

## **Appendix D**

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### *Phase I Environmental Site Assessment*





# Phase I Environmental Site Assessment

**Scotts Valley Town Center  
Scotts Valley, California**

*Prepared for:*

RRM Design Group  
3765 S. Higuera Street, Suite 102  
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*Prepared by:*

Rincon Consultants, Inc.  
April 25, 2008





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April 22, 2008  
Project 07-60620

Debbie Lagomarcino Rudd  
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**Phase I Environmental Site Assessment  
Scotts Valley Town Center Site  
Scotts Valley, CA**

Dear Ms. Rudd:

This report presents a summary of a Phase I Environmental Site Assessment (ESA) completed by Rincon Consultants, Inc. for the approximate 60-acre Scotts Valley Town Center site located north of Hermon Road, south of Blue Bonnet Lane and Kings Village Road, east of Skypark Drive, and west of a residential development west of Bean Creek Road in Scotts Valley, California. The Phase I ESA was performed in accordance with our contract dated April 17, 2007.

The accompanying report presents our findings and provides an opinion regarding the potential presence and impact of environmental site conditions. Our work program for this project, as referenced in our contract, is intended to meet the guidelines outlined in the American Society for Testing and Materials (ASTM), Standard Practice for Environmental Site Assessments: *Phase I Environmental Site Assessment Process* (ASTM Standard E-1527-05). This Phase I ESA was conducted in general conformance with ASTM E-1527-05 standards, however we were unable to interview tenants at the subject property and we were not able to observe the interior of onsite structures. Our scope of services, pursuant to ASTM practice, did not include any inquiries with respect to asbestos, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, mold, or high voltage power lines.

Thank you for selecting Rincon for this project. If you have any questions, or if we can be of any future assistance, please contact us.

Sincerely,  
RINCON CONSULTANTS, INC.

Stephanie Vasconcellos, PG, REA I  
Senior Geologist

Walter Hamann, PG, CEG, REA II  
Vice President, Environmental Services

**TABLE OF CONTENTS**  
**PHASE I ENVIRONMENTAL SITE ASSESSMENT**  
**SCOTTS VALLEY TOWN CENTER**  
**SCOTTS VALLEY, CALIFORNIA**

Executive Summary .....	1
Purpose .....	5
Detailed Scope of Services .....	5
Significant Assumptions, Limitations, Exceptions, Special Terms and Conditions.....	6
User Reliance .....	7
Site Description.....	7
Location and Legal Description.....	7
Site and Vicinity General Characteristics.....	7
Current Use of the Property.....	7
Table 1 – Current Land Uses, Scotts Valley Town Center.....	8
Current Uses of the Adjoining Properties .....	10
Table 2 - Current Uses of Adjacent Properties .....	10
User Provided Information .....	10
Title Records.....	10
Environmental Liens or Activity and Use Limitations .....	11
Specialized Knowledge .....	11
Commonly Known or Reasonably Ascertainable Information .....	11
Valuation Reduction for Environmental Issues .....	11
Owner, Property Manager, and Occupant Information.....	11
Reason for Performing Phase I ESA.....	11
Records Review .....	11
Physical Setting Sources.....	11
Topography .....	11
Geology and Hydrogeology.....	12
Geology of Scotts Valley .....	12
Groundwater Occurrence and Quality .....	12
Standard Environmental Record Sources.....	13
Table 3 - EDR Listing Summary of Sites within ½ Mile of the Subject Property.....	17
Additional Environmental Record Sources .....	24
Review of Agency Files .....	24



Other Environmental Records Sources .....	40
Federal Brownfield Lists .....	40
State Lists of Landfill/Solid Waste Disposal Sites.....	40
Records of Public Wells .....	40
Historical Use Information on the Property and the Adjoining Properties .....	40
Review of Historic Aerial Photographs.....	41
Review of City Directory Listings .....	41
Review of Fire Insurance Maps .....	41
Review of Historic Topographic Maps .....	41
Table 4 - Historical Use of the Subject Property and Adjacent Properties.....	41
Site Reconnaissance and interviews .....	47
Interviews .....	47
Interviews with Local Government Officials .....	48
Site Reconnaissance .....	48
Methodology and Limiting Conditions .....	48
Current Use of the Property and Adjoining Properties .....	48
Past Use of the Property and Adjoining Properties.....	49
Current or Past Uses in the Surrounding Area.....	49
Geologic, Hydrogeologic, Hydrologic and Topographic Conditions .....	49
General Description of Structures.....	49
Interior and Exterior Observations.....	49
Hazardous Substances and Petroleum Products.....	50
Unidentified Substance Containers .....	50
Storage Tanks.....	50
Odors .....	50
Pools of liquid .....	50
Drums .....	51
Indications of Polychlorinated Biphenyls (PCBs) .....	51
Other Conditions of Concern .....	51
Findings .....	52
Opinion.....	53
Conclusions .....	55
Recommendations.....	56



Deviations.....58  
References .....58

**Figures**

- Figure 1 – Vicinity Map
- Figure 2 – Site Plan
- Figure 3 – Adjacent Land Use Map
- Figure 4 – Geologic Map
- Figure 5 – Groundwater Subbasins and Active Pumping Well Locations
- Figure 6 – Environmental Compliance Sites in Scotts Valley Area
- Figure 7 – Areas of Environmental Concern
- Figures 8a – 8i – Site Photographs

**Appendices**

*(Appendix Material is Bound Under a Separate Cover, Available for Review at the City of Scotts Valley Planning Department Located at 1 Civic Center Drive, Scotts Valley, CA 95066)*

- Appendix 1 – Regulatory Records Documentation
- Appendix 2 – Historical Research Documentation (Aerial Photographs, Fire Insurance Maps, City Directory Listings, and Historical Topographic Maps)
- Appendix 3 – Interview Documentation (User Questionnaire and Transaction Screen Questionnaire)
- Appendix 4 – Copies of Pertinent Agency File Documents



## EXECUTIVE SUMMARY

This report presents the findings of a Phase I Environmental Site Assessment (ESA) conducted for the Scotts Valley Town Center located north of Mt. Hermon Road, east of Skypark Drive, south of Kings Village Road and Blue Bonnet Lane, and west of the housing development that exists along Bean Creek Road, in Scotts Valley, California (Figure 1, Vicinity Map). The Phase I ESA was modeled after Phase I ESAs under ASTM Practice E 1527-05, with the exception that no tenant interviews were performed and the interiors of onsite structures were not observed during our site reconnaissance. The site consists of two shopping centers, portions of the former Skypark Airpark, two banks, the Scotts Valley Sports Center, the Scotts Valley Transit Center, an AmeriGas propane facility, a Suburban Propane facility, the Storage Depot self storage facility, a vacant commercial building for sale, a recreational vehicle (RV) storage yard, the Mañana Woods Mutual Water Company Treatment Plant, and a U.S. Post Office.

The site is located in an area that is comprised primarily of residential and commercial land uses. Properties in the vicinity of the site include single-family homes, townhouse complexes, commercial office buildings, and retail stores. One industrial building lies to the north of the subject property. The site is predominantly used for commercial and retail purposes, but the plan area also contains commercially designated yet undeveloped land that was formerly used as an airport. Portions of the former Skypark Airport have been redeveloped with recreational uses such as a youth skate park and a dog park. The skate park is offsite to the northwest, but the dog park exists within the subject area boundaries.

According to Ms. Susan Westman of the City of Scotts Valley, the subject property is owned by the City of Santa Cruz. The City of Scotts Valley has reportedly had the option to purchase the property since 1995. No information regarding the previous owner of the property was provided.

Review of an environmental database records search (EDR) indicated that fourteen environmental listings are for addresses that exist within the subject property area. Fourteen environmental listings are reported for properties adjacent to the subject property area, and thirteen environmental listings are reported to be present within one half mile of the subject property.

Rincon reviewed available information through EDR, the online databases maintained by the Regional Water Quality Control Board (Geotracker) and the State Department of Toxic Substances Control (Envirostor), the Scotts Valley Water District Groundwater Management Program Annual Report for the 2006 Water Year, and requested a review of files at the Santa Cruz County Environmental Health Services Department and the Central Coast Regional Water Quality Control Board for those addresses on the subject site and immediately adjacent properties that had reported existing underground storage tanks (USTs), historical USTs, reported leaking underground storage tanks (LUSTs), or some other type of unauthorized release.

Historical sources reviewed as part of this Phase I included topographic maps (1902, 1948, 1955, 1968, 1980, 1991 and 1998), aerial photographs (1948, 1956, 1963, 1982, 1993, and 1998), and city directory listings (1975, 1980, 1986, 1992, 2002, and 2006). According to our review of historical records, it appears that the Skypark Airport was developed in 1946 and was operational until 1983. Most of the buildings in the Kings Village Shopping Center were developed by 1969, with the northeastern two-story office building constructed sometime between 1980 and 1982. The Sports Center building, the AmeriGas building, and the former Wescosa building were developed by 1982, the buildings in the southwestern corner of the Kings Village Shopping



Center were developed by 1986, the buildings in the Kmart Shopping Center (with the exception of the Kmart building itself) and the self-storage facility were developed by 1991, and the Kmart building was developed by 1993.

Our site reconnaissance, interviews, and review of historical records has revealed evidence of eleven recognized environmental conditions in connection with the property as follows:

- The potential presence of a UST at the former Wescosa property;
- The Scotts Valley Cleaners plume of perchloroethylene (PCE) contaminated groundwater and ongoing remediation;
- An open LUST case regarding one former UST on the subject property and one former UST on the north adjacent property related to the former City Hall building;
- The presence of residual kerosene contaminated soil in the area of a former UST at the rear of the 218 Mt. Hermon building;
- The presence of fuel related volatile organic compound (VOC) contamination in groundwater in the municipal groundwater well and associated treatment system operated by Mañana Woods on the subject property;
- The presence of Kings Cleaners, a dry cleaning facility that has been operating on the subject property since 1969;
- The presence of numerous above ground propane storage tanks at Suburban Propane and AmeriGas on the subject property;
- The presence of two unlabeled drums containing solid material in the Sports Center parking lot;
- The potential contribution to groundwater contamination beneath the subject property by solvent and oil spills at the northeastern end of the former Skypark Airport, in the vicinity of the former hangar and maintenance buildings, northwest of the subject property;
- The presence of trichloroethylene (TCE) and PCE contaminated groundwater beneath the northwestern portion of the subject property from the former north adjacent Watkins-Johnson facility; and
- The presence of fuel-related VOC contaminated groundwater beneath the central and southeastern portion of the subject property from the Camp Evers site.

The recommendations herein are made for the purpose of inclusion into the Scotts Valley Town Center Specific Plan Environmental Impact Report (EIR). Prior to new development or redevelopment on the Scotts Valley Town Center site, the following should be considered.

Prior to grading or development activities in the former Wescosa property area, a site specific reconnaissance of the building and property should be performed in an attempt to observe evidence of a UST. If a suspect UST area is identified, a geophysical survey should be performed or exploratory test pits should be excavated in an attempt to confirm whether or not a UST is present. If a UST cannot be identified during a site reconnaissance and subsequent geophysical survey and/or excavation of exploratory test pits, then care should be taken during grading in the event that an undocumented UST is unearthed. An environmental consultant



should be contacted if an undocumented UST is unearthed to evaluate the UST and obtain the appropriate permits for removal of the UST.

Prior to grading or development activities in the southwestern portion of the subject property or the Kmart Shopping Center area, SECOR International should be contacted regarding ongoing groundwater monitoring, sampling, and remediation activities at the Scotts Valley Cleaners site. Numerous groundwater monitoring wells exist in the Kmart Shopping Center parking lot, and in the vacant lot in the southwest corner of the subject property, related to SECOR's ongoing environmental remediation activities. In addition, human health risk assessments should be performed for any buildings constructed in the southwestern corner of the subject property that are to be occupied.

An environmental consultant should be present on the subject property during any grading or development activities in the Sports Center area and north adjacent associated parking lot to monitor soil cuttings and ambient air for the presence of VOCs. Reportedly the former UST in this location was removed and no residual contamination was identified. However, the case is still open with the Regional Water Quality Control Board (RWQCB), most likely due to an unauthorized release from a second UST for the former City Hall building located across Kings Village Road to the north.

It does not appear that any redevelopment or remodeling is planned in the vicinity of 218 Mt. Hermon Road at this time. However, if any excavation is planned in the future in this area, an environmental consultant should be contracted to locate the reported residual kerosene contaminated soil at the rear of the building prior to the demolition of the building. The environmental consultant should then be contracted to excavate and dispose of the residual kerosene contaminated soil subsequent to the demolition of the structure.

It does not appear that any redevelopment activities are currently proposed in the vicinity of the existing Kings Cleaners. However, this dry cleaning facility has reportedly been operating at the subject property since 1969. It is possible that this facility has had spills or leaks that have impacted soil and groundwater beneath the property. Subsurface investigation in the area of Kings Cleaners is warranted, primarily for the purpose of evaluating human health risk to existing tenants in the building, and particularly if this area is slated for redevelopment in the future.

It is our understanding that both Suburban Propane and AmeriGas will be relocating their propane distribution facilities off the subject property prior to redevelopment activities. An environmental consultant should perform a comprehensive site reconnaissance and evaluation for these two properties prior to their disbanding.

The owner of the Sports Center should be contacted and questioned regarding the contents of the two unlabeled drums in the Sports Center parking lot. If the contents are known and not hazardous, then the drums should be removed and properly disposed. If the contents are unknown, then an environmental consultant capable of sampling and identifying the drum contents should be contracted to properly dispose of the drums. The drums should be disposed prior to redevelopment or grading activities.

Contaminated groundwater exists beneath the northwestern portion of the subject property from the Watkins-Johnson plume. The extent of the plume beneath the subject property is not clear. According to the Scotts Valley Water District Annual Report, the Watkins-Johnson plume does not extend beneath the subject property. However, the most recent report on file for the



Watkins-Johnson facility by Arcadis indicates that TCE and PCE are present in well WJ-41, which is located just offsite to the northwest. Prior to any redevelopment or grading activities in the northwestern portion of the property (Sports Center and Skypark Airport area), Arcadis should be contacted regarding the presence and location of groundwater monitoring wells (if any) on the subject property, and the estimated extent of the groundwater contamination beneath the subject property. If deemed necessary by an environmental consultant, human health risk assessments should be prepared for any new developments above the identified plume of contaminated groundwater utilizing Arcadis' data.

Contaminated groundwater exists beneath the central and southeastern portion of the subject property from the Camp Evers site plume. The extent of the plume beneath the subject property is fairly well defined as shown in the Scotts Valley Water District Annual Report and based on information from Delta Consultants. Delta Consultants and Mañana Woods Water Company should be contacted prior to any redevelopment or grading activities in the central or southeastern areas of the site. Numerous groundwater monitoring wells exist on the subject property related to the ongoing groundwater monitoring and sampling activities by Delta Consultants for the Camp Evers plume. In addition, the groundwater extraction well and remediation compound for treatment of the Camp Evers plume groundwater is located on the subject property south of Walgreens. At a minimum, preparation of human health risk assessments may be warranted for any new developments above the existing Camp Evers plume.

Human health risk assessments recommended should include vapor transport and risk calculations in an environmental fate and transport analysis for specified chemicals. The calculations should be performed to evaluate the inhalation exposure pathway for future building occupants, and if deemed to exist, calculations should also be prepared for exposure pathways for dermal contact and ingestion. A commercial exposure scenario should be used for those areas to be redeveloped with commercial uses, and a residential exposure scenario should be used for those areas to be redeveloped with residential uses. The human health risk assessment model used should include site specific VOC soil vapor concentrations for all contaminants identified in soil and groundwater beneath the proposed redevelopment areas, and for all reported concentrations beneath these areas.



## INTRODUCTION

This report presents the findings of a Phase I ESA conducted for the Scotts Valley Town Center located north of Mt. Hermon Road, east of Skypark Drive, south of Kings Village Road and Blue Bonnet Lane, and west of the housing development that exists along Bean Creek Road, in Scotts Valley, California (Figure 1, Vicinity Map). The site consists of two shopping centers, portions of the former Skypark Airpark, two banks, the Scotts Valley Sports Center, the Scotts Valley Transit Center, an AmeriGas propane facility, a Suburban Propane facility, the Storage Depot self storage facility, a vacant commercial building for sale, a recreational vehicle (RV) storage yard, the Mañana Woods Mutual Water Company Treatment Plant, and a U.S. Post Office.

The Phase I ESA was performed by Rincon Consultants, Inc. for RRM Design Group in general conformance with ASTM E 1527-05 for Phase I ESAs and our contract dated April 17, 2007. Rincon has modeled this study after a Phase I ESA, but because of special circumstances we did not perform interviews with existing site tenants, nor did we observe the interior of any onsite structures. The following sections present our findings and provide our opinion as to the potential presence and impact of environmental site conditions.

### PURPOSE

The purpose of this Phase I ESA was to understand potential environmental conditions (recognized environmental conditions or RECs) that could materially impact the Scotts Valley Town Center Specific Plan vision.

A REC is defined pursuant to ASTM E 1527-05 as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

### DETAILED SCOPE OF SERVICES

The scope of services conducted for this study is outlined below:

- Perform an on-site reconnaissance to identify obvious indicators of the existence of hazardous materials.
- Observe adjacent or nearby properties from public thoroughfares in an attempt to see if such properties are likely to use, store, generate, or dispose of hazardous materials.
- Obtain and review an environmental records database search from Environmental Data Resources (EDR), Inc. to obtain information about the potential for hazardous materials to exist at the site or at properties located in the vicinity of the site.
- Review files for the subject site and immediately adjacent or nearby properties as identified in the EDR report.



- Review the current U.S. Geological Survey (USGS) topographic map to obtain information about the site's topography and uses of the site and properties in the vicinity of the site.
- Review historic aerial photographs and topographic maps to obtain information about historic uses of the subject property and adjacent properties.
- Review historic city directories/fire insurance maps to obtain information about historic uses of the subject property and adjacent properties.
- Review California Division of Oil and Gas records to obtain information about historic oil and gas activity in the vicinity of the site.
- Provide an interview questionnaire to the property owner or a designated site representative identified to Rincon by RRM Design Group.

Our scope of services, pursuant to ASTM E 1527 practice, did not include any inquiries with respect to asbestos containing building materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, biological agents, mold or high voltage power lines.

#### **SIGNIFICANT ASSUMPTIONS, LIMITATIONS, EXCEPTIONS, SPECIAL TERMS AND CONDITIONS**

This work has been performed in accordance with good commercial, customary, and generally accepted environmental investigation practices for similar investigations conducted at this time and in this geographic area. No other guarantee or warranties, expressed or implied are provided.

The findings and opinions conveyed in this report are based on findings derived from a site reconnaissance, review of an environmental database report, and specified regulatory records and historical sources. This report is not intended as a comprehensive site characterization and should not be construed as such. Standard data sources relied upon during the completion of Hazardous Materials Baseline Studies may vary with regard to accuracy and completeness. Although Rincon believes the data sources are reasonably reliable, Rincon cannot and does not guarantee the authenticity or reliability of the data sources it has used. Additionally, pursuant to our contract, the data sources reviewed included only those that are practically reviewable without the need for extraordinary analysis.

Rincon has identified evidence that suggests that hazardous materials or petroleum products may exist at the site at levels that could require mitigation. Additional research, including surface or subsurface sampling and analysis, can reduce project risks, but no techniques commonly employed can eliminate these risks altogether. In addition, in accordance with our authorized work scope and contract and the general provisions of ASTM E1527-05, no attempt was made to check for the presence of asbestos, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, or high voltage power lines.



## **USER RELIANCE**

This Phase I ESA was prepared for use solely and exclusively by RRM Design Group. This report shall not be relied upon by or transferred to any other party without the express written authorization of Rincon Consultants.

## **SITE DESCRIPTION**

### **LOCATION AND LEGAL DESCRIPTION**

The Scotts Valley Town Center site is an approximate 60-acre property located along the northern side of Mt. Hermon Road, east of Skypark Drive, and south of Kings Village Road and Blue Bonnet Lane in Scotts Valley, California (Figure 2, Site Map). The property is identified as situated in the City of Scotts Valley, Santa Cruz County, State of California, in Section 24, Township 10 South, Range 2 West, Mount Diablo Meridian.

### **SITE AND VICINITY GENERAL CHARACTERISTICS**

The site is located in an area that is comprised primarily of residential and commercial land uses. Properties in the vicinity of the site include single-family homes, townhouse complexes, commercial office buildings, and retail stores. One industrial building lies to the north of the subject property. The site is predominantly used for commercial and retail purposes, but the plan area also contains commercially designated yet undeveloped land that was formerly used as an airport. Portions of the former Skypark Airport have been redeveloped with recreational uses such as a youth skate park and a dog park. The skate park is offsite to the northwest, but the dog park exists within the subject area boundaries.

Despite the relatively mountainous terrain of Scotts Valley, the topography of the site is relatively flat. The site is approximately 520 feet above mean sea level. Elevations increase to the northeast and south of the site, but elevations decrease directly to the north where a tributary drainage to Bean Creek exists.

### **CURRENT USE OF THE PROPERTY**

The site is currently developed with two shopping centers, the former Skypark Airport which is currently partially open space with one area in the central western portion of the former airport fenced and used for a dog park. In addition, there are currently two banks, the Scotts Valley Sports Center, the Scotts Valley Transit Center, an AmeriGas propane facility, a Suburban Propane facility, the Storage Depot self storage facility, a vacant commercial building for sale, a recreational vehicle (RV) storage yard, the Mañana Woods Mutual Water Company Treatment Plant, and a U.S. Post Office.

The current site uses, tenants, and addresses are listed in Table 1 below:



**Table 1 – Current Land Uses, Scotts Valley Town Center**

<b>Building Name/Area</b>	<b>Tenants</b>	<b>Addresses</b>	<b>Streets</b>
Kings Village Shopping Center <b>Area A on Figure 2</b>	Walgreens	210	Mt. Hermon Road
	Business with Pleasure	216 F	Mt. Hermon Road
	Art Store	Not Posted	Mt. Hermon Road
	House of Bagels	216 D	Mt. Hermon Road
	Scotts Valley TV	Not Posted	Mt. Hermon Road
	Hinde Chiropractic	216 B	Mt. Hermon Road
	Wellness Center	Not Posted	Mt. Hermon Road
	Tuscon's Mexican Restaurant	218 G	Mt. Hermon Road
	Treasure Fine Jewelry	218 F	Mt. Hermon Road
	Unique Gifts	Not Posted	Mt. Hermon Road
	Round-Up Pet Center	218 A	Mt. Hermon Road
	Ace Hardware	220	Mt. Hermon Road
	Remediation Compound	200	Mt. Hermon Road
Kings Village Shopping Center, Nob Hill Building <b>Area B on Figure 2</b>	King's Cleaners	222 K	Mt. Hermon Road
	Village Wash & Dry Coin Laundry	222 B	Mt. Hermon Road
	Epic Adventures	222 A	Mt. Hermon Road
	Home Décor	222 I	Mt. Hermon Road
	Ideal Hair	222 H	Mt. Hermon Road
	Judy's Sewing Center	222 E and G	Mt. Hermon Road
	Liquor Store	222 A	Mt. Hermon Road
	Nob Hill Foods, Grocery, Deli, Bakery	222	Mt. Hermon Road
Kings Village Shopping Center, Kings Office Suites <b>Area C on Figure 2</b>	Richard Ow/Kings Village	210	Mt. Hermon Road
	Thomas Lindsay, CPA	200, 202, 204	Mt. Hermon Road
	Activated Communications	Not Posted	Mt. Hermon Road
	Assist International	206	Mt. Hermon Road
	Spinsite	208	Mt. Hermon Road
	Eckankar	Not Posted	Mt. Hermon Road
	Farmers Insurance	212	Mt. Hermon Road
	Strategic Marketing	Not Posted	Mt. Hermon Road
	Exceedio	Not Posted	Mt. Hermon Road
	Bean Creek Studios	216	Mt. Hermon Road
Downstairs	Choi's Tae Kwon Do & Yoga	230	Mt. Hermon Road
	Scott's Valley Branch Library	230 C and D	Mt. Hermon Road
	Attitudes Ladies Boutique	230 F	Mt. Hermon Road
Two Stories	In Vince Venitas Restaurant	230 ?	Mt. Hermon Road
Kings Village Shopping Center <b>Area D on Figure 2</b>	Scotts Valley Cinemas	Not Posted	Mt. Hermon Road
	Nunu's Create-a-Masterpiece	226 C	Mt. Hermon Road
	Kids Art	226 D	Mt. Hermon Road
	Tony & Albas Pizza/Pasta	226 E	Mt. Hermon Road
	Scotts Valley Restaurant Chinese	226 D	Mt. Hermon Road
	Lloyds Music	224 C	Mt. Hermon Road
	Xerox	224 B	Mt. Hermon Road
	Nextel	224 A	Mt. Hermon Road
Valley Vineyard Church/Bookstore	224	Mt. Hermon Road	



**Table 1 – Current Land Uses, Scotts Valley Town Center**

<b>Building Name/Area</b>	<b>Tenants</b>	<b>Addresses</b>	<b>Streets</b>
<b>North of Area D on Figure 2</b>	Transit Center	246	Kings Village Road
Kings Village Shopping Center <b>Area E on Figure 2</b>	Blockbuster Video	214 A,B & C	Mt. Hermon Road
	Jamba Juice	214 D	Mt. Hermon Road
	Peet's Coffee and Tea	214 E	Mt. Hermon Road
Kings Village Shopping Center <b>Area F on Figure 2</b>	Brass Key Locksmith	220 A	Mt. Hermon Road
	Yours, Mine & Ours Woman's Clothing	220 C	Mt. Hermon Road
Kings Village Shopping Center <b>Banks fronting Mt. Hermon Road</b>	Wachovia Bank	100	Mt. Hermon Road
	Comerica Bank	228	Mt. Hermon Road
<b>Area G on Figure 2</b>	AmeriGas Propane Facility	232	Mt. Hermon Road
<b>Area H on Figure 2</b>	SV Storage (RV Storage)	203	Mt. Hermon Road
<b>North of Area H</b>	Mañana Woods Treatment Plant	232	Kings Village Road
	U.S. Post Office	241	Kings Village Road
<b>Area I on Figure 2</b>	Scotts Valley Sports Center	251	Kings Village Road
<b>Area J on Figure 2</b>	Storage Yard for Bill Saso Construction	Not Posted	Kings Village Rd/Mt. Hermon Rd
<b>Area K on Figure 2</b>	Suburban Propane	260	Mt. Hermon Road
Kmart/Scotts Valley Shopping Center <b>Area L on Figure 2</b>	Kmart	270	Mt. Hermon Road
	Chubby's Diner	266 T	Mt. Hermon Road
	Vacant	266 T1, T2	Mt. Hermon Road
	Elite Martial Arts	266 S	Mt. Hermon Road
	Scotts Valley Jewelers	266 R	Mt. Hermon Road
	Cruz'n Computer	266 Q	Mt. Hermon Road
	Veterinary Clinic	266 P	Mt. Hermon Road
	Anthony Giannotti, OD	266 O	Mt. Hermon Road
	Togos	266 N	Mt. Hermon Road
	Queen Nails	266 M	Mt. Hermon Road
	Super Cuts	266 L	Mt. Hermon Road
	Vacant	266 K	Mt. Hermon Road
	Dollar Tree	266 J	Mt. Hermon Road
Payless Shoes	266 A	Mt. Hermon Road	
Kmart/Scotts Valley Shopping Center <b>Area M on Figure 2</b>	Scotts Valley Cleaners Remediation System Onsite	272 B	Mt. Hermon Road
	Shoe Repair	272 C	Mt. Hermon Road
	7-11	274	Mt. Hermon Road
<b>Area N on Figure 2</b>	Vacant Lot – dense brush	Not Posted	Mt. Hermon Road
<b>Area O on Figure 2</b>	Vacant Commercial Building for Sale (former Wescosa)	662	Skypark Drive
<b>Area P on Figure 2</b>	The Storage Depot	278	Mt. Hermon Road
<b>Shown on Figure 2</b>	Former Skypark Airport	Not Posted but listed as 400	Mt. Hermon Rd and Kings Village Rd



Asphalt-paved parking lots exist in the shopping center areas, the Transit Center area, the Sports Center area, both propane gas facility areas, and at the northern end of the former Skypark Airport adjacent to Kings Village Road. Access to the property is via driveways off Mt. Hermon Road, driveways off Kings Village Road, and one driveway off Skypark Drive. There is a dirt road access off Mt. Hermon Road that leads into the southern end of the former Skypark Airport, but it is not intended for vehicular traffic.

Water service is provided by the Scotts Valley Water District. Sewer service is provided by the City of Scotts Valley Wastewater Operations Division in the Public Works Department. Pacific Gas and Electric Company provide electrical and natural gas service. Solid waste collection and disposal services are provided by Waste Management.

### **CURRENT USES OF THE ADJOINING PROPERTIES**

Current adjacent land uses are described in Table 2 and depicted on Figure 3, Adjacent Land Use Map.

**Table 2 - Current Uses of Adjacent Properties**

<b>Area</b>	<b>Use</b>
Northern Property	Kings Village Road and Blue Bonnet Lane, Aviza Technologies (former Watkins-Johnson facility) to northwest across Kings Village Road, Scotts Valley Water District Well No. 9 Water Treatment Area, Scotts Valley Community Center, Residential to the north/northeast.
Eastern Property	Residential
Western Property	Skypark Skate Park, Scotts Valley Recreation Center (361 Kings Village Road) to the northwest of the former Skypark Airport, Skypark Drive then residential and open space.
Southern Property	Mt. Hermon Road, then Safeway shopping center including Longs Drugs. South of shopping center is the Valley Gardens Golf Course and residential.

### **USER PROVIDED INFORMATION**

As described in ASTM-05 Section 6, Susan Westman, Interim Community Division Director of the City of Scotts Valley, was interviewed for actual knowledge pertaining to the subject property to help identify the possibility of recognized environmental conditions in connection with the property. Ms. Westman completed the User Questionnaire as provided by ASTM-05 Appendix X3, prior to completion of the site reconnaissance. A copy of the completed questionnaire is included as Appendix 3.

### **TITLE RECORDS**

Copies of Title Reports were not provided to Rincon Consultants.



## **ENVIRONMENTAL LIENS OR ACTIVITY AND USE LIMITATIONS**

Ms. Westman is unaware of any information pertaining to environmental liens for the subject property. Ms. Westman indicated in the User Questionnaire (Appendix 3), that the RV Storage property is operating on a temporary permit which expires in 2009 (Area H).

## **SPECIALIZED KNOWLEDGE**

No specialized knowledge or experience information regarding the subject property was provided.

## **COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION**

Ms. Westman provided the following commonly known or reasonably ascertainable information regarding the subject property, as described below:

*Past Uses of the Property* – Ms. Westman indicated that a portion of the property was formerly occupied by an airport.

*Specific Chemicals that are Present or once were present at the Property* – Ms. Westman indicated that oils or solvents and motor vehicle fuel are currently present on the property and may have previously been used onsite in connection with the former airport use.

*Spills or other Chemical Releases that have taken Place on the Property* – Ms. Westman indicated that she was unaware of any spills or other chemical releases that have taken place at the property.

*Environmental Cleanups that have taken place on the Property* – Ms. Westman was unaware of any environmental cleanups that have taken place at the property.

## **VALUATION REDUCTION FOR ENVIRONMENTAL ISSUES**

Ms. Westman was not aware of any information pertaining to a valuation reduction for the subject property relative to any known environmental issues.

## **OWNER, PROPERTY MANAGER, AND OCCUPANT INFORMATION**

According to Ms. Susan Westman of the City of Scotts Valley, the subject property is owned by the City of Santa Cruz. The City of Scotts Valley has reportedly had the option to purchase the property since 1995. No information regarding the previous owner of the property or the current or previous occupants was provided.

## **REASON FOR PERFORMING PHASE I ESA**

The purpose of this Phase I ESA was to identify the possible presence of recognized environmental conditions that could materially impact the operation of the business associated with the parcel of commercial real estate.

## **RECORDS REVIEW**

### **PHYSICAL SETTING SOURCES**

#### **Topography**

The current USGS topographic map (Felton Quadrangle, 1998) indicates that the site is situated at an elevation of approximately 530 feet above mean sea level and is situated on the



southwestern slope of the central Santa Cruz Mountains in Santa Cruz County. The project site is located south of Bean Creek, a southwest-northeast trending creek that flows westward, and west of Carbonera Creek which is a predominantly north-south trending creek that flows southward.

## **Geology and Hydrogeology**

### **Geology of Scotts Valley**

The GeoCheck summary report provided in the attached EDR report (Appendix 1, page A-4) indicates that the site is underlain by a stratified sequence of Tertiary-aged sedimentary rocks. According to The Scotts Valley Water District Annual Report for the 2006 Water Year (ETIC Engineering, Inc., April 2007), the geology in the Scotts Valley area consists of crystalline basement rock overlain by a Tertiary-aged sedimentary sequence. The crystalline basement rock that underlies the subject area is primarily composed of granite and quartz diorite of Cretaceous geologic age. The Tertiary-aged sedimentary sequence includes the following geologic units in order from oldest to youngest: Locatelli Formation, Butano Sandstone, Lompico Sandstone, Monterey Formation, Santa Margarita Sandstone, Santa Cruz Mudstone, Purisima Formation, and terrace deposits and alluvium.

The Locatelli Formation is only found in the South Scotts Valley area and is comprised of erosional remnants of a gray, sandy siltstone with a sandstone bed typically found at the base of the unit. The Butano Sandstone consists of sandstone and interbeds of mudstone, shale and siltstone of Eocene geologic age. The Lompico Sandstone is a 200- to 300-foot thick sandstone unit that forms the base of the middle Miocene geologic aged sequence. The Monterey Formation is primarily composed of mudstone, shale and siltstone of middle Miocene geologic age. The Santa Margarita Sandstone generally consists of massive, fine- to medium-grained sandstone of upper Miocene geologic age. The Santa Margarita Sandstone forms a distinctive formation of white and yellow sand that can be observed in cliffs around the area. The Santa Margarita Sandstone is a significant drinking water source for the area and occurs at the surface over a large portion of the upland areas, from the south of Scotts Valley to the Quail Hollow area near Ben Lomond. In the northern Scotts Valley the Santa Margarita Sandstone is overlain by either the Quaternary alluvium or the Santa Cruz Mudstone.

The Santa Cruz Mudstone consists of organic mudstone beds of upper Miocene geologic age that overlie the Santa Margarita Sandstone. The Purisima Formation consists mostly of fine-grained sandstone, mudstone, and siltstone of Pliocene geologic age. The Pleistocene and Holocene geologic-aged alluvial deposits are mapped in portions of the major stream valleys. These deposits consist of unconsolidated sands and silts along the streambeds of the San Lorenzo River and Carbonera and Bean Creeks. These unconsolidated sediments directly underlie much of the City of Scotts Valley. Figure 4 is taken from the Scotts Valley Water District Annual Report (2007, Figure 3-3) and shows the geology of the Scotts Valley area. Information regarding structural geologic features in Scotts Valley can be found in the Scotts Valley Water District Annual Report (ETIC, 2007).

### **Groundwater Occurrence and Quality**

According to the Scotts Valley Water District Annual Report (ETIC, 2007), the site is located within the South Scotts Valley Subbasin. The primary aquifers in the Scotts Valley are the Santa Margarita Sandstone, the Lompico Sandstone, and the Butano Sandstone. The Santa Margarita and Lompico Sandstones have long been recognized as primary aquifers in the north and south Scotts Valley Subbasins. The Santa Margarita Sandstone has a long groundwater production



history, with several production wells completed within this unit in the South Scotts Valley Subbasin. Thin, dense, lower permeability layers have been identified within the Santa Margarita Sandstone that form perching horizons, as noted at the Watkins-Johnson site (discussed later in this report) in Scotts Valley. The perched water table formed above this horizon has been noted to have a significantly higher elevation than groundwater levels in the regional Santa Margarita Sandstone below. However, according to the Scotts Valley Water District Annual Report (2007), these perched zones are not considered to be far-reaching or continuous which may prove to be important in identifying the impacts of contamination.

Figure 5 shows the north and south Scotts Valley Subbasins and pumping wells by formation (taken from the Scotts Valley Water District Annual Report, Figure 5-3, 2007). Based on Groundwater Elevation Maps for the Lompico and Santa Margarita Sandstones, the depth to groundwater in the Lompico Sandstone beneath the project site is approximately 200 feet below ground surface, and the depth to groundwater in the Santa Margarita Sandstone beneath the project site is between approximately 130 to 180 feet below ground surface (ETIC, 2007, Figures 5-12 and 5-8).

Numerous environmental compliance sites exist in the south Scotts Valley Subbasin area, including two areas of groundwater monitoring on the subject property: the Camp Evers Site and the Scotts Valley Dry Cleaners Site. In addition, one north adjacent property is also an area of ongoing groundwater monitoring: the Watkins-Johnson Site. These environmental compliance sites are shown on Figure 6, taken from the Scotts Valley Water District Annual Report (ETIC, 2007, Figure 6-5). These sites are discussed further in the Additional Environmental Record Sources, Review of Agency Files Section of this report.

## **STANDARD ENVIRONMENTAL RECORD SOURCES**

Environmental Data Resources, Inc. (EDR) was contracted to provide a database search of public lists of sites that generate, store, treat or dispose of hazardous materials or sites for which a release or incident has occurred. The EDR search was conducted for the subject property and included data from surrounding sites within a specified radius of the property. A copy of the EDR report, which specifies the ASTM 05 search distance for each public list, is included as Appendix 1. As shown on the attached EDR report, Federal, State and County lists were reviewed as part of the research effort. The subject property has numerous listings that are summarized in Table 3.

All files available for the subject property through the Santa Cruz County Environmental Health Services Department, the Central Coast RWQCB, the online RWQCB Geotracker database, or through the Department of Toxic Substances Control (DTSC) Envirostor online database were reviewed. In addition, Rincon contacted the Scotts Valley Fire District and the City of Scotts Valley Building Department for information pertaining specifically to the 232 Mt. Hermon Road property. Details of these files reviews can be found in the Additional Environmental Record Sources, Review of Agency Files Section of this report.

Based on the size of the subject property (approximately 60 acres), we determined the approximate minimum search distance to be two miles from the approximate center of the site. All sites identified with the approximate minimum search distance of the subject property are included in the EDR database report (Appendix 1).



Sites that were identified within half a mile from the approximate boundaries of the Scotts Valley Town Center site are listed in Table 3, EDR Listing Summary of Sites within One Half Mile of the Subject Property (see Appendix 1 for a complete listing of sites reported by EDR) and include sites that appear in the following databases:

**CHMIRS:** California Hazardous Material Incident Report System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills). This database is through the Office of Emergency Services.

**UST:** The UST database contains registered USTs. This database is maintained by the State Water Resources Control Board.

**FINDS:** Facility Index System. Contains both facility information and pointers to other sources that contain more detail.

**LUST:** LUST records contain an inventory of reported leaking underground storage tank incidents. This database is maintained by the State Water Resources Control Board.

**RCRA-(TSD, LQG, SQG):** RCRAInfo is U.S. EPA's comprehensive information system providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data and recording abilities of the Resource Conservation and Recovery Information System (RCRIS). The RCRAInfo database includes selected information on sites that generate, store, treat, or dispose of hazardous waste as defined by RCRA. Conditionally exempt small quantity generators (CESQG) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQG) generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators (LQG) generate over 1,000 kg of hazardous waste or over 1 kg of acutely hazardous waste per month. Transporters move hazardous wastes from the generator off-site to a facility that can recycle, treat, store or dispose of the waste. TSDs treat store or dispose of the waste.

**CORTESE:** Identified Hazardous Waste and Substance Sites. This database (from the CAL EPA/Office of Emergency Information) identifies public drinking water wells with detectable levels of contamination, hazardous substance sites selected for remedial action, sites with known toxic material identified through the abandoned site assessment program, sites with USTs having a reportable release and all solid waste disposal facilities from which there is known migration.

**CA FID UST:** California Facilities Inventory Database contains active and inactive underground storage tank locations as provided by the California State Water Resources Control Board.

**CERCLIS:** Comprehensive Environmental Response, Compensation, and Liability System. This database contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies, and private persons, pursuant to section 103 of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to be or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

**HistUST:** The Hazardous Substance Storage Container Database is a historical listing of UST sites. This database is maintained by the State Water Resources Control Board.

**ERNS:** Emergency Response Notification System. This database records and stores information on reported releases of oil and hazardous substances.



**NPL:** National Priority List. The NPL (Superfund) is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund program.

**CONSENT:** Superfund Consent Decrees. Lists major legal settlements that establish responsibility and standards for cleanup at NPL sites.

**ROD:** Records of Decision. Mandate a permanent remedy at an NPL site.

**HIST CAL-SITES:** Calsites Database. The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency, it has been replaced by Envirostor.

**NOTIFY 65:** Proposition 65 notification reports. Notify 65 contains facility notifications about any release which could impact drinking water and thereby expose the public to a potential health risk (information is provided by the State Water Resources Control Board).

**CERC-NFRAP:** CECLIS-NFRAP are sites designated “No Further Remedial Action Planned” and which have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund Action or NPL consideration. The EPA has removed about 25,000 NFRAP sites to lift the unintended barriers to redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy is part of the EPA’s Brownsfields Redevelopment Program to help cities, states, private investors and affected citizens to promote redevelopment of unproductive urban sites.

**CA WDS:** Waste Discharge System. This list includes site that have been issued waste discharge requirements (information is provided by the State Water Resources Control Board).

**SLIC:** This list includes sites that have had known spills, leaks, investigations or clean-ups of hazardous wastes or substances (information is provided by California Regional Water Quality Control Board).

**HAZNET:** Hazardous Waste Information System. Data that is extracted from the copies of hazardous waste manifests received each year by the DTSC (information is provided by the Department of Toxic Substances Control).

**ENVIROSTOR:** The Department of Toxic Substances Control’s Site Mitigation and Brownfields Reuse Program’s Envirostor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. Envirostor provides similar information to the information that was available in CalSites, and provides additional site information including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restriction have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

**DRYCLEANERS:** Data contains a list of dry cleaner related facilities that have EPA ID Numbers. These are facilities with certain SIC codes as follows: power laundries, family and commercial, garment pressing and cleaners’ agents, linen supply, coin-operated laundries and



cleaning, dry cleaning plants except rugs, carpet and upholsterer cleaning, industrial launderers, laundry and garment services.

**SWEEPS UST:** The Statewide Environmental Evaluation and Planning System database contains a historical listing of active and inactive UST locations from the State Water Resources Control Board.

**SWRCY:** Recycler Database. A listing of recycling facilities in California. The source of information is the State Department of Conservation.

**RESPONSE:** State Response Sites. Identifies confirmed release sites where the Department of Toxic Substances Control is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

**Manifest:** Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

**FINDS:** Facility Index System/Facility Registry System. FINDS contains both facility information and ‘pointers’ to other sources that contain more detail. **PCS** (Permit Compliance System), **AIRS** (Aerometric Information Retrieval System), **DOCKET** (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), **FURS** (Federal Underground Injection Control), **C-DOCKET** (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), **FFIS** (Federal Facilities Information System), **STATE** (State Environmental Laws and Statutes), and **PADS** (PCB Activity Data System).

**US ENG CONTROLS:** A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health. The list is maintained by the U.S. Environmental Protection Agency.

**US INST CONTROL:** A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls. This list is maintained by the U.S. Environmental Protection Agency.

**ICIS:** The Integrated Compliance Information System supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program. The list is maintained by the U.S. Environmental Protection Agency.



**Table 3 - EDR Listing Summary of Sites within ½ Mile of the Subject Property**

Site Name	Site Address	Distance from Subject Property (miles)	Database Reference
<b>Kmart/Scotts Valley Shopping Center (Areas L and M on Figure 2)</b>			
Scotts Valley Square Mt. Hermon Veterinary Clinic	266 Mt. Hermon Road	Subject Property	CERC-NFRAP, Haznet
Kmart	270 Mt. Hermon Road	Subject Property	Haznet
Scotts Valley Square, Scotts Valley Dry Cleaners	272 A Mt. Hermon Road	Subject Property	Envirostor, SLIC, RCRA-SQG, Finds, Haznet, Drycleaners
Silicon Valley Bank	276 Mt. Hermon Road	Subject Property	Haznet
<b>Area O on Figure 2</b>			
Wescosa/T.H. Ramsey	662 Mt. Hermon Road	Subject Property	Sweeps UST
<b>Former Skypark Airport Area</b>			
Former City Hall	370 Kings Village Road	Subject Property and Adjacent North	Hist UST, LUST, Cortese, Sweeps UST
<b>Kings Village Shopping Center (Areas A through F on Figure 2)</b>			
OW Trusts	210 Mt. Hermon Road	Subject Property	Haznet
Coast to Coast Hardware	218 Mt. Hermon Road	Subject Property	Haznet, LUST, Hist UST, Sweeps UST, CA FID UST
CC Color Lab	218 Mt. Hermon Road Unit D	Subject Property	RCRA-SQG, Finds, Haznet
Nexcycle/Nob Hill Foods	222 Mt. Hermon Road	Subject Property	SWRCY
Kings Cleaners	222 Mt. Hermon Road (Unit K)	Subject Property	Haznet, Drycleaners, RCRA-SQG, Finds, CERC-NFRAP
<b>Mañana Woods Well (232 Kings Village Drive, north of Area H on Figure 2)</b>			
Mañana Woods Well	Kings Village Road	Subject Property	SLIC
<b>Adjacent Properties of Environmental Concern</b>			
<b>Former Skypark Airport Area</b>			
Skypark Airport	400 Mt. Hermon Road	Adjacent Northwest	Envirostor
Skypark Airport	400 Kings Village Road	Adjacent Northwest	LUST
Skypark Airport Leachfield	Mt. Hermon Road and Kings Village Road	Adjacent Southeast	CERC-NFRAP, Response, Envirostor
<b>440 Kings Village Road</b>			
Stewart Division	440 Kings Village Road	Adjacent North	CHMIRS, Hist UST, CA WDS, Haznet, Cortese, ERNS, CA Fid UST, Sweeps UST
Aviza Tech	440 Kings Village Road	Adjacent North	CA WDS, RCRA-SQG, Finds, Manifest
Watkins-Johnson	440 Kings Village Road	Adjacent North	SLIC, AIRS, Envirostor, Hist Cal-Sites, CERCLIS, NPL, Consent, ROD,



**Table 3 - EDR Listing Summary of Sites within ½ Mile of the Subject Property**

Site Name	Site Address	Distance from Subject Property (miles)	Database Reference
			US Eng Controls, US Inst Control, CHMIRS
Silicon Valley – Scotts Valley	440 Kings Village Road	Adjacent North	CA WDS
SVG Thermal Systems, LLC	440 Kings Village Road	Adjacent North	ICIS
<b>Other Adjacent Properties</b>			
Shaws Cleaners, Art Dry Cleaners	245 G Mt Hermon Road	Adjacent South	RCRA-SQG, Finds, Drycleaners, SLIC
Bay Photo Inc., Scotts Valley Store	235 G Mt. Hermon Road	Adjacent South	RCRA-SQG, Finds
Skips Tire Scotts Valley, Winston Tire Company #215, Goodyear Scotts Valley	231 Mt. Hermon Road	Adjacent South	Haznet, CA Fid UST, CHMIRS, Sweeps UST, RCRA-SQG, Finds
John A. Stevens DDS, Inc.	221 Mt. Hermon Road, Unit H	Adjacent South	Haznet
Kragen Auto Parts	245-B Mt. Hermon Road	Adjacent South	Finds
IDE Incorporated	269 Mt. Hermon Road	Adjacent South	Haznet
Valley Gardens Golf Course	263 Mt. Hermon Road	Adjacent South	CERC-NFRAP
Longs Drug Store #197	257 Mt. Hermon Road	Adjacent South	Haznet
<b>Nearby Properties of Environmental Concern</b>			
<b>Camp Evers Plume</b>			
Chevron Station 9-1337	200 Mt. Hermon Road	1/8 – ¼ SE	LUST, Cortese
Scott Valley Gas & Mart	201 Mt. Hermon Road	¼ - ½ SE	Haznet, Finds
BP Oil Facility No. 11239	201 Mt. Hermon Road	¼ - ½ SE	LUST, Cortese, CA Fid UST, Sweeps UST
Mobil Station #10-KDQ	201 Mt. Hermon Road	¼ - ½ SE	LUST, Hist UST
Unocal Service Station #6153, ConocoPhillips Company, Scotts Valley Union 76, Tosco Facility #6153	99 Mt. Hermon Road	¼ - ½ SE	Haznet, Finds, Hist UST, LUST, Cortese, Sweeps UST, UST
Shell Service Station, Larry's Shell	90 Mt. Hermon Road	¼ - ½ SSE	CA Fid UST, Sweeps UST, Hist UST, LUST, Cortese, UST, Notify 65
<b>Other Nearby Properties</b>			
Kaiser Pit	Mt. Hermon Road	< 1/8 SSE	Envirostor
Former Franks Auto Wreckers	700 Mt. Hermon Road	¼ - ½ West	Sweeps UST, Envirostor
Spring Lakes Mobile Home Park	225 Mt. Hermon Road	¼ - ½ SE	Haznet, Hist UST, CA Fid UST, Sweeps UST
Unknown	103 Whispering Pines Drive	¼ - ½ SSE	CHMIRS
Integrity Auto	107 Whispering Pine Drive #A	¼ - ½ SSE	Haznet
SVUSD/Scotts Valley Middle School	8 Bean Creek Road	¼ - ½ SE	Haznet, Finds, Notify 65, Cortese, LUST, CERC-NFRAP
Gold Metal Auto Body, Scotts Valley Property Investors	4253 Scotts Valley Drive	¼ - ½ ESE	Haznet



Fourteen environmental listings are for addresses that exist within the subject property area. Fourteen environmental listings are reported for properties adjacent to the subject property area, and thirteen environmental listings are reported to be present within one half mile of the subject property.

Rincon reviewed available information through EDR, the online databases maintained by the RWQCB (Geotracker) and the DTSC (Envirostor), and requested a review of files at the Santa Cruz County Environmental Health Services Department and the Central Coast RWQCB for those addresses on the subject site and immediately adjacent properties that had reported existing USTs, historical USTs, reported LUSTs, or some other type of unauthorized release.

### **Subject Property**

**Scotts Valley Square, Mt. Hermon Veterinary Clinic – 266 Mt. Hermon Road** – is listed on the CERC-NFRAP and Haznet databases. According to the EDR report, this tenant had a “discovery” on August 10, 1994, preliminary assessment starting August 15, 2000, and the Environmental Protection Agency (EPA) stated that no further remedial action was planned for the site as of May 30, 2001. In addition, this tenant reportedly recycles up to 0.1250 tons of photochemicals and photo processing waste per year. There is no evidence to suggest that any leaks or spills have impacted soil or groundwater beneath this site, and therefore this environmental listing is not considered to adversely impact the subject area.

**Kmart – 270 Mt. Hermon Road** – is listed on the Haznet database. According to the EDR report, Kmart recycles approximately two tons of material containing polychlorinated biphenyls (PCBs) per year. No other information pertaining to the Kmart listing was available in the EDR report. The fact that the material containing PCBs is actively recycled by Kmart is indicative of their knowledge of the potential for this material to contaminate the soil if improperly disposed. Therefore, it is our opinion that this tenant’s environmental listing is not considered an adverse impact to the subject area.

**Silicon Valley Bank – 276 Mt. Hermon Road** – is listed on the Haznet database. According to the EDR report, Silicon Valley Bank formerly disposed of approximately 0.0080 tons of laboratory waste chemicals annually. According to information obtained during our site reconnaissance, the Silicon Valley Bank is no longer a tenant at the subject property, but the bank’s address would have placed it at the current 7-11 location in the Kmart/Scotts Valley Shopping Center. No further information was available in the EDR report regarding the Silicon Valley Bank. Based on the nature of this listing, it is not anticipated that the Silicon Valley Bank tenant adversely impacted the subject property.

**Wescosa/T.H. Ramsey – 662 Mt. Hermon Road** – is listed on the Sweeps UST database. According to the EDR report, the Wescosa site has, or had, a 3,000-gallon capacity regular unleaded gasoline UST on the property. No other information was available in the EDR report. This site is not listed on the Santa Cruz County Environmental Health Department Site Mitigation List or the Santa Cruz County Underground Storage Tank List. Files were not available for this site through the Santa Cruz County Environmental Health Department, nor were any files found online through the RWQCB Geotracker for this address. Rincon contacted Sandy Adams of the City of Scotts Valley Building Department regarding this property. The only records on file with the Building Department for 662 Mt. Hermon Road is a permit for demolition of unpermitted storage buildings that was finalized on May 31, 2002.



**OW Trusts – 210 Mt. Hermon Road** – is listed on the Haznet database. According to the EDR report, OW Trusts disposed of 25.28 tons of asbestos-containing waste at a landfill. No further information regarding whether or not this was a one time or ongoing disposal was available in the EDR Report. Based on the nature of this listing, it is not anticipated that the OW Trusts tenant adversely impacted the subject property. However, if the asbestos-containing waste was generated during remodeling of the Suite at the 210 Mt. Hermon Road address, then it is likely that this building is constructed using asbestos-containing materials.

**CC Color Lab – 218 Mt. Hermon Road, Unit D** – is listed on the RCRA-SQG, Finds, and Haznet databases. According to the EDR report, CC Color Lab generates more than 100 and less than 1,000 kilograms of hazardous waste during any calendar month. The waste is reported to be metal sludge. CC Color Lab reportedly recycles up to 0.12 tons of metal sludge per year. Based on the nature of this listing, it is not anticipated that CC Color Lab adversely impacts the subject property.

**Nexcycle/Nob Hill Foods – 222 Mt. Hermon Road** – is listed on the SWRCY database. According to the EDR report, Nexcycle/Nob Hill Foods is a certified recycling center that accepts glass, aluminum, and plastic beverage containers for redemption. Based on the nature of this listing, it is not anticipated that Nexcycle/Nob Hill Foods adversely impacts the subject property.

**Listings of Environmental Concern on the Subject Property** – the files available through various agencies for Scotts Valley Dry Cleaners (272A Mt. Hermon), the former City Hall in the Skypark Airport Area, Coast to Coast Hardware (218 Mt. Hermon), the Mañana Woods Well, and Kings Cleaners (222K Mt. Hermon) have been reviewed and are discussed in further detail in the Review of Agency Files Section of this report below.

### **Adjacent Properties**

**Shaws Cleaners, Art Dry Cleaners – 245 G Mt. Hermon Road** – is listed on the RCRA-SQG, Finds, Drycleaners and SLIC databases. According to the EDR report, in September of 1996, Shaws Cleaners generated more than 100 and less than 1,000 kilograms of hazardous waste during any calendar month. According to the information available in the EDR report, Art Cleaners began operation in June of 1997 and was still operating as of October 4, 2006. Art Dry Cleaners had a reported leak on March 9, 2006. The SLIC (leak) site was under the oversight of the Central Coast RWQCB, but the case is listed as closed. No further information was available in the EDR report. This adjacent property is located south across Mt. Hermon Road, south of the Kmart Shopping Center, less than 1/8-mile from the subject property.

Several letters written by the RWQCB were reviewed through records received from the County of Santa Cruz Environmental Health Department. A letter dated April 25, 1994 written by the RWQCB to Harza Kaldveer indicated that nine soil borings and three monitoring wells were drilled in the dry cleaning area. PCE was found in soil samples from three of the borings. The maximum PCE concentration of 570 µg/kg was detected in the 5-foot soil sample from boring B11. A PCE concentration of 10 µg/kg was detected in the 20-foot soil sample from boring B11. The other two borings with PCE concentrations were located adjacent to the sewer line from the dry cleaner. No PCE was detected in water samples collected from the monitoring wells on two different occasions. The depth to water beneath this site was documented at 85 feet. The RWQCB requested a plan to mitigate the PCE in soil and its threat to groundwater quality.



In a letter dated November 2, 1994, the RWQCB wrote to Augemas Corporation indicating that their subsurface investigation work plan for the site was acceptable and should be implemented. A letter dated March 15, 1996 from the RWQCB to Augemas Corporation indicated that the RWQCB had requested further information regarding vapor sampling techniques employed at the site by Augemas Corporation during their Phase II investigation a year prior (in 1995). The RWQCB indicated that closure for the site could not be considered until the requested information was submitted.

A letter dated April 8, 1996 from the RWQCB to Sheryl DeBruin of Riley, Perlman indicated that the RWQCB had re-reviewed the Augemas Corporation April 1995 closure report for the property. The letter indicated that PCE contaminated soil beneath the facility was removed to a depth of 16 feet below grade. Residual PCE in soil, detected in a soil sample collected from the bottom of the excavation (purportedly at 16 feet below grade), was 20 µg/kg. The RWQCB requested that a groundwater sample be collected from the monitoring well near the facility (MW-1) and analyzed for VOCs. The RWQCB indicated that if PCE was not detected in the groundwater sample, that the Board would consider case closure.

On June 11, 1996, the RWQCB issued Case Closure for the 245 G Mt. Hermon site. Based on the issuance of the closure letter, we presume that PCE was not detected in the groundwater sample collected from well MW-1 near the 245 G Mt. Hermon site. Copies of the RWQCB letters referred to are included in Appendix 4.

Based on the RWQCB closure of this site after excavation and removal of PCE contaminated soil, and confirmation that groundwater beneath this site was not contaminated with PCE, this site is not anticipated to have adversely impacted the subject property.

**Bay Photo Inc., Scotts Valley Store – 235 G Mt. Hermon Road** – this south adjacent property is listed on the RCRA-SQG and Finds databases. According to the EDR report, as of April 1992, Bay Photo generates more than 100 and less than 1,000 kilograms of hazardous waste during any calendar month. No further information regarding the type or amount of waste generated was available in the EDR report. Based on the nature of this listing (non-release) and the distance of this adjacent property from the subject property (south across Mt. Hermon Road), this site is not anticipated to have adversely impacted the subject property.

**Skips Tire, Winston Tire, Goodyear Scotts Valley – 231 Mt. Hermon Road** – this south adjacent property is listed on the Haznet, CA Fid UST, CHMIRS, Sweeps UST, RCRA-SQG, and Finds databases. According to the EDR report, this tire facility recycles up to 0.8 tons of aqueous solution with 10 percent or more of total organic residues per year. In addition, the site is listed as having a 500-gallon capacity UST containing waste oil. In November of 2004, sewage was accidentally spilled into the Camp Evers Creek from this site. Reportedly the Scotts Valley Fire Protection District was able to contain the spill. No other violations were reported. Based on the name of the listings, the containment of an onsite sewage spill, and the distance of this site from the subject property (south across Mt. Hermon Road), this site is not anticipated to have adversely impacted the subject property.

**John. A. Stevens DDS, Inc. – 221 Mt. Hermon Road, Unit H** – this south adjacent property is listed on the Haznet database. According to the EDR report, this site recycles up to 0.04 tons of oxygenated solvents annually. The oxygenated solvents are a photochemical/photo processing waste. No other information pertaining to this site was available in the EDR report. Based on



the nature of this listing, this site is not anticipated to have adversely impacted the subject property.

**Kragen Auto Parts – 245-B Mt. Hermon Road** – this south adjacent site is listed on the Finds database. According to the EDR report, this site recycles used oil and oil filters. No other information was available in the EDR report. Based on the nature of this listing, this site is not anticipated to have adversely impacted the subject property.

**IDE Incorporated – 269 Mt. Hermon Road** – this south adjacent site is listed on the Haznet database. According to the EDR report, this site recycles up to 0.13 tons of oxygenated solvents annually. No other information was available regarding this site in the EDR report. Based on the nature of this listing, this site is not anticipated to have adversely impacted the subject property.

**Valley Gardens Golf Course – 263 Mt. Hermon Road** – this south adjacent site is listed on the CERC-NFRAP database. According to the EDR report, a “discovery” occurred in July of 1985, and a preliminary assessment was underway as of October of 1985. In October of 1991, the Site Assessment Manager at the EPA archived the site, and on October 25, 1991 the EPA indicated that no further remedial action was planned. No further information was available in the EDR report. Based on the nature of this listing, and the EPA’s declaration of no further action required, this site is not anticipated to have adversely impacted the subject property.

**Longs Drug Store #197 – 257 Mt. Hermon Road** – this south adjacent property is listed on the Haznet database. According to the EDR report, disposes of asbestos-containing waste and recycles metal sludge, photochemicals/photo processing waste, and other inorganic solid waste. No other information was in the EDR report regarding this site. Based on the nature of this listing, this site is not anticipated to have adversely impacted the subject property.

**Listings of Environmental Concern on Adjacent Properties** – the files available through various agencies for Skypark Airport (400 Mt. Hermon Road and 400 Kings Village Road), the Skypark Airport Leachfield, and the former Watkins-Johnson facility at 440 Kings Village Road have been reviewed and are discussed in further detail in the Review of Agency Files Section of this report below.

### **Nearby Properties**

The nearby properties with environmental listings involving an unauthorized release include the Kaiser Pit along Mt. Hermon Road, the Former Franks Auto Wreckers at 700 Mt. Hermon Road, an unnamed site at 103 Whispering Pines Drive, and the Scotts Valley Middle School at 8 Bean Creek Road. These sites are discussed further below. The gasoline service station listings for Chevron Station 9-1337 at 200 Mt. Hermon Road, Scotts Valley Gas & Mart/BP Oil/Mobil at 201 Mt. Hermon Road, Unocal Service Station #6153 at 99 Mt. Hermon Road, and the Shell Service Station at 90 Mt. Hermon Road, are all contributors to a large co-mingled plume of petroleum hydrocarbon contaminants in groundwater referred to as “The Camp Evers Site”. The files for these properties have been reviewed and are discussed in further detail in the Review of Agency Files Section of this report below. The remaining nearby properties with environmental listings (Spring Lakes Mobile Home, Integrity Auto, and Gold Metal Auto Body) are not expected to have adversely impacted the subject property based on the nature of their listings, and/or the distance of the properties from the subject area.

**Kaiser Pit – Mt. Hermon Road** – this site is listed on the Envirostor database and is located approximately ½-mile west/southwest of the western boundary of the subject property.



According to the Envirostor database, this site was used from 1972 until 1983 by the City of Scotts Valley Wastewater Treatment Plan to discharge treated effluent. In 1985 the site was screened by a consultant on behalf of the EPA as part of an investigation to identify parties responsible for the contamination of the Santa Margarita aquifer with VOCs. Initially soil and surface water samples analyzed revealed the presence of VOCs. In 1987, additional soil and surface water samples were collected from the pit prior to the return of full ownership of the Kaiser Pit from the City of Scotts Valley to Kaiser Sand and Gravel. Analysis of the samples for VOCs, metals, general minerals, and herbicides and pesticides did not reveal any significant contamination. Groundwater beneath this site is reported to flow toward the northeast to Bean Creek, toward the subject property. Based on the 1987 assessment, the site was removed from the Cortese list by the DTSC. In November of 2003, the DTSC recommended no further action for the site. Based on the past assessments performed at the site on behalf of the EPA and DTSC, and the fact that currently no further action is required by the DTSC, it is not anticipated that this site has adversely impacted the subject property.

Rincon performed online research regarding the Kaiser Pit and discovered that at some point Hansen Building Materials bought out Kaiser Sand and Gravel. According to Marvin Howell of Hansen Building Materials (personal communication, April 15, 2008), the former Kaiser Pit, called the Felton Quarry by Hansen, has been closed for several years and is currently in “inactive reclamation”. The site is reportedly in the stages of implementation of a long range re-vegetation plan.

**Former Franks Auto Wreckers – 700 Mt. Hermon Road** – this site is listed on the Sweeps UST and Envirostor databases. This site was formerly located adjacent to the west of the subject property, with portions of this site extending onto the western portion of the subject property in the vicinity of Areas O and P (Figure 2). According to the EDR report, this site formerly had two USTs: one 550-gallon capacity regular leaded gasoline UST; and one 550-gallon capacity diesel UST. In addition, the site was formerly covered with automobile parts, trash, debris, tires, and containers holding what appeared to be used motor oil and possibly paint and/or paint wastes. The USTs were reportedly removed from the site in 1993. According to the Envirostor online database, the DTSC had a Preliminary Endangerment Assessment (PEA) performed for the site in January of 2004. Contamination was identified at the site in soil in the upper two feet. No other reference to deeper soil contamination or to groundwater contamination was recorded. According to Envirostor, the site is still an open and active case with the DTSC. However, based on the information reviewed, the fact that the western adjacent area has been redeveloped with Skypark Drive and residences, and that based on the Scotts Valley Water District Report (ETIC, April 2007), the groundwater flow direction in the area is toward the northwest and this site is therefore downgradient from the subject property, this site is not expected to have adversely impacted the subject property.

**Unnamed Site – 103 Whispering Pines Drive** – this site is listed on the CHMIRS database. According to the EDR report, a cardboard drum containing aqueous styrene liquid was knocked over by a vehicle at this site on June 10, 1999. Reportedly 55 gallons of aqueous styrene entered into the storm drain which subsequently dumped the liquid into Whispering Pines Creek. No other information regarding this spill was in the EDR report. However, based on the date of the spill, and the fact that it was a one-time accidental spill into Whispering Pines Creek which lies south of the site and flows to the southwest, this site is not expected to have adversely impacted the subject property.



**SVUSD/Scotts Valley Middle School – 8 Bean Creek Road** – this site is listed on the Haznet, Finds, Notify 65, Cortese, LUST, and CERC-NFRAP databases. The Scotts Valley Middle School is located approximately 500 feet to the east/southeast from the eastern border of the subject property. The reported groundwater flow direction in the vicinity of the subject property is toward the northwest (ETIC, April 2007), therefore this site is upgradient from the subject property. According to the EDR report, the school recycles approximately 0.004 tons of liquids with mercury annually. In addition, USTs containing petroleum were removed from the site in July of 1985. Upon their removal it was noted that the USTs had leaked, reportedly due to corrosion, and a preliminary assessment took place in October of 1985. According to the summary notes in the EDR report, groundwater quality in shallow wells near the tank pit indicated no petroleum contamination. The RWQCB closed the site in October of 1993, archived the files in June of 1994 and reviewed the case closed, soil-only impacted, status in July of 2002. The case is closed and this site is not expected to have adversely impacted the subject property.

## **ADDITIONAL ENVIRONMENTAL RECORD SOURCES**

### **Review of Agency Files**

As a follow-up to the database search and the site reconnaissance, we filed a request with the Santa Cruz County Environmental Health Services Department for copies of any files available for the subject property addresses and the adjacent and nearby properties of environmental concern listed in the EDR database. We also reviewed files available online through the RWQCB Geotracker database, and the DTSC-maintained Envirostor database. In addition, we requested a file review with the Central Coast RWQCB for files pertaining to Skypark Airport (400 Kings Village Road, Case #2476), and the Old City Hall (370 Kings Village Road, Case #1011). The Skypark Airport files with the RWQCB were found to be archived at the RWQCB's Sacramento facility. Copies of these files were obtained from the RWQCB on April 10, 2008.

A summary of our various file reviews for the subject property, for the northwest adjacent properties on portions of the former Skypark Airport, for the north adjacent Watkins-Johnson site, and for the four nearby gasoline service station sites, referred to collectively as the "Camp Evers Site" is included below. Copies of records reviewed and discussed below are included in Appendix 4.

### **Subject Property**

**Scotts Valley Cleaners (272A Mt. Hermon)** – According to the DTSC Envirostor database, the property is owned by the Shuichi and Aiko Ito Family Partnership, and leased by Russell Pratt, who developed the land in 1986. Contamination occurred with the Scotts Valley Dry Cleaners either dumped or spilled PCE waste behind the building. The contamination was discovered with a Phase I Preliminary Site Assessment was conducted in October of 1993 as part of due diligence proceedings for the potential sale of the property.

In February of 1996, the RWQCB issued a Cleanup and Abatement Order (No. 96-15) mandating the submittal of a Workplan for Additional Assessment, and Implementation of Interim Remediation (through soil vapor extraction). In addition, the property owner was mandated to comply with a quarterly groundwater monitoring and reporting program. Reportedly, the soil vapor extraction system was installed and began operating on May 10, 1996, but due to declining PCE recovery the system was shut down in 1997.



In June of 2002, the RWQCB approved a Pilot Test Workplan submitted by SECOR for the site. The Pilot Test Workplan included the installation of injection wells for bioremediation. By January of 2003, SECOR concluded that the limited amount of groundwater monitoring data available to date makes identification of chemical trends difficult, and that additional injection events are necessary to promote anaerobic biodegradation.

On June 22, 2007, the RWQCB issued a Notice of Violation for the site to Russell Pratt of The Pratt Company. The Notice of Violation was regarding a lack of response to the reporting requirement for compliance with the General National Pollutant Discharge Elimination System Permit for Discharges of Highly Treated Groundwater to Surface Waters. The Notice included a communication timeline of communication between SECOR and the RWQCB from February 22, 2007 through June 4, 2007.

Records available through the online RWQCB Geotracker database include a Third Quarter 2007 Groundwater and Post-Chemical Oxidation Injection Monitoring and Remediation System Status summary by SECOR International, Inc. (SECOR). This Third Quarter 2007 report is dated October 12, 2007. The Third Quarter 2007 report discusses groundwater sampling and system operation and maintenance, post-chemical oxidation injection monitoring, groundwater sampling activities and results, a summary of groundwater extraction system operation, and post monitoring results of a pilot chemical oxidation test. According to this report, the depth to groundwater in the shallow-zone monitoring wells beneath the site varies from between approximately 15 to 42 feet below ground surface. Groundwater levels in the two deep-zone monitoring wells averaged 177 feet below ground surface.

SECOR concluded in their Third Quarter 2007 report that dissolved-phase PCE was detected in 11 of the 16 shallow-zone monitoring and extraction wells sampled at concentrations exceeding the RWQCB water quality objective of 5 micrograms per liter ( $\mu\text{g/l}$ ). PCE and other halogenated VOCs were not detected in the deep-zone monitoring wells or in the Wescosa irrigation well. TCE was also detected in 9 of the 16 shallow-zone monitoring wells sampled, but not in the deeper-zone wells. PCE concentrations ranged from nondetectable to 630  $\mu\text{g/l}$  (in well MW-18), TCE concentrations ranged from nondetectable to 10  $\mu\text{g/l}$  (in well MW-9), and cis 1,2-Dichloroethene concentrations ranged from nondetectable to 5.8  $\mu\text{g/l}$  (in wells MW-5 and MW-9). No other VOCs were detected in the groundwater samples collected and analyzed.

According to SECOR, during the third quarter of 2007, the onsite remediation system was operational 80 to 90 percent of the time. Reportedly, approximately 80,400 gallons of PCE-impacted groundwater was extracted from beneath the site, treated and discharged to the storm drain. SECOR concluded that the PCE plume appears to be relatively stable, with the lateral extents defined. PCE has not been detected in the deep zone monitoring well (MW-13B) since February 2006 and has not been detected in the deep-zone monitoring well MW-23 since its installation in February of 2007. In addition, the post-chemical oxidation injection pilot test results suggest that chemical oxidation, via potassium permanganate injection, may be a feasible remedial method for the destruction of dissolved-phase PCE underlying the site.

The general location of the Scotts Valley Dry Cleaners site PCE plume in groundwater can be seen on Figure 6, taken from the Scotts Valley Water District Annual Report for the 2006 Water Year. A specific PCE plume map showing the comparison between the Scotts Valley Cleaners PCE plume between September of 2005 and September of 2006 can be found in the Scotts Valley Water District Annual Report as Figure 6-6.



**Former City Hall – 370 Kings Village Road** – This site is listed in the EDR database as a Hist UST, LUST, Cortese, and Sweeps UST site. The EDR report indicates that this site had one UST containing unleaded gasoline. Reportedly the leak was discovered on January 1, 1988 when the tank was removed from the property. The summary in the EDR report states that a groundwater quality investigation was requested by the City of Scotts Valley, but was not yet submitted. The RWQCB is listed as the lead agency. The only information available online through the RWQCB Geotracker database for this site indicated that the case was opened with the RWQCB on January 19, 1988, and the case was open and under regulatory review as of August 5, 1992.

Rincon requested a file review through the Central Coast RWQCB for the site. According to Sue Gerdson of the RWQCB, the only files available for this site at the Central Coast RWQCB include correspondence files. Rincon received a copy of the correspondence files on April 1, 2008. Copies of the files reviewed are included in Appendix 4.

Based on reports reviewed, and maps discovered in files reviewed, it appears that two USTs were removed from the former City Hall area: one 1,000-gallon gasoline UST; and one 4,000-gallon gasoline UST. The former 1,000-gallon gasoline UST was located adjacent and to the east of the old City Hall building, north of Kings Village Road. The former 4,000-gallon gasoline UST was located south of Kings Village Road, south of the old City Hall building. This former 4,000-gallon UST was most likely located in the vicinity of the northern portion of the current Sports Center (Area I).

On January 25, 1988, Safety Specialists removed a 1,000-gallon capacity unleaded gasoline UST from the Old City Hall location (Safety Specialists, Inc., March 2, 1988). The former 1,000-gallon capacity UST was reportedly located adjacent to the southeast of the Old City Hall building, north of Kings Village Road. Mild product odor was noted in the excavation and two soil samples were collected from approximately 1.5 to 2 feet below the bottom of the excavation and analyzed for total petroleum hydrocarbons as gasoline (TPHg). The results of the laboratory analysis indicated that the two soil samples had TPHg concentrations of 187.5 and 98.3 parts per million. Safety Specialists recommended the installation of one groundwater monitoring well to evaluate the impact of the presence of high hydrocarbon concentrations in soil on the groundwater, if any.

A City of Scotts Valley interoffice memorandum from Bob Bailey, Hazardous Materials Inspector, to Bob Rockett, Director of Public Works, dated March 22, 1988, indicates that the concentrations of TPHg in soil beneath the former 1,000-gallon UST do not require further action. Mr. Bailey based his no further action conclusion on a discussion with James Tang of the Central Coast RWQCB on March 22, 1988. According to the memorandum, Mr. Tang indicated that the RWQCB action level is 200 parts per million (ppm) for TPHg in soil. Mr. Bailey followed up his telephone conversation with Mr. Tang with a letter to the Central Coast RWQCB on March 25, 1988, requesting confirmation of a no further action stance on the part of the Board for the former UST site.

A second, 4,000-gallon capacity unleaded gasoline UST was removed from the Old City Hall area on May 27, 1988 by Safety Specialists. According to the site plan included in the report prepared by Safety Specialists, Inc. (August 8, 1988), this 4,000-gallon capacity former UST existed south of Kings Village Road in a then existing parking area (north end of Area I today approximately). Safety Specialists collected two soil samples from the below the excavated tank



bottom at about 10 feet below ground surface. The two soil samples had no detectable concentrations of TPHg, benzene, toluene or xylenes.

On January 12, 1989, Engineering Exploration Company (Enexco) drilled four borings to 20 feet below ground surface at the Old City Hall site using a hollow-stem auger drill rig. The boring locations were reportedly selected onsite by a City of Scotts Valley representative and located relative to the southwest corner of a then permanent fence. No site plan was included with the Enexco report showing the boring locations. Presumably the borings were located in the vicinity of the former 1,000-gallon UST, where TPHg concentrations were previously detected, but no evidence to verify this is available in the files from the RWQCB. Select soil samples were collected at 10, 15 and 20 feet below ground surface from the borings. None of the soil samples analyzed had detectable concentrations of TPHg, benzene, toluene, ethylbenzene, or xylenes (BTEX). No groundwater was reportedly encountered during the subsurface investigation.

A RWQCB internal memorandum dated February 14, 1989 from R. Brown to Bob Baldrige was in the correspondence files received from the RWQCB. This memorandum indicates that R. Brown noticed the Old City Hall building had been demolished and the ground was being prepared for construction while he was on an inspection visit to the adjacent Watkins-Johnson facility. According to the memorandum, people onsite indicated to R. Brown that the Old City Hall site was being redeveloped with a new Seniors Center. R. Brown also indicated in the memorandum that he spoke with Bob Geyer about any USTs at the Old City Hall site and was informed of the two UST removals and subsequent investigations. R. Brown asked Bob Geyer for copies of the reports and laboratory results.

A facsimile dated February 15, 1989 from the City of Scotts Valley to the RWQCB contained a message that no UST unauthorized release site report was sent regarding the UST at the Old City Hall. Reportedly this is because the site was not a confirmed release as defined by the RWQCB. The RWQCB response was that Scotts Valley Water District Well No. 9 is next door, within 60 feet of the former UST location, and has been reporting 1.3 µg/l benzene in the groundwater since November of 1988.

A letter from the Scotts Valley Water District to Dick Brown of the RWQCB, dated February 22, 1989, includes the well construction log for Water District Well No. 9 located 60 feet from the former UST location at the Old City Hall (which former UST is not clear). Scotts Valley Water District talks about cementing off the upper screened portions of the well if the RWQCB can provide proof that the benzene is coming from "that area". District Well No. 9 was reportedly installed on January 18, 1980.

The Central Coast RWQCB issued a letter, dated February 2, 1990, to Robert Rocket, Director of Public Works for the City of Scotts Valley. The RWQCB letter directs the City to drill a well to first groundwater and collect groundwater samples in the vicinity of the former UST (presumably the 1,000-gallon) at the Old City Hall site. The RWQCB indicates in their letter that they are aware that a new structure now exists on the Old City Hall site, and that drilling a well in the exact vicinity of the former UST may not be possible. The RWQCB asks that the City drill a well at the fence line, or even on the Scotts Valley Water District property. The RWQCB also indicates in their letter that if the results of the requested investigation indicate that groundwater between the former tank location and Well No. 9 is contaminated, then the report shall also include a complete cleanup plan with an implementation schedule.



The City of Scotts Valley submitted a response letter to the RWQCB, dated March 12, 1990, indicating that a 1,000-gallon UST was removed from the Old City Hall site on January 25, 1988. The letter goes on to describe a sequence of events including the subsequent subsurface investigations initiated by the City in the vicinity of the former UST, and the RWQCB's confirmation that no further action was required. The City argues that drilling and installing a well between the former UST location and the District Well No. 9 does not seem reasonable, as water pumped from District Well No. 9 is already pre-treated through a dual granular activated carbon filtration unit. The City also argues that the contamination might be from an offsite source (referencing the Watkins-Johnson adjacent site and associated cone of depression from remediation activities on that site).

No further information or correspondence was available from the RWQCB regarding the Old City Hall site. However, the Old City Hall site is listed in the online Geotracker database maintained by the RWQCB as an open LUFT case.

**Coast to Coast Hardware (218 Mt. Hermon)** – Files were available for Coast to Coast Hardware through the County of Santa Cruz Environmental Health Department. Rincon reviewed the Case Closure Summary issued for the site by the Central Coast RWQCB on July 17, 1996. According to the Case Closure Summary, one 1,000-gallon capacity kerosene UST was removed from the site on April 6, 1995. This UST was installed at the site in 1984. According to the closure summary, 19.98 tons of contaminated soil was excavated and removed from the site on June 29, 1995. Additional subsurface investigation was performed at the site by Carson Geologic & Environmental Consulting (Subsurface Investigation dated February 29, 1995, and Groundwater Monitoring dated June 13, 1996). According to the RWQCB closure summary, groundwater was measured between 5 to 9 feet below ground surface and groundwater samples collected from the single monitoring well at the site (DH1/MW1) had no detectable BTEX concentrations. All of the soil samples collected and analyzed from three soil borings drilled by Carson Geologic & Environmental had no detectable total petroleum hydrocarbons as kerosene, BTEX, or methyl tertiary butyl ether (MTBE) results. Reportedly the only kerosene in soil was identified in the soil samples analyzed from the tank pit. Residual kerosene contaminated soil [880 milligrams per kilogram (mg/kg)] remains too close to the building to excavate and presumably still exists beneath this site. The RWQCB Case Closure Summary does not indicate that the groundwater monitoring well has been decommissioned, therefore it is possible that this well still exists behind the 218 Mt. Hermon Road building in Area A. The current tenants of the 218 suite are listed on Table 1 and include Tuscon's Mexican Restaurant, Treasure Fine jewelry, and Round-Up Pet Center. Copies of the UST permit application, the well installation permit and construction details for well MW1, the RWQCB Case Closure Summary, and other pertinent reports are included in Appendix 4.

**Kings Cleaners (222K Mt. Hermon)** – This site is listed in the EDR database report as a Haznet, Drycleaners, RCRA-SQG, Finds, and CERC-NFRAP site. Files were available for Kings Cleaners through the County of Santa Cruz Environmental Health Department. Rincon reviewed the most recent CERCLA site inspection for the site dated July 12, 1985. Ecology and Environment, Inc. was a subcontractor to the EPA and performed the Preliminary Assessment of the Kings Cleaners site for the EPA and the City of Santa Cruz Board of Supervisors. According to the Ecology report, Kings Cleaners has been a dry cleaning facility since Kings Village was built around 1969.



Since 1981, Kings Cleaners has reportedly been using a closed loop system for their dry cleaning process. The closed loop dry cleaning process still generates PCE sludge which at the time was contained in buckets and transferred to a 55-gallon drum onsite. Between 1971 and 1981 Kings Cleaners reported used a Cold/Transfer Unit which was not a closed loop system. The Cold/Transfer Unit reportedly produced diatomaceous earth and carbon waste that was picked up by Foothill Sanitation of Scotts Valley and taken to a nearby landfill.

Reportedly as of 1985, Kings Cleaners uses approximately 200 gallons of PCE per year. Cartridges from the closed loop filter unit and the sludge produced from the cooker are put in their own 55-gallon drums which were hauled away by Roehl Chemical. Prior to July of 1984, the sludge went into a regular trash dumpster.

A spill of PCE was reported in 1970 during a break-in at the facility. Reportedly a main PCE supply line was cut and PCE spilled onto the floor. No information was available as to how or whether the PCE spill was cleaned up. Ecology and Environment concluded that the Kings Cleaners facility was an unlikely contributor to groundwater contamination in the area and recommended no further action at that time. No further information was available for the Kings Cleaners site through the Santa Cruz County Environmental Health Department.

#### **Mañana Wood Mutual Water Company Treatment Plant (232 Kings Village Road)**

The Mañana Woods Mutual Water Company Treatment Plant exists at 232 Kings Village Road. Extracted groundwater is treated at this plant with granular activated carbon and other wellhead treatments to remove VOCs and other constituents prior to distribution to customers (Scotts Valley Water District, April 2007). The groundwater at this location is contaminated from the Camp Evers Plume, discussed in the Review of Agency Files, Nearby Properties section of this report.

#### **Adjacent Properties**

**Skypark Airport – 400 Mt. Hermon Road** – This site is listed in the EDR database as an Envirostor site, with a Facility ID of 44450002. The EDR report indicates that the site type is historical and was referred to the RWQCB on December 7, 1989. No records were available online through DTSC Envirostor for this site/address. Rincon requested a file review through the Central Coast RWQCB for the Skypark Airport site. Files for this property were archived by the RWQCB in their Sacramento office, and after requesting them they arrived at the Central Coast RWQCB on April 4, 2008. The files were copied at Rincon's request and mailed to our offices for review.

Records available through Santa Cruz County Environmental Health Department include inspection notes, correspondence, memorandums, letters and reports. Copies of a soil and groundwater investigation report by Emcon Associates dated October 24, 1984 and a letter from Jo Cucchiara, Supervisor for the Fifth District for the County of Santa Cruz to the Board of Supervisors at the County of Santa Cruz dated October 31, 1984 are included in Appendix 4. An Emcon Report dated June 12, 1985 for the Skypark Airport, and an Engeo Incorporated Report dated March 9, 1990 for Skypark were available through the RWQCB archive files, and copies of these reports are also included in Appendix 4. Other correspondence files were also available through the RWQCB archive files. Some of the inspections and correspondence is summarized, but no copies are provided of this information. A chronological summary of our review of files available through the Santa Cruz County Environmental Health Department and the RWQCB is below.



A Santa Cruz County Environmental Health Department Field Note Data Sheet was in the file regarding an inspection at the Skypark Airport property on August 22, 1984. In response to a complaint, a representative from the Santa Cruz County Environmental Health Department visited the Skypark Airport facility and discovered that a solvent tank that was located in the main hangar area had been dumped. In addition, the area immediately adjacent to the hangar used for parts cleaning had visually contaminated soil in the vicinity. Soil in the vicinity of the repair and maintenance shop, reportedly in the northeast area of the Skypark Airport property, east of the runway, was also visually contaminated. It was noted that the soil appeared contaminated with waste oil and/or solvents.

A representative from Santa Cruz County met with Vern Jones of the RWQCB and Larry Erwin of the City of Santa Cruz Public Works Department at the Skypark Airport site on August 28, 1984. Reportedly Vern Jones indicated to Larry Erwin the problem areas and advised of the work that should be done to determine the extent of contamination. The RWQCB was to prepare a letter advising the City. A memo dated August 29, 1984 indicates that evidence of dumping of solvents in the main hangar area was observed at the Skypark Airport site.

The Emcon report indicates that the purpose of the investigation was to determine whether soil contamination had occurred at the airport, and to characterize the groundwater environment in the vicinity of the site. The investigation was reportedly initiated by the City of Santa Cruz in a response to a request by the RWQCB to analyze soil and groundwater beneath suspected oil waste disposal areas at the airport. Emcon drilled three borings to 50 feet below ground surface at the site. Two of the borings were drilled in the largest area of oil-stained soil by the former hangar area on the northeast side of the runways at the northern end, and one of the borings was drilled in an area deemed to be uncontaminated. The reported oil waste disposal areas and the borings drilled by Emcon were located northwest of the subject property. The oil staining in the soil reportedly extended to a depth of 8 to 12 inches based on visual observations. The laboratory analyzed the soil samples according to procedures taken from the U.S. EPA Methods for Chemical Analysis of Water and Wastes (EPA-600/4-79-020). This resulted in an extraction from the soil sample followed by direct injection gas chromatography using electron capture detection. The laboratory results of soil samples analyzed from 5 feet and 50 feet below ground surface in the two borings drilled in the oil stained area indicated concentrations of oil and grease between 629 and 960 milligrams per liter (mg/l). The soil samples analyzed from 10 feet below grade from an area deemed to be uncontaminated had an oil and grease concentration of 732 mg/l. Emcon concluded that based on the data from their study the disposal of oil wastes at the Skypark Airport had little or no impact on the underlying unsaturated soil zone. Emcon recommended that a groundwater sample be obtained from the airport well located downgradient of the area explored and analyzed for organic degreasing compounds.

On October 30, 1984, the City of Santa Cruz transmitted the Emcon report to Kenneth Jones of the RWQCB. A letter written by Supervisor Joe Cucchiara to the County of Santa Cruz Board of Supervisors on October 31, 1984 indicates that on August 28, 1984, evidence was discovered of solvent dumping at Skypark Airport. On September 13, 1984, the RWQCB directed the City of Santa Cruz (owner of the Skypark facility) to submit a preliminary report on potential contamination to their office by October 8, 1984. According to the letter, on October 29, 1984, Mr. Cucchiara's office contacted the RWQCB and was informed that no written report on the Skypark site had been submitted, but that the City of Santa Cruz had informed the RWQCB that their consultant's study showed no sign of toxic contamination at the airport facility. Mr. Cucchiara recommended that the Board take action as follows: direct the Public Health Officer



to report back on November 20, 1984 with the status of the investigations and schedules for necessary clean up of any toxic materials contamination at both Skypark Airport and Watkins-Johnson in Scotts Valley; and direct the Public Health Officer to further review the Hazardous Materials Emergency Response Plan in light of the Watkins-Johnson and Skypark incidents.

A County of Santa Cruz letter, from L. Raynor Talley Director of Environmental Health to the Board of Supervisors for Santa Cruz County and dated November 14, 1984, indicates that at that time it appeared that the activities at Skypark Airport had no influence on the toxic contamination findings at the Watkins-Johnson facility.

On November 15, 1984, the RWQCB submitted a letter to Larry Erwin of the City of Santa Cruz. The letter indicates that the RWQCB reviewed Emcon's report and still believes that there are unanswered questions regarding possible contamination of groundwater. The RWQCB requested that the City sample the shallow aquifer above the first shale layer by installing a new groundwater monitoring well immediately downgradient of the suspected spill area.

On November 28, 1984, Emcon submitted a letter report to Larry Erwin of the City of Santa Cruz summarizing the results of chemical analysis of groundwater from a well located on the Skypark Airport property. Emcon indicated that the well was 400 feet deep with a gravel pack extending up to a depth of 50 feet allowing withdrawal from the two units penetrated. According to the letter report, the well taps the Santa Margarita Sandstone aquifer. The laboratory results for the groundwater sample collected indicated that no concentrations of TCE, PCE, 1,1,1-trichloroethane (1,1,1-TCA), or methyl ethyl ketone (MEK) were detected.

A letter dated December 7, 1984 from Ken Jones of the RWQCB to Bob Rockett of the City of Scotts Valley transmitted two letters written to the City of Santa Cruz (by the RWQCB) regarding the Skypark Airport site. A letter from the City of Santa Cruz to Ken Jones of the RWQCB, dated December 12, 1984, summarized the steps the City had taken to address the issue of possible disposal of hazardous waste at the airport site. The City's opinion was that the City had acted responsibly in exploring suspected conditions "which in reality appear not to exist on the Skypark site."

The RWQCB responded to the City of Santa Cruz's December 12, 1984 with a letter dated January 14, 1985. In the letter the RWQCB did not agree with the City that enough subsurface investigation was performed at the Skypark Airport site. One of the points the RWQCB discusses is that the well from which a groundwater sample was collected, on the Skypark Airport site, was between 600 to 700 feet away from the location of the reported spillage/disposal. This distance was deemed too far away. In addition, the construction of the well sampled was called into question, with the RWQCB indicating that they thought the aquifer being sampled was the Monterey Formation. The RWQCB requested that two groundwater monitoring wells be drilled and installed at both "stained areas" shown on Emcon's Figure 1, at a minimum, with groundwater samples collected from each well from the first encountered groundwater. The groundwater samples were to be analyzed for oil and grease, benzene, toluene, and ethyl benzene, and TCE, PCE, and 1,1,1-TCA.

A letter dated February 13, 1985 and a telephone record dated February 14, 1985 between Vern Jones of the RWQCB and Larry Erwin of the City of Santa Cruz indicates that the City of Santa Cruz was having problems scheduling the engineer and driller for the second round of borings and sampling. Reportedly Emcon was to contact the City of Santa Cruz with a drilling schedule.

Emcon submitted a scope of services to the City of Santa Cruz on February 20, 1985. The scope of services included drilling and installing two new groundwater monitoring wells at the Skypark Airport site. The wells were proposed in the areas of previously observed surface soil staining, near the hangar and another metal structure formerly located at the northeastern end of the runways. Emcon's proposed scope of work was forwarded to the RWQCB by the City of Santa Cruz on February 22, 1985. In a letter dated March 12, 1985, the RWQCB approved the scope of work for the Skypark Airport property with some conditions of approval.

Debbie Moser of Emcon submitted an electric log of well MW-1 to the RWQCB dated April 11, 1985. A telephone record created by Vern Jones of the RWQCB, dated June 7, 1985, indicated that Larry Erwin of the City of Santa Cruz contacted him regarding the latest Emcon results from the two newly installed wells. Reportedly two rounds of groundwater sampling occurred, resulting in concentrations of 36 and 52 parts per billion (ppb) and 9 and 23 ppb. The contaminant of concern (or reported) was not indicated in the telephone record. Larry Erwin also indicated that Emcon thought the contaminated groundwater was due to the Watkins-Johnson facility.

Emcon submitted the Skypark Airport Groundwater Investigation Report to the City of Santa Cruz on June 12, 1985. Emcon's conclusions indicated that the source of contamination found in the Skypark wells is a plume of organic compounds moving to the northwest from the western portion of the Watkins-Johnson facility. Emcon based this on the fact that there was a lack of evidence of contamination in the vadose zone below oil-stained areas on the Skypark facility.

The RWQCB wrote a letter to Larry Erwin of the City of Santa Cruz, dated August 22, 1985, regarding their review of the Emcon hydrologic investigation dated June 21, 1985. The letter states that the RWQCB reviewed the investigation report and understand that Emcon believes the adjacent Watkins-Johnson facility is the source of the present trichloroethene groundwater contamination at the Skypark Airport site. The RWQCB had many issues with the Emcon investigation, including the construction of the wells, the method for development of the wells, and the lack of analysis of soil samples collected during drilling.

On September 20, 1985, the City of Santa Cruz submitted a response letter to the RWQCB regarding the Emcon groundwater investigation. The letter addresses the issues raised by the RWQCB in their letter dated August 22, 1985 (above). The RWQCB responded with yet another letter, dated January 2, 1986, to the City of Santa Cruz indicating that "The minimal work done by the City's consultant does not conclusively prove contamination in groundwater under Skypark did not originate at Skypark." The RWQCB stated that they were willing to hold off on additional investigation requirements until results of further investigation was conducted at the Watkins-Johnson facility.

The RWQCB issued another letter, dated July 18, 1986, requesting full City of Santa Cruz cooperation regarding allowing access for Watkins-Johnson consultants onto the Skypark Airport property for investigation purposes. The RWQCB indicated that unless evidence presents itself to the contrary, the Skypark investigation will remain in abeyance. The City of Santa Cruz granted Watkins-Johnson access to enter the Skypark Airport property for monitoring and investigation purposes in a letter dated July 22, 1986.

An Environmental Site Assessment report written by Engeo Incorporated for the Skypark Airport in Scotts Valley, California (March 9, 1990) indicated that the Skypark Airport was active from 1946 until 1983. The Engeo report covered the Skypark Airport area, and the adjacent area to



the west/northwest. According to the Engeo report, property occupants/uses that previously existed to the west/northwest of Skypark Airport included Harmony Foods, Holmes Lumber Mill (1950s to 1975), an automotive dismantling yard (1960s to 1990), and a sand quarry (1950s). Based on the Engeo report, Harmony Foods, Holmes Lumber Mill, the automotive dismantling yard, and the sand quarry were all located west/northwest of the subject property.

Engeo indicated that the Harmony Food parcel, along with a portion of the City of Scotts Valley parcel, was used as a leachfield for treatment of discharged waste water effluent from 1967 to 1973. Engeo identified this leachfield area, portions of the airport area, the adjacent Watkins-Johnson facility, and some of the western/northwestern adjacent properties as areas of environmental concern. Engeo performed a limited Phase II Environmental Site Assessment (ESA) on the subject property and portions of the west/northwest adjacent properties. The results of their limited subsurface sampling on the subject property indicated that oil and grease contamination was present around the perimeter of the airport buildings. Based on Engeo's research, Engeo also established that a plume of TCE contaminated groundwater extended beneath the subject property in the regional aquifer which reportedly originated from the Watkins-Johnson facility. A copy of the Engeo, Inc. report is included in Appendix 4.

No further records were available through Santa Cruz County or the RWQCB regarding the suspected areas of spills at the Skypark Airport site.

**Skypark Airport – 400 Kings Village Road** – This site is listed in the EDR database as a LUST site. The EDR report indicates that the leaking UST impacted soil only, the UST contained gasoline, and that the LUST case was closed on September 13, 1994. Reportedly the contaminated soil was treated through excavation and treatment, which may have included spreading or land farming. No records were available online through RWQCB Geotracker for this site/address. Rincon has requested a file review through the Central Coast RWQCB for the site. Files regarding the USTs at the Skypark Airport property were archived by the RWQCB in their Sacramento office. These files were made available on April 4, 2008, copied and reviewed by Rincon. Below is a summary of our review of available files.

An Underground Tank Investigation Report was prepared for the Skypark Airport Property by Weber, Hayes & Associates (Weber) dated February 21, 1994. The Weber report indicates that the purpose of their investigation was to test for potential gasoline contamination from four former USTs at the airport, which were reportedly removed from the site in 1984. Weber drilled four soil borings in the former tank excavation and fuel dispenser locations, collected and analyzed eight soil samples from below the former tank backfill, analyzed the soil samples for gasoline hydrocarbons, collected and analyzed a groundwater sample from the Skypark Airport supply well, located downgradient from the former tank location, for gasoline hydrocarbons, and analyzed one soil sample from the tank area and a shallow perched water sample collected from their boring SB3 for volatile organics and chlorinated solvents. The former UST location was reportedly adjacent to Kings Village Road, in the northwestern corner of the subject property (Figure 7).

Hydrocarbons were detected in one soil sample at 6,400 ppm at a depth of 15 feet from boring SB2. Reportedly the gas chromatograph for this soil sample, also analyzed for VOCs, indicated a pattern representative of gasoline or aviation gasoline. No gasoline or BTEX compounds were detected in the water sample collected from the airport supply well. The perched water sample collected from a depth of 9 feet below grade from boring SB3 had 0.064 ppm of gasoline.



Weber concluded that the extent of gasoline hydrocarbons in soil was limited in lateral extent and did not extend vertically into the regional aquifer. Weber recommended a limited excavation program to excavate the contaminated soil or soil vapor extraction for remediation of the contaminated soil.

On August 8, 1994, Weber supervised the excavation of approximately 685 cubic yards of soil from the former UST area (Weber, Hayes & Associates, August 31, 1994). A geologist from Weber collected soil samples from the base (one sample) and the four sidewalls (4 samples) of the resultant excavation that extended up to 20 feet below ground surface. No TPHg or BTEX were detected in any of the five soil samples collected from the resultant excavation.

Weber also collected soil samples from two resultant stockpiles created from the excavation of the former UST area. One of the stockpiles had no detectable results, while the second stockpile (approximately 400 cubic yards) had TPHg concentrations ranging from 12 to 577 ppm and benzene ranging from 0.45 to 37.55 ppm. The second contaminated stockpile was reportedly situated on the asphalt at the end of the former runway at the Skypark Airport site and covered with plastic sheeting. On September 13, 1994, the RWQCB issued a no further action required letter to Larry Erwin of the City of Santa Cruz for the USTs at Skypark Airport, 400 Kings Village Road.

Weber obtained an aeration permit from the Monterey Bay Unified Air Pollution Control District for passive aeration of the gasoline contaminated soil. Prior to implementation of aeration, Weber performed two additional rounds of soil sampling from the stockpile on October 19 and November 4, 1994. The soil samples were reportedly collected from 6 to 12 inches below the surface of the stockpile. Seven composite soil samples were submitted to the analytical laboratory for each round of sampling. No TPHg or BTEX was detected in any of the composite soil samples analyzed from both sampling events. Weber concluded that the soil did not pose a health risk and recommended no further remedial action (Weber, Hayes & Associates, November 22, 1994).

**Skypark Airport Leachfield – Mt. Hermon Road and Kings Village Road** – This site is listed in the EDR database as a CERC-NFRAP, Response, and Envirostor site. The EDR report indicates, under the CERC-NFRAP listing, that a discovery occurred sometime prior to July of 1985, with preliminary assessment completed by October 1, 1985. By October 25, 1991, the site was reportedly archived and no further remedial action was planned. According to EDR, based on the Response and Envirostor listings, a Preliminary Endangerment Assessment Report was completed for the site on December 15, 1994. The potential contaminant was listed as sludge or sewage consisting of an unspecific organic liquid mixture.

According to the DTSC Envirostor database, the Skypark Airport Leachfield was formerly located near the center of what is currently a residential development (presumably located to the west of the subject property, and west of Skypark Drive). Reportedly from 1967 until 1973 the City of Scotts Valley Wastewater Treatment Plant discharged treated effluent into rock-lined injection wells in the leachfield area. Several industrial facilities and small shops were also connected to the City of Scotts Valley's sanitary sewer system while wastewater was discharged to the leachfield. In 1985, analytical tests performed for the City of Scotts Valley revealed the presence of VOCs in wastewater treatment plant effluent including PCE. In 1985, a CERCLA site inspection was performed, and in 1989 a screening site inspection was performed, for the site by Ecology and Environment on behalf of the U.S. EPA. This site investigation of the Skypark Airport leachfield was part of the US EPA investigation to identify parties responsible for the



contamination of the Santa Margarita aquifer with VOCs. The Santa Margarita aquifer is a federally designated Sole Source Aquifer for the Scotts Valley region.

Based on the results of the Ecology and Environment investigations and an additional subsurface investigation performed by a private consultant in 1994, the DTSC issued a no further action letter for the site on December 15, 1994. In 1995, Kaufman and Broad Homes, Inc. redeveloped the former leachfield area site to residential use.

**Former Watkins-Johnson Facility (440 Kings Village Road)** – The property located at 440 Kings Village Road is listed in the EDR database report on the CHMIRS, Hist UST, CA WDS, Haznet, Cortese, ERNS, CA Fid UST, Sweeps UST, RCRA-SQG, Finds, Manifest, SLIC, AIRS, Envirostor, Hist Cal-Sites, CERCLIS, NPL, Consent, ROD, US Eng Controls, US Inst Control, and ICIS lists. Available files were provided by the Santa Cruz County Environmental Health Department and reviewed by Rincon. In addition, files available through the online Geotracker database maintained by the RWQCB, and through the online Envirostor database maintained by the DTSC, were reviewed for this site.

On May 21, 1984 the Central Coast RWQCB issued a Cleanup and Abatement Order (CAO), Order No. 84-81, for the Watkins-Johnson Company, Inc. in Scotts Valley, Santa Cruz County. CAO 84-81 indicates that the discharger, Watkins-Johnson, generates TCE and TCA wastes in its manufacturing process. The CAO further indicates that the RWQCB adopted Waste Discharge Requirements for the Watkins-Johnson Company in an order dated July 14, 1978 (Order No. 78-44). The CAO states that Watkins-Johnson improperly disposed of TCE and 1,1,1-TCA wastes through accidental or deliberate discharge to subsurface disposal systems. The RWQCB ordered that Watkins-Johnson perform numerous tasks, including subsurface investigations and preparation of a Remedial Action Plan by July 20, 1984.

An internal memorandum from the Director of Environmental Health at the City of Scotts Valley to the Board of Supervisors, dated August 14, 1984, discusses the Watkins-Johnson hazardous materials discharge. This memorandum mentions that the RWQCB has required a plan for cleanup and abatement by August 24, 1984. The memorandum also mentions that traces of PCE and TCE have been reported in three Scotts Valley Water District wells in the El Pueblo well field. The memo indicates that the wells are some distance away from the Watkins-Johnson facility, and no connection was presumed between the wells and the facility at that time.

The most recent records available through the online Envirostor database was a First Five-Year Review Report for the Watkins-Johnson Superfund Site, prepared by the U.S. EPA and dated September 2002. According to the EPA report, the five-year review was required due to the fact that hazardous substances, pollutants, or contaminants remain at the site above levels that allow for unlimited use and unrestricted exposure. The EPA report includes a site chronology that shows that an extraction and treatment system began operation in July of 1986 at the site.

According to the EPA report, the Watkins-Johnson facility is a 30-acre facility which began operations in 1963. The facility was used to manufacture industrial furnaces, electronic components, and was used as a research facility. As of the date of the EPA report (2002), the site was owned and operated by the Silicon Valley Group, but the Watkins-Johnson Company still retained the ownership and operation of the cleanup activities at the site.

During the initial subsurface investigation activities at the site, TCE up to 5,500 ppb was detected in the soil (during 1987 and 1988). A 13-day pilot study of a soil vapor extraction system in May of 1989 indicated that a significant amount of TCE was removed. One of the



main conclusions during the initial investigation activities was that chlorinated hydrocarbons had entered both the perched zone and regional zone of the Santa Margarita Aquifer underlying the site.

The EPA and Watkins-Johnson negotiated a Consent Decree for implementation of the Remedial Design/Remedial Action, which was entered by the court on October 31, 1991. According to the EPA report, the major components of the selected remedy were designed to:

- Prevent offsite migration of contaminants within the perched zone by using infiltration leachfields;
- Transfer contaminated groundwater within the perched zone to the regional zone for more efficient extraction by means of gravity drains;
- Capture and extract contaminated groundwater within the regional zone by using extraction wells, four of which were then operating on the Watkins-Johnson site;
- Treat extracted groundwater by using an existing granular activated carbon adsorption system;
- Remove soil contamination from the vadose zone by using a soil vapor extraction system; and
- Minimize the potential for mobilization of soil contamination into the groundwater by installing an impermeable cap over the area of concern.

Reference is made in the EPA report to the well drilling and abandonment program, which began on April 4, 1994, the remedial system construction program which began on June 1, 1994, startup of the remediation systems, and ongoing operation and maintenance schedules and projected costs. The remediation systems onsite as of the date of the EPA report were a groundwater pump and treatment system and a soil vapor extraction system.

The most recent information available online through the Geotracker database maintained by the RWQCB included a First Quarter 2006 Monitoring Report prepared by Arcadis G&M, Inc. for the U.S. EPA for the Watkins-Johnson Superfund Site, dated April 18, 2006. The Arcadis report includes information regarding the groundwater monitoring program, an evaluation of groundwater level changes, an evaluation of groundwater quality conditions, a summary of soil vapor monitoring, a summary of groundwater extraction and treatment system operation, a summary of groundwater quality data validation, and a summary of significant groundwater findings and recommendations.

Included in the final summary of significant groundwater findings and recommendations was the following information: TCE and PCE concentrations in well WJ-41 were 11 and 1.5 µg/l, respectively. The TCE concentration in well WJ-41 exceeds the California State maximum contaminant level (MCL) for drinking water. Well WJ-41 is an offsite well located within the confines of the former Skypark Airport (northwest of the subject property in the vicinity of the parking area northwest of the existing Skypark Skate Park). The Arcadis report continues by stating that “although limited data exist regarding this former facility (the Skypark Airport), a September 13, 1984 letter from the RWQCB to the City of Santa Cruz (then the owners of the property), reported that TCE and other compounds had been detected in groundwater immediately downgradient (northwest) of the former airport. Because of pre-remediation production pumping, as well as pumping as part of the recent remedy, the Site (Watkins-Johnson facility) is down or cross-gradient to the former airport and therefore, it is likely that the TCE and PCE contamination detected in well WJ-41 is from former activities at the former airport.”



PCE was detected in wells WJ-43 and WJ-11 above its MCL during the first quarter 2006 sampling event. Well WJ-43 is an onsite well that is on the upgradient side of the Watkins-Johnson site. According to Arcadis, there are no onsite buildings or operations in the vicinity of well WJ-43 where VOCs were utilized, and records do not indicate such buildings or operations. Reportedly, however, upgradient of the Watkins-Johnson site is a large commercial area that includes several dry cleaning facilities. With the groundwater flow direction reportedly toward the northwest, Arcadis is concluding that the PCE detected in well WJ-43 at the Watkins-Johnson facility could be from a source originating from the Kings Village Shopping Center within the Scotts Valley Town Center site.

Arcadis indicates that the groundwater extraction and treatment system has been operating since 1986. Reportedly influent concentrations to the groundwater treatment system have been well below MCLs since 1999. The perched zone infiltration gallery and the soil vapor extraction system have been shut down with U.S. EPA approval since May 2000 and April 2001, respectively. Reportedly the goals for remediation of soil, soil vapor, perched zone and regional zone have been met. Arcadis, the U.S. EPA and the RWQCB have been discussing goals toward closure of the Watkins-Johnson site.

### **Nearby Properties**

**Camp Evers Site** – The Camp Evers plume is discussed in detail in the Scotts Valley Water District, Groundwater Management Program, Annual Report for the 2006 Water Year, dated April 2007. Petroleum hydrocarbons, including benzene, MTBE, the oxygenate tert-butyl alcohol (TBA), and 1,2-dichloroethane (1,2-DCA) have been detected in groundwater in the vicinity of and downgradient from gasoline stations located, or formerly located, at the intersection of Scotts Valley Drive and Mt. Hermon Road. The RWQCB has reportedly concluded that these gasoline stations are the most likely source of benzene, MTBE, TBA and 1,2-DCA detected in the nearby Mañana Woods #2 water supply well.

According to the Scotts Valley Water District report, in 2002 seven multi-level monitoring well clusters were installed in areas downgradient from the stations. In addition, a dedicated downgradient groundwater remedial extraction well, CEEW-1, was installed at the Kings Village Shopping Center. Based on the most recent data (Delta, 2006), two separate MTBE plumes occur at different depth intervals within the Santa Margarita Sandstone. The upper plume is considered to be within the upper Santa Margarita Sandstone which is considered equivalent to the perched zone noted at the Watkins-Johnson site. The lower plume is within lower Santa Margarita Sandstone which is considered equivalent to the Regional Santa Margarita Aquifer. The Regional Santa Margarita Aquifer is the water resource of the Mañana Woods #2 and the Scotts Valley Water District Well #9.

MTBE, benzene, and TBA are the primary constituents of concern in the area of the Camp Evers Plume. A groundwater extraction treatment system, located south of Walgreens on the Town Center site (with an address of 200 Mt. Hermon Road) uses granular activated carbon to remove contaminants from the groundwater. The treated water is discharged to surface water under a National Pollutant Discharge Elimination System (NPDES) permit. The treatment system extracts groundwater from well CEEW-1 in an attempt to prevent further contamination of downgradient municipal supply wells. The RWQCB provides oversight of the Camp Evers Plume site.



Details regarding the individual former, or current, gasoline service stations that have contributed to the Camp Evers Plume are summarized below. A well location map by Delta Environmental Consultants, included in their Third Quarter 2007 Quarterly Groundwater Monitoring Report (October 20, 2007), is included in Appendix 4. This map shows the location of the groundwater extraction well CEEW-1, the remediation compound located south of Walgreens, the Mañana Woods Treatment Plant location, and the groundwater monitoring well locations within the Scotts Valley Town Center site planning area. Delta Consultants appears to be the environmental consultant of record for Chevron, Shell, and Conoco (former Unocal). BP Oil appears to be represented by SECOR International Incorporated.

Former BP Oil Facility No. 11239 – 201 Mt. Hermon Road – Former BP Oil Facility No. 11239 is listed on the LUST, Cortese, CA Fid UST, and Sweeps UST databases in the EDR report. The site is currently occupied by Scotts Valley Gas & Mart, and was formerly occupied by Mobil Station #10-KDQ. Mobil Station #10-KDQ had a leak discovered, reported and assessed in 1988. The Mobil Station case was closed by the County of Santa Cruz in 1990.

According to the Fourth Quarter 2007 Quarterly Groundwater Monitoring Report for the Former BP Service Station (SECOR, January 15, 2008), BP acquired the property from Mobil Oil Corporation in 1989, and in January of 1994 transferred the property to others. BP has reportedly not operated the facility since 1994. A summary of the site history and previous investigation is included in Attachment A of SECOR's Fourth Quarter 2007 report included in Appendix 4. The site history includes the following main points:

- In May of 1993, benzene was detected in groundwater from a supply well located approximately 1,800 feet north of the BP site and operated by Mañana Woods Mutual Water Company;
- In 1993, BP installed five monitoring wells to obtain soil and groundwater samples to establish site conditions prior to the planned sale of the site. Petroleum constituents were detected and reported to the RWQCB.
- In a July 27, 1993 letter to BP, the RWQCB stated that the groundwater contamination beneath the BP site originated from the Unocal Station at 99 Mt. Hermon Road. The BP site was then transferred to another party and BP has not operated it since then.
- In 1993 the RWQCB issued a series of Cleanup and Abatement Orders to address gasoline releases originating in the vicinity of the Scotts Valley Drive/Mt. Hermon Road area to Unocal, Chevron, Shell and others.
- In 1994 BP reported a release due to the presence of petroleum hydrocarbons detected in soil samples taken during a tank and dispenser replacement. BP was added to the Cleanup and Abatement Order after the USTs were replaced.

Additional information pertaining to the subsequent subsurface and groundwater investigations beneath the BP site is included in SECOR's report. Also available through Geotracker was a Work Plan for Additional Soil and Groundwater Investigation for the Scotts Valley Gas & Mart, dated December 27, 2007. A copy of this Work Plan is included in Appendix 4.

Former Chevron Station 9-1337 – 200 Mt. Hermon Road – Former Chevron Station 9-1337 is listed on the LUST and Cortese databases in the EDR report. This site is an open and active LUST case with the Central Coast RWQCB. Information available online through the Geotracker database indicates that site assessment began in 1993, MTBE testing was performed



in 1998, the site was under regulatory review in 2002, and the site has been in remediation since 2004. Unocal/Tosco, Chevron, and Shell are all using Delta Consultants to perform Quarterly Groundwater Monitoring for the Camp Evers Area (plume). The most recent quarterly report by Delta Consultants is discussed below under the Shell Service Station Section of this report.

Unocal Service Station/Tosco Facility #6153 – 99 Mt. Hermon Road – The Unocal Service Station site is listed on the Haznet, Finds, Hist UST, LUST, Cortese, Sweeps UST, and UST databases in the EDR report. Information available online through Geotracker indicates that a leak was reported at the Unocal/Tosco facility in 1986, with site assessment implemented and a remediation plan developed in 1987. By 1998 the site was stated to be in a remediation status. MTBE testing was reportedly performed in 1999, regulatory review occurred in 2002, and additional site assessment occurred in 2003. According to Geotracker, the site has been in remediation since 2003. Unocal/Tosco, Chevron, and Shell are all using Delta Consultants to perform Quarterly Groundwater Monitoring for the Camp Evers Area (plume). The most recent quarterly report by Delta Consultants is discussed below under the Shell Service Station Section of this report.

Shell Service Station – 90 Mt. Hermon Road – The Shell Service Station is listed on the CA Fid UST, Sweeps UST, Hist UST, LUST, Cortese, UST, and Notify 65 databases in the EDR report. Information available online through Geotracker indicates that a leak was discovered in 1989, and site assessment occurred in 1993. MTBE testing was reportedly performed in 1998, and remediation also began in 1998 and has been ongoing. As stated above, this site is considered part of the Camp Evers Plume and Delta Consultants has been contracted to perform the quarterly groundwater monitoring for Shell, Chevron and Unocal.

The most recent quarterly groundwater monitoring report for the Third Quarter 2007 (Delta, October 20, 2007) indicates that 58 wells were gauged and 56 wells were sampled in the Camp Evers area of Scotts Valley. According to Delta, BP reports their quarterly groundwater monitoring and sampling separately from those sites monitored by Delta.

The depth to groundwater during the third quarter 2007 ranged from 26.62 to 39.35 feet below the top of casing near the intersection of Scotts Valley Drive and Mt. Hermon Road, to over 200 feet below the top of casing in wells in the northwestern portion of the Camp Evers area. The groundwater flow direction was evaluated to be toward the northwest. The study area is shown on Figure 1 of the Delta report, and the well locations are shown on Figure 2 of the Delta report.

Delta summarized the results for the third quarter of 2007. According to Delta, hydrogeologic and groundwater analytical data remained nearly constant from previous quarters. MTBE is reaching concentrations of less than 10 µg/l in downgradient wells with the exception of CEMW-19B and CEMW-9. TBA concentrations are increasing in the area of extraction well CEEW-1 (on the subject property south of Walgreens) and in selected downgradient wells. TBA was detected for the first time in wells CEMW-18C and CEMW-21B. Delta indicated that they are preparing a supplementary remedial action plan, on behalf of ConocoPhillips and Shell to address the MTBE and TBA “hot spots”. A copy of the Delta report is included in Appendix 4.

### **Review of State of California Division of Oil and Gas Records**

A review of online Oil and Gas Records available through the State of California, Department of Conservation ([ftp://ftp.consrv.ca.gov/pub/oil/maps/dist3/Dist3\\_fields.pdf](ftp://ftp.consrv.ca.gov/pub/oil/maps/dist3/Dist3_fields.pdf)) indicates that no oil wells are located within one mile of the site.



## **OTHER ENVIRONMENTAL RECORDS SOURCES**

### **Federal Brownfield Lists**

The EDR database report (March 6, 2008) included a search of U.S. Brownfields sites. No mapped sites were found in EDR's search of available government records either on the target property or within the search radius around the target property for the US Brownfields database.

### **State Lists of Landfill/Solid Waste Disposal Sites**

The EDR database report (March 6, 2008) included a search of California Solid Waste Facilities (SWF/LF). No mapped sites were found in EDR's search of available government records either on the target property or within the search radius around the target property for the California Solid Waste Facilities database.

### **Records of Public Wells**

The EDR database report includes a search of Federal USGS National Water Inventory System, Federal Reporting Data System Public Water Systems, and the State Department of Health Services California Drinking Water Quality Database. One public well is located on the subject property, State Well ID No. 10087. This well has been referred to earlier in this report as the Mañana Woods Mutual Water Company Well No. 2. In addition, a second public well exists on the north adjacent property, the Scotts Valley Water District Well #9. This well is either Federal USGS Well ID No. USGS3236238, or State Well ID No. 10083 in the EDR report. Numerous other public supply wells exist within one mile of the subject property.

## **HISTORICAL USE INFORMATION ON THE PROPERTY AND THE ADJOINING PROPERTIES**

The historic records review completed for this Phase I ESA includes aerial photographs, historical topographic maps, Sanborn fire insurance maps, and city directories as detailed in the following sections. Table 4 provides a summary of the historical use information available for the subject property dating back to 1902. The 1902 topographic map reviewed is at such a large scale that no evidence of development of the property was visible.

Several data gaps of greater than 5 years were identified in the historical records reviewed, from 1902 to 1948, from 1948 to 1955, from 1956 to 1963, and from 1968 to 1975. The data gap between 1902 and 1948 is considered insignificant because in 1902 the Scotts Valley area is depicted as undeveloped in the historic topographic map, and in the 1948 aerial photograph it is apparent that the only development is the Skypark Airport runway and a few appurtenant buildings. According to a report by Engeo, Inc. (March 9, 1990), the Skypark Airport was developed in 1946 and was operational through 1983. In addition, Engeo, Inc. indicated that they found no records of land use prior to the mid-1940s for the subject property.

The data gaps between 1948 to 1955 and 1956 to 1963 are considered insignificant because the site use appears to be similar in the 1948 and 1955 historic records, and in the 1956 and 1963 historic records. The data gap between 1968 and 1975 is considered insignificant because after review of agency files available for Kings Cleaners, the Kings Village Shopping Center was developed around 1969 (Ecology and Environment, Inc., August 29, 1985), which is reflected in a city directory listing for the U.S. Post Office in 1975 at 220 Mt. Hermon Road.



### Review of Historic Aerial Photographs

Aerial photographs from the EDR’s aerial photograph collection were reviewed. The date and source of each photograph and the observations noted during the review are summarized in Table 4. Copies of the aerial photographs are included in Appendix 2 (Historical Documents).

### Review of City Directory Listings

EDR was contracted to provide copies of city directory listings for the site. Copies of city directory listings are included in Appendix 2. Table 4 lists the historical uses of the site based on our review of the available city directory records.

### Review of Fire Insurance Maps

EDR was contracted to provide copies of fire insurance maps for the site. As indicated in the attached report (Appendix 2), no records were available for the site or adjacent properties.

### Review of Historic Topographic Maps

Historic topographic maps from EDR’s map collection were reviewed. Copies of the historic topographic maps are included in Appendix 2. Table 4 lists the historical uses of the site based on our review of the available topographic maps.

**Table 4 - Historical Use of the Subject Property and Adjacent Properties**

Year	Use	Source
<b>Subject Property</b>		
1902	The Scotts Valley area is designated, Scotts Valley Road and Mt. Hermon Road are present. No structures are depicted on the subject property.	Topographical Map (topo) – Santa Cruz Quadrangle
1948	The original runway of the Skypark Airport is depicted. One large rectangular structure exists northeast of the runway, in the central area. This may be a plane hangar. One large rectangular structure exists in the south-central portion of the site adjacent to Mt. Hermon Road. What appears to be a silo exists adjacent to this building. A former north-south trending road adjacent to the east of the runway exists that heads north from Mt. Hermon Road and then turns west north of the runway. Kings Village Drive is present but may be a dirt road. A residence may have existed at the northwest corner of the intersection of Mt. Hermon Road with Kings Village Drive. Some residences may exist in the southeastern corner of the subject property.	Aerial Photograph (photo) - Exxon
1948	Five structures are depicted in the south central portion of the site, south of the former Skypark Airport location. A short dirt road is depicted to the west of these structures.	Topo – Ben Lomond Quadrangle
1955	Skypark Airport exists with one northwest/southeast runway depicted. Four larger rectangular structures and two smaller structures exist to the northeast of the runway at Skypark Airport at the then terminus of a road that formerly ran north-south from Mt. Hermon Road along the eastern edge of Skypark Airport. One larger rectangular structure and one smaller structure exist in the south central portion of the site, south of Skypark Airport. A dirt road extends from Mt. Hermon Road northward in the eastern area of the subject property. This road is the future Kings Village Drive. Two small structures exist adjacent to Mt. Hermon Road to the west of this dirt road, and three small structures exist at the northwestern end of this dirt road.	Topo – Felton Quadrangle
1956	The original Skypark Airport runway is visible and the area to the south of the runway has been graded. Two large rectangular structures and two smaller structures are depicted on the northeastern side of the runway. One structure	Photo – Aero



**Table 4 - Historical Use of the Subject Property and Adjacent Properties**

Year	Use	Source
	is depicted at the north end of the north-south trending road that formerly existed on the eastern end of the runway. Several structures exist at the northwestern corner of the intersection of Kings Village Drive and Mt. Hermon Road. One larger rectangular building and one residence exist east of Kings Village Drive near Mt. Hermon Road. The rectangular structure in the south-central portion of the site still is depicted, but the silo is absent. Numerous small structures exist in the western portion of the subject property, along what will later become Skypark Drive.	
1963	Same as the 1956 aerial photograph with the following exceptions: one large rectangular structure has been built in the southeast Skypark Airport area, near the former road on the eastern edge of the runway; the structures in the south-central portion of the site are smaller, and there are more structures (residences?) in the southwestern portion of the property along what later becomes Skypark Drive.	Photo – Cartwright
1968	The Skypark Airport is still present and a second runway is depicted. Two additional structures have been added at the northeastern terminus of the road that formerly ran along the eastern edge of Skypark Airport. Two additional small structures are present in the south central portion of the site, south of Skypark Airport. A road has been created to the southwest of Skypark Airport from Mt. Hermon Road northward. Four structures are present west of this road. The dirt road (Kings Village Drive) in the eastern portion of the subject property is still present and is now shown to connect to the road that formerly existed along the eastern edge of Skypark Airport. Two new structures are present at the northern end of this dirt road, and a track, either a sports running track or race track, is present to the northeast of the dirt road. Two new structures are also present at the southwest end of this dirt road.	Topo – Felton
1975	The U.S. Postal Service is listed at 220 Mt. Hermon Road (Area F in Kings Village Shopping Center). No other listings were available for the subject property.	Haines Criss-Cross Directory
1980	Same as 1968 topographic map with the following exceptions: the second runway is depicted as the main runway at the airport; only one small structure still exists at the south central portion of the site, south of Skypark Airport; one larger rectangular structure has been added to the structures east of the road that formerly existed along the eastern edge of Skypark Airport; and nine structures, including three larger rectangular structures, have been added south of the depicted “track” area and east of Kings Village Drive. The nine new structures are in the same configuration as the main buildings (Areas A, B and D) that comprise Kings Village Shopping Center today.	Topo – Felton Quadrangle
1980	A Frame Book Shop, the U.S. Postal Service, Nimble Fingers, and Eds Scotts Valley Vacuum are all listed at 220 Mt. Hermon Road (Area F in Kings Village Shopping Center), and an office building with six occupants is listed at 230 Mt. Hermon Road (Area C). No other listings were available for the subject property.	Haines Criss-Cross Directory
1982	The first runway is being graded out. The southwest area of the site that formerly had numerous structures/residences is graded with a few structures still visible south of the runway. The structures in the south-central portion of the site are gone. The Sports Center is visible, the buildings in Area G are visible, but the areas between the two appear to be graded. Kings Village Shopping Center is developed with the exception of the Walgreens building.	Photo – WSA
1986	The U.S. Postal Service is listed at 220 Mt. Hermon Road (Area F) and an office building with 26 occupants is listed at 230 Mt. Hermon Road (Area C). No other listings were available for the subject property.	Haines Criss-Cross Directory
1991	The Skypark Airport is referred to as “Landing Strip – Abandoned” on this topographic map. Only the second runway is depicted. The road that formerly existed along the eastern boundary of Skypark Airport no longer exists. Kings Village Drive is the main north-south thoroughfare from Mt. Hermon Road through Kings Village Shopping Center area to properties to the north. The	Topo – Felton Quadrangle



**Table 4 - Historical Use of the Subject Property and Adjacent Properties**

Year	Use	Source
	Kings Village Shopping Center buildings are depicted as they are today. The U.S. Post Office building and the Sports Center building are depicted. Two small structures are present south of the post office. The Area L buildings in the Kmart shopping center are present, but the Kmart building is not yet constructed. In addition, one small structure is depicted in the Area M portion of the Kmart shopping center. The Storage Depot buildings in the northwestern corner of the property are present, and the vacant commercial building, formerly occupied by Wescosa, in Area O exists. One structure is depicted in the vacant lot Area N in the southwest corner of the subject property area.	
1992	Better Home Loans, Block H & R, and the Computer Room are listed at 220 Mt. Hermon Road (Area F) of Kings Village Shopping Center. An office building with 20 occupants is listed at 230 Mt. Hermon Road (Area C), an office building with 16 occupants is listed at 266 Mt. Hermon Road (Area K), and Able Shoe Repair and Scotts Valley Cleaners are listed at 272 Mt. Hermon Road (Area M).	Haines Criss-Cross Directory
1993	The site is depicted as it is today with the following exceptions: the Walgreens building is not constructed; the transit center is not constructed; the Area E buildings are not constructed; and Skypark Drive is not developed.	Photo – USGS
1998	The site is depicted as it is today except that the Walgreens building has not yet been constructed.	Photo – USGS
1998	The subject property is depicted as in the 1991 topographic map.	Topo – Felton Quadrangle
2002	Brass Key Locksmith and Rainforest Botanicals are listed at 220 Mt. Hermon Road (Area F), an office building with 18 occupants is listed at 230 Mt. Hermon Road (Area C), an office building with 17 occupants and Enterprise Rent A Car are listed at 266 Mt. Hermon Road (Area K), and Able Shoe Repair and Scotts Valley Cleaners are listed at 272 Mt. Hermon Road (Area M).	Haines Criss-Cross Directory
2006	Brass Key Locksmith and Yours Mine & Ours are listed at 220 Mt. Hermon Road (Area F), an office building with 15 occupants is listed at 230 Mt. Hermon Road (Area C), an office building with 14 occupants and Enterprise Rent A Car are listed at 266 Mt. Hermon Road (Area K), and Able Shoe Repair and Scotts Valley Cleaners are listed at 272 Mt. Hermon Road (Area M).	Haines Criss-Cross Directory
<b>Northern Adjacent Properties</b>		
1902	Depicted as vacant undeveloped land.	Topo – Santa Cruz Quadrangle
1948	The northern adjacent properties are undeveloped vacant land with the exception of what might have been a residence to the northeast of the subject property.	Photo - Exxon
1948	Depicted as vacant undeveloped land with abundant trees.	Topo – Ben Lomond Quadrangle
1955	Three small square structures are depicted at the northern end of the then dirt Kings Village Road, which may have been on the north adjacent property. The remaining northern adjacent property is depicted as heavily wooded or densely covered with brush.	Topo – Felton Quadrangle
1956	A few structures are depicted at the northern terminus of the former road that existed along the eastern edge of the runway. Otherwise the northern adjacent properties are depicted as undeveloped, vacant land with abundant trees.	Photo – Aero
1963	Five of the Watkins-Johnson buildings are depicted on the north adjacent property. Other northern properties are undeveloped.	Photo – Cartwright
1968	Four small square structures are depicted at the northern end of the then dirt Kings Village Road before it turns west. Some of the Watkins-Johnson facility buildings exist north of the subject property. Three depressions or ponds are depicted on the northern adjacent properties.	Topo – Felton
1975	No listings were available.	Haines Criss-Cross Directory



**Table 4 - Historical Use of the Subject Property and Adjacent Properties**

Year	Use	Source
1980	Same as in the 1968 topographic map except that roads for residential development are depicted to the north and northeast of the subject property.	Topo – Felton Quadrangle
1980	No listings were available.	Haines Criss-Cross Directory
1982	The Watkins-Johnson facility has expanded and residential development exists to the northeast. In addition, two large rectangular structures and a few other smaller structures exist at the northeastern end of the Skypark runway.	Photo – WSA
1986	Watkins Johnson Co is listed at 440 Kings Village Road.	Haines Criss-Cross Directory
1991	Same as in 1980 topographic map except that one additional large structure exists on the Watkins-Johnson property.	Topo – Felton Quadrangle
1992	Watkins Johnson Co is listed at 440 Kings Village Road.	Haines Criss-Cross Directory
1993	Same as on the 1982 aerial photograph with the following exceptions: Blue Bonnet Lane has been developed and residential development exists north of Blue Bonnet Lane; the two large rectangular structures and other structures at the northeastern end of the Skypark runway are gone.	Photo – USGS
1998	Same as on the 1993 aerial photograph except two ponds are visible in the residential area to the northeast.	Photo – USGS
1998	The northern adjacent properties are depicted as in the 1991 topographic map.	Topo – Felton Quadrangle
2002	SVG Thermal Systems is listed at 440 Kings Village Road.	Haines Criss-Cross Directory
2006	Aviza Technology is listed at 440 Kings Village Road.	Haines Criss-Cross Directory
<b>Southern Adjacent Properties</b>		
1902	Mt. Hermon Road is depicted, but otherwise the southern adjacent properties are depicted as undeveloped.	Topo – Santa Cruz Quadrangle
1948	Mt. Hermon Road is depicted and a few scattered residences appear to have existed in the southwest. Otherwise the southern adjacent properties are undeveloped vacant land.	Photo - Exxon
1948	A dirt road exists on the southwestern adjacent property, leading to three small square structures. The southeastern adjacent properties are developed at the intersection of Scotts Valley Drive and Mt. Hermon Road.	Topo – Ben Lomond Quadrangle
1955	The southwestern adjacent property now has a developed road leading south from Mt. Hermon Road. Numerous structures are depicted along the western side of the north-south trending road. In addition, a second dirt road is depicted that leads to two reservoirs and three small structures. Two small structures and three small side-by-side ponds are depicted south of Mt. Hermon Road, south of the Skypark Airport area. What appears to be a lake exists in the central part of the south adjacent property, with a dirt road leading from near the intersection of Mt. Hermon Road and Scotts Valley Drive south to an area called "Camp Evers".	Topo – Felton Quadrangle
1956	Similar to the 1948 aerial photograph except scattered residences are present in the southwest, a reservoir exists east of Lockwood Lane, three adjacent ponds are depicted in the central south area, just south of Mt. Hermon Road, and the beginnings of what might be a lake exists in the central portion of the south adjacent property.	Photo – Aero
1963	Similar to the 1956 aerial photograph with the following exceptions: there are more residences in the southwest, one additional residence or structure in the central south area, and commercial structures at the southeastern intersection of Lockwood Lane and Mt. Hermon Road.	Photo – Cartwright
1968	Depicted similarly to the 1955 topographic map except that roads are depicted in the Camp Evers area, and more roads for residential development are depicted in the south adjacent area in general.	Topo – Felton



**Table 4 - Historical Use of the Subject Property and Adjacent Properties**

Year	Use	Source
1975	No listings reported.	Haines Criss-Cross Directory
1980	Depicted similarly to the 1968 topographic map except additional roads are visible in the Camp Evers area and in the south adjacent area in general.	Topo – Felton Quadrangle
1980	No listings reported.	Haines Criss-Cross Directory
1982	Three large commercial structures exist just south of Mt. Hermon Road, what appears to be residential, possibly a mobile home park, exists on the majority of the southern property, residences exist east and west of Lockwood Lane. The area between the residences east of Lockwood Lane and the mobile home park is vacant and may have a pond/water feature. This vacant area is probably the current golf course.	Photo – WSA
1986	No listings reported.	Haines Criss-Cross Directory
1991	The commercial strip mall that is on the southern adjacent property today is depicted. A golf course (southwest) and sewage disposal area (southeast in the former Camp Evers area) are depicted south of the commercial strip mall.	Topo – Felton Quadrangle
1992	No listings reported.	Haines Criss-Cross Directory
1993	The commercial strip mall is developed on the south adjacent property, south of Mt. Hermon Road, as today. Four large commercial structures exist at the northwest corner of the intersection of Mt. Hermon Road and Scotts Valley Drive. The remainder of the southern adjacent properties is developed similarly to the 1982 aerial photograph.	Photo – USGS
1998	Same as 1993 aerial photograph.	Photo – USGS
1998	The southern adjacent properties are depicted as in the 1991 topographic map.	Topo – Felton Quadrangle
2002	No listings reported.	Haines Criss-Cross Directory
2006	No listings reported.	Haines Criss-Cross Directory
<b>Eastern Adjacent Properties</b>		
1902	The eastern adjacent property is depicted as undeveloped land. Bean Creek Road may be developed. Scotts Valley Drive is depicted to the far east.	Topo – Santa Cruz Quadrangle
1948	Clustered development exists near the intersection of Bean Creek Road with Scotts Valley Drive and on the northeast corner of the intersection of Scotts Valley Drive and Mt. Hermon Road. A few scattered residences exist directly east and northeast of the subject property.	Photo - Exxon
1948	Bean Creek Road exists to the east, but the eastern adjacent property is depicted as undeveloped vacant land.	Topo – Ben Lomond Quadrangle
1955	Numerous structures are clustered around the southwestern end of Bean Creek Road, near the intersection of Bean Creek Road with Scotts Valley Drive. One of the structures depicted is a church. A school is depicted at the southeastern end of Bean Creek Road near the intersection with Scotts Valley Drive.	Topo – Felton Quadrangle
1956	The eastern adjacent properties are developed similarly to the 1948 aerial photograph.	Photo – Aero
1963	The eastern adjacent properties are developed similarly to the 1956 aerial photograph.	Photo – Cartwright
1968	The eastern adjacent properties are depicted as in the 1955 topographic map except that four new structures are depicted at the northern end of Bean Creek Road near a newly developed east-west trending road that heads westward toward the subject property. A few additional structures are also depicted near the intersection of Bean Creek Road with Scotts Valley Drive.	Topo – Felton



**Table 4 - Historical Use of the Subject Property and Adjacent Properties**

Year	Use	Source
1975	No listings reported.	Haines Criss-Cross Directory
1980	The eastern adjacent properties are depicted as in the 1968 topographic map.	Topo – Felton Quadrangle
1980	No listings reported.	Haines Criss-Cross Directory
1982	The eastern adjacent properties are primarily commercial near the intersection of Mt. Hermon Road and Scotts Valley Drive along Bean Creek Road. A school is depicted on the northeastern corner of Bean Creek Road at Scotts Valley Drive. An area on the central eastern property appears vacant.	Photo – WSA
1986	No listings reported.	Haines Criss-Cross Directory
1991	Residential roads are depicted on the immediately adjacent eastern properties. The buildings seen in previous topographic maps near the intersection of Bean Creek Road with Scotts Valley Drive are gone. The church and the school no longer are depicted. Two larger commercial-type structures are depicted at the southwestern and southeastern corners of Bean Creek Drive near its intersection with Scotts Valley Road. The area southeast of this intersection is now called the “Camp Evers” area.	Topo – Felton Quadrangle
1992	No listings reported.	Haines Criss-Cross Directory
1993	The area immediately adjacent to the east has been redeveloped as residential along the western side of Bean Creek Road. Commercial uses still exist at the northwestern corner of the intersection of Scotts Valley Drive and Mt. Hermon Road, west of Bean Creek Road. The school is still depicted on the east side of Bean Creek Road near Mt. Hermon Road.	Photo – USGS
1998	The eastern adjacent properties are developed similarly to the 1993 aerial photograph.	Photo – USGS
1998	The eastern adjacent properties are depicted as in the 1991 topographic map.	Topo – Felton Quadrangle
2002	No listings reported.	Haines Criss-Cross Directory
2006	No listings reported.	Haines Criss-Cross Directory
<b>Western Adjacent Properties</b>		
1902	Properties depicted as undeveloped vacant land.	Topo – Santa Cruz Quadrangle
1948	The western portion of the Skypark Runway was on the western adjacent property. West of Skypark Airport is depicted as undeveloped vacant land. Southwest of Mt. Hermon Road has a few scattered residences.	Photo - Exxon
1948	Properties depicted as undeveloped vacant land.	Topo – Ben Lomond Quadrangle
1955	Properties depicted as undeveloped vacant land with heavily treed area depicted west/southwest of Mt. Hermon Road. The Skypark Airport runway depicted extends northwest of the subject property boundaries.	Topo – Felton Quadrangle
1956	A few large rectangular structures are depicted southwest of the northern part of the runway, west of where Skypark Drive is later developed. What appears to be a gravel pit exists to the west, east of Lockhart Gulch Road. A few residential buildings exist in the southwest adjacent to Mt. Hermon Road.	Photo – Aero
1963	Numerous structures (and/or cars?) exist southwest of the northern portion of Skypark runway, west of where Skypark Drive is later constructed. This may have been the location of the former Frank’s Auto Wreckers. A portion of this area extends onto the subject property in the vicinity of Areas O and P today. The gravel pit is present to the far west, east of Lockhart Gulch Road.	Photo – Cartwright



**Table 4 - Historical Use of the Subject Property and Adjacent Properties**

Year	Use	Source
1968	Same as the 1955 topographic map except a pit is identified to the far west of Skypark Airport, east of Lockhart Gulch Road. Two additional pits are identified to the west/southwest of Mt. Hermon Road, west of Lockwood Lane.	Topo – Felton
1975	No listings reported.	Haines Criss-Cross Directory
1980	Same as the 1968 topographic map.	Topo – Felton Quadrangle
1980	No listings reported.	Haines Criss-Cross Directory
1982	The area southwest of the Skypark runway appears graded. The former Frank's Auto Wreckers appears to be gone. The Wescosa building in Area O is present. The gravel pit is still present to the far west.	Photo – WSA
1986	No listings reported.	Haines Criss-Cross Directory
1991	The pit east of Lockhart Gulch Road is gone. The area west/southwest of Mt. Hermon Road and west of Lockwood Lane is identified as a gravel pit. Four large pits/bodies of water are identified in the gravel pit area.	Topo – Felton Quadrangle
1992	No listings reported.	Haines Criss-Cross Directory
1993	The western adjacent properties are undeveloped, with what appear to be roads under construction. The gravel pit is still present.	Photo – USGS
1998	The western properties are developed with residential tract housing. The northern portion of the Skypark runway is no longer present, but is partially residential and a park in the north. Skypark Drive has been constructed.	Photo – USGS
1998	The western adjacent properties are depicted as in the 1991 topographic map.	Topo – Felton Quadrangle
2002	No listings reported.	Haines Criss-Cross Directory
2006	No listings reported.	Haines Criss-Cross Directory

### SITE RECONNAISSANCE AND INTERVIEWS

Rincon Consultants performed a reconnaissance of the site on March 14, 2008. Rincon was not accompanied during our site reconnaissance of the subject property. The purpose of the reconnaissance was to observe existing site conditions and to obtain information indicating the possible presence of recognized environmental conditions in connection with the property.

### INTERVIEWS

An interview questionnaire was provided to Ms. Susan Westman prior to the site reconnaissance. A copy of the completed questionnaire is included in Appendix 3. Information in the Site Reconnaissance section of this report is based on our observations while on the subject property, Ms. Westman's answers to questions on the interview questionnaire, and our interviews with local government officials.

We interviewed the following individuals:

- Alicia Walton, Scotts Valley Fire District
- Sandy Adams, City of Scotts Valley Building Department



## **Interviews with Local Government Officials**

The following information is based on information obtained during our April 8, 2008 online interview with Alicia Walton of the Scotts Valley Fire District, and our April 14, 2008 online interview with Sandy Adams of the City of Scotts Valley Building Department. Ms. Walton indicated that the Scotts Valley Fire District does not have any records on file for 232 or 662 Mt. Hermon Road, or any other addresses on the subject property, as many years ago all of their records were transferred to the County of Santa Cruz Environmental Health Department.

Rincon contacted Ms. Adams of the City of Scotts Valley Building Department for records available for 232 and 662 Mt. Hermon Road. Rincon observed the 232 Mt. Hermon Road property during our site reconnaissance (the current AmeriGas facility). The 232 Mt. Hermon Road property appears to have been a former gasoline service station based on our observations, but Rincon has been unable to unearth any records to validate this observation. Ms. Adams indicated that she had three building permits on file for the 232 Mt. Hermon property: a February 2004 “propane pump internal valve” permit finalized on March 4, 2005; a February 1990 “illuminated sign” permit issued to Pettibone Signs for AmeriGas with no inspections or final; and a March 1977 “electric service panel change” permit issued to Jun Lee, property owner, with no signatures or final inspections. Ms. Adams indicated that she has lived in Scotts Valley since she was five years old and she has no recollection of a gasoline service station at the 232 Mt. Hermon Road address. According to Ms. Adams’ recollection, prior to being a propane facility, the 232 Mt. Hermon Road property was vacant undeveloped land.

The former Wescosa property at 662 Mt. Hermon Road is listed on the Sweeps UST database. Only one file was available at the City of Scotts Valley Building Department for the 662 Mt. Hermon Road address for the demolition of unpermitted storage buildings in 2002. No other files were available through the City of Scotts Valley Building Department.

## **SITE RECONNAISSANCE**

### **Methodology and Limiting Conditions**

The site reconnaissance was conducted by 1) observing the subject property from public thoroughfares, 2) observing the adjoining properties from public thoroughfares, 3) observing the exterior of specific onsite structures, and 4) observing the subject property from dirt roads and walking paths. The interiors of the onsite structures were not observed.

The areas observed during our site reconnaissance have been given designated area labels as shown on Figure 2. Select photographs of the subject property observed during our site reconnaissance are included on Figures 8a through 8i.

### **Current Use of the Property and Adjoining Properties**

Based on our site reconnaissance, current uses at the property include two shopping centers (Kings Village Shopping Center and the Kmart Shopping Center), a vacant commercial building, a self storage business, a post office, a sports center, a transit center, an RV storage facility, two propane gas distributors (Suburban and AmeriGas), a storage yard, a water district treatment facility, several vacant parcels, and the former Skypark Airport property which is predominantly vacant. Ms. Westman indicated that the current land uses on the property include vacant land on the former airport area. During our site reconnaissance we observed a skate park on the northwest adjacent property (part of the Skypark Airport property but not in the subject area),



and a dog park on the northern portion of the former Skypark Airport property within the subject property area boundaries.

### **Past Use of the Property and Adjoining Properties**

Based on our site reconnaissance, former past uses at the subject property and adjacent properties are not readily apparent. Ms. Westman indicated that the previous use of the subject property included an airport.

### **Current or Past Uses in the Surrounding Area**

Current uses in the surrounding area are primarily residential and commercial. One industrial business exists on the north adjacent property, Aviza Technologies. According to Ms. Westman, the western adjacent property was previously used as a lumber mill, and the eastern adjacent property was vacant prior to its current use (residential).

### **Geologic, Hydrogeologic, Hydrologic and Topographic Conditions**

The topography currently onsite appears very similar to current and historic topographic maps reviewed dating back to at least 1948. Hydrogeologic and hydrologic changes do not appear to have occurred onsite with the possible exception of city storm drains. The geology onsite was not observed in any nearby road cuts or subsurface trenches or excavations.

### **General Description of Structures**

Numerous buildings are onsite as depicted on Figure 2. The current occupants of the buildings are summarized in Table 1. Most of the onsite buildings are one story structures, with the exception of the Kings Village Offices (Area C on Figure 2) which is a 2-story building. Ms. Westman did not know the age of the onsite structures. According to our review of historical aerial photographs, topographic maps, city directory listings, and historical records, it appears that the buildings in Areas A, B, and D of Kings Village Shopping Center were developed by 1969, the building in Area C of Kings Village Shopping Center may have been built sometime between 1980 and 1982, the Sports Center and buildings in Areas G and O were developed by 1982, the buildings in Area F was developed by 1986, the buildings in Areas L, M, and P were developed by 1991, and the Kmart building was developed by 1993.

Landscaping is sparse throughout the subject property, with some trees and flowering shrubs noted in the southwestern corner of the Kings Village Shopping Center. The vacant parcel in the southwest corner of the subject property area is heavily vegetated with low lying shrubs and trees.

According to Ms. Westman and our onsite observations, Pacific Gas and Electric provides gas and electric service to the property, Green Waste and Waste Management manages solid waste for the property, water service is provided by the Scotts Valley Water District, and sewage service is provided by the City of Scotts Valley.

### **Interior and Exterior Observations**

The periphery of the subject property was observed from adjacent public thoroughfares and from the parking lots adjacent and near the commercial shopping centers. Rincon did not observe the interior of any buildings during our site reconnaissance.

Specific areas of environmental concern are discussed below. One repeated indicator of environmental issues beneath the site was the presence of numerous groundwater monitoring



wells at both shopping centers. Groundwater monitoring wells were observed in the Kings Village Shopping Center parking areas near the Wachovia and Comerica Bank buildings, and in the parking lot south of Area E. Numerous groundwater monitoring wells were also observed around Scotts Valley Cleaners located in Area M. The wells in the Kmart shopping center are located in the parking lot, the alley west of Area M, in the vacant lot in the southwest corner of the subject property, and adjacent to the east of the vacant commercial building at Area O.

### **Hazardous Substances and Petroleum Products**

As stated above, the interior of the onsite structures was not observed during our site reconnaissance. It is possible that retail sized containers of cleaners, paints, and other chemicals are stored inside the various tenants' suites at both shopping centers. However, our review of agency files available for the subject property has provided a fairly in-depth view of current or former tenants that have stored hazardous materials that have resulted in unauthorized releases.

According to Ms. Westman, oils or solvents were previously used on the property in connection with the prior airport use. In addition, Ms. Westman indicated on the Property Owner Interview Questionnaire (Appendix 3) that motor vehicle fuel is either currently, or was formerly, used and stored on the subject property.

### **Unidentified Substance Containers**

No unidentified substance containers were observed on the subject property during our site reconnaissance.

### **Storage Tanks**

Two propane storage facilities exist on the subject property: Suburban Propane (Area K) and AmeriGas (Area G). Numerous above-ground propane storage tanks exist at both of these facilities. Rincon observed both facilities from Mt. Hermon Road. During our site reconnaissance from the public right-of-way, there were no indicators of obvious releases from the propane tanks at either Suburban Propane or AmeriGas.

Ms. Westman indicated that an above ground storage tank was formerly present on the property related to the previous airport use. Ms. Westman did not provide any further details regarding this reported former tank.

No USTs were observed or reported to exist on the subject property. In addition, during our site reconnaissance we did not observe evidence of underground storage tanks. The one exception is the current AmeriGas facility (Area G) that based on our observation may previously have been a gasoline service station. A canopy and what appears to be a small dispenser island were observed on this property. The address of the AmeriGas facility is 232 Mt. Hermon Road. Rincon was unable to ascertain, based on our site reconnaissance, whether USTs are currently present on the 232 Mt. Hermon Road property.

### **Odors**

During the site reconnaissance, Rincon did not identify any strong, pungent, or noxious odors.

### **Pools of liquid**

During the site reconnaissance, Rincon did not identify any pools of liquid other than small areas of standing surface water from recent precipitation events.



## Drums

Two steel 55-gallon drums were observed in the Sports Center parking lot, and one 55-gallon drum was observed below the retaining wall adjacent to the west side of the Sports Center parking lot. None of drums observed had labels, but they had closed lids and based on our field observations contain a solid material. Rincon did not observe indications of potential releases from these drums.

No other drums were reported by the site representative or observed during the site reconnaissance. However, we did not observe the interior of structures during our reconnaissance. In addition, the storage areas adjacent to the Suburban and AmeriGas facilities, as well as near other buildings, were not accessible and Rincon was unable to visually observe these areas.

## Indications of Polychlorinated Biphenyls (PCBs)

During the site reconnaissance, Rincon observed two on-grade transformers: one in the southeastern corner of the subject property, southeast of Walgreens in the Kings Village Shopping Center; and one south of the Comerica Bank. Utilities are underground on the subject property. Other pad mounted transformers may exist on the subject property but were not observed by Rincon during our site reconnaissance. No evidence of leaks or spills was observed in the areas of the two on grade transformers observed during our site reconnaissance. Overhead utilities exist along the south side of Mt. Hermon Road, south of the subject property area.

Rincon did not observe the interior of the buildings on the subject property. It is possible that the larger stores in the shopping center (Nob Hill and Kmart) utilize hydraulic forklifts in their warehouse areas.

## Other Conditions of Concern

During the site reconnaissance Rincon did not note any of the following exterior observations:

- *stains or corrosion*
- *pits, ponds, and lagoons*
- *stained soil*
- *stressed vegetation*
- *solid waste/debris/fill material*
- *waste water*
- *septic systems/effluent disposal system*
- *drains, clarifiers, and sumps*

**Stained Pavement** – asphalt in the trash area north of the Kings Office Suites (Area C) was stained in places with what appears to be oil. No other obvious areas of staining were observed during our site reconnaissance.

**Groundwater Wells** – numerous groundwater monitoring wells were observed in the parking areas in both the Kings Village Shopping Center and the Kmart Shopping Center. As discussed earlier in this report, these wells are part of ongoing groundwater monitoring and sampling programs related to either the Camp Evers plume or the Scotts Valley Cleaners plume. In



addition, groundwater monitoring wells are reported to exist in the parking area to the northwest of the subject property, at the north end of the former Skypark Airport, related to ongoing monitoring and sampling at the north adjacent former Watkins-Johnson facility.

**Remediation Compounds** – two remediation compounds were observed on the subject property during our site reconnaissance: the remediation compound south of Walgreens in the southeastern corner of the site with an address of 200 Mt. Hermon Road; and the remediation compound west of Scotts Valley Cleaners in the southwestern area of the subject property with an address of 272-B Mt. Hermon Road.

**Groundwater Treatment Facility and Municipal Supply Well** – the Mañana Wood Treatment Compound and municipal supply groundwater well are located onsite at 232 Kings Village Road.

## FINDINGS

Known or suspect environmental conditions associated with the property include the following:

1. The reported historic presence of a UST on the former Wescosa property located on the subject property at 662 Mt. Hermon Road in Area O;
2. The plume of PCE contaminated groundwater that exists beneath the southwestern portion of the subject property, reportedly emanates from Scotts Valley Cleaners at 272-B Mt. Hermon Road in Area M on the subject property, and which includes an onsite extraction and associated remediation system and compound west of Scotts Valley Cleaners;
3. The former presence of a 4,000-gallon gasoline UST related to the former City Hall building, approximately located in the northeastern portion of the Sports Center area (Area I);
4. Residual kerosene contaminated soil reportedly exists in the area of a former UST at the rear of the 218 Mt. Hermon building in Area A;
5. The presence of a municipal groundwater well and associated treatment system operated by Mañana Woods north of Area H on the subject property;
6. The presence of Kings Cleaners onsite and operating since 1969 at 222 Mt. Hermon Road in Area B;
7. The suspected former use of the AmeriGas facility at 232 Mt. Hermon Road as a gasoline service station on the subject property in Area G;
8. The presence of above ground propane storage tanks at the Suburban Propane (Area K) and AmeriGas (Area G) facilities on the subject property.
9. The presence of two unlabeled drums containing solid material in the Sports Center parking lot in Area I;
10. The previous reported spills of solvents and oils in the northeastern portion of the Skypark Airport near the former hangar and maintenance buildings (at the northeastern end of the former runway, offsite to the northwest);
11. The four reported USTs and associated contamination investigated and remediated at the eastern central side of the runway at the Skypark Airport (offsite to the northwest);



12. The former Skypark Leachfield located offsite adjacent to the west;
13. The plume of TCE and PCE contaminated groundwater reportedly emanating from the former north adjacent Watkins-Johnson facility; and
14. The plume of fuel-related VOC contaminated groundwater that extends onto the subject property and reportedly emanates from the Camp Evers site, which includes the southeast and offsite responsible parties of BP Oil, Shell, Chevron, and ConocoPhillips, and includes an onsite extraction well and associated remediation system and compound south of Walgreens in Area A onsite.

### OPINION

The former Wescosa property is listed on the Sweeps UST database, but no records were identified during this Phase I ESA to indicate that a UST exists at the property (Area O on Figure 2). Since there is a likelihood that a UST exists on the property, or historically existed on the property, this is considered a recognized environmental condition (REC).

The Scotts Valley Cleaners site is an open and active SLIC site with a known plume of PCE contaminated groundwater and ongoing remediation. This is considered a REC.

Records indicate that a former 4,000-gallon gasoline UST existed related to the former City Hall building, approximately located in the northeastern portion of the Sports Center area (Area I). Reportedly soil samples collected and analyzed from the resultant tank excavation after removal of the UST contained no detectable petroleum contamination. However, this case is still an open and active LUST case with the RWQCB because of the second 1,000-gallon UST located offsite to the north. This second UST had an unauthorized release to soil and the case is still open. Based on the conclusions in the historical records regarding the UST on the subject property, there does not appear to have been any impacts to the subject property, but because of the open RWQCB case for the former City Hall site, this is considered a REC.

Residual kerosene contaminated soil reportedly exists in the area of a former UST at the rear of the 218 Mt. Hermon building in Area A. Documentation exists indicating that up to 880 mg/kg kerosene exists in soil adjacent to the building and at the rear of the building. Therefore, this is considered a REC.

The presence of a municipal groundwater well and associated treatment system operated by Mañana Woods north of Area H on the subject property is associated with the Camp Evers Plume that extends onto the subject property and is considered a REC.

Kings Cleaners is a dry cleaning facility that has reportedly been operating on the subject property since the development of the Kings Village Shopping Center in 1969. Historic records do not provide evidence that any contamination of soil or groundwater has occurred from this facility, however records of PCE usage and spills exist. Therefore, this is considered a REC.

During our site reconnaissance we noted that the current AmeriGas facility at 232 Mt. Hermon Road looks suspiciously like a former gasoline service station. However, our research of records and resources available have not resulted in any evidence to support that the AmeriGas property was ever a former gasoline service station. Therefore, this is considered a de minimus condition.

Two propane distribution facilities exist on the subject property: Suburban Propane and AmeriGas. Both of these facilities have numerous and large above ground propane storage tanks on their properties. We were unable to view the interior storage area of these properties during



our site reconnaissance, and therefore we are uncertain as to the condition of the soil or pavement beneath the tanks. These two propane facilities are considered RECs.

Two unlabeled drums containing solid material were observed in the Sports Center parking lot in Area I during our site reconnaissance. No spills or leaks were observed in the area of the drums. The contents of these drums is unknown and until verified these drums are considered a REC.

Solvent and oil spills have been historically reported and investigated at the northeastern end of the Skypark Airport, in the vicinity of the former hangar and maintenance buildings. These buildings were formerly located at the northeast end of the runway, northwest of the subject property. Subsurface investigations have been performed in these reported spill areas, but very few soil samples were collected, and those that were collected were analyzed only for oil and grease (by a wet test) and not for VOCs. The investigation at Skypark was essentially put on hold while Watkins-Johnson completed their evaluation of contamination in the groundwater. Whether or not the airport spills have contributed to the groundwater contamination issue beneath the northwestern portion of the subject property is unknown. However, any soil contamination issues pertaining to these spills would be located in the current park to the northwest of the subject property. A plume of contaminated groundwater is known to exist beneath the northwestern portion of the subject property due to the former Watkins-Johnson facility and is called out as a REC under that particular site. Therefore as it pertains to the subject property, the spills at the former hangar and maintenance buildings offsite to the northwest are considered a REC.

Four reported USTs were removed from the eastern central side of the former runway at the Skypark Airport (offsite to the northwest). Petroleum hydrocarbon contamination was identified in the resultant excavation, and contaminated soil was excavated and removed from the area. Confirmation soil samples collected from the tank excavation indicated no further contamination was present. The RWQCB issued a no further action required letter for the site on September 13, 1994. Therefore, the former USTs at the Skypark Airport are considered a historic REC.

The Skypark Leachfield formerly was located offsite adjacent to the west. Reportedly from 1967 until 1973 the City of Scotts Valley Wastewater Treatment Plant discharged treated effluent into rock-lined injection wells in the leachfield area. In 1985, a CERCLA site inspection was performed, and in 1989 a screening site inspection was performed, for the site by Ecology and Environment on behalf of the U.S. EPA. Based on the results of the Ecology and Environment investigations and an additional subsurface investigation performed by a private consultant in 1994, the DTSC issued a no further action letter for the site on December 15, 1994. In 1995, Kaufman and Broad Homes, Inc. redeveloped the former leachfield area site to residential use. Therefore, this site is considered a historic REC.

TCE and PCE contaminated groundwater exists beneath the northwestern portion of the subject property from the former north adjacent Watkins-Johnson facility. According to First Quarter 2006 Monitoring Report prepared by Arcadis G&M, Inc. (April 18, 2006) for the Watkins-Johnson Superfund Site, TCE and PCE concentrations in well WJ-41 were 11 and 1.5 µg/l, respectively. The TCE concentration in well WJ-41 exceeds the California State MCL for drinking water. Well WJ-41 is an offsite well located within the confines of the former Skypark Airport (northwest of the subject property in the vicinity of the parking area northwest of the existing Skypark Skate Park). No groundwater monitoring wells are reported to exist within the subject property boundaries for the Watkins-Johnson facility monitoring program. However, according to the Arcadis report, "...it is likely that the TCE and PCE contamination detected in



well WJ-41 is from former activities at the former airport.” The TCE and PCE contaminated groundwater beneath the northwestern portion of the site from the former Watkins-Johnson facility is a REC.

A plume of fuel-related VOC contaminated groundwater extends onto the subject property from the Camp Evers site. The Camp Evers site includes the responsible parties of BP Oil, Shell, Chevron, and ConocoPhillips. These responsible parties had, or have, gasoline service stations offsite to the southeast at the intersection of Scotts Valley Road and Mt. Hermon Road. As a consequence of the Camp Evers plume migration onto the subject property, an extraction well (CEEW-1) and associated remediation system have been placed on the subject property south of Walgreens in Area A onsite. According to the most recent data reviewed, the Camp Evers Plume extends westward onto the subject property at least to the Mañana Woods Well and Treatment System location at 232 Kings Village Drive. This is considered a REC.

### **CONCLUSIONS**

Rincon has performed a Phase I ESA of the Scotts Valley Town Center site located north of Mt. Hermon Road, south of Blue Bonnet Drive, and east of Skypark Drive in Scotts Valley, California. The Phase I ESA was modeled after Phase I ESAs under ASTM Practice E 1527-05, with the exception that no tenant interviews were performed and the interiors of onsite structures were not observed during our site reconnaissance. The Phase I ESA was performed in general conformance with the scope and limitations of ASTM Practice E 1527-05 for Phase I ESAs. Any exceptions to, or deletions from, this practice are described in the Deviations Section of this report. This assessment has revealed evidence of eleven recognized environmental conditions in connection with the property as shown on Figures 6 and 7 and as follows:

- The potential presence of a UST at the former Wescosa property;
- The Scotts Valley Cleaners plume of PCE contaminated groundwater and ongoing remediation;
- An open LUST case regarding one former UST on the subject property and one former UST on the north adjacent property related to the former City Hall building;
- The presence of residual kerosene contaminated soil in the area of a former UST at the rear of the 218 Mt. Hermon building;
- The presence of fuel related VOC contamination in groundwater in the municipal groundwater well and associated treatment system operated by Mañana Woods on the subject property;
- The presence of Kings Cleaners, a dry cleaning facility that has been operating on the subject property since 1969;
- The presence of numerous above ground propane storage tanks at Suburban Propane and AmeriGas on the subject property;
- The presence of two unlabeled drums containing solid material in the Sports Center parking lot;
- The potential contribution to groundwater contamination beneath the subject property by solvent and oil spills at the northeastern end of the former Skypark Airport, in the vicinity of the former hangar and maintenance buildings, northwest of the subject property;



- The presence of TCE and PCE contaminated groundwater beneath the northwestern portion of the subject property from the former north adjacent Watkins-Johnson facility; and
- The presence of fuel-related VOC contaminated groundwater beneath the central and southeastern portion of the subject property from the Camp Evers site.

### RECOMMENDATIONS

The recommendations herein are made for the purpose of inclusion into the Scotts Valley Town Center Specific Plan Environmental Impact Report (EIR). Prior to new development or redevelopment on the Scotts Valley Town Center site, the following should be considered.

Prior to grading or development activities in the former Wescosa property area (Area O on Figure 2), a site specific reconnaissance of the building and property should be performed in an attempt to observe evidence of a UST. If a suspect UST area is identified, a geophysical survey should be performed or exploratory test pits should be excavated in an attempt to confirm whether or not a UST is present. If a UST cannot be identified during a site reconnaissance and subsequent geophysical survey and/or excavation of exploratory test pits, then care should be taken during grading in the event that an undocumented UST is unearthed. An environmental consultant should be contacted if an undocumented UST is unearthed to evaluate the UST and obtain the appropriate permits for removal of the UST.

Prior to grading or development activities in the southwestern portion of the subject property (Area N) or the Kmart Shopping Center area, SECOR International should be contacted regarding ongoing groundwater monitoring, sampling, and remediation activities at the Scotts Valley Cleaners site. Numerous groundwater monitoring wells exist in the Kmart Shopping Center parking lot, and in the vacant lot at Area N, related to SECOR's ongoing environmental remediation activities. In addition, human health risk assessments should be performed for any buildings constructed in Area N that are to be occupied.

An environmental consultant should be present on the subject property during any grading or development activities in the Sports Center area and north adjacent associated parking lot to monitor soil cuttings and ambient air for the presence of VOCs. Reportedly the former UST in this location was removed and no residual contamination was identified. However, the case is still open with the RWQCB, most likely due to an unauthorized release from a second UST for the former City Hall building located across Kings Village Road to the north.

It does not appear that any redevelopment or remodeling is planned in the vicinity of 218 Mt. Hermon Road (Area A on Figure 2) at this time. However, if any excavation is planned in the future in this area, an environmental consultant should be contracted to locate the reported residual kerosene contaminated soil at the rear of the building prior to the demolition of the building. The environmental consultant should then be contracted to excavate and dispose of the residual kerosene contaminated soil subsequent to the demolition of the structure.

It does not appear that any redevelopment activities are currently proposed in the vicinity of the existing Kings Cleaners (Area B on Figure 2). However, this dry cleaning facility has reportedly been operating at the subject property since 1969. It is possible that this facility has had spills or leaks that have impacted soil and groundwater beneath the property. Subsurface investigation in the area of Kings Cleaners is warranted, primarily for the purpose of evaluating human health



risk to existing tenants in the building, and particularly if this area is slated for redevelopment in the future.

It is our understanding that both Suburban Propane and AmeriGas will be relocating their propane distribution facilities off the subject property prior to redevelopment activities. An environmental consultant should perform a comprehensive site reconnaissance and evaluation for these two properties prior to their disbanding.

The owner of the Sports Center should be contacted and questioned regarding the contents of the two unlabeled drums in the Sports Center parking lot. If the contents are known and not hazardous, then the drums should be removed and properly disposed. If the contents are unknown, then an environmental consultant capable of sampling and identifying the drum contents should be contracted to properly dispose of the drums. The drums should be disposed prior to redevelopment or grading activities.

Contaminated groundwater exists beneath the northwestern portion of the subject property from the Watkins-Johnson plume. The extent of the plume beneath the subject property is not clear. According to the Scotts Valley Water District Annual Report (ETIC, 2007), the Watkins-Johnson plume does not extend beneath the subject property (Figure 6). However, the most recent report on file for the Watkins-Johnson facility, by Arcadis (2006), indicates that TCE and PCE are present in well WJ-41, which is located just offsite to the northwest. Prior to any redevelopment or grading activities in the northwestern portion of the property (Sports Center and Skypark Airport area), Arcadis should be contacted regarding the presence and location of groundwater monitoring wells (if any) on the subject property, and the estimated extent of the groundwater contamination beneath the subject property. Human health risk assessments, if deemed necessary by an environmental consultant, should be prepared for any new developments above the identified plume of contaminated groundwater utilizing Arcadis' data.

Contaminated groundwater exists beneath the central and southeastern portion of the subject property from the Camp Evers site plume. The extent of the plume beneath the subject property is fairly well defined as shown on Figure 6 taken from the Scotts Valley Water District Annual Report (ETIC, 2007) and based on information from Delta Consultants (see Camp Evers Site in Appendix 4). Delta Consultants and Mañana Woods Water Company should be contacted prior to any redevelopment or grading activities in the central or southeastern areas of the site. Numerous groundwater monitoring wells exist on the subject property related to the ongoing groundwater monitoring and sampling activities by Delta Consultants for the Camp Evers plume (see Figure 2 of Delta Consultants' October 20, 2007 report in Appendix 4). In addition, the groundwater extraction well and remediation compound for treatment of the Camp Evers plume groundwater is located on the subject property south of Walgreens (Area A on Figure 2). At a minimum, preparation of human health risk assessments may be warranted for any new developments above the existing Camp Evers plume.

Human health risk assessments recommended should include vapor transport and risk calculations in an environmental fate and transport analysis for specified chemicals. The calculations should be performed to evaluate the inhalation exposure pathway for future building occupants, and if deemed to exist, calculations should also be prepared for exposure pathways for dermal contact and ingestion. A commercial exposure scenario should be used for those areas to be redeveloped with commercial uses, and a residential exposure scenario should be used for those areas to be redeveloped with residential uses. The human health risk assessment model used should include site specific VOC soil vapor concentrations for all contaminants



identified in soil and groundwater beneath the proposed redevelopment areas, and for all reported concentrations beneath these areas.

### DEVIATIONS

Deviations from ASTM Practice E 1527-05, such as Data Gaps, inaccessible owner/tenant, or restricted access were encountered during the completion of this Phase I ESA . Several data gaps of greater than 5 years were identified in the historical records reviewed, from 1902 to 1948, from 1948 to 1955, from 1956 to 1963, and from 1968 to 1975. The data gap between 1902 and 1948 is considered insignificant because in 1902 the Scotts Valley area is depicted as undeveloped in the historic topographic map, and in the 1948 aerial photograph it is apparent that the only development is the Skypark Airport runway and a few appurtenant buildings. According to a report by Engeo, Inc. (March 9, 1990), the Skypark Airport was developed in 1946 and was operational through 1983. In addition, Engeo, Inc. indicated that they found no records of land use prior to the mid-1940s for the subject property.

The data gaps between 1948 to 1955 and 1956 to 1963 are considered insignificant because the site use appears to be similar in the 1948 and 1955 historic records, and in the 1956 and 1963 historic records. The data gap between 1968 and 1975 is considered insignificant because after review of agency files available for Kings Cleaners, the Kings Village Shopping Center was developed around 1969 (Ecology and Environment, Inc., August 29, 1985), which is reflected in a city directory listing for the U.S. Post Office in 1975 at 220 Mt. Hermon Road.

Our site reconnaissance did not include observation of the interior of the subject property buildings or structures, nor did it include interviews with tenants. The purpose of this Phase I ESA is to provide an overview of existing RECs on the subject property to present in a Town Center Specific Plan EIR.

### REFERENCES

The following published reference materials were used in preparation of this Phase I ESA:

Arcadis, USEPA – First Quarter 2006 Monitoring Report, Watkins-Johnson Superfund Site, Scotts Valley, California, April 18, 2006.

Aerial Photographs: Environmental Data Resources Aerial Photo Decade Package dated March 7, 2008. Aerial photographs from the following sources: Exxon, Aero, Cartwright, WSA and USGS.

California Regional Water Quality Control Board, Central Coast Region, Letter to Watkins-Johnson Company Regarding Hazardous Material Disposal, May 21, 1984.

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California Regional Water Quality Control Board, Central Coast Region, Letter to Robert Rocket of City of Scotts Valley, Regarding Benzene Contamination at Old City Hall, Kings Village Road, February 2, 1990.



California Regional Water Quality Control Board, Central Coast Region, Letter to Ms. Betty Petersen of Mañana Woods Mutual Water Company, Regarding SLIC: Scotts Valley Ground Water Problem, February 3, 1994.

California Regional Water Quality Control Board, Central Coast Region, Letter Regarding 245G Mount Hermon Road, Scotts Valley, Art's Cleaners, PCE in Soil, April 25, 1994.

California Regional Water Quality Control Board, Central Coast Region, Letter Regarding No Further Action related to the underground tank release at 400 Kings Village Road, Scotts Valley, Skypark Airport; Case Closure, September 13, 1994.

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California Regional Water Quality Control Board, Central Coast Region, Letter Regarding 245G Mount Hermon Road, Scotts Valley, Arts Cleaners, Subsurface Investigation, April 8, 1996.

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City Directory Listings: Environmental Data Resources-City Directory Abstract, report dated March 14, 2008.

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City of Scotts Valley, Letter to Central Coast RWQCB Regarding Removal of Underground Gasoline Storage Tank at Old City Hall, March 25, 1988.

City of Scotts Valley, Letter Regarding Alleged Benzene Contamination at Old City Hall, 370 Kings Village Road, March 12, 1990.

Delta Consultants, Quarterly Groundwater Monitoring Report, Third Quarter 2007, Camp Evers Area, Scotts Valley, California, October 20, 2007.

Department of Toxic Substance Control, Envirostor Database,  
<http://www.envirostor.dtsc.ca.gov/public>.



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Emcon Associates, Skypark Airport Ground-Water Investigation, June 12, 1985.

Engeo Incorporation, Skypark, Mount Hermon Road, Scotts Valley, California, Environmental Site Assessment, March 9, 1990.

Environmental Database: Environmental Data Resources report dated March 6, 2008.

Fire Insurance Maps: Environmental Data Resources, Sanborn Map Report dated March 6, 2008.

ETIC Engineering, Inc., Scotts Valley Water District Groundwater Management Program, Annual Report, 2006 Water Year, April 2007.

Historic Topographic Maps: Environmental Data Resources Historical Topographic Map Report dated March 6, 2008.

Monterey Bay Unified Air Pollution Control District, Letter to City of Scotts Valley Regarding Cancellation of Permit to Operate 1733 for 370 Kings Village Road, March 25, 1988.

Oil and Gas Records: State of California, Department of Conservation, [ftp://ftp.consrv.ca.gov/pub/oil/maps/dist3/Dist3\\_fields.pdf](ftp://ftp.consrv.ca.gov/pub/oil/maps/dist3/Dist3_fields.pdf).

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Santa Cruz County, Environmental Health Department, Underground Storage Tank List (07/01/07 to 09/30/07), [http://sccounty01.co.santa-cruz.ca.us/eh/hazardous\\_materials/hazardous\\_materials\\_home.htm](http://sccounty01.co.santa-cruz.ca.us/eh/hazardous_materials/hazardous_materials_home.htm).

Santa Cruz County, Environmental Health Department, Site List, [http://sccounty01.co.santa-cruz.ca.us/eh/hazardous\\_materials/hazardous\\_materials\\_home.htm](http://sccounty01.co.santa-cruz.ca.us/eh/hazardous_materials/hazardous_materials_home.htm).

SECOR International Incorporated, Results of Third Quarter Groundwater and Post-Chemical Oxidation Injection Monitoring and Remediation System Status, Scotts Valley Dry Cleaners, 272A Mount Hermon Road, Scotts Valley, California, October 12, 2007.

SECOR International Incorporated, Quarterly Groundwater Monitoring Report, Fourth Quarter 2007, Former BP Service Station No. 11239, 201 Mount Herman Road, Scotts Valley, California, January 15, 2008.

State Water Resources Control Board, Geotracker Database, <http://www.geotracker.swrcb.ca.gov>.



Topography (Recent): USGS Topographic Map, Felton Quadrangle (1998).

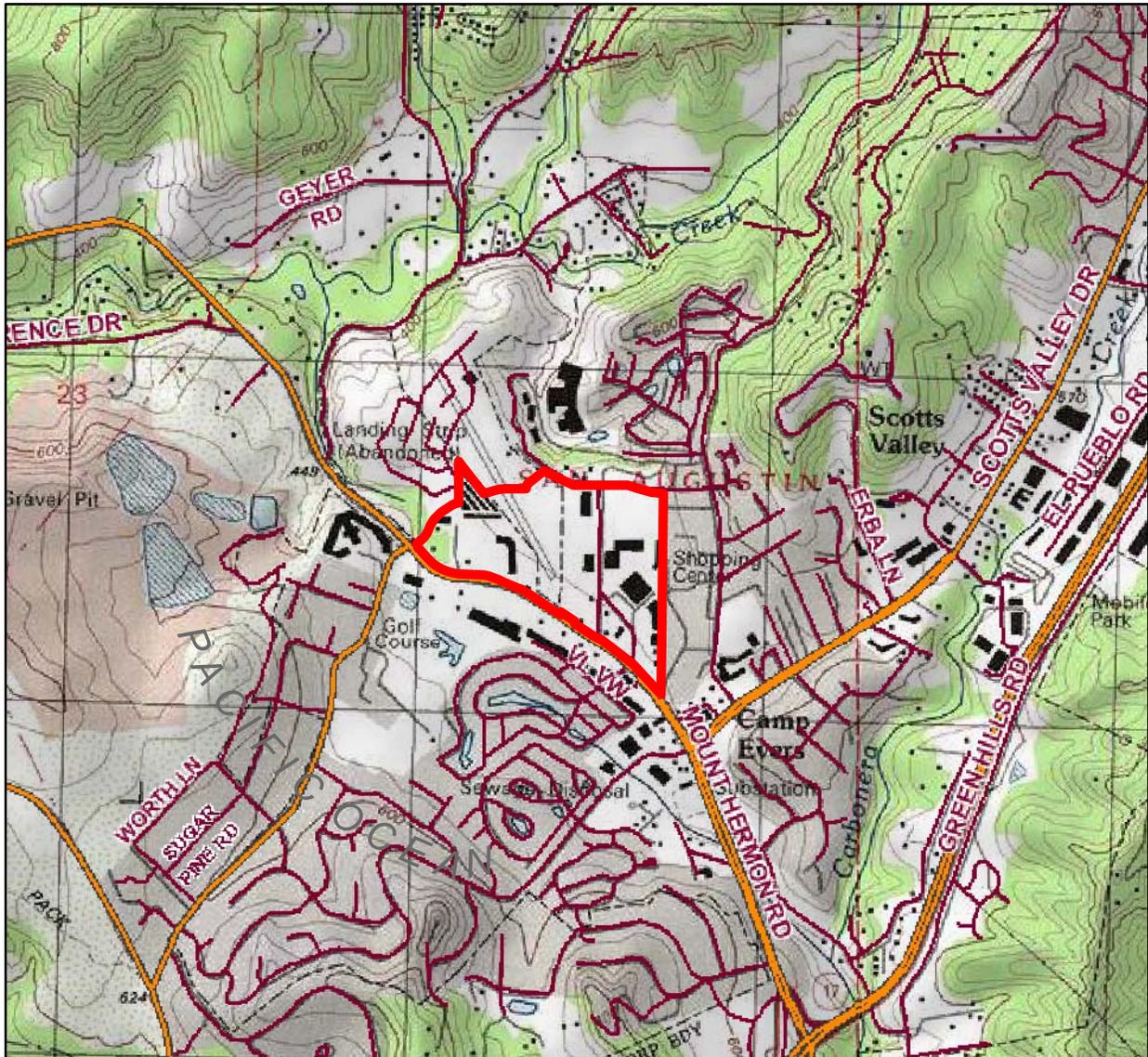
United State Environmental Protection Agency, Region IX, First Five-Year Review Report for Watkins-Johnson Superfund Site, Scotts Valley, California, September 2002.

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Weber, Hayes & Associates, Closure Report: UST Leak Remedial Investigation, Skypark Property, Santa Cruz County, California, August 31, 1994.

Weber, Hayes & Associates, Documentation of a Remediated Soil Stockpile: Successful remediation of gasoline contaminated soils excavated from beneath a former underground storage tank location at the Skypark Airport property in Scotts Valley, California, November 22, 1994.

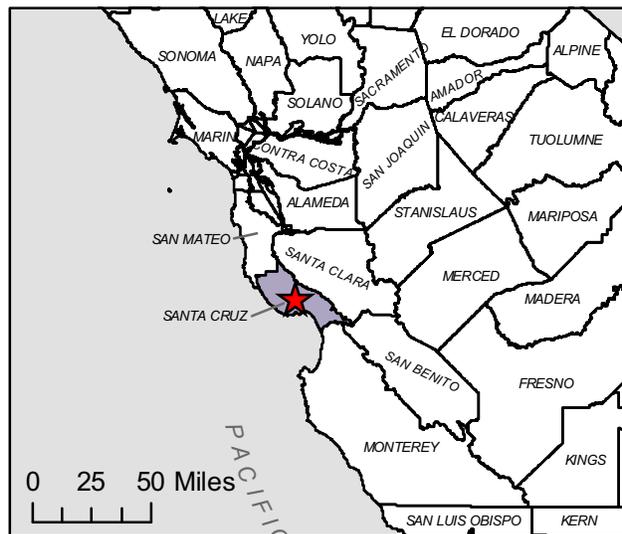




Source: US Bureau of the Census TIGER 2000 data and National Geographic TOPOI, 2004.



— Specific Plan Site



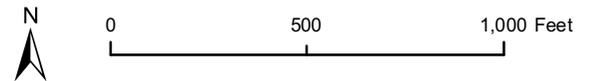
Project Vicinity

Figure 1

Scotts Valley Town Center Specific Plan  
 Phase I Environmental Site Assessment



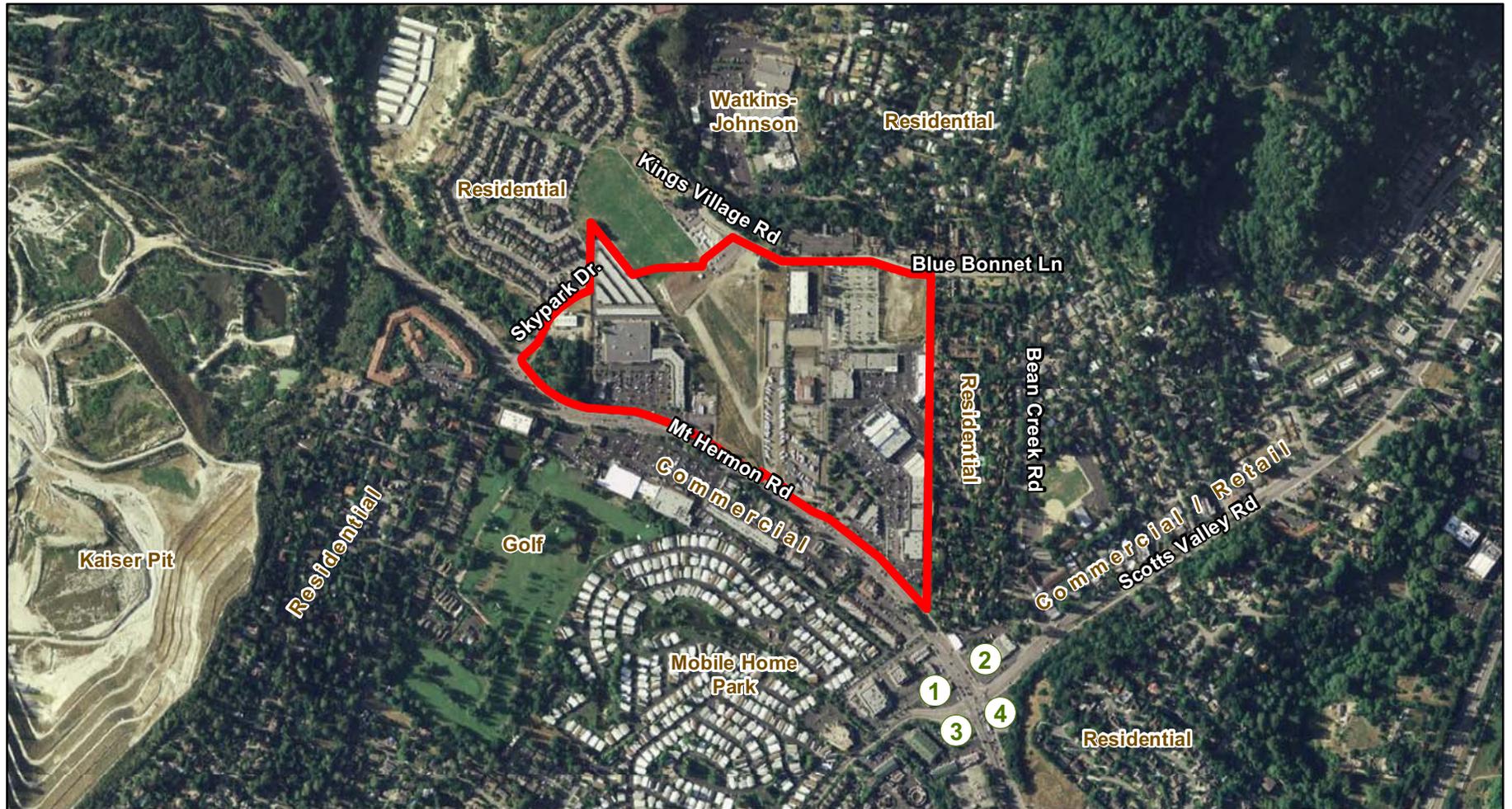
- % Areas Detailed on Table 1
- 1 Kings Cleaners Location
- + Locations of Remediation Compounds



Site Plan

Source: RRM Design Group, 2008 and Rincon Consultants, 2008.

Figure 2  
 City of Scotts Valley



— Specific Plan Site

- ① Former BP Gasoline Service Station
- ② Former Chevron Gasoline Service Station
- ③ Existing Unocal Gasoline Service Station
- ④ Existing Shell Gasoline Service Station

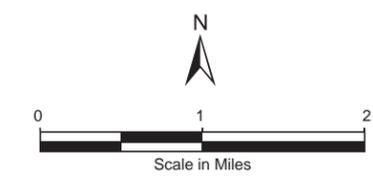
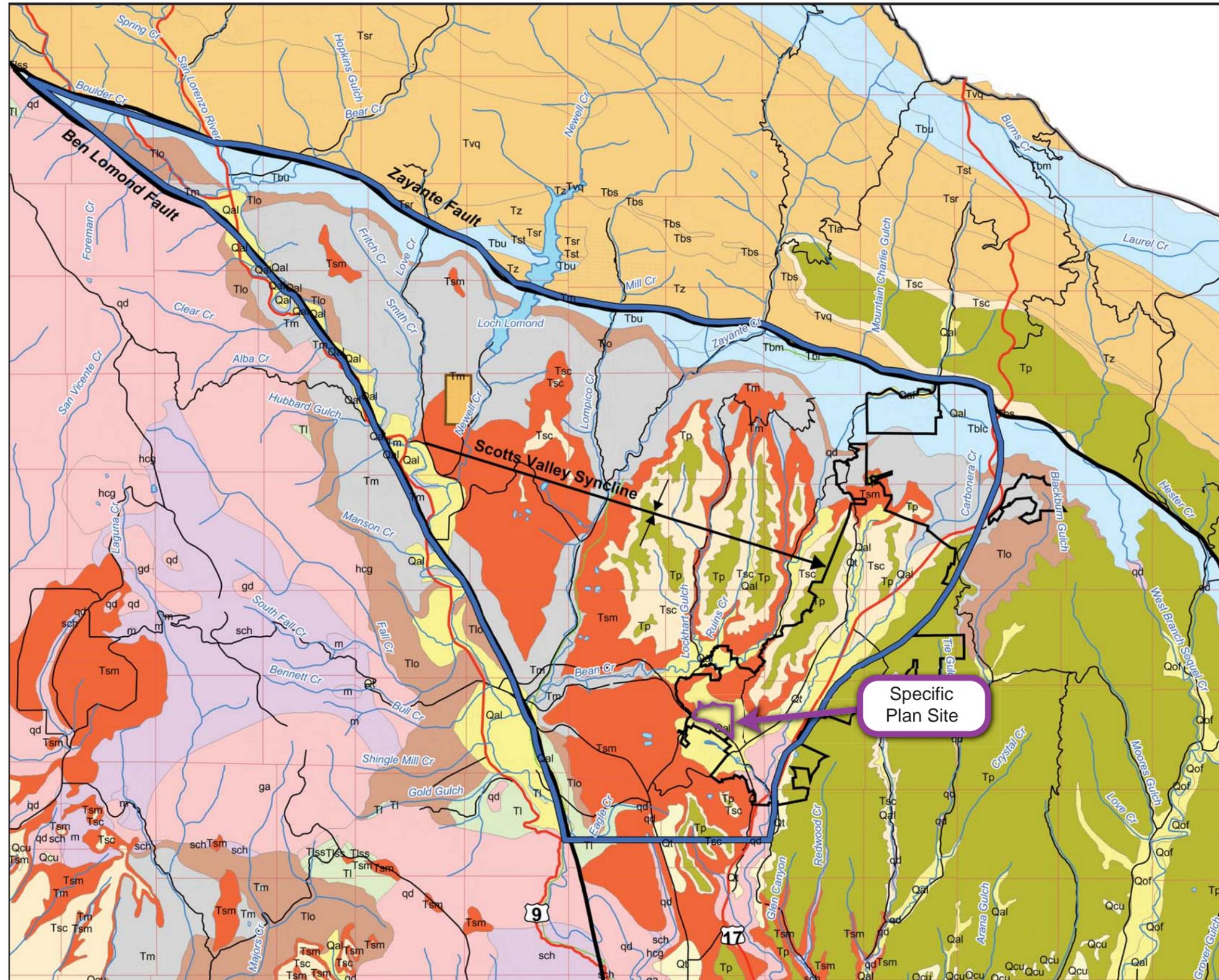


0 500 1,000 2,000 Feet

Adjacent Land Uses Map

Source: RRM Design Group, 2008 and Rincon Consultants, 2008.

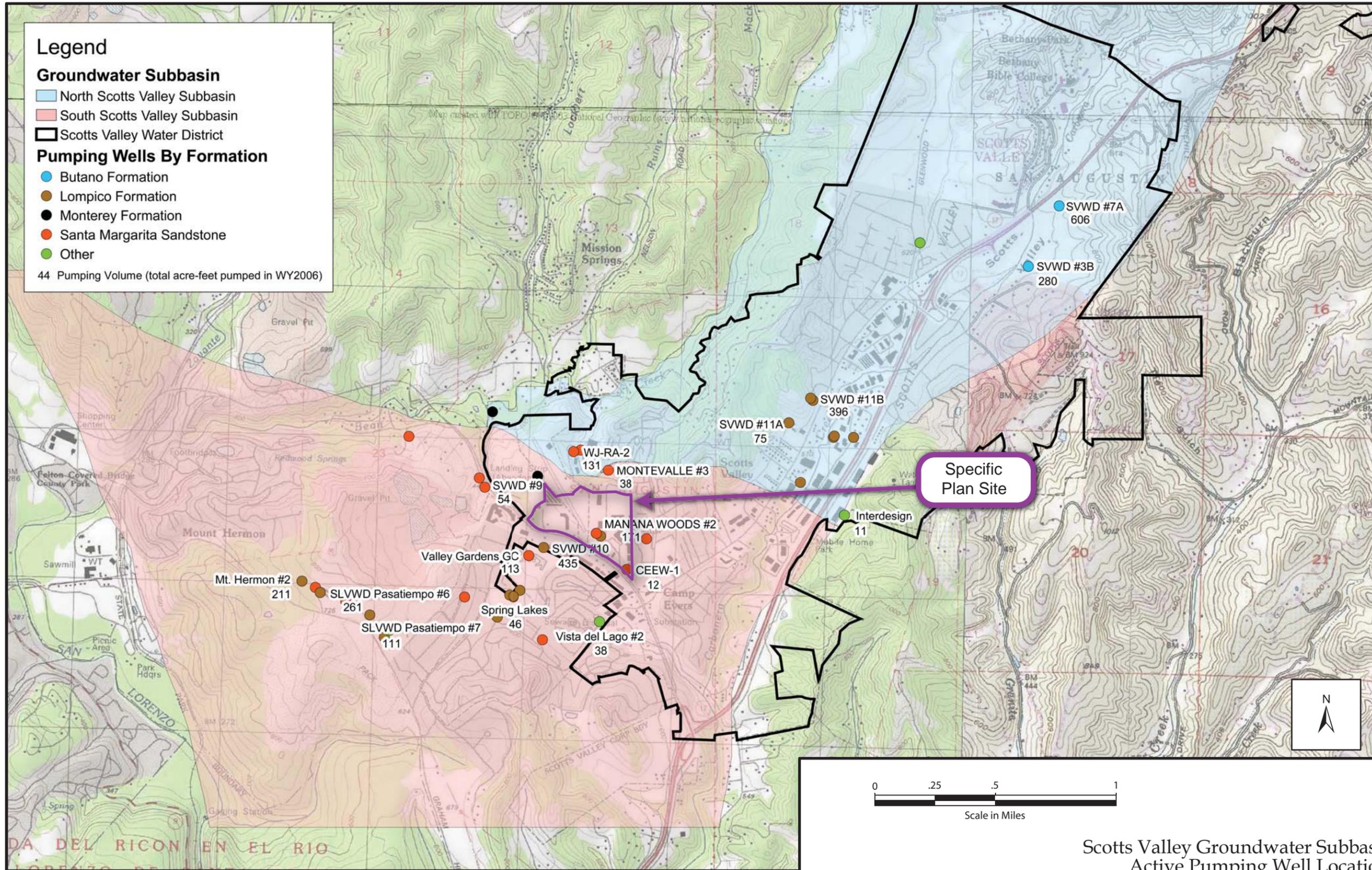
Figure 3  
 City of Scotts Valley



Legend	
[Yellow]	Alluvium
[Light Yellow]	Marine Terrace
[Green]	Purisima Formation
[Orange]	Santa Cruz Mudstone
[Red]	Santa Margarita Sandstone
[Grey]	Monterey Formation
[Brown]	Lompico Sandstone
[Light Orange]	Zayante, San Lorenzo, Vaqueros and Lambert Formations
[Light Blue]	Butano Formation
[Light Green]	Locatelli Formation
[Pink]	Granite
[Purple]	Metasedimentary
[Blue outline]	Santa Margarita Groundwater Basin
[Black outline]	Scotts Valley Water District

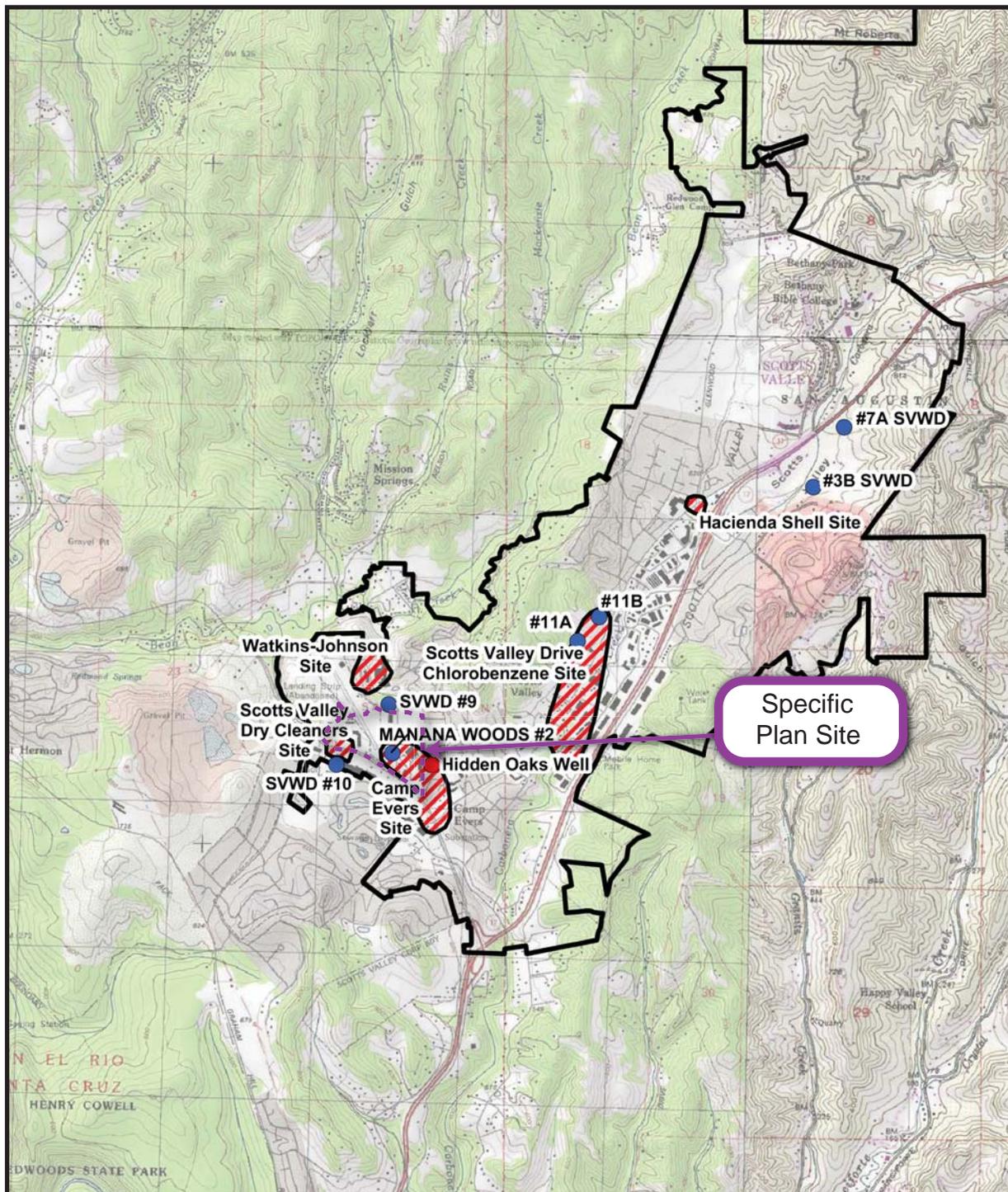
Scotts Valley Geologic Map  
 Figure 4  
 City of Scotts Valley

Source: ETIC Engineering, 2008.



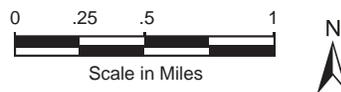
Scotts Valley Groundwater Subbasins and Active Pumping Well Locations

Source: ETIC Engineering, 2008.



**Legend**

- Active WY2006 Water Supply Well
- Inactive Water Supply Well
- Area of Groundwater Monitoring
- Scotts Valley Water District



Environmental Compliance Sites  
 in Scotts Valley Area

Source: ETIC Engineering, 2008.

Figure 6  
 City of Scotts Valley

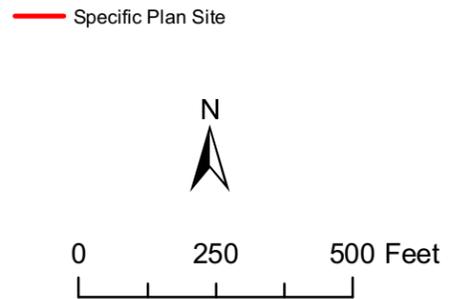
- Locations of Former Underground Storage Tanks are Approximate
- U<sub>1</sub>** Four Former USTs at Skypark Airport. RWQCB issued No Further Action Required Letter on September 13, 1994.
  - U<sub>2</sub>** One former 4,000 gallon UST at Old City Hall. No detected contamination in 1988 upon removal.
  - U<sub>3</sub>** One former 1,000 gallon UST at 218 Mt. Hermon Road. Residual Kerosene Contamination in soil by rear of building.
  - U<sub>4</sub>** Suspect UST at Former Wescosa site. No detailed information identified or reported.
- 1** Kings Cleaners: Drycleaners since 1969.
  - 2** Watkins – Johnson: Approximate Location of Groundwater monitoring well WJ-41 that had PCE and TCE concentrations in groundwater in the First Quarter of 2006 (Arcadis, April 27, 2006).
  - 3** Scotts Valley Cleaners and Associated Remediation Compound.
  - 4** Camp Evers Plume Remediation Compound and Extraction Well
  - 5** Mañana Woods Municipal Groundwater Treatment Facility



Approximate Limits of Camp Evers Plume and Scotts Valley Cleaners Plume are shown on Figure 6.

Details regarding these plumes can be found in the specific consultant reports referred to in this Phase I Environmental Site Assessment.

- A<sub>1</sub>** Above-ground propane tanks, AmeriGas
- A<sub>2</sub>** Above-ground propane tanks, Suburban Propane
- D** Two 55-gallon drums in Parking Lot of Sports Center



Areas of Environmental Concern  
Scotts Valley Town Center



Photo Point 1: Area A.



Photo Point 2: Area B.



Photo Point 3: Area B - Kings Cleaners.



Photo Point 4: Area C.

Site Photographs

Source: Rincon Consultants, Inc., March 2008.



Photo Point 5: Area D - 224 Mt. Hermon Road.



Photo Point 6: Area D - 226 Mt. Herman Road.



Photo Point 7: Area E.



Photo Point 8: Area F.

Source: Rincon Consultants, Inc., March 2008.

## Site Photographs

Scotts Valley Town Center Specific Plan  
Phase I Environmental Site Assessment



Photo Point 9: Area G - AmeriGas.



Photo Point 10: Area H.



Photo Point 11: Area I - Sports Center.



Photo Point 12: Area J.

Site Photographs

Source: Rincon Consultants, Inc., March 2008.

Figure 8c  
City of Scotts Valley



Scotts Valley Town Center Specific Plan  
Phase I Environmental Site Assessment



Photo Point 13: Area K - Suburban Propane.



Photo Point 14: Area L.



Photo Point 15: Area M.



Photo Point 16: Area N.

Source: Rincon Consultants, Inc., March 2008.

Site Photographs

Figure 8d  
City of Scotts Valley





Photo Point 17: Area O.



Photo Point 18: Area P.



Photo Point 19: Comerica Bank - 228 Mt. Hermon Road.



Photo Point 20: Drums in parking lot Area I.

Source: Rincon Consultants, Inc., March 2008.

## Site Photographs





**Photo Point 21:** Entrance to north adjacent to Aviza Technologies former Watkins-Johnson facility.



**Photo Point 22:** Fields at northwest corner of Skypark looking toward Area P.



**Photo Point 23:** Fields at Skypark looking toward Area I.



**Photo Point 24:** Kmart Area L.

Source: Rincon Consultants, Inc., March 2008.

## Site Photographs





Photo Point 25: Northeast corner of Skypark looking toward Area I.



Photo Point 26: Parking lot at north end of Skypark west of skatepark.



Photo Point 27: Remediation compound - 200 Mt. Hermon.



Photo Point 28: Remediation compound behind Scotts Valley Cleaners Area M.

Source: Rincon Consultants, Inc., March 2008.

## Site Photographs

Figure 8g  
City of Scotts Valley



Scotts Valley Town Center Specific Plan  
Phase I Environmental Site Assessment



Photo Point 29: Skypark skatepark looking southwest.



Photo Point 30: Transit center.



Photo Point 31: U.S. Post Office and Area D - 224 Mt. Herman Road.



Photo Point 32: Vacant lot north of Area C.

Source: Rincon Consultants, Inc., March 2008.

Site Photographs

Figure 8h  
City of Scotts Valley





Photo Point 33: Vacant lot north of Area J.



Photo Point 34: View northwest across Area J to Skypark.



Photo Point 35: View south across Skypark toward Area K.



Photo Point 36: Wachovia Bank - 100 Mt. Hermon.

Source: Rincon Consultants, Inc., March 2008.

## Site Photographs

