFE (Care Home)
KeziaNelly Amas
PO Box Z
San Jose, CA 95151
p: 408.993.92.68 c: 408.386.64.74
e: metrostation439@yahoo.com

GENERAL CONTRACTOR:
Huston General Contracting Inc. (HGCI)
James Huston
112 Spaulding Street, Unit A
San Anselmo, CA 94960
p: 415.597.6880 c: 415.509.0304
e: jh@hgci.com

ARCHITECT:
Huston General Contracting Inc. (HGCI)
Nathan Watkins
112 Spaulding Street, Unit A
San Anselmo, CA 94960
p: 415.597.6880 c: 415.300.6392
e: nathanw@hgci.com

CIVIL:
Talus Engineering Inc.
Easton C. McAllister
811 San Ramon Valley Blvd, #201
Danville, CA 94526
p: 415.948.0440
e: easton@talus-eng.com

SCOPE OF WORK

1. (N) 3 STORY RESIDENTIAL CARE FACILITY (RCF)
2. (N) PARKING SPACES TO SERVICE BOTH (N) AND (E) RESIDENTIAL CARE FACILITY
3. SITE WORK FOR DRIVEWAY, TRASH ENCLOSURES & LANDSCAPE

PROJECT DESCRIPTION

THE PROPOSED PROJECT IS TO EXPAND THE OPERATIONS OF THE EXISTING RESIDENTIAL CARE FACILITY TO 140 BEDS FROM THE PREVIOUSLY APPROVED 84 BEDS AND FROM THE CURRENT 32 BEDS TO SERVE THE INCREASING NEED FOR AN AFFORDABLE RESIDENTIAL CARE FACILITY OF THE CITY OF MORGAN HILL. THE PROPOSED PLANS WOULD ADD 1 NEW BUILDING (54 BEDROOM/ 102 BEDS) OF APPROXIMATELY 18,700 SQUARE FEET (TWO STORY) TO THE EXISTING 5,770 SQUARE FOOT SINGLE STORY BUILDING ON THE SITE. THE EXISTING PARKING LOT AND ROAD DRIVEWAY WILL BE UPGRADED TO CODE AND FOR INTER CIRCULATION, FIRE DEPARTMENT TURNAROUND, STORM WATER RETENTION, LANDSCAPING AND OTHER ON-SITE IMPROVEMENTS. THE NEW FACILITY WILL HAVE THE FOLLOWING SERVICES FOR THE RESIDENTS: MEAL SERVICE (FULL-SERVICE KITCHEN FACILITY); ON-SITE LAUNDRY; CLEANING SERVICES; ON-SITE MEDICAL SERVICES; AND OTHER PERSONAL SERVICES AS NEEDED. THE FACILITY WILL BE STAFFED 24 HOURS A DAY AND A MANAGER UNIT IS NOT BEING PROPOSED AT THIS TIME.

PROJECT DATA

ADDRESS:	17090 PEAK AVE MORGAN HILL, CA, 95037
A.P.N. :	767-03-017
LOT SIZE :	87,170 SF OR 1.94 ACRE
ZONING:	RESIDENTIAL ATTACHED MEDIUM DENSITY (RAM)
GENERAL PLAN:	RESIDENTIAL ATTACHED MEDIUM (16-24 DU/AC)
TYPE OF CONSTRUCTION:	TYPE V-A: PROTECTED WOOD FRAME
OCCUPANCY TYPE: FIRE	GROUP R2.1
SPRINKLERS:	YES - WATER/STANDPIPE
FIRE ALARM:	YES
FLOOR AREA:	GRD FLR: 9,313 SF 2ND FLR: 9,387 SF TOTAL: 18,700 SF
NO OF (E) BEDROOMS	16 BEDROOMS @ 2 BEDS EACH = 32 BEDS
NO OF (N) BEDROOMS	54 BEDROOMS @ 2 BEDS EACH = 104 BEDS
TOTAL BEDROOMS (E) & (N):	70 BEDROOMS @ 2 BEDS EACH = 140 BEDS

APPLICABLE CODES

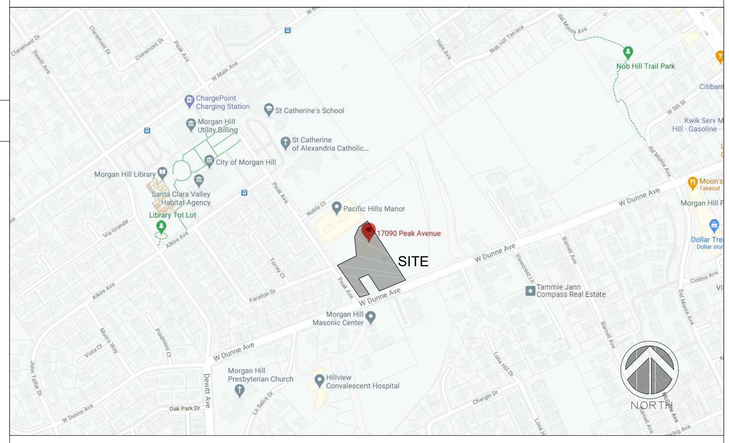
ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES OR THE MOST RECENT CODE ADOPTED BY THE JURISDICTION:

- 2019 CALIFORNIA BUILDING CODE (CBC)
- 2019 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2019 CALIFORNIA MECHANICAL CODE (CMC)
- 2019 CALIFORNIA PLUMBING CODE (CPC)
- 2019 CALIFORNIA ELECTRICAL CODE (CEC)
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN)
- 2019 CALIFORNIA FIRE CODE (CFC)
- CITY OF MORGAN HILL MUNICIPAL CODE

DEFERRED SUBMITTALS

1. FIRE SPRINKLER SYSTEM
2. FIRE ALARM SYSTEM
3. TRUSS DESIGN AND CALCULATION
4. RETAINING WALL DESIGN

LOCATION MAP NTS



SHEET INDEX

ARCHITECTURAL

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A-1.2 EXISTING CONDITIONS AND NEARBY PROPERTIES PHOTOS 2/2
A-1.3 DEMOLITION SITE PLAN
A-1.3a (E) RCF FLOOR PLAN
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A-1.8 (N) RCF ROOF PLAN
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CIVIL

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C2.0 PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN
C3.0 CROSS SECTIONS
C4.0 STORM WATER CONTROL PLAN

LANDSCAPE

L0.0 CONCEPTUAL LANDSCAPE PLAN

112 SPAULDING STREET, SUITE A
SAN ANSELMO, CA 94960
T: 415.597.6880 F: 925.558.4814

HGCI
DESIGN | CONSTRUCT | WORK | LIVE

VILA MONTE
CARE FACILITY

APN 767-03-017

PROJECT ADDRESS
17090 PEAK AVENUE,
MORGAN HILL CA, 95037

MANAGED BY: HGCI
B-GENERAL BUILDING CONTRACTOR
LIC.# 720437

LICENSED ARCHITECT
NATHAN WATKINS
11-29-2023
RENEWAL DATE
STATE OF CALIFORNIA

STAMP

ALL DESIGNS, DRAWINGS AND WRITTEN MATERIALS INDICATED HEREIN ARE THE WORK AND PROPERTY OF HUSTON GENERAL CONTRACTING, INC. THIS DOCUMENT MAY NOT BE DUPLICATED, REUSED OR DISCLOSED BY ANY METHOD WITHOUT THE WRITTEN CONSENT OF HUSTON GENERAL CONTRACTING, INC. ALL RIGHTS RESERVED.

THE DESIGN DOCUMENTS ARE PREPARED ASSUMING HGCI WILL BE THE INSTALLING CONTRACTOR. SHOULD THE OWNER CHOOSE ANOTHER CONTRACTING FIRM OTHER THAN HGCI TO PERFORM THE WORK INCLUDED IN THESE DOCUMENTS, THE OWNER WILL ASSUMES FULL RESPONSIBILITIY FOR ANY ERRORS AND/OR OMISSIONS, WHETHER ONLY CLAIMED OR ACTUAL AND WILL DEFEND HGCI AGAINST SAID ERRORS AND OMISSIONS AND HOLD HGCI HARMLESS FOR SAME.

REVISIONS

12.30.2021	CUP: 3RD COMMENT RESPONSE
04.11.2023	CUP: PLAN UPDATE

DATE	11.02.2020
SCALE	AS NOTED
PROJECT ID	19037
DRAWN BY	MDC
CHECKED BY	AS

TITLE SHEET

SHEET TITLE

A0.0

SHEET NO.

4/11/2023 1:01:14 PM

GENERAL NOTES

1. THESE GENERAL NOTES SHALL APPLY TO ALL WORK AND ALL DRAWINGS IN THIS SET AND SHALL EXTEND TO ANY CHANGES, EXTRAS, OR ADDITIONS AGREED TO DURING THE COURSE OF THE WORK.

2. BIDDERS ARE INSTRUCTED TO VISIT AND INSPECT PREMISES PRIOR TO SUBMITTING THEIR PROPOSALS AND TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS UNDER WHICH THE WORK WILL BE PERFORMED. NO SUBSEQUENT EXTRAS OR ADDITIONS WILL BE ALLOWED ON ANY CLAIM OF LACK OF KNOWLEDGE OF CONDITIONS OR CIRCUMSTANCES ABOUT WHICH THE BIDDER COULD HAVE INFORMED HIMSELF. APPOINTMENTS SHALL BE ARRANGED THROUGH THE OWNER'S REPRESENTATIVE.

3. BIDDERS SHALL MAKE KNOWN TO THE DESIGNER ANY LIMITATIONS, EXCLUSIONS, OR MODIFICATIONS TO THE PROJECT DURING BIDDING PHASE OF THE PROJECT. UNLESS NOTED THEY WILL BE PRESUMED INCLUDED BY THE OWNER.

4. THE PROJECT OWNER SHALL PAY ALL FEES AND SECURE ALL REQUIRED PERMITS FOR THE WORK INDICATED IN THESE DRAWINGS.

5. CONTRACTORS SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE PREMISES ON WHICH THE WORK IS PERFORMED AND FOR SAFETY OF ALL PERSONS AND PROPERTY ON THE SITE DURING PERFORMANCE OF THE CONTRACT. THESE REQUIREMENTS SHALL NOT BE LIMITED TO NORMAL WORKING HOURS, BUT SHALL APPLY CONTINUOUSLY.

6. THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERM "OR APPROVED EQUAL" IS USED. THE DESIGNER SHALL DETERMINE THE EQUALITY BASED UPON THE INFORMATION SUBMITTED BY THE CONTRACTOR FROM THE MANUFACTURER.

7. CONTRACTORS SHALL REVIEW ALL PLANS AND SPECIFICATIONS AND VERIFY ALL GOVERNING DIMENSIONS AT THE BUILDING PRIOR TO THE COMMENCEMENT OF WORK. THEY SHALL EXAMINE ALL ADJOINING WORK OR AREAS UPON WHICH THE PERFORMANCE OF HIS WORK IS IN ANY WAY DEPENDENT. ANY VARIATIONS OR DISCREPANCIES SHALL BE REPORTED WITH ALL DUE EXPEDIENCY TO THE DESIGNER PRIOR TO THE FABRICATION OR ERECTION OF THE WORK IN QUESTION.

8. CONTRACTORS SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER THEIR JURISDICTION. AFTER EXECUTION OF THE CONSTRUCTION CONTRACT, THE AWARDED CONTRACTORS WILL RECEIVE THE COMPLETE SET OF DOCUMENTS AS "ISSUED FOR CONSTRUCTION."

9. ANY INFORMATION REQUIRED BY THE CONTRACTORS THAT IS NOT SHOWN ON THE DRAWINGS OR OTHER CONTRACT DOCUMENTS SHALL BE REQUESTED BY THE GENERAL CONTRACTOR FROM THE DESIGNER PRIOR TO BID OR COMMENCING ANY WORK.

10. NO PORTION OF WORK REQUIRING A SHOP DRAWING OR SAMPLE REVIEW SHALL BE COMMENCED UNTIL THE SUBMITTAL HAS BEEN APPROVED BY THE DESIGNER.

11. SHOULD THE CONTRACTORS BY THEIR OWN FAULT FAIL TO ADHERE TO THE CONSTRUCTION SCHEDULE, HE SHALL, AT THE DISCRETION OF THE OWNER, PERFORM WORK ON PREMIUM TIME TO CONFORM WITH THE SCHEDULE. ANY EXPENSES ATTRIBUTED TO SUCH WORK SHALL BE BORNE BY THAT CONTRACTOR.

12. CONTRACTORS SHALL SUPPLY PRIOR TO COMMENCING WORK A LIST OF ALL SUB CONTRACTORS TO THE DESIGNER. THE NAME OF THE PRINCIPLE CONTACT, THE ADDRESS AND THE PHONE NUMBER OF EACH SUB CONTRACTOR SHALL BE INCLUDED IN THE LIST.

13. CONTRACTORS SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE CITY AS TO THE HOURS OF AVAILABILITY, AND ALSO TO THE MANNER OF HANDLING MATERIALS, EQUIPMENT, AND DEBRIS TO AVOID CONFLICT AND INTERFERENCE WITH NORMAL OPERATIONS.

14. ALL DIMENSIONS SHOWN ARE TAKEN TO FACE OF FINISH. U.O.N.

15. A WEEKLY REPORT FORM, SIGNED BY THE CONTRACTOR'S SUPERINTENDENT, SHALL BE COMPLETED AND DELIVERED TO THE ARCHITECT AS REQUIRED BY THE OWNER. THIS REPORT SHALL INDICATE WORK IN PROGRESS AND ANY ITEMS TO BE RESOLVED.

16. CONTRACTORS SHALL BE ANSWERABLE TO THE OWNER'S REPRESENTATIVE FOR HIS WORK AND SHALL NOT ACCEPT INSTRUCTION FROM OTHER PERSONNEL WITHOUT VERIFICATION FROM THE DESIGNER. CONTRACTOR WILL BE LIABLE FOR ANY EXPENSE CAUSED BY THE EXECUTION OF WORK WITHOUT SUCH VERIFICATION AND FOR THE EXPENSES CAUSED BY ITS REMOVAL OR CORRECTION.

17. A REPRESENTATIVE OF THE GENERAL CONTRACTOR AUTHORIZED TO DISCUSS THE WORK AND RECEIVE INSTRUCTIONS FROM THE DESIGNER SHALL BE AVAILABLE AT ALL TIMES WHILE THE WORK IS IN PROGRESS.

18. GREAT CARE SHALL BE EXERCISED TO ASSURE THAT THE BUILDING SHALL BE PROTECTED FROM DAMAGE THAT COULD OCCUR BECAUSE OF THIS WORK AND CONTRACTORS SHALL PROVIDE PROTECTION FOR EXISTING AREAS AND NEW WORK AREAS. ANY DAMAGES DUE TO THIS WORK OR ACCIDENTS SHALL BE REPAIRED, REPLACED OR PATCHED AT THE DISCRETION OF THE OWNER. CONTRACTORS SHALL BEAR FINANCIAL RESPONSIBILITY FOR SUCH DAMAGE AND ANY WORK UNDERTAKEN TO CORRECT IT.

19. THE CONTRACTOR SHALL EXERCISE GREAT CARE IN PROTECTING ALL MATERIALS EXISTING ON THE JOB FROM DAMAGE AND SHALL MAINTAIN PROTECTION FOR ALL TRAFFIC AREAS OF THE BUILDING TO BE USED DURING EXECUTION OF WORK RELATING TO THIS CONTRACT WITH THE UNDERSTANDING THAT THE CONTRACTOR WILL RECTIFY ANY DAMAGE ATTRIBUTABLE TO HIS OPERATIONS.

20. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL WOODWORK, DOORS AND FRAMES AND SUCH WORK AS MAY BE SPECIFICALLY REQUESTED IN THE CONTRACT DOCUMENTS TO THE DESIGNER FOR WRITTEN APPROVAL. SHOP DRAWINGS SHALL SHOW ALL DIMENSIONS AND CONDITIONS. WHEN THE DESIGNER REQUIRES A REVISION AND RESUBMITTAL OF THE SHOP DRAWINGS SUCH RESUBMITTALS SHALL OCCUR WITHIN ONE (1) WEEK OF NOTIFICATION OF SUCH REQUIREMENT.

21. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXTENT, NATURE AND SCOPE OF WORK DESCRIBED IN THE CONTRACT DOCUMENTS AND WILL COORDINATE WITH THE DESIGNER OR THE OWNER'S REPRESENTATIVE THE INTERFACING OF THE OWNER'S WORK WITH THAT INDICATED IN THE CONTRACT DOCUMENTS. THE GENERAL CONTRACTOR IS TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO EXECUTE ALL WORK AS SHOWN ON THESE DRAWINGS WITH THE EXCEPTION OF THOSE ITEMS NOTED AS SEPARATE CONTRACTS OR N.I.C. HE SHALL BE RESPONSIBLE FOR COORDINATING THIS WORK WITH THAT OF ALL OTHER TRADES, INCLUDING THOSE OPERATING UNDER SEPARATE CONTRACT WITH THE OWNER.

22. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN AND IN ACCORDANCE WITH THE HIGHEST STANDARD OF QUALITY AND THE BEST PRACTICES OF THE TRADES INVOLVED. CARE SHALL BE TAKEN TO ENSURE COMPLIANCE WITH BUILDING REGULATIONS AND/OR GOVERNMENTAL LAWS, STATUTES OR ORDINANCES CONCERNING THE USE OF LABOR.

23. ALL MATERIALS SHALL BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE NOTED.

24. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE AND IN PROPER ALIGNMENT.

25. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS UNLESS OTHERWISE NOTED.

26. WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION SAFETY AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES. ANY DISCREPANCIES, VARIATIONS OR OMISSIONS IN THE CONTRACT DOCUMENTS SHALL BE REPORTED PROMPTLY TO THE DESIGNER.

27. TIME IS OF THE ESSENCE AND THE CONTRACTORS SHALL KEEP SUFFICIENT WORKMEN ON THE JOB SITE AT ALL TIMES TO PERFORM THE WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICE, AND THE BEST INTERESTS OF THE OWNER.

28. IT IS EXPECTED THAT SUFFICIENT LABOR WILL BE PROVIDED SO THAT ACTIVITY FOR ANY GIVEN TRADE WILL NOT BE LIMITED TO ONLY ONE PART OF THE TOTAL WORK AREA.

29. EACH TRADE WILL BE EXPECTED TO PROCEED IN A FASHION THAT WILL NOT DELAY OR DETAIN THE TRADE FOLLOWING THEM.

30. ALL WORK SHALL BE COMPLETED FOR THE AGREED CONTRACT PRICE WITHOUT RECOURSE TO LABOR STOPPAGES OR REVISIONS OF GOVERNING REGULATIONS, LAWS, AND CODES ABOUT WHICH THE CONTRACTOR COULD HAVE REASONABLY BEEN EXPECTED TO HAVE ANY FOREWARNING AND TO HAVE MADE APPROPRIATE CONTINGENCY PLANS PRIOR TO SIGNING OF THE CONTRACT.

31. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL WORK OR CHANGES FOR WHICH HE EXPECTS ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. FAILURE TO OBTAIN SUCH AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR SUCH EXTRA COMPENSATION.

32. DO NOT SCALE DRAWINGS; DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING WORK.

33. CUTTING, CHASING, DRILLING, OR DEMOLITION OF WALLS, SLABS, ETC. REQUIRING THE USE OF JACK HAMMERS OR OTHER HEAVY HAND OR POWER TOOLS SHALL BE PERFORMED PER CITY REQUIREMENTS.

34. ALL INSTALLED PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT SHALL OPERATE AS QUIETLY AND AS FREE OF VIBRATIONS AS POSSIBLE.

35. ALL WORK AND MATERIALS SHALL BE GUARANTEED AGAINST DEFECTS IN DESIGN, WORKMANSHIP, AND MATERIALS FOR A PERIOD OF AT LEAST ONE (1) YEAR FROM APPROVAL FOR FINAL PAYMENT.

36. CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE OF ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS OPERATIONS OR OPERATIONS OF SEPARATE CONTRACTORS. CONTRACTOR SHALL CONFINE HIS OPERATIONS FOR REMOVAL TO SUCH METHODS AS MAY BE AGREEABLE TO THE OWNER. THE PROJECT SHALL BE LEFT CLEAN AND CLEAR TO THE SATISFACTION OF THE OWNER AND THE DISPOSITION TO ALL SALVAGED MATERIALS IS TO BE CLEARED WITH THE OWNER PRIOR TO REMOVAL. PREMISES TO BE SWEPT CLEAN OF RELATED CONSTRUCTION DEBRIS DAILY.

37. UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL NOTIFY THE OWNER WHICH SHALL COMPILE A "PUNCH LIST" OF CORRECTIONS AND UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT ON THE COMPLETION OF THESE ITEMS UNDER THE TERMS OF THE CONTRACT.

38. THE MAXIMUM FLAME SPREAD CLASSIFICATION OF FINISH MATERIALS USED ON WALLS AND CEILINGS MUST COMPLY WITH CBC SECTION R302.

39. DRAWINGS IN THIS SET AND THE DESIGNS THEREON ARE THE PROPERTY OF HGCI. AND SHALL NOT BE REPRODUCED IN ANY WAY WITHOUT SPECIFIC WRITTEN AUTHORIZATION FROM HGCI. ALSO, THE DESIGN DOCUMENTS ARE PREPARED ASSUMING HGCI WILL BE THE INSTALLING CONTRACTOR. SHOULD OWNER CHOOSE ANOTHER CONTRACTING FIRM OTHER THAN HGCI TO PERFORM THE WORK INCLUDED IN THESE DOCUMENTS, THEN OWNER ASSUMES FULL RESPONSIBILITY FOR ANY ERRORS AND/OR OMISSIONS, WETHER ONLY CLAIMED OR ACTUAL AND WILL DEFEND HGCI AGAINST SAID ERRORS AND OMISSIONS AND HOLD HGCI HARMLESS FOR SAME.

40. IT IS INTENDED THAT THE CONTRACTORS PROVIDE A COMPLETE JOB AND ANY OMISSIONS IN THESE NOTES OR IN THE OUTLINE OF WORK SHALL NOT BE CONSTRUED AS RELIEVING THE GENERAL CONTRACTOR OF SUCH RESPONSIBILITIES AS ARE IMPLIED BY THE SCOPE OF THEIR WORK EXCEPT FOR ITEMS SPECIFICALLY NOTED.

41. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL FIXTURES, LAMPS AND ACCESSORIES AS NOTED ON THE DRAWINGS. SUBSTITUTIONS WILL NOT BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER.

42. HEATING, VENTILATING AND AIR CONDITIONING: WORK SHALL CONSIST OF ALL LABOR, MATERIALS AND SERVICES REQUIRED FOR MODIFICATIONS TO THE EXISTING SYSTEMS, AND SHALL RESULT IN A COMPLETE OPERABLE FORCED AIR HEATING, VENTILATING AND AIR CONDITIONING SYSTEM, IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES, REQUIREMENTS OF THE SERVICING UTILITY AND FUNCTIONS SHOWN ON THE DRAWINGS.

43. ELECTRICAL: WORK SHALL CONSIST OF ALL LABOR, MATERIALS AND SERVICES REQUIRED FOR MODIFICATIONS TO THE EXISTING SYSTEMS, AND SHALLL RESULT IN A COMPLETE WIRING SYSTEM INCLUDING OUTLETS, WALL SWITCHES, AND INSTALLATION OF LIGHTING FIXTURES, LAMPS, APPLIANCES, AND LIKE ACCESSORIES ALL AS INDICATED ON THE DRAWINGS OR REQUIRED FOR THE COMPLETION OF THE WORK.

44. PLUMBING: WORK SHALL CONSIST OF ALL LABOR, MATERIALS AND SERVICES REQUIRED FOR MODIFICATIONS TO THE EXISTING SYSTEMS, AND SHALLL RESULT IN A COMPLETE SYSTEM INCLUDING DRAIN-WASTE AND VENT LINES, HOT AND COLD WATER LINE, AND GAS LINES IF INDICATED ON THE DRAWINGS. ALL EXCAVATION AND BACKFILL REQUIRED, AND THE INSTALLATION OF ALL FIXTURES AND APPLIANCES. THE SYSTEM SHALL MEET THE REQUIREMENTS OF THE STATE BOARD OF HEALTH AND ALL LOCAL CODES AND REGULATIONS.

45. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL EXIT SIGNS AS REQUIRED BY LOCAL BUILDING CODES UPON APPROVAL OF SIGN LOCATIONS AND STYLES BY THE DESIGNER

46. ONE PERMANENT METER, EITHER GAS OR ELECTRIC, WILL BE AUTHORIZED UNTIL THE PROJECT IS FULLY COMPLETED AND APPROVED BY THE PLANNING DEPARTMENT, RVFD, PUBLIC WORKS DEPARTMENT AND BUILDING DEPARTMENT. THE CONTRACTOR WILL HAVE THE OPTION OF WHICH METER, GAS OR ELECTRIC. TEMPORARY POWER OR HEAT MAY BE REQUIRED.

47. SPECIAL INSPECTIONS SHALL BE PERFORMED BY AN INDEPENDENT AGENCY CERTIFIED TO PERFORM THE DESIGNATED INSPECTION. REPORTS OF ALL INSPECTIONS MUST BE PROVIDED TO THE BUILDING OFFICIAL STATING THE INSPECTIONS AND/OR TESTS WERE MADE AND THE WORK CONSTRUCTION CONFORMS TO THE DESIGN.

48. CONTRACTOR SHOULD NOT REQUEST A FRAMING INSPECTION UNTIL THE MOISTURE CONTENT IS LESS THAN 19%.

ABBREVIATIONS

A.B.	ANCHOR BOLT
A.C.	ASPHALT CONCRETE
A/C	AIR CONDITIONING
A.F.F.	ABOVE FINISH FLOOR
A. T.	ACOUSTIC TILE
ADJ.	ADJUSTABLE
A.F.S.	AUTOMATIC FIRE SPRINKLER
ALUM.	ALUMINUM
∠	ANGLE
ANOD.	ANODIZED
APPROX.	APPROXIMATELY
ARCH.	ARCHITECTURAL
ASPH.	ASPHALT
@	AT
BD.	BOARD
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
B.O.J.	BOTTOM OF JOISTS
BOT.	BOTTOM
B.U.	BUILT-UP
CAB.	CABINET
CAD. PL.	CADMIUM PLATED
C.B.	CATCH BASIN
C.B.	CHALKBOARD
C.D.	CUP DISPENSER
CEM.	CEMENT
CER.	CERAMIC
C.G.	CORNER GUARD
⊏	CHANNEL
C.I.	CAST IRON
C.J.	CONSTRUCTION JOINT
℄ OR C.L.	CENTERLINE
CLR.	CLEAR
CLG.	CEILING
C.M.U.	CONCRETE MASONRY UNIT
C.O.	CLEANOUT
COL.	COLUMN
COMP.	COMPOSITION
CONC.	CONCRETE
CONN.	CONNECTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
C.O.T.G.	CLEAN OUT TO GRADE
CTSK.	COUNTERSUNK
C.W.	COLD WATER

DET.	DETAIL
D.F.	DOUGLAS FIR
D.F.	DRINKING FOUNTAIN
DIA. OR ø	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
D.S.	DOWNSPOUT
DWGS.	DRAWINGS
EA.	EACH
E.J.	EXPANSION JOINT
ELECT.	ELECTRICAL
ELEV.	ELEVATION
ENAM.	ENAMEL
ENCL.	ENCLOSURE
E.P.B.	ELECTRIC PANEL BOARD
EQ.	EQUAL
EQUIP.	EQUIPMENT
E.W.C.	ELECTRIC WATER COOLER
E.W.H.	ELECTRIC WATER HEATER
EXH.	EXHAUST
EXIST. or(E)	EXISTING
EXT.	EXTERIOR
F.A.	FIRE ALARM
F.B.	FLAT BAR
FBRGL.	FIBERGLASS
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.H.	FIRE HYDRANT OR FLAT HEAD
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FLR.	FLOOR
F.O.	FINISHED OPENING OR FACE OF
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.S.	FLOOR SINK
FTG.	FOOTING
F.R.P.	FIBERGLASS REINFORCED PLASTIC

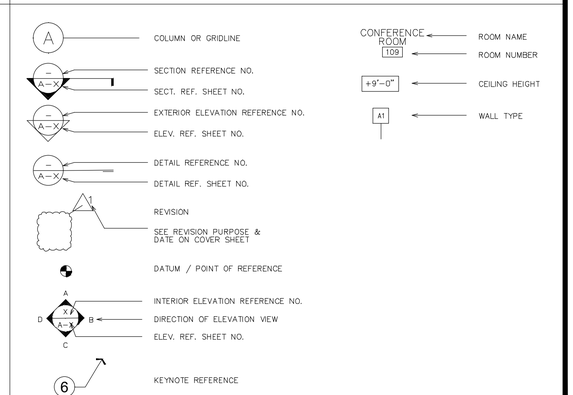
GA.	GAUGE
GALV.	GALVANIZE(D)
G.I.	GALVANIZED IRON
GL.	GLASS
GRD.	GROUND OR GRADE
G.S.F.	GROSS SQUARE FEET
G.V.	GATE VALVE
G.V.C.B.	GATE VALVE IN CONCRETE BOX
GYP.	GYPSUM
HDR.	HEADER
HDWD.	HARDWOOD
HDWR.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
H.P.	HIGH POINT
HR.	HOUR
H.R.C.	HOSE REEL CABINET
H.S.B.	HIGH STRENGTH BOLT
HT.	HEIGHT
H.T.D.	HANDICAP TOWEL DISPENSER
HTG.	HEATING
H.W.	HOT WATER
H.W.D.	HOT WATER DISPENSER
I.D.	INSIDE DIAMETER
INV.	INVERT
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
J.B.	JUNCTION BOX
JT.	JOINT
KIT.	KITCHEN
K.O.	KNOCK-OUT
K.P.	KICK PLATE
LAM.	LAMINATE
LAV.	LAVATORY
LKR.	LOCKER
L.P.	LOW POINT
L.S.D.	LIQUID SOAP DISPENSER
LT.	LIGHT
MAT.	MATERIAL
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MECH.	MECHANICAL

MEMB.	MEMBRANE
MFR.	MANUFACTURER
M.H.	MANHOLE
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
M.S.	MACHINE SCREW
MTD.	MOUNTED
MTL.	METAL
MUL.	MULLION
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.S.F.	NET SQUARE FEET
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.D.	OVERFLOW DRAIN
OFF.	OFFICE
O.H.	OVERHEAD
OPNG.	OPENING
OPP.	OPPOSITE
P.B.	PANIC BAR
P.D.F.	POWDER DRIVEN FASTENER
P.H.	PHILLIPS HEAD
ℙ OR PL.	PLATE
P/L	PROPERTY LINE
PLAS.	PLASTER
P.LAM.	PLASTIC LAMINATE
PLYWD.	PLYWOOD
PNL.	PANEL
POL.	POLISHED
PORC.	PORCELAIN
POL.	POLISHED
PR.	PAIR
P.S.D.	POWDER SOAP DISPENSER
PT.	POINT
P.T.D.	PAPER TOWEL DISPENSER
PTN.	PARTITION
P.V.C.	POLY VINYL CHLORIDE
Q.T.	QUARRY TILE
R.	RISERS
R.A.	RETURN AIR
RAD.	RADIUS

R.C.P.	REINFORCED CONCRETE PIPE
RD.	ROUND
R.D.	ROOF DRAIN
REC.	RECESSED
REF.	REFERENCE
REINF.	REINFORCED
REQ.	REQUIRED
RESIL.	RESILIENT
R.H.	ROUND HEAD OR ROBE HOOK
RM.	ROOM
RO.	ROUGH
R.O.	ROUGH OPENING
R/W	RIGHT OF WAY
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER
S.C.	SOLID CORE
S.C.D.	SEAT COVER DISPENSER/ SEE CIVIL DRAWINGS
S.D.	STORM DRAIN OR SOAP DISPENSER
SEC.	SECTION
S.E.D.	SEE ELECTRICAL DRAWINGS
S.F. OR SQ.FT.	SQUARE FOOT/FEET
SHT.	SHEET
SHTHG.	SHEATHING
SHLV.	SHELVE(S)
SIM.	SIMILAR
SK.	SINK OR SKETCH
S.M.	SHEET METAL
S.M.D.	SEE MECHANICAL DRAWINGS
S.M.S.	SHEET METAL SCREW
S.N.D.	SANITARY NAPKIN DISPOSAL
S.N.V.	SANITARY NAPKIN VENDOR
S.O.V.	SHUT OFF VALVE
S.P.D.	SEE PLUMBING DRAWINGS
SPECS.	SPECIFICATIONS
SQ.	SQUARE
S.S.	SERVICE SINK / STAINLESS STEEL
S.S.D.	SEE STRUCTURAL DRAWINGS
S.ST.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STN.	STAIN
STOR.	STORAGE
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
T & B	TOP AND BOTTOM

T.B.	TOWEL BAR
TEL.	TELEPHONE
T & G	TONGUE AND GROOVE
T.O.	TOP OF
T.O.S.	TOP OF SLAB
T.O.W.	TOP OF WALL
T.P.D.	TOILET PAPER DISPENSER
TRD.	TREAD
TYP.	TYPICAL
U.L.	UNDERWRITERS LABORATORY
UNF.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
UR.	URINAL
V.C.P.	VITREOUS CLAY PIPE
V.C.T.	VINYL COMPOSITION TILE
VERT.	VERTICAL
VEST.	VESTIBULE
V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
V.W.C.	VINYL WALL COVERING
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
W.H.	WATER HEATER
WNSCT.	WAINSCOT
W.P.	WATERPROOF OR WORK POINT
W.R.	WASTE RECEPTACLE OR WATER RESISTANT
W.S.	WEATHER STRIPPING
W.W.F.	WELDED WIRE FABRIC
W.W.M.	WOVEN WIRE MESH

SYMBOLS LEGEND



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HGCI
DESIGN|CONSTRUCT|WORK|LIVE

VILA MONTE
CARE FACILITY

APN 767-03-017

PROJECT ADDRESS
17090 PEAK AVENUE,
MORGAN HILL CA, 95037

MANAGED BY: HGCI
B-GENERAL BUILDING CONTRACTOR
LIC.# 720437

LICENSED ARCHITECT
NATHAN WATKINS
11-29-2023
RENEWAL DATE
STATE OF CALIFORNIA

STAMP

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REVISIONS

DATE	11.02.2020
SCALE	AS NOTED
PROJECT ID	19037
DRAWN BY	MDC
CHECKED BY	AS

GENERAL NOTES

SHEET TITLE

A0.1

SHEET NO.

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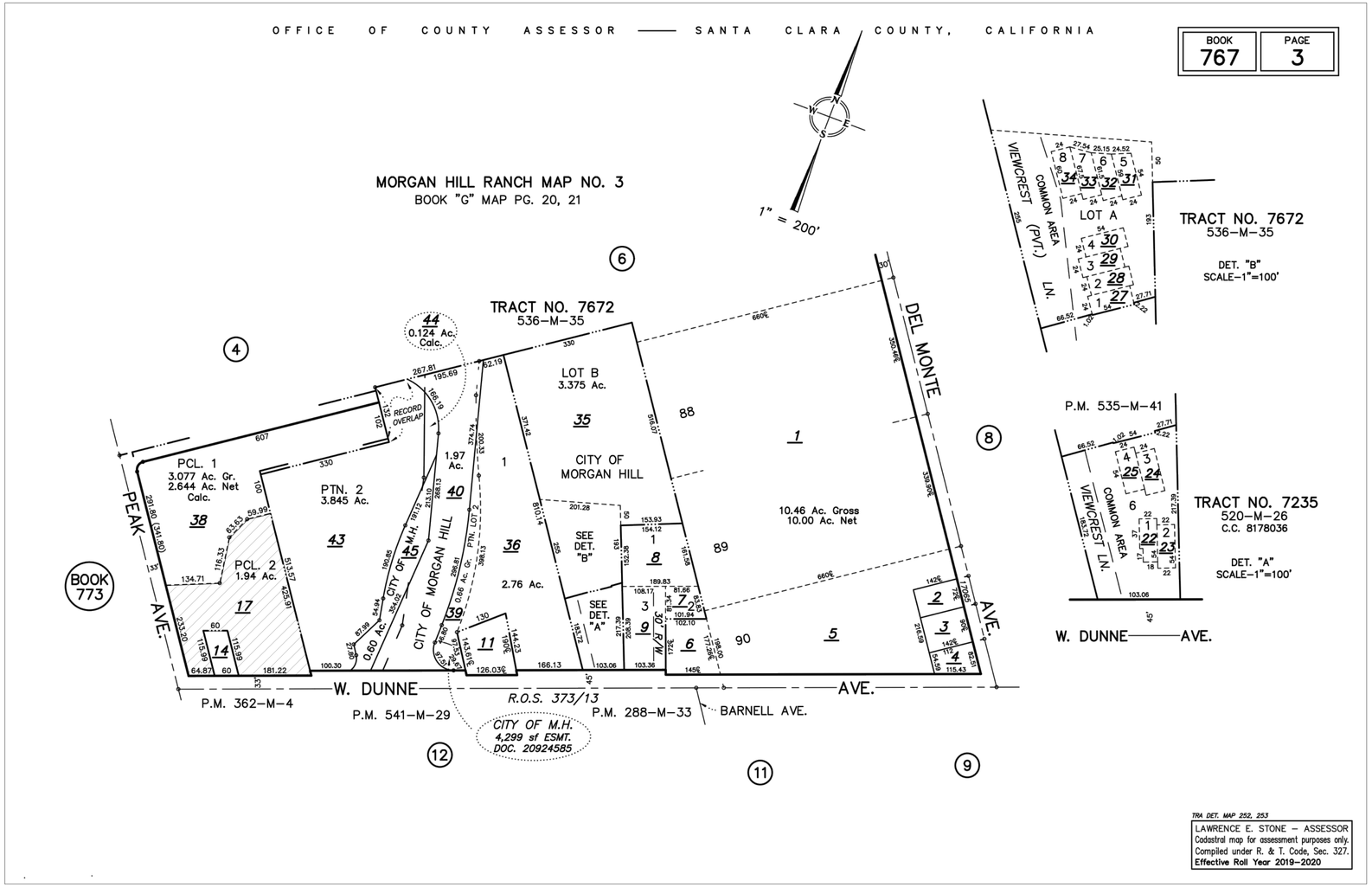

1 - ASSESSORS MAP

SCALE: NTS

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HGCI
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VILA MONTE
CARE FACILITY

APN 767-03-017

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17090 PEAK AVENUE,
MORGAN HILL CA, 95037

MANAGED BY: HGCI
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LIC.# 720437

LICENSED ARCHITECT
NATHAN WATKINS
11-29-2023
RENEWAL DATE
STATE OF CALIFORNIA

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REVISIONS

DATE	11.02.2020
SCALE	AS NOTED
PROJECT ID	19037
DRAWN BY	MDC
CHECKED BY	AS

ASSESSORS MAP

SHEET TITLE

A0.2

SHEET NO.

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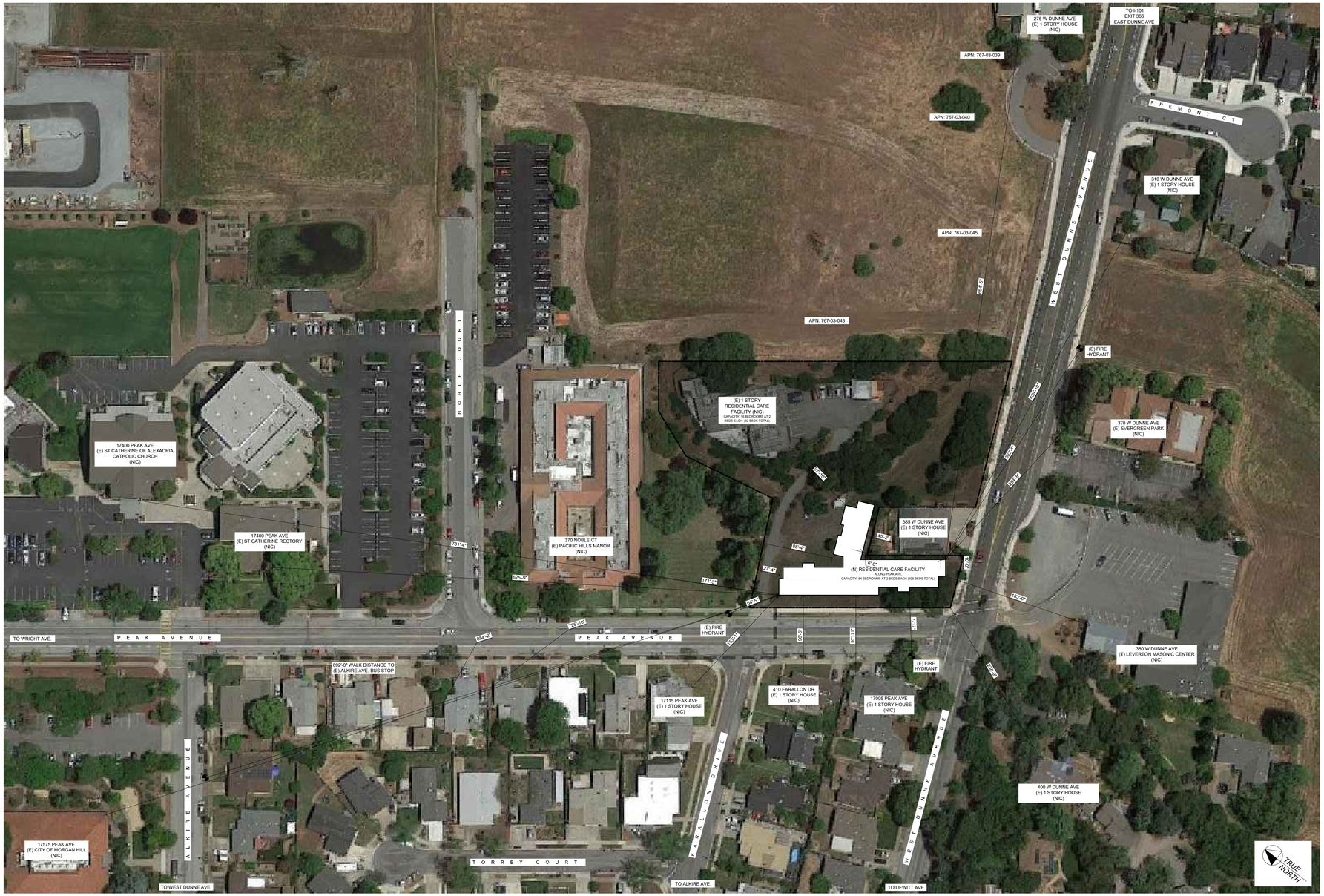

1 - OVERVIEW MAP

SCALE: 1/16" = 1'

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B-GENERAL BUILDING CONTRACTOR
LIC.# 720437

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NATHAN WATKINS
C-29860
11-29-2023
RENEWAL DATE
STATE OF CALIFORNIA

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REVISIONS

12.30.2021	CUP: 3RD COMMENT RESPONSE
04.11.2023	CUP: PLAN UPDATE

DATE	11.02.2020
SCALE	AS NOTED
PROJECT ID	19037
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CHECKED BY	AS

OVERVIEW MAP

SHEET TITLE

A1.0

SHEET NO.

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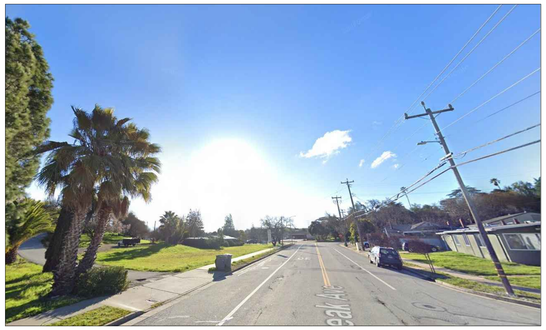


1 -

EXISTING CONDITION:
NW APPROACH ALONG PEAK AVE

SCALE: N/A

2 -

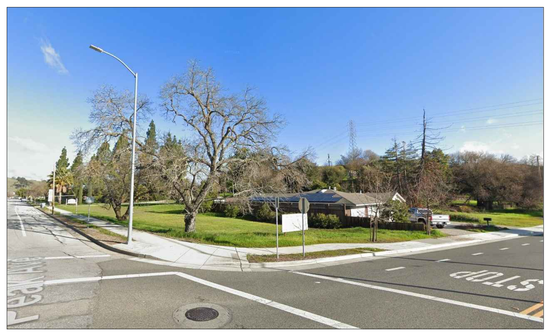
EXISTING CONDITION:
ENTRANCE DRIVEWAY ALONG PEAK AVE

SCALE: N/A

3 -

EXISTING CONDITION:
ALONG PEAK AVENUE

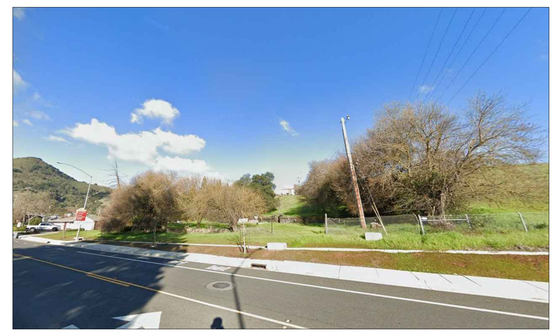
SCALE: N/A



4 -

EXISTING CONDITION:
PEAK AVE - W DUNNE AVE INTERSECTION

SCALE: N/A



5 -

EXISTING CONDITION:
ALONG W DUNNE AVE

SCALE: N/A

6 -

NEARBY PROPERTY:
370 NOBLE CT- PACIFIC HILLS MANOR

SCALE: N/A

7 -

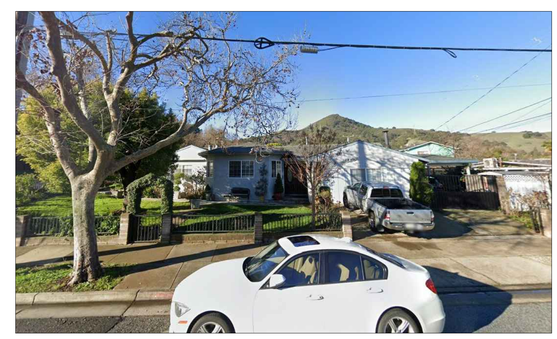
NEARBY PROPERTY:
17115 PEAK AVE- 1 STORY HOUSE

SCALE: N/A

8 -

NEARBY PROPERTY:
410 FARALLON DR- 1 STORY HOUSE

SCALE: N/A



9 -

NEARBY PROPERTY:
17005 PEAK AVE- 1 STORY HOUSE

SCALE: N/A

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11-29-2023
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REVISIONS

DATE	11.02.2020
SCALE	AS NOTED
PROJECT ID	19037
DRAWN BY	MDC
CHECKED BY	AS

EXISTING CONDITIONS
AND NEARBY PROPERTIES
PHOTOS 1/2

SHEET TITLE

A1.1

SHEET NO.

4/11/2023 1:01:33 PM

1 -

NEARBY PROPERTY:
400 W DUNNE AVE- 1 STORY HOUSE

SCALE: N/A

2 -

NEARBY PROPERTY:
380 W DUNNE AVE- LEVERTON MASONIC CENTER

SCALE: N/A

3 -

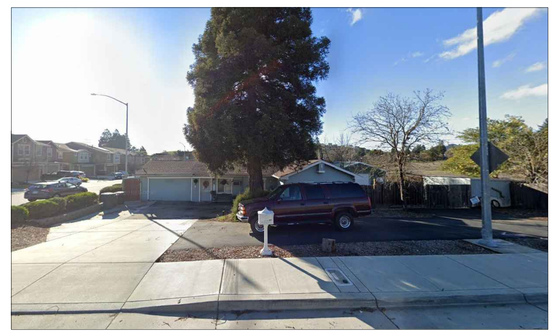
NEARBY PROPERTY:
385 W DUNNE AVE- 1 STORY HOUSE

SCALE: N/A

4 -

NEARBY PROPERTY:
370 W DUNNE AVE- EVERGREEN PARK

SCALE: N/A



5 -

NEARBY PROPERTY:
310 W DUNNE AVE- 1 STORY HOUSE

SCALE: N/A

6 -

NEARBY PROPERTY:
275 W DUNNE AVE- 1 STORY HOUSE

SCALE: N/A

112 SPAULDING STREET, SUITE A
SAN ANSELMO, CA 94960
T: 415.597.6880 F: 925.558.4814

HGCI
DESIGN|CONSTRUCT|WORK|LIVE

VILA MONTE
CARE FACILITY

APN 767-03-017

PROJECT ADDRESS
17090 PEAK AVENUE,
MORGAN HILL CA, 95037

MANAGED BY: HGCI
B-GENERAL BUILDING CONTRACTOR
LIC.# 720437

LICENSED ARCHITECT
NATHAN WATKINS
11-29-2023
RENEWAL DATE
STATE OF CALIFORNIA

STAMP

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REVISIONS

DATE	11.02.2020
SCALE	AS NOTED
PROJECT ID	19037
DRAWN BY	MDC
CHECKED BY	AS

EXISTING CONDITIONS
AND NEARBY PROPERTIES
PHOTOS 2/2

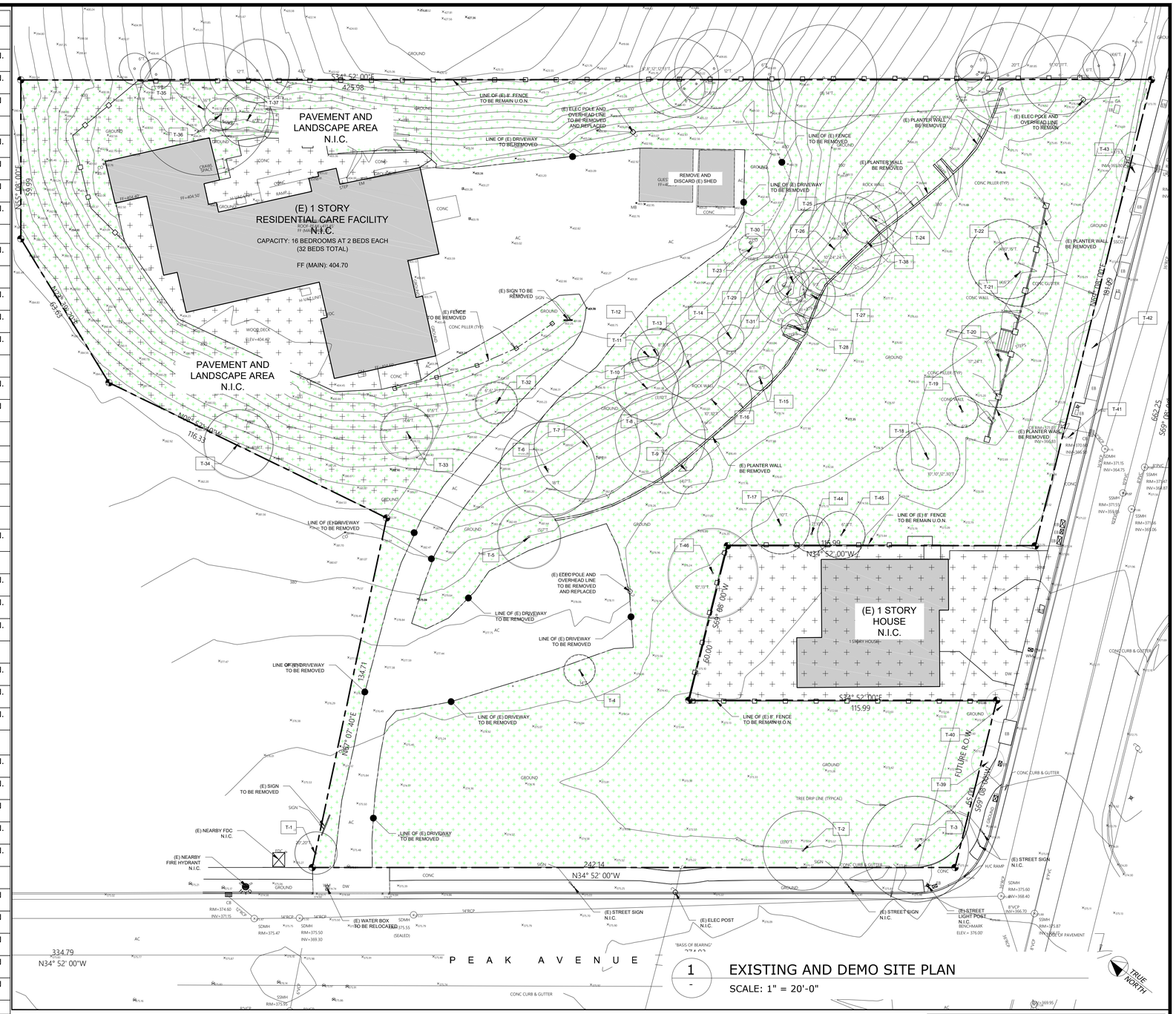
SHEET TITLE

A1.2

SHEET NO.

4/11/2023 10:13:38 PM

EXISTING TREE SCHEDULE						
#	BOTANICAL NAME	COMMON NAME	DBH	APPX. HEIGHT	REMAIN/ REMOVE	SPECIFIC REMARKS
T-1	ARECACEAE	PALM TREE	(2) 20"	10'	**REMAIN**	PROTECT DURING CONSTRUCTION.
T-2	JUGLANS REGIA	WALNUT TREE	(3) 10"	20'	**REMAIN**	PROTECT DURING CONSTRUCTION.
T-3	JUGLANS REGIA	WALNUT TREE	30"	10'	**REMAIN**	PROTECT DURING CONSTRUCTION
T-4	ARECACEAE	PALM TREE	14"	10'	REMOVE	
T-5	PRUNUS DULCIS	ALMOND TREE	(5) 7"	10'	**REMAIN**	PROTECT DURING CONSTRUCTION. MULTI TRUNK
T-6	GREVELLIA ROBUSTA	SILK OAK	18"	20'	**REMAIN**	PROTECT DURING CONSTRUCTION
T-7	QUERCUS AGRIFOLIA	COAST LIVE OAK	24"	20'	**REMAIN**	PROTECT DURING CONSTRUCTION
T-8	SCHINUS TEREBINTHIFOLIUS	BRAZILLIAN PEPPER	(2) 12"		**REMAIN**	PROTECT DURING CONSTRUCTION. MULTI TRUNK
T-9	PRUNUS DULCIS	ALMOND TREE	(4) 7"		REMOVE	
T-10	SCHINUS TEREBINTHIFOLIUS	BRAZILLIAN PEPPER	(3) 10"		**REMAIN**	PROTECT DURING CONSTRUCTION. MULTI TRUNK
T-11	SCHINUS TEREBINTHIFOLIUS	BRAZILLIAN PEPPER	6"		REMOVE	
T-12	SCHINUS TEREBINTHIFOLIUS	BRAZILLIAN PEPPER	(2) 8"		**REMAIN**	PROTECT DURING CONSTRUCTION. MULTI TRUNK
T-13	QUERCUS AGRIFOLIA	COAST LIVE OAK	7"		**REMAIN**	PROTECT DURING CONSTRUCTION. MULTI TRUNK
T-14	SCHINUS TEREBINTHIFOLIUS	BRAZILLIAN PEPPER	(2) 8"		**REMAIN**	PROTECT DURING CONSTRUCTION. MULTI TRUNK
T-15	SCHINUS TEREBINTHIFOLIUS	BRAZILLIAN PEPPER	5"		REMOVE	
T-16	SCHINUS TEREBINTHIFOLIUS	BRAZILLIAN PEPPER	12", 13"	15'	**REMAIN**	PROTECT DURING CONSTRUCTION. MULTI TRUNK
T-17	QUERCUS AGRIFOLIA	COAST LIVE OAK	10"		**REMAIN**	PROTECT DURING CONSTRUCTION
T-18	SEQUOIA SEMPERVIRENS	RED WOOD	(2) 10", 12", 30"	45'	REMOVE	DEAD
T-19	ACACIA	ACACIA	6"	30'	REMOVE	
T-20	SCHINUS TEREBINTHIFOLIUS	BRAZILLIAN PEPPER	17", 24"	30'	REMOVE	
T-21	SCHINUS TEREBINTHIFOLIUS	BRAZILLIAN PEPPER	(4) 6"	30'	REMOVE	
T-22	SCHINUS TEREBINTHIFOLIUS	BRAZILLIAN PEPPER	(4) 10", 15"	30'	REMOVE	
T-23	SCHINUS TEREBINTHIFOLIUS	BRAZILLIAN PEPPER	(3) 8"	20'	**REMAIN**	PROTECT DURING CONSTRUCTION. MULTI TRUNK
T-24	SCHINUS TEREBINTHIFOLIUS	BRAZILLIAN PEPPER	9"	20'	REMOVE	
T-25	SCHINUS TEREBINTHIFOLIUS	BRAZILLIAN PEPPER	10"		**REMAIN**	PROTECT DURING CONSTRUCTION. MULTI TRUNK
T-26	SCHINUS TEREBINTHIFOLIUS	BRAZILLIAN PEPPER	(2) 24", 10"		**REMAIN**	PROTECT DURING CONSTRUCTION. MULTI TRUNK
T-27	SCHINUS TEREBINTHIFOLIUS	BRAZILLIAN PEPPER	9"		**REMAIN**	PROTECT DURING CONSTRUCTION. MULTI TRUNK
T-28	SCHINUS TEREBINTHIFOLIUS	BRAZILLIAN PEPPER	6"		REMOVE	
T-29	SCHINUS TEREBINTHIFOLIUS	BRAZILLIAN PEPPER	8"		**REMAIN**	PROTECT DURING CONSTRUCTION. MULTI TRUNK
T-30	SCHINUS TEREBINTHIFOLIUS	BRAZILLIAN PEPPER	6"		**REMAIN**	PROTECT DURING CONSTRUCTION. MULTI TRUNK
T-31	SCHINUS TEREBINTHIFOLIUS	BRAZILLIAN PEPPER	9"		**REMAIN**	PROTECT DURING CONSTRUCTION. MULTI TRUNK
T-32	PRUNUS DULCIS	ALMOND TREE	(2) 6", (2) 7"		REMOVE	
T-33	PRUNUS DULCIS	ALMOND TREE	(4) 6"		**REMAIN**	PROTECT DURING CONSTRUCTION. MULTI TRUNK
T-34	PRUNUS DULCIS	ALMOND TREE	6", 9"		**REMAIN**	PROTECT DURING CONSTRUCTION. MULTI TRUNK
T-35	QUERCUS LOBATA	VALLEY OAK	36"		**REMAIN**	PROTECT DURING CONSTRUCTION
T-36	SCHINUS TEREBINTHIFOLIUS	BRAZILLIAN PEPPER	6"		**REMAIN**	PROTECT DURING CONSTRUCTION. MULTI TRUNK
T-37	SCHINUS TEREBINTHIFOLIUS	BRAZILLIAN PEPPER	6", 8"		**REMAIN**	PROTECT DURING CONSTRUCTION. MULTI TRUNK
T-38	QUERCUS AGRIFOLIA	COAST LIVE OAK	6"		REMOVE	
T-39	PISTACIA CHINESIS	CHINESE PISTACHE	6", 8"	15'	**REMAIN**	PROTECT DURING CONSTRUCTION
T-40	PISTACIA CHINESIS	CHINESE PISTACHE	6", 8"	15'	**REMAIN**	PROTECT DURING CONSTRUCTION
T-41	PISTACIA CHINESIS	CHINESE PISTACHE	4"	15'	**REMAIN**	PROTECT DURING CONSTRUCTION
T-42	PISTACIA CHINESIS	CHINESE PISTACHE	4"	15'	**REMAIN**	PROTECT DURING CONSTRUCTION
T-43	PISTACIA CHINESIS	CHINESE PISTACHE	4"	15'	**REMAIN**	PROTECT DURING CONSTRUCTION
T-44	CITRUS LEMON	LEMON TREE	7", 10"	12'	REMOVE	DEAD
T-45	CITRUS LEMON	LEMON TREE	6", 8"	12'	REMOVE	DEAD
T-46	SCHINUS TEREBINTHIFOLIUS	BRAZILLIAN PEPPER	12", 13"	15'	**REMAIN**	PROTECT DURING CONSTRUCTION



1 - EXISTING AND DEMO SITE PLAN

SCALE: 1" = 20'-0"

DEMOLITION GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY LOCATION OF ALL (E) ABOVE GROUND UTILITIES AND PROVIDE FOR THEIR TEMPORARY DISCONNECTION. PROTECTION. REMOVAL, AND/OR STORAGE AS MAY BE REQUIRED DURING CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH THE COUNTY/ DISTRICT TO DETERMINE WHETHER TEMPORARY FACILITIES ARE NECESSARY.
2. ALL SPOILS, DEBRIS, AND INCIDENTAL ITEMS SHALL BE HAULED OFFSITE BY THE CONTRACTOR AND BE DISPOSED OF IN A LAWFUL MANNER AS IT ACCUMULATES.
3. CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE IN ANY WAY, ANY EXISTING ELEMENTS NOT DESIGNATED FOR REMOVAL.
4. COORDINATE SHUT-OFF OF ALL UTILITIES PRIOR TO ALL DEMOLITION.
5. CONTRACTOR TO PROTECT AND KEEP (E) TREES UNLESS OTHERWISE NOTED TO BE REMOVED IN THIS DEMOLITION PLAN.
6. THE (E) RESIDENTIAL CARE FACILITY SHALL REMAIN IN USE DURING CONSTRUCTION.
7. THE SITE MUST BE CLEANED AT THE END OF EACH BUSINESS DAY.
8. CONTRACTOR TO MAINTAIN SAFE AND SECURE SITE.
9. SEE ARCHITECTURAL, CIVIL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL DEMOLITION NOTES.

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APN 767-03-017

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MORGAN HILL CA, 95037

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B-GENERAL BUILDING CONTRACTOR
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LICENSED ARCHITECT
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RENEWAL DATE
STATE OF CALIFORNIA

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REVISIONS

12.30.2021	CUP: 3RD COMMENT RESPONSE
04.11.2023	CUP: PLAN UPDATE

DATE	11.02.2020
SCALE	AS NOTED
PROJECT ID	19037
DRAWN BY	MDC
CHECKED BY	AS

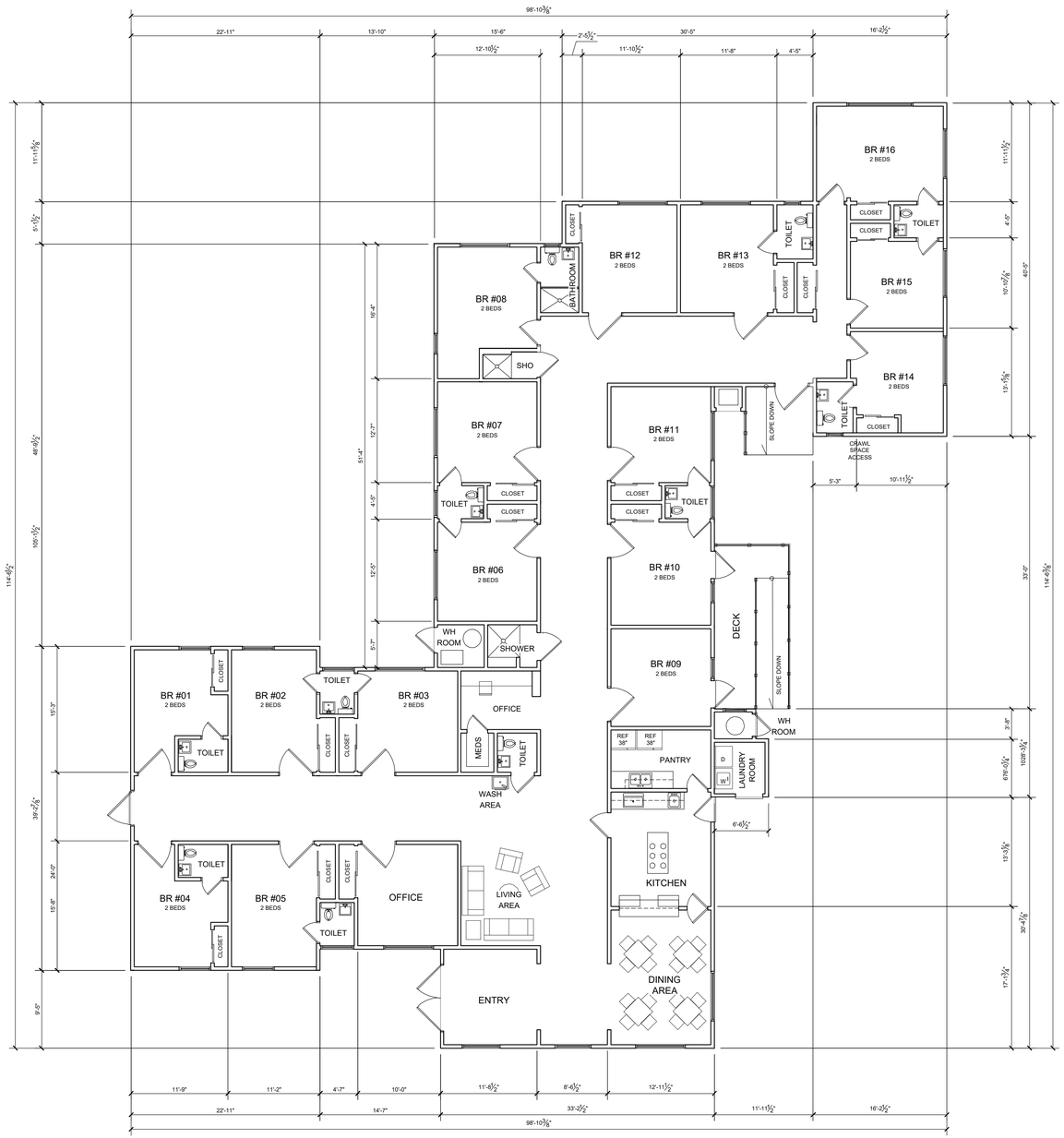
DEMOLITION SITE PLAN

SHEET TITLE

A1.3

SHEET NO.

4/11/2023 10:01:45 PM



1 (E) RCF FLOOR PLAN

SCALE: 1/8" = 1'-0"

TRUE NORTH

112 SPAULDING STREET, SUITE A
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REVISIONS

DATE	12.30.2021
SCALE	AS NOTED
PROJECT ID	19037
DRAWN BY	MDC
CHECKED BY	JH

(E) RCF FLOOR PLAN

SHEET TITLE

A1.3a

SHEET NO.

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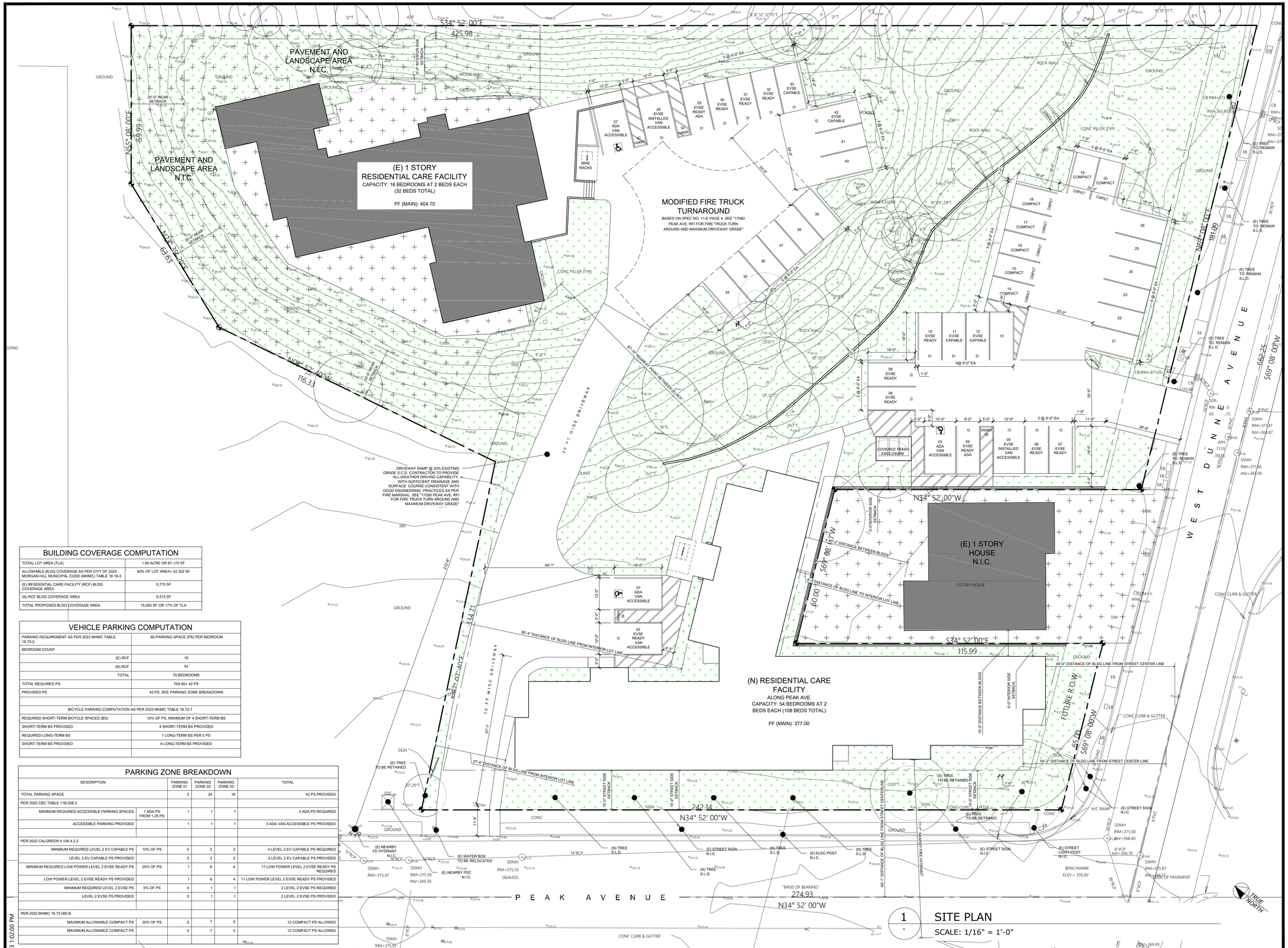

1 SITE PLAN
SCALE: 1/16" = 1'-0"

BUILDING COVERAGE COMPUTATION	
TOTAL LOT AREA (TLA)	1.94 ACRE OR 87,170 SF
ALLOWABLE BLDG COVERAGE AS PER CITY OF 2023 MORGAN HILL MUNICIPAL CODE (MHMC) TABLE 18.18-3	60% OF LOT AREA= 52,302 SF
(E) RESIDENTIAL CARE FACILITY (RCF) BLDG COVERAGE AREA	5,770 SF
(N) RCF BLDG COVERAGE AREA	9,313 SF
TOTAL PROPOSED BLDG COVERAGE AREA:	15,083 SF OR 17% OF TLA

VEHICLE PARKING COMPUTATION	
PARKING REQUIREMENT AS PER 2023 MHMC TABLE 18.72-2:	.60 PARKING SPACE (PS) PER BEDROOM
BEDROOM COUNT	
(E) RCF	16
(N) RCF	54
TOTAL	70 BEDROOMS
TOTAL REQUIRED PS	70X.60= 42 PS
PROVIDED PS	42 PS. SEE PARKING ZONE BREAKDOWN
BICYCLE PARKING COMPUTATION AS PER 2023 MHMC TABLE 18.72-7	
REQUIRED SHORT-TERM BICYCLE SPACES (BS)	10% OF PS; MINIMUM OF 4 SHORT-TERM BS
SHORT-TERM BS PROVIDED	4 SHORT-TERM BS PROVIDED
REQUIRED LONG-TERM BS	1 LONG-TERM BS PER 5 PS
SHORT-TERM BS PROVIDED	8 LONG-TERM BS PROVIDED

PARKING ZONE BREAKDOWN					
DESCRIPTION		PARKING ZONE 01	PARKING ZONE 02	PARKING ZONE 03	TOTAL
TOTAL PARKING SPACE		2	24	16	42 PS PROVIDED
PER 2022 CBC TABLE 11B-208.2					
MINIMUM REQUIRED ACCESSIBLE PARKING SPACES	1 ADA PS FROM 1-25 PS	1	1	1	3 ADA PS REQUIRED
ACCESSIBLE PARKING PROVIDED		1	1	1	3 ADA VAN ACCESSIBLE PS PROVIDED
PER 2022 CALGREEN 4.106.4.2.2					
MINIMUM REQUIRED LEVEL 2 EV CAPABLE PS	10% OF PS	0	2	2	4 LEVEL 2 EV CAPABLE PS REQUIRED
LEVEL 2 EV CAPABLE PS PROVIDED		0	2	2	4 LEVEL 2 EV CAPABLE PS PROVIDED
MINIMUM REQUIRED LOW POWER LEVEL 2 EVSE READY PS	25% OF PS	1	6	4	11 LOW POWER LEVEL 2 EVSE READY PS REQUIRED
LOW POWER LEVEL 2 EVSE READY PS PROVIDED		1	6	4	11 LOW POWER LEVEL 2 EVSE READY PS PROVIDED
MINIMUM REQUIRED LEVEL 2 EVSE PS	5% OF PS	0	1	1	2 LEVEL 2 EVSE PS REQUIRED
LEVEL 2 EVSE PS PROVIDED		0	1	1	2 LEVEL 2 EVSE PS PROVIDED
PER 2022 MHMC 18.72.060.B					
MAXIMUM ALLOWABLE COMPACT PS	30% OF PS	0	7	5	12 COMPACT PS ALLOWED
MAXIMUM ALLOWABLE COMPACT PS		0	7	5	12 COMPACT PS ALLOWED

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C-18780
11-29-2023
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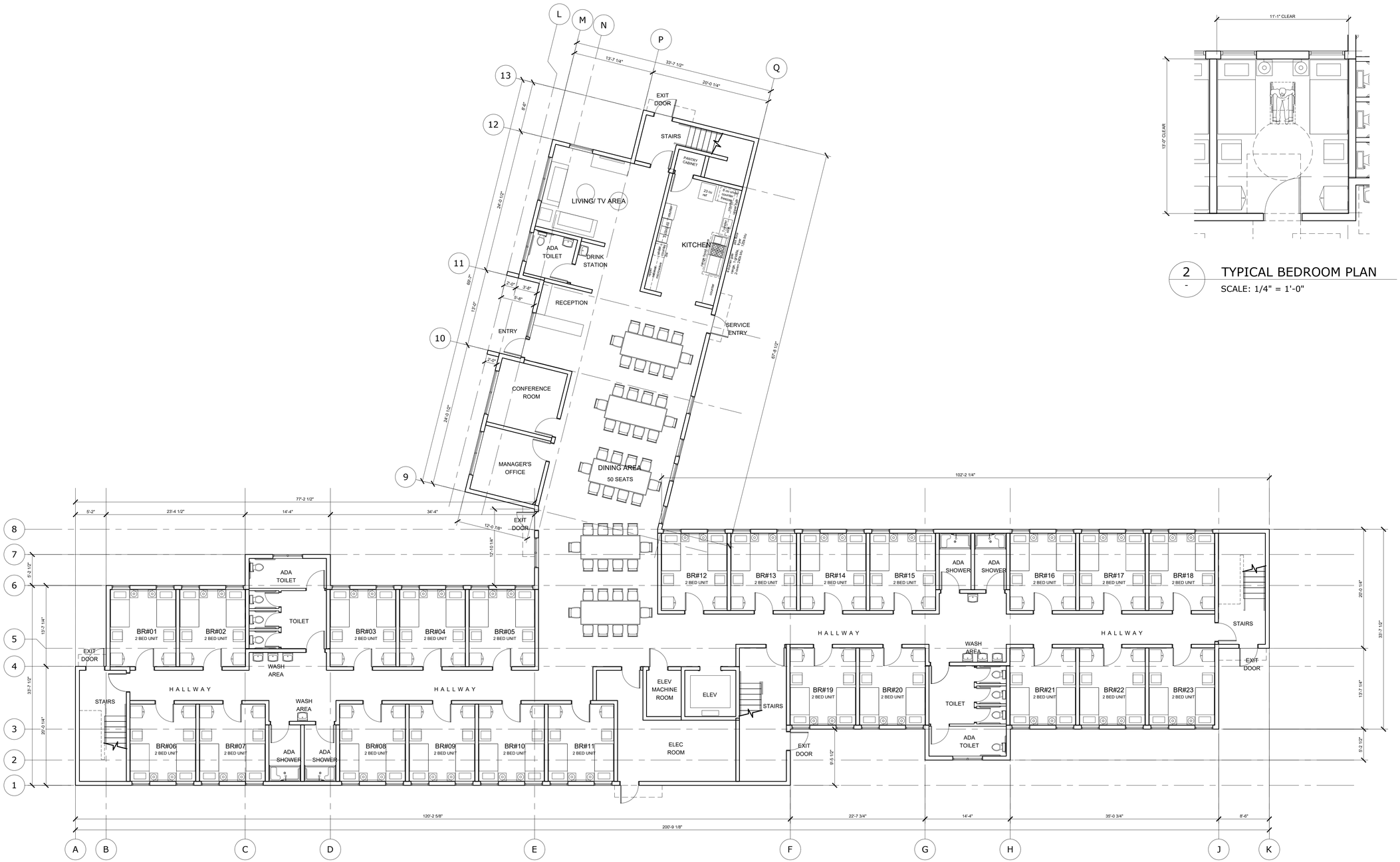
REVISIONS

03.01.2021	CUP: 1ST COMMENT RESPONSE
04.29.2021	CUP: 2ND COMMENT RESPONSE
12.30.2021	CUP: 3RD COMMENT RESPONSE
03.14.2022	SITE PLAN UPDATE
06.22.2022	SITE PLAN UPDATE
11.17.2022	PLAN UPDATE
04.11.2023	CUP: PLAN UPDATE

DATE	11.02.2020
SCALE	AS NOTED
PROJECT ID	19037
DRAWN BY	MDC
CHECKED BY	AS

SHEET TITLE
SITE PLAN

SHEET NO.
A1.4



1 - (N) RCF GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"

TRUE NORTH

FLOOR AREA
GROUND FLOOR: 9,313 GSF
SECOND FLOOR: 9,387 GSF
TOTAL: 18,700 GSF

2 - TYPICAL BEDROOM PLAN

SCALE: 1/4" = 1'-0"

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HGCI
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C-29560
11-29-2023
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REVISIONS

03.20.2021	CUP: 1ST COMMENT RESPONSE
12.30.2021	CUP: 3RD COMMENT RESPONSE
11.17.2022	PLAN UPDATE
04.11.2023	CUP: PLAN UPDATE

DATE	11.02.2020
SCALE	AS NOTED
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SHEET TITLE

GROUND FLOOR PLAN

SHEET NO.

A1.5

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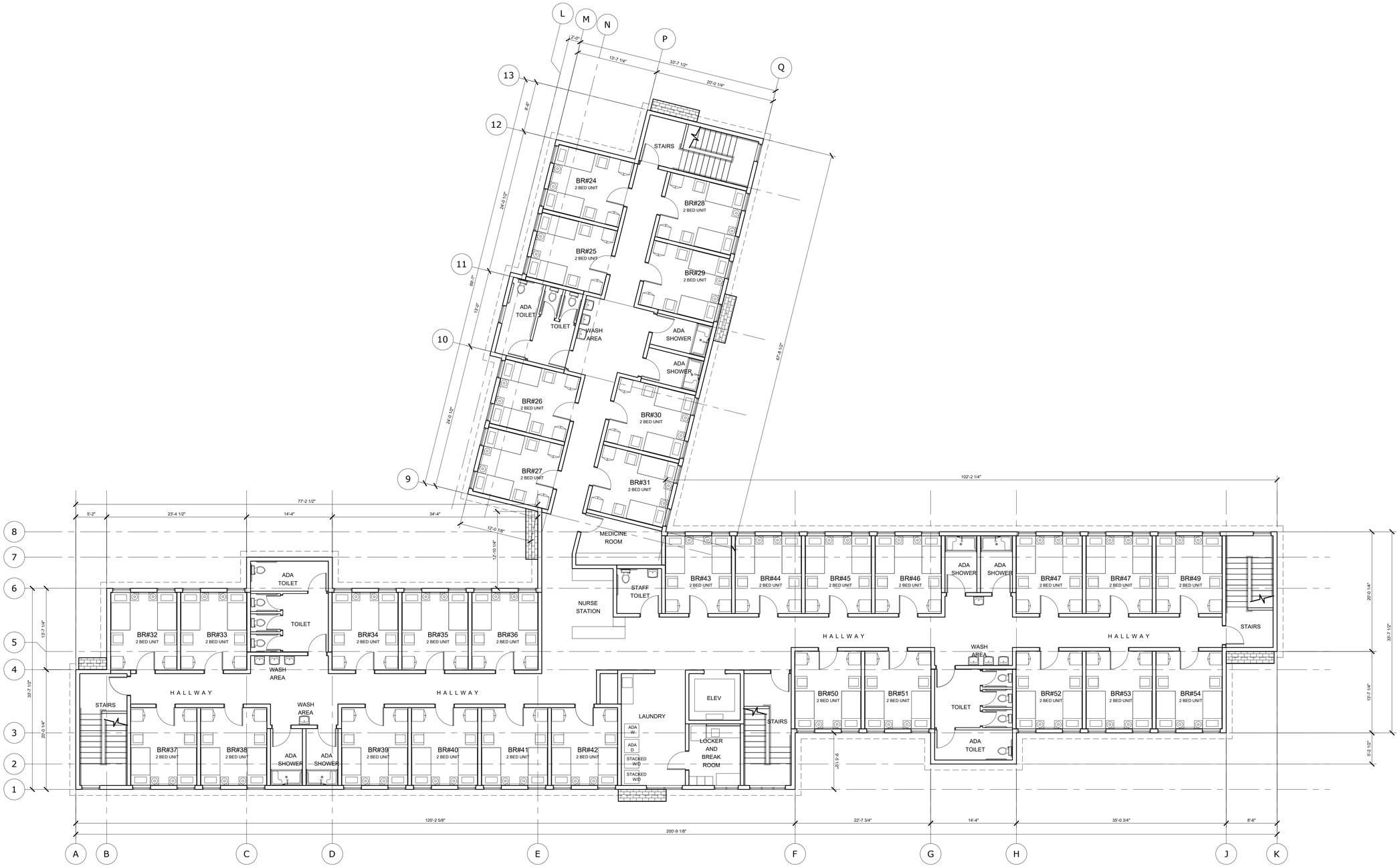

1 (N) RCF SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

TRUE NORTH

FLOOR AREA
GROUND FLOOR: 9,313 GSF
SECOND FLOOR: 9,387 GSF
TOTAL: 18,700 GSF

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12.30.2021	CUP: 3RD COMMENT RESPONSE
11.17.2022	PLAN UPDATE
04.11.2023	CUP: PLAN UPDATE

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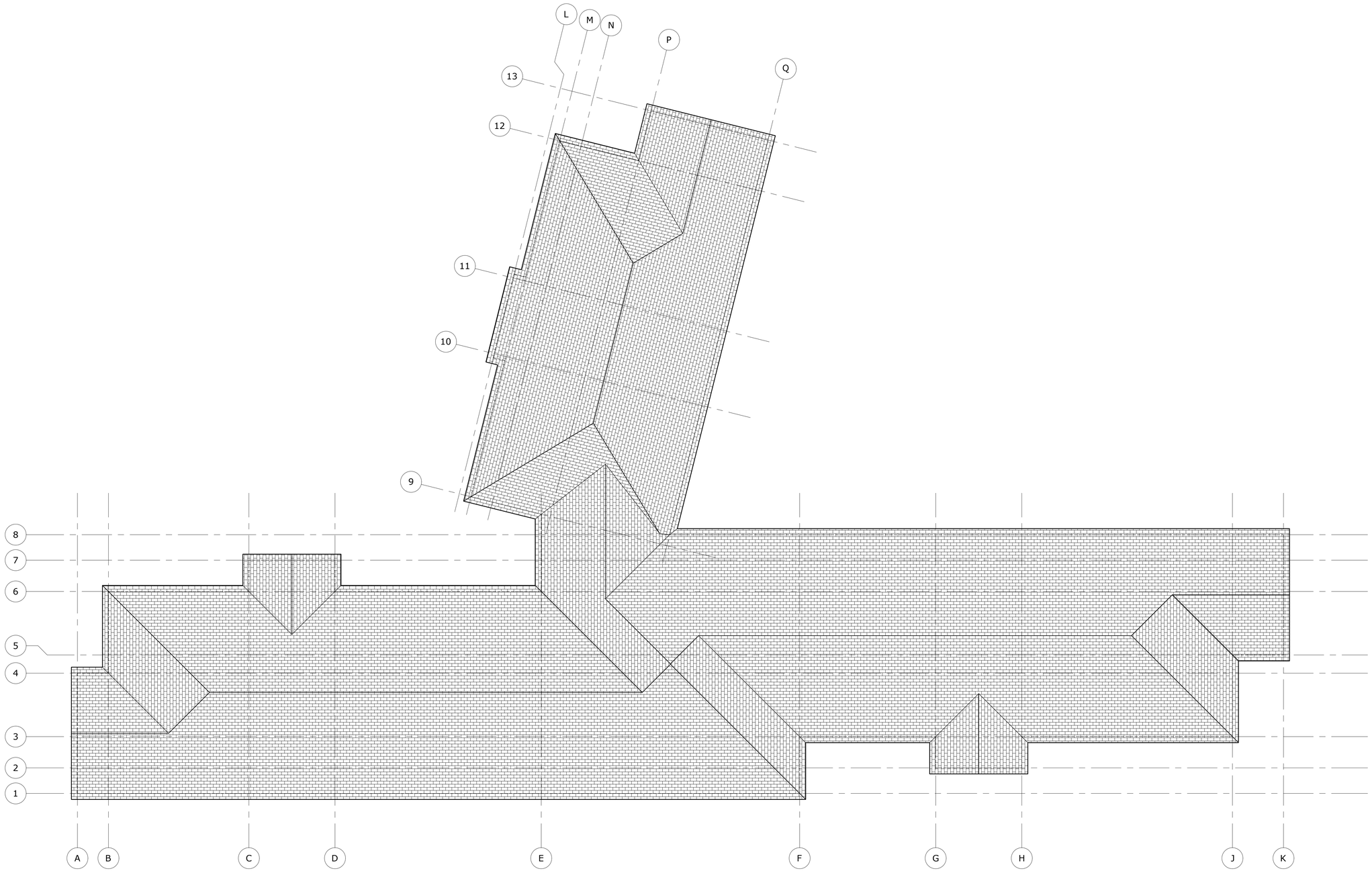
SECOND FLOOR PLAN

SHEET TITLE

A1.6

SHEET NO.

4/11/2023 1:02:20 PM



1 - (N) RCF ROOF PLAN & SERVICE DECK FLOOR PLAN

SCALE: 1/8" = 1'-0"

TRUE NORTH

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12.30.2021	CUP: 3RD COMMENT RESPONSE
04.11.2023	CUP: PLAN UPDATE

DATE	11.02.2020
SCALE	AS NOTED
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CHECKED BY	AS

SHEET TITLE
ROOF PLAN

SHEET NO.
A1.8

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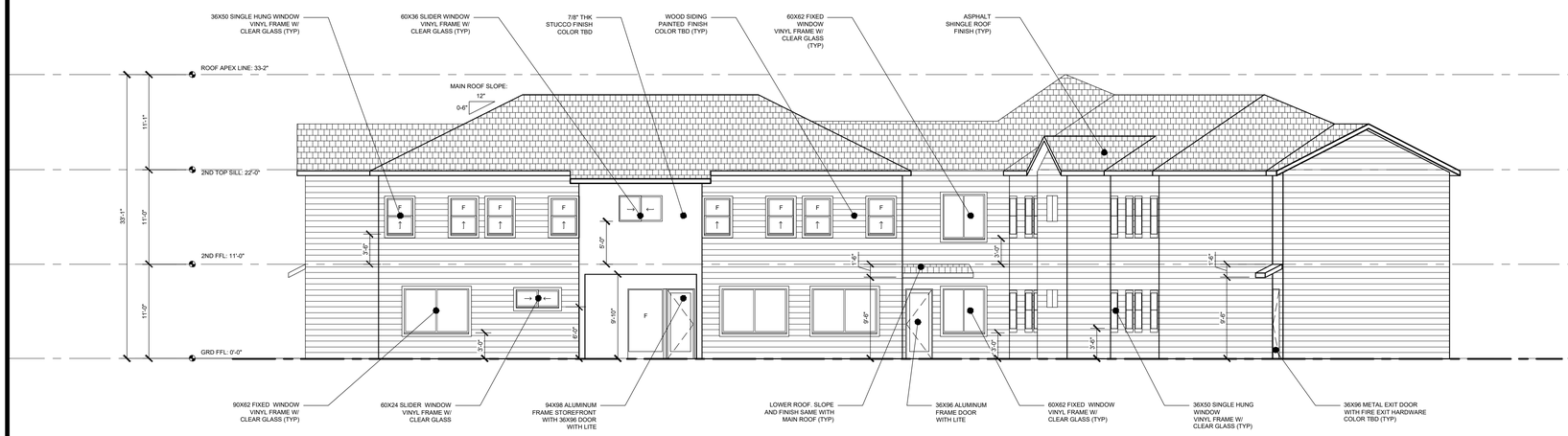
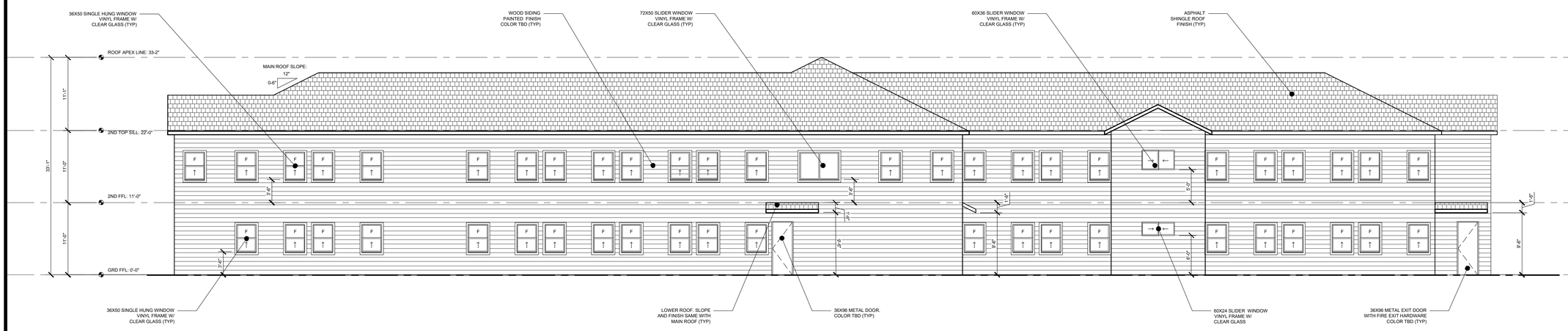


1 - (N) RCF WEST ELEVATION: DROP OFF/ MAIN ENTRY

SCALE: 1/8" = 1'-0"



2 - (N) RCF SOUTH ELEVATION: FACING PEAK AVE

SCALE: 1/8" = 1'-0"

112 SPAULDING STREET, SUITE A
SAN ANSELMO, CA 94960
T: 415.397.6880 F: 925.358.4814

HGCI
DESIGN | CONSTRUCT | WORK | LIVE

VILA MONTE CARE FACILITY

APN 767-03-017

PROJECT ADDRESS
17090 PEAK AVENUE,
MORGAN HILL CA, 95037

MANAGED BY: HGCI
B-GENERAL BUILDING CONTRACTOR
LIC.# 720437

LICENSED ARCHITECT
NATHAN WATKINS
C-39520
11-29-2023
RENEWAL DATE
STATE OF CALIFORNIA

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REVISIONS

03.01.2021	CUP: 1ST COMMENT RESPONSE
04.29.2021	CUP: 2ND COMMENT RESPONSE
12.30.2021	CUP: 3RD COMMENT RESPONSE
11.17.2022	PLAN UPDATE
04.11.2023	CUP: PLAN UPDATE

DATE	11.02.2020
SCALE	AS NOTED
PROJECT ID	19037
DRAWN BY	MDC
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SHEET TITLE

(N) RCF SOUTH & EAST ELEVATIONS

SHEET NO.

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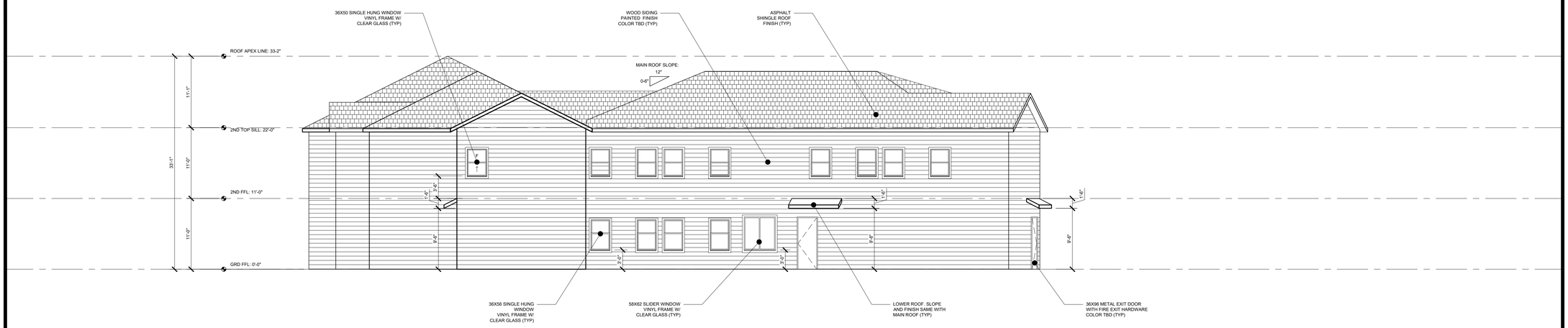
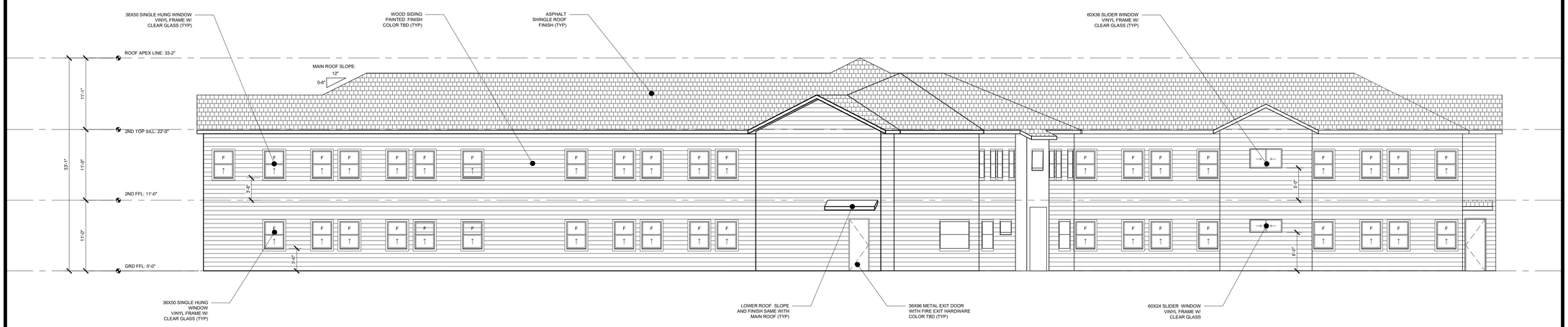


1
-

(N) RCF EAST ELEVATION: FACING DUNNE AVE

SCALE: 1/8" = 1'-0"



2
-

(N) RCF NORTH ELEVATION: FACING (E) RCF

SCALE: 1/8" = 1'-0"

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VILA MONTE CARE FACILITY

APN 767-03-017

PROJECT ADDRESS
17090 PEAK AVENUE,
MORGAN HILL CA, 95037

MANAGED BY: HGCI
B-GENERAL BUILDING CONTRACTOR
LIC.# 720437

LICENSED ARCHITECT
NATHAN WATKINS
11-29-2023
RENEWAL DATE
STATE OF CALIFORNIA

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04.11.2023	CUP: PLAN UPDATE

DATE	11.02.2020
SCALE	AS NOTED
PROJECT ID	19037
DRAWN BY	MDC
CHECKED BY	AS

SHEET TITLE

(N) RCF NORTH & WEST ELEVATIONS

SHEET NO.

A2.1

4/11/2023 1:02:51 PM

PEAK AVE ENTRANCE

AERIAL SOUTH

AERIAL WEST

AERIAL EAST

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CARE FACILITY

APN 767-03-017

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17090 PEAK AVENUE,
MORGAN HILL CA, 95037

MANAGED BY: HGCI
B-GENERAL BUILDING CONTRACTOR
LIC.# 720437

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11-29-2023
RENEWAL DATE
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04.11.2023	CUP: PLAN UPDATE

DATE	11.02.2020
SCALE	AS NOTED
PROJECT ID	19037
DRAWN BY	MDC
CHECKED BY	CUP: PLAN UPDATE

COLORED RENDERING
1 OF 2

SHEET TITLE

A9.01

SHEET NO.

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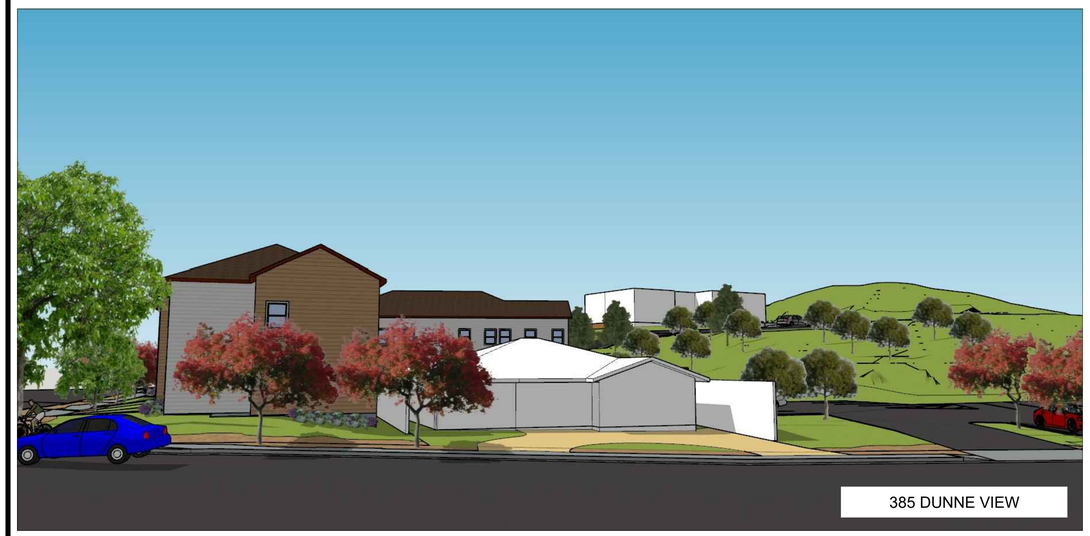

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HGCI
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VILA MONTE
CARE FACILITY

APN 767-03-017

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17090 PEAK AVENUE,
MORGAN HILL CA, 95037

MANAGED BY: HGCI
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LIC.# 720437

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04.11.2023	CUP: PLAN UPDATE

DATE	11.02.2020
SCALE	AS NOTED
PROJECT ID	19037
DRAWN BY	MDC
CHECKED BY	CUP: PLAN UPDATE

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2 OF 2

SHEET TITLE

A9.02

SHEET NO.

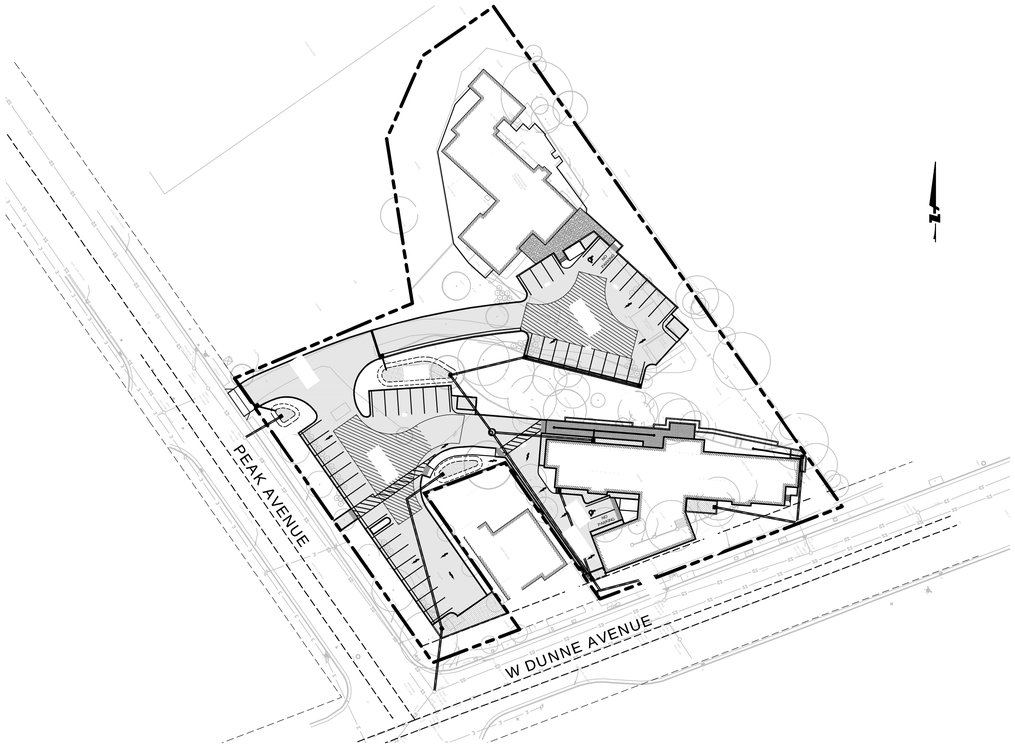
4/11/2023 1:03:03 PM

PLANNING APPLICATION
17090 PEAK AVENUE

CITY OF MORGAN HILL, SANTA CLARA COUNTY, CALIFORNIA

VICINITY MAP

APPROX SCALE: 1"=250'



SITE PLAN

SCALE: 1"=50'

PROJECT SUMMARY

PROPERTY ADDRESS:	17090 PEAK AVENUE MORGAN HILL, CA 95037
ENGINEER:	TALUS, INC. 811 SAN RAMON VALLEY BLVD #201 DANVILLE, CA 94526 (415) 948-0440
DESIGNER:	HUSTON GENERAL CONTRACTING, INC. 112 SPAULDING STREET, UNIT A SAN ANSELMO, CA 94960 (415) 597-6880
ASSESSOR'S PARCEL NO:	APN'S 053-060-07
TOTAL AREA:	87,170 SQ FT (APPROX 2.00 ACRES)
EXISTING ZONING:	
EXISTING LAND USE:	
PROPOSED ZONING:	
PROPOSED LAND USE:	
UTILITIES:	
WATER SUPPLY:	CITY OF MORGAN HILL
FIRE PROTECTION:	MORGAN HILL DEPARTMENT
SEWAGE DISPOSAL:	CITY OF MORGAN HILL
STORM DRAIN:	CITY OF MORGAN HILL
GAS & ELECTRIC:	PACIFIC GAS & ELECTRIC
TELEPHONE:	AT&T
CABLE TELEVISION:	COMCAST

SHEET INDEX

NUMBER	DESCRIPTION
C1.0	TITLE SHEET
C2.0	PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN
C3.0	CROSS SECTIONS
C4.0	STORM WATER CONTROL PLAN

ENGINEER'S STATEMENT

THIS TENTATIVE PARCEL MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

10/08/2021

EASTON C. MCALLISTER, PE — DATE

P.E. #61148 EXP 12/31/20

TALUS
ENGINEERING | PLANNING | DEVELOPMENT

VILLA MONTE CARE FACILITY
17090 PEAK AVENUE
TITLE SHEET
SANTA CLARA COUNTY
CALIFORNIA
MORGAN HILL

Revisions

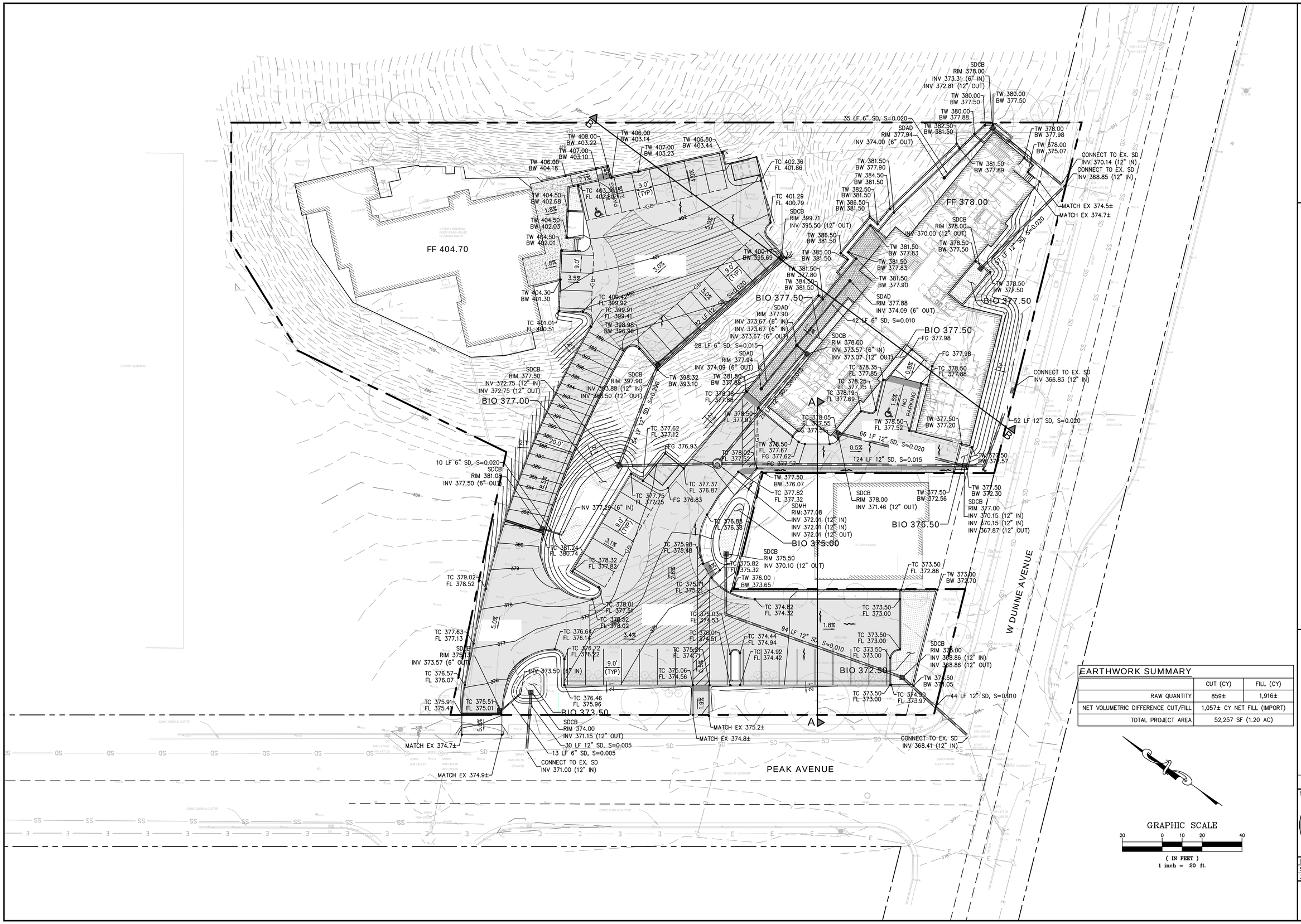
No.

Stamp:
REGISTERED PROFESSIONAL ENGINEER
EASTON C. McALLISTER
No. 61148
EXP. 12/31/20
CIVIL
STATE OF CALIFORNIA

Date	10/08/21
Scale	1" = 50'
Job No.	20265

Drawing Number:
C1.0
1 OF 4

DRAWING NAME: P:\ip20265\PLANNING SET\CE-1 20265 TITLE.dwg
PLOT DATE: 10-08-21 PLOTTED BY: emile



EARTHWORK SUMMARY		
	CUT (CY)	FILL (CY)
RAW QUANTITY	859±	1,916±
NET VOLUMETRIC DIFFERENCE CUT/FILL	1,057± CY NET FILL (IMPORT)	
TOTAL PROJECT AREA	52,257 SF (1.20 AC)	

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

TALUS
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VILLA MONTE CARE FACILITY
17090 PEAK AVENUE
PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN

SANTA CLARA COUNTY CALIFORNIA

MORGAN HILL

Revisions

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Date	10/08/21
Scale	1" = 20'
Job No.	20265

Drawing Number:
C2.0
2 OF 4

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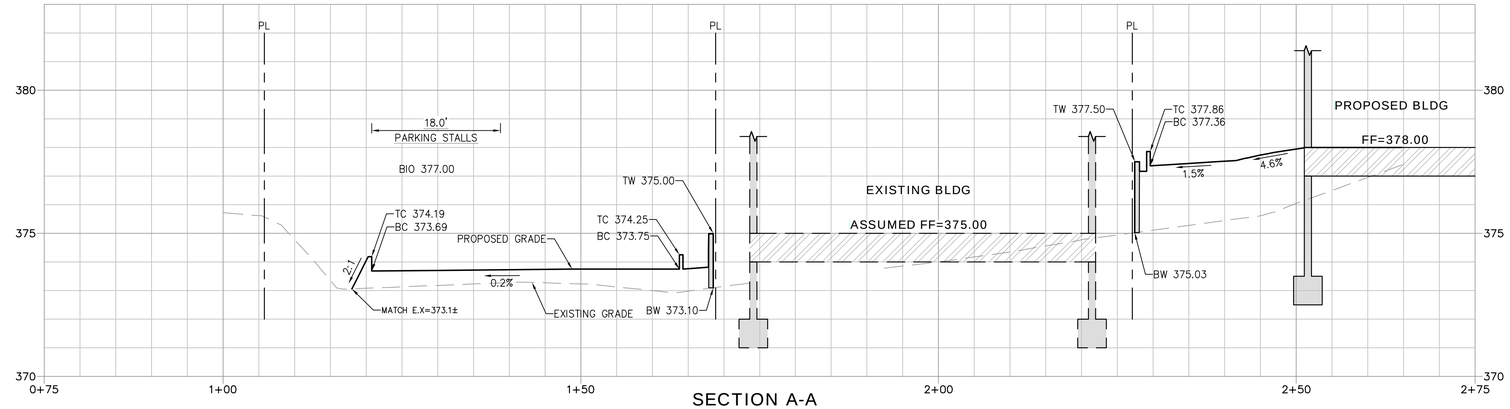
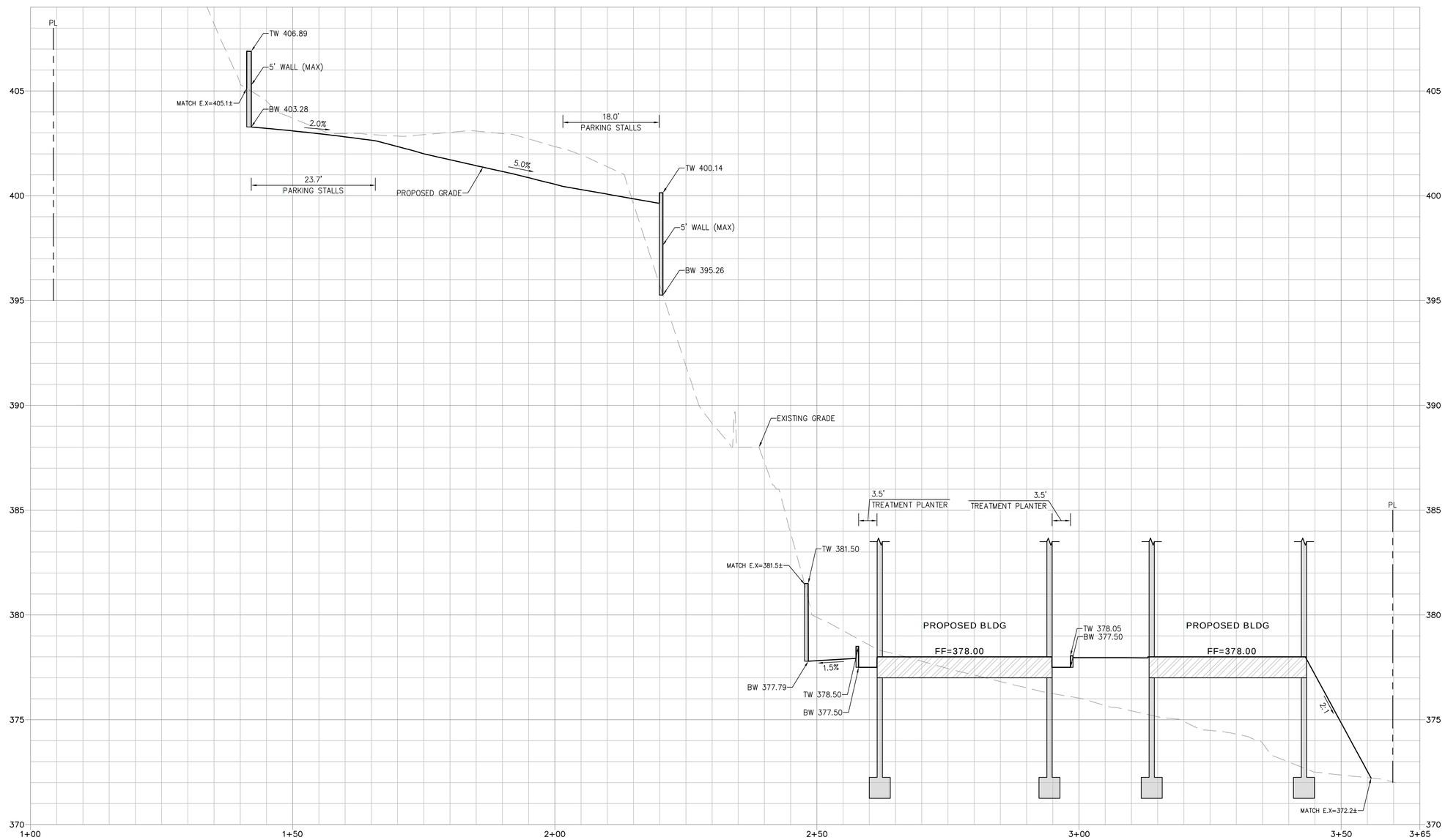


SECTION A-A

VERT=2.5:1 HORZ=10:1



SECTION B-B

VERT=2.5:1 HORZ=10:1

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ENGINEERING | PLANNING | DEVELOPMENT

VILLA MONTE CARE FACILITY
17090 PEAK AVENUE
CROSS SECTIONS
SANTA CLARA COUNTY
CALIFORNIA
MORGAN HILL

Revisions

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No. 61148
EXP. 12/31/20
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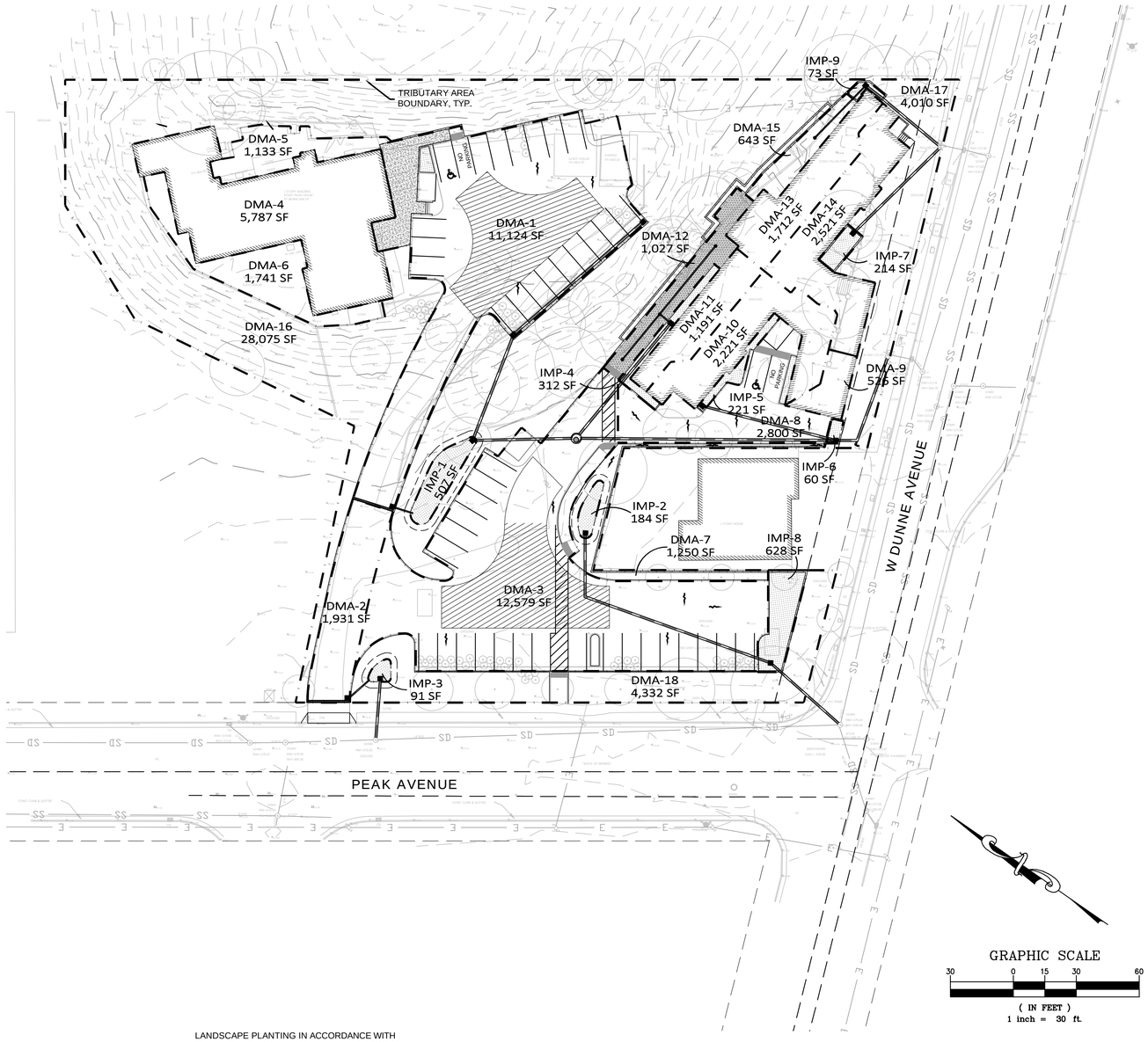
STATE OF CALIFORNIA

Date	10/08/21
Scale	NTS
Job No.	20265

Drawing Number:
C3.0
3 OF 4

DRAWING NAME: P:\p20265\PLANNING SET\C-3 20265 SECT.dwg
PLOT DATE: 10-04-21 PLOTTED BY: emile



LEGEND

- FLOW-THROUGH PLANTER (IMP)
- AREA DRAIN
- OVERFLOW DRAIN
- STORM DRAIN LINE
- DMA-2 — DENOTES AREA (DMA) DRAINAGE MANAGEMENT AREA
- IMP-2 — INTEGRATED MANAGEMENT PRACTICE

GRAPHIC SCALE

30 0 15 30 60

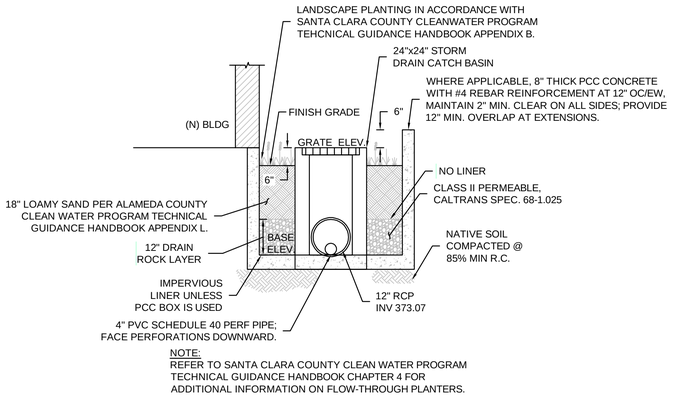
(IN FEET)
1 inch = 30 ft.

IMPERVIOUS DMAs			
DMA	AREA	SURFACE	DRAINS TO IMP #
1	11,124± SF	PAVEMENT	1
2	1,931± SF	PAVEMENT	3
3	12,579± SF	PAVEMENT	8
4	5,787± SF	ROOF	DMA-16
5	1,133± SF	PAVEMENT	DMA-16
6	1,741± SF	PAVEMENT	DMA-16
8	2,800± SF	PAVEMENT	2
9	525± SF	ROOF	6
10	2,221± SF	ROOF	5
11	1,191± SF	ROOF	4
13	1,712± SF	ROOF	9
14	2,521± SF	ROOF	7
TOTAL	**47,115± SF**		

SELF-TREATING DMAs		
DMA	AREA	SURFACE
7	1,250± SF	LANDSCAPE
17	4,010± SF	LANDSCAPE
18	4,332± SF	LANDSCAPE
TOTAL	**9,592± SF**	

SELF-RETAINING DMAs		
DMA	AREA	SURFACE
12	1,207±	PERVIOUS
15	643±	LANDSCAPE
16	28,075± SF	LANDSCAPE
TOTAL	**29,925± SF**	

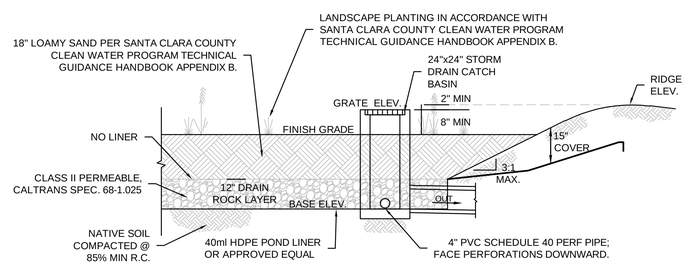
IMP	AREA DRAINING TO IMP (SF)	4% OF AREA (SF)	SIZE (SF)
1	11,124	445	507± SF
2	2,800	112	184± SF
3	1,931	77	91± SF
4	1,191	48	312± SF
5	2,221	89	221± SF
6	525	21	60± SF
7	2,521	101	214± SF
8	12,702	508	628± SF
9	1,712	68	73± SF



NOTE:
REFER TO SANTA CLARA COUNTY CLEAN WATER PROGRAM TECHNICAL GUIDANCE HANDBOOK CHAPTER 4 FOR ADDITIONAL INFORMATION ON FLOW-THROUGH PLANTERS.

FLOW THROUGH PLANTER - TYPICAL (IMP 4-9)

N.T.S.



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BIORETENTION AREA (IMP 1-3)

N.T.S.

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VILLA MONTE CARE FACILITY
17090 PEAK AVENUE
STORM WATER CONTROL PLAN

SANTA CLARA COUNTY
CALIFORNIA
MORGAN HILL

Revisions

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No. 61148
EXP. 12/31/20
CIVIL
STATE OF CALIFORNIA

Date	10/08/21
Scale	1" = 30'
Job No.	20265

Drawing Number:
C4.0
4 OF 4

DRAWING NAME: P:\p20265\PLANNING SET\CE-4 20265 SWCP.dwg
PLOT DATE: 10-04-21 PLOTTED BY: emile

1 - CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 20'-0"

GENERAL NOTES

1. THIS IS A CONCEPTUAL LANDSCAPE PLAN FOR PLAN REVIEWER COMMENTS. FULL SET OF PLANS AND DETAILS FOR PERMIT WILL BE SUBMITTED AND PREPARED BY A LICENSED LANDSCAPE ARCHITECT.
2. LANDSCAPE SHALL HAVE AN AUTOMATED IRRIGATION SYSTEM. A DETAILED IRRIGATION PLAN WILL BE SUBMITTED FOR THE BUILDING PLAN CHECK.
3. THIS PLAN REFLECTS THE (E) SITE CONDITIONS TO THE BEST OF OUR CURRENT KNOWLEDGE.
4. THE MAJORITY OF TREES ON SITE HAVE NOT BEEN PLANTED. THEY HAVE GROWN NATURALLY OVER TIME. THE FEW OAKS THAT ARE SIGNIFICANT SIZE AND STRUCTURE ARE BEING RETAINED AND PROTECTED UNLESS OTHERWISE NOTED.
5. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL (E) UTILITIES PRIOR TO AY EXCAVATION.
6. ALL SPOILS, DEBRIS AND INCIDENTALS ITEMS TO BE REMOVED SHALL BE HAULED OF SITE BY THE CONTRACTOR AND BE DISPOSED OF IN A LAWFUL MANNER AS IT ACCUMULATES.
7. CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE IN ANY WAY AY (E) ELEMENTS NOT DESIGNATED FOR REMOVAL.
8. SHUT OFF ALL WATER, GAS , AND ELECTRIC WILL NEED TO BE COORDINATED WITH (E) SITE OPERATIONS.
9. THE (E) RCF ARE TO REMAIN IN USE DURING CONSTRUCTION.
10. THE SITE MUST BE CLEANED AT THE END OF EACH BUSINESS DAY

112 SPAULDING STREET, SUITE A
SAN ANSELMO, CA 94960
T: 415.597.6880 F: 925.558.4814

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VILA MONTE CARE FACILITY

APN 767-03-017

PROJECT ADDRESS
17090 PEAK AVENUE,
MORGAN HILL CA, 95037

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LICENSED ARCHITECT
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C-18980
11-29-2023
RENEWAL DATE
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REVISIONS

12.30.2021	CUP: 3RD COMMENT RESPONSE
04.11.2023	CUP: PLAN UPDATE

DATE	11.02.2020
SCALE	AS NOTED
PROJECT ID	19037
DRAWN BY	MDC
CHECKED BY	AS

SHEET TITLE

CONCEPTUAL LANDSCAPE PLAN

SHEET NO.

L0.0

4/11/2023 1:03:10 PM

VILA MONTE
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Line of Supervision

- Caregivers carry out their duties under the supervision of the Administrator and report to the Administrator.
- Cooks, Activity Person and Housekeepers carry out their duties under the supervision of the Administrator and report to the Administrator.
- The Administrator has the authority to carry out the policies and procedures of the licensee and reports to the authorized corporate representative.
- The licensee reports to the licensing agency.

Health Screening for All Staff

All staff at Vila Monte must be in good health and both physically and mentally capable of performing the duties which they perform on the job. Good physical health and freedom from infectious diseases including tuberculosis will be verified by a health screening, including a chest x-ray or an intradermal test, performed by a physician not more than six months prior to or seven days after employment or licensure. A written report will be made of each screening, signed by the examining physician. This report will indicate whether the person is physically qualified to perform their job duties and whether they have any health condition that would create a hazard to him/herself, other staff members or residents.

Minimum Qualifications for Caregivers, Cooks and Housekeepers

At least eighteen years of age.

They must be physically and mentally able to fulfill their job requirements and responsibilities.

They must be able to read, write, and understand English and have a general understanding of the needs of the elderly and have a willingness to learn.

They must be able to communicate in an emergency situation.

Prior to beginning their employment, they will present to the Administrator proof of successful completion of an approved Adult First Aid program.

They will be criminally cleared through the FBI and DOJ before being present in the facility.

Minimum Qualifications for Activity Person

At least eighteen years of age.

Have primary responsibility for the organization, conduct and evaluation of planned activities.

Have at least six (6) months experience in providing planned activities or have completed or be enrolled in an appropriate education or training program.

They must be physically and mentally able to fulfill their job requirements and responsibilities.

They must be able to read, write and understand English and have a general understanding of the needs of the elderly and have a willingness to learn.

Prior to beginning their employment, they will present to the Administrator proof of successful completion of an approved Adult First Aid program.

They will be criminally cleared through the FBI and DOJ before being present in the facility.

Minimum Qualifications for Administrator

Be twenty one years of age or older.

Possess a high school diploma or pass a GED test.

Possess a valid driver's license.

Possess a certificate issued by DSS indicating current administrator certification and complete 20 hours per year of DSS approved continuing education in areas related to aging and/or administration.

Be criminally cleared through the FBI and DOJ via Live-Scan prior to their presence in the facility and administering the facility.

Possess proof of successful completion of an approved First Aid program.

Have good leadership skill and good character, and maintain a continuing reputation of personal integrity.

Possess the knowledge required to provide outstanding care and supervision that is appropriate to each resident.

Be able to communicate effectively, and efficiently direct the work of facility staff.

Demonstrate of ability to follow through with projects and assignments.

Have the ability to maintain and supervise facility financial, personnel, medical and other records appropriate to the facility operation and in compliance with regulation and laws.

Possess the knowledge of physical and psychosocial needs of the elderly.

Possess a good working knowledge of care giving, staff supervision, and overall facility management and conform to all applicable laws, rules, and regulations while applying this working knowledge.

Possess the personal characteristics, physical energy, and competence to provide care and supervision, and work effectively with social agencies such as Community Care Licensing.

Caregiver Duties

Observation and reporting any resident requests, needs, changes, or observations to the administrator.

Asking for assistance In the event all assigned duties cannot be completed. Function as a team, assisting coworkers as the need arises.

Encouraging and assisting residents with a variety of planned recreational, physical, social, and educational activities.

Responding to resident requests.

Supervising residents and visitors signing in and out of the facility.

Following safety guidelines in the facility, including proper lifting technique and standard precautions when providing care to the residents.

Promoting open communication between health care professionals, families, residents, staff.

Participate in all training as required by facility policy and regulation.

Observation and supervision of residents.

Reporting any abuse of any resident that they witness. If they suspect but do not witness abuse, they are still required to report the suspected abuse.

Provide assistance with all activities of daily living and with all personal care including but not limited to grooming, hygiene, and assisting with and encouraging recreational, social, physical and educational activities.

Maintaining the facility in a neat, safe and sanitary condition.

Assisting residents with their medications as ordered by their physician. Monitor for side effects, expired medications, etc. Maintain neat, orderly medication storage area.

Acting immediately on any resident crisis, following facility policy and basic first aid training.

Care for cognitively impaired residents by using techniques for addressing the unique needs and behaviors of individuals with dementia; communicate effectively with cognitively impaired residents; communicate understanding of the behavior of cognitively impaired residents; respond

appropriately to the behavior of cognitively impaired residents; use interventions to reduce the effects of cognitive impairments.

Demonstrate understanding and support of Resident Rights by providing for resident privacy; maintain resident confidentiality; promote the residents right to make personal choices to accommodate their needs; reinforce behavior consistent with resident dignity; assist resident to participate in activities.

Assist with food service, duties include:

1. Assist the cook to prepare meals and snacks.
2. Utilizes sound food handling practices.
3. Keeping the kitchen and dining area in a safe and sanitary condition.
4. Serving residents meals and snacks and meal and snack cleanup.

Perform housekeeping services as needed to assist the Housekeeper:

1. Vacuuming
2. Dusting
3. Cleaning of bathrooms
4. Cleaning of linoleum flooring
5. Spot clean carpet

Perform resident laundry service to include:

1. Strip bedding and replace
2. Wash and return all clothes, linen and towels within 24 hrs.

Provide cleaning services in vacant rooms in preparation for new residents.

Cook Duties

Check the menu items ingredients for quality, wholesomeness, and quantity.

Prepare meals and snacks.

Ensure all standardized recipes are followed as they are written.

Utilize sound food handling practices for the storage and preparation for each menu item.

Maintain a strict “clean as you go” policy for ensuring a clean professional work environment.

Report all equipment maintenance concerns to the administrator.

Work with the administrator, contributing ideas and suggestions in the planning of special theme/holiday occasions.

Provides therapeutically correct food items for special diets as directed by the administrator utilizing physician orders.

Keep the kitchen and dining area in a safe and sanitary condition.

Serve residents meals and snacks and meal and snack cleanup.

Reporting any abuse of any resident that they witness. If they suspect but do not witness abuse, they are still required to report the suspected abuse.

Activity Person Duties

Participate in the design of and oversee the implementation of all activities and coordination of transportation. The activity program will be written, planned in advance, kept up to date and made available to all residents.

Overseeing and supervising Caregivers involved in activities.

Assure that activities shall foster and maintain independent functioning and develop and maintain strength, coordination, and range of motion.

Encourage residents to participate in the planning, preparation, conduct, cleanup, and critique of planned activities.

Arrange for utilization of community resources to promote resident participation in community centered activities.

Plan, coordinate and participate in a variety of social events/outings in order to provide a vibrant and active community life for the residents.

Plan events which encourage prospective residents to participate in community activities; liaison with senior centers and churches.

Coordinate transportation for residents as needed.

Reporting any abuse of any resident that they witness. If they suspect but do not witness abuse, they are still required to report the suspected abuse.

Administrator Resident Care Duties

Observation and supervision of residents.

Encouraging and assisting residents with a variety of planned recreational, physical, social, and educational activities.

Responding to resident requests.

Supervising residents and visitors signing in and out of the facility.

Following safety guidelines in the facility, including proper lifting technique and standard precautions when providing care to the residents.

Promoting open communication between health care professionals, families, residents, staff.

Participate in all training as required by facility policy and regulation.

Reporting any abuse of any resident that they witness. If they suspect but do not witness abuse, they are still required to report the suspected abuse.

Provide assistance with all activities of daily living and with all personal care including:

- Dressing
- Hygiene
- Ambulating & transfer as needed
- Food service

Oversee housekeeping, food service, laundry service, and maintenance.

Maintaining the facility in a neat, safe and sanitary condition.

Assisting residents with their medications as ordered by their physician. Monitor for side effects, expired medications, etc. Maintain neat, orderly medication storage area.

Acting immediately on any resident crisis, following facility policy and basic first aid training.

Care for cognitively impaired residents by using techniques for addressing the unique needs and behaviors of individuals with dementia; communicate effectively with cognitively impaired residents; communicate understanding of the behavior of cognitively impaired residents; respond appropriately to the behavior of cognitively impaired residents; use interventions to reduce the effects of cognitive impairments.

Demonstrate understanding and support of Resident Rights by providing for resident privacy; maintain resident confidentiality; promote the residents right to make personal choices to accommodate their needs; reinforce behavior consistent with resident dignity; assist resident to participate in activities.

Administrator Managerial Duties

The Administrator will oversee, supervise and plan care for all residents. The Administrator will develop a plan of operation for the facility that will ensure the facility is in compliance and ensuring that all staff are familiar with their duties, responsibilities, line of supervision, and facility policies and procedures. The Administrator will ensure that each staff member is responsible for a fair and equitable workload.

Investigate and correct any resident/family/neighborhood complaints and keeping the licensee informed of disposition of complaints.

Be present in the facility, at a minimum, the number of hours required to ensure that the facility is operated efficiently and in compliance with all current laws and the regulations of the Department of Social Services.

Delegate and authorize a staff member to assume the responsibilities of the administrator, within the scope of DSS regulations when the administrator is not present in the facility. This staff member will be sufficiently trained and possess the needed qualifications to be responsible for managing the facility in the absence of the administrator.

Report any abuse of a resident which is witnessed, suspected, or alleged.

Operate the facility in accordance with established, regulation, law, policy, program and budget.

Participate in and overseeing the day to day provision of outstanding care and supervision of all residents.

Recruit and hire qualified staff and terminate unsatisfactory staff.

Inform Community Care Licensing of required information, when such reporting is necessary.

Train staff or arrange for qualified trainers to train staff when appropriate. Ensure that a practical, appropriate, and regulatory compliant training program and schedule is developed and adhered to and oversee all training. Meet regularly with staff to discuss operations.

Ensure that the licensee is kept abreast of any changes in regulation, any development in caregiving procedures that may enhance resident care, and any necessary interpretations of recognized standards of care and supervision. The administrator will also keep the licensee informed of the general operation of the facility.

Perform personnel record keeping, resident record keeping and general facility record keeping.

Assess resident status and assist the residents with activities of daily living and medications as allowed by law and regulation.

Perform all pre-placement interviews and documentation including pre-placement appraisal.

Ensure resident required medical information is received.

Develop a needs and services plan within two weeks of resident admission, in cooperation with the resident, family, responsible party, physician, etc.

Review the pre-placement appraisal to identify any needs, and ensuring that all services are provided that the resident requires to meet these needs, including maintaining good mental health and good physical well-being.

Develop an administrative plan and procedures to ensure clear definition of lines of responsibility, equitable workloads, and adequate supervision. Schedule staff work hours to ensure adequate staffing to provide outstanding care and supervision.

Ensure the facility is properly stocked with food, supplies, hygiene items, first aid supplies, etc. This includes shopping for these items.

Oversee meal service and all purchasing. Contract for facility and grounds maintenance.

Recognize any unmet needs and assisting the resident to attend community or other programs that may meet these needs. If a resident needs to relocate to a higher level of care because the resident's needs cannot be met, the administrator will assist the resident to relocate to ensure a smooth transition.

Utilize available Community Resources such as senior centers, medical professionals, community centers, etc. The administrator will ensure that transportation is arranged.

Supervise general medical needs. If a resident has special needs, such as a vision or hearing problem, appropriate medical treatment will be given and the administrator will make any necessary changes in the facilities operation (within DSS guidelines and without violating any other resident's personal rights) to ensure the resident's safety.

Develop a marketing plan for the facility.

Ensure medical appointments are scheduled as needed and all medical needs are met.

Ensure that assistance is given to residents with arrangement of transportation.

Organize, conduct and evaluate an activity plan that promotes safe, stimulating and enjoyable recreational, physical, and cognitive activities.

VILA MONTE
B-5 PERSONNEL POLICIES

We will not discriminate against employees or applicants for employment on any legally recognized basis including, but not limited to: veteran status, race, color, religion, sex, marital status, national origin, physical or mental disability and/or age. We prohibit sexual harassment of any employee by another employee or a supervisor.

All staff at Vila Monte shall be given on the job training or related experience in the job assigned to them. This training and/or related experience shall provide knowledge of and skill in the following, as appropriate for the job assigned and as evidenced by safe and effective job performance:

1. Principles of good nutrition, good food preparation and storage, and menu planning

2. Housekeeping and sanitation principles

3. Skill and knowledge required to provide necessary resident care and supervision, including the ability to communicate with residents

4. Knowledge required to safely assist with prescribed medications which are self administered

5. Knowledge necessary in order to recognize early signs of illness and the need for professional help

6. Knowledge of community services and resources

7. Dementia care topics including knowledge about hydration, skin care, communication, therapeutic activities, behavioral challenges, the facility environment and assisting with activities of daily living.

8. Recognizing symptoms that may create or aggravate dementia behaviors including dehydration, urinary tract infections and problems with swallowing.

9. Recognizing the effects of medications commonly used to treat the symptoms of dementia.

Vila Monte follows all guidelines regarding statutory benefits mandated by Federal, State or Local law and includes Social Security, Workers' Compensation Insurance and Unemployment Compensation Insurance.

Overtime is compensated per Wage & Labor statute.

All employees of Vila Monte must show a willingness to accept responsibility for the job duties assigned to them. Persons with emotional illness or physical limitations which prevent them from performing the job duties required for outstanding care will not be employed.

All personnel records will be maintained in the facility for at least 3 years following a staff member leaving employment.

We encourage all staff to feel free to discuss any grievances or suggestions that they may have. The administrator will immediately investigate the issue and make corrections as necessary and appropriate. The staff member will be kept informed of any corrections if appropriate.

Employee Rights

All staff is given an explanation of their employee rights including the right to make reports and file complaints without fear of retribution.

Vila Monte shall not discharge, demote, suspend or threaten to discharge, demote or suspend, or in any manner discriminate against any employee for taking any of the following actions:

1. Making an oral or written complaint against this facility to the California Department of Social Services or other agency having statutory responsibility for enforcement of the law or to the Administrator or representative of this facility for the violation of any licensing law or other laws including but not limited to laws relating to elder abuse.

2. Instituting or causing to be instituted any proceeding against this facility regarding the violation of any licensing law or other laws.

3. Is, or will be, a witness or testifier in a proceeding regarding the violation of any licensing law or other law.

4. Refusing to perform work that is in violation of a licensing law or regulation after notifying the administrator of the violation.

5. All employees must sign the Notice of Employee Rights LIC 9052 as attached.

Use of Volunteers and/or Residents in Staffing the Facility

Residents will not be used as substitutes for staff. Volunteers are supervised at all times. Volunteers will sign a statement verifying good health. Volunteers may be utilized but will not be included in the facility staffing plan and will not substitute for adequate staffing. Volunteers will be criminally cleared and TB cleared at the expense of the facility if they do not meet the following criteria per the California Health and Safety Code:

1. The volunteer is at the facility during normal waking hours.

2. The volunteer is directly supervised by the licensee or a facility employee with a criminal record clearance or exemption.

3. The volunteer spends no more than 16 hours per week at the facility.

4. The volunteer does not provide residents with assistance in dressing, grooming, bathing, or personal hygiene.

5. The volunteer is not left alone with residents in care.

Staffing Plan

The licensee shall ensure that there is an adequate number of Caregivers and support staff to support each resident's physical, social, emotional, safety and health care needs as identified in his/her current appraisal.

Staffing shall be based upon the needs of our residents.

A current LIC500 is maintained in the facility at all times.

Overtime is paid anytime a staff member qualifies for it per Wage & Labor Standards as defined in labor statute.

If additional staff is required to assure the safety and supervision of the residents, they will be added immediately.

Twenty-four hour awake care staff is utilized.

Reporting Requirements {Incident Reporting Policy}

Any injury or unusual incident will be reported following Title 22 guidelines. The Unusual Incident form is used to document and report any incident.

The Administrator will complete a written report and submit it to Community Care Licensing and to the person responsible for the resident within seven days of the occurrence of any of the events listed below. We will include in the report the resident's name, age, sex and date of admission; date and nature of event; attending physician's name, findings, and treatment, if any; and the outcome of the incident.

(A) If a resident dies from any cause regardless of where the death occurred, including but not limited to a day program, a hospital, en route to or from a hospital, or visiting away from the facility.

(B) Any serious injury as determined by the attending physician and occurring while the resident is under facility supervision.

(C) The use of an Automated External Defibrillator.

(D) Any incident which threatens the welfare, safety or health of any resident, such as the following:

1. Falls
2. Injury
3. Psychiatric crisis
4. Unexplained absence
5. Any violation of resident rights
6. Use of an Automated External Defibrillator
7. Not limited to all of these above and below

In the event that an epidemic outbreak, a poisoning, any catastrophe or major accident threatens the welfare, safety or health of residents, personnel or visitors, it will be reported within 24 hours by telephone or fax to Community Care Licensing and to the local health department when appropriate.
In the event of any serious incident or suspicious death, it will be reported within 24 hours by telephone or fax to Community Care Licensing.

In the event of any serious incident or suspicious death, it will be reported within 24 hours by telephone or fax to Community Care Licensing.

If a fire or explosion occurs in the facility or on the grounds, it will be reported immediately to the local fire department; and no later than the next working day to Community Care Licensing.

RCFE shall notify the Department, in writing, within thirty days of the hiring of a new administrator. The notification shall include the name and residence and mailing addresses of the new administrator, the date he/she assumed his/her position, and a description of his/her background and qualifications, including documentation of required education and administrator certification.

Hiring Practices

1. The administrator will perform a personal interview and will check references and verify that the applicant has the right to work in the United States. The applicant will submit a photo ID and a completed LIC501 Personnel Report.

2. The administrator will verify the ability of the applicant to read, write and comprehend English. The administrator will verify that the applicant meets the age requirements of 21 for the administrator and 18 for Caregivers and support staff.

3. The administrator will ensure new employees are criminally cleared through the FBI and DOJ via Live-Scan prior to presence in the facility and caring for residents.

4. All staff at Vila Monte must be in good health and both physically and mentally capable of performing the duties which they perform on the job. Good physical health and freedom from infectious diseases including tuberculosis will be verified by a health screening, including a chest x-ray or an intradermal test, performed by a physician not more than six months prior to or seven days after employment or licensure. A written report will be made of each screening, signed by the examining physician. This report will indicate whether the person is physically qualified to perform their job duties and whether they have any health condition that would create a hazard to him/her self, other staff members or residents.

5. The applicant will submit proof of successful completion of a basic adult First Aid class.

6. The experience of the applicant will be verified by letters of reference from previous employers.

7. Prior to employment, the applicant will provide verification through Community Care Licensing that a criminal clearance has been received on staff who have been cleared prior through other facilities. The administrator will verify the individual's identity and include with the transfer request, a copy of the person's California driver's license or a valid photo identification issued by another state or the United States government if the person is not a California resident.

8. All staff members and volunteers must sign an LIC508, Criminal Record Statement, indicating no criminal history other than a minor traffic violation. If there is a conviction of a crime, employment will be conditional on the approval of Community Care Licensing.

9. The administrator will ensue to the best of his/her ability that the applicant is mentally capable of performing their assigned tasks.

Abuse Reporting Policy and Responsibilities

- All employees shall be trained to report any form of abuse and are mandated by law to report any known or suspected abuse such as emotional, physical, neglect, abandonment, financial abuse, isolation.
- Abuse or suspected abuse shall be reported immediately by telephone or as soon as practically possible to the local Ombudsman, local law enforcement, Department of Social Services and it should be followed by written report to the Department of Social Services within 2 working days.

All staff will sign a STATEMENT ACKNOWLEDGING REQUIREMENT TO REPORT SUSPECTED PHYSICAL ABUSE OF A DEPENDENT ADULT OR ELDER (SOC341A) acknowledging the requirement to report to the appropriate agencies as outlined below, any suspected, alleged, or witnessed abuse of any resident.
The administrator will ensure that all staff complete training on recognizing and reporting elder abuse within 60 days of their hire. The administrator will conduct the training by utilizing materials provided by the Department of Justice. Documentation of this training will be kept on file in the facility.

California law requires certain persons to report known or suspected abuse of dependent adults or elders. Employees and volunteers at Vila Monte are "mandated reporters." Mandated reporters include staff and any person who has assumed full or intermittent responsibility for care or custody of an elder or dependent adult, whether or not paid for that responsibility, including support and maintenance staff. Any mandated reporter, who in his or her professional capacity, or within the scope of his or her employment, has observed or has knowledge of an incident that reasonably appears to be abuse or neglect, or is told by an elder or dependent adult that he or she has experienced behavior constituting abuse or neglect, or reasonably suspects that abuse, shall report the known or suspected instance of abuse. Failure to report physical abuse of an elder is a misdemeanor, punishable by not more than six months in the county jail or by fine not more than one thousand ($1,000), or by both fine and imprisonment.

If a facility employee/volunteer has observed, suspects, has knowledge of, or is told by a resident or other staff member, of an incident which appears to be any form of abuse in the facility, the person who witnessed or was told of an incident of alleged abuse, will immediately or as soon as practically possible, report the incident by phone to the police, CCL and the Ombudsman and a written report (submit the original REPORT OF SUSPECTED DEPENDENT ADULT ELDER ABUSE (SOC341) and one copy with a copy kept on file in the facility) will be submitted to the agencies above within two working days. This report will include client name, age, sex, date of admission, date and nature of the event, attending physician name, findings, and disposition of the case.

If a facility employee/volunteer has observed, suspects, has knowledge of, or is told by a resident or other staff member, of an incident which appears to be any form of abuse anywhere outside of the facility, the person who witnessed or was told of an incident of alleged abuse, will immediately or as soon as practically possible, report the incident by phone to the police and APS (Adult Protective Services) and a written report (submit the original REPORT OF SUSPECTED DEPENDENT ADULT ELDER ABUSE (SOC341) and one copy with a copy kept on file in the facility) will be submitted to the agencies above within two working days. This report will include client name, age, sex, date of admission, date and nature of the event, attending physician name, findings, and disposition of the case.

In addition, an Unusual Incident report shall be submitted to the licensing agency as outlined in the Reporting Requirements in our personnel policies.

VILA MONTE
B-6 STAFF TRAINING

Trainer

A licensed vocational nurse conducts staff training including the following:

1. New staff ten hour training
2. New staff dementia orientation
3. New staff medication training
4. Annual medication training
5. Annual general training
6. Bedridden training

The administrator conducts on the job training.

Documentation

All training provided to staff is documented. Training documentation is kept on file in the staff member's personnel record and is available for review by Community Care Licensing. Documentation for all training includes:

1. Trainer name and qualifications
2. Training materials were developed by an appropriate individual/entity
3. Date of training
4. Duration of training
5. Training topics

6. Names of staff trained
7. Proof of successful completion by attendees including final exam if required

Recognizing and Reporting Abuse Training

For new staff, the administrator will ensure that training on recognizing and reporting elder abuse is completed within 60 days of their hire. The administrator will conduct the training utilizing materials provided by the Department of Justice. This training is also conducted for all staff at least once a year.

NEW EMPLOYEES

1. The administrator will review with each new employee all "B" documents and appropriate regulations from the "Manual of Policies and Procedures – Adult Residential Facilities".
2. The administrator will instruct and give on the job training to each new employee concerning his/her duties and responsibilities.
3. The administrator will closely supervise the new employee during his/her first few weeks of employment.
4. All new personnel shall be given on-the-job training appropriate to the job hired for, such as,
   - Food preparation storage and menu plan.
   - Housekeeping and sanitation
   - Provision of client care and supervision
   - Assisting clients with prescribed medication for self-administration.
   - Recognition of early signs of illness and calling for appropriate professional assistance.
   - Availability of community service and resources.

ONGOING STAFF TRAINING

- The administrator will convene staff meetings every two weeks or more often when necessary. At these meetings the administrator or a visitor knowledgeable in the subjects being discussed will speak about new regulation, changes in procedures, or more efficient ways of carrying out responsibilities. Red Cross or appropriate agency will do first Aid training every three years.
- The administrator and staffs will share information they have learned or questions they may have.
- The administrator will note, in each staff's file, courses and training she/he has received.
- The administrator and associate administrator will attend a minimum of forty-hour initial certification training and forty hours of continuous education training every two years to become more knowledgeable and to fulfill the requirement for their administrator's license.
- Training for all staff, will be provide by the administrator within his/her capabilities. Other training to be provided by college courses and professional seminars as needed.
- A Pre-employment orientation will provide prospective employees of what will be required of them, including personnel policies, job description, house rules and duties.
- On- the – job training will provide prospective employees the training necessary to carry out their duties in the most efficient manner possible.
- Any changes in the rules and regulations governing the operation of Residential care homes will immediately be relayed to employee so they will have complete up-to-date knowledge of all current regulations.

- Prior to the admission of a client with a restricted health condition, all facility staff who will participate in meeting the client's specialized care needs shall complete training
- Sufficient to meet those needs and shall complete the training prior to providing services to the clients.

- **On the Job Training Topics**
- **Topics covered** in training shall include developmental skills in these areas but are not limited to the following: -
- Will provide training in handling of emergency and disaster plan.
- Will provide training in handling providing assistance with medication
- Will provide training in handling P & I monies as required.
- Will provide training in handling and completing required documentation as prescribed by law.
- Will provide training in handling of requests or answering questions asked by CCL.
- Will provide training in handling Abuse reporting, Mobility, Money handling, Personal property and home management, Health care, Community awareness, Rights/responsibilities, Grooming and hygiene, Total self care and Behavioral management.
- Will provide training in handling the use, sale, and possession of illegal drugs or alcohol in this facility or coming to work under the influence of drug/alcohol.
- Will provide training in handling unprofessional conduct.
- Will provide training in handling dishonesty and incompetence.
- Will provide training in handling physical or mental unfitness for position occupied.
- Will provide training in handling personal problems being brought to work and affecting job performance.
- **Will provide training in handling removing of any asset belonging to clients or to the facility for any reason without the expression of written consent from VM, or buying/selling from the clients, which will lead to immediate employee dismissal.**
- Will provide training in handling HIV clients.
- Will provide training in handling injury/illness prevention, fire /hazard prevention
- Will provide training in handling safety/earthquake plan.
- Will provide training in handling/management of restricted health conditions like: Diabetes, incontinence of bladder care.
- Will provide training in handling/management of licensed sex offender clients.
- Will provide training on handling / management of video surveillance.
- Will provide training to staffs on not allowing the use of video surveillance as a substitute for adequate staffing.
- Will provide training to staffs on not allowing video surveillance to be use as individual policing of the facility and its grounds.
- Will provide training to staffs on keeping resident's privacy and confidentiality on all the video surveillance in the common areas of the facility.
- Will provide training to staffs on allowing **ONLY the Law Enforcement** access to the video surveillance in case of any form of abuse and or neglect.
-

- Caregivers will receive training in the following:
- Principles of good nutrition, good food preparation and storage, and menu planning

- Housekeeping and sanitation principles
- Skill and knowledge required to provide necessary resident care and supervision, including the ability to communicate with residents
- Knowledge required to safely assist with prescribed medications which are self-administered
- Knowledge necessary in order to recognize early signs of illness and the need for professional help
- Knowledge of community services and resources
- Dementia care topics including knowledge about hydration, skin care, communication, therapeutic activities, behavioral challenges, the facility environment and assisting with activities of daily living
- Recognizing symptoms that may create or aggravate dementia behaviors including dehydration, urinary tract infections and problems with swallowing
- Recognizing the effects of medications commonly used to treat the symptoms of dementia

General New Staff Training related to Caring for the Elderly Training

Staff shall receive ten hours of training in the first four weeks of their employment. This training may include shadowing, video tapes, interactive CDs, and written materials. All training materials will be approved by an individual qualified to do so under the guidelines of Title 22. Documentation of the training will include the trainer's qualifications. The training will include, but not be limited to, the following:

1. The aging process and physical limitations and special needs of the elderly. At least two of the required ten hours shall cover this subject.

2. Importance and techniques of personal care services, including but not limited to, bathing, grooming, dressing, feeding, toileting, and standard precautions. At least three of the required ten hours shall cover this subject.

3. Residents' rights and theft and loss policy.

4. Medication policies and procedures regarding medications. At least two of the required ten hours shall cover this subject.

5. Psychosocial needs of the elderly, such as recreation, companionship, independence, etc.

6. Recognizing signs and symptoms of dementia in individuals.

7. Alleged/suspected/witnessed abuse reporting responsibilities and procedure

Ongoing Staff Training

All staff who assist residents with activities of daily living will complete a minimum of four hours of training related to geriatric care and four hours of in-service training on medication-related issues each year.

Administrator Continuing Education
The administrator will complete at least 20 hours of DSS approved education per year. Of the 40 hours required every two years, at least 8 hours will be specific to the care of residents with dementia and eight hours specific to medication administration.

Regulation Updates

The licensee maintains a current subscription for regulation updates and keeps staff informed of relevant changes in regulation.

New Staff Medication Training

All training provided to staff is documented. Training documentation is kept on file in the staff member's personnel record and is available for review by Community Care Licensing. Documentation for all training includes:

- Trainer name and qualifications
- Training materials were developed by an appropriate individual/entity
- Date of training
- Duration of training
- Training topics
- Names of staff trained
- Proof of successful completion by attendees including final exam

Each employee of the facility who assists residents with the self-administration of medications shall complete sixteen hours of initial training. This training shall consist of six hours of hands-on shadowing training, which shall be completed prior to assisting with the self-administration of medications. In addition to the hands-on shadowing training, each employee of the facility who assists residents with the self-administration of medications will complete six hours of training utilizing training materials developed by a nurse or pharmacist, which shall be completed within the first two weeks of employment. Training is completed by the use of videos, lecture, exercises, question and answer, competency tests, hands-on shadowing and a competency based final exam.

Note: The training required by CA H&S CODE 1569.69 does not replace the two hours of medication training required by Title 22.
The training shall cover all of the following areas:

1) The role, responsibilities, and limitations of staff that assist residents with the self-administration of medication, including tasks limited to licensed medical professionals.
2) An explanation of the terminology specific to medication assistance.
3) An explanation of the different types of medication orders: prescription, over-the-counter, controlled, and other medications.
4) An explanation of the basic rules and precautions of medication assistance.
5) Information on medication forms and routes for medication taken by residents.
6) A description of procedures for providing assistance with the self-administration of medications in and out of the facility, and information on the medication documentation system used in the facility.
7) An explanation of guidelines for the proper storage, security and documentation of centrally stored medications.

8) A description of the processes used for medication ordering, refills and the receipt of medications from the pharmacy.

9) An explanation of medication side effects, adverse reactions, and errors.

All staff that complete the training above shall successfully pass a competency based final exam, indicating the staff member has successfully comprehended the training content and shows competency in assisting with self-administration of medications. All staff must pass the exam to assist with medication administration.

All training requirements outlined in this policy shall be completed for all staff that assists with medications even if they have completed the training while employed at another licensed facility. The training requirements outlined in this policy shall be repeated if an employee returns to work after a break of service of more than 180 consecutive calendar days.

The trainer shall meet both the following education and experience requirements to conduct the medication training:

A minimum of five hours of initial, or certified continuing, education or three semester units, or the equivalent, from an accredited educational institution, on topics relevant to medication management and;

Possess a nurse or pharmacist license or have two years full-time experience, or the equivalent, within the last four years as an administrator for a residential care facility for the elderly, during which time the individual has acted in substantial compliance with applicable regulations.

Staff Training Calendar

January
Effects of medications on the behavior of residents with dementia

February
Proper medication documentation (MAR, PRN, centrally stored med, etc.)

March
Proper medication protocol while assisting staff with self-administration. Proper medication storage.

April
Positive resident / staff relations through effective communication skills.

May
Discussion of signs and symptoms of dementia.

June
Interventions for wandering and inappropriate sexual behavior.

July
Recognizing abuse. Reporting requirements. Resident rights.

August
Meal service. Understanding the barriers to good nutrition and the importance of adequate intake.

September
Interventions for aggression.

October
Taking safe medication orders via the telephone and proper follow-up documentation and procedures.

November
Promoting resident dignity, independence, individuality, privacy and choice.

December
End of life issues, including hospice.

VILA MONTE
B-7 PROGRAM DESCRIPTION

Our facility written plan of operation is available for review upon request to the administrator by residents, family, responsible party and conservators prior to and after admission.

Visiting Hours
Vila Monte provides care and supervision, 24 hours a day, 7 days a week. Family and friends are encouraged to visit from 9am to 9pm. Every effort will be made to accommodate special requests for visitations at any time as long as the visitation does not violate another resident's personal rights.

Admission Overview
Vila Monte will accept and retain up to 30 residents age sixty and above with exception of 28% adult clients ages 18-59.

- Residents under the age of sixty may be admitted if they meet the guidelines outlined in our Admissions Policies.
- Residents determined by their physicians to have a primary diagnosis of mental disorder, unrelated to dementia shall not be accepted or retained.

- Up to 30 residents may have a non-ambulatory status.
- Of the 30 residents, up to 4 residents may be bedridden at any one time.
- Of the 30 residents, up to 4 residents may receive hospice services at any one time.

Advertising Dementia Care
We shall advertise and promote special dementia care programming.

Philosophy
We are dedicated to quality care for residents, serving all residents with dignity, respect, and compassion. We encourage and support resident independence. Assisting residents to retain the ability to provide self-care is emphasized. We see our residents as whole individuals. In addition to supportive physical care, we feel it is important to assist residents with their spiritual needs as well. Meeting the cultural needs of our residents is also important. We shall assist our residents with their activities of daily living while encouraging the highest level of independence as possible. We offer a wide variety of fun and stimulating activities which are appropriate for the cognitive and physical abilities of the resident. Active participation in our activity program is encouraged, however, residents may choose the activities they would like to participate in. Appropriate service plans are followed to meet each resident's unique needs.

Goals

- Residents are relaxed and content and are active and engaged in activities.
- The atmosphere is cheery and homey where residents will enjoy the feeling of being in their own home as opposed to a clinical environment.
- Residents are alert, well groomed and clean due to outstanding care and supervision by our staff.
- Residents are treated with dignity and respect.
- Privacy and confidentiality is respected.
- There is open communication among staff, families and residents.

Program Review

We shall, on an ongoing basis, review our facility programs pertaining to care of all residents.

1. Is staffing level sufficient?

2. Are staffs satisfied with the performance of their duties?

3. Is resident and family feedback positive?

4. Can changes be made to avoid unusual incidents?

5. Are residents participating in and enjoying our activity program?

We shall make necessary adjustments to our program to better meet our residents' needs.

Services included in the basic rate are:

1. The facility will ensure that medical and dental needs are met. This will include:

    a. In ensuring transportation is provided, facility staff shall make arrangements for this service with an outside transportation service at the expense of the resident. In the event a SSI/SSP resident is admitted, transportation to all medical and dental appointments or any transportation required to meet the resident's medical and dental needs is a basic service and is included in the basic rate and the resident will not be charged. This transportation is arranged by the facility but provided by an outside transportation provider at the expense of the facility.
    a. There shall be arrangements for separation and care of residents whose illness requires separation from others.
    b. When residents require prosthetic devices, vision and hearing aids, the staff shall be familiar with the use of these devices, and shall assist such persons with their utilization as needed.
    c. There shall be adequate privacy for first aid treatment of minor injuries and for examination by a physician if required.

2. Assistance with taking prescribed and over-the-counter medications in accordance with physician's instructions unless prohibited by law or regulation. Central storing and distribution of medications.

3. Beds will have clean and comfortable bedding and good springs, a clean and comfortable mattress, a clean pillow and enough bed covers to ensure adequate warmth. The linen will be changed as often as necessary, but at least every week. A chair, adequate drawer space, and adequate lighting are provided.

4. Bath towels, hand towels, washcloths as well as hygiene items such as soap and toilet paper will be provided.

5. Weekly (or more if necessary) cleaning of resident rooms and washing, drying, and ironing of resident clothing.

6. Each resident will have three nutritionally well-balanced meals and snacks available each day. If a resident has been prescribed a special diet, the facility will provide what is required to meet the need.

7. Each resident will receive routine observation, care and supervision, and personal assistance and care with their needs and activities of daily living. These needs are indicated by the results of the preadmission appraisal, family and resident interviews, physician consult, etc. Personal assistance and care includes dressing, grooming, eating, bathing and assistance with taking prescribed medications.

8. Bedside care for a maximum of three days for a minor and temporary illness.

9. All residents will be observed regularly by staff to look for any changes in mental or physical condition.

10. Monitoring and appropriate reporting to families, physician, appropriate persons / agencies of resident needs and condition.

11. Assistance will be given to all residents in arranging all transportation needs.

12. A planned activity program.

Optional Services
If a resident's desired or needed services are not included in the basic rate they will be provided at a specific charge to the resident. Documentation of the service provided will be added to the Optional Services section of the admission agreement and will include how often the service is provided, the charge for the service, and how and when the resident will pay for the service. When optional services change or are added, the admission agreement will be updated and the resident or responsible party will initial the ACCEPT box or DECLINE box on the admission agreement.

Telephone Service
A central telephone is available for all residents. Local calls may be made at no charge. Long distance calls will be billed to the resident monthly at the actual cost of the call as outlined on the telephone bill.

Smoking
Smoking is prohibited in the facility.

Resident Council
The facility shall encourage and permit the formation of a resident council by interested residents, provide space and post notice for meetings, and provide assistance in attending meetings for those residents who request it. In order to permit a free exchange of ideas, at least part of each meeting shall be allowed to be conducted without the presence of any facility personnel. Residents shall be encouraged, but shall not be compelled to attend. The purpose of such an organization shall be to work with the administration in improving the quality of life for all residents by enriching the activity program and to discuss the services offered by the facility and make recommendations regarding identified problems.

Call System
Resident rooms are equipped with a call system so that residents can summon staff if needed.

Plan of Operations for Video Surveillance:

The intended purpose of the cameras in the facility is for the safety of residents and staff.
The current system only manages video for 48 hours after which time the system will record over prior video, at which time the video will no longer be available for viewing.
This system has no audio capability; thus no sound is ever being recorded. The system is protected by a security code to prevent unauthorized entry.
Cameras are placed in common areas to include parking lot area as well as smoking area. Video is not permitted in client rooms or client's restrooms, or any area where there is a reasonable expectation of privacy.

Resident's privacy and confidentiality is protected at all times.
The licensee and administrator are the only personal that will have access to video surveillance passcode.
NO resident's video will be shared at any time for any purpose, other than to resolve any issue were video is deemed necessary.
Video can/will be shared with law enforcement under circumstances that have been deem necessary that their involvement will aid in any investigatory process for the health and safety of a given resident or staff member.
No caregivers have access to video surveillance passcode in an effort to minimize breaches in security and or unauthorized access.
At no time will video surveillance be use as a substitute for adequate staffing and individual policing of the facility and its grounds.

Consultants / Training Resources

Sandi Flores Consulting Group
Sandi Flores, RN
Laurie Bennett, LVN
Glen Coulter, Compliance Specialist

Staff Training, Administrator Consults, Medication & Chart Audits
760-525-0362

Care & Compliance Group
Training Tools
Regulation Updates
800-321-1727

Regulatory / Advocacy / Community Resources

Community Care Licensing
2580 North First Street, #350, MS: 29-07
408-324-2112
San Jose 95131

Long-Term Care Ombudsman
408-944-0567
2625 Zanker Rd # 200
San Jose 95134

Adult Protective Services
408-975-4900
333 W. Julian St.
San Jose 95134

Police
408-779-2101
16200 Vineyard Blvd.
Morgan Hill

American Red Cross
408-577-1000
2731 N 1st St.
San Jose

Ambulance
408-244-3300

Taxi
408-250-6446

Library
408-779-3196
660 W Main Ave.
Morgan Hill

Morgan Hill Community Center

408-782-0008
17000 Monterey St.
Morgan Hill

Tennant Station Stadium Cinema
408-778-6500
750 Tennant Station
Morgan Hill

Los Gatos Cinemas
408-395-0203
41 N Santa Cruz Ave.
Los Gatos

Marie Callender's
408-778-7373
18599 Sutter Blvd.
Morgan Hill 95037

Denny's
408-371-7454
2060 S Bascom Ave.
Campbell

Henry W Coe State Park
9000 E Dunne Ave.
Morgan Hill

Saint Louise Regional Hospital
408-848-2000
9400 N Name Uno
Gilroy

Mission Oaks Hospital
408-356-4111
15891 Los Gatos Almaden Rd.
Los Gatos

Lotus Medical Ctr.
408-402-9521
2577 Samaritan Dr.
San Jose

Daily Schedule of Activities

When a resident is admitted, the Activity Person and Administrator will discuss with the resident and family the daily routine and types of activities the resident enjoy. The Activity Person and Administrator will plan our daily schedule, keeping the needs and desires of all residents in mind, to accommodate the

needs and desires of the resident as much as possible. Our resident's daily plans are their choice, although we will encourage participation in activities and socialization.

Residents may awake when ready and partake in personal hygiene and dressing activities.

8am–8:30am Breakfast is served.

9am Planned activity. Assistance will be given as needed or requested.

9:45am Snacks and beverages are made available to our residents.

10:30am Planned activity. Assistance will be given as needed or requested.

12:00-12:30pm Lunch is served.

1pm – 2pm Residents may enjoy leisure pursuits that they choose and enjoy. Assistance will be given as needed or requested.

3pm Tea Time! Afternoon snacks and beverages are available.

3:15pm Afternoon activities are available. This may include exercise, gardening, outings, table games, etc.

5pm Dinner is served in the dining room.

6-8pm Evening activities are offered. This may include dancing, reading aloud, making popcorn and watch a movie, arts and crafts, etc.

8pm Bedtime snacks and beverages are made available.

Resident's choice of time - Residents prepare for bed and perform their personal hygiene tasks.

Recreational Activities

A calendar of planned activities shall be posted in a central location in the facility readily accessible to residents, relatives, and representatives of placement and referral agencies. Activity calendars and activity program reviews are kept on file in the facility for at least six months. The Activity Person,

Administrator and Caregivers assist in the preparation, conduct and cleanup of activities. Volunteers may be utilized to assist in activities, however, they will always be supervised, they will never substitute for qualified staff, and they will not figure into the facility staffing plan.

We conduct activities in the living room, dining area, on the patio in the fenced yard. These areas are safe and comfortable. We maintain a current activity schedule posted in the facility where residents may review our program.

Our goal is to enable all residents to partake in leisure pursuits of their choosing in an environment adapted for free choice, socialization and simple activities. To encourage residents to visit and wander freely, facilitate appropriate social interactions among residents, empower residents, permit residents to independently gravitate toward interests, avoid problem behaviors. We shall offer individualized program of recreational activities based on cooperative planning by the facility, family, Caregivers, physician, and rapport and communication with the resident, and responsive, creative, and fluid planning of recreational activities. Residents and families are interviewed to gather information on their personal preferences, beliefs, culture, values, attention span and life experiences to determine activities that residents will enjoy and benefit from.

The Activity Person shall arrange for utilization of community resources and promote resident participation in community-centered activities. This can include worship, community events, senior center events, organized group activities, etc.

The Activity Person implements the activity program, assuring that activities are available, appropriate, and safe for all residents, overseeing the purchase of necessary materials, and assisting the residents with the activities. The Activity Person and Administrator oversee the conduct of activities to evaluate effectiveness and resident enjoyment. Residents are observed on an ongoing basis and as their physical or cognitive status changes, so appropriate activities are always available.

Categories of activities made available shall include: Socialization, Daily Living Skills, Leisure Time Activities, Physical Activities, and Education. These categories may include exercise, stretching, chair aerobics, balloon toss, gardening, outdoor strolls, etc. which helps the resident maintain good physical health and mobility. Games include table games such as puzzles, dominoes, checkers, etc. which help to retain hand to eye coordination, fine motor skills, and cognitive functioning. Arts and crafts includes building a birdhouse, greeting card design, water color painting, flower arrangement, photo album design, or any project desired by the residents. Education may include educational videos, books, lectures, etc.

Residents will be encouraged to participate in meal and snack preparation if they so desire. Books, magazines, and newspapers will be available. Resident socialization will be encouraged by offering reading aloud, tea and coffee chats, ice cream socials, birthday parties, etc.

Resident Transportation

For all non-emergency transportation, the facility will assist in arranging for a transportation provider such as a taxi, a Dial-A-Ride service, family or friend and the resident is responsible for the fare if any. Residents may direct requests for help in arranging transportation needs at any time to the Administrator or Activity Person. In all cases, the facility will ensure that the resident's needs are met.

In the event a SSI/SSP resident is admitted, transportation to all medical and dental appointments or any transportation required to meet the resident's medical and dental needs is a basic service and is included in the basic rate and the resident will not be charged. This transportation is arranged by the facility but provided by an outside transportation provider at the expense of the facility.

In an urgent situation, medical transport will be called immediately. Residents or their insurance are responsible for the emergency medical transport charge and will be billed directly by the medical transport company at the current rate which will vary depending on the medical services provided during transport.

All vehicles used for facility business will be maintained in a safe operating condition and driven by a staff member who is a licensed driver and meets all of the requirements of a staff member including criminal clearance. All vehicles will carry appropriate vehicle insurance, and will be registered through the DMV. All drivers will have a DMV clearance completed and will carry a current driver's license, appropriate to the type of vehicle to be operated. During transportation, seat belts are worn. Only the number of persons for which seat belts are available will be transported in any one vehicle.

Procedures for Handling and Responding to Resident / Family Grievances

We encourage all residents and/or families to freely make suggestions and complaints verbally or in writing at any time. Staff will be trained to immediately report any resident complaints to the administrator. If the administrator is out of the facility, staff will notify the administrator by cell phone. Staff are authorized to

correct any problems included in the complaint as long as the procedure is within the scope of the their allowable duties. If staff cannot resolve any issues, the administrator will meet one-on-one with the resident and/or families to discuss the problem and resolve the issue. The family or responsible party will be kept abreast of any complaints and resolution of the problem by telephone within 24-hours and in writing if requested, within 72-hours. Upon admission, residents are given the address and phone numbers of the licensing agency and ombudsman if they wish to report any complaints or violations of their personal rights.

The following form will be completed and given to residents/families.

Vila Monte
Resident / Family Grievances Procedures

Facility Address: 17090 Peak Ave. Morgan Hill, CA 95037
Licensee: CNBA Residential Care Homes, Inc.

Licensee Mailing Address: PO Box Z San Jose, CA 95151
Licensee Phone No. 408-386-6474
Facility Phone No. 408-993-9268
Facility Fax No. 408-947-1923

We encourage all residents and/or families to freely make suggestions and complaints, written or in person, at any time. It is usually helpful to try to resolve your concerns by first bringing them to the attention of the facility administrator. When efforts at informal problem solving have not worked out, it might be necessary to file a formal complaint with either the CCLD and/or the Ombudsman Program. The above shall not deter anyone from bringing a formal complaint immediately when there are serious concerns or when there are persistent patter of problems. Besides the right to file a complaint, the complainant also has the right to have his/her name held in confidence and not disclosed to the facility. The complainant has the right to remain anonymous to either the licensing agency or the Ombudsman Program. The complainant has the right to be from threats or retaliation by the facility.

Staff will be trained to immediately report any resident complaints to the administrator. If the administrator is out of the facility, staff will notify the administrator by cell phone. Staff are authorized to correct any problems included in the complaint as long as the procedure is within the scope of their allowable duties. If staff cannot resolve any issues, the administrator will meet one-on-one with the resident and/or families to discuss the problem and resolve the issue.

The family or responsible party will be kept abreast of any complaints and resolution of the problem by telephone within 24-hours and in writing if requested, within 72-hours.

Where to file a Complaint? Call, write or fax the nearest CCLD or Ombudsman Services office.

Community Care Licensing
2580 North First Street, #350, MS: 29-07
408-324-2112
San Jose 95131

Long-Term Care Ombudsman
408-944-0567
2625 Zanker Rd # 200
San Jose 95134

We acknowledge receipt of a copy of this policy:

Resident's Initial (_____) Resident's Authorized Representative Initial (_____)

Procedure for Handling Medical Emergencies

Should a resident show any sign or symptom of distress (i.e. shortness of breath, chest pain, change in level of consciousness, etc.) emergency medical services (911) will immediately be summoned.

- The staff member on duty will contact 911.
- If the administrator is out of the facility, the staff member will contact the administrator by cell phone.

A copy of all essential resident information will be presented to the paramedics, including: name, age, current diagnosis, medical history, currently prescribed medications, name of physician, insurance information, name of administrator and phone number, and any other information as requested.

- The staff member pulls from the resident's chart the above information. Staff are in-serviced on this procedure.

Paramedics will receive a description from the staff member of how the resident was found, previous activities he/she was engaged in and any other significant notations regarding the resident's status. Additionally, they will be informed of any first aid provided by the facility and the resident's response to the first aid.

Any belongings transported with the resident to the hospital will be documented. While paramedics are readying the resident for transport, the staff member inventories what is leaving with the resident. This information is noted and kept in the resident's chart.

The responsible party will be contacted by the assigned staff member regarding the incident and provided with the name of the ambulance company and the hospital to which resident was transported. While paramedics are readying the resident for transport, the staff member notes the transportation provider information and where the resident is being taken.

The administrator will complete an Unusual Incident Report and submit to Community Care Licensing within seven days.

The resident's physician will be notified by the administrator or assigned staff member as soon as possible to notify the physician of the resident's condition, seek advice, and schedule follow up treatment if needed as determined by the physician. All communication with the physician will be documented. The physician's advice will be read back to the physician to ensure it was correctly communicated. This documentation is kept in the resident's chart.

In the event of a non-serious emergency situation, as determined by the administrator or supervisor on duty, the resident will be treated as needed with first aid supplies. The physician will be contacted immediately for advice regarding treatment, the physician recommendations followed and documented, and the family contacted to report the incident. If there is any question regarding the need for emergency services to be called, 911 will be called immediately.

Do-Not Resuscitate Order Policy

This policy shall at all times be available for review by the licensing agency and its representatives.

A resident requesting a Do-Not Resuscitate order be implemented will be directed to obtain the directive from their visiting home health nurse or physician. No agent or employee of the facility shall sign, witness or be legally recognized as a surrogate decision maker for the resident's Do-Not-Resuscitate order.

In the event of a crisis, one of the following will be carried out:

> Emergency medical services shall be immediately summoned for the resident. When the emergency medical service personnel arrive they shall immediately be presented with the resident's Do-Not-Resuscitate order. Only the emergency personnel or physician or licensed nurse who is present and accepts responsibility may honor a DNR. (unless conditions #1-#3 below are met).
>
> Or,

The licensee and/or facility staff may contact the hospice agency in lieu of calling emergency response services if all of the following conditions are met:

1. The facility has a hospice waiver and the resident is receiving hospice services from a licensed hospice agency.
2. The resident has completed an advance health care directive requesting to forego resuscitative measures.
3. The facility has documented that facility staff have received training from the hospice agency on the expected course of the resident's illness and the symptoms of impending death.

A Do-Not-Resuscitate order does not direct health professionals working in the facility or any staff member to withhold all emergency care. The resident should receive all medications, treatments and any other care as ordered by the physician, as well as all emergency first aid care as necessary. Any necessary transfer to a higher level of care should take place as necessary.

A copy of the Do-Not-Resuscitate order will be placed in the resident's file and in their room. Note: this is confidential information and must not be posted in a conspicuous place for visitors or other residents to see.

A colored "DNR" sticker or notation will be placed on the outside of the resident's file and on the resident's medication administration form

Should a resident desire, a medic-alert bracelet with a DNR medallion may be ordered and worn by the resident with a current Do-Not-Resuscitate status.

Care of Bedridden Residents

A resident who is bedridden will receive care and services appropriate to their needs. Staff who are caring for a bedridden resident shall receive training from a licensed medical professional on appropriate care for

bedridden residents. The facility shall maintain training documentation in the staff member's personnel file which includes the following:

- Date of training
- Duration of training
- Name of staff trained
- Topics trained
- Name of the licensed medical professional who performed the training
- Documentation showing the trainer meets the requirements to be a trainer

1. Residents will be evaluated for complications of immobility including:

    a. Skin breakdown
    b. Respiratory infection
    c. Urinary tract infection
    d. Contracture
    e. Depression/Isolation

2. A service plan will be developed that addresses the needs of the resident and evaluated on a quarterly basis.

    a. Need for repositioning
    b. Need for assistance with proper food and liquid consumption
    c. Toileting/incontinence needs
    d. Skin care needs
    e. Psychosocial needs

3. A medical professional will be contacted for consultation on resident needs when complications to care become evident.

4. The physician (or hospice agency) will be contacted should the resident exhibit a change in status in need of medical intervention.

5. Staff scheduling will accommodate the needs of resident requiring turning and repositioning to ensure turning is taking place at least every two hours or more often as required. One-on-one staffing will be provided if is determined to be needed by the resident.

6. Arrangements for special care devices will be made, including but not limited to:

    a. Privacy curtains if necessary
    b. Urinals
    c. Heel and elbow protectors

    d. Over-bed tables
    e. Bed pans
    f. Partial bed rails
    g. Bedside commodes

h. Wheelchairs
i. Vertical support bar
j. Trapeze
k. Appropriate mattress pads

7. The local fire department jurisdiction shall be notified within 48 hours of the presence of a bedridden person. The licensee shall notify the licensing agency in writing if a new bedridden resident will be placed, a current resident becomes bedridden, or if building modifications are planned that would affect the existing fire clearance or any other situation that may require a new fire clearance.

8. Bedridden residents that develop a prohibited condition may be relocated and Community Care Licensing shall be notified unless an exception is granted to retain the resident.

9. Emergency twenty-four hour contact information shall be readily available to staff. This will include but not be limited to a physician, nurse practitioner, RN or hospice care provider. This information shall be posted in a central area of the facility.

Relocation

The community is adequately staffed and adequately accessible to allow safe relocation of residents. The community will follow the fire department recommendations/requirements for exiting.

a. If the resident is ambulatory, the resident shall be escorted, or;
b. If the resident is transfer dependent, the resident will be assisted to their feet and escorted, or;
c. If the resident uses a wheelchair, the resident will be safely transferred and removed by wheelchair, or;
d. The resident shall be removed by a two-person rescue carry, or;
e. The resident will be gently lowered to the ground and carried out on a blanket.

Service Plans for Bedridden Residents

Service Plans for bedridden residents including goals and interventions are tailored to the needs of each individual resident. The following plan is a sample only.

Problem
Impaired Physical Mobility (bedbound)

Goal
Maintain/improve current strength and functioning

Interventions
Encourage the resident to participate in personal care activities as the resident is able.
Plan adequate rest periods between self care as necessary.
Assist the resident to turn every two hours or more often as necessary.
Monitor skin daily.
Monitor bowel movements and follow MD orders for constipation.
Report any cough or elevation in temperature to MD.
Transfer resident to wheelchair with maximum support and take to meals and activities as tolerated.
Encourage adequate food and fluids. Prop resident in a supportive was to consume foods safely and do not leave alone when eating.

Twenty-Four Hour Contact Information for Medical Personnel Sample Form

Emergency twenty-four hour contact information shall be readily available to staff. This will include but not be limited to a physician, nurse practitioner, RN or hospice care provider.

We shall post the following form with current information.

Contact Name	Profession	Telephone No.	Fax No.

Medication Policy

Prior to assisting with medication, Caregivers will receive training in proper handling of medications. The resident will never be forced to take any medication against their will.

PRN Medications
Only the physician or resident will determine the need for a PRN medication and a physician order on a prescription blank is required.

1. For residents that are unable to determine the need for a PRN medication the physician will be contacted prior to each dose being taken. The phone call to the physician will be documented as well as the resident's response to the medication.

2. If the resident's physician has stated in writing that the resident is unable to determine his/her own need for nonprescription PRN medication but can communicate his/her symptoms clearly, facility staff designated by the licensee shall be permitted to assist the resident with self-administration, provided all of the following requirements are met:

> There is written direction from a physician, on a prescription blank, specifying the name of the resident, the name of the medication, the specific symptoms which indicate the need for the use of the medication, the minimum number of hours between doses, and maximum number of doses allowed in each 24-hour period, instructions regarding a time or circumstance (if any) when it should be discontinued, and an indication when the physician should be contacted for a medication reevaluation.
>
> Once ordered by the physician the medication is given according to the physician's directions.
>
> A record of each dose is maintained in the resident's record. The record shall include the date and time the PRN medication was taken, the dosage taken, and the resident's response.

3. If the resident is unable to determine his/her need for the medication and cannot communicate his/her symptoms clearly, staff designated by the licensee may assist the resident with self-administration of medications providing the physician is contacted before each dose. The physician will be advised of the symptoms and will be asked to give instructions on how to assist the resident with the dose. Every phone call to physician will be documented. The caller will note the date and time of the call and the physician's directions will be documented. The date and time the PRN medication was taken, the dosage taken, and the resident's response shall be documented and maintained in the resident's file

4. If the resident's physician has stated in writing that the resident is able to determine and communicate his/her need for a prescription or nonprescription PRN medication, facility staff shall be permitted to assist the resident with self-administration of his/her PRN medication. The physician must provide a signed dated, written order for the medication on a prescription blank or the physician's business stationary which is maintained in the resident's chart. The physician order and the PRN medication must specify the specific symptoms that indicate the need for the use of the medication, exact dosage, minimum hours between doses, and the maximum doses to be given in a 24-hour period.

Medication Storage
All medications will be centrally stored in a manner that ensures both the integrity of the medication and the safety of all residents residing in the facility.

1. All medications, including over-the-counter, are kept in locked storage at all times.

2. All medications must be stored in accordance with label instructions (refrigerate, room temperature, out of direct sunlight, etc.).
3. Per Cal/OSHA guidelines, medication requiring refrigeration is stored in a locked refrigerator where only medications are stored.
4. The record of centrally stored prescription medications for each resident includes:

    (A) The name of the resident for whom prescribed.
    (B) The name of the prescribing physician.
    (C) The drug name, strength and quantity.
    (D) The date filled.
    (E) The prescription number and the name of the issuing pharmacy.
    (F) Instructions, if any, regarding control and custody of the medication.

Medication Labels

All medications shall be labeled and maintained in compliance with state and federal laws. No persons other than the dispensing pharmacist shall alter a prescription label. For every prescription and nonprescription medication for which the licensee provides assistance there shall be a signed, dated written order from a physician, on a prescription blank, maintained in the residents file, and a label on the medication. Both the physician's order and the label shall contain at least all of the following information.

(A) Route
(B) Dosage
(C) Physician name and prescription number
(D) Expiration date
(E) Number of refills
(F) Medication strength

In addition, all prescription and OTC PRN physician orders and medication labels shall also contain:

(A) The specific symptoms which indicate the need for the use of the medication.
(B) The minimum number of hours between doses.
(C) The maximum number of doses allowed in each 24-hour period.

Only the pharmacist may alter a prescription label.

Medication Records

Records of medications are maintained per regulation.

1. A record of all medication brought into the facility is maintained for three years.
2. A record of medications that are disposed of in the facility is maintained for at least 3 years.

3. Written physician orders for all medications are maintained in the resident's chart in the "Physician Orders" section.
4. Medication Administration Records (MARs) are maintained for all medications poured and/or passed by facility staff.

Telephone Orders
Telephone orders will be properly documented.

1. The designated staff member communicates with the physician and documents the date, time, and content of the discussion.
2. The designated staff member will obtain a faxed copy immediately of the order signed by the physician.
3. Facility staff does not alter prescription labels. In order to maintain a label that matches the current physician's order, the designated staff member:

    a) Without obscuring the original label, flags the container with a brightly colored sticker and writes on it "order changed," with the date, time, and his/her initials.
    b) The designated staff member highlights the old order in the MAR and writes: "order changed," with the date, time, and his/her initials.
    c) The designated staff member transcribes the new order in the next available space in the resident's MAR.
    d) The designated staff member discusses the change with resident and/or responsible party.
    e) The designated staff member ensures the medication and new instructions are transported to the pharmacy so medication containers are appropriately labeled.

Resident Arrives With a Medication
When a resident arrives at the facility with a new medication, steps will be taken to ensure proper storage and handling of the medication. Physician's orders will be verified for all medications.

1. Each physician is contacted to ensure that the physician is aware of all medications

currently taken by the resident.

2. Containers are inspected by a pharmacist to ensure the labeling is accurate.
3. The designated staff member discusses medications with the resident or the responsible party.
4. The medications are placed in the medication cabinet.
5. The medications are appropriately listed on the MAR, verifying accuracy according to physician orders.
6. All medications are logged on to the Centrally Stored Medication Record.

Medication Refills

Medication refills will be obtained in a timely manner to ensure residents have all physician ordered medication available.

1. The designated staff member contacts the dispensing pharmacy to obtain a refill at least seven (7) days prior to running out of a medication, unless medication is on a cycle refill with the pharmacy. When the medication is ordered it is entered onto the Refill Roster. When medications are received they are entered on the Refill Roster.
2. If necessary, the prescribing physician is contacted for a new order.
3. Medications are never allowed to run out unless directed to by the physician (obtain this direction in writing).
4. Containers are inspected to ensure all information on the label is correct.
5. Any changes in instructions and/or medication are noted; for example, change in dosage, change to generic brand, etc.
6. Medications are logged on the Centrally Stored Medication Record when received.
7. The designated staff member discusses any changes in medications with the resident, responsible party and appropriate staff.

Permanent Discontinuance

Permanently discontinued medication will not be retained in the facility.

1. The designated staff member confirms with physician the order to permanently discontinue the use of the medication, and obtains written documentation of the discontinuance from the physician, prior to destroying.
2. The designated staff member discusses the discontinuance with the resident and/or responsible party.
3. To properly dispose of permanently discontinued medications the designated staff member and another adult witness who is not a resident:
    a) Returns the medication to the dispensing pharmacy for disposal; or
    b) The medications are destroyed. The destruction is witnessed by an adult non-resident and properly documented.
4. Medications to be returned to the pharmacy are locked up until the time of pick-up by the pharmacy.
5. The designated staff member and witness will document destruction on the Centrally Stored Medication Record.

Hold Orders

Temporarily discontinued ("dc") and/or "HOLD" medications will be held from use by the resident as instructed by the physician.

1. The designated staff member discusses the change with the resident and/or responsible party.
2. The designated staff member obtains a written order from the physician to HOLD the medication.
3. Without obscuring the label, the medication container is flagged with a brightly colored sticker where the designated staff member writes: "HOLD," the date, the time, and his/her initials.
4. The medication is not given to the resident until the date and/or time indicated in the physician's hold order.
5. The medication is kept locked up.

Expired Medications

Expired medication will be not be given to any resident or responsible party, nor retained in the facility.

1. Expired medications are not used.
2. The designated staff member inspects containers regularly for expiration dates.
3. The designated staff member communicates with physician and pharmacy promptly to obtain a refill.
4. To properly dispose of expired medications the designated staff member and another adult witness who is not a resident:
    a. Returns the medication to the dispensing pharmacy for disposal; or
    b. Destroys the medication.
5. The designated staff member will document the destruction.

Medications Left Behind by Resident **{Medication Destruction Policy}**

All medications, including over-the-counters, should go with resident when possible.

1. If the resident dies, prescription medications are to be destroyed.
2. To properly dispose of medications left behind by a resident, the designated staff member and another adult witness who is not a resident:
    a. Returns the medication to the dispensing pharmacy for disposal; or
    b. Destroys the medication.
3. The designated staff member and non-resident adult witness will document destruction.
4. Document on Centrally Stored Medication Record when medication is transferred with the resident. Obtain signature of person accepting the medications (i.e., responsible party) indicating agreement with the quantity of each medication transferred out of the facility.
5. Medication records are retained for at least three years.

Missed or Refused Medications

No resident can be forced to take any medication. Steps will be taken to avoid missed or refused doses of medications and related adverse reactions.

1. Missed/refused medications are documented in the resident's medication record and the prescribing physician notified immediately or according to physician parameters. Physician parameters must be retained in writing and kept on file.
2. Physician instructions regarding missed dose are followed.
3. The designated staff member re-appraises the resident and contacts the physician and responsible party if the resident is continually refusing a medication(s). If unable to resolve continued refusal, the resident's relocation from the facility may be necessary.

Crushing Medications

Medications will be crushed in accordance with physician's orders and Community Care Licensing guidelines without infringing on the resident's personal rights. Crushed medications shall not be

camouflaged and the resident must be cognitively aware and either the resident or conservator only must give permission in writing to put the crushed medication in food.

1. The designated staff member obtains a physician's order prior to crushing a resident's medications. The order will include the dosage amount and instructions on when and how often the medication will be given.
2. The treating physician or pharmacist is consulted to verify appropriate foods the medication may be mixed with. This phone conversation is documented in the resident's chart and will include the name of the physician/pharmacist, the name of the business, date of the consult, a statement that the medication can be safely crushed without losing potency, identification of the foods and liquids that can be mixed with the medications, and instructions for crushing and mixing the medication. The family is also notified of the physician's order to crush medications.
3. The physician order and documentation of the telephone consult is maintained in the resident's chart, for review by Community Care Licensing.
4. When crushing medications:
    a) A pill-crushing device is used.
    b) The completely crushed medication is mixed with an appropriate soft food such as applesauce or pudding, per physician/pharmacist instructions, not a liquid.

Use of Emergency Medications

Residents who have a medical condition requiring the immediate availability of emergency medication (i.e. nitroglycerine, inhaler, etc.) for life-saving purposes may maintain the medication in his/her possession if the safety the resident and other residents can be maintained and Community Care Licensing requirements are followed.

1. A physician order is received stating that the resident is capable of determining the need for a dosage of the medication and has determined that possession of the medication by the resident is safe.
2. This determination by the physician is maintained in the individual's file and available for inspection by Licensing.
3. The physician's determination clearly indicates the dosage and quantity of medication that should be maintained by the resident.
4. Neither the facility designated staff member nor the Community Care Licensing Analyst has determined that the medications must be centrally stored in the facility due to risks to others or other specified reasons.
5. If the physician has determined it is necessary for a resident to have medication immediately available in an emergency but has also determined that possession of the medication by the resident is dangerous, then that resident may be inappropriately placed and may require a higher level of care.

Over-the-Counter Medications

A physician order is required for all OTC medications.

1. OTC preparations are centrally stored, documented and handled in the same manner as prescription medications.
2. The designated staff member contacts the physician for prescriptions for OTC preparations prior to their use.

Injectables

Injectable medications will be administered by authorized licensed nurses or physicians, according to physician's orders and Community Care Licensing guidelines.

1. Injections are administered only by the resident themselves or by a licensed medical professional. Licensed medical professional includes Doctors of Medicine (MD), Registered Nurse (RN), and Licensed Vocational Nurse (LVN).
2. Licensed medical professionals administer only medications/insulin that they have drawn up, or have been pre-drawn by the pharmacy or the drug manufacturer.
3. If the resident does his/her own injections, physician verification of the resident's ability to do so is maintained in the resident's chart.
4. The designated staff member ensures sufficient amounts of medications, test equipment, syringes, needles, and other supplies are maintained in the facility and stored properly.
5. Syringes and needles are disposed of in a "container for sharps", and the container shall is kept inaccessible to residents. The container shall be removed from the facility by a licensed medical waste removal company.
6. Insulin and other injectable medications are kept in the original containers until the prescribed single dose is measured into a syringe for immediate injection.
7. Insulin or other injectable medications may be packaged in pre-measured doses in individual syringes prepared by a pharmacist or the manufacturer.
8. Injectable medications that require refrigeration must be kept inaccessible to residents.

Blood Pressure and/or Pulse Reading to Determine the Need for a Medication

Vital signs will be taken by a licensed medical professional to determine the need for a medication.

1. The following persons are allowed to take blood pressure and pulse readings to determine the need for medications:
   A) A physician or registered nurse;
   B) A licensed vocational nurse under the direction of a registered nurse or physician.

NOTE: Unlicensed staff may not take vital sign readings for the purpose of titrating a medication.

2. The following requirements are met when the resident's vital signs are taken to determine the need for administration of medications:
   a) Parameters for giving the medication are reviewed. A written record is made on the MAR.
   b) When medication is given, the date, time, and initials of the person who took the vital Signs and/or gave the medication are documented.

Medication assistance procedures

Assisting with Administration:
Oral Medications

1. Prepare needed supplies and equipment:
   a. Medication record
   b. Disposable medication cup
   c. Glass of water, juice or preferred liquid
   d. Drinking straw (if necessary)
   e. Crushing or splitting device (if applicable)

2. Remember to perform 3 checks of the 6 rights. Check the resident's record for allergies.

3. Prepare medication and wash your hands.

Wash hands

   a. Prepare medications for one resident at a time.

   b. Select correct drug from the drawer/cabinet. Compare information on label with medication record.

   c. Calculate correct dosage if necessary. Double-check calculations.

   d. **Prepare tablet or capsules from bottle:**
      - Pour required number into bottle cap and then transfer to disposable medication cup.
      - Do not touch with fingers.
      - Extra tablets or capsules may be returned from cap into bottle.
      - Compare information on label with medication record.

   e. To prepare tablets or capsules in bubble packs; place bubble pack directly over disposable medication cup and push medication through foil backing into the cup. Compare information on label with medication record.

   f. **Prepare liquids:**

Shake well

      - Remove bottle cap from container and place cap upside down on counter.
      - If a suspension shake well.
      - Hold bottle with label against palm of hand while pouring.
      - Hold medication cup at eye level and filled to amount prescribed.
      - Wipe lip of bottle clean with paper towel.
      - Compare information on label with medication record.

   g. Compare information on label with medication record again before returning container to the drawer/cabinet.

4. Assist resident with self-administration

    a. Take medications to resident at correct time.

    b. Identify that this is the correct resident. Use photos if necessary as resident's response may be inaccurate.

    c. Allow resident to ask questions and provide appropriate answers. Be aware of body language and position. Sit next to resident at eye level and use a calm voice.

    d. Assist resident to self-administer drugs properly:
        - Give medications to resident in cup or pour into his/her hand.
        - Offer full glass of water or juice with drugs.
        - For sublingual medications have the resident place the medication under the tongue and remind him/her not to swallow the tablet(s).
        - Remind resident not to chew or swallow lozenges.
        - For liquids consider using a larger measuring device if the resident has difficulty steadying his/her hands.

    e. If medication falls to the floor, discard it, document, and repeat preparation.

    f. Stay with the resident until the medication has been swallowed. Look for signs of "cheeking."

    g. Assist resident to comfortable position, area, and/or activity.

5. Document administration of medication on the Medication Assistance/Administration Record.

6. Monitor resident for side effects and adverse reactions.

Assisting with Administration:
Sublingual or Buccal Medications

1. Prepare needed supplies and equipment:
   a. Medication record
   b. Disposable medication cup
   c. Glass of water, juice or preferred liquid
   d. Drinking straw (if necessary)
   e. Crushing or splitting device (if applicable)

2. Remember to perform 3 checks of the 6 rights. Check the resident's record for allergies.

3. Prepare medication and wash your hands.

   a. Prepare medications for one resident at a time.

   b. Select correct drug from the drawer/cabinet. Compare information on label with medication record.

   c. Calculate correct dosage if necessary. Double-check calculations.

   d. Prepare tablet from bottle:
      - Pour required number into bottle cap and then transfer to disposable medication cup.
      - Do not touch with fingers.
      - Extra tablets or capsules may be returned from cap into bottle.
      - Compare information on label with medication record.

   e. To prepare tablets or capsules in bubble packs; place bubble pack directly over disposable medication cup and push medication through foil backing into the cup. Compare information on label with medication record.

   f. Compare information on label with medication record again before returning container to the drawer/cabinet.

4. Assist resident with self-administration

   a. Take medications to resident at correct time.

   b. Identify that this is the correct resident. Use photos if necessary as resident's response may be inaccurate.

c. Allow resident to ask questions and provide appropriate answers. Be aware of body language and position. Sit next to resident at eye level and use a calm voice.

d. Assist resident to self-administer drugs properly:
   - **Sublingual** medications are placed under the tongue and **buccal** medications are placed between the cheek and gums and allowed to dissolve.
   - The resident **should not swallow** the medication.
   - The resident should not eat or drink until the medication is completely dissolved.

e. If medication falls to the floor, discard it, document, and repeat preparation.

f. Stay with the resident until the medication has been swallowed. Look for signs of "cheeking."

g. Assist resident to comfortable position, area, and/or activity.

5. Document administration of medication on the Medication Assistance Record.

6. Monitor resident for side effects and adverse reactions.

Assisting with Administration:
Topical Medications

1. Prepare needed supplies and equipment:
   a. Medication record
   b. Gloves
   c. Cotton swabs (if necessary)
   d. Tongue depressor (if necessary)

2. Remember to perform 3 checks of the 6 rights. Check the resident's record for allergies.

3. Prepare medication and wash your hands.

   a. Prepare medications for one resident at a time.

   b. Select correct drug from the drawer/cabinet. Compare information on label with medication record.

   c. Calculate correct dosage if necessary. Double-check calculations.

   d. Apply gloves.

   e. Prepare topical medication.
      - Do not touch with fingers.
      - Compare information on label with medication record.

   f. Compare information on label with medication record again before returning container to the drawer/cabinet.

4. Assist resident with self-administration

   a. Take medications to resident at correct time.

   b. Identify that this is the correct resident. Use photos if necessary as resident's response may be inaccurate.

   c. Allow resident to ask questions and provide appropriate answers. Be aware of body language and position. Sit next to resident at eye level and use a calm voice.

   d. Assist resident to self-administer topical medication:
      - **Ointments** are applies with a cotton swab or tongue depressor.

- **Lotions** are applied with a gloved hand.
- **Transdermal** medications are applied by removing the adhesive cover and placing the "patch" on a non-hairy spot of skin and applying pressure to all the edged.

e. Assist resident to comfortable position, area, and/or activity.

f. Dispose of soiled supplies.

g. Dispose of gloves and wash hands.

5. Document administration of medication on the Medication Assistance Record.

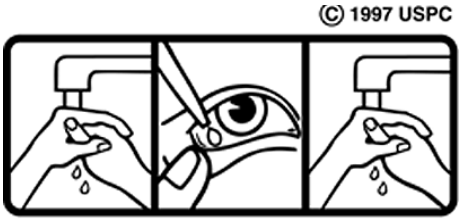
6. Monitor resident for side effects and adverse reactions.

Assisting with Administration:
Eyedrops

1. Prepare needed supplies and equipment:
   a. Medication record
   b. Medication bottle and dropper
   c. Tissue
   d. Gloves

2. Remember to perform 3 checks of the 6 rights. Check the resident's record for allergies.

3. Prepare medication and wash your hands.



Wash hands/Place drops in lower eyelid/Wash hands again

   a. Prepare medications for one resident at a time.

   b. Select correct drug from the drawer/cabinet. Compare information on label with medication record.

   c. Calculate correct dosage if necessary. Double-check calculations.

   d. Take medications to resident at correct time.

   e. Identify that this is the correct resident. Use photos if necessary as resident's response may be inaccurate.

   f. Allow resident to ask questions and provide appropriate answers. Be aware of body language and position. Sit next to resident at eye level and use a calm voice.

4. Assist resident with instillation of eyedrops.

   a. Put on gloves. Explain the procedure to the resident.

b. With dominant hand resting on resident's forehead hold filled medication dropper approximately ½ inch above conjuctival sac.

c. Drop prescribed number of drops into conjuctival sac.

d. If resident blinks or drops land on outer lid or cheek, repeat the procedure.

e. If instructed by physician/pharmacist apply gentle pressure to residents "tear" duct for 30 to 60 seconds.

f. After instilling drops ask resident to close eye gently.

g. Assist resident to comfortable position, area, and/or activity.

h. Dispose of soiled supplies.

i. Dispose of gloves and wash hands.

5. Document administration of medication on the Medication Assistance/Administration Record.

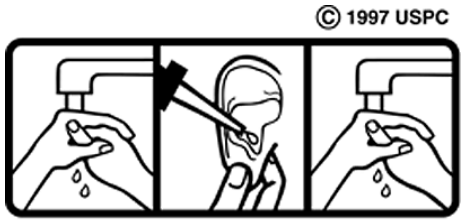
6. Monitor resident for side effects and adverse reactions such as irritation.

Assisting with Administration:
Eardrops

1. Prepare needed supplies and equipment:
   a. Medication record
   b. Medication bottle and dropper
   c. Gloves
   d. Tissue
   e. Cotton-tipped applicator
   f. Cotton ball (if necessary)

2. Remember to perform 3 checks of the 6 rights. Check the resident's record for allergies.

3. Prepare medication and wash your hands.



Wash hands/Place drops in ear/Wash hands again

   a. Prepare medications for one resident at a time.

   b. Select correct drug from the drawer/cabinet. Compare information on label with medication record.

   c. Calculate correct dosage if necessary. Double-check calculations.

   d. Take medications to resident at correct time.

   e. Identify that this is the correct resident. Use photos if necessary as resident's response may be inaccurate.

   f. Allow resident to ask questions and provide appropriate answers. Be aware of body language and position. Sit next to resident at eye level and use a calm voice.

4. Assist resident with instillation of eardrops.

   a. Put on gloves. Explain the procedure to the resident.

b. Assist resident to side-lying position with ear to be treated facing up. If earwax occludes outermost portion of ear canal, wipe out gently with cotton-tipped applicator. Do not force wax inward.

c. Straighten ear canal by gently pulling auricle (top of the outer ear) upward and outward.

d. Instill prescribed drops while holding dropper ½ inch above ear canal.

e. Ask resident to remain in side-lying position for 2 to 3 minutes.

f. Physician may order placement of cotton ball into outermost part of ear canal. Do not press cotton into innermost part of canal. Remove cotton after 15 minutes. Remain with the resident the entire time.

g. Assist resident to comfortable position, area, and/or activity.

h. Dispose of soiled supplies.

i. Dispose of gloves and wash hands.

5. Document administration of medication on the Medication Assistance/Administration Record.

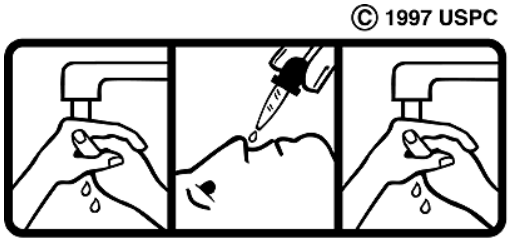
6. Monitor resident for side effects and adverse reactions such as irritation.

Assisting with Administration:
Nasal Drops or Sprays

1. Prepare needed supplies and equipment:
   a. Medication record
   b. Medication bottle and dropper
   c. Tissue
   d. Gloves

2. Remember to perform 3 checks of the 6 rights. Check the resident's record for allergies.

3. Prepare medication and wash your hands.



Wash hands/Place drops in nose/Wash hands again

   a. Prepare medications for one resident at a time.

   b. Select correct drug from the drawer/cabinet. Compare information on label with medication record.

   c. Calculate correct dosage if necessary. Double-check calculations.

   d. Take medications to resident at correct time.

   e. Identify that this is the correct resident. Use photos if necessary as resident's response may be inaccurate.

   f. Allow resident to ask questions and provide appropriate answers. Be aware of body language and position. Sit next to resident at eye level and use a calm voice.

4. Assist resident with instillation of nasal drops.

   a. Put on gloves. Explain the procedure to the resident.

   b. Position the resident.

- Recline the resident in a chair or in bed.
- Tilt the head back for drops or keep head upright for spray.
- Ask the resident to blow his or her nose if appropriate.

c. Drop prescribed number of drops or sprays into the correct nostril(s).

d. While instilling a spray, hold the opposite nostril closed

e. After instilling drops, instruct the resident to hold his or her head back for five minutes.

f. Dispose of soiled supplies.

g. Dispose of gloves and wash hands.

5. Document administration of medication on the Medication Assistance/Administration Record.

6. Monitor resident for side effects and adverse reactions such as irritation.

Assisting with Administration:
Inhalers

1. Prepare needed supplies and equipment:
   a. Medication record
   b. Spacer (if used)
   c. Water, juice or other beverage

2. Remember to perform 3 checks of the 6 rights. Check the resident's record for allergies.

3. Prepare medication and wash your hands.

   a. Prepare medications for one resident at a time.

   b. Select correct drug from the drawer/cabinet. Compare information on label with medication record.

   c. Take medications to resident at correct time.

   d. Identify that this is the correct resident. Use photos if necessary as resident's response may be inaccurate.

   e. Allow resident to ask questions and provide appropriate answers. Be aware of body language and position. Sit next to resident at eye level and use a calm voice.

   f. Explain procedure to the resident.

4. Assist resident with self-administration.

   a. Take the cap off the mouthpiece. Check to make sure that small objects have not become lodged in the mouthpiece.

   b. Put the canister in the mouthpiece and shake the inhaler.

   c. Instruct the resident to tilt his/her head back a little bit and breath out through the mouth.

   d. Assist the resident to put the inhaler into position with the lips all the way around the mouthpiece of the inhaler. If using a spacer the lips should be all the around the spacer mouthpiece.

   e. Assist/remind the resident to push down on the canister to release the medication.

f. Just as the canister is pressed down, the resident should breathe in slowly. If the resident has trouble breathing at the right time, use a spacer. The spacer will hold the medication until the resident is ready to breath.

g. Instruct the resident to try to hold his or breath for 10 seconds. Remove the inhaler or spacer from his/her mouth. Then let the breath out.

h. If the resident is taking more than 1 puff of medication, wait one minute before using it again. This allows time for the first puff to start working, allowing the second puff to go deeper into the lungs.

i. Offer the resident a preferred beverage as the medication may leave a foul taste in his/her mouth.

5. Document administration of medication on the Medication Assistance/Administration Record.

6. Monitor resident for side effects and adverse reactions such as irritation.

Emergency/Disaster Plan

Compliance with CA H&S Code 1569.695

In addition to the safety measures that follow, the facility will maintain a emergency disaster plan that meets the requirement of CA H&S Code 1569.695 which includes but is not limited to evacuation procedures, plans for the facility to be self-reliant for a period of not less than 72 hours immediately following any emergency or disaster, transportation needs and evacuation procedures to ensure that the facility can communicate with emergency response personnel or can access the information necessary in order to check the emergency routes to be used at the time of an evacuation and relocation necessitated by a disaster.

Emergency Drills

Emergency drills will be carried out every three months for all employees (and residents who are willing and able). Practice in exiting the facility, resident count, calling emergency services, first aid, and assigning duties during an emergency will be covered. Priority for all staff will be assuring the safety of the residents. Documentation of attendance at all emergency drills will be kept in the facility for review by the Department. The administrator will coordinate the drills and training.

General Emergency Protocol

In the event of an emergency, the administrator or designee will determine the extent of the disaster, notify fire, police, and/or appropriate emergency services, contact community support agencies, act as a contact between emergency services and staff, and supervise a resident count. The first action will be to call emergency services while escorting residents to the nearest, safe exit and gather in a safe area of the yard, while determining if relocation is necessary. Staff will remain with the residents to offer reassurance and supervise their safety. First aid kit and manual will be gathered and taken to the area of need. Families and physicians will be notified by the administrator or designee as soon as safely possible of the relocation site for the residents.

Evacuation Site Plan

An evacuation map will be posted and will include:

1. Accurate (dimensionally) site plan layout.
2. All exits clearly labeled.
3. Escape routes to the nearest exit highlighted and easy to read.
4. Designated emergency meeting area locations, outside of building.
5. Locations of emergency supplies.

Relocation Sites

Relocation sights will be adequately staffed and suitable to accommodate residents and staff.

Emergency Supplies

- Sleeping Bag/Blankets
- Plastic Sheet/Tarp
- Toiletries
- Towel
- Paper/Pencil/pen
- Good Book
- Matches/Flare
- Can Opener
- Disposable Dishes/Utensils
- Ax/Shovel
- Large Plastic Bags
- Water Purification Tablets
- Liquid Bleach
- Eye Dropper
- Flashlight
- Antibiotic Ointment
- Adhesive Tape
- Band-Aids & Bandages
- Cotton Swabs
- Sterile Absorbent Cotton & Gauze
- Ace Bandage
- Scissors & Tweezers
- Thermometer
- Petroleum Jelly
- Tissues
- Rubbing Alcohol
- Pocketknife

Calling Emergency Services
When calling emergency numbers the following information is available

1. Name of facility and address of location of problem.
2. Basic description of problem and exact location in the facility.
3. Caller's name and telephone callback number.

Nonstructural Earthquake Hazard Mitigation Checklist

1. Freestanding bookcases, storage cabinets or file cabinets should be secured to a wall to prevent tip over in the event of an earthquake.
2. Light diffusers, if not properly attached to their fixtures, may fall during an earthquake. Broken diffusers should be replaced.
3. High, unsecured storage of heavy items may cause injuries in an earthquake. Items should be secured or moved to a lower storage area.
4. Hanging plants or plants stored over work areas may fall in an earthquake.

5. Water heater should be secured to wall to prevent it from falling over and creating water damage and a possible fire hazard.
6. Makeshift shelving (cinder blocks, etc.) should be replaced with permanently secured shelving.
7. Loose, unsecured ceiling tiles may fall and cause injuries.
8. Chemicals stored on open shelves may fall and intermingle during an earthquake. Acids, bases, and solvents should be stored separately and should be secured with elastic shock cord across the front of each shelf.
9. Poor housekeeping practices could result in an accident or prevent exiting during an earthquake.

Earthquake Protocol

If inside:

- Take precautions from falling object – get underneath a desk, table, or bench and cover head.
- If no cover is available, get inside a doorway and cover head.
- All doors should be left open to minimize jamming.
- Stay away from outside walls and where heavy object may fall (including light fixtures).
- Remain in place until ground has stopped moving.

If outside:

- Find the safest place possible to DUCK, COVER, and HOLD.
- When the earthquake has subsided, quickly move away and stay away from large wet areas, utility poles, metal objects, electrical wires, athletic field lights, basketball courts, etc.

Fire Prevention Plan

All employees will be trained in the proper procedure for the handling of potential fire hazards. Training will be covered in the employee safety meetings. The facility will maintain adequate fire extinguishers as determined by the fire department. All employees shall receive training in the use of fire extinguishers. All fire extinguishers are to be serviced, maintained and tagged annually, and kept fully charged and in their designated places. The administrator has the responsibility for scheduling maintenance of fire protection equipment and systems by outside servicing agencies.

Power Outages

The following items are on hand and easily accessible:

1. Fresh batteries
2. Flashlights
3. Battery powered radio
4. Battery powered or wind-up clock

5. Emergency telephone numbers and information
6. Corded telephone

During a power outage:

1. Keep the refrigerator and freezer doors closed.
2. Stay away from down power lines and report them to the local electric company.
3. Turn off ALL appliances – leave one lamp switched to indicate when power has been restored.

If it's hot:

1. Drink lots of fluid; have a drink every 15-20 minutes.
2. If possible, go to an air-conditioned community center, library, mall, etc.
3. Do not hesitate to contact a physician with any health-related questions.

Food Safety

If power is off less than two hours, the food in the refrigerator and freezer will be safe to consume.

If power is off more than two hours follow these guidelines:

1. A freezer half full will hold food safely up to 24 hours.
2. A full freezer will hold food safely for up to 48 hours.
3. Pack items from the refrigerator, such as meats, dairy products, leftovers, eggs, and like spoilable food in a cooler surrounded by ice if possible.
4. Use a digital quick-response thermometer to check the temperature of the food before it is cooked or eaten. Throw away food that has a temperature of more than 40 degrees Fahrenheit.
5. THROW AWAY ALL FOOD THAT MAY NOT BE SAFE TO EAT!

It is important to conserve water at this time. Also remember that the only safe water for cooking, drinking, or personal hygiene in this situation is bottled, boiled, or treated water. Do not depend on water purification systems.

When cooking, consider the food available and what will cook the quickest.

1. Prepared meals that only need to be heated with minimal energy are ideal.
2. Alternative cooking sources might include a fireplace or charcoal grill.
3. Some canned foods can be eaten straight from the can, but not vegetables. Vegetables should be boiled 10 minutes are longer.
4. Do not take a chance on heating frozen foods – it is best to leave the freezer door closed, and it is also likely that there will not be ample heat to completely cook anything frozen.

First Aid Supplies
All employees shall be aware of the location of the first aid equipment on the facility premises. The first aid kit is readily accessible, with necessary supplies available, periodically inspected and replenished as needed.

Emergency Drill Participation Roster

Date:

Time: From _____ to _____ .

Person Supervising:

Describe emergency scenario: _____

Persons participating:

Areas of concern to be addressed:

VILA MONTE
B-8 RESIDENT RIGHTS

Resident rights will not be violated. Upon admission, all residents and responsible parties will be given an explanation and copy of their rights. Corporal or unusual punishment shall never be inflicted on any resident. No staff member shall humiliate or ridicule any resident. No act will be performed that causes any resident pain. No resident will be coerced, threatened, or intimidated. Money will not be withheld from a resident as punishment. Interference with eating habits, sleeping habits, or not giving food or medication shall not be used as a form of punishment. Every staff member pledges to uphold resident rights which include at a minimum the rights listed on the Community Care Licensing Personal Rights form.

VILA MONTE
B-9 ADMISSION POLICY

Vila Monte is a non-medical facility. Vila Monte does not discriminate on the basis of race, religion, creed, color, or actual or perceived sexual orientation or ancestry. It is the purpose and goal of Vila Monte to provide optimal care to seniors over the age of sixty (see exception below in Admission Criteria #1) who are in need of non-medical care and supervision. Prior to admission the resident or responsible party will give permission to obtain medical information, in writing, so Vila Monte can gain a clear understanding of the individual needs of the resident.

Resident Compatibility
Resident compatibility is an important admission consideration. While everyone at Vila Monte is an individual, consideration of resident compatibility must be made. The administrator will review the pre-placement appraisal and interview the resident on roommate preference, social interests, and physical capabilities, to assure compatibility with other residents.

Resident rights will not be violated.
Upon admission, all residents and responsible parties will be given an explanation and copy of their rights. Corporal or unusual punishment shall never be inflicted on any resident. No staff member shall humiliate or ridicule any resident. No act will be performed that causes any resident pain. No resident will be coerced, threatened, or intimidated. Money will not be withheld from a resident as punishment. Interference with eating habits, sleeping habits, or not giving food or medication shall not be used as a form of punishment. Every staff member pledges to uphold resident rights which include at a minimum the rights listed on the Community Care Licensing Personal Rights form.

Emergency Information
The emergency information will be obtained prior to placement and the emergency ID form filled out by the administrator. Physician information, insurance information and emergency contacts for the responsible person will be included

Sign in and sign out procedures
All residents and visitors will be requested to sign in upon entering and sign out upon leaving the facility. A log will be kept at the front door and the Caregiver on duty will oversee signing in and out. For visitors, time, date, and resident visited will be noted. For residents, time in and out, destination, estimated return time, and who accompanies them will be noted.

Advertising Dementia Care
We shall advertise and promote special dementia care programming.

Admission Criteria

We shall accept up to 28 residents. Up to 28 residents may be non-ambulatory. All residents must meet the following criteria for admission:

1. Each resident should be at least sixty years of age with or without mental illness (resident under the age of sixty may reside in the facility at any one time if their needs are compatible with the other residents in the facility).

2. Every resident must have a pre-appraisal carried out by the administrator, a physician report and TB test completed indicating no communicable disease (i.e. tuberculosis) prior to admission.

   Applicants with the following conditions **will not be considered** for admission:

   - Those requiring complete assistance with all activities of daily living.
   - Those with a prohibited health condition.
   - Residents determined by their physicians to have a primary diagnosis of mental disorder, unrelated to dementia.
   - Gastrostomy tubes, tracheostomy, nasogastric tubes, IV's.
   - Infectious disease.
   - Applicants requiring in patient care in a health facility.
   - Oxygen tents.
   - Un-managed incontinence.
   - Disabling contractures.
   - Diabetics with metabolic instability.
   - Wounds requiring irrigation.
   - Stage 3 & 4 dermal ulcers.

The following conditions are allowed only if the person is 100% able to care for the condition without assistance or assistance is given by a skilled medical professional. Facility staff may not assist with these conditions.

- Oxygen administration
- IPPB Therapy
- Colostomy or Ileostomy
- Enema, Suppository and/or fecal impaction removal

- Contractures (non-disabling)

- Diabetes
- Injections (IM or SubQ)

3. When an incidental medical need exists, admission will be considered when there is close supervision and care by a licensed home health agency.

4. Prior to admission, each resident and/or responsible party will tour Vila Monte and disclose all pertinent information related to the resident which will allow for optimal care.

5. All applicants must be free from severe mental illness and/or behavior problems.

6. All physician medication and care orders must be received prior to admission.

7. Residents will be expected to have the capability to dine in the dining room, except for temporary illness.

8. Residents will be expected to self-administer medication, which will be centrally stored.

9. The following are examples of conditions which **are considered appropriate** for placement:

   - Use of oxygen when blood gases are stable and the resident is capable of self-administration.

   - Colostomy, when the resident is able to manage all aspects of the condition.

   - Ileostomy, when the resident is able to manage all aspects of the condition.

   - Managed incontinence (both bowel and bladder).

   - Stage I and II decubitus ulcers.

   - Post-surgical wounds when the wound is well approximated.

   - Diabetes including insulin dependent providing the resident has reasonable stability, and is able to self-test and self-inject.

   - Inhalation therapies.

   - Dementia

   - Mild cognitive impairment.

   - Mild depression.

   - Up to 28 residents may have a non-ambulatory status.

   - Up to 8 residents may be bedridden.

- Up to 8 residents may receive hospice services.

10. The criteria for determining placement will be:

- Interview with resident by the administrator.
- Interview with family members, or responsible party by the administrator.
- Interview with any appropriate home health care agency team member by the administrator.
- Interview with involved social worker by the administrator.
- Current physician's report/medical assessment/TB clearance completed within one year prior to placement and submitted prior to admission
- Completed preadmission appraisal plan completed by the responsible party/resident with accompanying interview by the administrator
- Completed emergency information sheet completed by the administrator and responsible party/resident.

Medical Assessment
The medical assessment will be completed by the resident's current attending physician. The medical assessment will be received and reviewed by the administrator prior to the admission of any resident. A physician report must not be dated more than one year prior to the date of admission to ensure that information is current and indicative of the resident's present status. A TB test no older than 6 months prior to admission must also be submitted indicating no communicable/infectious diseases. The assessment will include:

1. Physical health status including but not limited to hearing, seeing, dietary needs, toileting, motor impairment, and capacity for self-care.

2. Ambulatory status. If non-ambulatory, whether the status is due to physical condition or cognitive impairment or both.

3. Mental health status including but not limited to confusion, ability to follow directions, depression, communication of personal needs, ability to leave the facility unassisted.

4. Physical examination indicating a primary and secondary diagnosis, if any and results of an examination for or other medical conditions which would preclude care of the person by the facility. This examination must include allergies.

5. Documentation of prior medical services and history and current medical status including height, weight, and blood pressure.

6. Record of current prescribed medications.

7. Identification of physical limitations of the person to determine his/her capability to participate in programs provided by the licensee including any medically necessary diet limitations.

The Preadmission Appraisal Plan
The preadmission appraisal plan will be completed by the administrator by interviewing the resident and or responsible party. A complete interview by the administrator will review all of the information to clarify all resident needs. This shall determine the prospective resident's suitability for admission.

The appraisal shall include, at a minimum, an evaluation of the prospective resident's functional capabilities, mental condition and an evaluation of social factors. The licensee shall use the form LIC 603 Pre-placement Appraisal Information, to document the appraisal.

If an initial appraisal or any reappraisal identifies an individual resident service need which is not being met by the general program of facility services, advice shall then be obtained from a physician, social worker, or other appropriate consultant to determine if the needs can be met by the facility. If so, the licensee and the consultant shall develop a plan of action which shall include:

(A) Objectives, within a time frame, which relate to the resident's problems and/or unmet needs.
(B) Plans for meeting the objectives.
(C) Identification of any individuals or agencies responsible for implementing each part of the plan.
(D) Method of evaluating progress.

The prospective resident, or his/her responsible person, if any, shall be involved in the development of the appraisal.

Functional Capabilities

The facility shall assess the person's need for personal assistance and care by determining his/her ability to perform specified activities of daily living. Such activities shall include, but not be limited to:

Bathing, including need for assistance: In getting in and out of the bath, in bathing one or more parts of the body, use of grab bars.

Dressing and grooming, including the need for partial or complete assistance.

Toileting, including the need for assistance equipment and assistance of another person.

Transferring, including the need for assistance in moving in and out of a bed or chair.

Continence, including bowel and bladder control and whether assistive devices such as a catheter are used.

Eating, including the need for adaptive devices and/or assistance from another person.

Physical condition, including vision, hearing, speech, walking with or without equipment or other assistance, dietary limitations, medical history and problems, and need for prescribed medications.

Post Admission Appraisal

Within 30 days of admission, the administrator conducts a post admission formal appraisal of the resident, which consists of:

1. ambulation check
2. sleeping patterns
3. review of social interaction
4. activity plan
5. review of diet consumption and menu alteration
6. care giver conference
7. family interview
8. roommate compatibility (if appropriate)

Resident Records
We shall keep a separate chart for each resident. All information and records obtained from or regarding residents shall be confidential. The information contained in each resident's chart will be current and complete and shall be maintained in the facility, readily available to facility staff. Each chart shall contain at least the following information:

1. Resident's name and Social Security number.

2. Dates of admission and discharge.

3. Last known address.

4. Birthdate.

5. Religious preference, if any, and name and address of clergyman or religious advisor, if any.

6. Names, addresses, and telephone numbers of responsible persons to be notified in case of accident, death, or other emergency.

7. Name, address and telephone number of physician and dentist to be called in an emergency.

8. Reports of the medical assessment and of any special problems or precautions.

9. The documentation required for residents with an allowable health condition.

10. Ambulatory status.

11. Continuing record of any illness, injury, or medical or dental care, when it impacts the resident's ability to function or the services he needs.

12. Current centrally stored medications.

13. The admission agreement and pre-admission appraisal.

14. Service Plan

We will keep original records or photographic reproductions for a minimum of three years following termination of service to the resident. All resident records shall be open to inspection and audit, by the licensing agency or Department and shall be subject to reproduction upon demand, at a reasonable cost, during normal business hours.

Appraisal/Needs and Services Plan
Prior to, or within two weeks of the resident's admission, the licensee shall arrange a meeting with the resident, the resident's representative, if any, appropriate facility staff, and a representative of the resident's home health agency, if any, and any other appropriate parties, to prepare a written record of the care the resident will receive in the facility, and the resident's preferences regarding the services provided at the facility.

At a minimum the written record shall include the date of the meeting, name of individuals who participated and their relationship to the resident, and the agreed-upon services to be provided to the resident.

If the resident has a regular physician, the licensee shall send a copy of the record to the physician.

The licensee shall arrange a meeting with the resident and appropriate individuals to review and revise the written record as specified, when there is a significant change in the residents condition, or once every 12 months, whichever occurs first.

Provision for Contact with Family & Visitors
Vila Monte will ensure that all communications to the facility from family and responsible persons answered promptly and appropriately. We will encourage regular family involvement with the resident and shall provide ample opportunities for family participation at the facility. Visitors, including ombudspersons and advocacy representatives, are permitted to visit privately during reasonable hours and without prior notice, provided that the rights of other residents are not infringed upon.

Basic Rate Increase Disclosure
On or before January 31 of each year, the licensee shall prepare a document disclosing the facility's average monthly rate increases (if any) for each of the previous three years, indicating the average amount of rate increase and the average percentage increase. The licensee shall provide a written copy of the rate increase history disclosure to every resident who signs an admission agreement, and the facility shall obtain and maintain a confirmation of receipt of the disclosure, signed by the resident. The licensee shall provide a copy of the disclosure, upon request, to any prospective resident, or his or her representative.

Rate Change / Modification Conditions
If the facility rate for basic services changes because the resident's needed/desired services change, the rate change will occur when the change in service occurs, as long as at least thirty days have passed since the signing of the admission agreement. We shall provide the resident or the representative a written notice of a rate increase that is due to a change in the level of care within 2 business days after the change in the level of care. If the facility rate changes to reflect a government fund increase, written notice from the licensee is required as soon as the facility is notified of the increase and the rate change shall not take effect until the operative date of the government fund increase. For all other rate increases, 60 days written notice from the licensee to the resident or resident's responsible party is required and the licensee shall provide in writing the amount of the increase, the reason for the increase, and a general description of the additional costs, except for an increase in the rate due to a change in the level of care of the resident. This shall not apply to optional services that are provided by individuals, professionals, or organizations under a separate fee-for-service arrangement with residents.

Non-Payment for Increased Services
If the resident cannot pay for increased services, the licensee shall meet all the residents needs and shall remain responsible until the resident is relocated.

Refund Policy
Thirty days written notice to move from the facility is required. There is no refund unless thirty days notice to move is given to the facility. Any basic rate paid for the thirty days after the date the written notice is given will not be refunded. After the thirty days, the basic rate will continue to accrue until all personal belongings are removed from the facility. Unused rent moneys will be returned 15 days after room is vacated of all belongings, clothing and furnishings. When the Department orders relocation of a resident, the resident shall not be held responsible for meeting any advance notice requirement imposed by the licensee in the admission agreement. The licensee shall refund any money to which the resident would have been entitled had notice been given as required by the admission agreement.

Preadmission Fees
If preadmission fees are charged to cover preadmission appraisals and documentation related to the pre-appraisal and related admission processes including room-ready, the facility shall provide the applicant or his or her representative with a written general statement describing all costs associated with the preadmission fee charges and stating that preadmission fee is refundable. The statement shall describe the conditions for the refund. The licensee shall only charge a single preadmission fee to a resident. A current refund explanation on the preadmission fee is outlined in the admission agreement with a full disclosure made to each applicant for admission. If the applicant decides not to enter the facility prior to the facility's completion of a preadmission appraisal or if the facility fails to provide full written disclosure of the preadmission fee charges and refund conditions, the applicant or the applicant's representative shall be entitled to a refund of 100 percent of the preadmission fee. Pre-admission fees will be refunded in full (100%) if the resident does not enter the facility and the facility did not perform an appraisal (assessment)

Or failed to provide a written disclosure of the pre-admission fee charges and refund conditions. Proportional refunds of pre-admission fees in excess of $500 are given according to the following

100% refund if preadmission fees were paid within six months of notice of eviction
75% refund if preadmission fees were paid more than six months but not more than 12 months before notice of eviction
50% refund if preadmission fees were paid more than 12 months but not more than 18 months before notice of eviction
25% refund if preadmission fees were paid more than 18 months but not less than 25 months before notice of eviction

Damages
We shall not require, request, or accept any funds from a resident or a resident's representative that constitutes a deposit against any possible damages by the resident.

Eviction Procedures
Vila Monte may upon thirty days written notice evict the resident on the following grounds:

(1) If the resident does not pay the rate for basic services within ten days of the due date.
(2) If the resident does not comply with state or local law after receiving written notice of the alleged violation.
(3) If the resident does not comply with general policies of the facility. These policies must be in writing, must be for the purpose of making it possible for residents to live together and must be made part of the admission agreement.
(4) If, after admission, it is determined that the resident has a need not previously identified and a reappraisal has been conducted, and the licensee and the person who performs the reappraisal believe that the facility is not appropriate for the resident.
(5) Change of use of the facility.

Three Day Eviction
The licensee/administrator of the facility may, upon obtaining prior written approval from the licensing agency, evict the resident upon three (3) days written notice to quit upon finding of good cause. Good cause exists if the resident is engaging in behavior which is a threat to the mental and/or physical health or safety of him/her self or to others in the facility.

Eviction Notification
The licensee/administrator of the facility shall, in addition to either serving thirty (30) days notice or seeking approval from the Department and serving three (3) days notice on the resident, notify and mail a copy of the notice to quit to the resident's responsible person, if any. Additionally, a written report of any eviction shall be sent to the licensing agency within five (5) days. The licensee/administrator of the facility shall set forth in the notice to quit the reasons relied upon for the eviction with specific facts to permit determination of the date, place, witnesses, and circumstances.

The notice to quit shall also include all of the following:

1. The effective date of the eviction.

2. Resources available to assist in identifying alternative housing and care options, including public and private referral services and case management organizations.

3. Information about the resident's right to file a complaint with the department regarding the eviction, with the name, address, and telephone number of the nearest office of community care licensing and the State Ombudsman.

4. The following statement: "In order to evict a resident who remains in the facility after the effective date of the eviction, the residential care facility for the elderly must file an unlawful detainer action in superior court and receive a written judgment signed by a judge. If the facility pursues the unlawful detainer action, you must be served with a summons and complaint. You have the right to contest the eviction in writing and through a hearing."

Resident Rights For Review of a Health Condition Relocation Order
Residents, or their responsible person, if any, shall be permitted to request a review and

determination of a Department's health condition relocation order by the interdisciplinary team.
If they have no responsible person, the Long-Term Care Ombudsman and/or representative payee, if any, shall be permitted to submit a request for review and determination on behalf of the resident.

Residents, or their responsible person, if any, shall have three working days (a working day is any day except Saturday, Sunday or an official state holiday) from receipt of the relocation order, to submit to the licensee a written, signed and dated request for a review and determination by the interdisciplinary team.

The Licensee shall cooperate with the resident, or their responsible person, if any, in gathering the documentation to complete the review request. This documentation shall include, but not be limited to, the following:

(1) The reason(s) for the resident disagreeing that they have the health condition identified in the relocation order and why they believe they may legally continue to reside in a residential care facility for the elderly.

(2) A current medical assessment signed by the physician. "Current" shall mean a medical assessment completed on or after the date of the relocation order.

(3) An appraisal or reappraisal of the resident by the licensee.

(4) A written statement from a placement agency, if any, currently involved with the resident, addressing the relocation order.

The Department shall inform the resident and/or their responsible person, if any, in writing, of the interdisciplinary team's determination and the reason for that determination not more than 30 days after the resident and/or their responsible person, if any, is notified of the need to relocate.

Involuntary Resident Relocation
The following written relocation plan will be followed.

1. If relocation is determined to be necessary and ordered by the department and or by consultation with the physician and family or responsible party, the administrator shall determine a specific date for beginning and a specific date for completion of the process of safely relocating the resident as ordered by the department. The time frame for relocation may provide for immediate relocation but shall not exceed days as set by the department.

2. The resident and their responsible person, if any, shall be notified of the need for relocation immediately.

3. The administrator will discuss with the physician the resident's health needs and the appropriate facility type for relocation. The administrator will ensure that the resident's health care needs continue to be met at all times during the relocation process by continuing to provide care and supervision for the resident until the relocation.

4. If relocation is determined to be necessary and ordered by the department, the resident shall only be relocated to a facility that can meet the resident's needs. This may be relocation to another RCFE that provides a more appropriate level of care or even a skilled nursing facility. It is the responsibility of the administrator to ensure that the location where the resident is relocated to offers an appropriate level of care. The administrator shall visit the facility if possible and discuss the care needs of the resident with the administrator or director of the new facility.

5. Resources which may be helpful in the case of the resident being relocated. They may include the Long Term Care Ombudsman, the resident's pastor/minister/etc., Senior Citizens Programs, etc. These resources may be helpful prior to and after the relocation.

6. The administrator shall, immediately upon the determination that the move is required, shall meet with the resident and explain the need for the move which shall include the physician's determination of the need for the move. The administrator shall assure the resident that all care and supervision shall continue until the resident moves. This includes all services required to meet the resident's needs.

7. If services are required to meet the resident's needs until the resident moves, the administrator shall arrange for these services. We shall provide one on one care until the relocation. We shall request physician orders outlining appropriate care until the relocation. We shall have Home Health Care provide needed care as requested by the physician. We shall document any changes in the resident and keep the physician and family informed of such changes. We shall implement any physician orders as requested by the physician due to the changes.

8. If a licensee fails to comply with the requirements of subdivision and if the director determines that it is necessary to protect the resident of a facility from physical or mental abuse, abandonment, or any other substantial threat to health or safety, the department shall take any necessary action to minimize trauma for the residents.

9. The department shall contact any local agency that may have placement or advocacy responsibility for the residents, and shall work with those agencies to locate alternative placement sites, contact

relatives or other persons responsible for the care of these residents, provide onsite evaluation of the residents, and assist in the transfer of the residents.

10. The participation of the department and local agencies in the relocation of residents from a residential care facility for the elderly shall not relieve the licensee of any responsibility under section 87223 of the RCFE Regulations.

11. If Vila Monte fails to comply with the requirements, VM will be required to reimburse the department and local agencies for the cost of providing the relocation services.

12. The administrator shall notify the Department immediately when the relocation has occurred, including the new address, if known.

Licensee-Initiated Closure

- Change of use of the facility pursuant to department regulations.
- Forfeiture of license resulting from sale of the property. (Applies to the sale of the property and the facility when the facility will no longer be used as an RCFE)
- Forfeiture of license resulting from surrender of the license.
- Forfeiture of license resulting from abandonment of the facility

If you (the resident) are evicted for one of the reasons listed above, prior to your relocation, the licensee shall:

Prepare a relocation evaluation of your needs. The licensee shall include in the evaluation recommendations on the best type of facility for you based on the resident's current service plan and a list of such facilities within a 60-mile radius of the existing facility.

The licensee shall provide you, or your responsible person, written notice no later than 60 days before the intended eviction. The notice will include the reason for the eviction (with specific facts), a copy of your current service plan, the relocation evaluation, a list of referral agencies, and your right or your legal representatives right to contact the CDSS to investigate the reason(s) for the eviction.

The licensee shall discuss the relocation evaluation with you and your legal representative within 30 days of issuing the notice of eviction.

The licensee shall submit a written report of any eviction to the licensing agency within five days of the facility issuing the notice of eviction.

Upon issuing the written notice of eviction, the facility will not accept any new residents or enter into any new admission agreements.

If preadmission fees are paid, the facility will refund paid preadmission fees in excess of $500, as specified in H&S Code section 1569.682(a)(6). The licensee shall pay the refund within 15 days of issuing the eviction notice, or, if you request, use the refund as a credit toward your monthly fee.

The facility will refund any applicable per diem amount of prepaid monthly fees. If you give a five-day notice, the refund shall be paid at the time you leave the facility and vacate the unit. Otherwise, the refund shall be paid within seven days from the date you leave the facility and vacate the unit.

Within 10 days of all residents having left the facility, the licensee shall send a final list of names and new locations of all residents to the CDSS and the local ombudsperson program.

House Rules

Regulations allow the licensee to establish general policies of the facility, which have been approved by licensing as part of the license application review. House rules have been established for the safety of residents and for the purpose of making it possible for residents to live together. Our admission agreement specifically outlines house rules which apply to everyone equally.

The following behaviors are not considered appropriate for our residents:

1. Verbal or physical abuse directed towards other residents or staff persons.
2. Use of profanity or offensive language.
3. Willful destruction of property.
4. Violent or antisocial behavior, harming or a threat to harm oneself.
5. Refusal to practice general hygiene techniques such as bathing to meet their hygiene needs, oral care, clean clothing etc.
6. Refusal to store prescribed and over-the-counter medications in a secured locked central location to prevent medication errors or accidental wrong usage, as ordered by the physician or licensing evaluator.
7. Taking other resident's belongings.
8. Possession of firearms or illegal drugs.
9. No Smoking in the facility, smoking is allowed only in the designated area.

SIGN – IN AND OUT PROCEDURE

Residents are asked to sign the facility roster, noting the time, when they leave the facility and sign in when they return, again noting the time. Visitors who accompany them are asked to do likewise.

- **SIGN-IN BOOK**: Sign in book will be provided for all guests to use.

VILA MONTE
B-10 FOOD SERVICE

1. All persons engaged in food service are knowledgeable and will observe personal hygiene and sanitary food service practices.

2. All food is of good quality and is stored and prepared in a healthful attractive manner.

3. Modified diets prescribed by a resident's physician as a medical necessity shall be provided.

4. No more than fifteen hours will elapse between dinner and breakfast the following morning.

5. Meals will be served in the dining area to encourage socialization among residents.

6. Tray service will be provided in case of temporary need.

7. Assistive devices and appropriate interventions (i.e. smaller portions, finger foods, etc.) are used if a resident requires them.

8. Menus will offer a variety of dishes, taking into account the cultural and religious background and food habits of the residents.

9. Menus are kept on file in the facility as served.

10. The following menu represents appropriate food groups and portions for our residents. Through discussion with our residents, this menu may be revised to reflect their individual needs and desires while maintaining a balanced and nutritious diet. At all meals, or anytime, beverages are encouraged and available upon request.

VILA MONTE
B-13 INSURANCE STATEMENT

Business liability insurance will be carried upon licensure.

VILA MONTE
B-14 PERSONAL PROPERTY THEFT & LOSS POLICY

Employees and residents are all given a copy of our policy. The policy is explained to them. The policy is posted in our facility. Staff shall review this policy twice annually. This will include discussing our facility's efforts to control theft and loss, including the review of theft and loss documentation and how the administrator investigates the incident and results of the investigation.

We shall make a copy of our theft and loss program and the applicable section of the Health and Safety Code available to interested persons.

We do not have a safe or other means of safely securing resident valuables. They are encouraged to use their own private banking institution to provide this service. We shall provide a lock for the resident's bedside drawer or cabinet upon request of and at the expense of the resident, the resident's family, or authorized representative. The facility administrator shall have access to the locked area upon request.

It is understood that Community Care Licensing, law enforcement, and the Ombudsman have the right to review documentation of any lost or stolen property with a value of $25 or more within 72 hours of the discovery of the loss or theft. Upon request, they have the right to review the documented theft and loss record for the past 12 months. The administrator shall document each incident, and will include a description of the article, estimated value, date and time the theft or loss was discovered, the date and time of the theft or loss (if determinable), and action taken.

We shall maintain a current inventory of all personal property brought into the facility by residents. Upon admission, all residents will be requested to appropriately label all clothing and personal items. Residents will be requested to keep fine jewelry and other items of value in a safe deposit box at their banking institution. No items of value will be entrusted to the facility for safe keeping and no cash or other moneys will be entrusted to the facility. All resident personal items must be inventoried, in ink, and witnessed by facility staff and the resident or resident's representative, unless the resident refuses the inventory and the refusal is documented. The inventory can be written on the State form or equivalent, if desired. When the form is complete, copies will be distributed to and kept by the facility, the resident's family or responsible party, and the resident. If the resident has any additions to their personal inventory, it is the facility's policy to update the list and to make sure that the responsible parties obtain the updated copies. Likewise, when the resident loses or removes any items from their personal inventory, they are to notify the facility immediately and the facility will document appropriately.

When a resident leaves our facility permanently, the inventory list will be verified by facility staff and the personal items will be packed. When the items are returned to the resident or responsible party the list will be re-verified and signed in receipt of belongings. If the resident dies, inventory and surrender of personal effects and valuables will take place to the resident's authorized representative in exchange for a signed receipt. While waiting for the resident's belongings to be picked up, the belongings will be stored in a secure storage area in the facility or at an off-site secure storage area. The facility will give immediate written notice to the public administrator of the county upon the death of a resident whose heirs are unable or unwilling to claim the property.

Residents are advised that when they notice a personal item is missing, they are to notify the administrator or other staff member on duty immediately. The staff will conduct a thorough search for the missing item or items. If the personal belongings cannot be found, an estimate of their value will be assessed. The estimate will be the original purchase price plus or minus any appreciation or depreciation that has occurred. If the theft exceeds $100.00 or more, a report shall be filed with a Law Enforcement within 36 hours of the theft. All appropriate documentation of the incident will be given to all the responsible parties. The facility will maintain the records on file for a minimum of three years. All staff will receive in-service training on the importance of returning resident belongings immediately to the residents' rooms.

It is the facility's policy to label all of the resident's personal property for their protection. All clothing will be labeled with permanent laundry markers prior to admission by the family or responsible party to clearly identify which resident they belong to. Second, all personal belongings that can be marked with permanent pen will be marked in discreet locations. In cases where the item or items cannot be safely labeled with a non-erasable marker an electric pencil will be used to engrave the resident's name in a discreet place on the items, if the resident agrees.

If facility staff fails to make reasonable effort to safeguard resident property, the facility shall reimburse the resident for or replace stolen or lost resident property at it's the current value.

VILA MONTE
B-15 NEIGHBORHOOD COMPLAINT POLICY

The goal of Vila Monte is to provide a safe and happy environment for all residents and to foster good relations with all neighbors and community members. Vila Monte will respond immediately to all neighbor and community concerns.

It is our policy that any individual that may have a concern, complaint or suggestion may call or visit the facility and meet with the administrator **Mr. Nicholas Inneh (408) 903-3624**, who is authorized by the **licensee Nelly Amas (408)386-6474** to hear and act on complaints. The administrator is available by appointment on Monday through Friday from 1pm to 4:30pm to hear complaints. If the complainant cannot visit during those hours, the administrator will make an appointment with the complainant that meets the time needs of both parties.

All staff members will be instructed that any complaints received are immediately passed on to the administrator. The administrator will investigate the complaint and a response will be made to the complaint.

The administrator will ensure that any and all necessary actions are carried out or a response will be made to the complainant indicating the reason why that no action needs to be taken. The authorized corporate representative will be kept informed of the process and action taken.

The complainant will be notified by phone to report the findings of the complaint. The complainant will be invited to come to the facility to discuss the findings. If the complainant wishes, a written report of the findings will be sent by the administrator to the complainant within 5 business days of the request.

Staff will be informed of the complaint process and resolution at the staff meetings held monthly.

PLAN OF OPERATION RELATED TO CARE OF PERSONS WITH DEMENTIA

We shall comply with the requirements of Title 22 Division 6 Chapter 8 Section 87705 87706 and 87707.

We shall advertise and promote special dementia care programming.

Per regulations 87705 we shall make our plan of operation related to care of persons with dementia part of our overall facility plan of operation. We shall follow the policies and procedures outlined in this plan.

Our facility written plan of operation including our dementia specific policies and programming are available for review upon request to the administrator by residents, family, responsible party and conservators prior to and after admission.

Dementia care is provided throughout the facility. Residents with dementia will reside in non-ambulatory rooms only.

Residents determined by their physicians to have a primary diagnosis of mental disorder, unrelated to dementia shall not be accepted or retained.

Physicians will be consulted for any challenging behaviors which cannot be resolved through routine redirection and programming. Additionally, the physician will be consulted for service plan interventions appropriate to the specific medical condition of the resident on an as needed basis.

Staffing

Vila Monte employs an adequate number of direct care staff, 24 hours a day, to support each resident's physical, social, emotional, safety and health care needs as identified in his/her current appraisal.

Twenty-four hours awake staff is utilized.

We shall, on an ongoing basis, review our facility programs pertaining to care of residents with dementia.

- Is staffing level sufficient?
- Are staffs satisfied with the performance of their duties?
- Is resident and family feedback positive?
- Can changes be made to avoid unusual incidents?
- Are residents participating in and enjoying our activity program?

We shall make necessary adjustments to our program to better meet our residents' needs.

Services Available for Residents with Dementia

1. Assistance with eating.
2. Redirection and distraction techniques if the residents' actions may pose a hazard to themselves or others.
3. Incontinent care.
4. Hygiene and dental care.
5. Personalized activities.
6. Monitoring for changes with appropriate notification to the MD.
7. Assistance with medication routines.
8. Observation for changes in behaviors that would warrant MD intervention.

Staff Training **Specific to Dementia Care**

Staff caring for residents with dementia will successfully complete all training required by law and regulation as outlined in Section B6 of our Plan of Operation. In addition, direct care staff (including staff used for breaks and mealtimes) shall complete six hours of orientation specific to the care of residents with dementia within the first 4 weeks of employment. This training shall be exclusively on the care of residents with dementia. The training methods are one or more of the following:

- video instruction tapes
- lecture
- group discussion
- hands on mentoring
- study manuals

Orientation will include dementia care, identifying and reporting resident abuse and neglect, knowledge about hydration, skin care, communication, therapeutic activities, behavioral challenges, the environment, and assisting with activities of daily living; In addition, the orientation shall cover recognizing symptoms that may create or aggravate dementia behaviors, including, but not limited to, dehydration, urinary tract infections, and problems with swallowing; and recognizing the effects of medications on residents commonly used to treat the symptoms of dementia. Training materials are approved by organizations or individuals specializing in dementia. Orientation may include up to two hours of mentoring and hands-on training from direct care staff who have completed six hours of orientation specific to the care of residents with dementia and eight hours of in-service training on the subject of serving residents with dementia. We shall maintain documentation on the orientation that includes the date(s), the hours provided, the names of staff in attendance, and the method(s) of instruction used, and trainer qualifications.

Ongoing Staff Training

All staff who assist residents with activities of daily living will complete a minimum of four hours of training related to geriatric care each year, four hours of training related to assisting with medications and at least eight hours of in-service training on the subject of serving residents with dementia within 12 months of working in the facility and in each succeeding 12-month period.

A minimum of two of the following training topics shall be covered annually, and all topics shall be covered within a three-year period:

- Effects of medications on the behavior of residents with dementia;
- Common problems, such as wandering, aggression, and inappropriate sexual behavior;
- Positive therapeutic interventions and activities such as exercise, sensory stimulation, activities of daily living, and social, recreational and rehabilitative activities;
- Communication skills (resident/staff relations);
- Promoting resident dignity, independence, individuality, privacy and choice; and
- End of life issues, including hospice.

All training shall be developed by, or in consultation with, an individual(s) or organization(s) with expertise in dementia care and with knowledge on the required training topics.

Conditions that would require resident relocation*:*

1. Prohibited Health Conditions:

    - Gastrostomy tubes, tracheostomy, nasogastric tubes, IV's.
    - Infectious disease.
    - Applicants requiring in patient care in a health facility
    - Oxygen tents
    - Un-managed incontinence
    - Disabling contractures
    - Diabetics with metabolic instability
    - Wounds requiring irrigation
    - Stage 3 & 4 dermal ulcers

2. Residents determined by their physicians to have a primary diagnosis of mental disorder, unrelated to dementia.

3. Those requiring complete assistance with all activities of daily living.

4. Suicidal ideations.

5. Unsafe behavior that may pose a hazard to the resident or others.

Physical Environment **Related to Dementia Care**

We shall provide a dementia friendly environment, including labeling common items, reducing background noise, and providing colorful stimulation which can have significant benefits on the resident's symptoms including reducing agitation, and possibly confusion.

We shall:

1. Encourage a homelike setting: familiar furniture, comforters, pictures, and decorations.

2. Display resident's artwork or pictures related to the resident's favorite hobby.

3. Eliminate background noise and play soft music during meals and ADLs.

4. Provide chairs that are easy to get in and out of, and tables at the correct height.

5. Provide drawers and closets that open easily.

6. Avoid clutter which can increase confusion and agitation from excessive decorations, or general clutter around the facility.

7. Use soft, but sufficient lighting.

8. Keep common areas and hallways easy to navigate: adequate lighting, good spacing between furniture, color contrast between floors and walls, adequate handrails.

Facility Safety

Non-Ambulatory Status

A resident who is unable to or unlikely to respond either physically or mentally to oral instructions relating to fire or other dangers and to independently take appropriate actions during emergencies or drills will reside only in rooms with non-ambulatory fire clearance.

Safety and Storage of Hazardous Materials

The administrator will make routine inspections of the facility to look for any unsafe materials or conditions. Staffs are trained to also observe for these conditions. Any materials that may pose a hazard to residents by coming in contact with them or ingesting them, are kept in locked storage and are inaccessible to residents. Staffs are trained to observe for these materials and proper storage. This may include laundry supplies, cleaning supplies, knives, sharp utensils, matches, personal hygiene supplies, gardening supplies, over-the-counter medication, nutritional supplements or vitamins, alcohol, cigarettes, etc. However, residents with dementia shall be allowed to keep personal grooming and hygiene items in their own possession, unless there is documentation from the resident's physician that the resident is at risk if allowed direct access to personal grooming and hygiene items.

Physical Plant Safety

The knobs are removed from the cooktops to make them inoperable when not supervised by staff.

Routine inspections take place to ensure the safety of all equipment and furniture.

We have no heaters or wood stoves in the facility. The water heater and circuit breakers are inaccessible to residents.

There is no body of water on the grounds that may pose a hazard to residents.

Medications are centrally stored in the locked medication cabinet.

Toxic plants are not kept in the facility.

Facility Exits

All facility exits are equipped with operational auditory alarms if exiting may pose a hazard to residents.

Secure Area for Wandering

The yard is fenced. Gates are self-closing and self-latching.

Pre-appraisals

Prospective residents who are diagnosed with dementia will be apprised for appropriateness prior to move in. These residents will meet the following criteria:

1. Do not have a primary diagnosis of mental disorder unrelated to dementia

2. Is not believed to be at risk for violent behavior toward self or others

3. Determined to be manageable within the physical environment and operational structure

Residents appropriate for residency will be cognitively assessed to further establish the mental and functional status as a baseline indicator to better identify resident needs. Tools for assessment are used to determine the approximate stage of residents' cognitive decline, level of severity and functional ability.

1. An assessment test will be completed by the Administrator prior to admission.
2. The resident will be re-assessed once yearly (at a minimum).
3. Provisions are made for those who are hearing or sight impaired.
4. The results of assessments will be maintained in the clinical record.
5. The Service Plan will reflect residents' dementia care needs.
6. The physician and resident representative will be notified of any significant change in resident status.

Annual Evaluation
Residents with dementia will have, at a minimum, an annual evaluation and reappraisal of their dementia care needs by their physician. This will include a medical assessment and a reappraisal of their individual service needs and elopement risk.

1. An LIC602A will be completed by the physician. The physician will determine if there is any change in physical or cognitive status which may require adjustments to their service plan or relocation to a higher level of care.

2. The administrator will utilize an appropriate assessment tool to determine if there is any change in physical or cognitive status which may require adjustments to their service plan or relocation to a higher level of care.

3. The residents Appraisal Needs and Service Plan is adjusted as necessary.

4. Residents are observed on an ongoing basis and changes are reported to the administrator. Service plans are adjusted to reflect any new resident needs or change in status.

Assessment and Reassessment

Within 30 days of admission, the administrator conducts a post admission formal assessment of the resident, which, at a minimum, consists of:

- ambulation check
- review of social interaction
- activities enjoyment and success
- elopement risk
- review of diet consumption and menu alteration if necessary
- sleeping patterns
- care giver conference
- family interview

Residents with dementia will have, at a minimum, an annual evaluation and reappraisal of their dementia care needs by their physician. This will include a medical assessment and a reappraisal of their individual service needs and elopement risk. An LIC602A will be completed by the physician. The physician will determine if there is any change in physical or cognitive status which may require adjustments to their service plan or relocation to a higher level of care. The administrator will an appropriate assessment tool and determine if there is any change in physical or cognitive status which may require adjustments to their service plan or relocation to a higher level of care. The residents Appraisal Needs and Service Plan is adjusted as necessary. Residents are observed on an ongoing basis and changes are reported to the administrator. Service plans are adjusted to reflect any new resident needs or change in status.

Notification of Change of Condition/Behavior Protocol
The resident's conservator and physician (and family and/or responsible party who have requested notification) are informed of any change or changes in the resident's status.

1. The administrator or designee notifies the physician immediately by phone call and follows the physician recommendations. This information will be documented and kept on file in the facility.

2. The administrator or designee notifies the conservator by phone call within 24 hours.

3. The administrator or designee notifies the family and/or responsible party by phone call within 24 hours if they have requested that they be notified with any change of condition.

4. A follow up letter is sent to the physician and conservator with a description of the change in the condition of the resident with dementia.

5. A follow up letter is sent to the family and/or responsible party within 72 hours if they have requested such notification.

All above steps are documented including the type and time of the notification and response of the persons notified including the recommendations of the physician. All documentation is kept on file in the facility.

A conference will be set up with the resident, family/responsible party, the administrator, and any other appropriate individuals, to discuss the physician recommendations and make appropriate changes to the service plan or examine the possibility of a change in the existing level of care. If it is determined that a prohibited condition exists, the resident will be relocated.

Interventions for Elopement

Our first step in preventing elopements is to identify those residents with the identifiable potential to wander or elope. We shall consult the physician and family and perform an assessment during the admission process to ascertain the resident's history of wandering and/or eloping.
Being that a resident is in a new environment, it may trigger a desire for a resident to leave our facility. Therefore, all new residents with any type of cognitive impairment or depressed are considered at increased risk during this time frame.

After the initial assessment, routine reassessments are completed to determine changes in mental status, behavior, and the effectiveness of chosen interventions. Staff will continually monitor the resident's behavior because these types of changes may occur subtly and gradually over time. In addition, each resident may exhibit individual behavior patterns for wandering/eloping, calling for a variety of interventions tailored to specific residents

We would like to provide a permissible living environment for their residents, but it is our duty to keep the residents safe. One of the most basic preventive measures is employee awareness. Staff members require ongoing education about wandering and elopement behavior, assessments and interventions. Staff must be able to immediately recognize those residents who are assessed as potential wanderers or elopers so that due diligence may be exercised in monitoring their movements.

In addition to employees' awareness, physical preventive measures such as door alarms are used.

We shall also:

- Avoid events that lead to wandering behavior, e.g. crowded events, loud noises.
- Review medications that my cause anxiety, impaired vision, or poor balance, such as sedative drugs, with ongoing assessment of their effectiveness.
- Permit residents to look outside the window to keep track of the seasons and time of day.
- Decorate rooms with favorite pictures, books, etc. to provide a sense of comfort and familiarity.
- Encouraging family and friends to visit.

Elopement Protocol

The facility only accepts residents safe to reside in the facility. Elopement precautions are carried out for all residents.

1. Every resident will be screened prior to admission for severe elopement risk.
2. Physician statement regarding leaving the building unescorted will be obtained.
3. Conservatorship of person verified.
4. Upon admission, a clear frontal photograph will be obtained.
5. A physical description will be obtained.
6. Resident ID bracelet will be provided should family/resident approve, if necessary.
7. Outerwear, purses and wallets will contain name and address of facility.
8. Enrollment in the Alzheimer's Association "Safe Return" or Elder ID Program will take place, if approved by the resident/responsible party, and necessary.
9. Should an elopement occur, an immediate systematic search of property and surrounding neighborhood will take place. Family is notified immediately.
10. Law enforcement authorities will be notified of elopement within 30 minutes, should resident not be located.
11. Once resident is located, resident shall receive physical examination and MD consult.
12. Document elopement.
13. Reevaluate if resident is appropriate to be retained in the facility.
14. File Unusual Incident report with licensing agencies as required.
15. Should the resident be appropriate for retention, service plan adjustments should be immediately undertaken to prevent further elopements.

Avoiding Aggressive Behaviors

Safety for all of our residents is our first priority. Residents who display behaviors which may be a danger to our residents may have to be relocated to a more appropriate level of care. However, interventions for dealing with these behaviors may allow the resident to reside in our facility.

Uncovering a pattern in a resident's aggressive behavior is the first step in helping to prevent it. Staff are trained to note when a resident is aggressive. For example if a resident becomes aggressive when unable to find items such as clothes or dishes, we can label drawers and cabinets. If a person becomes combative when trying to make choices about eating or dressing, we may limit the options we present. If outbursts occur when a person receives instructions on how to do something, we shall avoid general directives and instead give instructions that contain only one step. For example, say, "put this shirt on" rather than "dress yourself."

Maintaining a regular daily routine may help avoid outbursts. Playing music the person enjoys during problem times such as bathing may also be useful. In addition, a regular, gentle exercise program is utilized to help reduce aggression on days the resident is physically active.

We shall analyze the facility to see if any changes can be made to improve resident behavior. For example, the facility may be overcrowded, or the person may be over or under stimulated. In some circumstances, changing roommates may be helpful.

If behavioral modifications do not help control aggression, medication may be necessary. Of course this is determined by the physician and all physician orders and recommendations are followed.

If Aggression Occurs

If a person with dementia becomes aggressive, staff are trained to stay calm and stop whatever it is they are trying to get the resident to do. The resident is given enough space so that he or she doesn't feel threatened.

Staff will not argue with the resident, make degrading comments, or punish the person physically or psychologically.

Staff will talk to the resident in a calm, non-threatening voice using easy-to-understand language. If a television or radio is on, the volume is turned down or turned off. Staff may try to distract the person by switching to another subject.

We shall try to calm the resident by working through the reasons for the aggression.

Preventing Ingestion of Toxic Materials

Our first step in preventing ingestion of toxic materials is to identify those residents with the identifiable potential for this behavior. We shall consult the physician and family and perform an assessment during the admission process to ascertain the resident's potential for this behavior. However, any resident could potentially exhibit this behavior. If a resident is determined to be at risk, we will follow the physician's recommendations as well as encourage input from the family on successful interventions.

Being that it is a new environment; the resident may become confused and act in a way that may be potentially dangerous. Special attention shall be paid to the new resident as they become accustomed to their new environment. Routine inspections of their room and the facility shall take place to ensure anything that may pose a hazard to the resident is identified and stored safely. Staffs are trained to observe for these materials and proper storage. This may include laundry supplies, cleaning supplies, knives, sharp utensils, matches, personal hygiene supplies, gardening supplies, over-the-counter medication, nutritional supplements or vitamins, alcohol, cigarettes, etc. Residents with dementia shall only be allowed to keep personal grooming and hygiene items in their own possession, if there is documentation from the resident's physician that the resident may safely store these items in their room. Routine and ongoing observations shall ensure that any changes in the resident's behavior are addressed as necessary to ensure the safety of the resident. Staff will continually monitor the resident's behavior because these types of changes may occur subtly and gradually over time. In addition, each resident may exhibit an individual behavior pattern that may trigger putting items/liquids in their mouth, calling for preplanned interventions tailored to the resident.

We would like to provide a permissible living environment for their residents, but it is our duty to keep the residents safe. One of the most basic preventive measures is employee awareness. Staff members require ongoing education about behaviors that may pose a hazard to residents and the interventions to utilize to minimize the risk.

In addition to employees' awareness, preventive measures are in place.

- Proper storage of anything that may pose a hazard.
- Routine facility inspections.
- Consultations with the physician and family to act proactively.
- Routine observation of the resident.
- Activities to keep the resident engaged and happy.
- Encouraging family and friends to visit to offer a sense of normalcy.
- Provide the resident with safe objects, preferably that they bring into the facility with them to offer a sense of comfort and remembrance of their own belongings.

Sun-downing Behavior

Facility staff will plan for "sun-downing" behaviors by implementing an appropriate program activity or resident diversion.

Staff will:

1. Anticipate sun-downing behavior and plan the daily schedule to accommodate beneficial late day and early evening activity.

2. Assess resident group mood to determine an appropriate activity offered such as the need for:

Large motor skills programs

- Dancing
- Outdoor walks
- Exercise
- Physical games

Repetitive Activities

- Folding
- Wiping
- Sweeping

Rote Language Skills

- Sing a-longs
- Familiar poetry recitation

Calming/Soothing Activities

- Shoulder massage
- Soft music
- Family photo album review
- Pet visits
- Snack with hydration

3. Avoid activities with cognitive demand.

4. Assess for any individual resident need.

Facility Wide Practices for Reducing the Need for Psychotropic Medication

All physician directions will be followed. However, there are techniques that we can implement that may improve resident behaviors and in turn, possibly reduce the need for some medications. Our preferred approach is behavior management techniques rather than drugs. Some behavior management techniques aim to influence the entire spectrum of disturbing behaviors. Some examples which may be used are:

- Making the residents favorite music available.
- Schedule of planned activities. Regular routines can alleviate many disturbing behaviors as well as reduce caregiver stress.
- Identifying target behaviors that trigger the problem behaviors and avoid these triggers whenever possible.
- Providing ample safe space for wandering and pacing. If pacing and wandering can be accommodated in some way, both the resident and caregivers will benefit.
- Showing videotapes of the resident's relatives and direct social interaction, to see if they have an effect on disturbing behavior.

Simple changes in the environment, including labeling common items, reducing background noise, and providing colorful stimulation can have significant benefits on the resident's symptoms. We encourage a homelike setting with familiar furniture, comforters, pictures, and decorations. We may display resident's artwork or pictures related to the resident's favorite hobby. We eliminate background noise and play soft music during meals and ADLs. Our chairs are easy to get in and out of, and tables are at the correct height. All drawers and closets should open easily. We avoid clutter which can increase confusion and agitation from excessive decorations, or general clutter around the facility. We place a photo of the resident on their door to make navigating the hallways and finding the room easier. We place signs on bathroom doors to make identification easier. Soft, but sufficient lighting is used. Common areas and hallways are easy to navigate.

Examples of interventions to avoid the use of psychotropic medications

BEHAVIOR: Biting
Environmental Interventions:

1. Place a towel over the staff member's shoulder to prevent biting during transfer.
2. Have a staff member wear heavy jackets during activities such a transfers.

Psychosocial/Activity Interventions

1. Do not overwhelm the resident with many caregivers at once
2. Explain slowly what you are trying to do and move slowly, to prevent catastrophic reactions.
3. Try giving the resident gum or candy to chew if it is safe.
4. Provide textures and touch for stimulation.

BEHAVIOR: Pinching, Grabbing, Scratching
Environmental Interventions

1. Give the person something soft to hold onto—a rolled up washrag, doll, or stuffed animal
2. Keep the resident's fingernails short

Psychosocial/Activity Interventions

1. Determine the cause of the grabbing (e.g. fear of falling or desire to keep someone with the person); try to meet the need calmly.
2. Ask the person to "open your hand".

BEHAVIOR: Throwing
Environmental Interventions

1. Provide soft foam balls to throw, and play catch with the resident.
2. If utensils or plates are thrown at mealtimes, use finger foods.

Psychosocial/Activity Interventions

1. Determine what meaning throwing may have for the resident (e.g. anger, part of a sport, or recreation).
2. Play catch with a safe foam ball or beach ball.

BEHAVIOR: Hitting
Environmental Interventions

1. Remove the person from high-activity areas.
2. Try playing calming music with a tape recorder or personal headset.

Psychosocial/Activity Interventions

1. Provide routine gentle touch and pleasing sensory stimulation and contact when the resident is calm, apart from the care activities.
2. Be sure staff members know how to prevent aggression and how to manage potentially dangerous situations.
3. Separate individuals who bring out negative behaviors in each other.

4. Try one-to-one activities if the individual does poorly in a group.

BEHAVIOR: Kicking

Environmental Interventions

1. Avoid approaching the resident from the front.
2. Avoid kneeling in front of the resident; for example, if you know the resident may kick when his shoes are put on or off, do this with the resident in bed instead of sitting up.

Psychosocial/Activity Interventions

1. Carefully observe and assess the resident's mood before approaching her.
2. Use verbal and nonverbal skills to calm the resident.
3. Try relaxation tapes, Walkman, or soothing music during care activities.

BEHAVIOR: Hair Pulling

Environmental Interventions

These interventions are the same as those for hitting and kicking.

Psychosocial/Activity Interventions

1. Prevent the resident from pulling your hair by placing your hand over his to keep it close to the scalp.
2. Maintain calm, friendly voice tones and facial expressions.
3. Interventions to prevent hitting and kicking are also applicable here.

BEHAVIOR: Yelling

Be sure that the resident has been adequately evaluated or treated for pain. Yelling may be his only way to let you know of his discomfort.

Environmental Interventions

1. Move the resident to a quieter place for decrease the noise in the environment.
2. Change the resident's position.
3. Consider removing or lowering the volume on the PA system and phone, or institute quiet hours with the PA off.

Psychosocial/Activity Interventions

1. Ask the resident why he is yelling.
2. Provide touch and soothing verbal reassurance.
3. Provide something warm and soft for the person to hug or to hold.
4. Try putting a Walkman stereo and earphones on the resident with some of his favorite music.

BEHAVIOR: Threatening (Verbal and Nonverbal)
Be sure you have adequately evaluated the resident for physical and medical problems such as pain and infections.

Environmental Interventions

1. Try decreasing noxious stimuli by removing the resident from a high activity area.
2. Try increasing pleasurable stimuli by playing soothing or favorite music on a Walkman, or provide soft toys or massage.

Psychosocial/Activity Interventions

1. Evaluate how staff activities and approaches affect behavior—is the resident responding defensively because he feels threatened?
2. Determine the residents past patterns of coping and interacting and the possible meaning of the threats.
3. Try one-to-one calming sensory stimulation activities such as backrubs or soft singing
4. Try distraction.
5. Provide things to fiddle with, fold or manipulate.

BEHAVIOR: Inappropriate Sexual Behaviors
These behaviors occur in persons with dementia for many reasons. If they are new and inconsistent with previous life patterns they may represent a loss of inhibitions, low self-esteem, or the need for touch. Finding the underlying meaning of the behavior and ruling out any physical problems and medication side effects is a critical first step.

Environmental Interventions

1. Be aware that residents may misinterpret personal care activities that occur in "private spaces" like the bathroom or bedroom as sexual behavior.
2. Provide privacy for residents who wish to masturbate unless they are causing self-harm.

Psychosocial/Activity Interventions

1. When approaching a resident to do personal care activities, try addressing the resident formally, as "Mr. Smith" instead of "Sam", and clearly state that you are a care provider.
2. Provide safe touching and contact in public areas such as the lounge by sitting across the table and holding hands.
3. Try complimenting the person on his or her appearance to boost the sense of masculinity/femininity. Do this separately from personal care. Inappropriate sexual expression may occur because the person has unmet needs related to self-esteem.
4. Engage the resident in other activities, when appropriate.

Daily Program Schedule for Residents with Dementia

The Administrator and Activity Person will develop the daily schedule each month with input from the resident, family, caregivers and other appropriate individuals.

The Daily Schedule will:

- Remain fluid and flexible to meet the challenges of resident behaviors, abilities, preferences and mood swings.
- Be used as a point of information and cueing to residents, staff and visitors
- Will not substitute for the monthly recreational calendar but rather incorporate those events into the daily schedule.

The written schedule will reflect a typical day only and will be adapted as needed by staff to support resident preferences, choices and current mood.

Activities listed on the schedule may include life interests, daily living skills, recreational and personal pursuits that commonly occur throughout the day as well as special events.

The schedule will contain additional opportunities for physical outlet, cognitive support, social events, cultural recognition, sensory stimulation and outings within both large and small group experiences.

The schedule is posted and used as a "guide" for personal care giver participation as well as families, and volunteers.

Sample Resident Daily Program Schedule for Residents with Dementia

8:00	Breakfast in the Dining Room
8:30	Coffee Clatch
9:30	Sittercise
9:45	Refreshments
10:15	Word Game Competition
11:00	Small Groups, Clubs
12:00	Lunch in the Dining Room
1:30	Visits and one-one time
2:30	Games, Socials, Special Events

3:00	Refreshments
3:45	Nature Walk
4:00	Table Games and Music
5:00	Supper in the Dining Room
7:00	Small group gatherings, movies, poetry, readings, favorite TV
8:00	After hours club – one to one
8:30	Refreshments

Dementia Specific Activities

Household tasks can be very beneficial activities to make residents feel at home and derive a sense of purpose. However, they, as all of our activities, are optional and are not intended to take the place of staff performing all required household duties.

Special care is taken to ensure only safe materials/tools are used in our activity program. Plants are verified non-toxic at purchase at the nursery.

We shall include perceptual and sensory stimulation and large motor activities. Our activity program for our residents with dementia works to meet the following goals:

- They are stress-reducing through social support and interaction;
- They provide positive stimulation through making available activities related to leisure pursuits the resident previously enjoyed;
- We engage in communication that assumes the language and behavior of the resident with dementia are meaningful and we strive to communicate in that same framework of meaning;
- We work as an effective team with the resident, utilizing family, physician, community services, etc.

Activities we offer that promote success for the resident with dementia limitations:

- Balloon toss
- Watering plants (all plants in the facility are verified when purchased as non-toxic)
- Dancing or stationary exercise program
- Raking, Sweeping
- Preparing certain foods e.g. salad using non-hazardous utensils; baking/mixing
- Vacuuming
- Drying dishes
- Listening to/singing familiar songs
- Reminiscing/looking at a photo album
- Doing a large format puzzle, Building something with Lego

Emergency/Disaster Plan Specific to Residents with Dementia

Residents with dementia can present a challenge in the event of an emergency. They may become confused, agitated, unresponsive or aggressive. Staff training, as outlined in the Staff Training section, includes effective strategies to deal with such problems. Interventions to utilize in an emergency follow.

Staff will be calm and direct effective communication with the residents. This is covered in staff training and practiced using emergency scenarios and role playing. Residents are advised of emergency procedures during normal facility orientation when the resident is responsive and willing. Residents with dementia also participate in emergency drills when they are willing and able.

Staff will know the exit routes (also posted in the facility) from the resident's room to safety. This shall be practiced in emergency drills. Residents with dementia will practice evacuation as well when they are willing and able.

For each shift, specific staff members are assigned to specific residents. At the beginning of each shift, resident assignments are reviewed for that shift. The staff member will be responsible for accompanying their assigned resident(s) through the evacuation process and remain with them in a safe location.

Once the resident(s) is relocated to a predetermined safe location (assuming this location is safe at the time depending on the type of emergency), the staff member will engage the resident(s) and conduct simple activities to keep the resident occupied. As part of staff training, appropriate activities are discussed that may be effective to keep residents calm and occupied once they have been relocated to a safe area.

Locations for relocating residents in the event of an emergency is covered at each emergency disaster drill. For example, a electrical short in a resident's room may only require moving the resident to a different room while the problem is being fixed, whereas a major structure fire, earthquake, etc. will require relocating residents to another building or outside.

Specific staffs on each shift are also responsible for notifying family and physician of relocation sites and resident condition. As soon as the emergency permits, staff will follow the notification protocol. If the resident shows no apparent injury or other significant distress, the family is notified first to report on the condition of the resident. If the resident has suffered an injury or significant distress and is displaying abnormal agitation, usual medical emergency procedures are followed.

HOUSE RULES

1. All New Residents are required to undertake a 15-30 minutes orientation, on the services, activities, house rules and regulations.

2. Meal schedule is posted on the bulletin board and all residents are encouraged to dress up for meals.

3. Keep the premises clean. Avoid littering or eating in your bedroom living or TV room.

4. Preserve the fresh air by not smoking inside the house. Smoking is allowed only in the designated area.

5. Alcoholic beverages and street drugs of any form or kind are not permitted in the facility

6. Anybody who comes in intoxicated or with a smell of alcohol in their breath will not be allowed until further examined that they can be controlled and managed by the staff members.

7. No deadly weapons (e.g. knives, guns or any pointed or sharp objects/metals), should be in possession of a client.

8. Use of profane and abusive language is not allowed. It causes tension and misunderstanding that often leads to arguments and fight with each other.

9. Visitors are advised not to roam around the premises without permission. Visiting hours are from 12pm - 6pm.

10. Resident must be home by 10 pm and the licensee will notify the authority if resident is not home two (2) hours after curfew.

11. Residents shall be encouraged to take shower at least once a day and personal hygiene and grooming every day.

12. No client shall possess any motorized vehicle.

City of Morgan Hill
Development Services Department

CITY OF MORGAN HILL

Peak Avenue Assisted Living Project

Initial Study

July 2023

Prepared by

RANEY PLANNING & MANAGEMENT, INC. 20 years
1501 Sports Drive, Suite A, Sacramento, CA 95834

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APPENDICES

Appendix A: Air Quality and Greenhouse Gas Modeling Results
Appendix B: Tree Inventory Report

INITIAL STUDY

July 2023

A. BACKGROUND

1. Project Title: Peak Avenue Assisted Living Project

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

3. Contact Person and Phone Number:
Tiffany Brown
Senior Planner
(408) 778-6480

4. Project Location:
17090 Peak Avenue
Morgan Hill, CA 95037
Assessor's Parcel Number 767-03-017

5. Project Sponsor's Name and Address:
Villa Monte RCFE
PO Box Z
San Jose, California 95151
(408) 993-9268

6. Existing General Plan Designation: Residential Attached Medium

7. Existing Zoning Designation: Residential Attached Medium (RAM)

8. Required Approvals from Other Public Agencies:
Regional Water Quality Control Board
Santa Clara Valley Water District
Bay Area Air Quality Management District

9. Surrounding Land Uses and Setting:

The 1.94-acre project site is located at 17090 Peak Avenue, north of the intersection of Peak Avenue and West Dunne Avenue, in the City of Morgan Hill, California. The site is identified by Assessor's Parcel Number (APN) 767-03-017, and currently contains a 28-bed single-story residential care facility, two sheds, a private driveway, parking lot, and trees. The southern boundaries of the project site include a cut-out area that borders an existing residence located along West Dunne Avenue on three sides. Surrounding existing uses include Pacific Hills Manor, a 99-bed residential care facility, to the north; undeveloped land to the east; the Morgan Hill Masonic Center, an office building, and associated parking areas to the south, across from West Dunne Avenue; and single-family homes to the west, across from Peak Avenue. The City of Morgan Hill 2035 General Plan designates the site as Residential Attached Medium and the site is zoned Residential Attached Medium (RAM).

10. Project Description Summary:

The Peak Avenue Assisted Living Project (proposed project) will include the addition of two new bedrooms (four beds) within the existing facility and further expand the services by construction of a new two-story, 18,700-square-foot building along Peak Avenue, which would be comprised of 54 new bedrooms and 108 new beds. Overall, the proposed project would increase the number of on-site beds from 28 to 140, for a total of 112 new on-site beds. Additionally, the existing driveway providing access from Peak Avenue will remain for the existing facility and a new parking lot, accessible from West Dunne Avenue, will be added and will meet current requirements. The facility is a state licensed facility providing twenty-four-hour-a-day nonmedical residential living accommodations pursuant to the uniform building, housing and fire codes.

The necessary entitlements include a Conditional Use Permit and Design Review Permit. The Conditional Use Permit would address the existing 28-bed facility's inconsistency with the RAM zone, as well as the expansion.

B. SOURCES

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

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C. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

☐ **Aesthetics**	☐ **Agriculture and Forest Resources**	☐ **Air Quality**
☐ **Biological Resources**	☐ **Cultural Resources**	☐ **Energy**
☐ **Geology and Soils**	☐ **Greenhouse Gas Emissions**	☐ **Hazards and Hazardous Materials**
☐ **Hydrology and Water Quality**	☐ **Land Use and Planning**	☐ **Mineral Resources**
☐ **Noise**	☐ **Population and Housing**	☐ **Public Services**
☐ **Recreation**	☐ **Transportation**	☐ **Tribal Cultural Resources**
☐ **Utilities and Service Systems**	☐ **Wildfire**	☐ **Mandatory Findings of Significance**

D. DETERMINATION

On the basis of this initial study:

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

☐ I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the applicant. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature	Date
Tiffany Brown, Senior Planner	City of Morgan Hill
Printed Name	For

E. BACKGROUND AND INTRODUCTION

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

The City of Morgan Hill 2035 General Plan designates the project site as Residential Attached Medium, which allows for attached housing types including townhomes, garden apartments, and stacked flats. The Residential Attached Medium designation allows for a density of 16 to 24 dwelling units per acre (du/ac). The site is zoned RAM. The existing 5,770-square foot, 28-bed care facility was constructed in 1958 under a previous Zoning Ordinance that allowed the use by right. The current Zoning Ordinance requires a Conditional Use Permit for residential care facilities in the RAM zoning district. The existing facility is considered legal non-conforming. In 2016, a Conditional Use Permit was approved for the site that would have allowed an expansion of the use with two new buildings to allow a total of 84 beds on site. The 2016 expansion project was deemed categorically exempt from CEQA under Section 15332, Infill. The facility was not expanded, and the 2016 Conditional Use Permit expired.

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

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

F. PROJECT DESCRIPTION

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

Project Location and Setting

The irregularly-shaped project site consists of approximately 1.94 acres, and is located at 17090 Peak Avenue in the City of Morgan Hill, California (see Figure 1 and Figure 2). The site is identified by APN 767-03-017. The City of Morgan Hill 2035 General Plan designates the site as Residential Attached Medium and the site is zoned RAM.

---

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

Figure 1
Regional Project Location

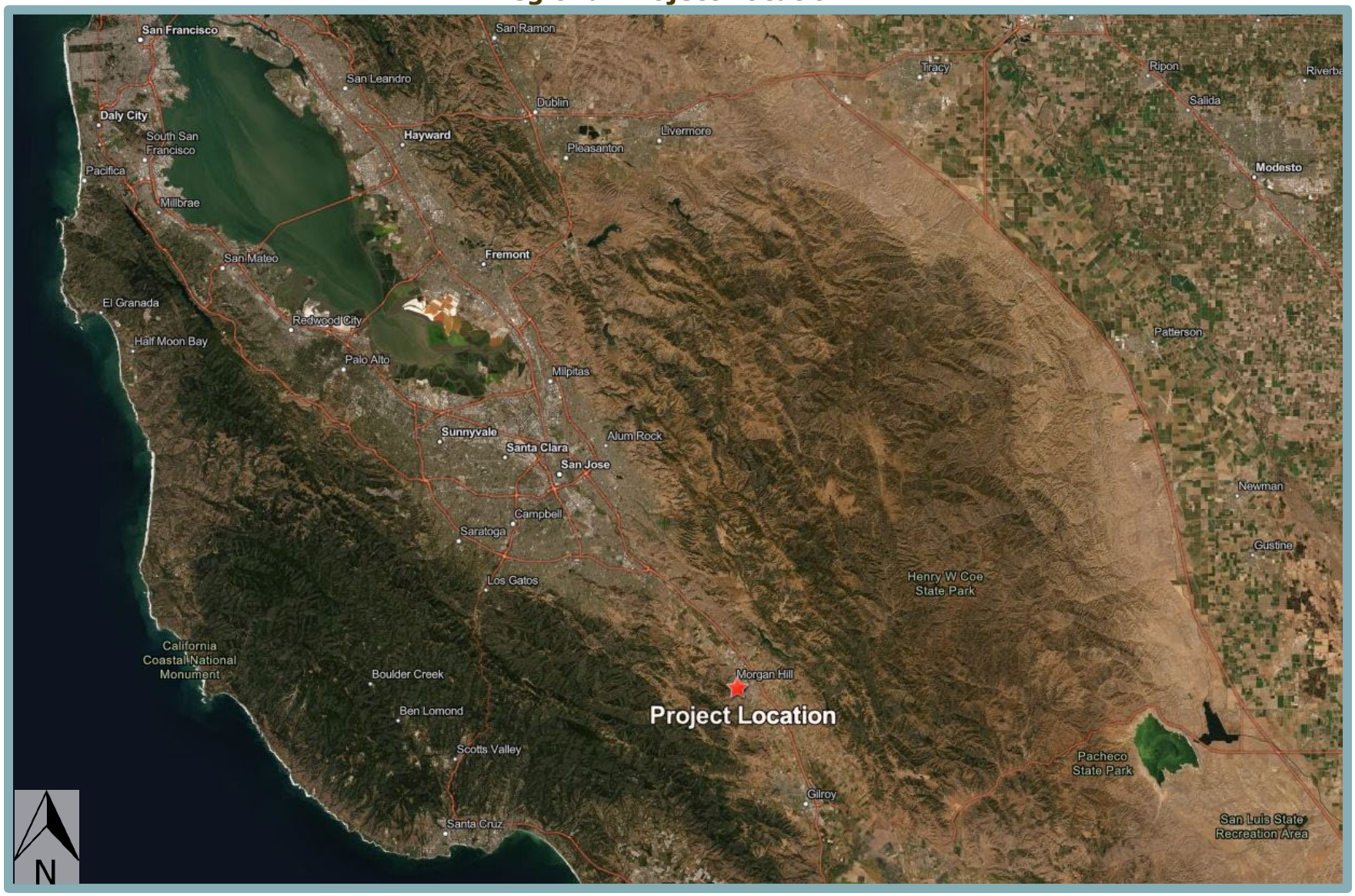


Figure 2
Project Vicinity Map

The site is currently developed with one 5,770 square foot, 28-bed, residential care building, two sheds, and a parking area with a driveway into the site. The residential care building and associated sheds were constructed in the 1950s. There are 74 trees within the project site. The site is bound by Peak Avenue to the west, and West Dunne Avenue to the south. Surrounding existing uses include Pacific Hills Manor, a 99-bed residential care facility, to the north; undeveloped land to the east; the Morgan Hill Masonic Center, an office building, and associated parking areas to the south, across from West Dunne Avenue; and single-family homes to the west, across from Peak Avenue.

Project Components

The proposed project would expand the operations of the existing residential care facility from the current 28 beds to 32 beds and add a new building compromising 54 bedrooms with 108 beds to serve the increasing need for affordable residential care facilities in the City of Morgan Hill. The proposed project would involve demolition of the two on-site sheds, removal of 19 trees, and the construction of a new, two-story, 108-bed residential care facility located southwest of the existing 28-bed building. Finally, the proposed project would require City approval of a Design Review Permit and a Conditional Use Permit. The following sections present additional details related to the proposed facility, proposed expansion, project operations, site access and circulation, landscaping, utilities, the Design Review Permit, and Conditional Use Permit.

Existing and Proposed Facility

The existing 14-room facility will add two new bedrooms for a total of 16 bedrooms; with two beds per room, the existing facility will be expanded to include a total of 32 beds. A new two-story building would be constructed in the southwestern portion of the site. The new facility would have 54 bedrooms with two beds in each, allowing for a maximum capacity of 108 residents. The new facility would include two stories, generally consisting of bedrooms and the associated amenities (see Figure 4 and Figure 5). The maximum height of the structure would be 33 feet, two inches.

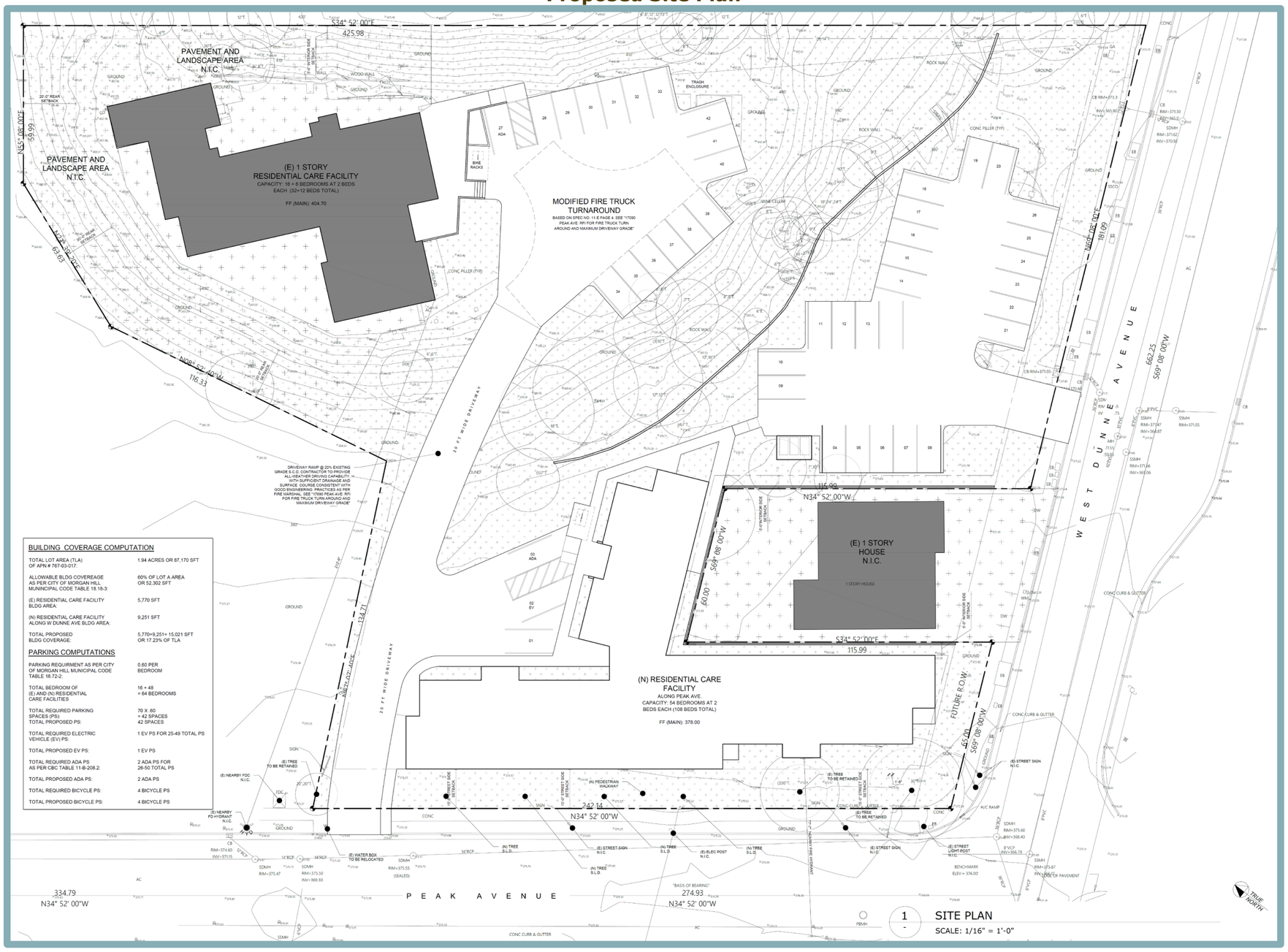
The northern wing of the first story of the proposed facility would generally consist of offices, recreation and dining areas, and the kitchen. The northern wing would also serve as the main entrance and reception area. As shown in Figure 4, the southern wing of the building's first floor would consist of 23 bedrooms along with the associated bathrooms. An elevator that extends to the floor above would be located in the center of the building, and staircases would be located in the center of the facility as well as at the northern, western, and eastern ends of the facility. As shown in Figure 5, the second story of the proposed facility would consist of 31 bedrooms and a centrally located laundry room and nurse station.

Project Operations

The facility would provide 24-hour care to adults that qualify to reside within a residential care facility. The facility would provide services to the residents, including meal service, on-site laundry, cleaning services, on-site nursing and medical services, planned activities, as well as other personal services as needed. The use permit is confined to the following definition:

1. A state licensed facility providing twenty-four-hour-a-day nonmedical residential living accommodations pursuant to the uniform building, housing and fire codes. Care and supervision shall include, but not be limited to, any one or more of the following activities provided by a person or facility to meet the needs of the residents:

Figure 3
Proposed Site Plan



BUILDING COVERAGE COMPUTATION

TOTAL LOT AREA (TLA) OF APN # 767-03-017.	1.94 ACRES OR 87,170 SFT
ALLOWABLE BLDG COVEREAGE AS PER CITY OF MORGAN HILL MUNINCIPAL CODE TABLE 18.18-3:	60% OF LOT A AREA OR 52,302 SFT
(E) RESIDENTIAL CARE FACILITY BLDG AREA:	5,770 SFT
(N) RESIDENTIAL CARE FACILITY ALONG W DUNNE AVE BLDG AREA:	9,251 SFT
TOTAL PROPOSED BLDG COVERAGE:	5,770+9,251= 15,021 SFT OR 17.23% OF TLA

PARKING COMPUTATIONS

PARKING REQUIRMENT AS PER CITY OF MORGAN HILL MUNICIPAL CODE TABLE 18.72-2:	0.60 PER BEDROOM
TOTAL BEDROOM OF (E) AND (N) RESIDENTIAL CARE FACILITIES	16 + 48 = 64 BEDROOMS
TOTAL REQUIRED PARKING SPACES (PS): TOTAL PROPOSED PS:	70 X .60 = 42 SPACES 42 SPACES
TOTAL REQUIRED ELECTRIC VEHICLE (EV) PS:	1 EV PS FOR 25-49 TOTAL PS
TOTAL PROPOSED EV PS:	1 EV PS
TOTAL REQUIRED ADA PS AS PER CBC TABLE 11-B-208.2:	2 ADA PS FOR 26-50 TOTAL PS
TOTAL PROPOSED ADA PS:	2 ADA PS
TOTAL REQUIRED BICYCLE PS:	4 BICYCLE PS
TOTAL PROPOSED BICYCLE PS:	4 BICYCLE PS

Figure 4
Proposed Facility Ground Floor – Site Plan

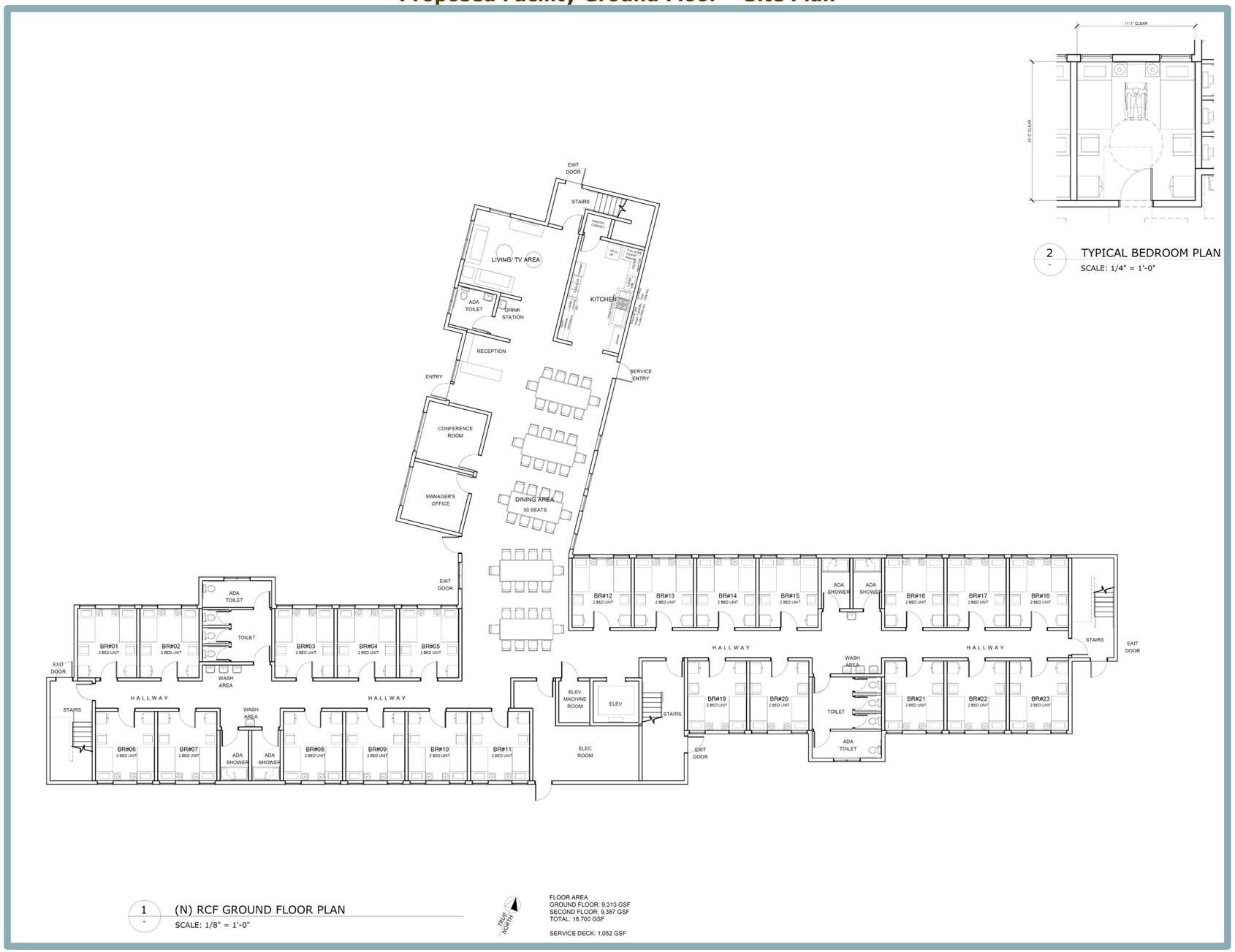
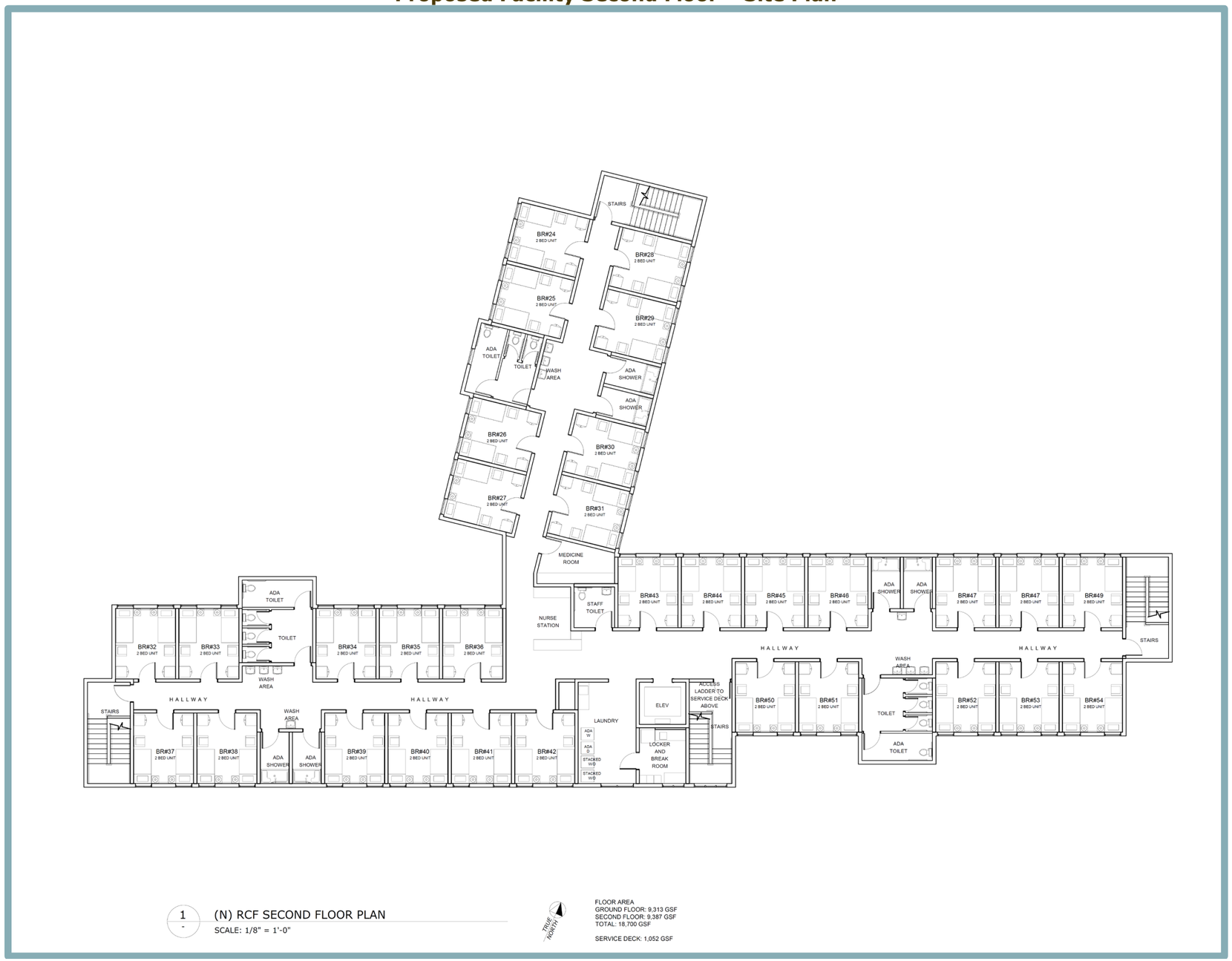


Figure 5
Proposed Facility Second Floor – Site Plan



a. Assistance in dressing, grooming, bathing and other personal hygiene;
b. Assistance with taking medication and central storing and distribution of medications;
c. Arrangement of and assistance with medical and dental care;
d. Maintenance of house rules for the protection of residents;
e. Supervision of resident schedules and activities;
f. Maintenance and supervision of resident monies or property;
g. Monitoring food intake and special diets.

2. Individual sleeping quarters with no more than half kitchens, a common dining facility which provides a sit down dining service at two distinct times per day and recreational features such as a lounge or recreation room shall be provided. Safety features designed for the needs of the elderly, such as emergency call systems which are linked to on-site staff which are available twenty-four hours per day, grab bars and handrails, special door hardware, cabinets, appliances and doorways designed to accommodate wheel chairs, and social services for residents which must also include at least three of the following: transportation services provided by the facility, housekeeping, facility provided linen/laundry, and organized social and recreational activities. Such facilities may have up to two manager's units which contain full kitchen facilities. Residential care facility includes, but is not limited to, health facilities as defined in California Health and Safety Code (H&SC) Section 1250 et seq., Community Care Facilities (H&SC Section 1500 et seq.), Residential Care Facilities for the Elderly (H&SC Section 1569 et seq.), or Facilities for the Mentally Disordered or otherwise handicapped defined in California Welfare and Institutions Code (W&I Code Section 5000 et seq.), alcoholism or drug abuse recovery or treatment facilities (H&SC Section 11834.02), and other similar care facilities.

3. Supportive or transitional housing that provides medical care or services patients whose need for care or supervision exceeds a certain threshold (Section 1505 of the Health and Safety Code) shall obtain a license to operate from the state or the facility will be considered an apartment requiring participation in the city's residential development control system (RDCS).

Site Access and Circulation

Access to the project site would be provided by an improved driveway, replacing the existing driveway off of Peak Avenue. An additional entrance driveway would be developed in the eastern portion of the site which would connect West Dunne Avenue to the proposed new parking lot. The driveway would be approximately 20 feet wide.

The proposed project would also include one modified fire truck turnaround located in the northern parking lot adjacent to the existing building. In addition, the proposed project would include 42 on-site surface parking spaces and four bicycle parking spaces. Of the 42 parking spaces, two parking spaces would be Americans with Disabilities Act (ADA) compliant, one would be an electrical vehicle (EV) charging space, and 39 would be standard parking spaces.

Landscaping

As noted above, 19 of the 74 on-site trees would be removed as part of the project. However, pursuant to Section 18.64.050 of the City's Municipal Code, landscaping would be provided throughout the site in accordance with the City's Standard Details for Construction. The proposed project would include the planting of various trees, shrubs, and ground cover along the site perimeter, and near the proposed parking areas.

Utilities

Water and sewer service for the proposed development would be provided through connections to existing City infrastructure located in the site vicinity. The proposed project would include new water connections from the proposed building to an existing water main within West Dunne Avenue. A new sanitary sewer line would be routed from the proposed building, eventually connecting to existing sanitary sewer lines within West Dunne Avenue to the south and Peak Avenue to the west. The proposed project would also include stormwater treatment measures that would be designed in accordance with the Santa Clara County Clean Water Program Technical Guidance Handbook.

Design Review Permit

Pursuant to Section 18.108.040 of the City's Municipal Code, the proposed project would be subject to a Design Review Permit. Specifically, the site plan would be analyzed based on elements of design, development location, arrangement of all structures, and design in harmony with surrounding facilities. The purpose of the Design Review is to allow the City to review all development, signs, buildings, structures, and other facilities in order to further enhance the City's appearance, and the livability and usefulness of properties.

Conditional Use Permit

As stated above, the existing 28-bed care facility was constructed under a previous Zoning Ordinance that allowed the use by right. However, the current Zoning Ordinance requires a Conditional Use Permit for residential care facilities in the RAM zoning district. Therefore, approval of a Conditional Use Permit would be required to allow the development of the proposed 108-bed building. The Conditional Use Permit for the proposed project will address the existing legal non-conforming 28-bed facility as well.

Required Approvals

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

- Design Review Permit; and
- Conditional Use Permit.

G. SUMMARY

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

In-Fill Development Project Exemption

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

(a) The project is consistent with the applicable general plan designation and all applicable general plan polices as well as with applicable zoning designation and regulations.
(b) The proposed development occurs within the city limits on a project site of no more than five acres substantially surrounded by urban uses.
(c) The project site has no value as habitat for endangered, rare or threatened species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
(e) The site can be adequately served by all required utilities and public services.

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

Criterion 15332(a): General Plan and Zoning Consistency

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

The City's General Plan designates the site Residential Attached Medium and the site is zoned RAM. The Residential Attached Medium land use designation is intended for attached housing types including townhomes, garden apartments, and stacked flats. The proposed residential project is consistent with the site's Residential Attached Medium General Plan land use designation. With respect to zoning regulations, the proposed use is conditionally permitted within the RAM zone. Pursuant to Section 18.18.030 of the City's Municipal Code, a building within the RAM zone may not exceed a height of 40 feet, and must have a 15-foot setback. The proposed project would comply with such requirements, and all other applicable policies and regulations established within the General Plan and zoning code. For instance, General Plan Policy TR-3.4 sets forth the level of service (LOS) standards for the City of Morgan Hill intersections. While Section 15064.3 of the CEQA Guidelines provides that analysis of vehicle miles travelled (VMT) attributable to a project is the most appropriate measure of transportation impacts (see Section XVII of the following checklist for analysis of VMT), the project must still comply with applicable General Plan policies such as the LOS standards set forth by Policy TR-3.4. In the General Plan EIR, an evaluation of the Peak Avenue/Dunne Avenue intersection was conducted. As presented in Table 4.14-9 of the General Plan EIR, following buildout of the General Plan, the intersection would operate at LOS B during both AM and PM peak hours, which is considered acceptable under General Plan Policy TR-3.4. Because the proposed project is consistent with the land use designation for the project site, implementation of the proposed project was generally considered in the General Plan EIR and included in the intersection analysis. Thus, following implementation of the proposed project, the Peak Avenue/Dunne Avenue intersection would continue to operate acceptably and would comply with General Plan Policy TR-3.4.

Based on the above, the project would be consistent with applicable General Plan policies and City zoning designation and regulations, and the proposed project meets Criterion 15332(a).

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

The project site consists of 1.94 acres, located within the Morgan Hill city limits. The site is located near existing residential and commercial development to the north, east, and south, and is surrounded by existing development. Thus, the proposed project meets Criterion 15332(b).

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

Currently, the site is developed with an existing residential care facility and an associated parking lot, with the remaining (western) portion being comprised of dirt and ruderal grasses. The project site contains a total of 74 trees. As discussed in Section IV, Biological Resources, of this Initial Study, the project site is located within the boundaries of the Santa Clara Valley Habitat Plan (SCVHP) permit area. The SCVHP designates the project site as an Urban-Suburban developed land cover type. Typically, species covered by the SCVHP are unlikely to occur within Urban-Suburban areas. Pursuant to the Santa Clara Valley Habitat Agency Geobrowser program, the project site is not located within a designated Plant or Wildlife Survey Area for any covered

species. The project applicant would be subject to payment of all applicable development fees according to the SCVHP. Due to the highly disturbed nature of the area surrounding the project site, as well as the existing development that has occurred within the project site, the project site does not provide habitat value for endangered, rare, or threatened species. Thus, the proposed project meets Criterion 15332(c).

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

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

Traffic

As discussed in Section XVII, Transportation, of this Initial Study, the *Technical Advisory on Evaluating Transportation Impacts in CEQA* published by the Governor's Office of Planning and Research (OPR) in December 2018 provides recommendations regarding VMT evaluation methodology, significance thresholds, and screening thresholds for land use projects. Because the proposed project would result in a VMT that is over 15 percent below the City's average, development of the project is presumed to result in a less-than-significant increase in VMT.

In addition, the proposed project is consistent with the project site's existing General Plan land use and zoning designations. Therefore, vehicle trip generation associated with the project site and associated effects on local transportation facilities have been anticipated by the City and accounted for in regional planning efforts.

Noise

As discussed in Section XIII, Noise, of this Initial Study, operations associated with the proposed project would generate noise associated with vehicle traffic on local roadways and non-transportation sources, such as landscaping, maintenance, and heating ventilation and air conditioning (HVAC) equipment.

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

The increase in traffic, and associated increase in noise, was generally evaluated in the General Plan EIR. As determined therein, the anticipated increase in transportation noise on adjacent roadways would not exceed the City's standards set forth in Policy SSI-8.5 and, thus, traffic noise increases attributable to the proposed project would be less than significant.

Non-transportation noise-generating operations associated with the proposed project would be typical of residential developments and consistent with the residential land uses in the project vicinity. Assuming the project HVAC systems and maintenance equipment would be in normal working order, stationary noise sources associated with the proposed project would not substantially increase noise levels from what currently exists in the project area.

Based on the above, noise generation associated with the proposed project has been anticipated by the City and accounted for in regional planning efforts.

Air Quality

A detailed discussion of applicable thresholds of significance and estimated construction and operational emissions is present in Section III, Air Quality, of this Initial Study. As discussed therein, the proposed project would result in maximum construction and operational criteria air pollutant emissions that are below the applicable thresholds. Because the proposed project would result in emissions below the applicable thresholds of significance, the proposed project would not be expected to result in a significant contribution to the region's existing air quality conditions. Therefore, the proposed project is not anticipated to result in short-term construction-related or long-term operational emissions of air quality pollutants that would be considered to have the potential to result in significant effects on the environment.

Water Quality

Issues related to stormwater infrastructure are generally discussed in Section X, Hydrology and Water Quality, of this Initial Study. As noted therein, the proposed project is not anticipated to significantly increase stormwater flows into the City's existing system. All proposed stormwater treatment measures would be designed in accordance with the Santa Clara County Clean Water Program Technical Guidance Handbook and would be adequately designed to accommodate a 10-year storm event without increasing flows to the existing storm drain system.

The final drainage system design for the project will be subject to review and approval by the City of Morgan Hill City Engineer to confirm that the proposed drainage system for the project is consistent with the City's Storm Drainage Master Plan and standard stormwater-related conditions of approval. Therefore, the proposed project would not result in any significant effects related to water quality.

Criterion 15332€: Utilities and Public Services

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

Exceptions to Categorical Exemptions Analysis

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

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

(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.
(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.
(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.
(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.
(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

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

Criterion 15300.2(a): Location

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

Criterion 15300.2(b): Cumulative Impact

Pursuant to CEQA Section 15300.2(b), in applying this exception, the cumulative impact must result from "successive projects of the same type in the same place." Both the "same type" and "same place" limitations restrict the scope of this exception.[3] Given that the proposed project involves the development of a residential care facility on a site that already includes a residential care facility, the project qualifies as both the "same type" and "same place." Therefore, the cumulative impacts of the project must be evaluated. Typical cumulative impact concerns are related to increased traffic and noise, as discussed below.

Significant transportation impacts under CEQA, as of July 1, 2020, are determined based on VMT. The OPR *Technical Advisory on Evaluating Transportation Impacts in CEQA* states that, "a project that falls below an efficiency-based threshold that is aligned with long-term environmental goals and relevant plans would have no cumulative impact distinct from the project impact. Accordingly, a finding of a less-than-significant project impact would imply a less-than-significant cumulative impact, and vice versa." As explained in further detail in Section XVII of this Initial Study, the proposed project would generate VMT per capita that is below the applicable threshold. In addition, because the project is consistent with the General Plan land use and zoning designation for the site, the proposed project is considered to align with City-wide long-term goals and plans. Therefore, per the OPR's guidance, the project would result in a less-than-significant contribution to cumulative VMT impacts. In addition, it is noted that the project is not anticipated to generate substantial VMT beyond employee commutes and visitors.

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

With regard to ambient noise, the project's relatively small increase in traffic, combined with traffic from General Plan buildout, would not be anticipated to generate a significant traffic noise increase triggering the City's applicable thresholds. In addition, operational noise is not expected to be significant, and construction noise is intermittent and temporary and, thus, would not contribute to the cumulative noise environment. Therefore, noise impacts would not be cumulatively considerable.

Thus, the proposed project would not result in a cumulative impact, and an exception to the exemption under CEQA Guidelines Section 15300.2(b) does not apply to the proposed project.

Criterion 15300.2(c): Significant Effect

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

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

Unusual circumstances are not defined by the Guidelines, but potential site characteristics could include sensitive habitats or contamination. The project site does not include any aquatic features or otherwise sensitive habitat and is not included on any lists of hazardous waste sites. In addition, according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) number 06085C606H, the project site is located within Zone X, which is not considered a Special Flood Hazard Area.[4]

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

Criterion 15300.2(d): Scenic Highway

According to the California Department of Transportation (Caltrans) Scenic Highway Mapping System, officially designated State or County scenic highways do not occur in the project vicinity.[5] Thus, an exception to the exemption under CEQA Guidelines Section 15300.2(d) does not apply to the proposed project.

Criterion 15300.2(e): Hazardous Waste Sites

The California Environmental Protection Agency (CalEPA) provides a list of data resources that provide information regarding the facilities or sites identified as meeting the "Cortese List" requirements, pursuant to Government Code 65962.5. Per a search of the State Water Resources Control Board's (SWRCB) GeoTracker data management system, hazardous materials sites, including leaking underground storage tank (LUST) sites and Department of Toxic Substances

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4 Federal Emergency Management Agency. *National Flood Hazard Layer FIRMette No. 06085C606H.* Available at: https://msc.fema.gov/portal/search?AddressQuery=17090%20Peak%20Avenue%2C%20Morgan%20Hill%2C%20CA#searchresultsanchor. Accessed April 2023.

5 California Department of Transportation. *Scenic Highways.* Available at: https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways. Accessed April 2023.

Control (DTSC) cleanup sites, have not been identified on or within a 1,000-foot radius of the project area.[6] In addition, the project site is not located on or near any hazardous waste sites identified on the Envirostor's Hazardous Waste and Substance Site List.[7] Thus, an exception to the exemption under CEQA Guidelines Section 15300.2(e) does not apply to the proposed project.

Criterion 15300.2(f): Historical Resources

The project site contains two sheds, a private driveway, parking lot, trees, and an existing residential care facility that was built in 1958. The facility is still operating to this day. The proposed project would include demolition of the existing driveway and parking area associated with the existing facility, as well as the removal of some trees.

After reviewing historic documents, maps, and census data, the California Historical Resources Information System (CHRIS) and Native American Heritage Commission (NAHC) searches prepared for the project do not identify that the properties do not appear to have been associated with an event or events of significance in the history of Morgan Hill or Santa Clara County. Furthermore, neither of the two sheds proposed for demolition have important information or scientific value. Therefore, the existing structures are not considered eligible for listing under the National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR). The proposed project would not result in a substantial adverse change in the significance of a historical resource, and an exception to the exemption under CEQA Guidelines Section 15300.2(f) does not apply to the proposed project.

H. ENVIRONMENTAL CHECKLIST

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

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

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

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

No Impact: The project would not have any impact.

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[6] State Water Resources Control Board. *GeoTracker*. Available at: https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=morgan+hill. Accessed April 2023.

[7] Department of Toxic Substances Control. *Hazardous Waste and Substances Site List*. Available at: https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=17575+Peak+Avenue+Morgan+Hill%2C+CA. Accessed April 2023.

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

Discussion

a,c. Examples of typical scenic vistas include mountain ranges, ridgelines, or bodies of water as viewed from a highway, public space, or other area designated for the express purpose of viewing and sightseeing. In general, a project's impact to a scenic vista would occur if development of the project would substantially change or remove a scenic vista. The City's General Plan does not designate official scenic view corridors or vistas. However, according to the General Plan, the hillsides that surround the City to the east and west are considered scenic. The project site is surrounded by existing development and is not located on a hillside or in the vicinity of a hillside. While distant views of the hills to the west of the City are visible to motorists, bicyclists, and pedestrians travelling along East Dunne Avenue and Peak Avenue, neither street is considered a scenic vista route. In addition, such views are partially obscured through the site by existing on-site trees.

Because the project site is located in an urbanized area, this discussion focuses on project consistency with applicable zoning and other regulations governing scenic quality.

The project site is zoned RAM. Pursuant to Section 18.18.030 of the City's Municipal Code, a building within the RAM zone may not exceed a height of 40 feet. The height of the proposed residential building would be a maximum of 33 feet, two inches. The project would also comply with the required 15-foot setback. Thus, the project would comply with the applicable zoning regulations regarding scenic quality.

In addition, the proposed project is subject to Design Review in accordance with Morgan Hill Municipal Code Section 18.108.040, which would ensure that the project is consistent with the Residential Development Design and Development Standards (adopted December 2019). The standards augment the standards in the City's Municipal Code and provide qualitative direction to meet the City's goal for high quality design of residential projects.

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

b. According to the Caltrans map of Santa Clara County prepared for the Scenic Highway Mapping System, officially designated State or County scenic highways do not occur in the project vicinity.[8] Because the project site is not located in the vicinity of any State scenic highway, the proposed project would not damage any scenic resources within a State scenic highway. Therefore, ***no impact*** related to damaging scenic resources within a State scenic highway would occur.

d. As noted previously, the project site is currently developed with one existing structure and two associated sheds. The project site is surrounded by existing development, and streetlights are provided along Peak Avenue, West Dunne Avenue, and Noble Court. Thus, the project site and vicinity already contain existing sources of light and glare, including, but not limited to, headlights on cars traveling along the adjacent roadways, exterior light fixtures, light reflecting off windows, and interior light spilling through windows.

New sources of lighting included in the proposed project would be required to comply with Section 18.76.060 (Glare) of the Morgan Hill Municipal Code, which include such requirements as cut-off lenses to direct light downward and minimum lighting standards for walkways to ensure safe nighttime conditions. Compliance with these requirements would help to ensure that the light and glare created by the proposed project would be consistent with the levels of light and glare currently emitted in the surrounding developed environment. Therefore, the proposed project would not introduce new sources of substantial light or glare to the site which would adversely affect day or nighttime views in the area, and ***no impact*** would occur.

[8] Caltrans. *California State Scenic Highway System Map.* Available at: https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa. Accessed April 2023.

II. AGRICULTURE AND FOREST RESOURCES. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	✖
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	✖
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	✖
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	✖
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	✖

Discussion

a,e. The project site is designated as "Urban and Built-Up Land" on the Santa Clara County Important Farmland map.[9] Given the designation of the site as Urban and Built-Up Land, development of the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, or otherwise result in the loss of Farmland to non-agricultural use or forest land to non-forest use. Therefore, ***no impact*** would occur as a result of the proposed project.

b. The project site is not zoned or designated for agricultural purposes and is not under a Williamson Act contract.[10] Therefore, buildout of the proposed project would not conflict with existing zoning for agricultural use or a Williamson Act contract, and ***no impact*** would occur.

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

[9] California Department of Conservation. *Santa Clara County Important Farmland Map 2016.* September 2018.
[10] City of Morgan Hill. *2035 General Plan, City of Morgan Hill* [pg. 3.2-11]. Adopted July 2016.

III. AIR QUALITY. *Would the project:*	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	✖
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☐	✖
c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	✖
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☐	✖

Discussion

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

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

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

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

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

Table 1
BAAQMD Thresholds of Significance

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

Source: BAAQMD, CEQA Guidelines, April 2023.

Particulate matter can be split into two categories: fugitive and exhaust. The BAAQMD thresholds of significance for exhaust are presented in Table 1. It should be noted that BAAQMD does not maintain quantitative thresholds for fugitive emissions of PM_{10} or $PM_{2.5}$, rather, BAAQMD requires all projects within the district's jurisdiction to implement Basic Construction Mitigation Measures (BCMMs) related to dust suppression.

The proposed project's construction and operational emissions were quantified using the California Emissions Estimator Model (CalEEMod) software version 2020.4.0 – a statewide model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify air quality emissions, including GHG emissions, from land use projects. The model applies inherent default values for various land uses, including construction data, vehicle mix, trip length, average speed, compliance with the 2019 California Building Standards Code (CBSC), etc. Where project-specific information is available, such information should be applied in the model. Accordingly, the proposed project's modeling assumes the following project and/or site-specific information:

- Construction would begin in August 2023 and occur over approximately one year;
- The project site is located within 0.17-mile of the nearest transit stop;
- The project would comply with the Model Water Efficient Landscape Ordinance (MWELO), CALGreen Table A5.303.23.1, and the 2022 CALGreen Code; and
- The project would comply with all applicable provisions of the 2019 California CBSC.

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

Construction Emissions

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

Table 2
Maximum Unmitigated Construction Emissions (lbs/day)

Pollutant	Proposed Project Emissions	Threshold of Significance	Exceeds Threshold?
ROG	2.40	54	**NO**
NO_X	18.47	54	**NO**
PM_{10}*	0.83	82	**NO**
$PM_{2.5}$*	0.79	54	**NO**

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

Source: CalEEMod, June 2023 (see Appendix A).

All projects within the jurisdiction of the BAAQMD are required to implement all of the following BAAQMD's BCMMs, which would be required by the City as conditions of approval:

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
4. All vehicle speeds on unpaved roads shall be limited to 15 mph.
5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
6. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
7. All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
8. Unpaved roads provided access to the sites located 100 feet or further from a paved road shall be treated with a six- to 12-inch layer of compacted layer of wood chips, mulch, or gravel.
9. Publicly visible signs shall be posted with the telephone number and name of the 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 General Air Pollution Complaints number shall also be visible to ensure compliance with applicable regulations.

The proposed project's required implementation of the BAAQMD's BCMMs listed above for the project's construction activities would help to minimize construction-related emissions.

Because the proposed project would be below the applicable thresholds of significance for construction emissions, project construction would not result in a significant air quality impact.

Operational Emissions

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

Table 3
Maximum Unmitigated Operational Emissions

Pollutant	Proposed Project Emissions		Threshold of Significance		Exceeds Threshold?
	lbs/day	tons/yr	lbs/day	tons/yr	
ROG	23.03	0.24	54	10	**NO**
NO_X	1.12	0.10	54	10	**NO**
PM_{10}*	4.20	0.03	82	15	**NO**
$PM_{2.5}$*	4.20	0.03	54	10	**NO**

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

Source: CalEEMod, June 2023 (see Appendix A).

Cumulative Emissions

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

Conclusion

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

Because the proposed project would result in emissions below the applicable thresholds of significance, the proposed project would not be considered to conflict with or obstruct implementation of regional air quality plans.

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

c. Some land uses are considered more sensitive to air pollution than others, due to the types of population groups or activities involved. Heightened sensitivity may be caused by health problems, proximity to the emissions source, and/or duration of exposure to air pollutants. Children, pregnant women, the elderly, and those with existing health problems are especially vulnerable to the effects of air pollution. Accordingly, land uses that are typically considered to be sensitive receptors include residences, schools, childcare centers, playgrounds, retirement homes, convalescent homes, hospitals, and medical clinics. The nearest existing sensitive receptor to the project site is the single-family residence that is surrounded by the project site to the west, north, and east. At the closest point, the residence is located approximately five feet outside of the project site boundaries.

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

Localized CO Emissions

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

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

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

Given that the proposed project is consistent with the site's current land use and zoning designations, the proposed project would not conflict with the Santa Clara Valley Transportation Authority (VTA) Congestion Management Program (CMP).[11] Based on the Institute of Transportation Engineer's Trip Generation Handbook 9th Edition, the proposed project would generate approximately 306 new daily trips (112 new beds X 2.74 trips/bed). Based on 2018 data provided by Hexagon Transportation Consultants, peak hour traffic volumes at the nearest major intersection near the project site (Dunne Avenue and Monterey Road) are between 2,964 and 2,353.[12] Considering the proposed project is expected to generate up to 306 new daily trips, traffic associated with the proposed development would not increase traffic volumes at any affected intersection to more than 44,000 vehicles per hour. Furthermore, areas where vertical and/or horizontal mixing is limited due to tunnels, underpasses, or similar features do not exist in the project area. Therefore, based on the BAAQMD's screening criteria for localized CO emissions, the proposed project would not be expected to result in substantial levels of localized CO at surrounding intersections or generate localized concentrations of CO that would exceed standards or cause health hazards.

TAC Emissions

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

The proposed project does not include any operations that would be considered a substantial source of TACs. Accordingly, operations of the proposed project would not expose sensitive receptors to excess concentrations of TACs.

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

All construction equipment and operation thereof would be regulated per the In-Use Off-Road Diesel Vehicle Regulation, which is intended to help reduce emissions associated with off-road diesel vehicles and equipment, including DPM. Project construction would

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[11] Santa Clara Valley Transportation Authority. *2021 Congestion Management Program Document.* December 2021.
[12] Robert Del Rio, T.E., Vice President & Principal Associate, Hexagon Transportation Consultants, Inc. Personal Communication [email] with Nick Pappani, Vice President, Raney Planning and Management, Inc. May 24, 2022.

also be required to comply with all applicable BAAQMD rules and regulations, particularly associated with permitting of air pollutant sources. In addition, only portions of the site would be disturbed at a time throughout the construction period, with operation of construction equipment occurring intermittently throughout the course of a day rather than continuously at any one location on the project site. Operation of construction equipment within portions of the development area would allow for the dispersal of emissions, and would ensure that construction-activity is not continuously occurring in the portions of the project site closest to existing receptors. Because construction equipment on-site would not operate for long periods of time and would be used at varying locations within the site, associated emissions of DPM would not occur at the same location (or be evenly spread throughout the entire project site) for long periods of time. Due to the temporary nature of construction and the relatively short duration of potential exposure to associated emissions, the potential for any one sensitive receptor in the area to be exposed to concentrations of pollutants for a substantially extended period of time would be low.

Furthermore, the project applicant would be required to prepare, and include on all site development and grading plans, a management plan detailing strategies for control of noise, dust and vibration, and storage of hazardous materials during construction of the project. Pursuant to Section 18.76.040 (Air Contaminants) of the City's Municipal Code, the management plan must include all applicable BAAQMD rules and regulations, as well as the City's standard conditions for construction activity. The City of Morgan Hill Development Services Department would ensure that the BAAQMD's BCMMs, listed under section "a,b" above, would be noted on project construction drawings prior to issuance of a building permit or approval of improvement plans.

Criteria Pollutant Emissions

Criteria pollutant emissions have the ability to cause negative health effects. As discussed under section 'a' above, the AAQS presented are health-based standards designed to ensure safe levels of criteria pollutants that avoid specific adverse health effects. Because the SFBAAB is designated as nonattainment for State and federal eight-hour ozone and State PM_{10} standards, the BAAQMD, along with other air districts in the SFBAAB region, has adopted federal and state attainment plans to demonstrate progress towards attainment of the AAQS. Full implementation of the attainment plans would ensure that the AAQS are attained and sensitive receptors within the SFBAAB are not exposed to excess concentrations of criteria pollutants. The BAAQMD's thresholds of significance were established with consideration given to the health-based air quality standards established by the AAQS, and are designed to aid the district in implementing the applicable attainment plans to achieve attainment of the AAQS. Thus, if a project's criteria pollutant emissions exceed the BAAQMD's emission thresholds of significance, a project would be considered to conflict with or obstruct implementation of the BAAQMD's air quality planning efforts, thereby delaying attainment of the AAQS. Because the AAQSs are representative of safe levels that avoid specific adverse health effects, a project's hinderance of attainment of the AAQS could be considered to contribute towards regional health effects associated with the existing nonattainment status of ozone and PM standards.

As discussed above, the proposed project would not result in exceedance of the BAAQMD's thresholds of significance. Consequently, implementation of the proposed project would not conflict with the BAAQMD's adopted attainment plans nor would the proposed project inhibit attainment of regional AAQS. Therefore, implementation of the

proposed project would not contribute towards regional health effects associated with the existing nonattainment status of ozone and PM_{10} standards.

Conclusion

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

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

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

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

Construction activities often include diesel-fueled equipment and heavy-duty diesel trucks, which can create odors associated with diesel fumes, which could be found to be objectionable. However, as discussed above, construction activities would be temporary, and operation of construction equipment would be regulated and intermittent. Project construction would also be required to comply with all applicable BAAQMD rules and regulations, particularly associated with permitting of air pollutant sources. The aforementioned regulations would help to minimize air pollutant emissions, as well as any associated odors. Accordingly, substantial objectionable odors would not occur during construction activities or affect a substantial number of people.

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

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

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

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

Discussion

a,f. The project site is located within the boundaries of the SCVHP. The SCVHP was developed through a partnership between Santa Clara County, the cities of San José, Morgan Hill, and Gilroy, the Santa Clara Valley Water District (SCVWD), the Santa Clara VTA, the U.S. Fish and Wildlife Service (USFWS), and the California Department of Fish and Wildlife (CDFW). The SCVHP is intended to promote the recovery of endangered species and enhance ecological diversity and function, while accommodating planned growth in approximately 500,000 acres of southern Santa Clara County. The SCVHP provides take authorization for 18 covered species. In addition, the SCVHP includes conservation measures to protect the species covered by the SCVHP, as well as a conservation strategy designed to mitigate impacts on covered species and contribute to the recovery of the species in the study area.

Currently, the project site includes an operational assisted living facility and an associated parking lot. Several trees exist throughout the project site. The observed site conditions are consistent with the SCVHP, which designates the site as an Urban-Suburban developed land cover type. The Urban-Suburban land cover type is described in the SCVHP as developed areas "where the native vegetation has been cleared for residential, commercial, industrial, transportation, or recreational structures, and is defined as one or more structures per 2.5 acres."[14] Typically, species covered by the SCVHP are unlikely to occur within Urban-Suburban areas. Therefore, areas designated as Urban-Suburban are

[14] Santa Clara Valley Habitat Agency. *Final Santa Clara Valley Habitat Plan* [pg. 3-100]. August 2012.

not subject to a Land Cover Fee.[15] Pursuant to the SCVHP Geobrowser program, the project site is not located within a designated Plant or Wildlife Survey Area for any covered species.[16] In addition, the SCVHP Geobrowser program indicates that the project site is located outside of the SCVHP Burrowing Owl Fee Area, and is not identified in the SCVHP as Occupied Nesting Burrowing Owl Habitat, Potential Burrowing Owl Nesting/Overwintering Habitat Depending on Site Conditions, or Overwintering Only Habitat.

Due to the disturbed nature of the project site and the existing development in the project vicinity, the project site does not provide habitat for endangered, rare, or threatened species. Thus, the project site meets the infill exemption criteria (c) established by CEQA Guidelines Section 15332. It should be noted that while not considered special-status species, various migratory birds could potentially nest in the existing on-site trees and other vegetation. However, as part of the City's standard conditions of approval, a preconstruction survey for migratory birds would be required prior to removal of on-site trees.

Therefore, development of the proposed project would not have a substantial adverse effect, either directly or through habitat modifications, on species identified as a candidate, sensitive, or special-status in local or regional plans, policies, or regulations, or by the CDFW or USFWS; nor would the proposed project conflict with the provisions of the SCVHP. Thus, ***no impact*** would occur.

b,c. The project site is primarily characterized by an operating assisted living facility and an associated parking lot, while the remainder of the site generally consists of ruderal grasses and trees. The project site is surrounded by existing development and roadways. The site does not contain any existing wetlands or riparian habitat. Accordingly, the proposed project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community, or on federally-protected wetlands, and ***no impact*** would occur.

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

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

e. Section 12.32.030 (Permit-Required) of the City of Morgan Hill's Municipal Code requires the approval of a tree removal permit before the removal of any Ordinance Sized Trees,

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[15] Santa Clara Valley Habitat Agency. *Geobrowser*. Available at: http://www.hcpmaps.com/habitat/. Accessed April 2023.

[16] *Ibid*.

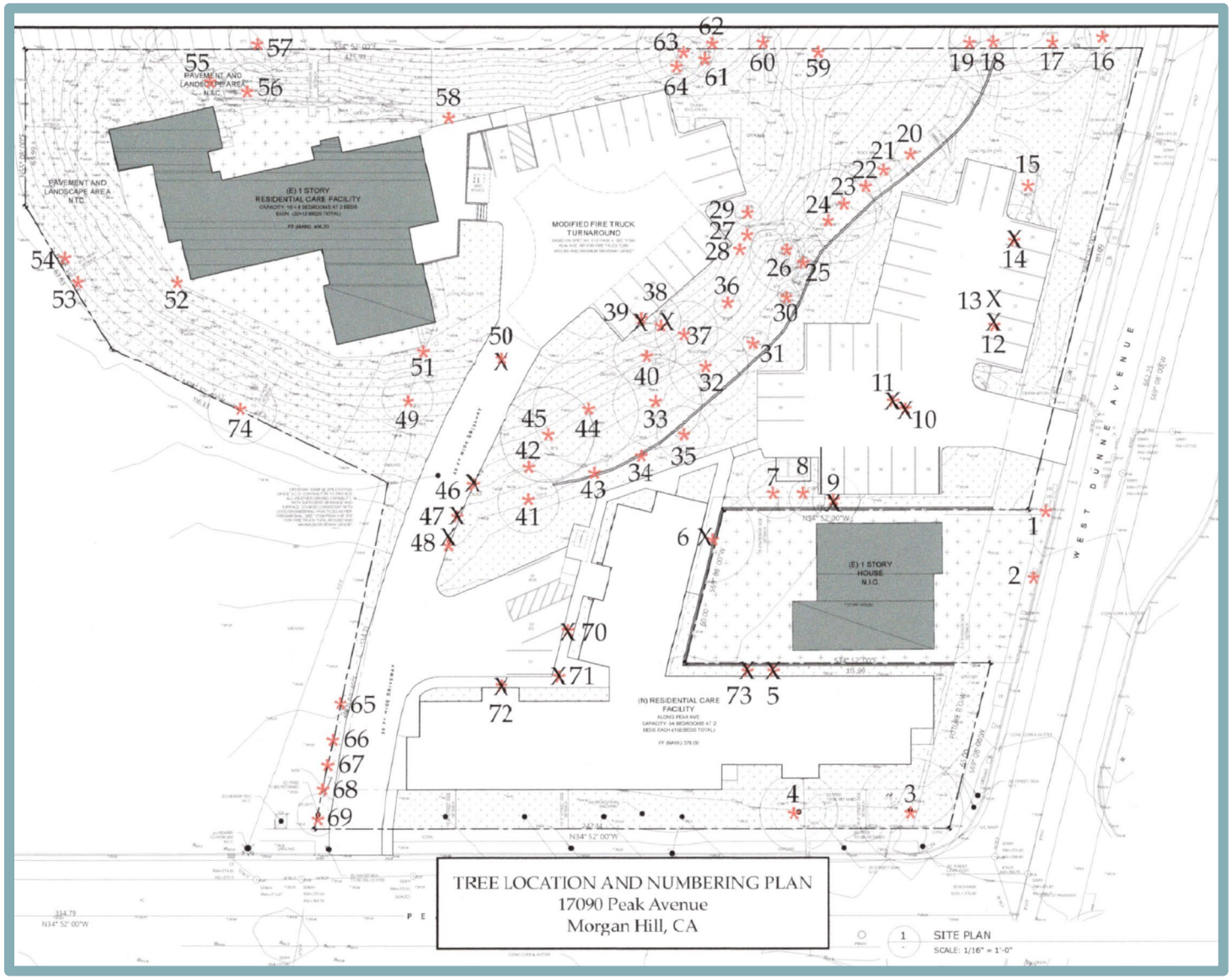
defined as a non-indigenous tree with a circumference greater than 40 inches (approximately 12.7-inch diameter) or any indigenous tree with circumference greater than 18 inches (approximately 5.7 inches diameter). Indigenous tree means any tree native to the Morgan Hill region, such as oaks (all types), Sycamore, California Bay, Madrone, or Alder.

A Tree Inventory Report (TIR) was prepared for the proposed project by Horticultural Associates (see Appendix B).[17] Based on the TIR, a total of 74 trees are located on the project site (see Figure 6). The TIR determined that 55 of the on-site trees could be preserved, 18 trees would need to be removed due to expected construction impacts, and one tree would need to be removed due to poor existing condition and expected construction impacts. All trees that would require removal are ornamental or fruit trees, and none are native species. Pursuant to Municipal Code Section 12.32.020(G), "All commercial tree farms, nonindigenous tree species in residential zones and orchards (including individual fruit trees) are exempted from the definition of tree for purposes of this chapter." The project is zoned Residential Attached Medium, and thus, removal of the nonindigenous trees on the project site is exempt from Chapter 12.32 and a tree removal permit is not required. It is important to note, however, the proposed project would include the planting of various trees, shrubs, and ground cover along the site perimeter, and near the proposed parking areas. In addition, the TIR includes recommended tree preservation guidelines to ensure the survival of all on-site trees that are not planned for removal. Compliance with the recommended guidelines would be ensured as a project condition of approval.

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

[17] Horticultural Associates. *Tree Inventory Report.* June 27, 2023.

Figure 6
On-Site Tree Locations



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

Discussion

a,b,c. The project site is currently developed with an operating residential care facility, two sheds, and a parking area with a driveway into the site. As such, the site has been subject to significant disturbance.

A records search of the CHRIS was performed by the North Central Information Center (NWIC) for cultural resource site records and survey reports within the proposed project area. Based on the results of the CHRIS search, the State Office of Historic Preservation Directory (which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places) indicates that listed recorded archaeological resources are not located in or adjacent to the project site.[18] Furthermore, a records search of the NAHC Sacred Lands File conducted for the proposed project returned negative results, indicating that known cultural resources are not present on the project site.[19]

The proposed project would involve the demolition of the two sheds associated with the existing residential care facility. The sheds are not considered historic resources. Although the residential care facility itself was built in 1958, and therefore meets the age for being considered historic, the project would not involve any alterations to the existing facility. Thus, historical resources would not be affected by implementation of the proposed project.

However, as noted in the General Plan EIR, archaeological surveys conducted in Morgan Hill have identified numerous prehistoric sites with shell midden components, including human burials. Based on such findings, the potential exists for subsurface historical resources and previously unknown archaeological resources to be found on-site during grading and excavation associated with development of the proposed project. In the event that such resources are unearthed during ground disturbing activities (i.e., any activity that exposes, works or redistributes soil, including but not limited to excavating, filling, stockpiling, grading, grubbing, or clearing), the following City standard conditions of approval related to the protection of historical and archaeological resources would be implemented, consistent with Section 18.60.090 of the City's Municipal Code:

A. The developer shall enter into written contracts with an archaeologist and the Tamien Nation Tribe, and pay all fees associated with the activities required by this

[18] California Historical Resources Information System. *Record search results for the proposed Peak Avenue Assisted Living Project.* April 14, 2022.

[19] Native American Heritage Commission. *Peak Avenue Assisted Living Project, Santa Clara County.* March 24, 2022.

condition. The following policies and procedures for treatment and disposition of inadvertently discovered human remains or archaeological materials shall apply:

1. Prior to start of grading or earthmoving activity (includes demolition and moving of heavy equipment on site) on the “first day of construction”, the archaeologist and Tamien Nation Tribal Monitor shall hold a preconstruction meeting for the purposes of "cultural sensitivity training" with the general contractor and subcontractors.

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

    a) Work at the location of the find will halt immediately within fifty feet of the find. If an archaeologist is not present at the time of the discovery, the applicant shall contact an archaeologist for evaluation of the find to determine whether it qualifies as a unique archaeological resource as defined by this chapter.

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

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

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

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

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

Native Americans to practice ceremonial observances on sites, in labs and around artifacts shall be upheld.

b) Remains should not be held by human hands. Surgical gloves should be worn if remains need to be handled.
c) Surgical mask should also be worn to prevent exposure to pathogens that may be associated with the remains.

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

5. An "exclusion zone" where unauthorized equipment and personnel are not permitted shall be established (e.g., taped off) around the discovery area plus a reasonable buffer zone by the contractor foreman or authorized representative, or party who made the discovery and initiated these protocols, or if on-site at the time or discovery, by the monitoring archaeologist and tribal representative (typically twenty-five to fifty feet for single burial or archaeological find).

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

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

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

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

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

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

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

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

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

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

Discussion

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

California Green Building Standards Code

The 2022 California Green Building Standards Code, otherwise known as the CALGreen Code (CCR Title 24, Part 11) is a portion of the California Building Standards Code (CBSC), which became effective on January 1, 2023.[20] The purpose of the CALGreen Code is to improve public health, safety, and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices. The CALGreen standards regulate the method of use, properties, performance, types of materials used in construction, alteration repair, improvement and rehabilitation of a structure or improvement to property. The provisions of the code apply to the planning, design, operation, construction, use, and occupancy of every newly constructed building or structure throughout California. Requirements of the CALGreen Code include, but are not limited to, the following measures:

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

[20] California Building Standards Commission. *California Green Building Standards Code*. 2023.

Building Energy Efficiency Standards

The 2022 Building Energy Efficiency Standards is a portion of the CBSC, which expands upon energy efficiency measures from the 2019 Building Energy Efficiency Standards resulting in a reduction in energy consumption from the 2019 standards for residential structures. Energy reductions relative to previous Building Energy Efficiency Standards would be achieved through various regulations including requirements for the use of high efficacy lighting, improved water heating system efficiency, and high-performance attics and walls.

As incorporated in the 2019 Building Energy Efficiency Standards, the 2022 Building Energy Efficiency Standards require that certain residential developments, including some single-family and low-rise residential developments, include on-site solar energy systems capable of producing 100 percent of the electricity demanded by the residences.

Construction Energy Use

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

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

The CARB prepared the 2022 Scoping Plan for Achieving Carbon Neutrality (2022 Scoping Plan),[21] which builds upon previous efforts to reduce GHG emissions and is designed to continue to shift the California economy away from dependence on fossil fuels. Appendix D of the 2022 Scoping Plan includes examples of local actions (municipal code changes, zoning changes, policy directions, and mitigation measures) that would support the State's climate goals. The examples provided include, but are not limited to, enforcing idling time restrictions for construction vehicles, utilizing existing grid power for

[21] California Air Resources Board. *The 2022 Scoping Plan for Achieving Carbon Neutrality*. December 2022.

electric energy rather than operating temporary gasoline/diesel-powered generators, and increasing use of electric and renewable fuel-powered construction equipment. The In-Use Off-Road Diesel Vehicle Regulation described above, with which the proposed project must comply, would be consistent with the intention of the 2022 Scoping Plan and the recommended actions included in Appendix D of the 2022 Scoping Plan.

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

Operational Energy Use

In response to the growing climate crisis, the City has determined that natural gas use in local buildings, which accounts for approximately one-third of the community's carbon footprint, represents the City's greatest opportunity to reduce future GHG emissions. Requiring all new buildings to be constructed without natural gas will dramatically reduce future emission growth as electricity procured by Silicon Valley Clean Energy is 100 percent carbon free. The City Council adopted Ordinance No. 2306 on November 6, 2019, which prohibits natural gas infrastructure in new buildings.

Energy use associated with operation of the proposed project would be typical of residential and health care uses, requiring electricity for interior and exterior building lighting, HVAC, electronic equipment, machinery, refrigeration, appliances, security systems, and more. Maintenance activities during operations, such as landscape maintenance, would involve the use of electric or gas-powered equipment. As noted above, the project would be required to include a solar photovoltaic system in accordance with the Building Energy Efficiency Standards. In addition to on-site energy use, the proposed project would result in transportation energy use associated with vehicle trips generated by the proposed development.

The proposed project would be subject to all relevant provisions of the most recent update of the CBSC, including the CALGreen Code and the Building Energy Efficiency Standards. Adherence to the most recent CALGreen Code and the Building Energy Efficiency Standards would ensure that the proposed structure would consume energy efficiently through the incorporation of such features as efficient water heating systems, high performance attics and walls, and high efficacy lighting. In addition, California has set energy-use reduction goals targeting zero-net-energy use in all new homes.[22] The CALGreen Code requires that new residential buildings use a combination of energy efficiency and distributed renewable energy generation to meet all annual energy needs. Required compliance with the CBSC would ensure that the building energy use associated with the proposed project would not be wasteful, inefficient, or unnecessary.

With regard to transportation energy use, the proposed project would comply with all applicable regulations associated with vehicle efficiency and fuel economy. In addition, as discussed in Section XVII, Transportation, of this Initial Study, the project site is located in an urban area with access to public transit lines. The site's access to public transit would

[22] California Energy Commission. *Title 24 2019 Building Energy Efficiency Standards FAQ*. November 2018.

help to minimize VMT and, consequently, fuel consumption associated with the proposed project, thereby reducing transportation energy use.

Conclusion

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

VII. GEOLOGY AND SOILS. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	✖
ii. Strong seismic ground shaking?	☐	☐	☐	✖
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☐	✖
iv. Landslides?	☐	☐	☐	✖
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	✖
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	✖
d. Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☐	✖
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	✖
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	✖

Discussion

ai-ii. According to the City of Morgan Hill General Plan EIR, major faults located in the project area include the Calaveras Fault located approximately 4.1 miles northeast of the City, the San Andreas Fault located approximately 9.3 miles southwest of the City, the Sargent Fault located approximately 7.0 miles southwest of the City, and the San Gregorio Fault located approximately 32 miles southwest of the City. Given that known surface expressions of fault traces do not exist within the City of Morgan Hill, including the site, fault rupture hazard is not a significant geologic hazard at the site. In addition, Alquist-Priolo Earthquake Fault Zones are not delineated within or near the project site.[23]

Due to the proximity of the site to nearby active faults, strong ground shaking could occur at the site as a result of an earthquake on any one of the faults. However, the proposed project would be subject to all applicable regulations within the CBSC and Chapter 15.08 (Building Code) of the City's Municipal Code, which provide standards to protect property and public safety by regulating the design and construction of foundations, building frames, and other building elements. Therefore, ***no impact*** would occur related to exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault or strong seismic ground shaking.

[23] California Department of Conservation. *Earthquake Zones of Required Investigation.* Available at: https://maps.conservation.ca.gov/cgs/EQZApp/app//. Accessed April 2023.

aiii,aiv,

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

Liquefaction

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

According to the ABAG Resilience Program's interactive Hazards Map, the project site is located in an area of very low and low liquefaction susceptibility.[24] However, the Safety, Services, and Infrastructure Element of the General Plan acknowledges the hazards associated with seismically induced liquefaction in the planning area, and includes a number of policies (SSI-1.1, 1.2, 2.1, and 2.3) that are relevant to the potential hazards. The CBSC and Morgan Hill Building Code also provide standards to protect property and public safety by regulating the design and construction of excavations, foundations, building frames, retaining walls, and other building elements, which would further reduce the potential for seismic-related ground failure, including liquefaction. Compliance with the aforementioned regulations would ensure that substantial adverse effects related to liquefaction would not occur.

Landslides

Seismically-induced landslides are triggered by earthquake ground shaking. The risk of landslide hazard is greatest in areas with steep, unstable slopes. The majority of the project site is located on two to nine percent slopes, while a small portion of the project site on the eastern border rises upward in a 15 to 30 percent slope.[25] However, construction of the project would include site grading to ensure that the ground surface of the project site would be generally flat. Per the California Geologic Survey, the site is not located within a designated seismic hazard zone for landslides.[26] Further, the General Plan EIR concludes that compliance with the policies within the Safety, Services, and Infrastructure Element of the General Plan, along with the CBSC and Morgan Hill Building Code, would ensure that substantial adverse effects related to landslides would not occur.

Lateral Spreading

Lateral spreading is horizontal/lateral ground movement of relatively flat-lying soil deposits towards a free face such as an excavation, channel, or open body of water; typically, lateral spreading is associated with liquefaction of one or more subsurface layers near the bottom of the exposed slope. As stated above, following grading activities, the project site would be generally flat. In addition, concrete reinforcement would be placed to support the

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[24] Association of Bay Area Governments. *Resilience Program.* Available at: https://mtc.maps.arcgis.com/apps/webappviewer/index.html?id=4a6f3f1259df42eab29b35dfcd086fc8. Accessed April 2023.

[25] United States Department of Agriculture. *Web Soil Survey.* Available at: https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx. Accessed April 2023.

[26] *Ibid.*

grades. Furthermore, the General Plan EIR concluded that impacts related to lateral spreading would be reduced to a less-than-significant level with compliance with the CBSC, the Santa Clara County General Plan, and the Morgan Hill Municipal Code. Therefore, no adverse impacts related to lateral spreading would occur.

Subsidence/Settlement

Subsidence is the settlement of soils of very low density generally from either oxidation of organic material, or desiccation and shrinkage, or both, following drainage. Subsidence takes place gradually, usually over a period of several years. Given that the proposed project would comply with the CBSC, the potential for subsidence to pose a risk to the proposed development is relatively low. In addition, the General Plan EIR concludes that impacts related to subsidence/settlement would be reduced to a less-than-significant level with compliance with the CBSC, the Santa Clara County General Plan, and the Morgan Hill Municipal Code. Therefore, no adverse impacts related to subsidence or settlement would occur.

Conclusion

Based on the above, the proposed project would not be subject to substantial risks related to liquefaction, landslides, lateral spreading, and subsidence/settlement. Compliance with standard construction regulations included in the CBSC would ensure that the proposed project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving liquefaction, subsidence, or settlement, and would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site subsidence, liquefaction, or collapse. Thus, ***no impact*** would occur.

b. Development of the proposed project would cause ground disturbance of mostly topsoil related to construction activity. The ground disturbance would be limited to the areas proposed for grading and excavation, including building pads, curb, gutter, drainage, sewer, and water infrastructure alignments. After grading and excavation and prior to overlaying the disturbed surfaces with impervious surfaces and structures, the potential exists for wind and water erosion to occur, which could adversely affect downstream storm drainage facilities.

New development within the City that disturbs one or more acres of land is required to comply with the National Pollutant Discharge Elimination System (NPDES) General Construction Permit and prepare a Storm Water Pollution Prevention Plan (SWPPP) incorporating Best Management Practices (BMPs) to control sedimentation, erosion, and hazardous materials contamination of runoff during construction. The proposed project would disturb approximately 1.94 acres and, thus, would be subject to such requirements. In addition, pursuant to Chapter 13.30 (Urban Storm Water Quality Management and Discharge Control) of the City's Municipal Code, an Erosion Control Plan must be prepared for the proposed project. BMPs of the Erosion Control Plan would include drainage inlet protection, designation of a temporary construction entrance, as well as temporary fiber rolls and other BMPs to prevent pollution and erosion. In addition, the Erosion Control Plan would be subject to review and approval by the City Engineer prior to the approval of improvement plans and the issuance of building permits to ensure that the plan complies with City standards. Therefore, the proposed project would not result in substantial soil erosion or the loss of topsoil, and, ***no impact*** would occur.

d. Expansive soils can undergo significant volume changes with changes in moisture content. Specifically, such soils shrink and harden when dried and expand and soften when wetted. If structures are underlain by expansive soils, foundation systems must be capable of withstanding the potential damaging movements of the soil. Per the U.S. Department of Agriculture's Web Soil Survey, the project site consists of two percent Keefers clay loam, 13 percent Gilroy clay loam, and 85 percent Los Robles clay loam. All three soil types have a shrink-swell rating of 0.5, which is considered moderate.[27] However, the proposed project would be required to comply with all applicable CBSC standards to ensure the structural integrity of the proposed structures. Furthermore, to avoid damage due to soil expansion and shrinkage, Section 15.08.090 (Section 1907A.1 amended-Minimum slab provisions) of the City's Municipal Code includes requirements for minimum thickness of concrete floor slabs, as well as required reinforcement with wire mesh or an approved alternative. Given required compliance with the CBSC and the slab and foundation construction standards provided in the Municipal Code, the proposed project would not be subject to substantial risks related to expansive soils.

Based on the above, the proposed project would not create substantial direct or indirect risks to life or property related to being located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property. Thus, a ***less-than-significant*** impact would occur.

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

f. Paleontological resources or fossils are the remains of prehistoric plant and animal life. As noted in the General Plan EIR, based on a review of the University of California's Museum of Paleontology's fossil locality database conducted for all of Santa Clara County, paleontological resources have not been identified within the City of Morgan Hill.[28] In addition, the project site has been subject to previous disturbance. Thus, paleontological resources are not expected to occur on the site. Furthermore, the proposed project would be subject to the City's standard measures listed in Section V, Cultural Resources, of this Initial Study. As noted in the General Plan EIR, such measures would ensure adverse impacts to paleontological resources are avoided. As noted in the City's General Plan, occurrences of fossil resources are closely tied to the geologic units. The soil types at the project site are not considered unique geologic features and are common within the geographic area of the City. As such, development of the proposed project would not destroy a unique geologic feature. Therefore, the proposed project would not result in the direct or indirect destruction of a unique paleontological resource or unique geological feature, and ***no impact*** would occur.

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[27] United States Department of Agriculture. *Web Soil Survey.* Available at: https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx. Accessed April 2023.

[28] City of Morgan Hill. *2035 General Plan, City of Morgan Hill* [pg. 4.5-17]. Adopted July 2016.

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

Discussion

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

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

The proposed project is located within the jurisdictional boundaries of BAAQMD. The most recent BAAQMD Air Quality Guidelines were released in April 2023.[29] The updated GHG thresholds address more recent climate change legislation, including Senate Bill (SB) 32, and provide qualitative thresholds related to Buildings and Transportation.

Construction GHG emissions are a one-time release and are, therefore, not typically expected to generate a significant contribution to global climate change. Neither the City nor BAAQMD has an adopted threshold of significance for construction-related GHG emissions and does not require quantification. Nonetheless, the proposed project's construction GHG emissions, as well as operational emissions, have been estimated using CalEEMod under the same assumptions discussed in Section III, Air Quality, of this IS (see Appendix A). The emissions estimates prepared for the proposed project determined that unmitigated construction of the project would result in total GHG emissions of 459.13 $MTCO_2e$ over the entire construction period.

Potential impacts related to operational GHG emissions resulting from implementation of the proposed project are considered in comparison with BAAQMD's adopted thresholds of significance below.

[29] Bay Area Air Quality Management District. *2022 California Environmental Quality Act Guidelines*. April 2023.

BAAQMD Thresholds of Significance

The BAAQMD's adopted thresholds of significance for GHG emissions are qualitative, and address recent climate change legislation, including SB 32. According to the new thresholds of significance, a project must either include specific project design elements (e.g., exclude use of natural gas, achieve a specific reduction in project-generated VMT below the regional average) or be consistent with a local GHG reduction strategy that meets the criteria under State CEQA Guidelines Section 15183.5(b).[30]

In December of 2021, the City of Morgan Hill adopted a Climate Action Plan (CAP);[31] however, the City's CAP does not qualify as a local GHG reduction strategy under CEQA Guidelines Section 15183.5(b). Therefore, the following analysis focuses on the new BAAQMD GHG thresholds related to specific project design elements.

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

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

In order to be consistent with the first criterion, the proposed project would be required to include all electric appliances and plumbing. The 2022 Building Energy Efficiency Standards require that new development be built electric-ready (i.e., structures will be required to have electric supply panels and circuitry to support all-electric appliances and heating). According to the project design, and consistent with Chapter 15.63 of the Morgan Hill Municipal Code, the proposed project would not include use of natural gas. Thus, the proposed project would be consistent with the first criterion.

Regarding the second criterion, as discussed in Section VI, Energy, of this IS, the proposed project would comply with all applicable federal, State, and local regulations regarding energy use during both project construction and project operations. Therefore, as discussed therein, the proposed project would not result in any wasteful, inefficient, or unnecessary energy usage.

With respect to the third criterion, as discussed in Section XVII, Transportation, of this IS, the proposed project may be presumed to be a local-serving facility and would therefore have a less-than-significant impact on VMT. In addition, the Santa Clara Countywide

[30] Bay Area Air Quality Management District. *2022 California Environmental Quality Act Guidelines*. April 2023.
[31] City of Morgan Hill. *Morgan Hill 2021 Climate Action Plan*. December 15, 2021.

(SCC) VMT Evaluation Tool was used to determine that the VMT value resulting from buildout of the proposed project would be 12.81.[32] The VTA's *VMT Evaluation Tool*, indicates that the City-wide VMT per capita is currently 24.64. As such, the VMT per capita of the proposed project is more than 15 percent below the City's existing VMT per capita. Therefore, the project would be consistent with the current version of the California Climate Change Scoping Plan.

With respect to the fourth criterion, the proposed project would be subject to the nonresidential requirements set forth in the CALGreen standards. The proposed project would include a total of 42 new on-site parking spaces. Based on the Tier 2 CALGreen standards, nonresidential uses with between 26 and 50 total parking spaces are required to provide 17 EV capable on-site spaces, and six of the EV capable spaces are required to include electric vehicle supply equipment (EVSE), which are installed charging receptacles or permanently installed chargers. The City would require, as a condition of project approval, that the proposed project provide, at minimum, 17 EV capable spaces, and six spaces with EVSE, in accordance with the nonresidential Tier 2 CALGreen standards. As such, with implementation of the City's condition of project approval, the proposed project would comply with the fourth BAAQMD GHG criterion.

Conclusion

Based on the above, the proposed project would not be considered to generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, or conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs; and ***no impact*** would occur.

[32] Santa Clara Countywide VMT Evaluation Tool. *Results*. Available at: https://vmttool.vta.org/. Accessed April 2023.

IX. HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	✖
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	☐	☐	☐	✖
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	✖
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	✖
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	✖
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	✖
g. Expose people or structures, either directly or indirectly, to the risk of loss, injury or death involving wildland fires?	☐	☐	☐	✖

Discussion

a. Due to the medical nature of the proposed project, use and storage of hazardous materials such as medications, sterilizing agents, and compressed gas, would occur at the project site. Some chemicals can pose physical hazards (e.g., chemical burns) or health hazards (e.g., poisoning), including potential acute or chronic illnesses. The properties and health effects of different chemicals are unique to each chemical and depend on the extent to which an individual is exposed.

Section 8.40.750 of the City's Municipal Code establishes regulations related to the types and quantities of hazardous materials that may be stored or used within the City. Based on the allowances within Section 8.40.750 of the Morgan Hill Municipal Code, should operation of the proposed project require the use or storage of hazardous materials in excess of the excepted limits, a formal request must be made to the City, including a declaration of information regarding the type and quantities of hazardous materials to be used or stored within the project site. Such requests would be considered by the City's Development Services Department. Therefore, such materials would be safely managed in accordance with the applicable regulations and would be subject to City review depending on the type or quantity of chemicals proposed for use. In addition, the site is already developed with an assisted living facility that provides similar medical support. Thus, the proposed project would be an extension of such, and would not introduce any new hazards to the site nor exacerbate the existing conditions.

Given the stringent regulations governing such materials, the proposed project would not create a significant hazard to the public or the environment related to the routine transport, use, or disposal of hazardous materials, and ***no impact*** would occur.

b. During operations, the proposed project could involve the use of hazardous materials associated with the proposed assisted living services. However, as discussed above, given the required compliance with all regulations governing the use of such materials, no impact would occur.

During demolition, the potential exists for construction personnel or nearby receptors to be exposed to hazardous materials that are present in the existing structures. The primary hazardous materials of concern are asbestos and lead, as discussed below.

For buildings constructed prior to 1980, the Code of Federal Regulations (29 CFR 1926.1101) states that all thermal system insulation (boiler insulation, pipe lagging, and related materials) and surface materials must be designated as "presumed asbestos-containing material" unless proven otherwise through sampling in accordance with the standards of the Asbestos Hazard Emergency Response Act. As noted previously, the project site currently includes a residential care facility and two small sheds that were constructed in the 1950s; the sheds are planned for demolition as part of the proposed project. Given that the sheds were constructed prior to 1980, the potential exists that asbestos-containing materials are present in the sheds, and that such material could be released during demolition activities. However, the General Plan includes Policy NRE-12.3, which requires construction and demolition projects that have the potential to disturb asbestos (from soil or building material) to comply with all the requirements of the CARB's airborne toxic control measures (ATCMs) for construction, grading, quarrying, and surface mining operations. Therefore, compliance with Policy NRE-12.3 would ensure that the proper precautions are taken prior to demolishing the existing structures, and adverse impacts related to asbestos would not occur.

Lead-based paint (LBP) is defined by federal guidelines as any paint, varnish, stain, or other applied coating that has one milligram of lead per square centimeter or greater. Lead is a highly toxic material that may cause a range of serious illnesses, and in some cases death. Structures built prior to 1978, and especially prior to the 1960s, are expected to contain LBP. As noted above, the existing facility and sheds were developed in the 1950s and, thus are assumed to include LBP. Therefore, demolition of the on-site sheds could result in exposure to LBP. However, Title 8, CCR Section 1532.1 establishes guidelines related to construction work and demolition of structure that may include lead. As required therein, the employer must conduct a lead exposure assessment prior to the initiation of any work, and ensure that no employee is exposed to lead at concentration greater than 50 micrograms per cubic meter of air. Compliance with the foregoing standards would ensure that the proper precautions are taken prior to demolishing the existing structures, and adverse impacts related to LBP would not occur.

Hazardous materials could be stored, used, and transported in varying amounts during construction of the proposed project. Construction activities associated with the proposed project would involve the use of various products such as concrete, paints, and adhesives. In addition, heavy-duty construction equipment operating on the project site would contain hydraulic fluid, diesel fuel, and other petroleum products. Small quantities of such potentially toxic substances would be used at the project site and transported to and from the site during construction. However, the project contractor would be required to comply

with all California Health and Safety Codes and local County ordinances regulating the handling, storage, and transportation of hazardous and toxic materials. Compliance with such regulations would ensure that the proposed project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment during construction activities.

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

c. The nearest school relative to the project site is St. Catherine School, located approximately 0.2-mile northwest of the site. As discussed under questions 'a' and 'b' above, construction and operation of the proposed project could include the use of small quantities of potentially toxic substances (e.g., medications, compressed gases, petroleum and other chemicals used to operate and maintain construction equipment); however, the project applicant/contractor would be required to comply with all State and local City ordinances regulating the use of such products. Therefore, the proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, and ***no impact*** would occur.

d. Pursuant to the SWRCB GeoTracker data management system, hazardous materials sites, including LUST sites and DTSC cleanup sites, have not been identified on or within a 1,000-foot radius of the project site.[33] In addition, the project site is not located on or near any hazardous waste sites identified on the Envirostor's Hazardous Waste and Substance Site List.[34]

Based on the above, the proposed project would not be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. As such, ***no impact*** would occur.

e. The public airport nearest to the project site is the San Martin Airport, which is located approximately 5.3 miles southeast of the project site at 13030 Murphy Avenue. The project site is located well outside of the Airport Influence Area identified in the South County Airport Comprehensive Land Use Plan.[35] In addition, the project site is not located within the vicinity of a private airstrip. Therefore, the proposed project would not result in an airport-related safety hazard for people residing or working in the project area, and ***no impact*** would occur.

f. Implementation of the proposed project would not result in any modifications to the City's existing roadway system. In addition, during construction, heavy equipment would be staged on-site such that the local roadways would not be blocked. Thus, implementation

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[33] State Water Resources Control Board. *GeoTracker*. Available at: https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=morgan+hill. Accessed April 2023.

[34] Department of Toxic Substances Control. *Hazardous Waste and Substances Site List*. Available at: https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=17575+Peak+Avenue+Morgan+Hill%2C+CA. Accessed April 2023.

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

of the proposed project would not interfere with potential evacuation or response routes used by emergency response teams. Furthermore, the project would not conflict with the City's Emergency Operations Plan because the project would not affect the local roadway network.[36] Therefore, the project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and ***no impact*** would occur.

g. The City's Wildland Urban Interface map indicates that the project site is not located in a High or Very High Fire Hazard Severity Zone (FHSZ).[37] In addition, the project site is substantially surrounded by urban development, thereby limiting the sources of fuel (e.g., dry grass) that could be ignited. Therefore, the proposed project would not expose people or structures to the risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands, and ***no impact*** would occur.

[36] City of Morgan Hill. *Emergency Operations Plan.* January 11, 2018.
[37] City of Morgan Hill. *City of Morgan Hill Wildland Urban Interface Map.* March 2009.

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

Discussion

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

Construction

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

Water quality degradation is regulated by the federal NPDES Program, established by the Clean Water Act, which controls and reduces pollutants to water bodies from point and non-point discharges. In California, the NPDES permitting program is administered by the

SWRCB through nine Regional Water Quality Control Boards (RWQCBs). As discussed in Section VII, Geology and Soils, of this Initial Study, new development within the City that disturbs one or more acres of land is required to comply with the NPDES General Construction Permit and prepare a SWPPP incorporating BMPs to control sedimentation, erosion, and hazardous materials contamination of runoff during construction. The proposed project would disturb approximately 1.94 acres, and, thus, would be subject to the State NPDES General Construction Permit.

The proposed project would also be subject to all regional and local water quality regulations. In order to meet water quality objectives for the region, the City of Morgan Hill, City of Gilroy, and County of Santa Clara have prepared and are implementing a Revised Regional Storm Water Management Plan (SWMP).[38] The SWMP incorporates the efforts of the City of Morgan Hill, the City of Gilroy, and the unincorporated portion of Santa Clara County, within the watershed of the Pajaro River and Monterey Bay, to meet the Phase II Storm Water Permit requirements for small municipal separate storm sewer systems (MS4s). The City of Morgan Hill implements the SWMP through an extensive program that entails: 1) the establishment of SWMP goals for the City; 2) public education and outreach; 3) public involvement and participation; 4) illicit discharge control; 5) construction site stormwater runoff control; 6) post-construction stormwater management in development; and 7) pollution prevention. For construction activities, the SWMP presents BMPs that are required for the control of stormwater runoff quality during construction. Compliance with the City's SWMP, as well as the NPDES General Construction Permit, would ensure that adverse impacts to water quality would not occur during construction.

Operation

After project construction, impervious surfaces on the project site could contribute incrementally to the degradation of downstream water quality during storm events. During the dry season, vehicles and other urban activities may release contaminants onto the impervious surfaces, where they would accumulate until the first storm event. During the initial storm event, or first flush, the concentrated pollutants would be transported via stormwater runoff from the site to the stormwater drainage system and eventually a downstream waterway. Typical urban and medical facility pollutants that would likely be associated with the proposed project include sediment, pesticides, oil and grease, nutrients, metals, bacteria, and trash.

The proposed project would be managed in accordance with Resolution R3-2013-0032 issued by the Central Coast Regional Water Quality Control Board. The Resolution formally adopts post-construction stormwater management requirements for development projects in the Central Coast Region.[39] The requirements identify 10 Watershed Management Zones (WMZs) in the covered area, and specify stormwater management requirements for each zone, depending on the size of the development project. Because the project site is located in an area classified as WMZ-1, stormwater management at the project site must include site design and runoff features to limit the amount of runoff from the project site as well as on-site water quality treatment to reduce pollutant loads in the

[38] City of Morgan Hill. *Stormwater and Urban Runoff Management*. Available at: https://www.morgan-hill.ca.gov/737/Phase-II-General-Stormwater-Permit. Accessed April 2023.

[39] California Water Boards. *Central Coast Post-Construction Stormwater Requirements.* Available at: https://www.waterboards.ca.gov/centralcoast/water_issues/programs/stormwater/docs/lid/hydromod_lid_docs/2013_0032_attach1_post_construction_requirements.pdf. Accessed April 2023.

stormwater runoff using a Low Impact Development (LID) treatment system such as biofiltration. In WMZ-1, the treatment system must retain 95 percent of the runoff from the project site and also maintain peak runoff flows such that they do not exceed pre-project flows.

The proposed project would include stormwater treatment measures designed in accordance with the Santa Clara County Clean Water Program Technical Guidance Handbook, and would be adequately designed to accommodate a 10-year storm event without increasing flows to the existing storm drain system. The design, construction, operation, and maintenance of the proposed stormwater system would need to be addressed in a final Stormwater Control Plan (SWCP) to be submitted to the City of Morgan Hill in accordance with the stormwater management requirements set forth in Chapter 18.140 of the City's Municipal Code. The final SWCP would demonstrate how the stormwater system would meet the specified water quality, runoff retention, and peak flow management requirements. Prior to the issuance of building permits, the stormwater controls would be verified by the City of Morgan Hill to confirm design of the controls in accordance with the specified standards, and the controls would be subject to later operation and maintenance inspections by the property owner.

The final design of the proposed drainage system would be reviewed and approved by the City Engineer, who would ensure that the proposed drainage system complies with all applicable regional and local standards and requirements with respect to incorporating sufficient permanent stormwater treatment control BMPs. Therefore, water quality standards or waste discharge requirements would not be violated, and water quality would not be substantially degraded as a result of operations of the proposed project or intersection improvement area.

Conclusion

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

b,e. The City's water supplies currently consist entirely of groundwater. Approximately 25 percent of the City's supply is extracted from the Coyote Valley subarea of the Santa Clara Subbasin, and approximately 75 percent is extracted from the Llagas Subbasin. The project site is located within the Llagas Subbasin. Neither of the subbasins are in a condition of overdraft, and groundwater levels are not expected to drop.[40] It should be noted that water supply is further discussed in Section XIX, Utilities and Service Systems, of this Initial Study.

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

[40] City of Morgan Hill. *Morgan Hill 2035 Final Environmental Impact Report* [pg. 4.9-18]. Adopted July 2016.

priority based on criteria that include overlying population, projected growth, number of wells, irrigation acreage, groundwater reliance, and groundwater impacts. However, neither subbasin has been identified as being critically overdrafted.[41]

Major recharge facilities within the Llagas Subbasin include the Uvas and Chesbro Reservoirs, in-stream recharge in Llagas and Uvas Creeks, the Madrone Channel, the San Pedro and Main Avenue groundwater recharge ponds, and the Uvas-Llagas pipeline, which is capable of diverting water from Uvas Reservoir to Llagas Creek. The project site is not located in the vicinity of any such facilities. In addition, the proposed stormwater drainage system would allow for a portion of the captured runoff to infiltrate underlying soils in a manner similar to what currently occurs on-site.

Given that groundwater levels within the subbasin underlying the project site are currently stable, and that the proposed project would provide for opportunities for on-site recharge, the project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the Llagas Subbasin. In addition, the project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Thus, ***no impact*** would occur.

ci-iii. The project site consists of an existing residential care facility and an associated parking lot. Development of the proposed project would include approximately 31,031 square feet of new impervious surfaces, which would alter the existing drainage pattern of the site. Stormwater runoff could cause soil erosion if not properly addressed and provide a more lucrative means of transport for pollutants to enter the waterways. However, as discussed above, the proposed project would be required to comply with all applicable regulations related to stormwater management. As such, the proposed stormwater system would treat and retain runoff from the project site and would be required to maintain peak runoff flows such that they do not exceed pre-project flows in accordance with the stormwater management requirements adopted by Resolution R3-2013-0032.

Stormwater runoff associated with the site would be required to comply with the City's SWMP standards. As such, the project would not significantly increase stormwater flows into the existing system. The final drainage system design for the project will be subject to review and approval by the City Engineer, 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. Therefore, the proposed project would not substantially alter the existing drainage pattern of the site or area in a manner that would result in substantial erosion, siltation, or flooding on- or off-site, create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, or provide substantial additional sources of polluted runoff. Thus, ***no impact*** would occur.

civ. According to FEMA FIRM number 06085C606H, the project site is located within Zone X, which is not considered a Special Flood Hazard Area.[42] Therefore, the proposed project

[41] Santa Clara Valley Water District. *2021 Groundwater Management Plan, Santa Clara and Llagas Subbasins* [pg. ES-1]. November 2021.

[42] Federal Emergency Management Agency. *National Flood Hazard Layer FIRMette No. 06085C606H.* Available at: https://msc.fema.gov/portal/search?AddressQuery=17090%20Peak%20Avenue%2C%20Morgan%20Hill%2C%20CA#searchresultsanchor. Accessed April 2023.

would not impede or redirect flood flows, and ***no impact*** would occur.

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

The project site is, however, located within the dam failure inundation hazard zone for Anderson Reservoir as indicated within the dam failure inundation hazard maps.[43] A seismic stability evaluation performed in 2007 for Anderson Dam indicated that the downstream and upstream embankments could become unstable during a very large magnitude earthquake and the rupture of faults underlying the dam may have adverse impact on the outlet pipes and intake structure. The SCVWD has initiated a capital project, the Anderson Dam Seismic Retrofit Project (ADSRP), to complete the planning, design, and construction of the seismic retrofit of the dam. Construction work for the ADSRP began on July 7, 2021.[44] Federal dam regulators have ordered Anderson Reservoir to operate at three percent capacity until the retrofit is complete.[45] Given the reduced capacity of, and ongoing improvements to, the Anderson Dam, flooding and/or inundation from the dam does not pose a risk to the proposed project.

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

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43 Association of Bay Area Governments. *Dam Failure Inundation Hazard Map for Morgan Hill*. 1995. Available at: http://www.mhcert.com/prepare/dam_failure.shtml. Accessed April 2023.

44 Santa Clara Valley Water District. *C1: Anderson Dam Seismic Retrofit*.* Available at: https://www.valleywater.org/anderson-dam-project. Accessed April 2023.

45 *Ibid*.

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

Discussion

a. A project risks dividing an established community if the project would introduce infrastructure or alter land use so as to change the land use conditions in the surrounding community, or isolate an existing land use. Currently, the project site consists of an operational assisted living facility, and the site is generally surrounded by existing development. The proposed project is an extension of the current use on the project site and, therefore, would not introduce a new land use, change the conditions in the surrounding community, or isolate an existing land use. Therefore, the proposed project would not physically divide an established community and ***no impact*** would occur.

b. The project site is designated Residential Attached Medium within the City's General Plan and is zoned RAM. The Residential Attached Medium land use designation allows for a mix of attached housing types including townhomes, garden apartments, and stacked flats. Additionally, a Residential Care Facility is allowed within the RAM district with approval of a Conditional Use Permit. Therefore, the proposed project would not conflict with the site's zoning or land use designation.

In addition, the proposed project would be consistent with other applicable policies and regulations adopted for the purpose of avoiding or mitigating environmental effects. For example, as discussed in Section IV, Biological Resources, of this Initial Study, the proposed project would comply with Section 12.32.030 of the City's Municipal Code regarding the removal of Ordinance Sized Trees. The project would not conflict with any applicable policies, regulations, or ordinances related to the protection of biological resources. Additionally, as discussed under Section XIII, Noise, of this Initial Study, the project would comply with the noise level thresholds established in the City's General Plan and Municipal Code during construction and operation. In addition, the proposed project would comply with Section 8.28.040.D of the City's Municipal Code, which limits the hours construction activities may occur.

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

XII. MINERAL RESOURCES. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	✖
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	✖

Discussion

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

XIII. NOISE. *Would the project result in:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	✖
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	✖
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	✖

Discussion

a. The following section includes a discussion of noise standards and criteria applicable to various land uses, as well as potential traffic noise and non-transportation noise sources associated with the proposed project.

Sensitive Receptors

Noise-sensitive land uses are generally defined as locations where people reside or where the presence of unwanted sound could adversely affect the primary intended use of the land. Places where people live, sleep, recreate, worship, and study are considered to be sensitive to noise because intrusive noise can be disruptive to such activities. Within the project vicinity, and for the purposes of a CEQA evaluation, the nearest sensitive receptor is the single-family residence surrounded by the site.

Existing Noise Environment

The ambient noise environment in the immediate project vicinity is defined by traffic on the local roadway network (Peak Avenue and West Dunne Avenue). Additional noise sources include emergency vehicle pass-bys and general community noise.

City Noise Standards and Criteria

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

SSI-8.2 Impact Evaluation. The impact of a proposed development project on existing land uses should be evaluated in terms of the potential for adverse community response based on significant increase in existing noise levels, regardless of compatibility guidelines.

SSI-8.5 Traffic Noise Level Standards. Consider noise level increases resulting from traffic associated with new projects significant if: a) the noise level increase is 5 dBA 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.

SSI-8.6 Stationary Noise Level Standards. Consider noise levels produced by stationary noise sources associated with new projects significant if they substantially exceed existing ambient noise levels.

SSI-8.7 Other Noise Sources. Consider noise levels produced by other noise sources (such as ballfields) significant if an acoustical study demonstrates they would substantially exceed ambient noise levels.

SSI-8.9 Site Planning and Design. Require attention to site planning and design techniques other than sound walls to reduce noise impacts, including: a) installing earth berms, b) increasing the distance between the noise source and the receiver, c) using non-sensitive structures such as parking lots, utility areas, and garages to shield noise-sensitive areas, d) orienting buildings to shield outdoor spaces from the noise source, and e) minimizing the noise at its source.

In addition to the policies listed above, Section 18.76.090 (Noise) of the City's Municipal Code contains maximum noise levels for non-transportation noise sources. The City's quantitative exterior noise standards are reproduced below in Table 5. Importantly, this section of the Code states that noise standards in the below table (i.e., Table 18.76-1 of the Code) do not apply to noise generated by vehicle traffic in the public right-of-way or from temporary construction, demolition, and vehicles that enter and leave the site of the noise-generating use (e.g., construction equipment, trains, trucks).

Table 4
Noise Level Performance Standards

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

Notes:
- The planning commission may allow an additional 5 dBA noise level at the lot line if the maximum noise level shown above cannot be achieved with reasonable and feasible mitigation.

Source: City of Morgan Hill Municipal Code.

Furthermore, Section 8.28.040.D of the Morgan Hill Municipal Code, limits construction activity noise as follows:

> "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 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 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 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 Works projects are exempt from this section and the City Engineer shall determine the hours of construction for City public projects.

Project Construction Noise

During construction of the proposed project, heavy-duty equipment would be used for demolition, grading, excavation, paving, and building construction, which would result in temporary noise level increases while in operation. Noise levels would vary depending on the type of equipment used, how the equipment is operated, and how well the equipment is maintained. In addition, noise exposure at any single point outside the project site would vary depending on the proximity of construction activities to that point. Standard construction equipment, such as graders, backhoes, loaders, and haul trucks would be used on-site. The nearest noise-sensitive receptor is the single-family residence that is surrounded by the project site on three sides.

Table 6 shows the maximum noise levels associated with typical construction equipment.

Table 5
Construction Equipment Noise

Type of Equipment	Maximum Level, dB at 50 feet
Backhoe	78
Compactor	83
Compressor (air)	78
Dozer	82
Dump Truck	76
Excavator	81
Generator	81
Pneumatic Tools	85

Source: ***Federal Highway Administration, Roadway Construction Noise Model User's Guide, January 2006.***

Based on the table, activities involved in typical construction would generate maximum noise levels up to 85 dB at a distance of 50 feet. Because the nearest receptor is less than 50 feet away, the receptor could be exposed to noise levels greater than 85 dB.

As noted in Section 18.76.090 of the City's Municipal Code, the noise level performance standards set forth therein do not apply to noise generated by construction activities. Additionally, Chapter 8.28 of the Morgan Hill Municipal Code prohibits construction activities between 8:00 PM and 7:00 AM, Monday through Friday, and between 6:00 PM and 9:00 AM on Saturdays. Construction activities may not occur on Sundays or federal holidays.

Given the restrictions on construction hours, and the City's standard conditions of approval requiring the use of best available technology by construction contractors to minimize excessive noise from construction equipment, the project would result in no impact related to a substantial temporary increase in noise generation during construction activities.

Project Operational Noise

It should be noted that the California Supreme Court has clarified that environmental analyses prepared under CEQA are intended to analyze a project's impact on the environment, rather than the potential impact of the environment on the project (*Ballona Wetlands Land Trust v. City of Los Angeles,* (2011) 201 Cal.App.4th 455, 473). As such, because the environmental analyses are not required to analyze the potential impact of the environment on the project, a discussion of the effects of off-site traffic noise on the project has not been included. Similarly, the effects of project construction on the existing on-site residential care facility are not evaluated herein.

Operation of the proposed project would generate noise primarily associated with increased traffic on nearby roadways. Pursuant to General Plan Policy SSI-8.5, noise level increases resulting from traffic associated with new projects are considered significant if: a) the noise level increase is 5 dBA L_{dn} or greater, with a future noise level of less than 60 dB L_{dn}; or b) the noise level increase is 3 dB L_{dn} or greater, with a future noise level of 60 dB L_{dn} or greater. Table 4.11-7 of the General Plan EIR shows a decrease in noise levels of 0.6 dB by 2035 along Peak Avenue, between Dunne Avenue and Main Avenue, with future traffic noise levels projected to be less than 60 dB. The table also shows an increase in noise levels along Dunne Avenue, between Peak Avenue and Del Monte Avenue, by 2.6 dB, with future projected traffic noise levels exceeding 65 dB. Vehicle trips generated by the proposed project are generally included in the estimate of buildout of the General Plan because the proposed project is consistent with the RAM land use designation. Considering the anticipated change in transportation noise on adjacent roadways would not exceed the City's standards set forth in Policy SSI-8.5, traffic noise increases attributable to the project would be less than significant.

Non-transportation noise-generating operations associated with the proposed project would primarily consist of landscaping maintenance and HVAC systems. The landscaping maintenance and HVAC systems would be typical of the existing residential care facility on the project site. Assuming the project HVAC systems and maintenance equipment would be in normal working order, such stationary noise sources associated with the proposed project would not substantially increase noise levels from what currently exists in the project area.

Based on the above, the project would result in no impact related to a substantial increase in noise generation during project operation.

Conclusion

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

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

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

Human and structural response to different vibration levels is influenced by a number of factors, including ground type, distance between source and receptor, duration, and the number of perceived vibration events. Table 7, which was developed by Caltrans, shows the vibration levels that would normally be required to result in damage to structures. As shown in the table, the threshold for architectural damage to structures is 0.20 in/sec PPV.

The proposed project would only cause elevated vibration levels during construction, as the proposed project would not involve any uses or operations that would generate substantial groundborne vibration. Although noise and vibration associated with the construction phases of the project would add to the noise environment in the immediate project vicinity, construction activities would be temporary in nature and are anticipated to occur during normal daytime working hours.

Table 8 shows the typical vibration levels produced by construction equipment at various distances. The most substantial source of groundborne vibrations associated with project construction would be the use of vibratory compactors.

Use of vibratory compactors/rollers could be required during construction of the proposed on-site parking areas and driveways. However, such activity would occur at approximately 40 feet from the existing single-family unit located adjacent to the project site. At a distance of 26 feet or greater from the vibration source, groundborne vibrations associated with construction equipment would be less than the 0.2 in/sec PPV threshold of significance for architectural damage to structures. Therefore, the proposed project would not expose people to or generate excessive groundborne vibration or groundborne noise levels, and ***no impact*** would occur.

Table 6
Effects of Vibration on People and Buildings

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

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

Table 7
Vibration Levels for Various Construction Equipment

Type of Equipment	PPV at 25 feet (in/sec)	PPV at 50 feet (in/sec)
Large Bulldozer	0.089	0.029
Loaded Trucks	0.076	0.025
Small Bulldozer	0.003	0.000
Auger/drill Rigs	0.089	0.029
Jackhammer	0.035	0.011
Vibratory Hammer	0.070	0.023
Vibratory Compactor/roller	0.210 (0.2 at 26 feet)	0.070

Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment Guidelines, May 2006.

c. The public airport nearest to the project site is the San Martin Airport, which is located approximately 5.3 miles southeast of the project site at 13030 Murphy Avenue. The project site is located well outside of the Airport Influence Area identified in the South County Airport Comprehensive Land Use Plan.[46] In addition, the project site is not located within the vicinity of a private airstrip. Therefore, the proposed project would not expose people residing or working in the project area to excessive noise levels associated with air traffic, and ***no impact*** would occur.

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

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

Discussion

a. The proposed project would include the expansion of the existing residential care facility by four beds, as well as the development of a new building containing 54 beds, for a total increase in capacity of 112 beds. Based on the Department of Finance E-5 City/County Housing Population Estimates published in May 2021, the population of Morgan Hill is approximately 47,374.[47] The increase in population associated with the proposed project (112 residents) would constitute a 0.23 percent increase in the City's population. A 0.23 percent increase in population would not be considered substantial growth. In addition, the facility has the potential to accommodate existing aging residents of Morgan Hill. As a result, the proposed project would not necessarily increase the City population. Furthermore, the proposed project is allowable use in the zoning and land use designations. Therefore, the City has planned for similar development and anticipated the resulting population growth. The primary consideration regarding increased growth is not the growth itself, but the effects of such growth on the City's infrastructure systems, with the key inquiry being whether the systems would become overburdened as a result of the additional demand created by the project. As discussed in Section XIX, Utilities and Service Systems, of this Initial Study, adequate utility infrastructure would be available to support the proposed project. Thus, the proposed project would not induce substantial unplanned population growth in an area, either directly or indirectly, and ***no impact*** would occur.

b. The proposed project would not require the demolition of any existing residential units. Instead, the project would develop currently unused land to provide housing and treatment for mentally and physically ill people. As such, the proposed project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere, and ***no impact*** would occur.

[47] California Department of Finance. *E-5 City/County Population and Housing Estimates.* May 2021.

XV. PUBLIC SERVICES.

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Fire protection?	☐	☐	☐	✖
b. Police protection?	☐	☐	☐	✖
c. Schools?	☐	☐	☐	✖
d. Parks?	☐	☐	☐	✖
e. Other Public Facilities?	☐	☐	☐	✖

Discussion

a-e. The City of Morgan Hill contracts with CAL FIRE (California Department of Forestry and Fire Protection) for fire protection services. The nearest fire station to the project site (El Toro Station) is located approximately 1.7 miles to the north. Although the City has not adopted response time standards or goals related to fire suppression, CAL FIRE is held to a seven minute, 59 second response time standard based on the 911 Emergency Medical Services Provider Agreement between the City of Morgan Hill and the County of Santa Clara Emergency Medical Services Agency.[48] The incremental increase in demand for fire protection associated with the proposed project would not necessitate new or physically altered fire protection facilities and would not be substantial enough such that the current response times could not be maintained. In addition, the proposed building would include a fire sprinkler system which would decrease the likelihood of fire-related incidents to occur at the site.

The project site is also located in close proximity to the Morgan Hill Police Department, which is located at 16200 Vineyard Boulevard, approximately 1.6 miles southeast of the site. Thus, police response times would be comparable to nearby existing developments.

With respect to schools, given that the project would provide assisted living services for adults, the proposed project would not increase the demand for public schools in the area.

Regarding parks, the proposed project would include recreational facilities, such as multiple media rooms and living areas, for residents to use. The demand for recreation attributable to the proposed assisted living project would not be substantial enough to necessitate the construction of new parks or alteration of existing parks, the construction of which could have environmental impacts.

Other public facilities, such as libraries, are within close proximity to the project site as well. The Morgan Hill Library is located approximately 0.4-mile northwest of the project site, and would be available for use by future residents of the proposed project. However, it is noted that, given the demographic of the proposed project's residents, it is unlikely that such residents would leave the project site to use public facilities, such as libraries.

Because the project is an allowable use under the site's General Plan land use designations, buildout of the site has been evaluated in the City's General Plan EIR and

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

assumed in City planning efforts. Thus, the associated increase in demand for public services has already been anticipated and planned for by the City. Furthermore, the proposed project would be subject to payment of development impact fees, which are used to help pay for infrastructure, including fire facilities, police facilities, and other public facilities needed to support new development within the City.

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

XVI. RECREATION. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	✖
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	✖

Discussion

a,b. The proposed assisted living development would be expected to generate approximately 112 new residents. Due to the increase in population associated with the project, the proposed project could increase demand on existing park facilities. However, given the demographic of the proposed project's residents, it is unlikely that such residents would use such facilities. In addition, the proposed development would include on-site recreation opportunities such as media rooms and living areas for residents to use. The demand for recreation attributable to the proposed assisted living project would not be substantial enough to necessitate the construction of new parks or alteration of existing parks, the construction of which could have environmental impacts.

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

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

Discussion

a. The law has changed with respect to how transportation-related impacts may be addressed under CEQA. Traditionally, lead agencies used level of service (LOS) to assess the significance of such impacts, with greater levels of congestion considered to be more significant than lesser levels. Enacted as part of Senate Bill 743 (2013), PRC Section 21099, subdivision (b)(1), directed the Governor's Office of Planning and Research (OPR) to prepare, develop, and transmit to the Secretary of the Natural Resources Agency for certification and adoption proposed CEQA Guidelines addressing "criteria for determining the significance of transportation impacts of projects within transit priority areas. Those criteria shall promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses."

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

Please refer to Question 'b' for a discussion of VMT.

Transit, Bicycle, and Pedestrian Facilities

Bus service in the City of Morgan Hill is provided by the Santa Clara Valley Transportation Authority (VTA), which operates local bus service with regional connections to destinations north and south of Morgan Hill. The nearest bus stop to the project site is located approximately 0.15-mile to the northwest at the intersection of Peak Avenue/Alkire Avenue. Because the proposed project would only slightly increase transit riders, the demands of the proposed project could be accommodated by the existing transit facilities. Therefore, the proposed project would not conflict with a program, plan, ordinance, or policy related to the City's transit facilities.

In the project vicinity, bike lanes are located along West Dunne Avenue and Peak Avenue.[49] Due to the nature of the proposed project, the project is not expected to generate a significant amount of bicycle trips. Therefore, the demand generated by the

[49] City of Morgan Hill. *Bikeways, Trails, Parks and Recreation Master Plan.* Adopted July 2017.

proposed project could be accommodated by the existing bicycle facilities in the vicinity of the project site. Thus, the proposed project would not conflict with a program, plan, ordinance, or policy related to the City's bicycle facilities.

Currently, sidewalks are located along each side of both Peak Avenue and West Dunne Avenue. Pedestrian crosswalks are also provided at the adjacent nearby intersections. As such, the proposed pedestrian facilities in the project vicinity would provide adequate connection for pedestrians between the project site and other surrounding land uses in the area. Therefore, the proposed project would not conflict with existing transit, bicycle, or pedestrian facilities.

Conclusion

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

b. Section 15064.3 of the CEQA Guidelines provides specific considerations for evaluating a project's transportation impacts. Pursuant to Section 15064.3, analysis of VMT attributable to a project is the most appropriate measure of transportation impacts, with other relevant considerations consisting of the effects of the project on transit and non-motorized travel. VMT is the total miles of travel by personal motorized vehicles a project is expected to generate in a day. VMT measures the full distance of personal motorized vehicle-trips, with one end within the project site. Typically, development projects that are farther from other, complementary land uses (such as a business park far from housing) and in areas without transit or active transportation infrastructure (bike lanes, sidewalks, etc.) generate more driving than development near complementary land uses with more robust transportation options. Therefore, development projects located in a central business district with high density and diversity of complementary land uses and frequent transit services are expected to internalize trips and generate shorter and fewer vehicle trips than developments located in a suburban area with low density of residential developments and no transit service in the project vicinity.

In order to assess project VMT, the SCC VMT Evaluation Tool was used.[50] Based on the project location, type of development, project description, and proposed trip reduction measures, the evaluation tool calculates the project VMT. Projects located in areas where the existing VMT is above the established threshold are referred to as being in "high-VMT areas." Projects in high-VMT areas are required to include a set of VMT reduction measures that would reduce the project VMT to the greatest extent possible.

To adhere to the state's legislation, the City is currently developing the framework for new transportation policies based on the implementation of VMT as the primary measure of transportation impacts for CEQA purposes. The new policies will replace the City's current transportation policies that are based on LOS. However, as the City has not formally adopted City-specific VMT policies, the VMT assessment incorporated methodology and impact thresholds recommended in the OPR *Technical Advisory on Evaluating Transportation Impacts in CEQA* (*Technical Advisory*). In accordance with the *Technical Advisory*, VMT per capita is the recommended metric to evaluate CEQA-related transportation impacts for residential land uses, with an impact threshold of 15 percent below the existing VMT levels for residential land uses.

[50] Santa Clara Countywide VMT Evaluation Tool. *Results*. Available at: https://vmttool.vta.org/. Accessed April 2023.

The SCC VMT Evaluation Tool determined that the VMT value resulting from buildout of the proposed project would be 12.81 VMT per capita.[51] The VTA's *VMT Evaluation Tool*, indicates that the City-wide VMT per capita is currently 24.64. Considering this, the VMT per capita of the proposed project is more than 15 percent below the City's existing VMT per capita and, per the OPR's criteria, can be assumed to be less than significant.

Residents of assisted living facilities are typically presumed not to be able to drive themselves, as by definition residents require assistance in one or more areas of daily functioning, nor are the residents assumed to make commute, shopping, or school trips independently. Thus, assisted care uses do not generate trips similar to other residential uses. Instead, most trips are employee commute trips, some local visitor trips, and delivery or service trips unrelated to automobile VMT. Therefore, assisted care uses may be most similar to office or other employment-based uses that involve a limited public component. Assisted living facilities are generally located to specifically serve the surrounding community, so that residents can be placed close to medical facilities and where the families of the residents live. As such, assisted living facilities may also be considered primarily local-serving. Of cities with adopted VMT policies, typical guidance includes screening out some or all local-serving uses, including day cares, community colleges, houses of worship, and government offices, regardless of the commute characteristics of any employees. In addition, some cities, such as the City of Fountain Valley and the City of Alhambra, include project-type screening for assisted living facilities.[52,53]

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

c,d. Primary access to the project site would be provided by a driveway from Peak Avenue. An additional driveway would be developed east of the proposed building, which would grant access to the new parking lot from West Dunne Avenue. The proposed project would also include a pick-up/drop-off area adjacent to the buildings at both proposed parking lots.

Based on the minor number of trips anticipated to be generated by the proposed project, operational traffic issues are not expected to occur at the project driveway. Implementation of the proposed project would not result in any substantial modifications to the City's existing roadway system.

The project driveways would be free and clear of any obstructions to provide adequate sight distance, thereby ensuring that vehicles would be able to see pedestrians on the sidewalk and other vehicles traveling on Peak Avenue and West Dunne Avenue. Landscaping and signage would be required to be located in a way to ensure that drivers have an unobstructed view.

Implementation of the proposed project would not result in any modifications to the City's existing roadway system, and would provide adequate access to the site for emergency vehicles. Emergency vehicles would use the primary access driveway to enter the site,

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51 Santa Clara Countywide VMT Evaluation Tool. *Results*. Available at: https://vmttool.vta.org/. Accessed April 2023.

52 City of Fountain Valley. *Transportation Impact Assessment Guidelines for Land Use Projects in CEQA and for General Plan Consistency* [pg.17]. June 2020.

53 City of Alhambra. *City of Alhambra Study Guidelines for Vehicle Miles Traveled and Level of Service Assessment* [pg. 15]. October 2020.

and could pull into the parking areas located besides each building on the project site; the existing parking area would be improved to include a modified fire truck turnaround. Based on the above, the proposed project would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment), and would not result in inadequate emergency access. Therefore, ***no impact*** would occur.

XVIII. TRIBAL CULTURAL RESOURCES.

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

Discussion

a,b. As discussed in Section V, Cultural Resources, of this Initial Study, the existing on-site structures do not meet the criteria to be eligible for listing in the California Register of Historical Resources, or a local register of historical resources as defined in PRC Section 5020.1(k), and do not contain known resources that could be considered historic pursuant to the criteria set forth in subdivision (c) of PRC Section 5024.1. Based on a search of the NAHC Sacred Lands File, the project site is not likely to contain tribal cultural resources.[54] The records search of the CHRIS database for cultural resource site records and survey reports within the project area indicated that a low to moderate potential exists for unrecorded Native American archaeological resources to occur within the project site.[55] Compliance with Section 18.60.090 of the City's Municipal Code would ensure that the proper measures are taken should tribal cultural resources be discovered within the project site.

Given compliance with the City's standard conditions of approval related to cultural resource discovery, ***no impact*** to tribal cultural resources would occur.

[54] Native American Heritage Commission. *Re: Peak Avenue Assisted Living Project, Santa Clara County.* March 24, 2022.

[55] California Historical Resources Information System. *Re: Record search results for the proposed Peak Avenue Assisted Living Project*. April 14, 2022.

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

Discussion

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

Water

The City of Morgan Hill provides potable water service to its residential, commercial, industrial, and institutional customers within the City limits. The City's water system facilities include 17 groundwater wells, 10 reservoir sites, nine pumping stations, and 165 miles of pressured pipes ranging from two to 14 inches in diameter. The City has planned and constructed water projects in conjunction with new street construction in anticipation of future growth and water needs.

According to the City's Urban Water Management Plan (UWMP), the City's projected water supply far exceeds the water demand for normal, single-dry, and multiple-dry years until at least 2045.[56] For example, Table 7-2 of the UWMP indicates that, under a 2045 multiple-dry year scenario, Morgan Hill would have a 22,810 acre-feet water surplus by the third dry year. According to the City's UWMP, the water consumption rate during 2020 was approximately 150 gallons per capita per day. Given that the proposed project would result in 112 new residents, the proposed project would result in a demand of approximately 6,048,000 gallons, or 18.56 acre-feet per year. The 18.56 acre-feet per year increase in water demand associated with implementation of the proposed project could be accommodated by the City's existing water supplies, even after three consecutive dry years in the year 2045, as identified in the UWMP. Therefore, the proposed project would not require or result in the construction of new water treatment facilities or expansion of

[56] City of Morgan Hill. *2020 Urban Water Management Plan* [pg. 7-4 to 7-7]. October 2021.

existing facilities, and sufficient water supplies would be available to serve the project from existing entitlements and resources.

Wastewater

The City of Morgan Hill sewer collection system consists of approximately 160 miles of gravity sewers, over 3,000 manholes, nearly three miles of force mains, and 14 lift stations. The sewer lines range in size from four inches to 30 inches in diameter and the piping system includes 26 siphons. The City's collection system directs wastewater to the South County Regional Wastewater Authority (SCRWA) Wastewater Treatment Facility (WWTF) located in southern Gilroy. SCRWA is a joint powers authority formed by the cities of Morgan Hill and Gilroy to collectively treat the wastewater of both cities.[57] The City of Morgan Hill has an allocation of 3.56 million gallons per day (MGD) from the WWTF. The average dry weather flow from the City of Morgan Hill was approximately 2.7 MGD in 2015.[58]

Based on a per capita flow rate of 78 gallons per capita per day, the proposed project would generate approximately 8,736 gallons per capita per day of wastewater (112 residents X 78 gallons per capita per day), which is well within the remaining treatment capacity of the WWTF allocated for the City of Morgan Hill.[59] In addition, because the General Plan EIR determined that the WWTF would be required to be expanded in order to accommodate buildout of the General Plan, the SCRWA is planning to fund, design, and construct expansion of the WWTF beyond its current wastewater treatment capacity of 8.5 MGD. The expansion project is underway at the SCRWA WWTF and is expected to be complete in 2024.[60] The plant expansion will increase the facility's wastewater treatment capacity from 8.5 to 11 mgd. As discussed above, the General Plan EIR determined that, after expansion of the treatment plant, wastewater generated by General Plan buildout, including the project site, would not exceed the expanded permitted treatment capacity of the SCRWA WWTF facility.

Based on the above, the incremental increase in wastewater generation associated with the development of the proposed project would not require the construction of new or expansion of existing wastewater treatment facilities, as capacity is already sufficient to serve the proposed project.

Stormwater

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

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57 City of Morgan Hill. *City Council Staff Report 2163, Accept Report Regarding Wastewater System Needs and Rate Study Schedule.* February 6, 2019.

58 City of Morgan Hill. *2035 General Plan Draft EIR*. January 2016.

59 City of Morgan Hill. *2035 General Plan Draft EIR*. [pg. 4.15-30]. January 2016.

60 Morgan Hill Times. *Expansion to increase South County recycled water capacity*. Available at: https://morganhilltimes.com/expansion-to-increase-south-county-recycled-water-capacity/. Accessed June 2023.

Electricity, Natural Gas, and Telecommunications

Electricity service for the proposed project would be Pacific Gas & Electric. The proposed project would not use natural gas, as natural gas is prohibited in all new construction effective March 1, 2020, pursuant to City Ordinance No. 2306. Telephone service would be provided by AT&T, and cable television would be provided by Comcast. The proposed project would be able to connect to the electricity and phone infrastructure that already serves the site. Therefore, the project would not require major upgrades to, or extension of, existing infrastructure.

Conclusion

Based on the above, the increase in water demand, wastewater generation, and stormwater drainage associated with the proposed project could be adequately accommodated by existing facilities. In addition, the project is located within an urbanized area and would not require major expansion or extension of existing water, wastewater, electrical, or telecommunications facilities in the project area.

Therefore, the proposed project would not require or result in the relocation or construction of new or expanded water, wastewater treatment, stormwater, electric power, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. Sufficient water supplies would be available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years. Furthermore, adequate wastewater capacity would be available to serve the project's projected demand. Thus, ***no impact*** would occur.

d,e. Recology South Valley provides solid waste and recycling services to the businesses and residents of the cities of Morgan Hill and Gilroy. Recology South Valley has contracted with the Monterey Regional Waste Management District to provide solid waste disposal services at the Monterey Peninsula Landfill and Materials Recovery Facility for the waste collected by Recology.[61] Pursuant to the Landfill's current Solid Waste Facility Permit, the Landfill has a maximum permitted tonnage limit of 3,500 tons per day and a design capacity of 49,700,000 cubic yards, with remaining capacity of 48,560,000 cubic yards.[62] Considering the relatively small scale of the proposed project, and because the project is consistent with the type of development that has been planned for the project site, the proposed project would not produce enough solid waste for the landfill to exceed capacity. As such, sufficient permitted capacity exists at the Monterey Peninsula Landfill and Materials Recovery Facility to accommodate the proposed project's incremental increase in solid waste disposal needs. Furthermore, the proposed project would comply with applicable federal, State, and local statutes and regulations related to solid waste. Therefore, the proposed project would have ***no impact*** related to solid waste.

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

62 California Department of Resources Recycling and Recovery (CalRecycle). *Facility/Site Summary Details: Monterey Peninsula Landfill (27-AA-0010)*. Available at: https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2642?siteID=1976. Accessed April 2023.

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

Discussion

a-d. The City's Wildland Urban Interface map indicates that the project site is not located in a High or Very High FHSZ.[63] Furthermore, CAL FIRE's Fire and Resource Assessment program indicates that the project site is not located in a High or Very High FHSZ.[64] The nearest Very High FHSZ is located less than 0.1-mile to the west. Although the project site is located in close proximity to the Very High FHSZ, the intersection of Peak Avenue and West Dunne Avenue could potentially act as a firebreak. The proposed project would be required to comply with all applicable requirements of the California Fire Code (CFC), as adopted by Chapter 15.44 of the City's Municipal Code, including installation of fire sprinkler systems. In addition, the CBSC includes requirements related to fire hazards for new residential buildings. In compliance with the CBSC (specifically Section 903.2.1.3, Group A-2), the design of the residences would include automatic fire sprinklers, and fire alarm systems would be incorporated pursuant to CFC requirements. Such features would help to reduce the spread of fire.

As noted in Section IX, implementation of the proposed project would not interfere with potential evacuation or response routes used by emergency response teams. The project would not conflict with the City's Emergency Operations Plan.[65] In addition, the proposed project would not include any development on, or at the base of, a substantial slope. Thus, implementation of the proposed project would not exacerbate any existing conditions or hazards related to downslope flooding or landslides, slope instability, or drainage changes. Therefore, the project area does not include any existing features that would substantially increase fire risk for future residents.

Given that the project site is located within a developed urban area and is situated adjacent to existing roads, water lines, and other utilities, the proposed project would not require the development of additional infrastructure, and, thus, would not result in substantial fire

[63] City of Morgan Hill. *City of Morgan Hill Wildland Urban Interface Map.* March 2009.
[64] California Department of Forestry and Fire Protection. *Morgan Hill, Very High Fire Hazard Severity Zones in LRA.* October 9, 2008.
[65] City of Morgan Hill. *Emergency Operations Plan.* January 11, 2018.

risks related to installation or maintenance of such infrastructure. Therefore, the proposed project would not be subject to substantial risks related to wildfires, and ***no impact*** would occur.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	✖
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☐	✖
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	✖

Discussion

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

b. As demonstrated in this Initial Study, the proposed project would not result in any significant environmental impacts, through compliance with applicable General Plan policies and Municipal Code standards, as well as other applicable local and State regulations. For this reason, as well as due to the project's relatively small increase in traffic, noise, air pollutant emissions, and demand for utilities and service systems, the project's incremental contribution towards cumulative impacts in the area would not be cumulatively considerable. Therefore, when viewed in conjunction with other closely related past, present, or reasonably foreseeable future projects, development of the proposed project would not substantially contribute to cumulative impacts in the City of Morgan Hill, and ***no impact*** would occur.

c. The project site would be developed in a generally urbanized and built-up area of the City of Morgan Hill. As discussed throughout this Initial Study, development of the proposed project would not result in substantial adverse impacts to human beings, either directly or indirectly. Specifically, as discussed in Section III, Air Quality, Section VIII, GHG Emissions, Section IX, Hazards and Hazardous Materials, Section XIII, Noise, and Section XVII, Transportation, of this Initial Study, the proposed project would not cause substantial adverse effects to human beings, including effects related to exposure to air pollutants, GHG, hazardous materials, noise, and traffic. As such, ***no impact*** would result.

Appendix A

Air Quality and Greenhouse Gas Modeling Results

Peak Avenue Assisted Living Project

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

Bay Area AQMD Air District, Mitigation Report

Construction Mitigation Summary

Phase	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												
Architectural Coating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Construction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Demolition	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Grading	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Site Preparation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

OFFROAD Equipment Mitigation

Peak Avenue Assisted Living Project

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

Equipment Type	Fuel Type	Tier	Number Mitigated	Total Number of Equipment	DPF	Oxidation Catalyst
Air Compressors	Diesel	No Change	0	1	No Change	0.00
Cement and Mortar Mixers	Diesel	No Change	0	1	No Change	0.00
Concrete/Industrial Saws	Diesel	No Change	0	1	No Change	0.00
Cranes	Diesel	No Change	0	1	No Change	0.00
Forklifts	Diesel	No Change	0	1	No Change	0.00
Generator Sets	Diesel	No Change	0	1	No Change	0.00
Graders	Diesel	No Change	0	2	No Change	0.00
Pavers	Diesel	No Change	0	1	No Change	0.00
Paving Equipment	Diesel	No Change	0	1	No Change	0.00
Rollers	Diesel	No Change	0	1	No Change	0.00
Rubber Tired Dozers	Diesel	No Change	0	3	No Change	0.00
Tractors/Loaders/Backhoes	Diesel	No Change	0	8	No Change	0.00
Welders	Diesel	No Change	0	3	No Change	0.00

Peak Avenue Assisted Living Project

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

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	Unmitigated tons/yr						Unmitigated mt/yr					
Air Compressors	2.71300E-002	1.83000E-001	2.71520E-001	4.50000E-004	9.15000E-003	9.15000E-003	0.00000E+000	3.82988E+001	3.82988E+001	2.16000E-003	0.00000E+000	3.83528E+001
Cement and Mortar Mixers	4.40000E-004	2.76000E-003	2.31000E-003	1.00000E-005	1.10000E-004	1.10000E-004	0.00000E+000	3.43710E-001	3.43710E-001	4.00000E-005	0.00000E+000	3.44600E-001
Concrete/Industrial Saws	3.34000E-003	2.58400E-002	3.65700E-002	6.00000E-005	1.28000E-003	1.28000E-003	0.00000E+000	5.37657E+000	5.37657E+000	2.60000E-004	0.00000E+000	5.38320E+000
Cranes	3.74900E-002	3.96720E-001	2.00210E-001	6.50000E-004	1.65200E-002	1.52000E-002	0.00000E+000	5.70311E+001	5.70311E+001	1.84500E-002	0.00000E+000	5.74922E+001
Forklifts	1.06700E-002	1.00060E-001	1.28220E-001	1.70000E-004	5.81000E-003	5.35000E-003	0.00000E+000	1.51078E+001	1.51078E+001	4.89000E-003	0.00000E+000	1.52299E+001
Generator Sets	4.29900E-002	3.83650E-001	5.49650E-001	9.90000E-004	1.68100E-002	1.68100E-002	0.00000E+000	8.47811E+001	8.47811E+001	3.45000E-003	0.00000E+000	8.48675E+001
Graders	7.67000E-003	9.30600E-002	3.38500E-002	1.30000E-004	3.02000E-003	2.77000E-003	0.00000E+000	1.16275E+001	1.16275E+001	3.76000E-003	0.00000E+000	1.17215E+001
Pavers	1.44000E-003	1.41200E-002	2.16200E-002	4.00000E-005	6.60000E-004	6.10000E-004	0.00000E+000	3.09725E+000	3.09725E+000	1.00000E-003	0.00000E+000	3.12229E+000
Paving Equipment	1.71000E-003	1.60300E-002	2.55700E-002	4.00000E-005	7.80000E-004	7.20000E-004	0.00000E+000	3.57854E+000	3.57854E+000	1.16000E-003	0.00000E+000	3.60748E+000
Rollers	1.35000E-003	1.40900E-002	1.62100E-002	2.00000E-005	7.80000E-004	7.10000E-004	0.00000E+000	2.01707E+000	2.01707E+000	6.50000E-004	0.00000E+000	2.03338E+000
Rubber Tired Dozers	1.96800E-002	2.04910E-001	8.93100E-002	2.50000E-004	9.23000E-003	8.49000E-003	0.00000E+000	2.15695E+001	2.15695E+001	6.98000E-003	0.00000E+000	2.17439E+001
Tractors/Loaders/Backhoes	2.64600E-002	2.67230E-001	4.02050E-001	5.60000E-004	1.26600E-002	1.16500E-002	0.00000E+000	4.92637E+001	4.92637E+001	1.59300E-002	0.00000E+000	4.96620E+001
Welders	1.06780E-001	6.22670E-001	7.49160E-001	1.15000E-003	2.16200E-002	2.16200E-002	0.00000E+000	8.46993E+001	8.46993E+001	8.69000E-003	0.00000E+000	8.49165E+001

Peak Avenue Assisted Living Project

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

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	Mitigated tons/yr						Mitigated mt/yr					
Air Compressors	2.71300E-002	1.83000E-001	2.71520E-001	4.50000E-004	9.15000E-003	9.15000E-003	0.00000E+000	3.82988E+001	3.82988E+001	2.16000E-003	0.00000E+000	3.83528E+001
Cement and Mortar Mixers	4.40000E-004	2.76000E-003	2.31000E-003	1.00000E-005	1.10000E-004	1.10000E-004	0.00000E+000	3.43710E-001	3.43710E-001	4.00000E-005	0.00000E+000	3.44600E-001
Concrete/Industrial Saws	3.34000E-003	2.58400E-002	3.65700E-002	6.00000E-005	1.28000E-003	1.28000E-003	0.00000E+000	5.37657E+000	5.37657E+000	2.60000E-004	0.00000E+000	5.38319E+000
Cranes	3.74900E-002	3.96720E-001	2.00210E-001	6.50000E-004	1.65200E-002	1.52000E-002	0.00000E+000	5.70310E+001	5.70310E+001	1.84400E-002	0.00000E+000	5.74922E+001
Forklifts	1.06700E-002	1.00060E-001	1.28220E-001	1.70000E-004	5.81000E-003	5.35000E-003	0.00000E+000	1.51078E+001	1.51078E+001	4.89000E-003	0.00000E+000	1.52299E+001
Generator Sets	4.29900E-002	3.83650E-001	5.49650E-001	9.90000E-004	1.68100E-002	1.68100E-002	0.00000E+000	8.47810E+001	8.47810E+001	3.45000E-003	0.00000E+000	8.48673E+001
Graders	7.67000E-003	9.30600E-002	3.38500E-002	1.30000E-004	3.02000E-003	2.77000E-003	0.00000E+000	1.16275E+001	1.16275E+001	3.76000E-003	0.00000E+000	1.17215E+001
Pavers	1.44000E-003	1.41200E-002	2.16200E-002	4.00000E-005	6.60000E-004	6.10000E-004	0.00000E+000	3.09724E+000	3.09724E+000	1.00000E-003	0.00000E+000	3.12229E+000
Paving Equipment	1.71000E-003	1.60300E-002	2.55700E-002	4.00000E-005	7.80000E-004	7.20000E-004	0.00000E+000	3.57854E+000	3.57854E+000	1.16000E-003	0.00000E+000	3.60747E+000
Rollers	1.35000E-003	1.40900E-002	1.62100E-002	2.00000E-005	7.80000E-004	7.10000E-004	0.00000E+000	2.01707E+000	2.01707E+000	6.50000E-004	0.00000E+000	2.03338E+000
Rubber Tired Dozers	1.96800E-002	2.04910E-001	8.93100E-002	2.50000E-004	9.23000E-003	8.49000E-003	0.00000E+000	2.15694E+001	2.15694E+001	6.98000E-003	0.00000E+000	2.17438E+001
Tractors/Loaders/Backhoes	2.64600E-002	2.67230E-001	4.02050E-001	5.60000E-004	1.26600E-002	1.16500E-002	0.00000E+000	4.92636E+001	4.92636E+001	1.59300E-002	0.00000E+000	4.96619E+001
Welders	1.06780E-001	6.22660E-001	7.49160E-001	1.15000E-003	2.16200E-002	2.16200E-002	0.00000E+000	8.46992E+001	8.46992E+001	8.69000E-003	0.00000E+000	8.49164E+001

Peak Avenue Assisted Living Project

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

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												
Air Compressors	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.30552E-006	1.30552E-006	0.00000E+000	0.00000E+000	1.04295E-006
Cement and Mortar Mixers	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Concrete/Industrial Saws	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.85763E-006
Cranes	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.22740E-006	1.22740E-006	5.42005E-004	0.00000E+000	1.21756E-006
Forklifts	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.32382E-006	1.32382E-006	0.00000E+000	0.00000E+000	1.31320E-006
Generator Sets	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.17951E-006	1.17951E-006	0.00000E+000	0.00000E+000	1.29614E-006
Graders	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	8.60032E-007	8.60032E-007	0.00000E+000	0.00000E+000	8.53134E-007
Pavers	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	3.22867E-006	3.22867E-006	0.00000E+000	0.00000E+000	0.00000E+000
Paving Equipment	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	2.77202E-006
Rollers	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Rubber Tired Dozers	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.39085E-006	1.39085E-006	0.00000E+000	0.00000E+000	1.37970E-006
Tractors/Loaders/Backhoes	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.21794E-006	1.21794E-006	0.00000E+000	0.00000E+000	1.20817E-006
Welders	0.00000E+000	1.60599E-005	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.18065E-006	1.18065E-006	0.00000E+000	0.00000E+000	1.17763E-006

Fugitive Dust Mitigation

Yes/No	Mitigation Measure	Mitigation Input		Mitigation Input		Mitigation Input	
No	Soil Stabilizer for unpaved Roads	PM10 Reduction		PM2.5 Reduction			

Peak Avenue Assisted Living Project

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

No	Replace Ground Cover of Area Disturbed	PM10 Reduction		PM2.5 Reduction			
No	Water Exposed Area	PM10 Reduction		PM2.5 Reduction		Frequency (per day)	
No	Unpaved Road Mitigation	Moisture Content %		Vehicle Speed (mph)	0.00		
No	Clean Paved Road	% PM Reduction	0.00				

		Unmitigated		Mitigated		Percent Reduction	
Phase	Source	PM10	PM2.5	PM10	PM2.5	PM10	PM2.5
Architectural Coating	Fugitive Dust	0.00	0.00	0.00	0.00	0.00	0.00
Architectural Coating	Roads	0.01	0.00	0.01	0.00	0.00	0.00
Building Construction	Fugitive Dust	0.00	0.00	0.00	0.00	0.00	0.00
Building Construction	Roads	0.06	0.02	0.06	0.02	0.00	0.00
Demolition	Fugitive Dust	0.00	0.00	0.00	0.00	0.00	0.00
Demolition	Roads	0.00	0.00	0.00	0.00	0.00	0.00
Grading	Fugitive Dust	0.07	0.03	0.07	0.03	0.00	0.00
Grading	Roads	0.00	0.00	0.00	0.00	0.00	0.00
Paving	Fugitive Dust	0.00	0.00	0.00	0.00	0.00	0.00
Paving	Roads	0.00	0.00	0.00	0.00	0.00	0.00
Site Preparation	Fugitive Dust	0.06	0.03	0.06	0.03	0.00	0.00
Site Preparation	Roads	0.00	0.00	0.00	0.00	0.00	0.00

Operational Percent Reduction Summary

Peak Avenue Assisted Living Project

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

Category	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												
Architectural Coating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hearth	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mobile	3.06	5.16	5.07	6.84	5.75	6.17	0.00	6.68	6.68	3.98	5.08	6.65
Natural Gas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water Indoor	0.00	0.00	0.00	0.00	0.00	0.00	12.00	14.32	13.60	12.01	12.32	12.80
Water Outdoor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Operational Mobile Mitigation

Project Setting: Low Density Suburban

Mitigation Selected	Category	Measure	% Reduction	Input Value 1	Input Value 2	Input Value 3
No	Land Use	Increase Density	0.00	0.00	0.00	
No	Land Use	Increase Diversity	0.11	0.33		
No	Land Use	Improve Walkability Design	0.00	0.00		
No	Land Use	Improve Destination Accessibility	0.00	0.00		
Yes	Land Use	Increase Transit Accessibility	0.19	0.17		
No	Land Use	Integrate Below Market Rate Housing	0.00	0.00		
	Land Use	Land Use SubTotal	0.05			

Peak Avenue Assisted Living Project

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

Yes	Neighborhood Enhancements	Improve Pedestrian Network	2.00	Project Site and Connecting Off-Site		
No	Neighborhood Enhancements	Provide Traffic Calming Measures	0.00			
No	Neighborhood Enhancements	Implement NEV Network	0.00			
	Neighborhood Enhancements	Neighborhood Enhancements Subtotal	0.02			
No	Parking Policy Pricing	Limit Parking Supply	0.00	0.00		
No	Parking Policy Pricing	Unbundle Parking Costs	0.00	0.00		
No	Parking Policy Pricing	On-street Market Pricing	0.00	0.00		
	Parking Policy Pricing	Parking Policy Pricing Subtotal	0.00			
No	Transit Improvements	Provide BRT System	0.00	0.00		
No	Transit Improvements	Expand Transit Network	0.00	0.00		
No	Transit Improvements	Increase Transit Frequency	0.00		0.00	
	Transit Improvements	Transit Improvements Subtotal	0.00			
		Land Use and Site Enhancement Subtotal	0.07			
No	Commute	Implement Trip Reduction Program				
No	Commute	Transit Subsidy				
No	Commute	Implement Employee Parking "Cash Out"	3.00			
No	Commute	Workplace Parking Charge		0.00		
No	Commute	Encourage Telecommuting and Alternative Work Schedules	0.00			
No	Commute	Market Commute Trip Reduction Option	0.00			
No	Commute	Employee Vanpool/Shuttle	0.00		2.00	

Peak Avenue Assisted Living Project

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

No	Commute	Provide Ride Sharing Program	5.00			
	Commute	Commute Subtotal	0.00			
No	School Trip	Implement School Bus Program	0.00			
		Total VMT Reduction	0.07			

Area Mitigation

Measure Implemented	Mitigation Measure	Input Value
No	Only Natural Gas Hearth	
No	No Hearth	
No	Use Low VOC Cleaning Supplies	
No	Use Low VOC Paint (Residential Interior)	100.00
No	Use Low VOC Paint (Residential Exterior)	150.00
No	Use Low VOC Paint (Non-residential Interior)	100.00
No	Use Low VOC Paint (Non-residential Exterior)	150.00
No	Use Low VOC Paint (Parking)	150.00
No	% Electric Lawnmower	
No	% Electric Leafblower	
No	% Electric Chainsaw	

Energy Mitigation Measures

Measure Implemented	Mitigation Measure	Input Value 1	Input Value 2
No	Exceed Title 24		

Peak Avenue Assisted Living Project

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

No	Install High Efficiency Lighting		
No	On-site Renewable		

Appliance Type	Land Use Subtype	% Improvement
ClothWasher		30.00
DishWasher		15.00
Fan		50.00
Refrigerator		15.00

Water Mitigation Measures

Measure Implemented	Mitigation Measure	Input Value 1	Input Value 2
Yes	Apply Water Conservation on Strategy	12.00	20.00
No	Use Reclaimed Water	0.00	0.00
No	Use Grey Water	0.00	
No	Install low-flow bathroom faucet	32.00	
No	Install low-flow Kitchen faucet	18.00	
No	Install low-flow Toilet	20.00	
No	Install low-flow Shower	20.00	
No	Turf Reduction	0.00	
No	Use Water Efficient Irrigation Systems	6.10	
No	Water Efficient Landscape	0.00	0.00

Solid Waste Mitigation

Peak Avenue Assisted Living Project

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

Mitigation Measures	Input Value
Institute Recycling and Composting Services Percent Reduction in Waste Disposed	

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

Peak Avenue Assisted Living Project

Bay Area AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	42.00	Space	0.50	16,800.00	0
Congregate Care (Assisted Living)	54.00	Dwelling Unit	1.44	9,251.00	108

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	64
Climate Zone	4			**Operational Year**	2024
Utility Company	Pacific Gas and Electric Company				
CO2 Intensity (lb/MWhr)	203.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Lot acreage, square footage, and population are updated to match the project site plan.

Construction Phase - Updated to reflect the AQ Assumptions Sheet.

Demolition - The demolition square footage is representative of the existing shed on-site.

Mobile Land Use Mitigation - Inputs are based on the applicant-provided AQ and GHG Questionnaire.

Water Mitigation - Outdoor water reduction representative of MWELO compliance, indoor water reduction representative of compliance with Calgreen Table A5.303.23.1, as indicated on applicant-provided AQ Questionnaire.

Grading -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	300.00
tblConstructionPhase	NumDays	200.00	300.00

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

tblConstructionPhase	NumDays	4.00	20.00
tblConstructionPhase	NumDays	10.00	20.00
tblConstructionPhase	NumDays	2.00	20.00
tblLandUse	LandUseSquareFeet	54,000.00	9,251.00
tblLandUse	LotAcreage	0.38	0.50
tblLandUse	LotAcreage	3.38	1.44
tblLandUse	Population	154.00	108.00

2.0 Emissions Summary

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	2.4027	18.4237	22.9471	0.0416	7.1647	0.8277	7.7695	3.4465	0.7859	4.0029	0.0000	3,925.2091	3,925.2091	0.7662	0.0391	3,956.0250
2024	2.2067	12.7452	15.6734	0.0306	0.5128	0.5160	1.0288	0.1374	0.4999	0.6373	0.0000	2,866.9506	2,866.9506	0.3624	0.0373	2,887.1380
2025	2.0928	12.0118	15.5154	0.0305	0.5128	0.4484	0.9612	0.1374	0.4342	0.5716	0.0000	2,854.3628	2,854.3628	0.3545	0.0363	2,874.0341
Maximum	**2.4027**	**18.4237**	**22.9471**	**0.0416**	**7.1647**	**0.8277**	**7.7695**	**3.4465**	**0.7859**	**4.0029**	**0.0000**	**3,925.2091**	**3,925.2091**	**0.7662**	**0.0391**	**3,956.0250**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	2.4027	18.4237	22.9471	0.0416	7.1647	0.8277	7.7695	3.4465	0.7859	4.0029	0.0000	3,925.2091	3,925.2091	0.7662	0.0391	3,956.0250
2024	2.2067	12.7452	15.6734	0.0306	0.5128	0.5160	1.0288	0.1374	0.4999	0.6373	0.0000	2,866.9506	2,866.9506	0.3624	0.0373	2,887.1380
2025	2.0928	12.0118	15.5154	0.0305	0.5128	0.4484	0.9612	0.1374	0.4342	0.5716	0.0000	2,854.3628	2,854.3628	0.3545	0.0363	2,874.0341
Maximum	**2.4027**	**18.4237**	**22.9471**	**0.0416**	**7.1647**	**0.8277**	**7.7695**	**3.4465**	**0.7859**	**4.0029**	**0.0000**	**3,925.2091**	**3,925.2091**	**0.7662**	**0.0391**	**3,956.0250**

Peak Avenue Assisted Living Project - Bay Area AQMD Air District, Summer

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

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

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	22.5839	0.5423	33.7987	0.0568		4.1901	4.1901		4.1901	4.1901	452.0257	208.1487	660.1744	0.6263	0.0320	685.3529
Energy	0.0134	0.1143	0.0486	7.3000e-004		9.2400e-003	9.2400e-003		9.2400e-003	9.2400e-003		145.8858	145.8858	2.8000e-003	2.6700e-003	146.7527
Mobile	0.4337	0.4015	3.5944	7.8200e-003	0.8269	5.5300e-003	0.8324	0.2202	5.1500e-003	0.2254		809.0424	809.0424	0.0476	0.0353	820.7529
Total	**23.0309**	**1.0581**	**37.4417**	**0.0653**	**0.8269**	**4.2049**	**5.0318**	**0.2202**	**4.2045**	**4.4247**	**452.0257**	**1,163.0769**	**1,615.1026**	**0.6767**	**0.0699**	**1,652.8585**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	22.5839	0.5423	33.7987	0.0568		4.1901	4.1901		4.1901	4.1901	452.0257	208.1487	660.1744	0.6263	0.0320	685.3529
Energy	0.0134	0.1143	0.0486	7.3000e-004		9.2400e-003	9.2400e-003		9.2400e-003	9.2400e-003		145.8858	145.8858	2.8000e-003	2.6700e-003	146.7527
Mobile	0.4220	0.3808	3.3986	7.3000e-003	0.7698	5.1900e-003	0.7750	0.2050	4.8400e-003	0.2099		754.8900	754.8900	0.0456	0.0335	766.0130
Total	**23.0192**	**1.0373**	**37.2459**	**0.0648**	**0.7698**	**4.2045**	**4.9744**	**0.2050**	**4.2042**	**4.4092**	**452.0257**	**1,108.9245**	**1,560.9502**	**0.6747**	**0.0681**	**1,598.1187**

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.05**	**1.96**	**0.52**	**0.80**	**6.90**	**0.01**	**1.14**	**6.90**	**0.01**	**0.35**	**0.00**	**4.66**	**3.35**	**0.30**	**2.57**	**3.31**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	8/1/2023	8/28/2023	5	20	
2	Site Preparation	Site Preparation	8/29/2023	9/25/2023	5	20	
3	Grading	Grading	9/26/2023	10/23/2023	5	20	
4	Paving	Paving	10/24/2023	11/20/2023	5	20	
5	Building Construction	Building Construction	11/20/2023	1/10/2025	5	300	
6	Architectural Coating	Architectural Coating	12/4/2023	1/24/2025	5	300	

Acres of Grading (Site Preparation Phase): 18.75

Acres of Grading (Grading Phase): 20

Acres of Paving: 0.5

Residential Indoor: 18,733; Residential Outdoor: 6,244; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 1,008 (Architectural Coating – sqft)

OffRoad Equipment

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

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

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

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	4.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	46.00	9.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	9.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0394	0.0000	0.0394	5.9600e-003	0.0000	5.9600e-003			0.0000			0.0000
Off-Road	1.4725	14.3184	13.4577	0.0241		0.6766	0.6766		0.6328	0.6328		2,324.3959	2,324.3959	0.5893		2,339.1278
Total	**1.4725**	**14.3184**	**13.4577**	**0.0241**	**0.0394**	**0.6766**	**0.7160**	**5.9600e-003**	**0.6328**	**0.6387**		**2,324.3959**	**2,324.3959**	**0.5893**		**2,339.1278**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	4.3000e-004	0.0261	6.3500e-003	1.2000e-004	3.5000e-003	2.2000e-004	3.7200e-003	9.6000e-004	2.1000e-004	1.1700e-003		13.1518	13.1518	4.3000e-004	2.0800e-003	13.7837
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0352	0.0202	0.3108	9.3000e-004	0.1068	5.3000e-004	0.1073	0.0283	4.9000e-004	0.0288		94.7498	94.7498	2.3900e-003	2.2500e-003	95.4794
Total	**0.0356**	**0.0463**	**0.3171**	**1.0500e-003**	**0.1103**	**7.5000e-004**	**0.1110**	**0.0293**	**7.0000e-004**	**0.0300**		**107.9017**	**107.9017**	**2.8200e-003**	**4.3300e-003**	**109.2632**

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

3.2 Demolition - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0394	0.0000	0.0394	5.9600e-003	0.0000	5.9600e-003			0.0000			0.0000
Off-Road	1.4725	14.3184	13.4577	0.0241		0.6766	0.6766		0.6328	0.6328	0.0000	2,324.3959	2,324.3959	0.5893		2,339.1278
Total	**1.4725**	**14.3184**	**13.4577**	**0.0241**	**0.0394**	**0.6766**	**0.7160**	**5.9600e-003**	**0.6328**	**0.6387**	**0.0000**	**2,324.3959**	**2,324.3959**	**0.5893**		**2,339.1278**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	4.3000e-004	0.0261	6.3500e-003	1.2000e-004	3.5000e-003	2.2000e-004	3.7200e-003	9.6000e-004	2.1000e-004	1.1700e-003		13.1518	13.1518	4.3000e-004	2.0800e-003	13.7837
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0352	0.0202	0.3108	9.3000e-004	0.1068	5.3000e-004	0.1073	0.0283	4.9000e-004	0.0288		94.7498	94.7498	2.3900e-003	2.2500e-003	95.4794
Total	**0.0356**	**0.0463**	**0.3171**	**1.0500e-003**	**0.1103**	**7.5000e-004**	**0.1110**	**0.0293**	**7.0000e-004**	**0.0300**		**107.9017**	**107.9017**	**2.8200e-003**	**4.3300e-003**	**109.2632**

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

3.3 Site Preparation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.2635	0.0000	6.2635	3.0038	0.0000	3.0038			0.0000			0.0000
Off-Road	1.1339	12.4250	6.6420	0.0172		0.5074	0.5074		0.4668	0.4668		1,666.0573	1,666.0573	0.5388		1,679.5282
Total	**1.1339**	**12.4250**	**6.6420**	**0.0172**	**6.2635**	**0.5074**	**6.7709**	**3.0038**	**0.4668**	**3.4706**		**1,666.0573**	**1,666.0573**	**0.5388**		**1,679.5282**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0216	0.0124	0.1912	5.7000e-004	0.0657	3.3000e-004	0.0660	0.0174	3.0000e-004	0.0177		58.3076	58.3076	1.4700e-003	1.3800e-003	58.7566
Total	**0.0216**	**0.0124**	**0.1912**	**5.7000e-004**	**0.0657**	**3.3000e-004**	**0.0660**	**0.0174**	**3.0000e-004**	**0.0177**		**58.3076**	**58.3076**	**1.4700e-003**	**1.3800e-003**	**58.7566**

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

3.3 Site Preparation - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.2635	0.0000	6.2635	3.0038	0.0000	3.0038			0.0000			0.0000
Off-Road	1.1339	12.4250	6.6420	0.0172		0.5074	0.5074		0.4668	0.4668	0.0000	1,666.0573	1,666.0573	0.5388		1,679.5282
Total	**1.1339**	**12.4250**	**6.6420**	**0.0172**	**6.2635**	**0.5074**	**6.7709**	**3.0038**	**0.4668**	**3.4706**	**0.0000**	**1,666.0573**	**1,666.0573**	**0.5388**		**1,679.5282**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0216	0.0124	0.1912	5.7000e-004	0.0657	3.3000e-004	0.0660	0.0174	3.0000e-004	0.0177		58.3076	58.3076	1.4700e-003	1.3800e-003	58.7566
Total	**0.0216**	**0.0124**	**0.1912**	**5.7000e-004**	**0.0657**	**3.3000e-004**	**0.0660**	**0.0174**	**3.0000e-004**	**0.0177**		**58.3076**	**58.3076**	**1.4700e-003**	**1.3800e-003**	**58.7566**

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

3.4 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0826	0.0000	7.0826	3.4247	0.0000	3.4247			0.0000			0.0000
Off-Road	1.3330	14.4676	8.7038	0.0206		0.6044	0.6044		0.5560	0.5560		1,995.6147	1,995.6147	0.6454		2,011.7503
Total	**1.3330**	**14.4676**	**8.7038**	**0.0206**	**7.0826**	**0.6044**	**7.6869**	**3.4247**	**0.5560**	**3.9807**		**1,995.6147**	**1,995.6147**	**0.6454**		**2,011.7503**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0271	0.0155	0.2391	7.1000e-004	0.0822	4.1000e-004	0.0826	0.0218	3.8000e-004	0.0222		72.8845	72.8845	1.8400e-003	1.7300e-003	73.4457
Total	**0.0271**	**0.0155**	**0.2391**	**7.1000e-004**	**0.0822**	**4.1000e-004**	**0.0826**	**0.0218**	**3.8000e-004**	**0.0222**		**72.8845**	**72.8845**	**1.8400e-003**	**1.7300e-003**	**73.4457**

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

3.4 Grading - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0826	0.0000	7.0826	3.4247	0.0000	3.4247			0.0000			0.0000
Off-Road	1.3330	14.4676	8.7038	0.0206		0.6044	0.6044		0.5560	0.5560	0.0000	1,995.6147	1,995.6147	0.6454		2,011.7503
Total	**1.3330**	**14.4676**	**8.7038**	**0.0206**	**7.0826**	**0.6044**	**7.6869**	**3.4247**	**0.5560**	**3.9807**	**0.0000**	**1,995.6147**	**1,995.6147**	**0.6454**		**2,011.7503**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0271	0.0155	0.2391	7.1000e-004	0.0822	4.1000e-004	0.0826	0.0218	3.8000e-004	0.0222		72.8845	72.8845	1.8400e-003	1.7300e-003	73.4457
Total	**0.0271**	**0.0155**	**0.2391**	**7.1000e-004**	**0.0822**	**4.1000e-004**	**0.0826**	**0.0218**	**3.8000e-004**	**0.0222**		**72.8845**	**72.8845**	**1.8400e-003**	**1.7300e-003**	**73.4457**

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

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846		1,297.6880	1,297.6880	0.4114		1,307.9725
Paving	0.0655					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.7101**	**6.2357**	**8.8024**	**0.0136**		**0.3084**	**0.3084**		**0.2846**	**0.2846**		**1,297.6880**	**1,297.6880**	**0.4114**		**1,307.9725**

Unmitigated Construction Off-Site

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

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

3.5 Paving - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846	0.0000	1,297.6880	1,297.6880	0.4114		1,307.9725
Paving	0.0655					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.7101**	**6.2357**	**8.8024**	**0.0136**		**0.3084**	**0.3084**		**0.2846**	**0.2846**	**0.0000**	**1,297.6880**	**1,297.6880**	**0.4114**		**1,307.9725**

Mitigated Construction Off-Site

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

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

3.6 Building Construction - 2023

Unmitigated Construction On-Site

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

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	9.7900e-003	0.3860	0.1233	1.8200e-003	0.0610	2.3400e-003	0.0633	0.0176	2.2400e-003	0.0198		195.7149	195.7149	4.0100e-003	0.0289	204.4370
Worker	0.1244	0.0715	1.0996	3.2800e-003	0.3779	1.8700e-003	0.3798	0.1002	1.7300e-003	0.1020		335.2687	335.2687	8.4600e-003	7.9500e-003	337.8503
Total	**0.1342**	**0.4575**	**1.2229**	**5.1000e-003**	**0.4388**	**4.2100e-003**	**0.4430**	**0.1178**	**3.9700e-003**	**0.1217**		**530.9836**	**530.9836**	**0.0125**	**0.0369**	**542.2874**

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

3.6 Building Construction - 2023

Mitigated Construction On-Site

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

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	9.7900e-003	0.3860	0.1233	1.8200e-003	0.0610	2.3400e-003	0.0633	0.0176	2.2400e-003	0.0198		195.7149	195.7149	4.0100e-003	0.0289	204.4370
Worker	0.1244	0.0715	1.0996	3.2800e-003	0.3779	1.8700e-003	0.3798	0.1002	1.7300e-003	0.1020		335.2687	335.2687	8.4600e-003	7.9500e-003	337.8503
Total	**0.1342**	**0.4575**	**1.2229**	**5.1000e-003**	**0.4388**	**4.2100e-003**	**0.4430**	**0.1178**	**3.9700e-003**	**0.1217**		**530.9836**	**530.9836**	**0.0125**	**0.0369**	**542.2874**

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

3.6 Building Construction - 2024

Unmitigated Construction On-Site

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

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	9.5200e-003	0.3862	0.1206	1.8000e-003	0.0610	2.3600e-003	0.0633	0.0176	2.2500e-003	0.0198		192.6625	192.6625	3.9800e-003	0.0285	201.2485
Worker	0.1162	0.0638	1.0249	3.1700e-003	0.3779	1.7800e-003	0.3797	0.1002	1.6400e-003	0.1019		326.9501	326.9501	7.6500e-003	7.4100e-003	329.3508
Total	**0.1258**	**0.4500**	**1.1455**	**4.9700e-003**	**0.4388**	**4.1400e-003**	**0.4430**	**0.1178**	**3.8900e-003**	**0.1217**		**519.6126**	**519.6126**	**0.0116**	**0.0359**	**530.5993**

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

3.6 Building Construction - 2024

Mitigated Construction On-Site

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

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	9.5200e-003	0.3862	0.1206	1.8000e-003	0.0610	2.3600e-003	0.0633	0.0176	2.2500e-003	0.0198		192.6625	192.6625	3.9800e-003	0.0285	201.2485
Worker	0.1162	0.0638	1.0249	3.1700e-003	0.3779	1.7800e-003	0.3797	0.1002	1.6400e-003	0.1019		326.9501	326.9501	7.6500e-003	7.4100e-003	329.3508
Total	**0.1258**	**0.4500**	**1.1455**	**4.9700e-003**	**0.4388**	**4.1400e-003**	**0.4430**	**0.1178**	**3.8900e-003**	**0.1217**		**519.6126**	**519.6126**	**0.0116**	**0.0359**	**530.5993**

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

3.6 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3246	10.4128	12.4393	0.0221		0.3925	0.3925		0.3785	0.3785		2,002.1524	2,002.1524	0.3269		2,010.3248
Total	**1.3246**	**10.4128**	**12.4393**	**0.0221**		**0.3925**	**0.3925**		**0.3785**	**0.3785**		**2,002.1524**	**2,002.1524**	**0.3269**		**2,010.3248**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	9.2800e-003	0.3848	0.1185	1.7600e-003	0.0610	2.3600e-003	0.0633	0.0176	2.2500e-003	0.0198		189.2337	189.2337	3.9600e-003	0.0280	197.6648
Worker	0.1092	0.0575	0.9605	3.0600e-003	0.3779	1.7100e-003	0.3796	0.1002	1.5700e-003	0.1018		319.0967	319.0967	6.9300e-003	6.9500e-003	321.3415
Total	**0.1185**	**0.4423**	**1.0790**	**4.8200e-003**	**0.4388**	**4.0700e-003**	**0.4429**	**0.1178**	**3.8200e-003**	**0.1216**		**508.3304**	**508.3304**	**0.0109**	**0.0349**	**519.0063**

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

3.6 Building Construction - 2025

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3246	10.4128	12.4393	0.0221		0.3925	0.3925		0.3785	0.3785	0.0000	2,002.1524	2,002.1524	0.3269		2,010.3248
Total	**1.3246**	**10.4128**	**12.4393**	**0.0221**		**0.3925**	**0.3925**		**0.3785**	**0.3785**	**0.0000**	**2,002.1524**	**2,002.1524**	**0.3269**		**2,010.3248**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	9.2800e-003	0.3848	0.1185	1.7600e-003	0.0610	2.3600e-003	0.0633	0.0176	2.2500e-003	0.0198		189.2337	189.2337	3.9600e-003	0.0280	197.6648
Worker	0.1092	0.0575	0.9605	3.0600e-003	0.3779	1.7100e-003	0.3796	0.1002	1.5700e-003	0.1018		319.0967	319.0967	6.9300e-003	6.9500e-003	321.3415
Total	**0.1185**	**0.4423**	**1.0790**	**4.8200e-003**	**0.4388**	**4.0700e-003**	**0.4429**	**0.1178**	**3.8200e-003**	**0.1216**		**508.3304**	**508.3304**	**0.0109**	**0.0349**	**519.0063**

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

3.7 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.4575					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	**0.6492**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**		**281.4481**	**281.4481**	**0.0168**		**281.8690**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0243	0.0140	0.2152	6.4000e-004	0.0739	3.7000e-004	0.0743	0.0196	3.4000e-004	0.0200		65.5960	65.5960	1.6500e-003	1.5600e-003	66.1012
Total	**0.0243**	**0.0140**	**0.2152**	**6.4000e-004**	**0.0739**	**3.7000e-004**	**0.0743**	**0.0196**	**3.4000e-004**	**0.0200**		**65.5960**	**65.5960**	**1.6500e-003**	**1.5600e-003**	**66.1012**

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

3.7 Architectural Coating - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.4575					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	**0.6492**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**	**0.0000**	**281.4481**	**281.4481**	**0.0168**		**281.8690**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0243	0.0140	0.2152	6.4000e-004	0.0739	3.7000e-004	0.0743	0.0196	3.4000e-004	0.0200		65.5960	65.5960	1.6500e-003	1.5600e-003	66.1012
Total	**0.0243**	**0.0140**	**0.2152**	**6.4000e-004**	**0.0739**	**3.7000e-004**	**0.0743**	**0.0196**	**3.4000e-004**	**0.0200**		**65.5960**	**65.5960**	**1.6500e-003**	**1.5600e-003**	**66.1012**

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

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.4575					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	**0.6383**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**		**281.4481**	**281.4481**	**0.0159**		**281.8443**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0227	0.0125	0.2005	6.2000e-004	0.0739	3.5000e-004	0.0743	0.0196	3.2000e-004	0.0199		63.9685	63.9685	1.5000e-003	1.4500e-003	64.4382
Total	**0.0227**	**0.0125**	**0.2005**	**6.2000e-004**	**0.0739**	**3.5000e-004**	**0.0743**	**0.0196**	**3.2000e-004**	**0.0199**		**63.9685**	**63.9685**	**1.5000e-003**	**1.4500e-003**	**64.4382**

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

3.7 Architectural Coating - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.4575					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	**0.6383**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**	**0.0000**	**281.4481**	**281.4481**	**0.0159**		**281.8443**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0227	0.0125	0.2005	6.2000e-004	0.0739	3.5000e-004	0.0743	0.0196	3.2000e-004	0.0199		63.9685	63.9685	1.5000e-003	1.4500e-003	64.4382
Total	**0.0227**	**0.0125**	**0.2005**	**6.2000e-004**	**0.0739**	**3.5000e-004**	**0.0743**	**0.0196**	**3.2000e-004**	**0.0199**		**63.9685**	**63.9685**	**1.5000e-003**	**1.4500e-003**	**64.4382**

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

3.7 Architectural Coating - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.4575					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
Total	**0.6284**	**1.1455**	**1.8091**	**2.9700e-003**		**0.0515**	**0.0515**		**0.0515**	**0.0515**		**281.4481**	**281.4481**	**0.0154**		**281.8319**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0214	0.0113	0.1879	6.0000e-004	0.0739	3.3000e-004	0.0743	0.0196	3.1000e-004	0.0199		62.4320	62.4320	1.3600e-003	1.3600e-003	62.8712
Total	**0.0214**	**0.0113**	**0.1879**	**6.0000e-004**	**0.0739**	**3.3000e-004**	**0.0743**	**0.0196**	**3.1000e-004**	**0.0199**		**62.4320**	**62.4320**	**1.3600e-003**	**1.3600e-003**	**62.8712**

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

3.7 Architectural Coating - 2025

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.4575					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319
Total	**0.6284**	**1.1455**	**1.8091**	**2.9700e-003**		**0.0515**	**0.0515**		**0.0515**	**0.0515**	**0.0000**	**281.4481**	**281.4481**	**0.0154**		**281.8319**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0214	0.0113	0.1879	6.0000e-004	0.0739	3.3000e-004	0.0743	0.0196	3.1000e-004	0.0199		62.4320	62.4320	1.3600e-003	1.3600e-003	62.8712
Total	**0.0214**	**0.0113**	**0.1879**	**6.0000e-004**	**0.0739**	**3.3000e-004**	**0.0743**	**0.0196**	**3.1000e-004**	**0.0199**		**62.4320**	**62.4320**	**1.3600e-003**	**1.3600e-003**	**62.8712**

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Transit Accessibility

Improve Pedestrian Network

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.4220	0.3808	3.3986	7.3000e-003	0.7698	5.1900e-003	0.7750	0.2050	4.8400e-003	0.2099		754.8900	754.8900	0.0456	0.0335	766.0130
Unmitigated	0.4337	0.4015	3.5944	7.8200e-003	0.8269	5.5300e-003	0.8324	0.2202	5.1500e-003	0.2254		809.0424	809.0424	0.0476	0.0353	820.7529

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Congregate Care (Assisted Living)	140.40	158.22	170.10	339,948	316,491
Parking Lot	0.00	0.00	0.00		
Total	140.40	158.22	170.10	339,948	316,491

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
Congregate Care (Assisted	10.80	4.80	5.70	31.00	15.00	54.00	86	11	3
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

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

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Congregate Care (Assisted Living)	0.553342	0.058522	0.188738	0.121080	0.023016	0.005623	0.010412	0.007562	0.000987	0.000568	0.026444	0.000834	0.002871
Parking Lot	0.553342	0.058522	0.188738	0.121080	0.023016	0.005623	0.010412	0.007562	0.000987	0.000568	0.026444	0.000834	0.002871

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	lb/day										lb/day					
NaturalGas Mitigated	0.0134	0.1143	0.0486	7.3000e-004		9.2400e-003	9.2400e-003		9.2400e-003	9.2400e-003		145.8858	145.8858	2.8000e-003	2.6700e-003	146.7527
NaturalGas Unmitigated	0.0134	0.1143	0.0486	7.3000e-004		9.2400e-003	9.2400e-003		9.2400e-003	9.2400e-003		145.8858	145.8858	2.8000e-003	2.6700e-003	146.7527

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Congregate Care (Assisted Living)	1240.03	0.0134	0.1143	0.0486	7.3000e-004		9.2400e-003	9.2400e-003		9.2400e-003	9.2400e-003		145.8858	145.8858	2.8000e-003	2.6700e-003	146.7527
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0134**	**0.1143**	**0.0486**	**7.3000e-004**		**9.2400e-003**	**9.2400e-003**		**9.2400e-003**	**9.2400e-003**		**145.8858**	**145.8858**	**2.8000e-003**	**2.6700e-003**	**146.7527**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Congregate Care (Assisted Living)	1.24003	0.0134	0.1143	0.0486	7.3000e-004		9.2400e-003	9.2400e-003		9.2400e-003	9.2400e-003		145.8858	145.8858	2.8000e-003	2.6700e-003	146.7527
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0134**	**0.1143**	**0.0486**	**7.3000e-004**		**9.2400e-003**	**9.2400e-003**		**9.2400e-003**	**9.2400e-003**		**145.8858**	**145.8858**	**2.8000e-003**	**2.6700e-003**	**146.7527**

6.0 Area Detail

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

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	22.5839	0.5423	33.7987	0.0568		4.1901	4.1901		4.1901	4.1901	452.0257	208.1487	660.1744	0.6263	0.0320	685.3529
Unmitigated	22.5839	0.5423	33.7987	0.0568		4.1901	4.1901		4.1901	4.1901	452.0257	208.1487	660.1744	0.6263	0.0320	685.3529

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

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0376					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2039					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	22.2080	0.4910	29.3412	0.0565		4.1654	4.1654		4.1654	4.1654	452.0257	200.1177	652.1433	0.6186	0.0320	677.1289
Landscaping	0.1343	0.0514	4.4575	2.4000e-004		0.0247	0.0247		0.0247	0.0247		8.0310	8.0310	7.7200e-003		8.2240
Total	**22.5839**	**0.5423**	**33.7987**	**0.0568**		**4.1901**	**4.1901**		**4.1901**	**4.1901**	**452.0257**	**208.1487**	**660.1744**	**0.6263**	**0.0320**	**685.3530**

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0376					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2039					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	22.2080	0.4910	29.3412	0.0565		4.1654	4.1654		4.1654	4.1654	452.0257	200.1177	652.1433	0.6186	0.0320	677.1289
Landscaping	0.1343	0.0514	4.4575	2.4000e-004		0.0247	0.0247		0.0247	0.0247		8.0310	8.0310	7.7200e-003		8.2240
Total	**22.5839**	**0.5423**	**33.7987**	**0.0568**		**4.1901**	**4.1901**		**4.1901**	**4.1901**	**452.0257**	**208.1487**	**660.1744**	**0.6263**	**0.0320**	**685.3530**

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

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

Peak Avenue Assisted Living Project

Bay Area AQMD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	42.00	Space	0.50	16,800.00	0
Congregate Care (Assisted Living)	54.00	Dwelling Unit	1.44	9,251.00	108

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	64
Climate Zone	4			**Operational Year**	2024
Utility Company	Pacific Gas and Electric Company				
CO2 Intensity (lb/MWhr)	203.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Lot acreage, square footage, and population are updated to match the project site plan.

Construction Phase - Updated to reflect the AQ Assumptions Sheet.

Demolition - The demolition square footage is representative of the existing shed on-site.

Mobile Land Use Mitigation - Inputs are based on the applicant-provided AQ and GHG Questionnaire.

Water Mitigation - Outdoor water reduction representative of MWELO compliance, indoor water reduction representative of compliance with Calgreen Table A5.303.23.1, as indicated on applicant-provided AQ Questionnaire.

Grading -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	300.00
tblConstructionPhase	NumDays	200.00	300.00

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

tblConstructionPhase	NumDays	4.00	20.00
tblConstructionPhase	NumDays	10.00	20.00
tblConstructionPhase	NumDays	2.00	20.00
tblLandUse	LandUseSquareFeet	54,000.00	9,251.00
tblLandUse	LotAcreage	0.38	0.50
tblLandUse	LotAcreage	3.38	1.44
tblLandUse	Population	154.00	108.00

2.0 Emissions Summary

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	2.4065	18.4676	22.8918	0.0413	7.1647	0.8277	7.7695	3.4465	0.7859	4.0029	0.0000	3,895.0085	3,895.0085	0.7676	0.0408	3,926.3421
2024	2.2105	12.7854	15.6299	0.0304	0.5128	0.5160	1.0288	0.1374	0.4999	0.6373	0.0000	2,839.5820	2,839.5820	0.3636	0.0388	2,860.2198
2025	2.0968	12.0502	15.4780	0.0302	0.5128	0.4484	0.9612	0.1374	0.4342	0.5716	0.0000	2,827.7083	2,827.7083	0.3557	0.0376	2,847.8011
Maximum	**2.4065**	**18.4676**	**22.8918**	**0.0413**	**7.1647**	**0.8277**	**7.7695**	**3.4465**	**0.7859**	**4.0029**	**0.0000**	**3,895.0085**	**3,895.0085**	**0.7676**	**0.0408**	**3,926.3421**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	2.4065	18.4676	22.8918	0.0413	7.1647	0.8277	7.7695	3.4465	0.7859	4.0029	0.0000	3,895.0085	3,895.0085	0.7676	0.0408	3,926.3421
2024	2.2105	12.7854	15.6299	0.0304	0.5128	0.5160	1.0288	0.1374	0.4999	0.6373	0.0000	2,839.5820	2,839.5820	0.3636	0.0388	2,860.2198
2025	2.0968	12.0502	15.4780	0.0302	0.5128	0.4484	0.9612	0.1374	0.4342	0.5716	0.0000	2,827.7083	2,827.7083	0.3557	0.0376	2,847.8011
Maximum	**2.4065**	**18.4676**	**22.8918**	**0.0413**	**7.1647**	**0.8277**	**7.7695**	**3.4465**	**0.7859**	**4.0029**	**0.0000**	**3,895.0085**	**3,895.0085**	**0.7676**	**0.0408**	**3,926.3421**

Peak Avenue Assisted Living Project - Bay Area AQMD Air District, Winter

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

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

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	22.5839	0.5423	33.7987	0.0568		4.1901	4.1901		4.1901	4.1901	452.0257	208.1487	660.1744	0.6263	0.0320	685.3529
Energy	0.0134	0.1143	0.0486	7.3000e-004		9.2400e-003	9.2400e-003		9.2400e-003	9.2400e-003		145.8858	145.8858	2.8000e-003	2.6700e-003	146.7527
Mobile	0.3903	0.4621	3.8533	7.3900e-003	0.8269	5.5300e-003	0.8324	0.2202	5.1500e-003	0.2254		763.9751	763.9751	0.0541	0.0387	776.8642
Total	**22.9875**	**1.1187**	**37.7006**	**0.0649**	**0.8269**	**4.2049**	**5.0318**	**0.2202**	**4.2045**	**4.4247**	**452.0257**	**1,118.0096**	**1,570.0353**	**0.6832**	**0.0733**	**1,608.9698**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	22.5839	0.5423	33.7987	0.0568		4.1901	4.1901		4.1901	4.1901	452.0257	208.1487	660.1744	0.6263	0.0320	685.3529
Energy	0.0134	0.1143	0.0486	7.3000e-004		9.2400e-003	9.2400e-003		9.2400e-003	9.2400e-003		145.8858	145.8858	2.8000e-003	2.6700e-003	146.7527
Mobile	0.3780	0.4384	3.6642	6.8900e-003	0.7698	5.2000e-003	0.7750	0.2050	4.8400e-003	0.2099		712.9848	712.9848	0.0520	0.0368	725.2434
Total	**22.9752**	**1.0950**	**37.5115**	**0.0644**	**0.7698**	**4.2046**	**4.9744**	**0.2050**	**4.2042**	**4.4092**	**452.0257**	**1,067.0193**	**1,519.0450**	**0.6811**	**0.0714**	**1,557.3491**

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.05**	**2.12**	**0.50**	**0.77**	**6.90**	**0.01**	**1.14**	**6.90**	**0.01**	**0.35**	**0.00**	**4.56**	**3.25**	**0.30**	**2.65**	**3.21**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	8/1/2023	8/28/2023	5	20	
2	Site Preparation	Site Preparation	8/29/2023	9/25/2023	5	20	
3	Grading	Grading	9/26/2023	10/23/2023	5	20	
4	Paving	Paving	10/24/2023	11/20/2023	5	20	
5	Building Construction	Building Construction	11/20/2023	1/10/2025	5	300	
6	Architectural Coating	Architectural Coating	12/4/2023	1/24/2025	5	300	

Acres of Grading (Site Preparation Phase): 18.75

Acres of Grading (Grading Phase): 20

Acres of Paving: 0.5

Residential Indoor: 18,733; Residential Outdoor: 6,244; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 1,008 (Architectural Coating – sqft)

OffRoad Equipment

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

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

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

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	4.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	46.00	9.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	9.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0394	0.0000	0.0394	5.9600e-003	0.0000	5.9600e-003			0.0000			0.0000
Off-Road	1.4725	14.3184	13.4577	0.0241		0.6766	0.6766		0.6328	0.6328		2,324.3959	2,324.3959	0.5893		2,339.1278
Total	**1.4725**	**14.3184**	**13.4577**	**0.0241**	**0.0394**	**0.6766**	**0.7160**	**5.9600e-003**	**0.6328**	**0.6387**		**2,324.3959**	**2,324.3959**	**0.5893**		**2,339.1278**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	4.0000e-004	0.0276	6.4300e-003	1.2000e-004	3.5000e-003	2.2000e-004	3.7200e-003	9.6000e-004	2.1000e-004	1.1700e-003		13.1642	13.1642	4.3000e-004	2.0900e-003	13.7967
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0361	0.0249	0.2976	8.6000e-004	0.1068	5.3000e-004	0.1073	0.0283	4.9000e-004	0.0288		88.0338	88.0338	2.7200e-003	2.5900e-003	88.8728
Total	**0.0365**	**0.0526**	**0.3041**	**9.8000e-004**	**0.1103**	**7.5000e-004**	**0.1110**	**0.0293**	**7.0000e-004**	**0.0300**		**101.1980**	**101.1980**	**3.1500e-003**	**4.6800e-003**	**102.6694**

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

3.2 Demolition - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0394	0.0000	0.0394	5.9600e-003	0.0000	5.9600e-003			0.0000			0.0000
Off-Road	1.4725	14.3184	13.4577	0.0241		0.6766	0.6766		0.6328	0.6328	0.0000	2,324.3959	2,324.3959	0.5893		2,339.1278
Total	**1.4725**	**14.3184**	**13.4577**	**0.0241**	**0.0394**	**0.6766**	**0.7160**	**5.9600e-003**	**0.6328**	**0.6387**	**0.0000**	**2,324.3959**	**2,324.3959**	**0.5893**		**2,339.1278**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	4.0000e-004	0.0276	6.4300e-003	1.2000e-004	3.5000e-003	2.2000e-004	3.7200e-003	9.6000e-004	2.1000e-004	1.1700e-003		13.1642	13.1642	4.3000e-004	2.0900e-003	13.7967
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0361	0.0249	0.2976	8.6000e-004	0.1068	5.3000e-004	0.1073	0.0283	4.9000e-004	0.0288		88.0338	88.0338	2.7200e-003	2.5900e-003	88.8728
Total	**0.0365**	**0.0526**	**0.3041**	**9.8000e-004**	**0.1103**	**7.5000e-004**	**0.1110**	**0.0293**	**7.0000e-004**	**0.0300**		**101.1980**	**101.1980**	**3.1500e-003**	**4.6800e-003**	**102.6694**

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

3.3 Site Preparation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.2635	0.0000	6.2635	3.0038	0.0000	3.0038			0.0000			0.0000
Off-Road	1.1339	12.4250	6.6420	0.0172		0.5074	0.5074		0.4668	0.4668		1,666.0573	1,666.0573	0.5388		1,679.5282
Total	**1.1339**	**12.4250**	**6.6420**	**0.0172**	**6.2635**	**0.5074**	**6.7709**	**3.0038**	**0.4668**	**3.4706**		**1,666.0573**	**1,666.0573**	**0.5388**		**1,679.5282**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0222	0.0153	0.1832	5.3000e-004	0.0657	3.3000e-004	0.0660	0.0174	3.0000e-004	0.0177		54.1746	54.1746	1.6700e-003	1.5900e-003	54.6909
Total	**0.0222**	**0.0153**	**0.1832**	**5.3000e-004**	**0.0657**	**3.3000e-004**	**0.0660**	**0.0174**	**3.0000e-004**	**0.0177**		**54.1746**	**54.1746**	**1.6700e-003**	**1.5900e-003**	**54.6909**

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

3.3 Site Preparation - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.2635	0.0000	6.2635	3.0038	0.0000	3.0038			0.0000			0.0000
Off-Road	1.1339	12.4250	6.6420	0.0172		0.5074	0.5074		0.4668	0.4668	0.0000	1,666.0573	1,666.0573	0.5388		1,679.5282
Total	**1.1339**	**12.4250**	**6.6420**	**0.0172**	**6.2635**	**0.5074**	**6.7709**	**3.0038**	**0.4668**	**3.4706**	**0.0000**	**1,666.0573**	**1,666.0573**	**0.5388**		**1,679.5282**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0222	0.0153	0.1832	5.3000e-004	0.0657	3.3000e-004	0.0660	0.0174	3.0000e-004	0.0177		54.1746	54.1746	1.6700e-003	1.5900e-003	54.6909
Total	**0.0222**	**0.0153**	**0.1832**	**5.3000e-004**	**0.0657**	**3.3000e-004**	**0.0660**	**0.0174**	**3.0000e-004**	**0.0177**		**54.1746**	**54.1746**	**1.6700e-003**	**1.5900e-003**	**54.6909**

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

3.4 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0826	0.0000	7.0826	3.4247	0.0000	3.4247			0.0000			0.0000
Off-Road	1.3330	14.4676	8.7038	0.0206		0.6044	0.6044		0.5560	0.5560		1,995.6147	1,995.6147	0.6454		2,011.7503
Total	**1.3330**	**14.4676**	**8.7038**	**0.0206**	**7.0826**	**0.6044**	**7.6869**	**3.4247**	**0.5560**	**3.9807**		**1,995.6147**	**1,995.6147**	**0.6454**		**2,011.7503**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0277	0.0192	0.2290	6.6000e-004	0.0822	4.1000e-004	0.0826	0.0218	3.8000e-004	0.0222		67.7183	67.7183	2.0900e-003	1.9900e-003	68.3637
Total	**0.0277**	**0.0192**	**0.2290**	**6.6000e-004**	**0.0822**	**4.1000e-004**	**0.0826**	**0.0218**	**3.8000e-004**	**0.0222**		**67.7183**	**67.7183**	**2.0900e-003**	**1.9900e-003**	**68.3637**

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

3.4 Grading - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0826	0.0000	7.0826	3.4247	0.0000	3.4247			0.0000			0.0000
Off-Road	1.3330	14.4676	8.7038	0.0206		0.6044	0.6044		0.5560	0.5560	0.0000	1,995.6147	1,995.6147	0.6454		2,011.7503
Total	**1.3330**	**14.4676**	**8.7038**	**0.0206**	**7.0826**	**0.6044**	**7.6869**	**3.4247**	**0.5560**	**3.9807**	**0.0000**	**1,995.6147**	**1,995.6147**	**0.6454**		**2,011.7503**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0277	0.0192	0.2290	6.6000e-004	0.0822	4.1000e-004	0.0826	0.0218	3.8000e-004	0.0222		67.7183	67.7183	2.0900e-003	1.9900e-003	68.3637
Total	**0.0277**	**0.0192**	**0.2290**	**6.6000e-004**	**0.0822**	**4.1000e-004**	**0.0826**	**0.0218**	**3.8000e-004**	**0.0222**		**67.7183**	**67.7183**	**2.0900e-003**	**1.9900e-003**	**68.3637**

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

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846		1,297.6880	1,297.6880	0.4114		1,307.9725
Paving	0.0655					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.7101**	**6.2357**	**8.8024**	**0.0136**		**0.3084**	**0.3084**		**0.2846**	**0.2846**		**1,297.6880**	**1,297.6880**	**0.4114**		**1,307.9725**

Unmitigated Construction Off-Site

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

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

3.5 Paving - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846	0.0000	1,297.6880	1,297.6880	0.4114		1,307.9725
Paving	0.0655					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.7101**	**6.2357**	**8.8024**	**0.0136**		**0.3084**	**0.3084**		**0.2846**	**0.2846**	**0.0000**	**1,297.6880**	**1,297.6880**	**0.4114**		**1,307.9725**

Mitigated Construction Off-Site

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

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

3.6 Building Construction - 2023

Unmitigated Construction On-Site

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

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	9.4600e-003	0.4085	0.1275	1.8300e-003	0.0610	2.3500e-003	0.0633	0.0176	2.2400e-003	0.0198		195.9949	195.9949	3.9800e-003	0.0290	204.7383
Worker	0.1276	0.0882	1.0532	3.0400e-003	0.3779	1.8700e-003	0.3798	0.1002	1.7300e-003	0.1020		311.5042	311.5042	9.6100e-003	9.1600e-003	314.4728
Total	**0.1371**	**0.4967**	**1.1807**	**4.8700e-003**	**0.4388**	**4.2200e-003**	**0.4431**	**0.1178**	**3.9700e-003**	**0.1218**		**507.4991**	**507.4991**	**0.0136**	**0.0382**	**519.2111**

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

3.6 Building Construction - 2023

Mitigated Construction On-Site

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

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	9.4600e-003	0.4085	0.1275	1.8300e-003	0.0610	2.3500e-003	0.0633	0.0176	2.2400e-003	0.0198		195.9949	195.9949	3.9800e-003	0.0290	204.7383
Worker	0.1276	0.0882	1.0532	3.0400e-003	0.3779	1.8700e-003	0.3798	0.1002	1.7300e-003	0.1020		311.5042	311.5042	9.6100e-003	9.1600e-003	314.4728
Total	**0.1371**	**0.4967**	**1.1807**	**4.8700e-003**	**0.4388**	**4.2200e-003**	**0.4431**	**0.1178**	**3.9700e-003**	**0.1218**		**507.4991**	**507.4991**	**0.0136**	**0.0382**	**519.2111**

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

3.6 Building Construction - 2024

Unmitigated Construction On-Site

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

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	9.1700e-003	0.4087	0.1248	1.8000e-003	0.0610	2.3700e-003	0.0633	0.0176	2.2600e-003	0.0198		192.9445	192.9445	3.9600e-003	0.0286	201.5511
Worker	0.1197	0.0787	0.9851	2.9500e-003	0.3779	1.7800e-003	0.3797	0.1002	1.6400e-003	0.1019		303.8242	303.8242	8.7200e-003	8.5300e-003	306.5843
Total	**0.1289**	**0.4874**	**1.1099**	**4.7500e-003**	**0.4388**	**4.1500e-003**	**0.4430**	**0.1178**	**3.9000e-003**	**0.1217**		**496.7687**	**496.7687**	**0.0127**	**0.0371**	**508.1354**

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

3.6 Building Construction - 2024

Mitigated Construction On-Site

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

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	9.1700e-003	0.4087	0.1248	1.8000e-003	0.0610	2.3700e-003	0.0633	0.0176	2.2600e-003	0.0198		192.9445	192.9445	3.9600e-003	0.0286	201.5511
Worker	0.1197	0.0787	0.9851	2.9500e-003	0.3779	1.7800e-003	0.3797	0.1002	1.6400e-003	0.1019		303.8242	303.8242	8.7200e-003	8.5300e-003	306.5843
Total	**0.1289**	**0.4874**	**1.1099**	**4.7500e-003**	**0.4388**	**4.1500e-003**	**0.4430**	**0.1178**	**3.9000e-003**	**0.1217**		**496.7687**	**496.7687**	**0.0127**	**0.0371**	**508.1354**

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

3.6 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3246	10.4128	12.4393	0.0221		0.3925	0.3925		0.3785	0.3785		2,002.1524	2,002.1524	0.3269		2,010.3248
Total	**1.3246**	**10.4128**	**12.4393**	**0.0221**		**0.3925**	**0.3925**		**0.3785**	**0.3785**		**2,002.1524**	**2,002.1524**	**0.3269**		**2,010.3248**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	8.9300e-003	0.4071	0.1227	1.7700e-003	0.0610	2.3600e-003	0.0633	0.0176	2.2600e-003	0.0198		189.5162	189.5162	3.9400e-003	0.0280	197.9671
Worker	0.1128	0.0709	0.9258	2.8500e-003	0.3779	1.7100e-003	0.3796	0.1002	1.5700e-003	0.1018		296.5676	296.5676	7.9300e-003	7.9900e-003	299.1483
Total	**0.1217**	**0.4780**	**1.0484**	**4.6200e-003**	**0.4388**	**4.0700e-003**	**0.4429**	**0.1178**	**3.8300e-003**	**0.1216**		**486.0838**	**486.0838**	**0.0119**	**0.0360**	**497.1154**

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

3.6 Building Construction - 2025

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3246	10.4128	12.4393	0.0221		0.3925	0.3925		0.3785	0.3785	0.0000	2,002.1524	2,002.1524	0.3269		2,010.3248
Total	**1.3246**	**10.4128**	**12.4393**	**0.0221**		**0.3925**	**0.3925**		**0.3785**	**0.3785**	**0.0000**	**2,002.1524**	**2,002.1524**	**0.3269**		**2,010.3248**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	8.9300e-003	0.4071	0.1227	1.7700e-003	0.0610	2.3600e-003	0.0633	0.0176	2.2600e-003	0.0198		189.5162	189.5162	3.9400e-003	0.0280	197.9671
Worker	0.1128	0.0709	0.9258	2.8500e-003	0.3779	1.7100e-003	0.3796	0.1002	1.5700e-003	0.1018		296.5676	296.5676	7.9300e-003	7.9900e-003	299.1483
Total	**0.1217**	**0.4780**	**1.0484**	**4.6200e-003**	**0.4388**	**4.0700e-003**	**0.4429**	**0.1178**	**3.8300e-003**	**0.1216**		**486.0838**	**486.0838**	**0.0119**	**0.0360**	**497.1154**

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

3.7 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.4575					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	**0.6492**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**		**281.4481**	**281.4481**	**0.0168**		**281.8690**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0250	0.0173	0.2061	6.0000e-004	0.0739	3.7000e-004	0.0743	0.0196	3.4000e-004	0.0200		60.9465	60.9465	1.8800e-003	1.7900e-003	61.5273
Total	**0.0250**	**0.0173**	**0.2061**	**6.0000e-004**	**0.0739**	**3.7000e-004**	**0.0743**	**0.0196**	**3.4000e-004**	**0.0200**		**60.9465**	**60.9465**	**1.8800e-003**	**1.7900e-003**	**61.5273**

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

3.7 Architectural Coating - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.4575					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	**0.6492**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**	**0.0000**	**281.4481**	**281.4481**	**0.0168**		**281.8690**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0250	0.0173	0.2061	6.0000e-004	0.0739	3.7000e-004	0.0743	0.0196	3.4000e-004	0.0200		60.9465	60.9465	1.8800e-003	1.7900e-003	61.5273
Total	**0.0250**	**0.0173**	**0.2061**	**6.0000e-004**	**0.0739**	**3.7000e-004**	**0.0743**	**0.0196**	**3.4000e-004**	**0.0200**		**60.9465**	**60.9465**	**1.8800e-003**	**1.7900e-003**	**61.5273**

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

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.4575					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	**0.6383**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**		**281.4481**	**281.4481**	**0.0159**		**281.8443**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0234	0.0154	0.1927	5.8000e-004	0.0739	3.5000e-004	0.0743	0.0196	3.2000e-004	0.0199		59.4439	59.4439	1.7100e-003	1.6700e-003	59.9839
Total	**0.0234**	**0.0154**	**0.1927**	**5.8000e-004**	**0.0739**	**3.5000e-004**	**0.0743**	**0.0196**	**3.2000e-004**	**0.0199**		**59.4439**	**59.4439**	**1.7100e-003**	**1.6700e-003**	**59.9839**

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

3.7 Architectural Coating - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.4575					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	**0.6383**	**1.2188**	**1.8101**	**2.9700e-003**		**0.0609**	**0.0609**		**0.0609**	**0.0609**	**0.0000**	**281.4481**	**281.4481**	**0.0159**		**281.8443**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0234	0.0154	0.1927	5.8000e-004	0.0739	3.5000e-004	0.0743	0.0196	3.2000e-004	0.0199		59.4439	59.4439	1.7100e-003	1.6700e-003	59.9839
Total	**0.0234**	**0.0154**	**0.1927**	**5.8000e-004**	**0.0739**	**3.5000e-004**	**0.0743**	**0.0196**	**3.2000e-004**	**0.0199**		**59.4439**	**59.4439**	**1.7100e-003**	**1.6700e-003**	**59.9839**

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

3.7 Architectural Coating - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.4575					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
Total	**0.6284**	**1.1455**	**1.8091**	**2.9700e-003**		**0.0515**	**0.0515**		**0.0515**	**0.0515**		**281.4481**	**281.4481**	**0.0154**		**281.8319**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0221	0.0139	0.1811	5.6000e-004	0.0739	3.3000e-004	0.0743	0.0196	3.1000e-004	0.0199		58.0241	58.0241	1.5500e-003	1.5600e-003	58.5290
Total	**0.0221**	**0.0139**	**0.1811**	**5.6000e-004**	**0.0739**	**3.3000e-004**	**0.0743**	**0.0196**	**3.1000e-004**	**0.0199**		**58.0241**	**58.0241**	**1.5500e-003**	**1.5600e-003**	**58.5290**

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

3.7 Architectural Coating - 2025

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	0.4575					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319
Total	**0.6284**	**1.1455**	**1.8091**	**2.9700e-003**		**0.0515**	**0.0515**		**0.0515**	**0.0515**	**0.0000**	**281.4481**	**281.4481**	**0.0154**		**281.8319**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0221	0.0139	0.1811	5.6000e-004	0.0739	3.3000e-004	0.0743	0.0196	3.1000e-004	0.0199		58.0241	58.0241	1.5500e-003	1.5600e-003	58.5290
Total	**0.0221**	**0.0139**	**0.1811**	**5.6000e-004**	**0.0739**	**3.3000e-004**	**0.0743**	**0.0196**	**3.1000e-004**	**0.0199**		**58.0241**	**58.0241**	**1.5500e-003**	**1.5600e-003**	**58.5290**

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Transit Accessibility

Improve Pedestrian Network

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.3780	0.4384	3.6642	6.8900e-003	0.7698	5.2000e-003	0.7750	0.2050	4.8400e-003	0.2099		712.9848	712.9848	0.0520	0.0368	725.2434
Unmitigated	0.3903	0.4621	3.8533	7.3900e-003	0.8269	5.5300e-003	0.8324	0.2202	5.1500e-003	0.2254		763.9751	763.9751	0.0541	0.0387	776.8642

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Congregate Care (Assisted Living)	140.40	158.22	170.10	339,948	316,491
Parking Lot	0.00	0.00	0.00		
Total	140.40	158.22	170.10	339,948	316,491

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
Congregate Care (Assisted	10.80	4.80	5.70	31.00	15.00	54.00	86	11	3
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

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

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Congregate Care (Assisted Living)	0.553342	0.058522	0.188738	0.121080	0.023016	0.005623	0.010412	0.007562	0.000987	0.000568	0.026444	0.000834	0.002871
Parking Lot	0.553342	0.058522	0.188738	0.121080	0.023016	0.005623	0.010412	0.007562	0.000987	0.000568	0.026444	0.000834	0.002871

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	lb/day										lb/day					
NaturalGas Mitigated	0.0134	0.1143	0.0486	7.3000e-004		9.2400e-003	9.2400e-003		9.2400e-003	9.2400e-003		145.8858	145.8858	2.8000e-003	2.6700e-003	146.7527
NaturalGas Unmitigated	0.0134	0.1143	0.0486	7.3000e-004		9.2400e-003	9.2400e-003		9.2400e-003	9.2400e-003		145.8858	145.8858	2.8000e-003	2.6700e-003	146.7527

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Congregate Care (Assisted Living)	1240.03	0.0134	0.1143	0.0486	7.3000e-004		9.2400e-003	9.2400e-003		9.2400e-003	9.2400e-003		145.8858	145.8858	2.8000e-003	2.6700e-003	146.7527
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0134**	**0.1143**	**0.0486**	**7.3000e-004**		**9.2400e-003**	**9.2400e-003**		**9.2400e-003**	**9.2400e-003**		**145.8858**	**145.8858**	**2.8000e-003**	**2.6700e-003**	**146.7527**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Congregate Care (Assisted Living)	1.24003	0.0134	0.1143	0.0486	7.3000e-004		9.2400e-003	9.2400e-003		9.2400e-003	9.2400e-003		145.8858	145.8858	2.8000e-003	2.6700e-003	146.7527
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0134**	**0.1143**	**0.0486**	**7.3000e-004**		**9.2400e-003**	**9.2400e-003**		**9.2400e-003**	**9.2400e-003**		**145.8858**	**145.8858**	**2.8000e-003**	**2.6700e-003**	**146.7527**

6.0 Area Detail

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

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	22.5839	0.5423	33.7987	0.0568		4.1901	4.1901		4.1901	4.1901	452.0257	208.1487	660.1744	0.6263	0.0320	685.3529
Unmitigated	22.5839	0.5423	33.7987	0.0568		4.1901	4.1901		4.1901	4.1901	452.0257	208.1487	660.1744	0.6263	0.0320	685.3529

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

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0376					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2039					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	22.2080	0.4910	29.3412	0.0565		4.1654	4.1654		4.1654	4.1654	452.0257	200.1177	652.1433	0.6186	0.0320	677.1289
Landscaping	0.1343	0.0514	4.4575	2.4000e-004		0.0247	0.0247		0.0247	0.0247		8.0310	8.0310	7.7200e-003		8.2240
Total	**22.5839**	**0.5423**	**33.7987**	**0.0568**		**4.1901**	**4.1901**		**4.1901**	**4.1901**	**452.0257**	**208.1487**	**660.1744**	**0.6263**	**0.0320**	**685.3530**

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0376					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2039					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	22.2080	0.4910	29.3412	0.0565		4.1654	4.1654		4.1654	4.1654	452.0257	200.1177	652.1433	0.6186	0.0320	677.1289
Landscaping	0.1343	0.0514	4.4575	2.4000e-004		0.0247	0.0247		0.0247	0.0247		8.0310	8.0310	7.7200e-003		8.2240
Total	**22.5839**	**0.5423**	**33.7987**	**0.0568**		**4.1901**	**4.1901**		**4.1901**	**4.1901**	**452.0257**	**208.1487**	**660.1744**	**0.6263**	**0.0320**	**685.3530**

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

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

Peak Avenue Assisted Living Project

Bay Area AQMD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	42.00	Space	0.50	16,800.00	0
Congregate Care (Assisted Living)	54.00	Dwelling Unit	1.44	9,251.00	108

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	64
Climate Zone	4			**Operational Year**	2024
Utility Company	Pacific Gas and Electric Company				
CO2 Intensity (lb/MWhr)	203.98	**CH4 Intensity (lb/MWhr)**	0.033	**N2O Intensity (lb/MWhr)**	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Lot acreage, square footage, and population are updated to match the project site plan.

Construction Phase - Updated to reflect the AQ Assumptions Sheet.

Demolition - The demolition square footage is representative of the existing shed on-site.

Mobile Land Use Mitigation - Inputs are based on the applicant-provided AQ and GHG Questionnaire.

Water Mitigation - Outdoor water reduction representative of MWELO compliance, indoor water reduction representative of compliance with Calgreen Table A5.303.23.1, as indicated on applicant-provided AQ Questionnaire.

Grading -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	300.00
tblConstructionPhase	NumDays	200.00	300.00

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

tblConstructionPhase	NumDays	4.00	20.00
tblConstructionPhase	NumDays	10.00	20.00
tblConstructionPhase	NumDays	2.00	20.00
tblLandUse	LandUseSquareFeet	54,000.00	9,251.00
tblLandUse	LotAcreage	0.38	0.50
tblLandUse	LotAcreage	3.38	1.44
tblLandUse	Population	154.00	108.00

2.0 Emissions Summary

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

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.0791	0.6716	0.6123	1.2300e-003	0.1444	0.0295	0.1739	0.0672	0.0276	0.0948	0.0000	106.2099	106.2099	0.0249	6.2000e-004	107.0167
2024	0.2881	1.6727	2.0422	3.9800e-003	0.0647	0.0676	0.1323	0.0174	0.0655	0.0829	0.0000	337.7886	337.7886	0.0431	4.5300e-003	340.2169
2025	0.0116	0.0539	0.0717	1.4000e-004	2.3300e-003	2.0500e-003	4.3800e-003	6.3000e-004	2.0000e-003	2.6200e-003	0.0000	11.8128	11.8128	1.3600e-003	1.4000e-004	11.8889
Maximum	**0.2881**	**1.6727**	**2.0422**	**3.9800e-003**	**0.1444**	**0.0676**	**0.1739**	**0.0672**	**0.0655**	**0.0948**	**0.0000**	**337.7886**	**337.7886**	**0.0431**	**4.5300e-003**	**340.2169**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.0791	0.6716	0.6123	1.2300e-003	0.1444	0.0295	0.1739	0.0672	0.0276	0.0948	0.0000	106.2098	106.2098	0.0249	6.2000e-004	107.0165
2024	0.2881	1.6727	2.0422	3.9800e-003	0.0647	0.0676	0.1323	0.0174	0.0655	0.0829	0.0000	337.7883	337.7883	0.0431	4.5300e-003	340.2165
2025	0.0116	0.0539	0.0717	1.4000e-004	2.3300e-003	2.0500e-003	4.3800e-003	6.3000e-004	2.0000e-003	2.6200e-003	0.0000	11.8127	11.8127	1.3600e-003	1.4000e-004	11.8889
Maximum	**0.2881**	**1.6727**	**2.0422**	**3.9800e-003**	**0.1444**	**0.0676**	**0.1739**	**0.0672**	**0.0655**	**0.0948**	**0.0000**	**337.7883**	**337.7883**	**0.0431**	**4.5300e-003**	**340.2165**

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

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

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	**8-1-2023**	**10-31-2023**	0.4731	0.4731
2	**11-1-2023**	**1-31-2024**	0.4440	0.4440
3	**2-1-2024**	**4-30-2024**	0.4815	0.4815
4	**5-1-2024**	**7-31-2024**	0.4913	0.4913
5	**8-1-2024**	**10-31-2024**	0.4918	0.4918
6	**11-1-2024**	**1-31-2025**	0.3863	0.3863
		Highest	0.4918	0.4918

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1808	7.4900e-003	0.5727	3.6000e-004		0.0268	0.0268		0.0268	0.0268	2.4618	1.6669	4.1288	4.5900e-003	1.6000e-004	4.2915
Energy	2.4400e-003	0.0209	8.8700e-003	1.3000e-004		1.6900e-003	1.6900e-003		1.6900e-003	1.6900e-003	0.0000	44.0149	44.0149	3.6800e-003	8.3000e-004	44.3548
Mobile	0.0613	0.0688	0.5685	1.1700e-003	0.1253	8.7000e-004	0.1262	0.0335	8.1000e-004	0.0343	0.0000	109.6617	109.6617	7.2800e-003	5.3200e-003	111.4283
Waste						0.0000	0.0000		0.0000	0.0000	10.0014	0.0000	10.0014	0.5911	0.0000	24.7780
Water						0.0000	0.0000		0.0000	0.0000	1.1162	2.4797	3.5959	0.1151	2.7600e-003	7.2932
Total	**0.2445**	**0.0971**	**1.1501**	**1.6600e-003**	**0.1253**	**0.0293**	**0.1546**	**0.0335**	**0.0293**	**0.0627**	**13.5794**	**157.8232**	**171.4026**	**0.7217**	**9.0700e-003**	**192.1458**

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

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1808	7.4900e-003	0.5727	3.6000e-004		0.0268	0.0268		0.0268	0.0268	2.4618	1.6669	4.1288	4.5900e-003	1.6000e-004	4.2915
Energy	2.4400e-003	0.0209	8.8700e-003	1.3000e-004		1.6900e-003	1.6900e-003		1.6900e-003	1.6900e-003	0.0000	44.0149	44.0149	3.6800e-003	8.3000e-004	44.3548
Mobile	0.0595	0.0652	0.5397	1.0900e-003	0.1167	8.2000e-004	0.1175	0.0312	7.6000e-004	0.0319	0.0000	102.3377	102.3377	6.9900e-003	5.0500e-003	104.0171
Waste						0.0000	0.0000		0.0000	0.0000	10.0014	0.0000	10.0014	0.5911	0.0000	24.7780
Water						0.0000	0.0000		0.0000	0.0000	0.9823	2.1247	3.1069	0.1012	2.4200e-003	6.3600
Total	**0.2427**	**0.0936**	**1.1213**	**1.5800e-003**	**0.1167**	**0.0293**	**0.1459**	**0.0312**	**0.0292**	**0.0604**	**13.4455**	**150.1441**	**163.5896**	**0.7076**	**8.4600e-003**	**183.8014**

	ROG	NOx	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	**0.77**	**3.66**	**2.51**	**4.82**	**6.90**	**0.17**	**5.63**	**6.90**	**0.17**	**3.75**	**0.99**	**4.87**	**4.56**	**1.96**	**6.73**	**4.34**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	8/1/2023	8/28/2023	5	20	
2	Site Preparation	Site Preparation	8/29/2023	9/25/2023	5	20	
3	Grading	Grading	9/26/2023	10/23/2023	5	20	

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

4	Paving	Paving	10/24/2023	11/20/2023	5	20	
5	Building Construction	Building Construction	11/20/2023	1/10/2025	5	300	
6	Architectural Coating	Architectural Coating	12/4/2023	1/24/2025	5	300	

Acres of Grading (Site Preparation Phase): 18.75

Acres of Grading (Grading Phase): 20

Acres of Paving: 0.5

Residential Indoor: 18,733; Residential Outdoor: 6,244; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 1,008 (Architectural Coating – sqft)

OffRoad Equipment

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

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

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

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	4.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	46.00	9.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	9.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					3.9000e-004	0.0000	3.9000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0147	0.1432	0.1346	2.4000e-004		6.7700e-003	6.7700e-003		6.3300e-003	6.3300e-003	0.0000	21.0866	21.0866	5.3500e-003	0.0000	21.2202
Total	**0.0147**	**0.1432**	**0.1346**	**2.4000e-004**	**3.9000e-004**	**6.7700e-003**	**7.1600e-003**	**6.0000e-005**	**6.3300e-003**	**6.3900e-003**	**0.0000**	**21.0866**	**21.0866**	**5.3500e-003**	**0.0000**	**21.2202**

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

3.2 Demolition - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	2.7000e-004	6.0000e-005	0.0000	3.0000e-005	0.0000	4.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.1194	0.1194	0.0000	2.0000e-005	0.1251
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.3000e-004	2.3000e-004	2.8800e-003	1.0000e-005	1.0300e-003	1.0000e-005	1.0300e-003	2.7000e-004	0.0000	2.8000e-004	0.0000	0.8051	0.8051	2.0000e-005	2.0000e-005	0.8123
Total	**3.3000e-004**	**5.0000e-004**	**2.9400e-003**	**1.0000e-005**	**1.0600e-003**	**1.0000e-005**	**1.0700e-003**	**2.8000e-004**	**0.0000**	**2.9000e-004**	**0.0000**	**0.9245**	**0.9245**	**2.0000e-005**	**4.0000e-005**	**0.9373**

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					3.9000e-004	0.0000	3.9000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0147	0.1432	0.1346	2.4000e-004		6.7700e-003	6.7700e-003		6.3300e-003	6.3300e-003	0.0000	21.0865	21.0865	5.3500e-003	0.0000	21.2202
Total	**0.0147**	**0.1432**	**0.1346**	**2.4000e-004**	**3.9000e-004**	**6.7700e-003**	**7.1600e-003**	**6.0000e-005**	**6.3300e-003**	**6.3900e-003**	**0.0000**	**21.0865**	**21.0865**	**5.3500e-003**	**0.0000**	**21.2202**

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

3.2 Demolition - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	2.7000e-004	6.0000e-005	0.0000	3.0000e-005	0.0000	4.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.1194	0.1194	0.0000	2.0000e-005	0.1251
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.3000e-004	2.3000e-004	2.8800e-003	1.0000e-005	1.0300e-003	1.0000e-005	1.0300e-003	2.7000e-004	0.0000	2.8000e-004	0.0000	0.8051	0.8051	2.0000e-005	2.0000e-005	0.8123
Total	**3.3000e-004**	**5.0000e-004**	**2.9400e-003**	**1.0000e-005**	**1.0600e-003**	**1.0000e-005**	**1.0700e-003**	**2.8000e-004**	**0.0000**	**2.9000e-004**	**0.0000**	**0.9245**	**0.9245**	**2.0000e-005**	**4.0000e-005**	**0.9373**

3.3 Site Preparation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0626	0.0000	0.0626	0.0300	0.0000	0.0300	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0113	0.1243	0.0664	1.7000e-004		5.0700e-003	5.0700e-003		4.6700e-003	4.6700e-003	0.0000	15.1142	15.1142	4.8900e-003	0.0000	15.2364
Total	**0.0113**	**0.1243**	**0.0664**	**1.7000e-004**	**0.0626**	**5.0700e-003**	**0.0677**	**0.0300**	**4.6700e-003**	**0.0347**	**0.0000**	**15.1142**	**15.1142**	**4.8900e-003**	**0.0000**	**15.2364**

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

3.3 Site Preparation - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-004	1.4000e-004	1.7700e-003	1.0000e-005	6.3000e-004	0.0000	6.4000e-004	1.7000e-004	0.0000	1.7000e-004	0.0000	0.4954	0.4954	1.0000e-005	1.0000e-005	0.4999
Total	**2.0000e-004**	**1.4000e-004**	**1.7700e-003**	**1.0000e-005**	**6.3000e-004**	**0.0000**	**6.4000e-004**	**1.7000e-004**	**0.0000**	**1.7000e-004**	**0.0000**	**0.4954**	**0.4954**	**1.0000e-005**	**1.0000e-005**	**0.4999**

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					0.0626	0.0000	0.0626	0.0300	0.0000	0.0300	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0113	0.1243	0.0664	1.7000e-004		5.0700e-003	5.0700e-003		4.6700e-003	4.6700e-003	0.0000	15.1142	15.1142	4.8900e-003	0.0000	15.2364
Total	**0.0113**	**0.1243**	**0.0664**	**1.7000e-004**	**0.0626**	**5.0700e-003**	**0.0677**	**0.0300**	**4.6700e-003**	**0.0347**	**0.0000**	**15.1142**	**15.1142**	**4.8900e-003**	**0.0000**	**15.2364**

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

3.3 Site Preparation - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-004	1.4000e-004	1.7700e-003	1.0000e-005	6.3000e-004	0.0000	6.4000e-004	1.7000e-004	0.0000	1.7000e-004	0.0000	0.4954	0.4954	1.0000e-005	1.0000e-005	0.4999
Total	**2.0000e-004**	**1.4000e-004**	**1.7700e-003**	**1.0000e-005**	**6.3000e-004**	**0.0000**	**6.4000e-004**	**1.7000e-004**	**0.0000**	**1.7000e-004**	**0.0000**	**0.4954**	**0.4954**	**1.0000e-005**	**1.0000e-005**	**0.4999**

3.4 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0708	0.0000	0.0708	0.0343	0.0000	0.0343	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0133	0.1447	0.0870	2.1000e-004		6.0400e-003	6.0400e-003		5.5600e-003	5.5600e-003	0.0000	18.1039	18.1039	5.8600e-003	0.0000	18.2503
Total	**0.0133**	**0.1447**	**0.0870**	**2.1000e-004**	**0.0708**	**6.0400e-003**	**0.0769**	**0.0343**	**5.5600e-003**	**0.0398**	**0.0000**	**18.1039**	**18.1039**	**5.8600e-003**	**0.0000**	**18.2503**

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

3.4 Grading - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.6000e-004	1.8000e-004	2.2200e-003	1.0000e-005	7.9000e-004	0.0000	7.9000e-004	2.1000e-004	0.0000	2.1000e-004	0.0000	0.6193	0.6193	2.0000e-005	2.0000e-005	0.6248
Total	**2.6000e-004**	**1.8000e-004**	**2.2200e-003**	**1.0000e-005**	**7.9000e-004**	**0.0000**	**7.9000e-004**	**2.1000e-004**	**0.0000**	**2.1000e-004**	**0.0000**	**0.6193**	**0.6193**	**2.0000e-005**	**2.0000e-005**	**0.6248**

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					0.0708	0.0000	0.0708	0.0343	0.0000	0.0343	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0133	0.1447	0.0870	2.1000e-004		6.0400e-003	6.0400e-003		5.5600e-003	5.5600e-003	0.0000	18.1039	18.1039	5.8600e-003	0.0000	18.2503
Total	**0.0133**	**0.1447**	**0.0870**	**2.1000e-004**	**0.0708**	**6.0400e-003**	**0.0769**	**0.0343**	**5.5600e-003**	**0.0398**	**0.0000**	**18.1039**	**18.1039**	**5.8600e-003**	**0.0000**	**18.2503**

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

3.4 Grading - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.6000e-004	1.8000e-004	2.2200e-003	1.0000e-005	7.9000e-004	0.0000	7.9000e-004	2.1000e-004	0.0000	2.1000e-004	0.0000	0.6193	0.6193	2.0000e-005	2.0000e-005	0.6248
Total	**2.6000e-004**	**1.8000e-004**	**2.2200e-003**	**1.0000e-005**	**7.9000e-004**	**0.0000**	**7.9000e-004**	**2.1000e-004**	**0.0000**	**2.1000e-004**	**0.0000**	**0.6193**	**0.6193**	**2.0000e-005**	**2.0000e-005**	**0.6248**

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	6.4500e-003	0.0624	0.0880	1.4000e-004		3.0800e-003	3.0800e-003		2.8500e-003	2.8500e-003	0.0000	11.7724	11.7724	3.7300e-003	0.0000	11.8657
Paving	6.6000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**7.1100e-003**	**0.0624**	**0.0880**	**1.4000e-004**		**3.0800e-003**	**3.0800e-003**		**2.8500e-003**	**2.8500e-003**	**0.0000**	**11.7724**	**11.7724**	**3.7300e-003**	**0.0000**	**11.8657**

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

3.5 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.3000e-004	2.3000e-004	2.8800e-003	1.0000e-005	1.0300e-003	1.0000e-005	1.0300e-003	2.7000e-004	0.0000	2.8000e-004	0.0000	0.8051	0.8051	2.0000e-005	2.0000e-005	0.8123
Total	**3.3000e-004**	**2.3000e-004**	**2.8800e-003**	**1.0000e-005**	**1.0300e-003**	**1.0000e-005**	**1.0300e-003**	**2.7000e-004**	**0.0000**	**2.8000e-004**	**0.0000**	**0.8051**	**0.8051**	**2.0000e-005**	**2.0000e-005**	**0.8123**

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	6.4500e-003	0.0624	0.0880	1.4000e-004		3.0800e-003	3.0800e-003		2.8500e-003	2.8500e-003	0.0000	11.7724	11.7724	3.7300e-003	0.0000	11.8657
Paving	6.6000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**7.1100e-003**	**0.0624**	**0.0880**	**1.4000e-004**		**3.0800e-003**	**3.0800e-003**		**2.8500e-003**	**2.8500e-003**	**0.0000**	**11.7724**	**11.7724**	**3.7300e-003**	**0.0000**	**11.8657**

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

3.5 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.3000e-004	2.3000e-004	2.8800e-003	1.0000e-005	1.0300e-003	1.0000e-005	1.0300e-003	2.7000e-004	0.0000	2.8000e-004	0.0000	0.8051	0.8051	2.0000e-005	2.0000e-005	0.8123
Total	**3.3000e-004**	**2.3000e-004**	**2.8800e-003**	**1.0000e-005**	**1.0300e-003**	**1.0000e-005**	**1.0300e-003**	**2.7000e-004**	**0.0000**	**2.8000e-004**	**0.0000**	**0.8051**	**0.8051**	**2.0000e-005**	**2.0000e-005**	**0.8123**

3.6 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0229	0.1757	0.1892	3.3000e-004		7.7200e-003	7.7200e-003		7.4500e-003	7.4500e-003	0.0000	27.2399	27.2399	4.6300e-003	0.0000	27.3555
Total	**0.0229**	**0.1757**	**0.1892**	**3.3000e-004**		**7.7200e-003**	**7.7200e-003**		**7.4500e-003**	**7.4500e-003**	**0.0000**	**27.2399**	**27.2399**	**4.6300e-003**	**0.0000**	**27.3555**

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

3.6 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.4000e-004	6.0000e-003	1.8800e-003	3.0000e-005	8.9000e-004	4.0000e-005	9.2000e-004	2.6000e-004	3.0000e-005	2.9000e-004	0.0000	2.6648	2.6648	5.0000e-005	3.9000e-004	2.7837
Worker	1.7700e-003	1.2100e-003	0.0153	5.0000e-005	5.4500e-003	3.0000e-005	5.4800e-003	1.4500e-003	3.0000e-005	1.4800e-003	0.0000	4.2732	4.2732	1.2000e-004	1.2000e-004	4.3112
Total	**1.9100e-003**	**7.2100e-003**	**0.0172**	**8.0000e-005**	**6.3400e-003**	**7.0000e-005**	**6.4000e-003**	**1.7100e-003**	**6.0000e-005**	**1.7700e-003**	**0.0000**	**6.9380**	**6.9380**	**1.7000e-004**	**5.1000e-004**	**7.0948**

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	0.0229	0.1757	0.1892	3.3000e-004		7.7200e-003	7.7200e-003		7.4500e-003	7.4500e-003	0.0000	27.2398	27.2398	4.6300e-003	0.0000	27.3555
Total	**0.0229**	**0.1757**	**0.1892**	**3.3000e-004**		**7.7200e-003**	**7.7200e-003**		**7.4500e-003**	**7.4500e-003**	**0.0000**	**27.2398**	**27.2398**	**4.6300e-003**	**0.0000**	**27.3555**

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

3.6 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.4000e-004	6.0000e-003	1.8800e-003	3.0000e-005	8.9000e-004	4.0000e-005	9.2000e-004	2.6000e-004	3.0000e-005	2.9000e-004	0.0000	2.6648	2.6648	5.0000e-005	3.9000e-004	2.7837
Worker	1.7700e-003	1.2100e-003	0.0153	5.0000e-005	5.4500e-003	3.0000e-005	5.4800e-003	1.4500e-003	3.0000e-005	1.4800e-003	0.0000	4.2732	4.2732	1.2000e-004	1.2000e-004	4.3112
Total	**1.9100e-003**	**7.2100e-003**	**0.0172**	**8.0000e-005**	**6.3400e-003**	**7.0000e-005**	**6.4000e-003**	**1.7100e-003**	**6.0000e-005**	**1.7700e-003**	**0.0000**	**6.9380**	**6.9380**	**1.7000e-004**	**5.1000e-004**	**7.0948**

3.6 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1860	1.4494	1.6398	2.8900e-003		0.0590	0.0590		0.0570	0.0570	0.0000	237.9108	237.9108	0.0396	0.0000	238.9013
Total	**0.1860**	**1.4494**	**1.6398**	**2.8900e-003**		**0.0590**	**0.0590**		**0.0570**	**0.0570**	**0.0000**	**237.9108**	**237.9108**	**0.0396**	**0.0000**	**238.9013**

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

3.6 Building Construction - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.2200e-003	0.0524	0.0161	2.4000e-004	7.7400e-003	3.1000e-004	8.0500e-003	2.2400e-003	3.0000e-004	2.5300e-003	0.0000	22.9103	22.9103	4.7000e-004	3.3900e-003	23.9319
Worker	0.0144	9.4300e-003	0.1249	3.9000e-004	0.0476	2.3000e-004	0.0479	0.0127	2.2000e-004	0.0129	0.0000	36.3985	36.3985	9.7000e-004	9.5000e-004	36.7072
Total	**0.0157**	**0.0619**	**0.1409**	**6.3000e-004**	**0.0554**	**5.4000e-004**	**0.0559**	**0.0149**	**5.2000e-004**	**0.0154**	**0.0000**	**59.3088**	**59.3088**	**1.4400e-003**	**4.3400e-003**	**60.6391**

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	0.1860	1.4494	1.6398	2.8900e-003		0.0590	0.0590		0.0570	0.0570	0.0000	237.9105	237.9105	0.0396	0.0000	238.9010
Total	**0.1860**	**1.4494**	**1.6398**	**2.8900e-003**		**0.0590**	**0.0590**		**0.0570**	**0.0570**	**0.0000**	**237.9105**	**237.9105**	**0.0396**	**0.0000**	**238.9010**

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

3.6 Building Construction - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.2200e-003	0.0524	0.0161	2.4000e-004	7.7400e-003	3.1000e-004	8.0500e-003	2.2400e-003	3.0000e-004	2.5300e-003	0.0000	22.9103	22.9103	4.7000e-004	3.3900e-003	23.9319
Worker	0.0144	9.4300e-003	0.1249	3.9000e-004	0.0476	2.3000e-004	0.0479	0.0127	2.2000e-004	0.0129	0.0000	36.3985	36.3985	9.7000e-004	9.5000e-004	36.7072
Total	**0.0157**	**0.0619**	**0.1409**	**6.3000e-004**	**0.0554**	**5.4000e-004**	**0.0559**	**0.0149**	**5.2000e-004**	**0.0154**	**0.0000**	**59.3088**	**59.3088**	**1.4400e-003**	**4.3400e-003**	**60.6391**

3.6 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	5.3000e-003	0.0417	0.0498	9.0000e-005		1.5700e-003	1.5700e-003		1.5100e-003	1.5100e-003	0.0000	7.2653	7.2653	1.1900e-003	0.0000	7.2949
Total	**5.3000e-003**	**0.0417**	**0.0498**	**9.0000e-005**		**1.5700e-003**	**1.5700e-003**		**1.5100e-003**	**1.5100e-003**	**0.0000**	**7.2653**	**7.2653**	**1.1900e-003**	**0.0000**	**7.2949**

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

3.6 Building Construction - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.0000e-005	1.6000e-003	4.8000e-004	1.0000e-005	2.4000e-004	1.0000e-005	2.5000e-004	7.0000e-005	1.0000e-005	8.0000e-005	0.0000	0.6871	0.6871	1.0000e-005	1.0000e-004	0.7177
Worker	4.1000e-004	2.6000e-004	3.5800e-003	1.0000e-005	1.4500e-003	1.0000e-005	1.4600e-003	3.9000e-004	1.0000e-005	3.9000e-004	0.0000	1.0849	1.0849	3.0000e-005	3.0000e-005	1.0937
Total	**4.5000e-004**	**1.8600e-003**	**4.0600e-003**	**2.0000e-005**	**1.6900e-003**	**2.0000e-005**	**1.7100e-003**	**4.6000e-004**	**2.0000e-005**	**4.7000e-004**	**0.0000**	**1.7720**	**1.7720**	**4.0000e-005**	**1.3000e-004**	**1.8114**

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	5.3000e-003	0.0417	0.0498	9.0000e-005		1.5700e-003	1.5700e-003		1.5100e-003	1.5100e-003	0.0000	7.2653	7.2653	1.1900e-003	0.0000	7.2949
Total	**5.3000e-003**	**0.0417**	**0.0498**	**9.0000e-005**		**1.5700e-003**	**1.5700e-003**		**1.5100e-003**	**1.5100e-003**	**0.0000**	**7.2653**	**7.2653**	**1.1900e-003**	**0.0000**	**7.2949**

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

3.6 Building Construction - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.0000e-005	1.6000e-003	4.8000e-004	1.0000e-005	2.4000e-004	1.0000e-005	2.5000e-004	7.0000e-005	1.0000e-005	8.0000e-005	0.0000	0.6871	0.6871	1.0000e-005	1.0000e-004	0.7177
Worker	4.1000e-004	2.6000e-004	3.5800e-003	1.0000e-005	1.4500e-003	1.0000e-005	1.4600e-003	3.9000e-004	1.0000e-005	3.9000e-004	0.0000	1.0849	1.0849	3.0000e-005	3.0000e-005	1.0937
Total	**4.5000e-004**	**1.8600e-003**	**4.0600e-003**	**2.0000e-005**	**1.6900e-003**	**2.0000e-005**	**1.7100e-003**	**4.6000e-004**	**2.0000e-005**	**4.7000e-004**	**0.0000**	**1.7720**	**1.7720**	**4.0000e-005**	**1.3000e-004**	**1.8114**

3.7 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	4.5700e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.9200e-003	0.0130	0.0181	3.0000e-005		7.1000e-004	7.1000e-004		7.1000e-004	7.1000e-004	0.0000	2.5533	2.5533	1.5000e-004	0.0000	2.5571
Total	**6.4900e-003**	**0.0130**	**0.0181**	**3.0000e-005**		**7.1000e-004**	**7.1000e-004**		**7.1000e-004**	**7.1000e-004**	**0.0000**	**2.5533**	**2.5533**	**1.5000e-004**	**0.0000**	**2.5571**

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

3.7 Architectural Coating - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.3000e-004	1.6000e-004	2.0000e-003	1.0000e-005	7.1000e-004	0.0000	7.1000e-004	1.9000e-004	0.0000	1.9000e-004	0.0000	0.5574	0.5574	2.0000e-005	2.0000e-005	0.5623
Total	**2.3000e-004**	**1.6000e-004**	**2.0000e-003**	**1.0000e-005**	**7.1000e-004**	**0.0000**	**7.1000e-004**	**1.9000e-004**	**0.0000**	**1.9000e-004**	**0.0000**	**0.5574**	**0.5574**	**2.0000e-005**	**2.0000e-005**	**0.5623**

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	4.5700e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.9200e-003	0.0130	0.0181	3.0000e-005		7.1000e-004	7.1000e-004		7.1000e-004	7.1000e-004	0.0000	2.5533	2.5533	1.5000e-004	0.0000	2.5571
Total	**6.4900e-003**	**0.0130**	**0.0181**	**3.0000e-005**		**7.1000e-004**	**7.1000e-004**		**7.1000e-004**	**7.1000e-004**	**0.0000**	**2.5533**	**2.5533**	**1.5000e-004**	**0.0000**	**2.5571**

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

3.7 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.3000e-004	1.6000e-004	2.0000e-003	1.0000e-005	7.1000e-004	0.0000	7.1000e-004	1.9000e-004	0.0000	1.9000e-004	0.0000	0.5574	0.5574	2.0000e-005	2.0000e-005	0.5623
Total	**2.3000e-004**	**1.6000e-004**	**2.0000e-003**	**1.0000e-005**	**7.1000e-004**	**0.0000**	**7.1000e-004**	**1.9000e-004**	**0.0000**	**1.9000e-004**	**0.0000**	**0.5574**	**0.5574**	**2.0000e-005**	**2.0000e-005**	**0.5623**

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0599					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0237	0.1597	0.2371	3.9000e-004		7.9800e-003	7.9800e-003		7.9800e-003	7.9800e-003	0.0000	33.4476	33.4476	1.8800e-003	0.0000	33.4947
Total	**0.0836**	**0.1597**	**0.2371**	**3.9000e-004**		**7.9800e-003**	**7.9800e-003**		**7.9800e-003**	**7.9800e-003**	**0.0000**	**33.4476**	**33.4476**	**1.8800e-003**	**0.0000**	**33.4947**

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

3.7 Architectural Coating - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.8200e-003	1.8400e-003	0.0244	8.0000e-005	9.3200e-003	5.0000e-005	9.3600e-003	2.4800e-003	4.0000e-005	2.5200e-003	0.0000	7.1214	7.1214	1.9000e-004	1.9000e-004	7.1818
Total	**2.8200e-003**	**1.8400e-003**	**0.0244**	**8.0000e-005**	**9.3200e-003**	**5.0000e-005**	**9.3600e-003**	**2.4800e-003**	**4.0000e-005**	**2.5200e-003**	**0.0000**	**7.1214**	**7.1214**	**1.9000e-004**	**1.9000e-004**	**7.1818**

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	0.0599					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0237	0.1597	0.2371	3.9000e-004		7.9800e-003	7.9800e-003		7.9800e-003	7.9800e-003	0.0000	33.4476	33.4476	1.8800e-003	0.0000	33.4947
Total	**0.0836**	**0.1597**	**0.2371**	**3.9000e-004**		**7.9800e-003**	**7.9800e-003**		**7.9800e-003**	**7.9800e-003**	**0.0000**	**33.4476**	**33.4476**	**1.8800e-003**	**0.0000**	**33.4947**

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

3.7 Architectural Coating - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.8200e-003	1.8400e-003	0.0244	8.0000e-005	9.3200e-003	5.0000e-005	9.3600e-003	2.4800e-003	4.0000e-005	2.5200e-003	0.0000	7.1214	7.1214	1.9000e-004	1.9000e-004	7.1818
Total	**2.8200e-003**	**1.8400e-003**	**0.0244**	**8.0000e-005**	**9.3200e-003**	**5.0000e-005**	**9.3600e-003**	**2.4800e-003**	**4.0000e-005**	**2.5200e-003**	**0.0000**	**7.1214**	**7.1214**	**1.9000e-004**	**1.9000e-004**	**7.1818**

3.7 Architectural Coating - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	4.1200e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.5400e-003	0.0103	0.0163	3.0000e-005		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004	0.0000	2.2979	2.2979	1.3000e-004	0.0000	2.3011
Total	**5.6600e-003**	**0.0103**	**0.0163**	**3.0000e-005**		**4.6000e-004**	**4.6000e-004**		**4.6000e-004**	**4.6000e-004**	**0.0000**	**2.2979**	**2.2979**	**1.3000e-004**	**0.0000**	**2.3011**

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

3.7 Architectural Coating - 2025

Unmitigated Construction 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	1.8000e-004	1.1000e-004	1.5800e-003	1.0000e-005	6.4000e-004	0.0000	6.4000e-004	1.7000e-004	0.0000	1.7000e-004	0.0000	0.4776	0.4776	1.0000e-005	1.0000e-005	0.4815
Total	**1.8000e-004**	**1.1000e-004**	**1.5800e-003**	**1.0000e-005**	**6.4000e-004**	**0.0000**	**6.4000e-004**	**1.7000e-004**	**0.0000**	**1.7000e-004**	**0.0000**	**0.4776**	**0.4776**	**1.0000e-005**	**1.0000e-005**	**0.4815**

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	4.1200e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.5400e-003	0.0103	0.0163	3.0000e-005		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004	0.0000	2.2979	2.2979	1.3000e-004	0.0000	2.3011
Total	**5.6600e-003**	**0.0103**	**0.0163**	**3.0000e-005**		**4.6000e-004**	**4.6000e-004**		**4.6000e-004**	**4.6000e-004**	**0.0000**	**2.2979**	**2.2979**	**1.3000e-004**	**0.0000**	**2.3011**

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

3.7 Architectural Coating - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.8000e-004	1.1000e-004	1.5800e-003	1.0000e-005	6.4000e-004	0.0000	6.4000e-004	1.7000e-004	0.0000	1.7000e-004	0.0000	0.4776	0.4776	1.0000e-005	1.0000e-005	0.4815
Total	**1.8000e-004**	**1.1000e-004**	**1.5800e-003**	**1.0000e-005**	**6.4000e-004**	**0.0000**	**6.4000e-004**	**1.7000e-004**	**0.0000**	**1.7000e-004**	**0.0000**	**0.4776**	**0.4776**	**1.0000e-005**	**1.0000e-005**	**0.4815**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Transit Accessibility

Improve Pedestrian Network

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0595	0.0652	0.5397	1.0900e-003	0.1167	8.2000e-004	0.1175	0.0312	7.6000e-004	0.0319	0.0000	102.3377	102.3377	6.9900e-003	5.0500e-003	104.0171
Unmitigated	0.0613	0.0688	0.5685	1.1700e-003	0.1253	8.7000e-004	0.1262	0.0335	8.1000e-004	0.0343	0.0000	109.6617	109.6617	7.2800e-003	5.3200e-003	111.4283

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Congregate Care (Assisted Living)	140.40	158.22	170.10	339,948	316,491
Parking Lot	0.00	0.00	0.00		
Total	140.40	158.22	170.10	339,948	316,491

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
Congregate Care (Assisted	10.80	4.80	5.70	31.00	15.00	54.00	86	11	3
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Congregate Care (Assisted Living)	0.553342	0.058522	0.188738	0.121080	0.023016	0.005623	0.010412	0.007562	0.000987	0.000568	0.026444	0.000834	0.002871
Parking Lot	0.553342	0.058522	0.188738	0.121080	0.023016	0.005623	0.010412	0.007562	0.000987	0.000568	0.026444	0.000834	0.002871

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

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	19.8618	19.8618	3.2100e-003	3.9000e-004	20.0582
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	19.8618	19.8618	3.2100e-003	3.9000e-004	20.0582
NaturalGas Mitigated	2.4400e-003	0.0209	8.8700e-003	1.3000e-004		1.6900e-003	1.6900e-003		1.6900e-003	1.6900e-003	0.0000	24.1530	24.1530	4.6000e-004	4.4000e-004	24.2966
NaturalGas Unmitigated	2.4400e-003	0.0209	8.8700e-003	1.3000e-004		1.6900e-003	1.6900e-003		1.6900e-003	1.6900e-003	0.0000	24.1530	24.1530	4.6000e-004	4.4000e-004	24.2966

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Congregate Care (Assisted Living)	452611	2.4400e-003	0.0209	8.8700e-003	1.3000e-004		1.6900e-003	1.6900e-003		1.6900e-003	1.6900e-003	0.0000	24.1530	24.1530	4.6000e-004	4.4000e-004	24.2966
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**2.4400e-003**	**0.0209**	**8.8700e-003**	**1.3000e-004**		**1.6900e-003**	**1.6900e-003**		**1.6900e-003**	**1.6900e-003**	**0.0000**	**24.1530**	**24.1530**	**4.6000e-004**	**4.4000e-004**	**24.2966**

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					
Congregate Care (Assisted Living)	452611	2.4400e-003	0.0209	8.8700e-003	1.3000e-004		1.6900e-003	1.6900e-003		1.6900e-003	1.6900e-003	0.0000	24.1530	24.1530	4.6000e-004	4.4000e-004	24.2966
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**2.4400e-003**	**0.0209**	**8.8700e-003**	**1.3000e-004**		**1.6900e-003**	**1.6900e-003**		**1.6900e-003**	**1.6900e-003**	**0.0000**	**24.1530**	**24.1530**	**4.6000e-004**	**4.4000e-004**	**24.2966**

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

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Congregate Care (Assisted Living)	208787	19.3178	3.1300e-003	3.8000e-004	19.5088
Parking Lot	5880	0.5440	9.0000e-005	1.0000e-005	0.5494
Total		**19.8618**	**3.2200e-003**	**3.9000e-004**	**20.0582**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Congregate Care (Assisted Living)	208787	19.3178	3.1300e-003	3.8000e-004	19.5088
Parking Lot	5880	0.5440	9.0000e-005	1.0000e-005	0.5494
Total		**19.8618**	**3.2200e-003**	**3.9000e-004**	**20.0582**

6.0 Area Detail

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

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1808	7.4900e-003	0.5727	3.6000e-004		0.0268	0.0268		0.0268	0.0268	2.4618	1.6669	4.1288	4.5900e-003	1.6000e-004	4.2915
Unmitigated	0.1808	7.4900e-003	0.5727	3.6000e-004		0.0268	0.0268		0.0268	0.0268	2.4618	1.6669	4.1288	4.5900e-003	1.6000e-004	4.2915

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

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	6.8600e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0372					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.1246	2.8700e-003	0.1716	3.4000e-004		0.0245	0.0245		0.0245	0.0245	2.4618	1.0112	3.4730	3.9600e-003	1.6000e-004	3.6201
Landscaping	0.0121	4.6200e-003	0.4012	2.0000e-005		2.2200e-003	2.2200e-003		2.2200e-003	2.2200e-003	0.0000	0.6557	0.6557	6.3000e-004	0.0000	0.6715
Total	**0.1808**	**7.4900e-003**	**0.5727**	**3.6000e-004**		**0.0268**	**0.0268**		**0.0268**	**0.0268**	**2.4618**	**1.6669**	**4.1288**	**4.5900e-003**	**1.6000e-004**	**4.2915**

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	6.8600e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0372					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.1246	2.8700e-003	0.1716	3.4000e-004		0.0245	0.0245		0.0245	0.0245	2.4618	1.0112	3.4730	3.9600e-003	1.6000e-004	3.6201
Landscaping	0.0121	4.6200e-003	0.4012	2.0000e-005		2.2200e-003	2.2200e-003		2.2200e-003	2.2200e-003	0.0000	0.6557	0.6557	6.3000e-004	0.0000	0.6715
Total	**0.1808**	**7.4900e-003**	**0.5727**	**3.6000e-004**		**0.0268**	**0.0268**		**0.0268**	**0.0268**	**2.4618**	**1.6669**	**4.1288**	**4.5900e-003**	**1.6000e-004**	**4.2915**

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

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

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	3.1069	0.1012	2.4200e-003	6.3600
Unmitigated	3.5959	0.1151	2.7600e-003	7.2932

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Congregate Care (Assisted Living)	3.51832 / 2.21807	3.5959	0.1151	2.7600e-003	7.2932
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**3.5959**	**0.1151**	**2.7600e-003**	**7.2932**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Congregate Care (Assisted Living)	3.09612 / 1.77446	3.1069	0.1012	2.4200e-003	6.3600
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**3.1069**	**0.1012**	**2.4200e-003**	**6.3600**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	10.0014	0.5911	0.0000	24.7780
Unmitigated	10.0014	0.5911	0.0000	24.7780

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Congregate Care (Assisted Living)	49.27	10.0014	0.5911	0.0000	24.7780
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		**10.0014**	**0.5911**	**0.0000**	**24.7780**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Congregate Care (Assisted Living)	49.27	10.0014	0.5911	0.0000	24.7780
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		**10.0014**	**0.5911**	**0.0000**	**24.7780**

9.0 Operational Offroad

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

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Appendix B

Tree Inventory Report

HORTICULTURAL
Associates

Consultants in Horticulture and Arboriculture

TREE INVENTORY REPORT

17097 Peak Avenue
Morgan Hill, CA

Prepared for:

Raney Management
1501 Sports Drive, Suite A
Sacramento, CA 95834

Prepared by:

John C. Meserve
ISA Certified Arborist, WE #0478A
ISA Qualified Tree Risk Assessor/TRAQ
ASCA Qualified Tree and Plant Appraiser/TPAQ

June 27, 2023

HORTICULTURAL Associates

Consultants in Horticulture and Arboriculture
P.O Box 1261, Glen Ellen, CA 95442

June 27, 2023

Megane Brown-Allard
Raney Management
1501 Sports Drive, Suite A
Sacramento, CA 95834

Re: Updated *Tree Inventory Report*, 17097 Peak Avenue in Morgan Hill, California

Megane,

Attached you will find our updated *Tree Inventory Report* for the above noted site in Morgan Hill, California, based on review of a revised development plan. A total of 74 trees were evaluated and this includes all trees that are present 6 inches or greater in trunk diameter and located on or near the proposed development.

All trees in this report were evaluated and documented for species, size, health, and structural condition. The *Tree Inventory Chart* also provides an assessment of expected impact for each tree based on the Tentative Map that was provided, as well as recommendations for preservation or removal. A *Tree Location Plan* shows the location and numbering sequence of all trees that were included. Also included are a *Fencing Detail, Tree Preservation Guidelines,* and *Pruning Standards* for your reference.

This report is intended to be a basic inventory of trees present at this site, which includes a general review of tree health and structural condition. No in-depth evaluation has occurred on any tree, and assessment has included only external visual examination without probing, drilling, coring, root collar examination, root excavation, or dissecting any tree part. Failures, deficiencies, and problems may occur in these trees in the future, and this inventory in no way guarantees or provides a warranty for their condition. No other trees are included in this report. If other trees need to be included it your responsibility to provide that direction to us.

EXISTING SITE CONDITION SUMMARY

The project site consists of an existing support facility with outbuildings and parking areas. The balance of the site contains some remnant improvements and vegetation.

~ Voice 707-935-3911 Fax 707-935-7103 ~

EXISTING TREE SUMMARY

Species that are native to the site include Coast Live Oak and Valley Oak.

Species that are native to California, but not native to this site include Monterey Cypress.

Species that are not native include Chinese Pistache, English Walnut, Black Walnut, Stone Pine, Grapefruit, Orange, Black Acacia, Brazilian Pepper, Almond, Wild Plum, Mexican Fan Palm, Silk Oak, Canary Island Date Palm, and Italian Cypress.

CONSTRUCTION IMPACT SUMMARY

The updated development plan that was provided for our use did not illustrate grading or underground utilities that can affect existing trees. Based on this plan the following summary of impacts is provided:

(55) Trees that can be preserved.

(18) Trees that need to be removed due to expected construction impacts.

(1) Trees that need to be removed due to poor existing condition and expected development impacts.

All trees that will require removal are ornamental or fruit tree species. No native species will require removal.

Please feel free to contact me if you have questions regarding this report, or if further discussion would be helpful.

Regards,

John C. Meserve
ISA Certified Arborist, WE #0478A
ISA Qualified Tree Risk Assessor/TRAQ
ASCA Qualified Tree and Plant Appraiser/TPAQ

TREE INVENTORY CHART

TREE INVENTORY
17097 Peak Avenue
Morgan Hill, CA

June 27, 2023

Tree #	Species	Common Name	Trunk (dbh ± inches)	Height (± feet)	Radius (± feet)	Health 1 - 5	Structure 1 - 4	Expected Impact	Recommendations
1	*Pistache chinensis*	Chinese Pistache	7	14	8	5	4	1	6, 7, 8
2	*Pistache chinensis*	Chinese Pistache	6	14	8	5	4	1	6, 7, 8
3	*Jugalns regia*	English Walnut	8+10+30	40	28	4	3	2	6, 7, 8, 9
4	*Juglans nigra*	Black Walnut	15+15+16	35	21	3	2	2	6, 7, 8, 9
5	*Pinus pinea*	Stone Pine	9	20	10	3	4	3	2
6	*Pistache chinensis*	Chinese Pistache	12+15+17	35	21	4	2.5	3	2
7	*Quercus agrifolia*	Coast Live Oak	18	40	18	5	2.5	0	6, 7, 8, 9
8	*Citrus paradisi*	Grapefruit	9+11	18	8	4	3	0	6, 7, 8, 9
9	*Citrus sinensis*	Orange	4+5+7	14	8	4	3	3	2
10	*Pistache chinensis*	Chinese Pistache	6+6+7	14	12	4	2.5	3	2
11	*Pistache chinensis*	Chinese Pistache	3+4+5+6	14	12	4	2.5	3	2

HORTICULTURAL ASSOCIATES
P.O. Box 1261, Glen Ellen, CA 95442
707.935.3911

TREE INVENTORY
17097 Peak Avenue
Morgan Hill, CA

Tree #	Species	Common Name	Trunk (dbh ± inches)	Height (± feet)	Radius (± feet)	Health 1 - 5	Structure 1 - 4	Expected Impact	Recommendations
12	*Acacia melanoxylon*	Black Acacia	7+8	40	12	4	3	3	2
13	*Pistache chinensis*	Chinese Pistache	29+33	45	22	4	3	3	2
14	*Pistache chinensis*	Chinese Pistache	7+8+9+9	35	20	4	2.5	3	2
15	*Pistache chinensis*	Chinese Pistache	6+6+12+12+13	30	18	4	2.5	2	6, 7, 8, 9
16	*Pistache chinensis*	Chinese Pistache	8+8+9+10	35	18	3	2.5	0	6, 11
17	*Pistache chinensis*	Chinese Pistache	10+10+10+14	35	18	3	2.5	0	6, 11
18	*Pistache chinensis*	Chinese Pistache	42	35	20	3	2.5	0	6, 11
19	*Pistache chinensis*	Chinese Pistache	12	35	18	3	3	0	6, 11
20	*Pistache chinensis*	Chinese Pistache	4+6	12	12	3	3	0	6, 7, 8, 9
21	*Pistache chinensis*	Chinese Pistache	4	10	4	4	4	0	6, 7, 8, 9
22	*Quercus agrifolia*	Coast Live Oak	10	25	20	4	3	0	6, 7, 8, 9

TREE INVENTORY
17097 Peak Avenue
Morgan Hill, CA

Tree #	Species	Common Name	Trunk (dbh ± inches)	Height (± feet)	Radius (± feet)	Health 1 - 5	Structure 1 - 4	Expected Impact	Recommendations
23	*Quercus agrifolia*	Coast Live Oak	10+15	30	18	4	3	0	6, 7, 8, 9
24	*Quercus agrifolia*	Coast Live Oak	11	35	18	4	3	0	6, 7, 8, 9
25	*Pistache chinensis*	Chinese Pistache	13+27	25	21	4	3	0	6, 7, 8, 9
26	*Schinus molle*	Brazillian Pepper	30	20	12	3	2	0	6, 7, 8, 9
27	*Pistache chinensis*	Chinese Pistache	8+12	20	16	4	3	1	6, 7, 8, 9
28	*Pistache chinensis*	Chinese Pistache	11	20	14	4	3	2	6, 7, 8, 9
29	*Pistache chinensis*	Chinese Pistache	6+6+10	10	6	1	1	2	3
30	*Prunus dulcis*	Almond	6	14	6	4	3	0	6, 7, 8, 9
31	*Prunus domestica*	Wild Plum	multiple trunks	12	12	3	2	0	6, 7, 8, 9
32	*Quercus agrifolia*	Coast Live Oak	9	21	12	4	3	0	6, 7, 8, 9
33	*Pistache chinensis*	Chinese Pistache	12+13	35	18	4	3	0	6, 7, 8, 9

TREE INVENTORY
17097 Peak Avenue
Morgan Hill, CA

Tree #	Species	Common Name	Trunk (dbh ± inches)	Height (± feet)	Radius (± feet)	Health 1 - 5	Structure 1 - 4	Expected Impact	Recommendations
34	*Pistache chinensis*	Chinese Pistache	6+10+10+12	35	18	4	3	1	6, 7, 8, 9
35	*Pistache chinensis*	Chinese Pistache	6+7+7+8	25	18	4	3	1	6, 7, 8, 9
36	*Quercus agrifolia*	Coast Live Oak	8+10	13	12	4	3	0	6, 7, 8, 9
37	*Pistache chinensis*	Chinese Pistache	10	18	10	4	3	0	6, 7, 8, 9
38	*Prunus dulcis*	Almond	12	20	1`4	4	3	3	2
39	*Pistache chinensis*	Chinese Pistache	7	18	12	3	2	3	2
40	*Pistache chinensis*	Chinese Pistache	9+10+12	25	15	4	3	1	6, 7, 8, 9
41	*Prunus dulcis*	Almond	multiple trunks	18	18	4	3	0	6, 7, 8, 9
42	*Washungtonia robusta*	Mexican Fan Palm	6	4	4	5	4	0	6, 7, 8, 9
43	*Prunus dulcis*	Almond	3+4	12	10	3	2	1	6, 7, 8, 9
44	*Quercus agrifolia*	Coast Live Oak	14+16+19	40	25	4	3	0	6, 7, 8, 9

TREE INVENTORY
17097 Peak Avenue
Morgan Hill, CA

Tree #	Species	Common Name	Trunk (dbh ± inches)	Height (± feet)	Radius (± feet)	Health 1 - 5	Structure 1 - 4	Expected Impact	Recommendations
45	*Grevillea robusta*	Silk Oak	21	45	15	4	3	0	6, 7, 8, 9
46	*Phoenix canariensis*	Canary Island Date Palm	12	8	6	5	4	3	2
47	*Phoenix canariensis*	Canary Island Date Palm	18	8	6	5	4	3	2
48	*Phoenix canariensis*	Canary Island Date Palm	24	8	6	5	3	3	2
49	*Prunus dulcis*	Almond	multiple trunks	25	16	4	2	0	6, 7, 8, 9
50	*Prunus dulcis*	Almond	5+8+8+10	20	16	4	3	3	2
51	*Prunus dulcis*	Almond	6+9	22	14	4	3	0	6, 7, 8, 9
52	*Pistache chinensis*	Chinese Pistache	3+3+5	8	4	4	2	0	13
53	*Pistache chinensis*	Chinese Pistache	6	18	14	4	3	0	11, 13
54	*Pistache chinensis*	Chinese Pistache	6	16	14	4	3	0	11, 13
55	*Quercus lobata*	Valley Oak	49	50	30	4	3	0	9

TREE INVENTORY
17097 Peak Avenue
Morgan Hill, CA

Tree #	Species	Common Name	Trunk (dbh ± inches)	Height (± feet)	Radius (± feet)	Health 1 - 5	Structure 1 - 4	Expected Impact	Recommendations
56	*Pistache chinensis*	Chinese Pistache	4+6+6+9	25	1`4	3	3	0	9
57	*Pistache chinensis*	Chinese Pistache	6+7+9	20	12	2	3	0	9, 11
58	*Pistache chinensis*	Chinese Pistache	6x4+8	22	16	4	3	0	6, 7, 8, 9
59	*Pistache chinensis*	Chinese Pistache	10+12+15+15	25	20	3	1.5	0	6, 7, 8, 9, 11
60	*Prunus dulcis*	Almond	5	15	8	2	2	0	6, 7, 8, 9, 11
61	*Pistache chinensis*	Chinese Pistache	10	15	15	3	3	0	6, 7, 8, 9, 11
62	*Pistache chinensis*	Chinese Pistache	6+8+8+3x12	25	21	3	2	0	6, 7, 8, 9, 11
63	*Pistache chinensis*	Chinese Pistache	8+10+12	25	16	3	2	0	6, 7, 8, 9, 11
64	*Pistache chinensis*	Chinese Pistache	6+18+22	30	20	3	1.5	1	6, 7, 8, 9
65	*Phoenix canariensis*	Canary Island Date Palm	50	22	12	5	4	1	6, 7, 11
66	*Phoenix canariensis*	Canary Island Date Palm	50	22	12	5	4	1	6, 7, 11

TREE INVENTORY
17097 Peak Avenue
Morgan Hill, CA

Tree #	Species	Common Name	Trunk (dbh ± inches)	Height (± feet)	Radius (± feet)	Health 1 - 5	Structure 1 - 4	Expected Impact	Recommendations
67	*Cupressus sempervirens*	Italian Cypress	8	35	2	5	4	2	6, 7, 11
68	*Cupressus sempervirens*	Italian Cypress	8	35	2	5	4	2	6, 7, 11
69	*Washingtonia robusta*	Mexican Fan Palm	24+24	50	12	5	4	1	6, 7, 11
70	*Cupressus macrocarpa*	Monterey Cypress	5+6	20	14	4	3	3	2
71	*Cupressus sempervirens*	Italian Cypress	6	25	2	4	3	3	2
72	*Washingtonia robusta*	Mexican Fan Palm	24	25	8	4	3	3	2
73	*Juglans nigra*	Black Walnut	6	18	10	4	3	3	2
74	*Pistache chinensis*	Chinese Pistache	10	15	16	3	3	0	11, 13

KEY TO TREE INVENTORY CHART

KEY TO TREE INVENTORY CHART
17097 Peak Avenue
Morgan Hill, CA

Tree Number

Each tree has been identified in the field with an aluminum tag and reference number. Tags are attached to the trunk at approximately eye level. The *Tree Location Plan* illustrates the location of each numbered tree.

Species

Each tree has been identified by genus, species and common name. Many species have more than one common name.

Trunk

Each trunk has been measured or estimated, in inches, to document its diameter, at 4.5 feet above adjacent grade. Trunk diameter is a good indicator of age, and is commonly used to determine mitigation replacement requirements.

Height

Height is estimated in feet, using visual assessment.

Radius

Radius is estimated in feet, using visual assessment. Since many canopies are asymmetrical, it is not uncommon for a radius estimate to be an average of the canopy size.

Health

The following descriptions are used to rate the health of a tree. Trees with a rating of 4 or 5 are very good candidates for preservation and will tolerate more construction impacts than trees in poorer condition. Trees with a rating of 3 may or may not be good candidates for preservation, depending on the species and expected construction impacts. Trees with a rating of 1 or 2 are generally poor candidates for preservation.

(5) Excellent - health and vigor are exceptional, no pest, disease, or distress symptoms.

(4) Good - health and vigor are average, no significant or specific distress symptoms, no significant pest or disease.

(3) Fair - health and vigor are somewhat compromised, distress is visible, pest or disease may be present and affecting health, problems are generally correctable.

(2) Marginal - health and vigor are significantly compromised, distress is highly visible and present to the degree that survivability is in question.

(1) Poor - decline has progressed beyond the point of being able to return to a healthy condition again. Long-term survival is not expected. This designation includes dead trees.

Structure

The following descriptions are used to rate the structural integrity of a tree. Trees with a rating of 3 or 4 are generally stable, sound trees which do not require significant pruning, although cleaning, thinning, or raising the canopy might be desirable. Trees with a rating of 2 are generally poor candidates for preservation unless they are preserved well away from improvements or active use areas. Significant time and effort would be required to reconstruct the canopy and improve structural integrity. Trees with a rating of 1 are hazardous and should be removed.

(4) Good structure - minor structural problems may be present which do not require corrective action.

(3) Moderate structure - normal, typical structural issues which can be corrected with pruning.

(2) Marginal structure - serious structural problems are present which may or may not be correctable with pruning, cabling, bracing, etc.

(1) Poor structure - hazardous structural condition which cannot be effectively corrected with pruning or other measures, may require removal depending on location and the presence of targets.

Construction Impacts

Considering the proximity of construction activities, type of activities, tree species, and tree condition - the following ratings are used to estimate the amount of impact on tree health and stability. Most trees will tolerate a (1) rating, many trees could tolerate a (2) rating with careful consideration and mitigation, but trees with a (3) rating are poor candidates for preservation.

(4) Impacts are unknown at this time and will depend on the location of improvements inside the illustrated building envelope.

(3) A significant impact on long term tree integrity can be expected as a result of proposed development.

(2) A moderate impact on long term tree integrity can be expected as a result of proposed development.

(1) A minor impact on long term tree integrity can be expected as a result of proposed development.

(0) No impact on long term tree integrity can be expected as a result of proposed development

Recommendations

Recommendations are provided for removal or preservation. For those being preserved, protection measures and mitigation procedures to offset impacts and improve tree health are provided.

(1) Preservation appears to be possible.

(2) Removal is required due to significant development impacts.

(3) Removal is required due to poor health or hazardous structure.

(4) Removal is required due to significant development impacts and poor existing condition.

(5) Removal is recommended due to poor species characteristics.

(6) Install temporary protective fencing at the edge of the dripline, or edge of approved construction, prior to beginning grading or construction. Maintain fencing in place for duration of all construction activity in the area.

(7) Maintain existing grade within the fenced portion of the dripline. Route drainage swales and all underground work outside the dripline.

(8) Place a 4" layer of chipped bark mulch over the soil surface within the fenced dripline prior to installing temporary fencing. Maintain this layer of mulch throughout construction.

(9) Prune to clean the canopy, per International Society of Arboriculture pruning standards.

(10) Prune to provide clearance for adjacent improvements, per International Society of Arboriculture pruning standards.

(11) This trunk may be located off site, but the canopy overhangs the project site.

(12) Excavation may be required within the TPZ and the dripline for development. Excavation within the TPZ of any type must adhere to the following guidelines:

All roots encountered that are 2 inches or larger in diameter must be cleanly cut as they are encountered by excavating equipment.

Roots may not be ripped from the ground and then trimmed. They must be trimmed as encountered and this will require the use of a ground man working with a suitable power tool.

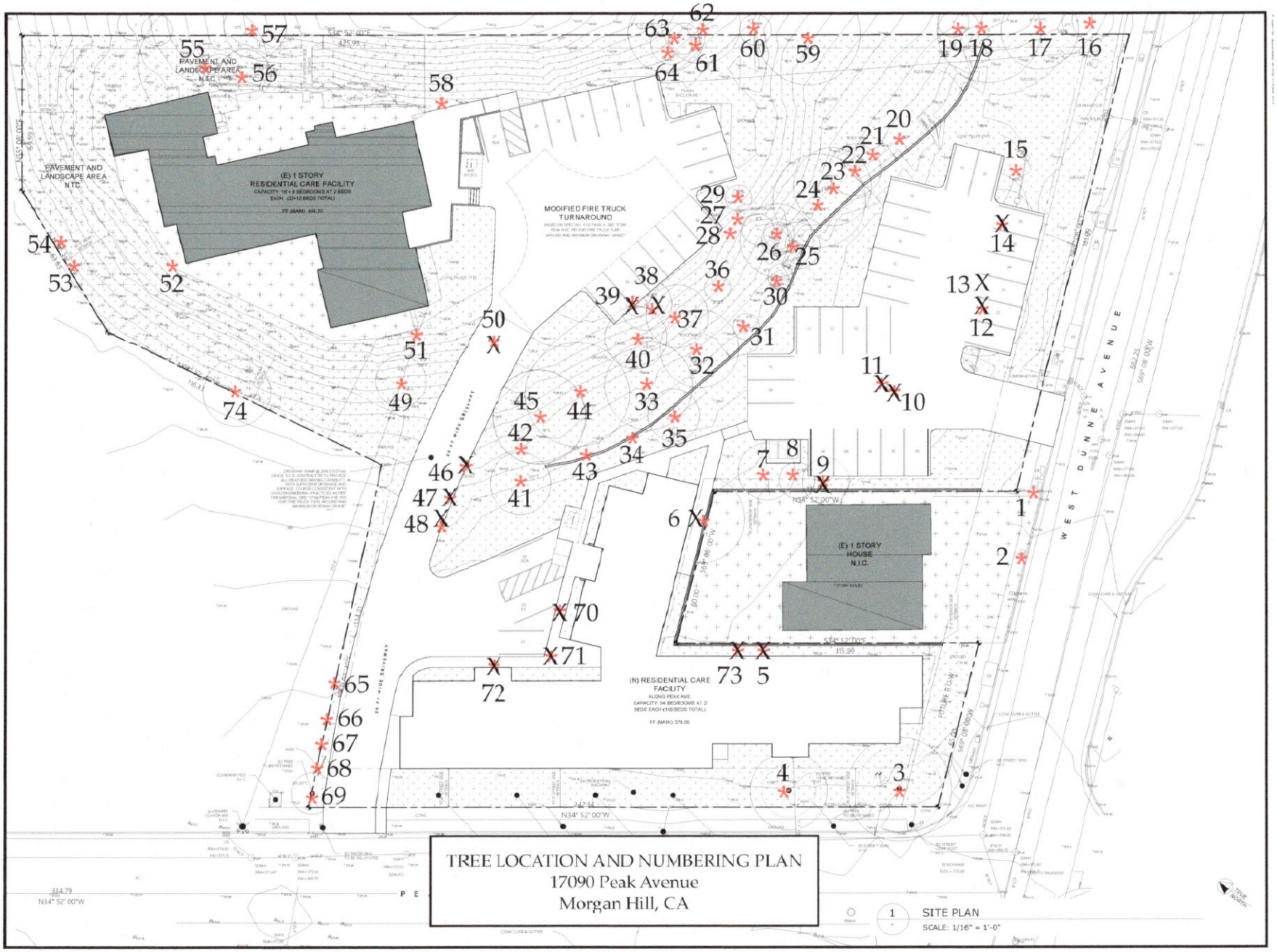
Pruned and exposed roots greater than 2 inches in diameter must be protected from desiccation if left exposed for more than 24 hours. Cover cut roots with heavy cloth, burlap, used carpeting, or similar material that has been soaked in water, until trench or excavation has been backfilled.

If excavation impacts more than 20% of the defined TPZ then supplemental irrigation may be required to offset loss of roots. Excavation in this case should be directed by the project arborist who will determine whether excavation is required, when, and how.

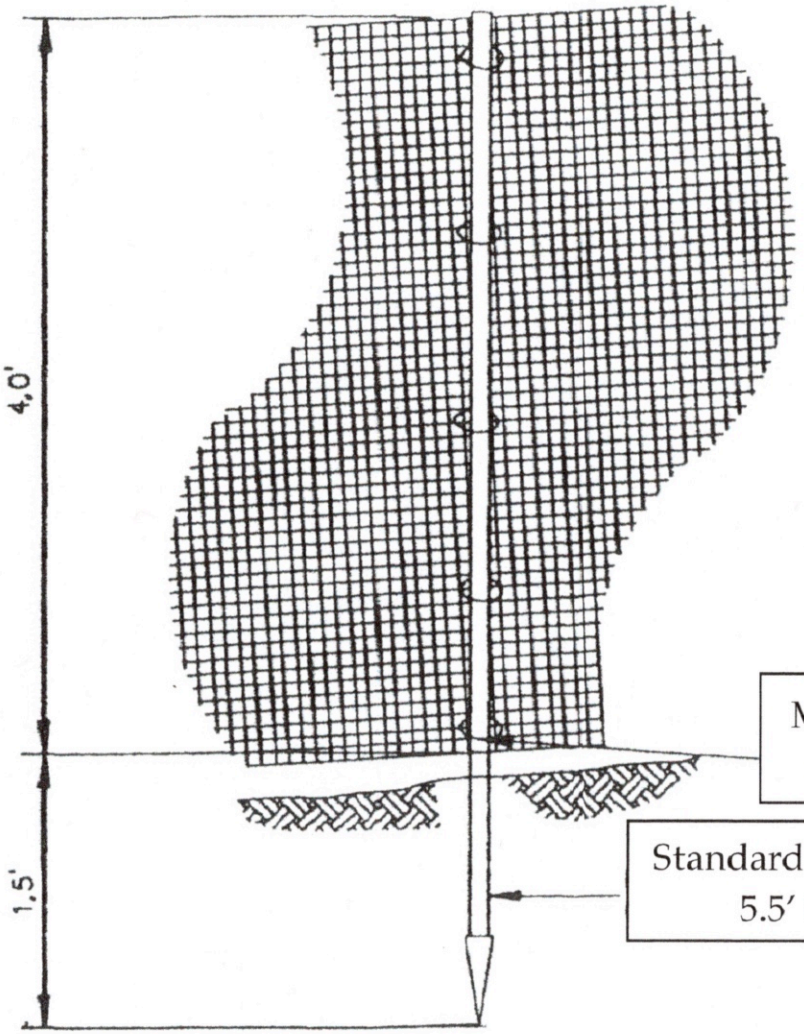
Any excavation within the defined TPZ will require that the tree be monitored on a monthly basis by the project arborist for the duration of construction and for one year beyond completion of construction. Monitoring may determine other mitigation measures that may be required to offset root loss or damage.

(13) No action is required. This tree is located away from development areas.

TREE LOCATION PLAN


TREE LOCATION AND NUMBERING PLAN
17090 Peak Avenue
Morgan Hill, CA
SITE PLAN
SCALE: 1/16" = 1'-0"
(E) 1 STORY RESIDENTIAL CARE FACILITY
PAVEMENT AND LANDSCAPE AREA N.T.C.
MODIFIED FIRE TRUCK TURNAROUND
(E) 1 STORY HOUSE N.I.C.
(N) RESIDENTIAL CARE FACILITY
WEST DUNNE AVENUE
N34° 52' 00"W

TREE FENCING DETAIL



NOTE
Metal Wire Tree Protection Fencing

Minimum 4-ft high steel welded wire fencing with mesh size 2-in x 4-in, or arborist approved wire fence substitute. Cut and shape as needed for sloping terrain

Metal tie wire, flip tie, or equivalent, 5 per post

Standard farm quality metal 'T' post, 5.5' tall, placed 8' on center

METAL WIRE TREE PROTECTION FENCING

ISA PRUNING STANDARDS

WESTERN CHAPTER

ISA

PRUNING STANDARDS

Purpose:

Trees and other woody plants respond in specific and predictable ways to pruning and other maintenance practices. Careful study of these responses has led to pruning practices which best preserve and enhance the beauty, structural integrity, and functional value of trees.

In an effort to promote practices which encourage the preservation of tree structure and health, the W.C. ISA Certification Committee has established the following Standards of Pruning for Certified Arborists. The Standards are presented as working guidelines, recognizing that trees are individually unique in form and structure, and that their pruning needs may not always fit strict rules. The Certified Arborist must take responsibility for special pruning practices that vary greatly from these Standards.

I. Pruning Techniques

A. A thinning cut removes a branch at its point of attachment or shortens it to a lateral large enough to assume the terminal role. Thinning opens up a tree, reduces weight on heavy limbs, can reduce a tree's height, distributes ensuing invigoration throughout a tree and helps retain the tree's natural shape. Thinning cuts are therefore preferred in tree pruning.

When shortening a branch or leader, the lateral to which it is cut should be at least one-half the diameter of the cut being made. Removal of a branch or leader back to a sufficiently large lateral is often called "drop crotching."

B. A heading cut removes a branch to a stub, a bud or a lateral branch not large enough to assume the terminal role. Heading cuts should seldom be used because vigorous, weakly attached upright sprouts are forced just below such cuts, and the tree's natural form is altered. In some situations, branch stubs die or produce only weak sprouts.

C. When removing a live branch, pruning cuts should be made in branch tissue just outside the branch bark ridge and collar, which are trunk tissue. *(Figure 1)* If no collar is visible, the angle of the cut should approximate the angle formed by the branch bark ridge and the trunk. *(Figure 2)*

D. When removing a dead branch, the final cut should be made outside the collar of live callus tissue. If the collar has grown out along the branch stub, only the dead stub should be removed, the live collar should remain intact, and uninjured. *(Figure 3)*

E. When reducing the length of a branch or the height of a leader, the final cut should be made just beyond (without violating) the branch bark ridge of the branch being cut to. The cut should approximately bisect the angle formed by the branch bark ridge and an imaginary line perpendicular to the trunk or branch cut. *(Figure 4)*

F. A goal of structural pruning is to maintain the size of lateral branches to less than three-fourths the diameter of the parent branch or trunk. If the branch is codominant or close to the size of the parent branch, thin the branch's foliage by 15% to 25%, particularly near the terminal. Thin the parent branch less, if at all. This will allow the parent branch to grow at a faster rate, will reduce the weight of the lateral branch, slow its total growth, and develop a stronger branch attachment. If this does not appear appropriate, the branch should be completely removed or shortened to a large lateral. *(Figure 5)*

G. On large-growing trees, except whorl-branching conifers, branches that are more than one-third the diameter of the trunk should be spaced along the trunk at least 18 inches apart, on center. If this is not possible because of the present size of the tree, such branches should have their foliage thinned 15% to 25%, particularly near their terminals. *(Figure 6)*

H. Pruning cuts should be clean and smooth with the bark at the edge of the cut firmly attached to the wood.

I. Large or heavy branches that cannot be thrown clear, should be lowered on ropes to prevent injury to the tree or other property.

J. Wound dressings and tree paints have not been shown to be effective in preventing or reducing decay. They are therefore not recommended for routine use when pruning.

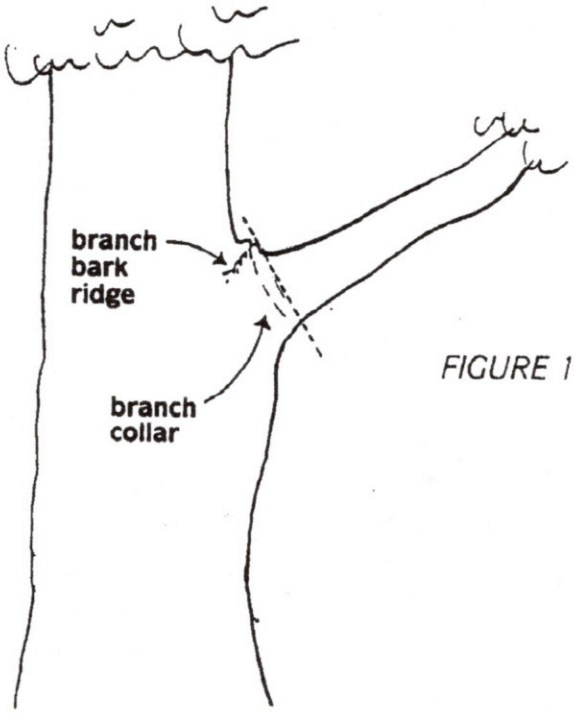


FIGURE 1. *When removing a branch, the final cut should be just outside the branch bark ridge and collar.*

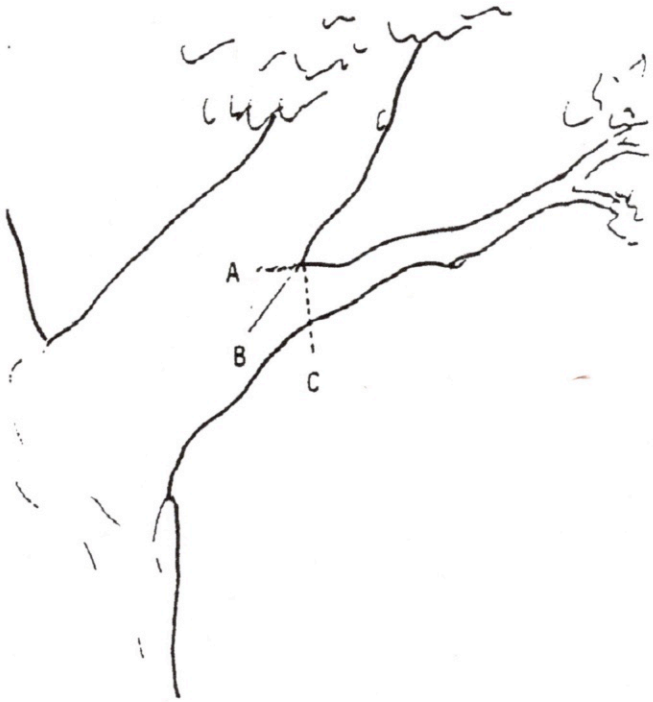


FIGURE 2. *In removing a limb without a branch collar, the angle of the final cut to the branch bark ridge should approximate the angle the branch bark ridge forms with the limb. Angle AB should equal Angle BC.*

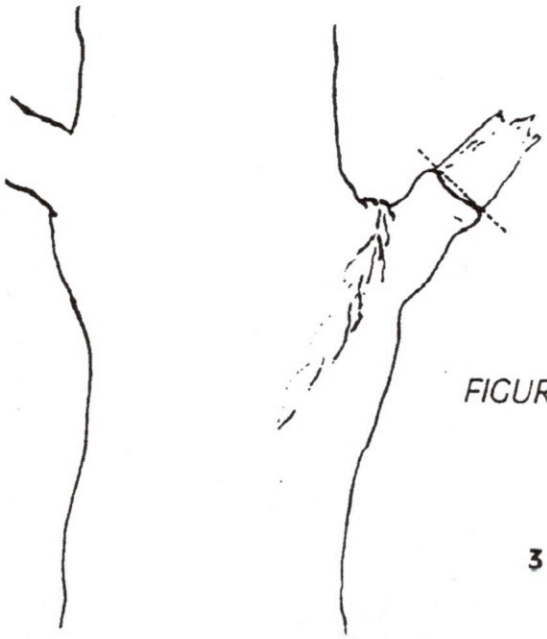


FIGURE 3. *When removing a dead branch, cut outside the callus tissue that has begun to form around the branch.*

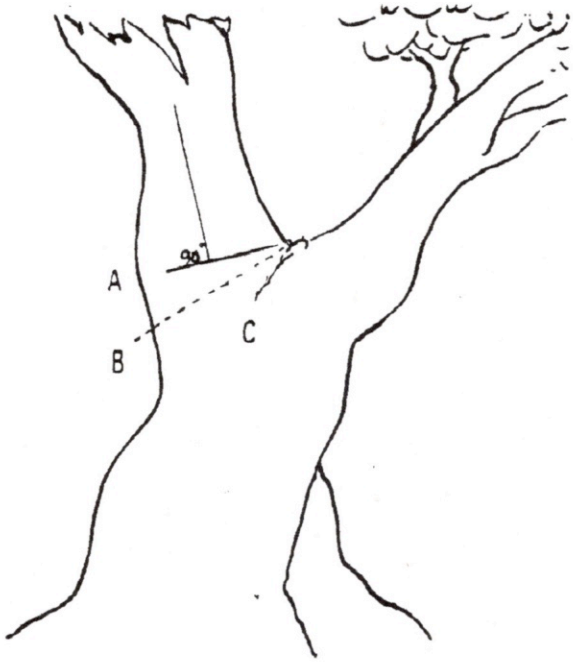


FIGURE 4. *In removing the end of a limb to a large lateral branch, the final cut is made along a line that bisects the angle between the branch bark ridge and a line perpendicular to the limb being removed. Angle AB is equal to Angle BC.*

FIGURE 5. *A tree with limbs tending to be equal-sized, or codominant. Limbs marked B are greater than ¾ the size of the parent limb A. Thin the foliage of branch B more than branch A to slow its growth and develop a stronger branch attachment.*

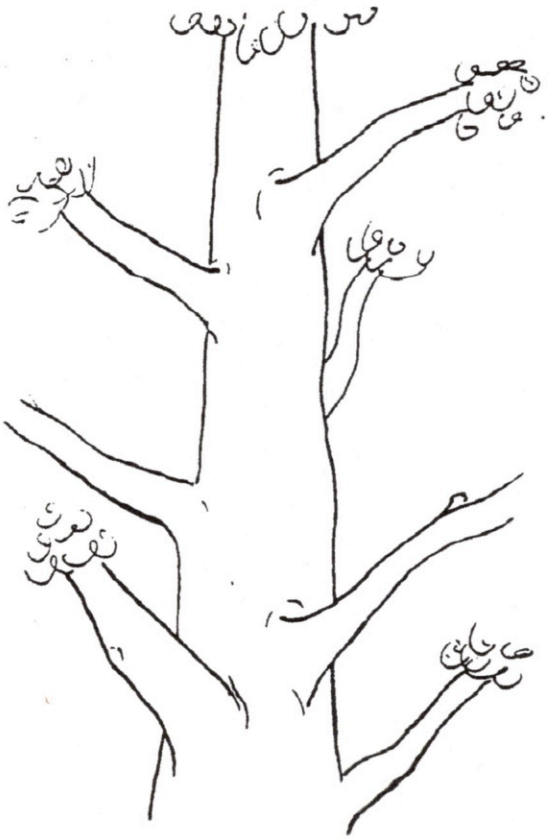


FIGURE 6. *Major branches should be well spaced both along and around the stem.*

II. Types of Pruning — Mature Trees

A. CROWN CLEANING

Crown cleaning or cleaning out is the removal of dead, dying, diseased, crowded, weakly attached, and low-vigor branches and watersprouts from a tree crown.

B. CROWN THINNING

Crown thinning includes crown cleaning and the selective removal of branches to increase light penetration and air movement into the crown. Increased light and air stimulates and maintains interior foliage, which in turn improves branch taper and strength. Thinning reduces the wind-sail effect of the crown and the weight of heavy limbs. Thinning the crown can emphasize the structural beauty of trunk and branches as well as improve the growth of plants beneath the tree by increasing light penetration. When thinning the crown of mature trees, seldom should more than one-third of the live foliage be removed.

At least one-half of the foliage should be on branches that arise in the lower two-thirds of the trees. Likewise, when thinning laterals from a limb, an effort should be made to retain inner lateral branches and leave the same distribution of foliage along the branch. Trees and branches so pruned will have stress more evenly distributed throughout the tree or along a branch.

An effect known as "lion's-tailing" results from pruning out the inside lateral branches. Lion's-tailing, by removing all the inner foliage, displaces the weight to the ends of the branches and may result in sunburned branches, water-sprouts, weakened branch structure and limb breakage.

C. CROWN REDUCTION

Crown reduction is used to reduce the height and/or spread of a tree. Thinning cuts are most effective in maintaining the structural integrity and natural form of a tree and in delaying the time when it will need to be pruned again. The lateral to which a branch or trunk is cut should be at least one-half the diameter of the cut being made.

D. CROWN RESTORATION

Crown restoration can improve the structure and appearance of trees that have been topped or severely pruned using heading cuts. One to three sprouts on main branch stubs should be selected to reform a more natural appearing crown. Selected vigorous sprouts may need to be thinned to a lateral, or even headed, to control length growth in order to ensure adequate attachment for the size of the sprout. Restoration may require several prunings over a number of years.

II. Types of Pruning — Mature Trees *(continued)*

E. CROWN RAISING

Crown raising removes the lower branches of a tree in order to provide clearance for buildings, vehicles, pedestrians, and vistas. It is important that a tree have at least one-half of its foliage on branches that originate in the lower two-thirds of its crown to ensure a well-formed, tapered structure and to uniformly distribute stress within a tree.

When pruning for view, it is preferable to develop "windows" through the foliage of the tree, rather than to severely raise or reduce the crown.

III. Size of Pruning Cuts

Each of the Pruning Techniques (Section I) and Types of Pruning (Section II) can be done to different levels of detail or refinement. The removal of many small branches rather than a few large branches will require more time, but will produce a less-pruned appearance, will force fewer watersprouts and will help to maintain the vitality and structure of the tree. Designating the maximum size (base diameter) that any occasional undesirable branch may be left within the tree crown, such as ½", 1" or 2" branch diameter, will establish the degree of pruning desired.

IV. Climbing Techniques

A. Climbing and pruning practices should not injure the tree except for the pruning cuts.

B. Climbing spurs or gaffs should not be used when pruning a tree, unless the branches are more than throw-line distance apart. In such cases, the spurs should be removed once the climber is tied in.

C. Spurs may be used to reach an injured climber and when removing a tree.

D. Rope injury to thin barked trees from loading out heavy limbs should be avoided by installing a block in the tree to carry the load. This technique may also be used to reduce injury to a crotch from the climber's line.

TREE PRESERVATION GUIDELINES

TREE PRESERVATION GUIDELINES
17097 Peak Avenue
Morgan Hill, CA

INTRODUCTION

Great care must be exercised when development is proposed in the vicinity of established trees of any type. The trees present at this site require specialized protection techniques during all construction activities to minimize negative impact on their long term health and vigor. The area immediately beneath and around canopy driplines is especially critical, and the specifications that follow are established to protect short and long term tree integrity. The purpose of this specification is therefore to define the procedures that must be followed during any and all phases of development in the immediate vicinity of designated protected trees.

Established, mature trees respond in a number of different ways to the disruption of their natural conditions. Change of grade within the root system area or near the root collar, damage to the bark of the trunk, soil compaction above the root system, root system reduction or damage, or alteration of summer soil moisture levels may individually or collectively cause physiological stress leading to tree decline and death. The individual impacts of these activities may cause trees to immediately exhibit symptoms and begin to decline, but more commonly the decline process takes many years, with symptoms appearing slowly and over a period of time. Trees may not begin to show obvious signs of decline from the negative impacts of construction until many years after construction is completed. It is not appropriate to wait for symptoms to appear, as this may be too late to correct the conditions at fault and to halt decline.

It is therefore critical to the long-term health of all protected trees that a defined protection program be established before beginning any construction activity where protected trees are found. Once incorporated at the design level, it is mandatory that developers, contractors, and construction personnel understand the critical importance of these guidelines, and the potential penalties that will be levied if they are not fully incorporated at every stage of development.

The following specifications are meant to be utilized by project managers and those supervising any construction in the vicinity of protected trees including grading contractors, underground contractors, all equipment operators, construction personnel, and landscape contractors. Questions which arise, or interpretation of specifications as they apply to specific site activities, must be referred to the project arborist as they occur.

Horticultural Associates
P.O. Box 1261
Glen Ellen, CA 95442
707-935-3911

TREE PROTECTION ZONE

1. The canopy dripline is illustrated on the Improvement Plans and represents the area around each tree, or group of trees, which must be protected at all times with tree protection fencing.

2. No encroachment into the dripline is allowed at any time without approval from the project arborist, and unauthorized entry may be subject to civil action and penalties.

3. The dripline will be designated by the project arborist at a location determined to be adequate to ensure long term tree viability and health. This is to occur prior to installation of fencing and in conjunction with the fencing contractor

TREE PROTECTION FENCING

1. Prior to initiating any construction activity on a construction project, including demolition or grading, temporary protective fencing shall be installed at each site tree, or group of trees. Fencing shall be located at the dripline designated by the project arborist and generally illustrated on the Improvement Plans.

2. Fencing shall be minimum 4' height at all locations, and shall form a continuous barrier without entry points around all individual trees, or groups of trees. Barrier type fencing such as *Tensar* plastic fencing is recommended, but any fencing system that adequately prevents entry will be considered for approval by the project arborist. The use of post and cable fencing is not acceptable, however.

3. Fencing shall be installed tightly between steel fence posts (standard quality farm 'T' posts work well) placed no more than 8 feet on center. Fencing shall be attached to each post at 5 locations with plastic electrical ties, metal tie wire, or flip ties. See attached fencing detail.

4. Fencing shall serve as a barrier to prevent encroachment of any type by construction activities, equipment, materials storage, or personnel.

5. All encroachment into the fenced dripline must be approved and supervised by the project arborist. Approved dripline encroachment may require

additional mitigation or protection measures that will be determined by the project arborist at the time of the request.

6. Contractors and subcontractors shall direct all equipment and personnel to remain outside the fenced area at all times until project is complete, and shall instruct personnel and sub-contractors as to the purpose and importance of fencing and preservation.

7. Fencing shall be upright and functional at all times from start to completion of project. Fencing shall remain in place and not be moved or removed until all construction activities at the site are completed.

TREE PRUNING AND TREATMENTS

1. All recommendations for pruning or other treatments must be completed prior to acceptance of the project. It is strongly recommended that pruning be completed prior to the start of grading to facilitate optimum logistics and access.

2. All pruning shall be conducted in conformance with International Society of Arboriculture pruning standards, and all pruning must occur by, or under the direct supervision of, an arborist certified by the International Society of Arboriculture.

GRADING AND TRENCHING

1. Any construction activity that necessitates soil excavation in the vicinity of preserved trees shall be avoided where possible, or be appropriately mitigated under the guidance of the project arborist. All contractors must be aware at all times that specific protection measures are defined, and non conformance may generate stop-work orders.

2. The designated dripline is defined around all site trees to be preserved. Fences protect the designated areas. No grading or trenching is to occur within this defined area unless so designated by the Improvement Plan, and where designated shall occur under the direct supervision of the project arborist.

3. Trenching should be routed around the dripline. Where trenching has been designated within the dripline, utilization of underground technology to bore, tunnel or excavate with high-pressure air or water will be specified. Hand digging will be generally discouraged unless site conditions restrict the use of alternate technology.

4. All roots greater than one inch in diameter shall be cleanly hand-cut as they are encountered in any trench or during any grading activity. The tearing of roots by equipment shall not be allowed. Mitigation treatment of pruned roots shall be specified by the project arborist as determined by the degree of root pruning, location of root pruning, and potential exposure to desiccation. No pruning paints or sealants shall be used on cut roots.

5. Where significant roots are encountered mitigation measures such as supplemental irrigation and/or organic mulches may be specified by the project arborist to offset the reduction of root system capacity.

6. Retaining walls are effective at holding grade changes outside the area of the dripline and are recommended where necessary. Retaining walls shall be constructed in post and beam or drilled pier construction styles where they are necessary near or within a dripline.

7. Grade changes outside the dripline, or those necessary in conjunction with retaining walls, shall be designed so that drainage water of any type or source is not diverted toward or around the root crown in any manner. Grade shall drain away from root crown at a minimum of 2%. If grading toward the root collar is unavoidable, appropriate surface and/or subsurface drain facilities shall be installed so that water is effectively diverted away from root collar area.

8. Grade reduction within the designated dripline shall be generally discouraged, and where approved, shall be conducted only after careful consideration and coordination with the project arborist.

9. Foundations of all types within the dripline shall be constructed using design techniques that eliminate the need for trenching into natural grade. These techniques might include drilled piers, grade beams, bridges, or cantilevered structures. Building footprints should generally be outside the dripline whenever possible.

DRAINAGE

The location and density of native trees may be directly associated with the presence of naturally occurring water, especially ephemeral waterways. Project design, especially drainage components, should take into consideration that these trees may begin a slow decline if this naturally present association with water is changed or eliminated.

TREE DAMAGE

1. Any form of tree damage which occurs during the demolition, grading, or construction process shall be evaluated by the project arborist. Specific mitigation measures will be developed to compensate for or correct the damage. Fines and penalties may also be levied.

2. Measures may include, but are not limited to, the following:

- pruning to remove damaged limbs or wood
- bark scoring to remove damaged bark and promote callous formation
- alleviation of compaction by lightly scarifying the soil surface
- installation of a specific mulching material
- supplemental irrigation during the growing season for up to 5 years
- treatment with specific amendments intended to promote health, vigor, or root growth
- vertical mulching or soil fracturing to promote root growth
- periodic post-construction monitoring at the developer's expense
- tree replacement, or payment of the established appraised value, if the damage is so severe that long term survival is not expected.

3. Any tree that is significantly damaged and whose survivability is threatened, due to negligence by any contractor, shall be appraised using the Trunk Formula Method provided in the 9th Edition of the Guide For Plant Appraisal. This appraisal value will be the basis for any fines levied on the offending contractor.

MULCHING

1. Trees will benefit from the application of a 4 inch layer of chipped bark mulch over the soil surface within the Tree Protection Zone. Ideal mulch material is a chipped bark containing a wide range of particle sizes. Bark mulches composed of shredded redwood, bark screened for uniformity of size, dyed bark, or chipped lumber will not function as beneficially. All trees that are expected to be

impacted in any way by project activities shall have mulch placed prior to the installation of protection fencing.

2. Mulch should be generated from existing site trees that are removed or pruned as part of the project. Much brought onto the site from an outside source must be from trees that are verified to be free of the Sudden Oak Death pathogen *Phytophtora ramorum*.

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