

# Sample Summary for Electronic Document Submittal

15 copies of this document may be included when a Lead Agency is submitting electronic copies of environmental impact reports, negative declarations, mitigated negative declarations, or notices of preparation to the SCH. The SCH will still accept other summaries, such as an EIR summary prepared pursuant to CEQA Guidelines Section 15123, attached to the electronic copies of the document.

SCH # **2019079075**

Lead Agency: City of Morgan Hill

Project Title: Madrone Parkway Carpenters Center Project

Project Location: Morgan Hill Santa Clara  
*City* *County*

Please provide a Project Description (Proposed Actions, location, and/or consequences).

The 4.9-acre project site is located at 18640 Madrone Parkway, approximately 650 feet west of U.S. 101, in the City of Morgan Hill. The site is vacant with a paved drive aisle which runs the site and connects to the parking lot immediately to the east of the site. The site is designated Commercial/Industrial in the City's General Plan and is within the Commercial Industrial Planned Unit Development (PUD) zoning district.

The project proposes to relocate an existing 35,000 square foot carpenters training program located at 485 Woodview Avenue to a new one-story, 55,000 square foot, carpenters training center proposed to be constructed at 18640 Madrone Parkway. The proposed training center would include workshop areas, classrooms, break rooms, offices and a lobby/receptionist area. The maximum height of the proposed building would be 32 feet above ground surface, at the top of the roof. The building would also include a yard area for outdoor training and material storage. The training center would accommodate up to 150 students and 15 employees.

The proposed project is consistent with the allowed uses of the site's existing General Plan designation. The proposed project is allowed under the existing zoning with the City's approval of a Conditional Use Permit.

Please identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Please see the attached list of the project's significant effects on sensitive receptors and the environment, as well as mitigation measures that would avoid or reduce the effects to a less than significant level.

Governor's Office of Planning & Research  
**JUL 22 2019**  
STATE CLEARINGHOUSE

## **Madrone Parkway Carpenters Training Center Project: Potentially Significant Effects and Mitigation**

The project would result in potentially significant effects related to air quality, biological resources, hazards and hazardous materials, and noise. Mitigation measures included in the project that would reduce potential impacts to less than significant levels include:

**Air Quality** – Construction Emissions could result in a significant cancer risk impact to nearby sensitive receptors.

- Implement best management practices to reduce fugitive dust and diesel exhaust emissions during construction.
- Comply with U.S. Environmental Protection Agency particulate matter emission standards for Tier 3 engines for all diesel-powered construction equipment larger than 25 horsepower.
- Use California Air Resources Board (CARB)-certified Level 3 Diesel Particulate Filters for all portable equipment.

**Biological Resources** – Construction during nesting season could result in a significant impact to nesting birds. Trees designated for preservation could be impacted by construction activities. Impacts to nesting birds and trees during construction.

- Schedule construction activities to avoid the nesting season (January 31st to September 1st), or conducting pre-construction surveys for nesting birds if construction occurs between February 1st and August 31<sup>st</sup>.
- In consultation with California Department of Fish and Wildlife (CDFW), create and maintain construction-free buffer zones around any nests found by a qualified biologist during pre-construction surveys for the duration breeding season.
- Tree protection zones for trees designated for preservation shall be established and maintained throughout the duration of construction.
- The site shall be inspected by a Project Arborist after the tree protection measures are installed to insure adequate placement.

**Hazards and Hazardous Materials** – Construction workers and adjacent residences could be exposed to hazardous levels of agricultural chemicals in on-site soils.

- Shallow soil samples shall be taken in the near surface soil and tested for organochlorine pesticides and pesticide-based metals arsenic and lead prior to the issuance of grading permits.
- If contaminated soils are found in concentrations above established regulatory environmental screening levels, the project applicant shall enter into the Santa Clara County Department of Environmental Health's Voluntary Cleanup Program, or equivalent, to formalize regulatory oversight of the mitigation of contaminated soil to ensure the site is safe for construction workers and the public after development.
- A Site Management Plan and Health and Safety Plan shall be prepared prior to the issuance of grading permits to reduce or eliminate exposure risk to human health and the environment.

**Noise** – Project construction could result in excessive noise levels at nearby noise-sensitive receptors.

- Implementation of best management practices to reduce noise from construction activities near sensitive land uses, including limiting hours and days of construction, restrictions on certain equipment, locating stationary noise sources as far as possible from sensitive receptor locations, and the use of "quiet" technology and equipment and temporary noise barriers;

If applicable, please describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

<p>Not applicable.</p>	
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Please provide a list of the responsible or trustee agencies for the project.

<p>None.</p>	
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