

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Chevron Convenience Store and Gas Station Project

Lead Agency: City of Morgan Hill, Development Services Department

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Project Location: Morgan Hill
City

Santa Clara
County

Project Description (Proposed actions, location, and/or consequences).

The project site consists of an approximately 0.4-acre parcel located at 17905 Monterey Road in the City of Morgan Hill, California. The site is identified by Assessor's Parcel Number (APN) 764-12-020. The project site is currently developed with an on-site Valero gas station with three existing Multi-Product Dispensers (MPD) and a 1,573-square foot (sf) building containing a convenience store and a two-bay auto repair center, as well as an associated parking lot.

The proposed project would include improvements to the existing Valero gas station and convenience store, which would result in the operation of a Chevron gas station and convenience store at the project site. As part of proposed improvements, the existing auto bays attached to the convenience store would be removed and the existing convenience store would be expanded to occupy the former auto body space. The convenience store would be further renovated to operate as a Chevron Extra Mile store; however, the building's square footage would not increase as a result of the improvements. A new fueling canopy would be installed with one additional MPD and a 500-gallon above-ground propane tank for propane sales. The proposed project would replace the current on-site fuel underground storage tanks (UST) to meet current UST standards; renovate the building's storage room to sit above the floodplain level; install a new trash enclosure; add new landscaping to meet City ordinances, new accessible path to the public right of way, and a required van accessible stall; and replace the existing sidewalks curbs and gutters.

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

The Initial Study/Mitigated Negative Declaration (IS/MND) identifies potentially significant impacts for the following issue areas: Greenhouse Gas Emissions, Hazards and Hazardous Materials, and Noise. However, the IS/MND includes mitigation measures to reduce all potentially significant impacts to less-than-significant levels. For example, the mitigation measures include, but are not limited to, designing the project include electric vehicle (EV) capable parking spaces consistent with the CalGreen Tier 2 requirements; approval of a UST System Closure Permit from the Santa Clara County HMCDD; stopping work if unidentified or suspected contaminated soil or groundwater is encountered, and subsequent preparation of a report by a qualified environmental professional; retention of a qualified environmental professional to characterize the excavated soil as a waste to determine an appropriate disposal facility and obtain their acceptance of the soil; pre-renovation surveys to determine whether any structures to be renovated contain lead-based paint (LBP), asbestos mercury, or polychlorinated biphenyl caulk; testing of the on-site 55-gallon labeled drums in accordance with applicable United States Environmental Protection Agency (USEPA) methods; limiting construction activities to the hours identified in Morgan Hill Municipal Code Section 8.28.040(D); incorporation of eight-foot-tall temporary sound barriers; use of mufflers on all equipment and vehicles using internal combustion engines; use of electric equipment where possible; locating equipment and stockpiles as far away from noise-sensitive receptors; establishing project area speed limits; and notification of nearby sensitive noise receptors of construction schedules.

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

Significant areas of controversy have not been identified for the proposed project. Typical concerns related to development projects in the City include:

- impacts to wildlife habitat;
- increased pollutant emissions;
- increase in noise; and
- increase in traffic.

Provide a list of the responsible or trustee agencies for the project.

Bay Area Air Quality Management District
Santa Clara Valley Habitat Agency
Santa Clara County Department of Environmental Health