

Oversight Board of the Successor Agency
to the Redevelopment Agency of the City of Santa Cruz
809 Center Street
Santa Cruz, CA 95060



OVERSIGHT BOARD AGENDA

Regular Meeting
September 25, 2014

9:30 A.M. CONSENT AND GENERAL BUSINESS, COUNCIL CHAMBERS

Call to Order

Roll Call

- _____ Hilary Bryant, City of Santa Cruz Councilmember
- _____ Neal Coonerty, Santa Cruz County Supervisor, District 3
- _____ J. Guevara, former Redevelopment Employee, Mid-Managers Association
- _____ Doug Ley, Parking District Representative
- _____ Cynthia Mathews, Public Member-at-Large
- _____ Mary Hart, Associate Superintendent, County Office of Education
- _____ Rachael Spencer, Cabrillo College Trustee

Administrative Business

Presentations: Successor Agency and Legislative Update: Bonnie Lipscomb, Director of Successor Agency.

Additions and Deletions

Consent Agenda

1. Approve Minutes for the February 27, 2014 Oversight Board Meeting

Resolution to approve as submitted.

General Business

2. Approval of Recognized Obligation Payment Schedule 14-15B for the period January 1, 2015 through June 30, 2015

Resolution to approve as submitted.

3. Approval of Long-Range Property Management Plan.

Resolution to approve as submitted.

Oral Communications

Adjournment

Next Scheduled Meeting

Tentatively scheduled for Thursday, February 19, 2015 at 9:30 AM.

September 18, 2014

Oversight Board to the Successor Agency of the City of Santa Cruz
337 Locust Street
Santa Cruz, CA 95060

**CONSENT AGENDA AND GENERAL BUSINESS RECOMMENDATIONS
FOR THE SEPTEMBER 25, 2014 REGULAR MEETING OF THE OVERSIGHT
BOARD**

Dear Oversight Board Members:

This letter serves as a comprehensive staff report to the Oversight Board of the Successor Agency of the City of Santa Cruz for all agenda items for the Regular Meeting of the Oversight Board on Thursday, September 25, 2014.

Consent Agenda

1. Minutes of the February 25, 2014 Oversight Board Meeting

Recommended Action: Resolution to approve as submitted.

General Business

2. Approve Recognized Obligation Payment Schedule for July 1, 2015 through December 31, 2015 (ROPS 14-15B)

Recommended Action: Resolution to approve as submitted.

Recognized Obligation Payment Schedule (ROPS) 14-15B is the second ROPS to be submitted after the Successor Agency earned its Finding of Completion on November 20, 2013. ROPS 14-15B covers the period of January 1, 2015 to June 30, 2015 and includes amounts that will ensure the Successor Agency can pay debts and complete successor agency projects as a part of the wind-down process. The debt amounts may not accurately reflect final, future expenditures because the ROPS amounts must be submitted ninety days in advance of Redevelopment Property Tax Trust Fund (RPTTF) distribution in January 2015. Besides the ongoing payment of dwindling debt obligations, there are no new debt obligations or significant changes on ROPS 14-15B.

3. Approval of Long-Range Property Management Plan.

Recommended Action: Resolution to 1) approve as submitted and, 2) continue seeking resolution with the Department of Finance for the government use designation; and, as a separate resolution, 3) upon lack of satisfactory resolution with the Department of Finance, authorizing the Successor Agency, subject to Successor Agency approval, to prepare and submit a modified Long-Range Property Management Plan to the Department of Finance changing the designation of both properties from “government use” to “future redevelopment activities,” subject to a negotiated compensation agreement with the other taxing entities as specified by Health and Safety Code section 34180 (f) and 34191.5(c)(2)(A) and 34191.5(c)(2)(B).

Successor Agency staff recommends that the Oversight Board adopt a resolution re-approving the Long-Range Property Management Plan (LRPMP), which the Oversight Board previously approved on February 27, 2014. The resolution allows the Successor Agency to transfer those properties identified in the Plan as governmental use, enforceable obligation, or future development properties to the City if the transfer is in conformance with the LRPMP and the dissolution law.

Pursuant to Health and Safety Code section 34191.5(b), successor agencies are required to prepare and submit for approval a “long-range property management plan” addressing the disposition and use of real properties previously owned by the redevelopment agency. The long-range property management plan must be submitted to the Oversight Board and DOF for approval no later than six months following receipt of the finding of completion.

The LRPMP lists only two properties—the historic Del Mar Theatre and the Eastside Parking Lot—as properties to be retained for governmental use in conformance with Health and Safety Code section 34191.5(c)(2).

Due to the historic designation, the lease obligation for community use, and the restraints on the property zoned as a Park, staff ascertains the property meets the government use standard.

Due to the public parking provided by the Eastside Parking Lot, its adjacency to Fire Station #2 as an emergency operations center, public art mural, and the number of properties permitted based on the parking provided in the lot, staff also believes the parking lot meets the government use standard. No other property is retained and neither of these properties will be used for the other three categories of properties, which include: 1) to fulfill current enforceable obligations, 2) retained for future development, 3) proposed for immediate sale (see LRPMP as Attachment #1).

Due to ongoing dialogue with the Department of Finance disagreeing with the government use designation for both properties, staff recommends the Oversight Board re-approve the Long-Range Property Management Plan while the Successor Agency seeks reconsideration from the Department of Finance. Staff further recommends that the Oversight Board authorize the Successor Agency, subject to Successor Agency approval, to modify the existing LRPMP use designation from government use to future redevelopment purposes and resubmit to the Department of Finance if the reconsideration of the government use designation ultimately prove unsuccessful.

Sincerely,

Bonnie Lipscomb
Director of Economic Development

Oversight Board of the Successor Agency
to the Redevelopment Agency of the City of Santa Cruz
809 Center Street
Santa Cruz, CA 95060



DRAFT MINUTES OF THE OVERSIGHT BOARD MEETING

Regular Meeting

February 27, 2014

9:30 A.M. Consent and General Business, Council Chambers

Call to Order

Secretary Bren Lehr called the meeting to order at 9:32 a.m. in the Council Chambers.

Roll Call

Present: Board Members Bryant, Coonerty, Guevara, Shemwell, and Spencer; Vice Chair Ley; Chair Mathews

Absent: None

Staff: Economic Development Director B. Lipscomb; Finance Manager Kim Wigley

Administrative Business

Presentations - Director of Successor Agency Bonnie Lipscomb presented on Successor Agency and Legislative updates since the last board meeting.

Additions and Deletions - NONE

Consent Agenda

1. Approve Minutes for the September 26, 2013 Oversight Board Meeting

Chair Mathews opened the public comment period. There were no speakers in the audience. Chair Mathews closed the public comment period.

ACTION: Motion by Coonerty, second by Spencer, and carried by a 6:0:1 vote (Shemwell abstained); Resolution No. OBSA-17 was adopted.

General Business

2. Approval of Long-Range Property Management Plan.

Chair Mathews opened the public comment period. There were no speakers in the audience. Chair Mathews closed the public comment period.

ACTION: Motion by Spencer, second by Coonerty, and carried by a 6:1 vote (Shemwell dissenting); Resolution No. OBSA-18 was adopted.

3. Approval of Transfer of Birch Lane Parking and Trash Enclosure Area, APN 005-144-14, to the City of Santa Cruz for a Government Purpose

Chair Mathews opened the public comment period. There were no speakers in the audience. Chair Mathews closed the public comment period.

ACTION: Motion by Bryant, second by Guevara, and carried by a 7:0 vote; Resolution No. OBSA-19 was adopted.

4. Approval of Remaining 2004 Bond Proceeds Bond Expenditure Agreement between the Successor Agency and the City of Santa Cruz.

Chair Mathews opened the public comment period. There were no speakers in the audience. Chair Mathews closed the public comment period.

ACTION: Motion by Bryant, second by Spencer, and carried by a 7:0 vote; Resolution No. OBSA-20 was adopted.

5. Approval of Recognized Obligation Payment Schedule 14-15A for the period July 1, 2014 through December 31, 2014

Chair Mathews opened the public comment period. There were no speakers in the audience. Chair Mathews closed the public comment period.

ACTION: Motion by Bryant, second by Ley, and carried by a 7:0 vote; Resolution No. OBSA-21 was adopted.

Oral Communications - NONE

Adjournment- At 10:21 a.m.

APPROVED: _____
Chair

ATTEST: _____
Secretary/Clerk

RESOLUTION NO. OBSA-22

RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY OF THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF SANTA CRUZ APPROVING THE MINUTES OF THE 27th OF FEBRUARY, 2014 REGULAR MEETING

WHEREAS, Health and Safety Code Section 34179 section (e) defines that a majority of the total membership of the oversight board shall constitute a quorum for the transaction of business; and

WHEREAS, Health and Safety Code Section 34179 section (e) determines that a majority vote of the total membership of the oversight board is required for the oversight board to take action; and

WHEREAS, Health and Safety Code Section 34179 section (e) deems the Oversight Board as a local entity for the purposes of the Ralph M. Brown Act, the California Public Records Act, and the Political Reform Act; and

WHEREAS, Health and Safety Code Section 34179 section (e) newly requires all actions taken of the Oversight Board to be taken by resolution; and

NOW, THEREFORE, BE IT RESOLVED by the Oversight Board to the Successor Agency of the former Redevelopment Agency of the City of Santa Cruz that the Oversight Board hereby approves the minutes for the February 27, 2014 regular meeting.

PASSED AND ADOPTED this 25th day of September, 2014, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

APPROVED: _____
Chair

ATTEST: _____
City Clerk Administrator

Recognized Obligation Payment Schedule (ROPS 14-15B) - Summary

Filed for the January 1, 2015 through June 30, 2015 Period

Name of Successor Agency: Santa Cruz City
Name of County: Santa Cruz

Current Period Requested Funding for Outstanding Debt or Obligation	Six-Month Total
Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding	
A Sources (B+C+D):	\$ 163,694
B Bond Proceeds Funding (ROPS Detail)	-
C Reserve Balance Funding (ROPS Detail)	163,694
D Other Funding (ROPS Detail)	-
E Enforceable Obligations Funded with RPTTF Funding (F+G):	\$ 1,276,365
F Non-Administrative Costs (ROPS Detail)	1,151,365
G Administrative Costs (ROPS Detail)	125,000
H Current Period Enforceable Obligations (A+E):	\$ 1,440,059
Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding	
I Enforceable Obligations funded with RPTTF (E):	1,276,365
J Less Prior Period Adjustment (Report of Prior Period Adjustments Column S)	-
K Adjusted Current Period RPTTF Requested Funding (I-J)	\$ 1,276,365
County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding	
L Enforceable Obligations funded with RPTTF (E):	1,276,365
M Less Prior Period Adjustment (Report of Prior Period Adjustments Column AA)	-
N Adjusted Current Period RPTTF Requested Funding (L-M)	1,276,365

Certification of Oversight Board Chairman:
Pursuant to Section 34177 (m) of the Health and Safety code, I
hereby certify that the above is a true and accurate Recognized
Obligation Payment Schedule for the above named agency.

Name	Title
/s/	
Signature	Date

Recognized Obligation Payment Schedule (ROPS 14-15B) - ROPS Detail
January 1, 2015 through June 30, 2015
 (Report Amounts in Whole Dollars)

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Funding Source					Six-Month Total
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
								\$ 58,628,513		\$ -	\$ 163,694	\$ -	\$ 1,151,365	\$ 125,000	\$ 1,440,059
1	2004 Tax Allocation Bonds	Bonds Issued On or	4/1/2005	10/1/2031	Bank of New York	Bond issue to fund projects	Merged	5,652,568	N				85,168		85,168
2	2011 A Housing Bonds	Bonds Issued After 12/31/10	3/7/2011	10/1/2024	BNY/JP Morgan	Bonds issued to fund housing projects	Merged	9,386,314	N				221,424		221,424
3	2011 B Non Housing Taxable	Bonds Issued After 12/31/10	3/7/2011	10/1/2026	BNY/JP Morgan	Bonds issued to fund projects	Merged	25,387,280	N				569,240		569,240
4	2011 C Non Housing Tax Exempt	Bonds Issued After 12/31/10	3/7/2011	10/1/2026	BNY/JP Morgan	Bonds issued to fund projects	Merged	8,187,125	N				146,574		146,574
5	Bond expenses	Fees	4/1/2005	10/1/2031	Bank of New York	Bond Trustee Fees	Merged	93,340	N		5,531				5,531
6	1010 Pacific OPA	OPA/DDA/Construction	1/18/2002	11/12/2033	1010 Pacific Investors	Payments per OPA	Merged	3,791,468	N		83,161				83,161
7	1280 Shaffer OPA	OPA/DDA/Construction	1/18/2002	11/12/2033	1280 Shaffer Rd Inv.	Payments per OPA	Merged	5,930,416	N				128,959		128,959
8	Chestnut LLC OPA	OPA/DDA/Construction	7/11/2000	11/12/2033	Developer Deferred City Fees	Payments per OPA	Merged	21,400	N		21,400				21,400
11	HWY 1/9 Intersection Imprvmnts Phase I	Improvement/Infrastructure	7/13/2004	11/12/2033	City Public Works, Various	HWY 1/9 Improvements	Merged	-	N						-
16	MBUAD-Trolley Grant Agreement	Miscellaneous	1/12/2012	1/12/2014	Trolley Consortium/bid dependent	Grant Agreement-Pass through	Merged		N						-
30	EDA/CCHE Grant Agmt.	Improvement/Infrastructure	9/30/2009	9/26/2015	Various (bid dependent)	TDMC-Kron landscaping	Merged		N						-
34	EDA/CCHE Grant Agmt.	Miscellaneous	9/30/2009	6/30/2014	Tannery Arts Center	TDMC-Space 110 Space Costs -no tenant	Merged		N						-
45	Del Mar Property Management	Property Maintenance	1/1/2015	6/30/2015	Various - TBD	Del Mar Facility maintenance & mgmt	Merged	15,000	N		15,000				15,000
66	Trolley Agreement	Professional Services	3/7/2011	12/31/2014	Kimley-Horn and Associates, Inc.	Contract for professional services	Merged	15,065	N		15,065				15,065
67	Trolley Repairs	Professional Services	6/13/2011	6/30/2014	Santa Cruz Trolley Consortium	Contract for professional services	Merged		Y						-
69	Lower Pacific Avenue Parking Study	Professional Services	3/9/2011	12/31/2014	Kimley-Horn and Associates, Inc.	Economic Development	Merged	23,537	N		23,537				23,537
133	LMIHF	Project Management Costs	1/1/2014	6/30/2014	City of Santa Cruz	Project Mgmt & Delivery, Planning	Merged		N						-
135	Administrative Budget / Contracts for Operations	Admin Costs	1/1/2015	6/30/2015	City of Santa Cruz	Administrative Budget / Contracts for Operations	Merged	125,000	N					125,000	125,000
136	Admin City Support Services	Admin Costs	1/1/2015	6/30/2015	City of Santa Cruz	City Mgr, Clerk, Finance, HR, IT	Merged	-	N						-
139	Admin Facilities	Admin Costs	1/1/2015	6/30/2015	Various	Rent, Utilities, Maintenance	Merged	-	N						-
142	Admin Legal	Admin Costs	1/1/2015	6/30/2015	BBK, City Attorney	Legal counsel, document review	Merged	-	N						-
143	Admin Audit	Admin Costs	1/1/2015	6/30/2015	Lance Soll & Lunghard LLP	Audits	Merged	-	N						-
155	110 Lindberg Street Affordable Housing	Project Management Costs	1/1/2014	6/30/2014	City of Santa Cruz	Project Delivery Costs	Both		N						-
170	Oversight Board Legal Counsel	Legal	1/1/2015	6/30/2015	To be Determined	Legal counsel available to Oversight Board Members	Merged	-	N						-
174	Emergency Rent Program	Miscellaneous	1/1/2014	6/30/2014	Community Action Board	Contract for Service	Both		N						-
186	Soquel/Park Way Improvements	Improvement/Infrastructure	6/10/2009	12/31/2014	City Santa Cruz	Intersection Improvements	Eastside		N						-
187	Bond Expenditure Agreement	Improvement/Infrastructure	7/1/2014	12/31/2014	City of Santa Cruz	Hwy 1/9 intersection improvements, Riverside Ave. utilities, Wharf infrastructure, and city-wide wayfinding improvements		-	N						-
188									N						-
189									N						-
190									N						-

Recognized Obligation Payment Schedule (ROPS 14-15B) - Report of Cash Balances

(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation. For tips on how to complete the Report of Cash Balances Form, see https://rad.dof.ca.gov/rad-sa/pdf/Cash_Balance_Agency_Tips_Sheet.pdf.

A	B	C	D	E	F	G	H	I	
Cash Balance Information by ROPS Period		Fund Sources						Comments	
		Bond Proceeds		Reserve Balance		Other	RPTTF		
		Bonds Issued on or before 12/31/10	Bonds Issued on or after 01/01/11	Prior ROPS period balances and DDR RPTTF balances retained	Prior ROPS RPTTF distributed as reserve for future period(s)	Rent, Grants, Interest, Etc.	Non-Admin and Admin		
ROPS 13-14B Actuals (01/01/14 - 06/30/14)									
1	Beginning Available Cash Balance (Actual 01/01/14)	2,889,454	35,799,526	147,036	-	1,159,757	67,254	RPTTF = \$6,577 unused from ROPS III plus \$60,677 unused from ROPS 13-14A	
2	Revenue/Income (Actual 06/30/14) RPTTF amounts should tie to the ROPS 13-14B distribution from the County Auditor-Controller during January 2014	-	1,240	-	-	232,552	1,499,365		
3	Expenditures for ROPS 13-14B Enforceable Obligations (Actual 06/30/14) RPTTF amounts, H3 plus H4 should equal total reported actual expenditures in the Report of PPA, Columns L and Q	-	-	-	-	57,078	1,505,942		
4	Retention of Available Cash Balance (Actual 06/30/14) RPTTF amount retained should only include the amounts distributed for debt service reserve(s) approved in ROPS 13-14B	-	3,743,641	-	-		-		
5	ROPS 13-14B RPTTF Prior Period Adjustment RPTTF amount should tie to the self-reported ROPS 13-14B PPA in the Report of PPA, Column S	No entry required						-	
6	Ending Actual Available Cash Balance C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	2,889,454	32,057,125	147,036	-	1,335,231	60,677		
ROPS 14-15A Estimate (07/01/14 - 12/31/14)									
7	Beginning Available Cash Balance (Actual 07/01/14) (C, D, E, G = 4 + 6, F = H4 + F4 + F6, and H = 5 + 6)	2,889,454	35,800,766	147,036	-	1,335,231	60,677		
8	Revenue/Income (Estimate 12/31/14) RPTTF amounts should tie to the ROPS 14-15A distribution from the County Auditor-Controller during June 2014	-	1,300	-	-	75,000	2,212,724		
9	Expenditures for ROPS 14-15A Enforceable Obligations (Estimate 12/31/14)	2,889,454	-	147,036	-	1,227,286	2,273,401		
10	Retention of Available Cash Balance (Estimate 12/31/14) RPTTF amount retained should only include the amount distributed for debt service reserve(s) approved in ROPS 14-15A	-	3,743,641	-	-		-		
11	Ending Estimated Available Cash Balance (7 + 8 - 9 -10)	-	32,058,425	-	-	182,945	-		

RESOLUTION NO. OBSA-

RESOLUTION OF THE OVERSIGHT BOARD TO THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF SANTA CRUZ APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND CORRESPONDING ADMINISTRATIVE BUDGET FOR THE SUCCESSOR AGENCY FOR JANUARY 1, 2015 – JUNE 30, 2015

WHEREAS, pursuant to ABx1 26 and AB 1484, the Successor Agency to the former Redevelopment Agency has prepared Recognized Obligation Payment Schedules (ROPS) and corresponding administrative budgets for each respective six-month period; and

WHEREAS, the ROPS and the corresponding administrative budget for the January 1, 2015 through June 30, 2015 period has hereby been prepared for consideration by the Oversight Board; and

WHEREAS, the Successor Agency approved the ROPS for the period January 1, 2015 through June 30, 2015 (ROPS 14-15B) at its meeting on September 23, 2014;

NOW, THEREFORE, BE IT RESOLVED that the Oversight Board to the Successor Agency of the former Redevelopment Agency of the City of Santa Cruz hereby approves the ROPS and corresponding administrative budget for the January 1, 2015 through June 30, 2015 period (ROPS 14-15B).

PASSED AND ADOPTED this 25th of September, 2014 by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

APPROVED: _____

Chair

ATTEST: _____
City Clerk Administrator



LONG-RANGE PROPERTY MANAGEMENT PLAN CHECKLIST

Instructions: Please use this checklist as a guide to ensure you have completed all the required components of your Long-Range Property Management Plan. Upon completion of your Long-Range Property Management Plan, email a PDF version of this document and your plan to:

Redevelopment_Administration@dof.ca.gov

The subject line should state “[Agency Name] Long-Range Property Management Plan”. The Department of Finance (Finance) will contact the requesting agency for any additional information that may be necessary during our review of your Long-Range Property Management Plan. Questions related to the Long-Range Property Management Plan process should be directed to (916) 445-1546 or by email to Redevelopment_Administration@dof.ca.gov.

Pursuant to Health and Safety Code 34191.5, within six months after receiving a Finding of Completion from Finance, the Successor Agency is required to submit for approval to the Oversight Board and Finance a Long-Range Property Management Plan that addresses the disposition and use of the real properties of the former redevelopment agency.

GENERAL INFORMATION:

Agency Name: **City of Santa Cruz Successor Agency**

Date Finding of Completion Received:

Date Oversight Board Approved LRPMP:

Long-Range Property Management Plan Requirements

For each property the plan includes the date of acquisition, value of property at time of acquisition, and an estimate of the current value.

Yes No

For each property the plan includes the purpose for which the property was acquired.

Yes No

For each property the plan includes the parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan.

Yes No

For each property the plan includes an estimate of the current value of the parcel including, if available, any appraisal information.

Yes No

For each property the plan includes an estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

Yes No

For each property the plan includes the history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

Yes No

For each property the plan includes a description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency.

Yes No

For each property the plan includes a brief history of previous development proposals and activity, including the rental or lease of the property.

Yes No

For each property the plan identifies the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation.

Yes No

The plan separately identifies and list properties dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation.

Yes No

ADDITIONAL INFORMATION

- If applicable, please provide any additional pertinent information that we should be aware of during our review of your Long-Range Property Management Plan.

Agency Contact Information

Name: Bonnie Lipscomb

Name: Kim Wigley

Title: Director of Economic Development

Title: Senior Accountant

Phone: (831) 420-5159

Phone: (831) 420-5065

Email: blipscomb@cityofsantacruz.comEmail: kwigley@cityofsantacruz.com

Date:

Date:

Department of Finance Local Government Unit Use OnlyDETERMINATION ON LRPMP: APPROVED DENIED

APPROVED/DENIED BY: _____ DATE: _____

APPROVAL OR DENIAL LETTER PROVIDED: YES DATE AGENCY NOTIFIED: _____

City of Santa Cruz Successor Agency Long-Range Property Management Plan (LRPMP)

Submitted to the California Department of Finance
in accordance with Health and Safety Code Section 34191.5.

February 27, 2014

Property Name: **Del Mar Theatre**

A. Date of acquisition, value of property at time of acquisition, and an estimate of the current value as required by Health and Safety Code Section 34191.5(c)(1)(A).

The property was purchased on 6/20/2001 for \$1,252,862.70. The net book value of land and building is currently estimated at \$1,051,012.56.

B. Purpose for which the property was acquired as required by Health and Safety Code Section 34191.5(c)(1)(B).

When United Artist Theatre, Inc. listed the property for sale in 1999, community members urged the Redevelopment Agency to acquire the historic 1936 art deco movie theatre in order to preserve the historic landmark and to provide a much needed venue for artists, nonprofits and government agencies to use the property for film screenings, lectures, governmental town hall meetings and performance events. Community use guarantees access for the public to preserve the theatre as a venue for film and performing arts events primarily used by non-profits. Additionally, the Agency wished to eliminate blight in the downtown caused by the vacant, rat-infested theatre, which was in drastic disrepair.

C. Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan as required by Health and Safety Code Section 34191.5(c)(1)(C).

1120-1126 Pacific Avenue
 APN 005-153-10
 Lot Size: 21,310 sq. ft.
 Current Zoning: CBD Central Business District
 Assessor Use Code:
 Use Permit: City Park/Recreation
 General Plan: RVC - Regional Visitor Serving Commercial

Exhibit A provides a GIS map of the property.
 Exhibit B provides the Tax Assessor's Map of the property.

532 Front Street
 APN 005-153-02
 Lot Size: 987 sq. ft.
 Current Zoning: CBD Central Business District
 Assessor Use Code: Miscellaneous City Property

General Plan: RVC - Regional Visitor Serving Commercial

Exhibit C provides a GIS map of the property.

Exhbiti D provides the Tax Assessor's Map of the property.

D. Estimate of the current value of the parcel including, if available, any appraisal information as required by Health and Safety Code Section 34191.5(c)(1)(D).

The full book value is \$1,733,456.76

E. Estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds as required by Health and Safety Code Section 34191.5(c)(1)(E).

Total estimated rent revenue based on FY 2012 is \$106,335.82. Nickelodeon Theatres, Inc., has a lease through 9/30/2031 with an annual base rent of \$28,800 plus a percentage rent of 7.5% of ticket and concession sales over \$384,000. In 2013 the percentage rent was \$44,888. LaPlaya has a lease through 9/30/2016 with an annual rent of \$12,480. Santa Cruz Jewelers has a lease through 9/30/2016 with an annual rent of \$10,800. Delmarette LLC has a lease through 1/31/2023 with annual rent of \$17,078.

The Master Lease Termination Agreement includes a right of first offer guaranteed to the the Swenson/Ow Joint Venture. For any potential sale of the Del Mar the property must first be offered to the Swenson/OW Joint Venture due to the right of first offer clause in the Master Lease Termination Agreement executed on 12/14/2007. The Master Lease Termination Agreement is attached as Exhibit E.

Memorandum of Lease Agreement with the Nickelodeon Theatre, Inc., recorded on 3/2/2012, guarantees that Nickelodeon Theatre, Inc. can exercise all four of its five remaining lease extensions under the Subject Lease Agreement assumed by the Redevelopment Agency as an obligation when the Master Lease Termination Agreement was executed. The Memorandum of Lease Agreement is attached as Exhibit F.

F. History of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts as required by Health and Safety Code Section 34191.5(c)(1)(F).

On June 7, 2001, a Phase I/II Environmental Site Assessment reported low-level detection of cis-1,2-Dichloroethene in groundwater, at concentrations slightly exceeding State Maximum Cleanup Levels. Environmental Site Assessment is attached as Exhibit G.

G. Description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency as required by Health and Safety Code Section 34191.5(c)(1)(G).

The historic property cannot be easily redeveloped for transit-oriented use in the middle of the block.

H. Brief history of previous development proposals and activity, including the rental or lease of the property as required by Health and Safety Code Section 34191.5(c)(1)(H).

After United Artists Theatre, Inc. filed for Chapter 11 bankruptcy on 9/5/2000, the former Redevelopment Agency negotiated a public/private partnership with George Ow Properties and Barry Swenson Builders, as the master leaseholder, who in turn entered into a long-term sub-lease with Nickelodeon Theater, Inc., in order to preserve the historic Del Mar Theatre, which was an empty storefront since 1998.

I. Use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation as required by Health and Safety Code Section 34191.5(c)(1)(I).

The Nickelodeon, as a requirement of the lease agreement with the Agency, makes portions of the Theatre available for use by a 501(c)(3) non-profit, non-profit-affiliated group, or a government agency based in Santa Cruz County for film screenings, lectures, governmental town hall meetings or musical/theatrical events. The event must have a demonstrable and readily identifiable public purpose and be for the betterment of the community. A maximum of 36 events and a minimum of 24 events per year have been set aside out of the Nickelodeon's operational schedule to guarantee public access.

Because the Del Mar Theatre provides the public with accessible and affordable community use of the theatre for events, the Successor Agency believes this access constitutes a government use with the current use permit for the property as a City Park/Recreation. Community Use and preservation of the historic building were consistent with the Five-Year Redevelopment Plan at the time of purchase (12/8/1999).

Furthermore, theater use shall continue due to terms of the leases and the redevelopment use of the property under Health and Safety Code Section 34180(f)(1). The four tenant leases expire on 9/30/2016, at the earliest, and 9/30/2031, at the latest.

Property Name: Eastside Parking Lot and Emergency Operations Center Staging Area

- A. Date of acquisition, value of property at time of acquisition, and an estimate of the current value as required by Health and Safety Code Section 34191.5(c)(1)(A).

The property was purchased on 10/25/1993 for \$485,000. The appraised value at the time was \$520,000. Estimated current value is \$485,000.

- B. Purpose for which the property was acquired as required by Health and Safety Code Section 34191.5(c)(1)(B).

The purpose for the acquisition was for development as a public off-street parking lot, as approved in the Redevelopment Plan for the Eastside Business Improvement District.

- C. Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community, or general plan as required by Health and Safety Code Section 34191.5(c)(1)(C).

1111 Soquel Avenue
 APN 10-042-34 and APN 10-042-19
 Lot Size: 23,975 square feet
 Current Zoning: CC Community Commercial
 Assessor Use Code: Vacant City Land
 General Plan: MXHD Mixed High Density

Exhibit H provides a GIS map of the property.
 Exhibit I provides the Tax Assessor's Map of the property.

- D. Estimate of the current value of the parcel including, if available, any appraisal information as required by Health and Safety Code Section 34191.5(c)(1)(D).

\$520,000.00 based upon the last appraisal. The book value of the parcels is \$485,000.00

- E. Estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds as required by Health and Safety Code Section 34191.5(c)(1)(E).

N/A

F. History of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts as required by Health and Safety Code Section 34191.5(c)(1)(F).

El Rancho Auto Sales occupied the site in 1961 but no evidence of leaked petroleum products were found in the 1993 Environmental Site Assessment (ESA) performed by Weber & Associates. Due to the shallow depth of groundwater and nearby businesses there is the potential for undocumented soil and groundwater contamination, according to the 1993 ESA.

G. Description of the property's potential for transit-oriented development and the advancement of the planning objectives of the successor agency as required by Health and Safety Code Section 34191.5(c)(1)(G).

Given the adjacency to Fire Station No. 2 and the mid-block location on Soquel Avenue, there is little potential for transit-oriented development at 1111 Soquel Avenue.

H. Brief history of previous development proposals and activity, including the rental or lease of the property as required by Health and Safety Code Section 34191.5(c)(1)(H).

The Eastside Redevelopment Project Area was initially formed largely to provide a tool for addressing the gross lack of parking in the Eastside business district. The Redevelopment Agency (Agency) created the Eastside Plan Advisory Committee (Committee) in 1991 and the Committee identified a strong need for off-street public parking. The Committee recommended that the Agency purchase the vacant commercial property at 1111 Soquel Avenue for off-street public parking. As part of the developing the Eastside Improvement Plan, consultants also recognized the need for off-street parking and identified the vacant property at 1111 Soquel Avenue as an ideal site for public parking.

In 1992, a parking survey of the seven-block Soquel Avenue area was conducted to determine the exact amount of existing parking in the general vicinity of 1111 Soquel Avenue. The survey compared the existing off-street parking to the zoning ordinance requirements, and based on that information, the survey area had a parking deficiency of 484 spaces. After the survey was conducted, large sections of on-street parking were eliminated due to traffic circulation improvements, leaving only 160 on-street parking spaces along Soquel Avenue and side streets in the survey area.

On October 12, 1993, the Redevelopment Agency made findings that the purchase and development of the land for a public off-street parking lot was a benefit to the Project Area and the immediate neighborhood, and purchased the property on October 25, 1993. By 1994, the property was developed into a 54-space parking lot serving the entirety of the Eastside Improvement Area.

The property's is also adjacent to and surrounds Fire Station No. 2 at 1103 Soquel Avenue, which serves as the backup Emergency Operations Center per the City of Santa Cruz Emergency Operations Plan 2011. The Eastside Parking Lot and Fire Station No. 2 served as the Emergency Operations Center and Staging Area after the 1989 Loma Prieta Earthquake due to the decimation of Downtown Santa Cruz.

- I. Use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation as required by Health and Safety Code Section 34191.5(c)(1)(I).

California Streets & Highways Code Section 32501 states, "The supplying of additional parking facilities and the performance of all undertakings incidental or advantageous thereto are public uses and purposes for which public money may be spent and private property acquired, and are *governmental functions*" (emphasis added).

The Eastside Parking Lot provides public off-street parking to the Soquel Avenue Commercial Corridor, where there is a significant shortage of parking. Since 1994, Eastside businesses have depended upon the Eastside Parking Lot, and the majority of developments have been permitted and approved based upon the long-term availability of public parking in the Eastside Parking Lot.

Moreover, due to the unique location and emergency operation purpose of the property in conjunction with the adjacent Fire Station No. 2, the Eastside Parking Lot serves an additional government use in emergency operations.

Because California State law recognizes public parking and fire stations as a governmental use, the City of Santa Cruz Successor Agency believes that 1111 Soquel Avenue is appropriately categorized as a property currently in the City's governmental use under Health and Safety Code section 34181 (a).

In accordance with Health and Safety Code Section 34191.5(2), the Long-Range Property Management Plan shall separately identify and list properties dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation.

Government Use

1. 1120-1126 Pacific Avenue, APN 005-153-10, Del Mar Theatre
2. 532 Front Street, APN 005-153-02, Del Mar Theatre parking lot
3. 1111 Soquel Avenue, APN 10-042-34 and APN 10-042-19, Eastside Parking Lot and Emergency Operations Center Staging Area

Redevelopment Purpose

None.

Debt Obligation

None.

Sale

None.



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Santa Cruz, CA

1124 Pacific Ave

Printed: Jan 17 2013

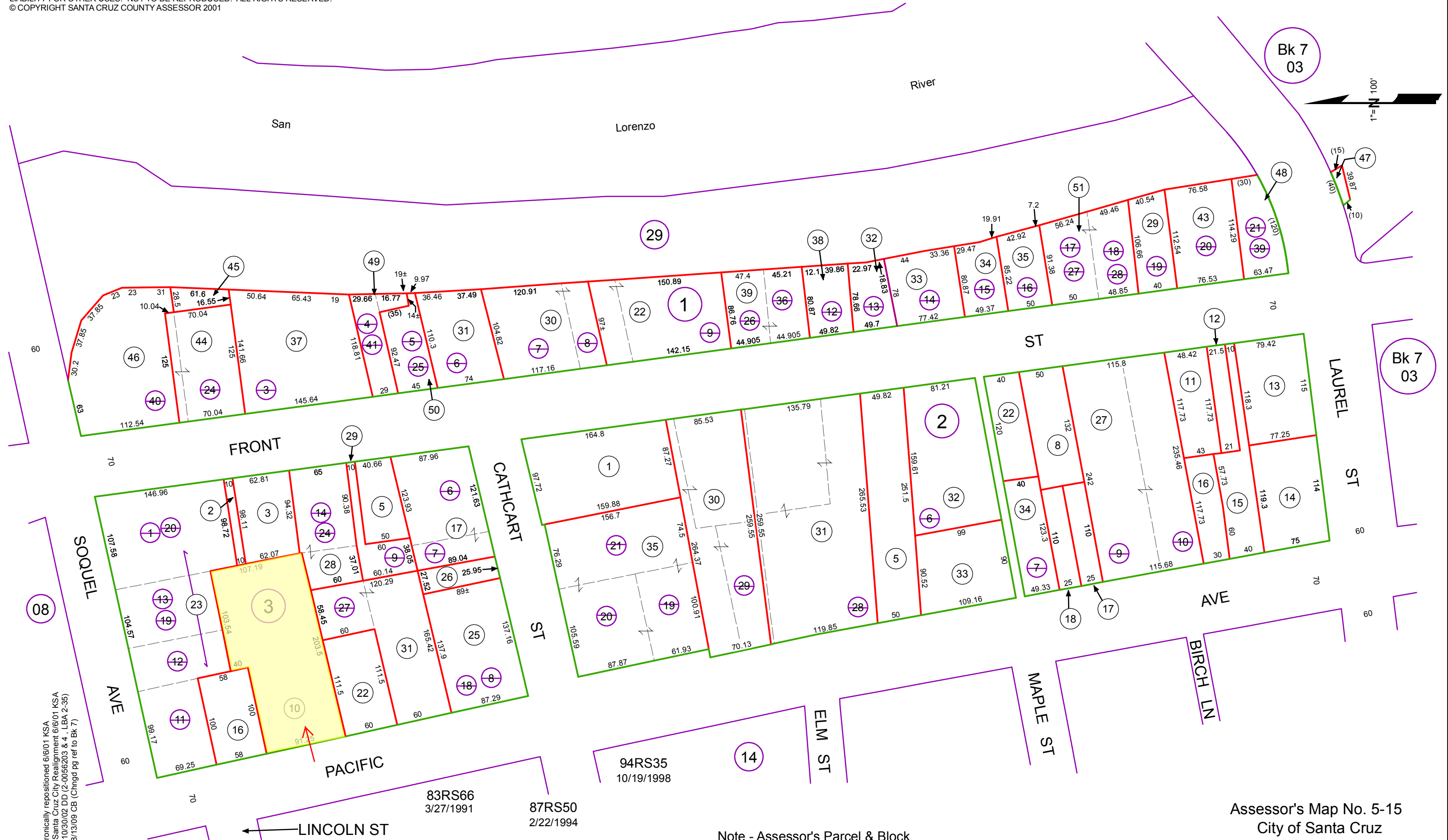
City of Santa Cruz Successor Agency
Long Range Property Management Plan
FOR TAX PURPOSES ONLY

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EXHIBIT B
CITY OF SANTA CRUZ

Tax Area Code
1-020

5-15



Electronically repositioned 6/6/01 KSA
Rev. Santa Cruz City Realignment 6/6/01 KSA
Rev. 10/30/02 DD (2-0056203 & 4, LBA 2-35)
Rev 8/13/09 CB (Chngd pg ref to Bk 7)

83RS66
3/27/1991
87RS50
2/22/1994

94RS35
10/19/1998

Note - Assessor's Parcel & Block
Numbers are Shown in Circles.

Assessor's Map No. 5-15
City of Santa Cruz
County of Santa Cruz, Calif.



Assessors Parcels

Parcel Number: 005-153
Address: 523 FRONT ST
Owner: SANTA CRUZ CITY
Owner Address: 809 CENTRAL AVENUE
Owner City/State/Zip: SANTA CRUZ, CA 95060
Assessor Use Code: MISCELLANEOUS PROPERTY
Parcel Square Feet: 986
Zoning Designation 1: COMMERCIAL
CENTRAL BUSINESS DISTRICT
Zoning Designation 2:
Zoning Overlay - Conservation
Zoning Overlay - Flood Plain
Zoning Overlay - High Density
Zoning Overlay - Historic
Zoning Overlay - Mission
Zoning Overlay - Multi-Use
Zoning Overlay - Performance
Zoning Overlay - Shoreline
Protection:
Zoning Overlay - West Central
General Plan Designation
REGULATORY COMMERCIAL
General Plan Designation
Downtown Parking District
Coastal Zone:
Sensitive Archaeological
Sensitive - Exemption Map
Historic Volume/Page:
National Historic District
Monarch Butterflies:



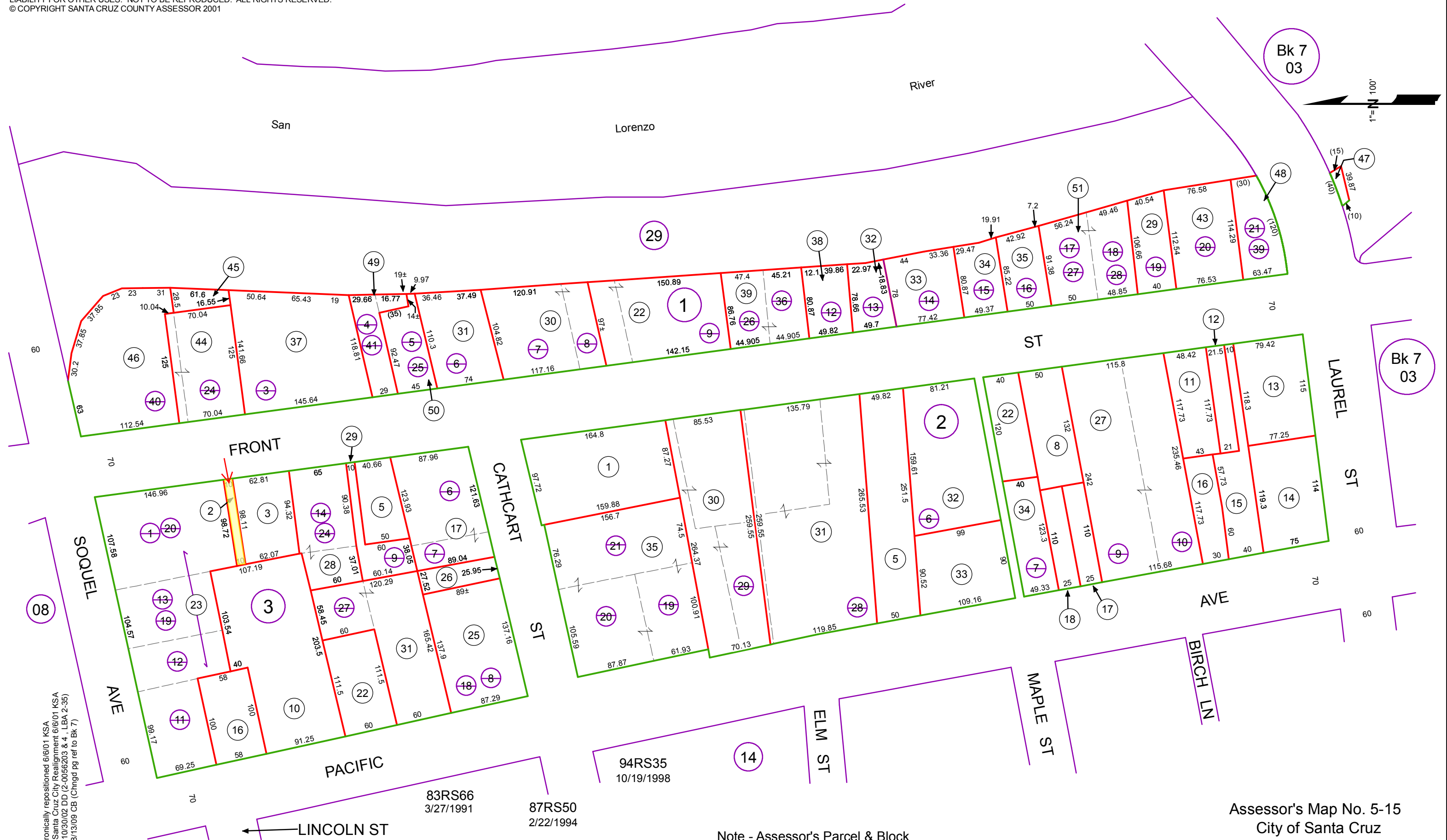
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Santa Cruz, CA

523 Front St

Printed: Jan 17 2013

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Electronically repositioned 6/6/01 KSA
Rev. Santa Cruz City Realignment 6/6/01 KSA
Rev. 10/30/02 DD (2-0056203 & 4, LBA 2-35)
Rev 8/13/09 CB (Chngd pg ref to Bk 7)

Note - Assessor's Parcel & Block
Numbers are Shown in Circles.

Assessor's Map No. 5-15
City of Santa Cruz
County of Santa Cruz, Calif.

MASTER LEASE TERMINATION AGREEMENT

THIS MASTER LEASE TERMINATION AGREEMENT ("**Agreement**") is made as of December 14, 2007, between Landlord and Tenant (as defined in Section 1 of this Agreement). Landlord and Tenant agree as follows:

1. Definitions. In this Agreement, the following terms have the meanings:
 - A. Landlord: City of Santa Cruz Redevelopment Agency
 - B. Tenant: Swenson/Ow Del Mar Joint Venture ("**Swenson/Ow**")
 - C. Master Lease Date: June 12, 2001
 - D. Property: 1120, 1122, 1124, and 1126 Pacific Avenue, Santa Cruz, California, 95060
 - E. Termination Date: December 31, 2007
 - F. Effective Date of This Agreement: December 31, 2007

Any capitalized term used in this Agreement that is not defined herein has the meaning set forth in the Master Lease.

2. Background.

- A. The Property. Landlord is the owner in fee of improved real property (the "**Property**") located in the City of Santa Cruz, as described in Exhibit A to the Master Lease.

- B. The Master Lease. Landlord leased the Property to Tenant and Tenant leased the Property from Landlord pursuant to a written lease, dated June 12, 2001 ("**Master Lease**").

- C. The Subleases. There are a total of three Subleases for different portions of the Property:

- (1) The Del Mar Theater Lease between Swenson/Ow and Nickelodeon Theaters, Inc., dated April 27, 2001, ("**Nickelodeon Sublease**");

- (2) The Lease between Swenson/Ow and Maureen Lee, dba La Playa, dated October 1, 2001, and assigned to Betty Black on November 25, 2002, ("**La Playa Sublease**");

- (3) The Lease between Swenson/Ow and Maureen Lee, dba Santa Cruz Jewelers, dated October 1, 2001, ("**Santa Cruz Jewelers Sublease**").

D. Landlord's Right to Terminate. Pursuant to Section 2.05 of the Master Lease, Landlord has the right to terminate the Master Lease (but not the Nickelodeon Sublease) at any time during the Term upon 60 days notice to Tenant. The effectiveness of the election of such right is conditioned on:

(1) Landlord paying any Lender, within 60 days of Landlord's written notice of the election to exercise the right to terminate, the outstanding principal balance, accrued interest and prepayment penalties (if any), of any loan secured by Tenant's leasehold estate as permitted by the Master Lease; and

(2) Landlord paying Tenant, within 60 days of Landlord's written notice of the election to exercise the right to terminate, the depreciated value of Tenant's Equity Investment being amortized over 20 years at a 12% discount rate.

3. Purpose. This Agreement shall implement Landlord's exercise of its right to early termination pursuant to Section 2.05 of the Master Lease. Tenant agrees to waive the 60-day notice period required in Section 2.05 of the Master Lease.

4. Master Lease Termination: Landlord and Tenant agree that the Master Lease shall be terminated effective as of 11:59 p.m. on the Termination Date. From and after the Termination Date, the Master Lease will be of no further force and effect, except as otherwise set forth in this Agreement.

5. Subtenants. Tenant's rights and obligations in the Nickelodeon, La Playa and Santa Cruz Jewelers Subleases will be assigned to Landlord pursuant to Section 6 of this Agreement.

6. Assignment of Subleases, Rents and Service Contracts. On or before the Termination Date, Tenant agrees to execute and deliver to Landlord the Assignment of Subleases, Rents and Service Contracts in the form attached hereto as Exhibit A.

7. Subtenant Notices. Upon the execution of this Agreement by both parties, Tenant shall promptly notify all subtenants of Landlord's exercise of its early termination right in the format attached as Exhibit B.

8. Tenant Estoppel and Attornment Agreements. Tenant will obtain and deliver to Landlord, on or before the Termination Date, Tenant Estoppel and Attornment Agreements executed by each of the Sublessees in the format attached as Exhibit C.

9. Payment.

A. On or before the Termination Date, Landlord will pay to Tenant, in cash or certified funds, \$353,989.57 (the "**Termination Payment**"). The Termination Payment will be made to Tenant at: City of Santa Cruz Redevelopment Agency, 337 Locust St, Santa Cruz, California ("**Landlord's Office**").

(1) The Termination Payment includes the outstanding principal balance, accrued interest and prepayment penalties (if any) of Tenant's loan secured by the

leasehold estate (as discussed in Section 2A of this Agreement). The Termination Payment also includes the depreciated value of Tenant's Equity Investment amortized over 20 years at 12% discount rate (as discussed in Section 2B of this Agreement). The details of the amount of the Termination Payment are attached hereto as Exhibit D.

B. On or before the Termination Date, Tenant will pay Landlord Rent and other charges due under the Master Lease up to and including the Termination Date in accordance with the Master Lease. Tenant shall also deliver to Landlord any security deposits and pre-paid rent paid by any of the Sublessees pursuant to the Subleases, if any.

10. Quitclaim Deed. On or before the Termination Date, Tenant shall execute and deliver to Landlord a Quitclaim Deed conveying all of its interest in the Property to Landlord ("**Quitclaim Deed**"). Such Quitclaim Deed shall be provided to Landlord in the format attached as Exhibit E and the Quitclaim Deed will be recorded by Landlord.

11. Right of First Offer. If Landlord decides to sell the Property or any portion thereof, Landlord shall first invite an offer from Tenant. If Tenant makes an offer within the time reasonably specified by Landlord and such offer is not acceptable to Landlord for any reason, which reason shall be in Landlord's sole discretion, Landlord shall reject the offer and the parties shall have no further rights or obligations to each other with respect to a potential sale of the Property or any portion thereof. Landlord shall then have the right to put the Property, or any portion thereof, on the market and sell it for any amount Landlord deems reasonable, which decision shall be in Landlord's sole discretion.

12. Surrender. Tenant will surrender possession of the Property to Landlord pursuant to Section 13.01 of the Master Lease on or before the Termination Date. From and after the Termination Date, Tenant will have no further right to occupy the Property. Prior to Tenant's surrender, Landlord shall have the opportunity to inspect the Property's condition. If Landlord is not satisfied with the condition of the Property, Landlord shall not be obligated to exercise its right to early termination of the Master Lease. Should Landlord choose not to exercise its right, the parties shall have no further obligations to each other under this Lease Termination Agreement.

13. Release.

A. Upon (i) Tenant's receipt of the Termination Payment, (ii) Landlord's receipt of the Rent, security deposits and other charges due under the Master Lease up to the Termination Date, and (iii) Tenant's vacation of the Property in accordance with the terms of this Agreement on or before the Termination Date, and as expressly set forth in this Agreement, Landlord and Tenant shall be fully released and discharged from any further right or obligation under the Master Lease; this Agreement shall fully and finally settle all demands, charges, claims, accounts or causes of action of any nature, including, without limitation, both known and unknown claims and causes of action that arose between Landlord and Tenant out of or in connection with the Master Lease, Tenant's use and occupancy of the Property, or by reason of the breach or alleged breach, or conduct or activity resulting in the breach of alleged breach, of any of the terms or provisions of the Master Lease and it shall constitute a mutual release with respect to the Master Lease, except as to the Surviving Master Lease Obligations.

B. In connection with section 12A above, Landlord and Tenant expressly waive the benefits of Section 1542 of the California Civil Code which provides as follows: "**A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR.**"



Tenant's Initials



Landlord's Initials

14. Indemnity. The obligations of Tenant set forth in the Master Lease that by their terms survive the Master Lease will survive termination pursuant to this Agreement, including without limitation all indemnifications of Landlord by Tenant relating to any period of time prior to the Termination Date (the "**Surviving Master Lease Obligations**"). Further, Tenant agrees to indemnify Landlord and to hold Landlord harmless from and against all injury, loss, claims or damage (including attorneys' fees, investigation costs and disbursements from the first notice that any claim or demand is to be made or may be made) to any person or property, arising from, relating to, or in connection with the use or occupancy of the Property or the conduct or operation of Tenant's business in the Property. The indemnity set forth in this Section 13 will be deemed to be in addition to the Surviving Master Lease Obligations.

15. Representation by Tenant. Tenant represents and warrants that it has not made any assignment, sublease, transfer, conveyance or other disposition of (i) the Master Lease or the Subleases; (ii) its interest in the Master Lease or Subleases; or (iii) any claim, demand, obligation, liability, action, or cause of action arising under the terms of the Master Lease or Subleases, to any person, firm, partnership, association, or other entity other than those disclosed in this Agreement. Tenant further represents and warrants that the execution and delivery of this Agreement will not violate and will not constitute a default under any agreements with any third parties by which it is bound.

16. Representations by Landlord and Tenant. Landlord and Tenant represent and warrant to each other that:

A. Each has read this Agreement and knows and understands its contents fully;

B. Each voluntarily executes this Agreement and accepts the terms of the Agreement without any compulsions whatsoever;

C. Each is authorized to execute this Agreement, and all necessary corporate action has been taken to authorize execution of this Agreement.

17. Remedies of Landlord. If Tenant defaults prior to the Termination Date, Landlord reserves the right to take any action under the Master Lease or by law.

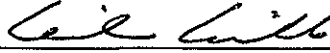
18. Miscellaneous. This Agreement constitutes the entire understanding and agreement of Landlord and Tenant with respect to the matters covered by it and supersedes all prior agreements and understandings, written or oral, between Landlord and Tenant with respect to such matters. This Agreement may not be modified or amended, nor may any term or provision be waived or discharged, except in writing signed by the party or parties against whom such amendment, modification, waiver, or discharge is sought to be enforced. The waiver by any party of any breach by another party of any provision of this Agreement will not constitute or operate as a waiver of any other breach of such provision or of any other provision by such party, nor will any failure to enforce any provision operate as a waiver of such provision or any other provision. This Agreement will be construed in accordance with, and be governed by, the laws of the State of California. In the event of litigation arising out of this Agreement, the prevailing party will be entitled to an award of reasonable attorneys' fees and costs incurred in such litigation. This Agreement may be executed in counterparts, in which case all such counterparts will constitute one and the same agreement; however, this Agreement will not become binding upon any party unless and until executed (whether or not in counterpart) by all the parties. Telecopy or facsimile signatures by the parties will be regarded as valid and binding signatures of the parties. This Agreement will benefit and be binding upon the parties to it and their respective heirs, representatives, successors and assigns.

Landlord and Tenant have entered into this Master Lease Termination Agreement as of its date.

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

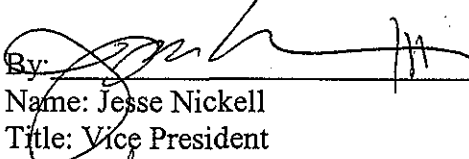
CITY OF SANTA CRUZ REDEVELOPMENT
AGENCY

Dated: 12/14, 2007

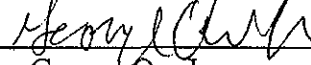
By: 
Name: Ceil Cirillo
Title: Executive Director

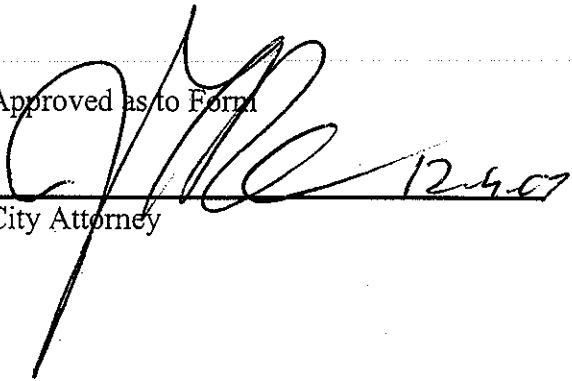
SWENSON/OW DEL MAR JOINT VENTURE, a
California limited partnership

Dated: Dec 5th, 2007

By: 
Name: Jesse Nickell
Title: Vice President

Dated: Dec. 5, 2007

By: 
Name: George Ow Jr.
Title: Acting Property Manager

Approved as to Form

City Attorney

ASSIGNMENT OF SUBLEASES, RENTS AND SERVICE CONTRACTS

This Assignment of Subleases, Rents and Service Contracts (this "**Assignment**") is made and entered into December 14, 2007, by and between SWENSON/OW DEL MAR JOINT VENTURE, a California limited partnership ("**Assignor**"), and THE CITY OF SANTA CRUZ REDEVELOPMENT AGENCY ("**Assignee**").

Assignee acknowledges and agrees this Assignment is delivered pursuant to that certain Master Lease Termination Agreement, dated as of December 14, 2007, by and between Assignor and Assignee (the "**Termination Agreement**"). In the Termination Agreement, Assignor has agreed to assign and Assignee has agreed to accept assignment of those certain Subleases subject to all of the terms and conditions thereof. Assignor and Assignee now desire to complete the Assignment. Therefore, Assignor and Assignee agree as follows:

ASSIGNMENT

1. For value received, and subject to the terms and conditions of the Termination Agreement, Assignor does hereby assign, transfer, convey and deliver to Assignee, and Assignee does hereby acquire, all of Assignor's right, title and interest in and to the sublease agreements listed on **Exhibit A** attached hereto and made a part hereof, accruing on and after Termination Date as set forth in the Termination Agreement ("**Subleases**").

2. Assignor does hereby assign, transfer, convey and deliver to Assignee, and Assignee does hereby acquire, all of Assignor's right, title and interest in and to the service contracts listed on **Exhibit B** attached hereto and made a part hereof, accruing after Termination Date ("**Service Contracts**").

3. Subject to the terms and conditions of the Termination Agreement, Assignor does hereby assign and Assignee hereby assumes and agrees to discharge, perform and fulfill all of the duties, obligations, liabilities and restrictions imposed on Assignor under the Subleases and Service Contracts which pertain to and are to be performed after the Termination Date.

All of the covenants, terms and conditions set forth herein shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

City of Santa Cruz Success Agency
Long Range Property Management Plan

IN WITNESS WHEREOF, Assignor and Assignee have caused this Assignment to be executed on the day and year first above written.

**CITY OF SANTA CRUZ, REDEVELOPMENT
AGENCY**

Dated: _____, 20__

By: _____
Name: Ceil Cirillo
Title: Executive Director

**SWENSON/OW DEL MAR JOINT VENTURE, a
California limited partnership**

Dated: _____, 20__

By: _____
Name: Jesse Nickell
Title: Vice President

Dated: _____, 20__

By: _____
Name: George Ow Jr.
Title: Acting Property Manager

_____, 2007

Via Certified Mail
Return Receipt Requested

Re: **SubLease for Premises at _____, Santa Cruz, California**

Ladies and Gentlemen:

You are advised that, as of _____, 2007, the City of Santa Cruz Redevelopment Agency ("Agency") has exercised its right of early termination of the Lease between the Agency and Swenson/Ow Del Mar Joint Venture (Swenson/Ow), dated June 12, 2001 (the "Master Lease"). In connection with the termination of the Master Lease, Swenson/Ow conveyed to the Agency all of Swenson/Ow's right, title, and interest under the lease between you and Swenson/Ow, dated _____, 200__ (the "Sublease"). As of the date of this letter, the Agency has assumed all rights and obligations under the Sublease arising on or after the termination date. From and after the date of this letter you are advised to perform all of your duties under the Sublease directly to the Agency. Make all future checks payable to: City of Santa Cruz Redevelopment Agency. All rent and other payments should be mailed to the Agency at:

Santa Cruz Redevelopment Agency
ATTN: Ceil Cirillo
337 Locust Street
Santa Cruz, CA 95060

Very truly yours,

SWENSON/OW DEL MAR JOINT
VENTURE

By: _____
Name: Jesse Nickell
Title: Vice President

By: _____
Name: George Ow Jr.
Title: Acting Property Manager

EXHIBIT C

To: City of Santa Cruz Redevelopment Agency
ATTN: Ceil Cirillo
337 Locust Street
Santa Cruz, CA 95060

Re: Sublease Dated: _____, 2007
Landlord: Swenson/Ow Del Mar Joint Venture
Tenant: _____
Premises: _____ Square Feet
_____ Pacific Ave.
Santa Cruz, CA 95060

TENANT ESTOPPEL CERTIFICATE AND ATTORNMENT AGREEMENT

The undersigned tenant (herein called "**Tenant**") is the lessee of certain space (the "**Premises**") located at the above-captioned address (the "**Property**") under the terms of a lease with the Landlord referred to above (the "**Sublease**"). Landlord intends to transfer the Property and assign the Landlord's interest in the Sublease to the City of Santa Cruz Redevelopment Agency ("**Agency**").

At Agency's request, and knowing that Agency will rely upon the accuracy of the information contained herein in connection with Agency's acquisition of the Sublease interest, Tenant certifies to Agency (and to Agency's lender, if applicable) as follows:

1. The Sublease is dated _____, _____. A true, correct and complete copy of the Sublease is attached hereto and incorporated herein by this reference, including any assignments, amendments or addendums thereto as listed below:

2. The commencement date of the Sublease is _____, _____, and the expiration date of the current term of the Sublease is _____, 20____.

3. (a) The fixed monthly rental presently payable under the Sublease is \$ _____ and has been paid through _____, 200__.

(b) All additional rent (including, as applicable, operating costs, common area expenses, taxes, utilities, adjusted base rents, inflation adjustments, percentage rents, etc.)

Exhibit E
Exhibit D

(Termination Payment Details)

	Item		Due to Tenant	Due to RDA
Swenson /Ow Equity Investment Balance				
	Balance 12/31/2007		\$ 358,425.16	
Current year net operating income				
	Actual Balance 9/30/2007	(2,968.85)		
	Estimated Balance 12/31/2007	(774.00)		
	Subtotal			\$ (3,742.85)
Tenant Held Sub-tenant Security Deposits				
	La Playa	800.00		
	Santa Cruz Jewelers	725.00		
	Subtotal			1,525.00
Tenant Held Reserves				
	Balance 2/28/2007			6,653.44
Totals due			\$ 358,425.16	\$ 4,435.59

TERMINATION PAYMENT TO SWENSON/OW

\$ 353,989.57

Revised 11/26/2007 with new termination date of 12/31/2007

EXHIBIT E

City of Santa Cruz Successor Agency
RECORDING REQUESTED BY Property Management Plan
AND WHEN RECORDED MAIL TO

Exhibit E

Name: Redevelopment Agency of the City of Santa Cruz
Street: 337 Locust St.
Address: Santa Cruz, CA 95060
City & State: Attention: Executive Director

MAIL TAX STATEMENTS TO

Name: Redevelopment Agency of the City of Santa Cruz
Street: 337 Locust St.
Address: Santa Cruz, CA 95060
City & State: Attention: Executive Director

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 005-153-10

Quitclaim Deed

MH&A-E-0080 (Rev'd 7/94)

The undersigned Grantor(s) declare(s): No tax due. This quitclaim deed is in favor of the existing assessee, a political
Documentary transfer tax is \$0.00 subdivision of the State of California. CA R & T Code 11922
 Computed on full value of property conveyed, or
 Computed on full value less value of liens and encumbrances remaining at time of sale.
 Unincorporated area City of Santa Cruz and
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

SWENSON/OW DEL MAR JOINT VENTURE, a California limited liability company

hereby REMISES(S), RELEASE(S) AND QUITCLAIM(S) to

REDEVELOPMENT AGENCY OF THE CITY OF SANTA CRUZ, a public body corporate and politic

the following described real property in the City of Santa Cruz
County of Santa Cruz
State of California:

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

This Quitclaim Deed is given for the purpose of quitclaiming and conveying to the Grantee all right, title and interest which the Grantor acquired in and to the herein described real property, or any portion thereof, by virtue of that certain unrecorded Lease executed by Grantor, Swenson/Ow Del Mar Joint Venture, a California limited liability company, on April 26, 2001 and executed by Grantee, The Redevelopment Agency of the City of Santa Cruz, a public body corporate and politic, on June 12, 2001.

Dated: _____

STATE OF CALIFORNIA
COUNTY OF _____

SWENSON/OW DEL MAR JOINT VENTURE,
a California limited liability company

On _____, before me,
_____, a Notary Public,
personally appeared _____
personally known to me (or proved to me on the basis of satisfactory
evidence to be the person(s) whose name(s), is/are subscribed to the
within instrument and acknowledged that he/she/they executed the
same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf
of which the person(s) acted, executed the instrument.

BY: _____
NAME: JESSE NICKELL
ITS: _____

BY: _____
NAME: GEORGE OW JR.
ITS: _____

WITNESS my hand and official seal.

Signature _____

(This area for official notarial seal)

EXHIBIT "A"

LEGAL DESCRIPTION

All that real property situated in the City of Santa Cruz, County of Santa Cruz, State of California, and described as follows:

Commencing at a point on the Easterly line of Pacific Avenue as now established, distant thereon South 12° 15' East 69.5 feet Southerly from the Southerly line of Soquel Avenue, as established by Ordinance Number 135 of the City of Santa Cruz, adopted December 24, 1887 and establishing a uniform width of Soquel Avenue of 60 feet, said point of beginning being the Southwesterly corner of land of Bank of America; running thence from said point of beginning North 76° 46' East 100 feet; thence South 12° 08' East 40 feet; thence North 76° 46' East 103.54 feet; thence South 12° 11' East 107.19 feet to the Northerly line of Land of G. Cacace; thence South 75° 15' West and along said last mentioned line of 203.50 feet to the said Easterly line of Pacific Avenue and thence along said last mentioned line North 12° 15' West 152.68 feet to the point of beginning.

EXCEPTING THEREFROM the lands described in the deed from United Artists Theatre Circuit, Inc, a corporation to Bank of America National Trust and Savings Association, a National Banking Association, recorded May 26, 1978, in Volume 2915, Page 654, official records of Santa Cruz County.

ALSO EXCEPTING THEREFROM the lands described in the deed from Pacific States Amusement & Realty Co., Inc., a California corporation, to Guiseppe Cacace, recorded March 21, 1938, in Volume 345, Page 493, official records of Santa Cruz County.

Commonly known as 1124 Pacific Avenue, Santa Cruz, CA
APN: 005-153-10

RECORDING REQUESTED BY:

City of Santa Cruz

WHEN RECORDED MAIL TO:

City of Santa Cruz Economic Development Dept.
Attn: Julie Hendee
337 Locust St
Santa Cruz, CA 95060

With copy to:

Jim Swenterly
Nickelodeon Theatres, Inc.
210 Lincoln St
Santa Cruz, CA 95060



2012-0010622 03/02/2012 08:12:20 AM

OFFICIAL RECORDS OF Santa Cruz County
Sean Saldavia Recorder
RECORDING FEE: \$0.00
COUNTY TAX: \$0.00
CITY TAX: \$0.00



LEAS
6 PGS
RCD131

(DOCUMENT WILL ONLY BE RETURNED TO NAME & ADDRESS IDENTIFIED ABOVE)

(SPACE ABOVE FOR RECORDER'S USE)

THIS TRANSACTION IS NOT SUBJECT TO CALIFORNIA DOCUMENTARY TAX PURSUANT TO SECTION 11911 OF THE CALIFORNIA REVENUE AND TAXATION CODE AS THE ASSIGNMENT OF LEASEHOLD INTEREST WITH A TERM OF FEWER THAN 35 YEARS. THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO SECTION 27383 OF THE CALIFORNIA GOVERNMENT CODE.

MEMORANDUM OF LEASE AGREEMENT
(DOCUMENT TITLE)



This Memorandum of Lease ("Memorandum") is made and entered into as of February 21, 2012 by and between the City of Santa Cruz, a California charter city and municipal corporation, ("City" or "Landlord") and Nickelodeon Theatres, Inc., a California corporation, ("Nickelodeon" or "Tenant"), who agree as follows:

1. The Master Lease. On June 12, 2001 the City, as owner of the Del Mar Theatre property and improvements located at 1124 Pacific Avenue, Santa Cruz, California, APN 005-153-10 (the "Premises") entered into a lease agreement for the Premises with the Swenson-Ow Del Mar Joint Venture ("Swenson-Ow").

2. The Sublease. On April 27, 2001 Swenson-Ow entered into a sublease with Nickelodeon for the Premises pursuant to which Nickelodeon would operate a motion picture theatre on the Premises. The sublease went into effect on June 19, 2001.

3. Master Lease Termination. On January 1, 2008 the City and Swenson-Ow agreed to terminate the Master Lease and the City thereupon agreed to accept Swenson-Ow's assignment of the sublease to the City and to thereby assume Swenson-Ow's obligations as sublessor under the sublease (hereinafter referred to as the "Subject Lease Agreement").

4. Under the Subject Lease Agreement, Nickelodeon has the option to extend the initial ten-year lease term for four additional five-year term extensions. In accordance with this provision of the Subject Lease Agreement, Nickelodeon has exercised the first of its four five-year term extensions. The initial ten-year lease term expired on June 11, 2011 and Nickelodeon has timely exercised its first five-year term extension. The first five-year term extension will expire on June 11, 2016. If Nickelodeon exercises all four of its five-year term extension options, the Subject Lease Agreement will terminate on June 11, 2031.

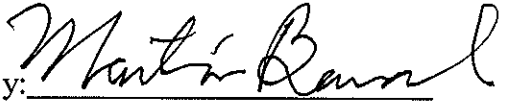
5. Purpose of Memorandum. This Memorandum of Lease Agreement is prepared for the purpose of recordation, and it in no way modifies the provisions of the Lease Agreement.

6. Execution. This Memorandum of Lease Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.


IN WITNESS WHEREOF, Nickelodeon has caused this Memorandum of Lease Agreement to be executed in its corporate name by its duly authorized officer, and the City has caused this Memorandum of Lease Agreement to be executed in its name by its duly authorized officer, as of the date first above written.



The City of Santa Cruz, a Municipal
Corporation as Landlord

By: 
Martin Bernal
City Manager

Nickelodeon Theatres, Inc., as
Tenant

By: 
Jim Schwenterley
President

2/21/12

Order Number: 09458191 ECF

EXHIBIT "A"

The land referred to herein is described as follows:

**SITUATE IN THE CITY OF SANTA CRUZ, COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA,
AND DESCRIBED AS FOLLOWS:**

PARCEL ONE:

COMMENCING AT A POINT ON THE EASTERLY LINE OF PACIFIC AVENUE AS NOW ESTABLISHED, DISTANT THEREON SOUTH 12° 15' EAST 99.5 FEET SOUTHERLY FROM THE SOUTHERLY LINE OF SOQUEL AVENUE, AS ESTABLISHED BY ORDINANCE NUMBER 126 OF THE CITY OF SANTA CRUZ, ADOPTED DECEMBER 24, 1887 AND ESTABLISHING A UNIFORM WIDTH OF SOQUEL AVENUE OF 80 FEET, SAID POINT OF BEGINNING BEING THE SOUTHWESTERLY CORNER OF LAND OF BANK OF AMERICA; RUNNING THENCE FROM SAID POINT OF BEGINNING NORTH 76° 46' EAST 100 FEET; THENCE SOUTH 12° 08' EAST 40 FEET; THENCE NORTH 76° 46' EAST 103.54 FEET; THENCE SOUTH 12° 11' EAST 107.19 FEET TO THE NORTHERLY LINE OF LAND OF G. CACACE; THENCE SOUTH 75° 15' WEST AND ALONG SAID LAST MENTIONED LINE 203.50 FEET TO THE SAID EASTERLY LINE OF PACIFIC AVENUE AND THENCE ALONG SAID LAST MENTIONED LINE NORTH 12° 15' WEST 152.65 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE LANDS DESCRIBED IN THE DEED FROM UNITED ARTISTS THEATRE CIRCUIT, INC., A CORPORATION TO BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, A NATIONAL BANKING ASSOCIATION, RECORDED MAY 26, 1978, IN VOLUME 2915, PAGE 854, OFFICIAL RECORDS OF SANTA CRUZ COUNTY.

ALSO EXCEPTING THEREFROM THE LANDS DESCRIBED IN THE DEED FROM PACIFIC STATES AMUSEMENT & REALTY CO., INC., A CALIFORNIA CORPORATION, TO GUISEPPE CACACE, RECORDED MARCH 21, 1938, IN VOLUME 345, PAGE 493, OFFICIAL RECORDS OF SANTA CRUZ COUNTY.

PARCEL TWO:

BEGINNING AT AN IRON PIPE STANDING ON THE WESTERLY SIDE OF FRONT STREET AT THE SOUTHEAST CORNER OF THE LANDS CONVEYED BY ROSE F. THRELFALL TO WILLIAMSON & GARRETT, A CORPORATION, BY DEED DATED NOVEMBER 14, 1927 AND RECORDED IN VOLUME 92, PAGE 102, OFFICIAL RECORDS OF SANTA CRUZ COUNTY AND RUNNING THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LANDS SOUTH 80° 49' WEST 98.11 FEET TO AN IRON PIPE STANDING AT THE SOUTHWEST CORNER OF SAID LANDS; THENCE ALONG THE WESTERLY BOUNDARY OF SAID LANDS NORTH 12° 11' WEST 10.01 FEET TO AN IRON PIPE; THENCE NORTH 80° 49' EAST 98.72 FEET TO AN IRON PIPE ON THE WESTERLY SIDE OF FRONT STREET; THENCE ALONG THE WESTERLY SIDE OF FRONT STREET, SOUTH 8° 40' EAST 10.00 FEET TO THE PLACE OF BEGINNING.

APN: 005-153-02 AND 10

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

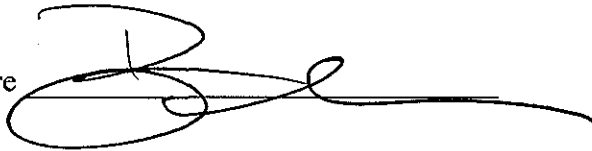
State of California)
County of Santa Cruz)

On February 21, 2012 before me, Brenda Lehr,
Notary Public, personally appeared Jim Schwenterley, who proved to me on the basis of
satisfactory evidence to be the person whose name is subscribed to the within instrument and
acknowledged to me that he executed the same in his authorized capacity, and that by his
signature on the instrument the person, or the entity upon behalf of which the person acted,
executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(This area for official notary seal)



CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

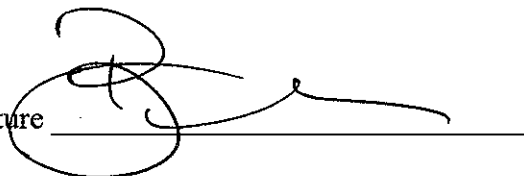
State of California)
County of Santa Cruz)

On February 21, 2012 before me, Brenda Lehr,
Notary Public, personally appeared Martin Bernal, who proved to me on the basis of satisfactory
evidence to be the person whose name is subscribed to the within instrument and acknowledged
to me that he executed the same in his authorized capacity, and that by his signature on the
instrument the person, or the entity upon behalf of which the person acted, executed the
instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____



(This area for official notary seal)





Weber, Hayes & Associates
Hydrogeology and Environmental Engineering
120 Westgate Dr., Watsonville, CA 95076
(831) 722-3580 (831) 662-3100
Fax: (831) 722-1159

Letter of Transmittal

to: **Ms. Ceil Cirillo**
City of Santa Cruz Redevelopment Agency
323 Church Street
Santa Cruz, California 95060-3811

cc: California Regional Water Quality Control Board
Central Coast Region
Attention: Mr. Bob Hurford, Case Officer
81 Higeura Street, Suite 200
San Luis Obispo, California 93401-5414

County of Santa Cruz Health Services Agency,
Environmental Health
Attention: Steve Baiocchi, Case Officer
701 Ocean Street, Room 312
Santa Cruz, California 95060

from: Patrick Hoban

re: 1124 Pacific Avenue, Santa Cruz, CA

date: June 7, 2001

<i># of Copies</i>	<i>Date of Documents</i>	<i>Description</i>
2	June 7, 2001	Phase I/II Environmental Site Assessment – reporting of low-level detection of cis-1,2-Dichloroethene (cis-1,2-DCE) in groundwater, at concentrations slightly exceeding State Maximum Cleanup Levels (MCLs) of 6 µg/L (parts per billion).

Our client (the City of Santa Cruz Redevelopment Agency) has requested that we forward a copy of this report for your review and comment. Our client and the property owner (seller) respectfully request your expedited response to this report due to escrow deadlines.

Please call me with any questions or input at (831) 722-3580.

Sincerely,

Pat Hoban
Project Geologist



Weber, Hayes & Associates
Hydrogeology and Environmental Engineering
120 Westgate Dr., Watsonville, CA 95076
(831) 722-3580 (831) 662-3100
Fax: (831) 722-1159

FILE COPY

Phase I/II Environmental Site Assessment
Del Mar Theater Property

1124 Pacific Avenue
Santa Cruz, California

June 7, 2001



Prepared for:

Ms. Ceil Cirillo
Mr. Joe Hall

City of Santa Cruz Redevelopment Agency
323 Church Street
Santa Cruz, California 95060-3811
Job #21004

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Weber, Hayes & Associates
Hydrogeology and Environmental Engineering
120 Westgate Dr., Watsonville, CA 95076
(831) 722-3580 (831) 662-3100
Fax: (831) 722-1159

1.0 EXECUTIVE SUMMARY

This combined Phase I/II ESA has been conducted to review potential environmental liability risks for the Del Mar Theater property, a 20,000 ft² commercial parcel located at 1124 Pacific Avenue, in Santa Cruz (see Location Map, Figure 1). The irregularly-shaped parcel contains a large concrete structure (theater and retail shops/offices), concrete walkways, and an asphalt-covered parking area (see Vicinity Map, Figure 2). The Del Mar Theater structure was reported to have been constructed in the early 1930s and is a landmark for the Santa Cruz downtown area.

1.1 Summary of Phase I Research: Phase I assessments provide limited assurances of risk since they rely on a finite database of regulatory and historical documentation, a cooperative and candid interviewee, and existing site conditions (site inspection). Given these limitations, the ESA review of regulatory agency databases and the land use interview did not reveal any notable environmental liabilities attributed to the subject site. However, historical land use maps and an inspection of the theater's furnace room revealed the following *recognized environmental conditions*¹ (potential sources requiring further investigation):

- Historical insurance maps indicate the subject site previously contained a dry cleaner and laundry service (maps dated 1905 and 1920, see Figure 3). These maps show the back portion of the parcel (southeast corner) to contain fuel oil-boilers, aboveground tanks, and "oil tanks in ground".
- Two, capped 2½-inch diameter pipes were observed adjacent to the furnace in the basement of the Del Mar Theater. The pipes appeared suspiciously like discontinued, fuel product piping for the nearby furnace. There was no apparent petroleum hydrocarbon staining or residue inside the pipes but there was a slight fuel oil odor. The subsurface pipes appeared to turn under the slab and exit out the back end of building.

1.2 Summary of Phase II Assessment: We completed 1) an underground utility survey, 2) exploratory backhoe trenching, and 3) a drilling program to evaluate potential environmental liability associated with the recognized conditions described above (historic underground fuel storage tanks, and potential residual contamination).

- **Field Observations:** The underground utility location service did not find evidence of an underground storage tank although there was some interference from a reinforced sidewalk. A

¹: ASTM Standard E 1527-93:definition, *recognized environmental conditions*: 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.

Phase I/II Environmental Site Assessment
1124 Pacific Avenue, Santa Cruz, CA
June 7, 2001

backhoe was then used to pothole a 12-foot deep exploratory trench which was dug in the vicinity of the known piping and suspected fuel oil storage tank. **Careful inspection revealed no evidence of an underground tank, product piping, or contamination.**

In addition, shallow soil and water samples were obtained to check for potential negative environmental conditions resulting from the historic land use, such as the presence of a residual chemical plume. Three exploratory borings drilled along the back (east) portion of the Del Mar Theater encountered groundwater at depths of 11-to-13 feet below ground surface but no obvious evidence of chemical contamination (ie. no discoloration, odor, or sheen in the continuous soil cores or collected water).

- **Lab Results: Limited detection of low-level solvent compounds in groundwater:** Three soil and three groundwater samples were tested for selected chemical scans including a chlorinated hydrocarbon solvent scan, petroleum hydrocarbons fuel scans (motor oil, stoddard solvent, kerosene diesel, gasoline), and volatile fuel compounds (MTBE, benzene, toluene, ethylbenzene, and xylenes). The results show that only trace-to-low level concentrations of solvent breakdown compounds were detected in the shallow groundwater samples (see analytical results, Figure 3). No other contaminant compounds were detected. Specifically:
 - Certified laboratory testing of soil samples collected at a depth of 8 feet below ground surface did not detect contaminant concentrations.
 - Certified laboratory testing of collected groundwater revealed low level detection of the solvent breakdown product **cis-1,2-Dichloroethene (cis-1,2-DCE)** at concentrations which slightly exceed its State Maximum Cleanup Levels (MCLs) of **6 µg/L (parts per billion)**. Specifically, cis-1,2-DCE was detected at concentrations ranging from 6.8-to-18 parts per billion. In addition, trace levels of Trichloroethylene (<1.2 parts per billion) and trans-1,2-DCE (<1.3 parts per billion), were detected well below their action levels of 5 and 10 parts per billion, respectively.

The field and laboratory results indicate that non-significant, trace concentrations of degraded solvent compounds are present at the rear (eastern edge) of the Del Mar Theater. The residual plume does not appear to be significant in concentration or magnitude. The source of the contamination may be associated with historic land use as a dry cleaner (see Figure 3, 1905-1928). In addition, there is no apparent evidence that any former underground product tanks are still present at the site.

1.3 Regulatory Framework: The following two regulatory agencies have initial jurisdiction over chemical releases to subsurface soil and groundwater. A copy of this summary report is being forwarded directly to these two overseeing regulatory agencies for their response:

- **The California Regional Water Quality Control Board (CRWQCB) - Central Coast Region (Mr.**

Phase I/II Environmental Site Assessment
1124 Pacific Avenue, Santa Cruz, CA
June 7, 2001

Bob Hurford, case officer) has authority to order investigation and cleanup at sites where discharge of any waste threatens water quality. The CRWQCB generally bases *groundwater* assessment and cleanup orders on MCLs for specific constituents (ie. cis-1,2-DCE at 6 parts per billion). **We believe no further action will be required since existing conditions indicate there is no threat to a groundwater resource (low contaminant concentrations, apparent lack of underground storage tanks, and distance to the nearest groundwater resource).**

- **The County of Santa Cruz Health Services Agency - SC-HSA** (Steve Baiocchi, case officer) is the regulatory agency responsible for protection of human health and the environment. SC-HSA establishes *soil cleanup orders* on a case-by-case basis, based on a combination of factors which include health and safety issues, potential receptors, land use (potential for grading, foundations), site conditions (soil type, depth to groundwater, transport pathways). Although no soil contamination was encountered, SC-HSA has jurisdictional authority for review and comment.

In summary, it is our opinion that the completed Phase I ESA and Phase II drilling program have provided assurances that the *recognized environmental conditions* identified above are not significant liabilities to the subject site. **This concludes the Executive Summary.**

2.0 PURPOSE AND SCOPE

This report contains results of a combined *Phase I and Phase II Environmental Site Assessment* (ESA) which has been conducted to assess potential liabilities resulting from land use at the subject property. Completed work tasks are in general conformance with recommended guidelines established by the American Society for Testing and Materials (ASTM)². Limitations and Exceptions of Assessment are listed at the end of this report.

The purpose of the Phase I ESA is to provide a professional opinion regarding recognized environmental conditions at the site, including potential impacts from known problems in the surrounding area. The term "*recognized environmental conditions*," is defined 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" (ASTM Standard E 1527-93).

A Phase II drilling program was also completed to evaluate specific recognized environmental conditions identified while completing the Phase I ESA research. The Phase II assessment included subsurface assessment (utility location, exploratory trenching, drilling) and sampling of potentially contaminated areas to determine whether contamination was present, and if so, to list risks to current/future users.

²: ASTM Standard: *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, Designation E 1527-97.

Phase I/II Environmental Site Assessment
1124 Pacific Avenue, Santa Cruz, CA
June 7, 2001

This report was prepared pursuant to a purchase order contract with the City of Santa Cruz Redevelopment Agency (SCRA). Reliance on any use of this report by anyone other than the SCRA is prohibited. Any such unauthorized reliance on or use of this report, including any of its information or conclusions, will be at the third party's risk. No warranties or representations, expressed or implied in this report, are made to any such third party.

2.1 Defined Scope and Methodology: Our scope of services for this investigation was defined in our proposals to the City of Santa Cruz Redevelopment Agency for completing an ESA (January 30, 2001), a soil and groundwater investigation (February 27, 2001), and a backhoe trenching search for an underground fuel storage tank (May 21, 2001). We completed the following tasks:

- We reviewed historical maps, and aerial photographs, telephone directories, available geologic, topographic and groundwater data of the subject site and vicinity (Appendix A).
- We completed a visual inspection of the site to identify evidence of potential contamination such as current hazardous materials storage or use, unusually stained ground surfaces (soils, slabs) or stressed vegetation, sumps/drains/tanks, and discarded hazardous material containers. A copy of the *Site Inspection Checklist* is provided in Appendix B and includes photo sheets of the subject site.
- We reviewed a *Land Use Questionnaire* completed by the current property manager (Mr. William Ow) regarding current and historical uses of the site (see Appendix B).
- We contracted with EDR, an information research firm specializing in environmental data collection, to provide a list of regulated sites located within the ASTM survey radius. We evaluated the locations of all identified sites relative to the subject site which included known sites having subsurface contamination, underground fuel storage tanks (UST's), hazardous waste generation, treatment-storage-and disposal facilities, and landfills (see Appendix D for a copy of EDR's radius report).
- We completed a Phase II investigation and sampling program at the site to address on-site, recognized environmental conditions. The investigation included
 - an exploratory check of the subsurface using an underground utility location service and a backhoe-dug trench.
 - a drilling program included collection and testing of on-site soil and groundwater.

Soil and groundwater samples were laboratory tested for selected chemicals of concern including gasoline, diesel, motor oil, and solvents (boring logs, field sheets, and the Certified Laboratory Report is included in Appendix C).

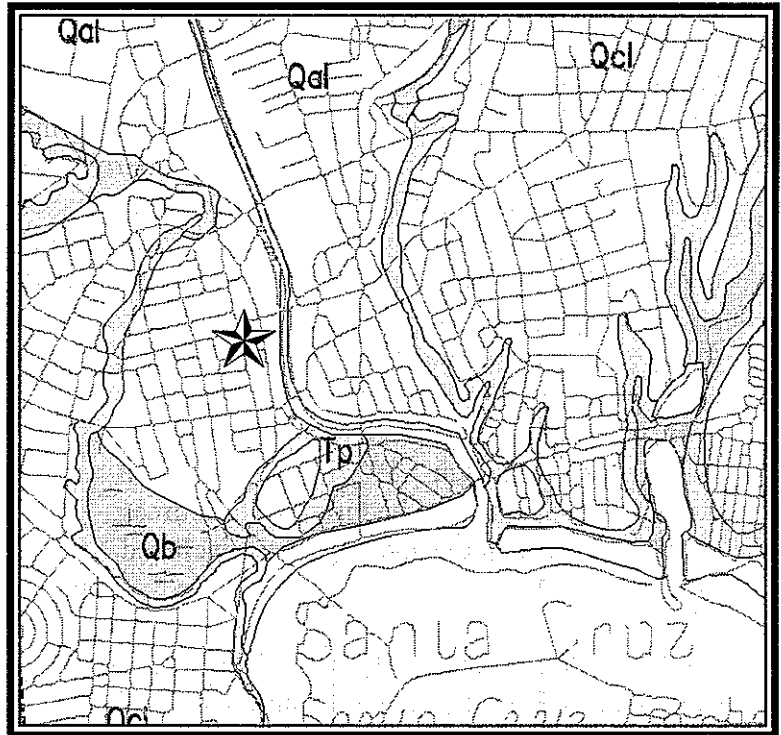
- We evaluated the collected information and prepared this summary report.

Phase I/II Environmental Site Assessment
1124 Pacific Avenue, Santa Cruz, CA
June 7, 2001

3.0 LOCATION AND DESCRIPTION

3.1 Site Description: The approximately 20,000 ft² Del Mar Theater parcel is located along the main business thoroughfare for downtown Santa Cruz (see Location Map, Figure 1). The property is owned by United Artists Theatre, Inc. of Colorado.

The site is fully encapsulated by the theater building, concrete exit walkways, and asphalt parking at the rear. The concrete-constructed Del Mar Theater building footprint is approximately 160'x 75' in size and is primarily used as a movie house (currently vacant). The subject building has a large central entryway for the vacant movie house as well as individual shop spaces having a frontage along Pacific Avenue. The shop spaces are used for an import shop (#1120), a gift shop (#1122) and a tourist information center (#1126). Adjoining properties contain commercial businesses including restaurants and retail clothing/gift sales.



Qal: Quaternary Alluvium (river deposits)

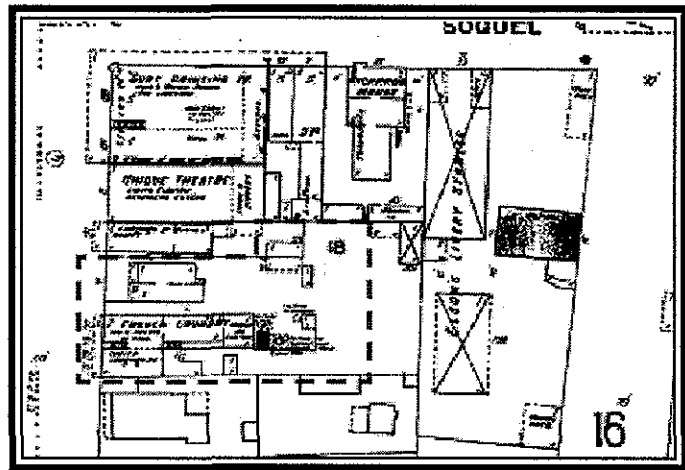
3.2 Regional and Local Hydrogeology: The topographic elevation at the flat-lying property is approximately 10 feet above Mean Sea Level (MSL). The south flowing San Lorenzo River is located approximately 500 feet east of the site. Groundwater beneath the site was encountered during drilling at a depth of 11-12 feet. Groundwater flow direction at nearby sites is southeasterly, toward the San Lorenzo River (see Vicinity Map, Figure 2). Localized groundwater gradient and flow direction may reverse due to seasonal water level changes and river-mouth closure of the San Lorenzo River.

Surface soils at the site have been mapped as Quaternary Alluvium (river deposits) which have been deposited over time by the San Lorenzo River. The alluvium is described as unconsolidated interbedded sands and silts with locally discontinuous clay lenses. During the current soil and groundwater investigation conducted by Weber, Hayes and Associates, three driven probe borings were drilled to depths of up to 19 feet below the ground surface (bgs). Soils beneath the site generally consisted of medium-grained sand overlain by a silty sand. Groundwater was encountered at an average depth of 12 feet (see Boring Logs, Appendix B).

4.0 HISTORICAL REVIEW

Historical research tools reviewed for this site included fire insurance maps, aerial photographs, and telephone directories. These tools can provide a glimpse of historic land use in the vicinity of the site and are valuable resources for detecting property development and obvious land uses. The Sanborn™ Insurance Company has historically prepared detailed insurance maps for business districts and can provide evidence of land use and potential locations of hazardous material storage. Sanborn Maps were reviewed for the years 1892, 1905, 1928 1950, and 1988 (Appendix A). Aerial photographs can also provide evidence of notable land use changes to the property and potential clues of hazardous material storage. Aerial photographs were reviewed for the years 1957, 1982 and 2000. Reverse telephone directories provide a listing of site occupants over time and were reviewed in 5-year intervals from 1926 through 1977. Land use observations from these historical data sources are summarized below and copies are included as Appendix A.

4.1 Sanborn Maps: The earliest Sanborn map showed the subject parcel to contain a couple of small offices and a couple of dwellings along Pacific Avenue (see 1892 Sanborn Map, Appendix A). This early map also showed a couple of sheds and an out house in the rear portion of the property. There were indications of hazardous material storage. Adjoining lands in the upgradient groundwater direction (west) include the 75-foot wide Pacific Avenue and retail shops. Adjoining parcel use include a residential dwelling (south), a horse stable and barns (north), and an animal pavilion (east).



Historical Map (1905) showing French Laundry and tanks.

The 1905 Sanborn shows the southern half of the site has been developed as a "French Laundry" having fuel oil-boilers, aboveground tanks, and "oil tanks in ground". The northern portion of the subject parcel continues to contain a residential dwelling with unlabeled sheds in the back. Adjoining upgradient lands to the west include Pacific Avenue and retail shops. Changes in adjoining parcel use includes a theater("Unique Theatre", north), and stables (east). No other changes were noted.

The 1928 Sanborn shows some changes in the buildings but a laundry remains. There are horizontal, aboveground boilers and a cleaning room. No other tanks are apparent. The northern portion of the subject parcel has changed from a residential dwelling to a "Chine" restaurant. Pacific Avenue and retail shops remain to the west. Changes in adjoining parcel use include infilling of commercial buildings and stores to the north and vacancy of the stables to the east.

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The 1950 Sanborn map shows the Del Mar Theater building as it is today. The theater building shows a Fan Room located at the northeast corner of the building. Changes in adjoining parcel use include a furniture store to the north, a gas station to the northeast, and an unlabeled commercial building to the east.

The 1988 Sanborn map shows no change to the subject site. Changes in adjoining parcel use include removal of a number of commercial buildings to the north and including a gas station to the northeast. The furniture store to the north has been converted to commercial stores.

In summary, the 1905 and 1928 Sanborn Maps showed evidence of chemical storage, including aboveground and underground storage tanks on the site. Later maps showed no evidence of chemical storage on the site or immediately adjoining properties (see Appendix A for details).

4.2 Aerial Photographs: The set of aerial photos dated 1957, 1982 and 2000 appear to agree with the on- and off-site information provided in the Sanborn Insurance maps (above). The Del Mar Theater is clearly visible on all three aerials (Appendix A).

4.3 Telephone Directories: Polk Reverse Telephone directories, which list occupants by street address, were reviewed for commercial property use in five year intervals for the years spanning 1926 through 1977. Pacific Avenue street addresses appear to have changed between 1941 and 1953 (subject site address appears to have changed from #211 to 1124). The Del Mar Theater is identified from 1953 through 1977. Additional on-site shops include the Del Marete Café/Fountain (1953-1977), a real estate office (1953-1977), a smoke shop (1953); and a barber shop/beautician (1953-1969).

4.4 Summary of Collected Historical Data: In summary, the historical research revealed the evidence of chemical storage, including aboveground and underground storage tanks on the site, which is considered a *recognized environmental condition* (potential source requiring further investigation). As detailed in the Phase II investigation section below, an effort was made to determine potential negative environmental liabilities (ie. presence of a significant chemical release) by collecting soil and groundwater samples from three exploratory borings positioned drilled immediately downgradient of identified historical chemical storage areas.

5.0 SITE INSPECTION

A site inspection was conducted on April 26, 2000, to note potential sources of contamination associated with current commercial land use at the site. A copy of a completed *Site Inspection Checklist*, which contains detailed documentation of the site survey including a photographic record of the inspection, is presented in Appendix B. The following section summarizes commercial operations and chemical use observed during the site inspection:

The property lines of the approximately 20,000 ft² parcel form an irregularly-shaped rectangle (roughly

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200'x 100'- see Figure 3). The site is fully encapsulated by a large concrete building having an approximate footprint of 160'x 75', concrete exit walkways, and asphalt parking at the rear. The structure was reportedly built in the 1930's specifically as a theater-movie house containing a lobby, bathrooms, storage areas, large open seating pavilion, stage, and a basement beneath the stage area. The basement contains former dressing rooms which have been converted into storage rooms, a large cast iron furnace, and fan room (heating circulation). The Del Mar has recently closed down and the interior has not been maintained (some debris, garbage). The only hazardous materials storage observed at the site were small quantity containers of cleaning products was noted in a couple of cabinets.

During the inspection, we discovered two, capped 2½-inch diameter pipes in the basement slab floor in the furnace room of the Del Mar Theater (see Appendix B for photo). The floor of the furnace room was measured to be 13 feet below street level. We determined that these two subsurface pipes extended approximately 3 feet beyond the back wall of the Del Mar before a turn or obstruction was encountered. (Note: We subsequently completed an exploratory trench on the outside of the Del Mar building to search for piping and tanks which could have historically stored fuel for the theater's large, cast-iron furnace - see Phase II investigation section in this report for details, below. No evidence of piping, tanks, or contamination was observed.)

In addition to the movie house, the site structure also contains a number of small, individual shop spaces having frontages along Pacific Avenue which include an import shop (#1120), a gift shop (#1122) and a tourist information center (#1126). Adjoining sites generally contain commercial businesses including restaurants and retail clothing/gift sales. A parcel situated northeast of the site (currently used as the parking lot) is a former fuel leak site which was closed by overseeing regulatory agencies in 1995. No other adjoining sites have documented chemical releases or environmental issues with overseeing regulatory agencies (See Site Map, Figure 2).

In summary, the site inspection revealed the following *recognized environmental condition* (potential source requiring further investigation): two, undocumented pipes located immediately adjacent to the site's furnace. As detailed in the Phase II investigation section below, an effort was made to determine whether these pipes led to an oil storage tank for the historic fueling of the theater's large, cast-iron furnace.

6.0 PROPERTY LAND USE INTERVIEW

The property contact (Mr. William Ow) completed a *Land Use Questionnaires* regarding current and historical uses of the site. Mr. Ow is familiar with the site in his capacity as property realtor. The completed *Property Land Use Questionnaire* is included in Appendix B. Mr. Ow reported the following information regarding the subject site:

- ▶ The site structure was built in approximately 1932 as a movie theater and has remained the same since it opened. The site previously contained a farm.

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- ▶ Mr. Ow indicated that no chemicals were used and storage at the site.
- Mr. Ow was aware of the undocumented pipes exiting the furnace room which could be associated with a heating oil tank for the furnace.
- ▶ Public gas, electricity, sewer and water utilities service the property. There are no groundwater wells on the property and storm water is channeled by gutters to native soils or to the City storm water infrastructure.

In summary, the only potential negative environmental land use issue disclosed by Mr. Ow were the undocumented pipes exiting the furnace room.

7.0 REGULATORY AGENCY INFORMATION

7.1. Database search of Federal and State environmental records: Records of hazardous material storage and releases are required to be kept by regulatory agencies overseeing environmental issues. A firm specializing in environmental data collection prepared a *Radius Map Report* for the site (included as Appendix D). The *Radius Map Report* identifies sites listed in the selected regulatory databases, presents location maps and details on identified sites, provides a description of the 38 Federal and State agency databases reviewed, and limitations to the search. It should be noted that the database search documents only those sites having a regulatory paper trail. Listed sites include those locations having registered UST's, documented disposal of hazardous waste generation, permitted hazardous waste treatment-storage-disposal facilities, and regulatory-required subsurface contamination investigations. Search distances are per ASTM's E1527-97 standard.

- The subject parcel was not identified on any of the Federal or State databases:
- The records search identified a total of 4 sites located within a ¼-mile radius having a current or historical record of permitted UST's (closest site is 700 feet away at 705 Front Street), and 39 sites having records showing generation and proper disposal hazardous waste, typically a waste oil or oily waste.
- The report lists 25 unmapped sites ("orphans") obtained from the list of 38 databases, for which EDR was not able to determine an exact location. A further check of these locations indicates only two of these sites are located within a ¼-mile radius of the subject site and both businesses (740 Front St. and 501 Soquel Ave) were identified as a site generating and properly disposing of hazardous waste.
- The records search identified 6 sites located within a ¼-mile radius having a record of a release of contamination to soil and/or groundwater. The use of the ¼-mile radius is an arbitrary distance

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used to judge the potential impact to the subject site from an off-site source. It should be noted that chemical releases (ie. particularly solvents) can travel a great deal further than ¼-mile but this distance has been selected based on extent of contamination records for various magnitudes of fuel leak sites (additional sites are identified up to a 1 mile radius in Appendix C). None of these documented fuel releases are expected to be an environmental liability because they have been fully characterized, are currently undergoing post-remedial monitoring, or have been officially closed by the overseeing regulatory agencies. The following table summarizes site-specific details:

Table 1
Documented Chemical Releases within a Quarter-Mile

SITE NAME, ADDRESS, and DISTANCE	COMMENTS (NOTE: Shallow Groundwater Flow Direction near the site is to the southeast)
1. <i>Bank of America property</i> - 1128 Pacific Avenue (adjacent site north, sidegradient)	CLOSED Fuel Leak Case: A motor oil release was discovered in September 1993, during subsurface monitoring. The release occurred at a former gas station site which was out of operation for more than 30 years. The release was characterized, cleaned up (excavation and thermal treatment) and monitored with wells under the direction of the CRWQCB. A no further action letter (closure) was issued by State and Local regulatory agencies in 1995.
2. <i>Front Street Garage</i> - 601 Front Street (150 feet north, sidegradient)	MONITORED Fuel Leak Case: A heating oil release was discovered in May 1999, during property development. The release was fully characterized and a limited quantity of contaminated soils was excavated and disposed under the direction of the CRWQCB. Currently, the characterized plume is being monitored on a quarterly basis ("post remedial action monitoring in progress").
3. <i>McPherson Museum</i> - 705 Front Street (700 feet northeast, sidegradient)	CLOSED Fuel Leak Case: A gasoline release was discovered in 1991, during property development drilling. The release was fully characterized and contaminated soils were excavated and disposed under the direction of the CRWQCB. A no further action letter (closure) was issued by State and Local regulatory agencies in November 1994.
4. <i>Pacific Bell</i> - 709 Center Street (1,000 feet northwest, upgradient)	CLOSED Fuel Leak Case: A diesel release was discovered in August 1991, during property development drilling. The release was characterized and monitored under the direction of the CRWQCB. A no further action letter (closure) was issued in February 1995.
5. <i>Putney & Perry</i> - 325 Front Street (1,200 feet southeast, downgradient)	MONITORED Motor Oil Tank Leak Case: A motor oil release was discovered in November 1989, during an underground waste oil tank closure. The release was fully characterized and a limited quantity of contaminated soils were excavated and disposed of in 1993 with approval of the CRWQCB. Currently, the characterized plume is being monitored on a quarterly basis ("post remedial action monitoring in progress").

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SITE NAME, ADDRESS, and DISTANCE	COMMENTS (NOTE: Shallow Groundwater Flow Direction near the site is to the southeast)
6. <i>Shell Station</i> - 100 Laurel Street (1,250 feet southeast, downgradient)	MONITORED Fuel Leak Case: A gasoline release was discovered in December 1992 in a soil boring. The release apparently is "soil-only" -- monitoring wells have no detectable contamination. Currently, the groundwater is being monitored.

7.2. Local environmental records: Records of hazardous material storage and releases are also required to be kept by the Local Implementing Agency (County of Santa Cruz Health Services Agency, SC-HSA). A request was submitted for any records on the subject property regarding hazardous material storage and use, registered underground fuel storage tanks (UST's), hazardous waste generation, and subsurface contamination. There were no SC-HSA records for the subject site.

7.3 Summary of Environmental Regulatory Records Review: In summary, the review of regulatory agency records did not uncover an on-site or off-site environmental liability having the potential to impact the subject site.

8.0 PHASE II INVESTIGATION: EXPLORATORY DRILLING AND TRENCHING

A Phase II assessment of subsurface conditions was completed at the site to investigate the two *recognized environmental conditions* identified by historical land use maps and inspection of the theater's furnace room:

- Historical insurance maps showed the rear portion (east) of the subject site to previously contain fuel oil-boilers, aboveground tanks, and "oil tanks in ground" as part of dry cleaning/laundry operations (maps dated 1905 and 1920, see Figure 3).
- Two, capped 2½-inch diameter pipes were observed adjacent to the furnace in the basement furnace room and appeared to turn under the slab and exit out the back end of building. There was no apparent petroleum hydrocarbon staining or residue inside the pipes but there was a slight fuel oil odor and the pipes appeared suspiciously like discontinued, fuel product piping for the nearby furnace.

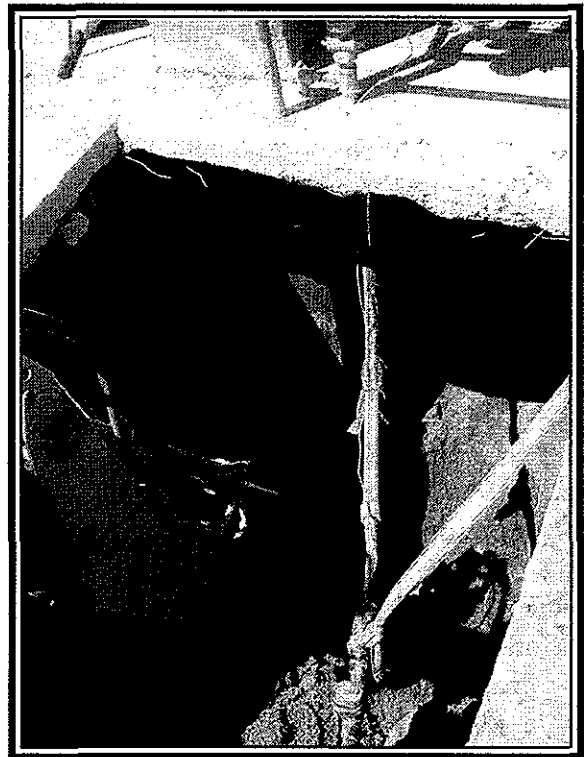
8.1 Field Investigation: We completed 1) an underground utility survey, 2) exploratory backhoe trenching, and 3) a drilling program to evaluate potential environmental liability associated with these recognized conditions. Analytical results of the laboratory tested soil and groundwater are tabulated below and presented graphically in Figure 3. Drilling logs of observations made by the field geologist and the certified analytical report issued by the testing laboratory are presented in Appendix C.

8.11 Underground Utility Survey & Video Check of Piping: A professional underground utility

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location service (Cruz Brothers of Scotts Valley) used electronic resonance equipment to inspect the area adjacent to the furnace room for evidence of metal-bearing interference patterns in the subsurface. The location service did not find evidence of an underground storage tank although some interference was encountered due to a reinforced sidewalk. Cruz Brothers also used a specialized utility pipe video camera to follow the course of the furnace room pipes but the piping dead-ended just beyond the rear (east) foundation of the Del Mar Theater no additional information was gained.

8.12 Backhoe Trenching: On May 23, 2001, a backhoe was used to search for a suspected fuel oil storage tank by potholing a 12-foot deep exploratory trench adjacent to the furnace room. The earthwork was conducted by an excavation contractor certified to work with hazardous materials (Portico, Inc. of Aptos). Careful inspection revealed no evidence of an underground tank, product piping, or contamination. The excavated hole was backfilled, compacted and the cement sidewalk replaced.



Backhoe search for suspected
Furnace Fuel Supply UST

8.13 Driven-Probe Drilling Operations: In addition, shallow soil and water samples were obtained on April 12, 2001 to check for potential negative environmental conditions resulting from the historic land use, such as the presence of a residual chemical plume. Three exploratory borings were drilled along the back (east) portion of the Del Mar Theater using a truck-mounted driven-probe system (Environmental Management and Testing of San Jose, CA). Soil coring was conducted to map subsurface soil types, to physically check for evidence of chemical releases (ie. chemical odor, soil discoloration), and to obtain soil and groundwater for analysis by a certified laboratory. The collection of groundwater samples is especially ideal for assessing whether a chemical release has occurred because it can provide evidence of upgradient releases over a relatively large area.

Relatively undisturbed soil samples were retrieved by driving a 1.5-inch sampling barrel into native soils through hollow-stem steel probes. Soil samples were retrieved in acetate liners and were regularly checked for discoloration and chemical odor but no obvious evidence of contamination was noted. Once the sampling barrel was brought to the surface, soil targeted for laboratory analysis was immediately protected at both ends with Teflon tape, sealed with

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non-reactive caps, taped, and stored in an insulated container cooled with blue ice. A portion of the retained soil core was then placed in a plastic baggie to check for the presence of volatile organic compounds using a photionization field meter calibrated to benzene, but no evidence of contamination was noted.

The cores encountered groundwater at depths of 11-to-13 feet below ground surface and water grab samples were obtained from each boring using a GeoProbe™ disposable acrylic bailing system and dispensed directly into appropriate glass bottles, and placed in ice chests cooled with blue ice. Soil and groundwater samples were transported under appropriate chain-of-custody documentation to a State-certified laboratory (Entech Analytical Labs, State Certification #2346).

8.2 Lab Results: Three soil and three groundwater samples were tested for selected chemical scans including a chlorinated hydrocarbon solvent scan, petroleum hydrocarbons fuel scans (motor oil, stoddard solvent, kerosene diesel, gasoline), and volatile fuel compounds (MTBE, benzene, toluene, ethylbenzene, and xylenes). The results show that only trace-to-low level concentrations of solvent breakdown compounds were detected in the shallow groundwater samples (see analytical results, Figure 3). No other contaminant compounds were detected. A tabulated description of field observations and analytical results is presented below:

Table 2
Soil and Groundwater Analytical Results

<i>Boring ID#</i>	<i>Targeting?</i>	<i>LABORATORY RESULTS</i>	
		<i>SOIL</i> <i>(parts per million, mg/kg)</i>	<i>GROUNDWATER</i> <i>(parts per billion, µg/L)</i>
DP-1	Property transaction check for 1) potential historical releases from on-site boilers, tanks and land use (laundry business in early 1900's); and 2) check for potential fuel leak migration from an off-site source (adjacent property is a CLOSED fuel leak site).	<u>Soil @ 8'</u> Motor Oil = ND Diesel = 1.6** Gas + M-BTEX = ND	<u>Water at 12.5'</u> Chlorinated Solvent Scan: cis-1,2-DCE = 12. trans-1,2-DCE = 1.3 TCE = ND Motor Oil/Diesel = ND Gas + M-BTEX = ND
DP-2	Property transaction check for potential historical releases from on-site boilers, tanks and land use (laundry business in early 1900's, see Figure 3)	<u>Soil @ 8'</u> Motor Oil = ND Diesel = 1.2** Gas + M-BTEX = ND	<u>Water at 12.5'</u> Chlorinated Solvent Scan: cis-1,2-DCE = 18. trans-1,2-DCE = 1.1 TCE = 1.0 Motor Oil/Diesel = ND Gas + M-BTEX = ND

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<i>Boring ID#</i>	<i>Targeting?</i>	LABORATORY RESULTS	
		SOIL <i>(parts per million, mg/kg)</i>	GROUNDWATER <i>(parts per billion, µg/L)</i>
DP-3	Property transaction check for potential historical releases from on-site boilers, tanks and land use (laundry business in early 1900's, see Figure 3)	Soil @ 8' Motor Oil = ND Diesel = ND Gas + M-BTEX = ND	Water at 12.5' Chlorinated Solvent Scan: cis-1,2-DCE = 6.8 trans-1,2-DCE = ND TCE = 1.2 Motor Oil/Diesel = ND Gas + M-BTEX = ND

Notes: ND = chemical compound(s) not detected. ** = .Not a typical diesel pattern
 M-BTEX = Methyl tertiary butyl ether, benzene, toluene, ethylbenzene, and xylenes.
 cis-1,2-DCE = cis-1,2-Dichloroethene (MCL = 6 µg/L)
 trans-1,2-DCE = trans-1,2-Dichloroethene (MCL = 10 µg/L)
 TCE = Trichloroethylene (MCL = 5 µg/L)

Certified laboratory testing of collected groundwater revealed low level detection of the solvent breakdown product cis-1,2-Dichloroethene (cis-1,2-DCE) at concentrations which slightly exceed its State Maximum Cleanup Levels (MCLs) of 6 µg/L (parts per billion). Specifically, cis-1,2-DCE was detected at concentrations ranging from 6.8-to-18 parts per billion. In addition, trace levels of Trichloroethylene (TCE < 1.2 parts per billion) and trans-1,2-DCE (< 1.3 parts per billion), were detected well below their action levels of 5 and 10 parts per billion, respectively.

Again, the results show that only trace-to-low level concentrations of solvent breakdown compounds were detected in the shallow groundwater samples (see analytical results, Figure 3). No other contaminant compounds were detected. Specifically:

- Certified laboratory testing of soil samples collected at a depth of 8 feet below ground surface did not detect contaminant concentrations.
- Certified laboratory testing of collected groundwater revealed low level detection of the solvent breakdown product cis-1,2-Dichloroethene (cis-1,2-DCE) at concentrations which slightly exceed its State Maximum Cleanup Levels (MCLs) of 6 µg/L (parts per billion). Specifically, cis-1,2-DCE was detected at concentrations ranging from 6.8-to-18 parts per billion. In addition, trace levels of Trichloroethylene (< 1.2 parts per billion) and trans-1,2-DCE (< 1.3 parts per billion), were detected well below their action levels of 5 and 10 parts per billion, respectively.

In summary, the field and laboratory results indicate that non-significant, trace concentrations of degraded solvent compounds are present at the rear (eastern edge) of the Del Mar Theater. The residual plume does not appear to be significant in concentration or magnitude. The source of the contamination may be associated with historic land use as a dry cleaner (see Figure 3, 1905-1928). In addition, there is no apparent evidence that any former underground product tanks are still present at the site.

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9.0 LIMITATIONS AND EXCEPTIONS OF ASSESSMENT

This report and the associated work have been provided in accordance with the principles and practices generally employed by the local environmental consulting profession. This is in lieu of all other warranties, express or implied. This report has been prepared solely for our clients (City of Santa Cruz Redevelopment Agency). The assessment is provided so the client may make a more informed decision as to site conditions. This report shall not be relied upon by or transferred to any other party, or used for any other purpose, without the express written authorization of Weber, Hayes and Associates.

This ESA is not a regulatory compliance audit or an evaluation of the efficiency of the use of any hazardous materials at the site. No evaluation for the presence of asbestos-containing building materials, lead-based paint, urea-formaldehyde foam insulation, or other potentially hazardous building materials; methane; radon gas; lead in drinking water; or wetlands, is included in our assessment.

Our findings and opinions are based on information collected from regulatory agency files and lists, interviews, and site conditions at the time of our site reconnaissance on April 26, 2001 and drilling on April 12, 2001. Note that our findings and opinions are based on information that we obtained on specific dates through records review, site reconnaissance, and related activities. It is possible that other information exists or subsequently has become known, just as it is possible for conditions we observed to have changed after our observations.


The accuracy and thoroughness of any environmental assessment depend on a variety of factors and optimally will include soil and groundwater sampling. Weber, Hayes and Associates cannot and will not provide guarantees, certifications or warranties that the investigated property is or is not free of environmental impairment. Any person who is aware of any recognized environmental conditions of the site or surrounding areas that are different from those described in the report should report them immediately to this office for evaluation as part of an additional scope of work.

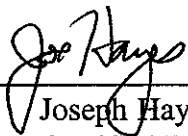
Thank you for this opportunity to be of service. Should you have any questions or comments regarding this project, please contact us at our offices.

Respectfully submitted,


WEBER, HAYES AND ASSOCIATES

A California Corporation

By: 
Patrick Hoban
Project Geologist

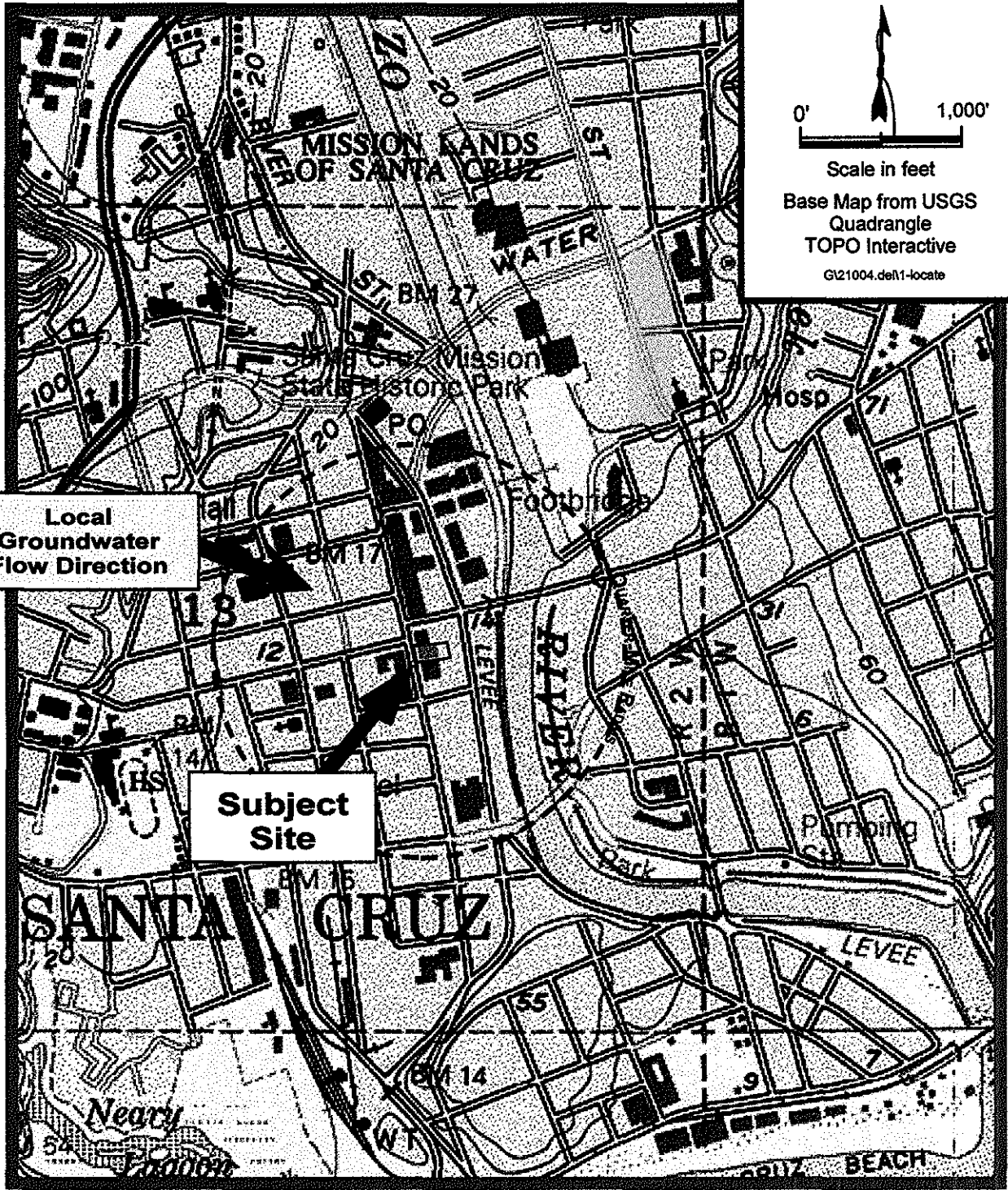
And: 
Joseph Hayes
Certified Engineering Geologist #1629
Certified Hydrogeologist #373

NORTH




0' 1,000'

Scale in feet
Base Map from USGS
Quadrangle
TOPO Interactive
G121004.del11-locate



**Local
Groundwater
Flow Direction**

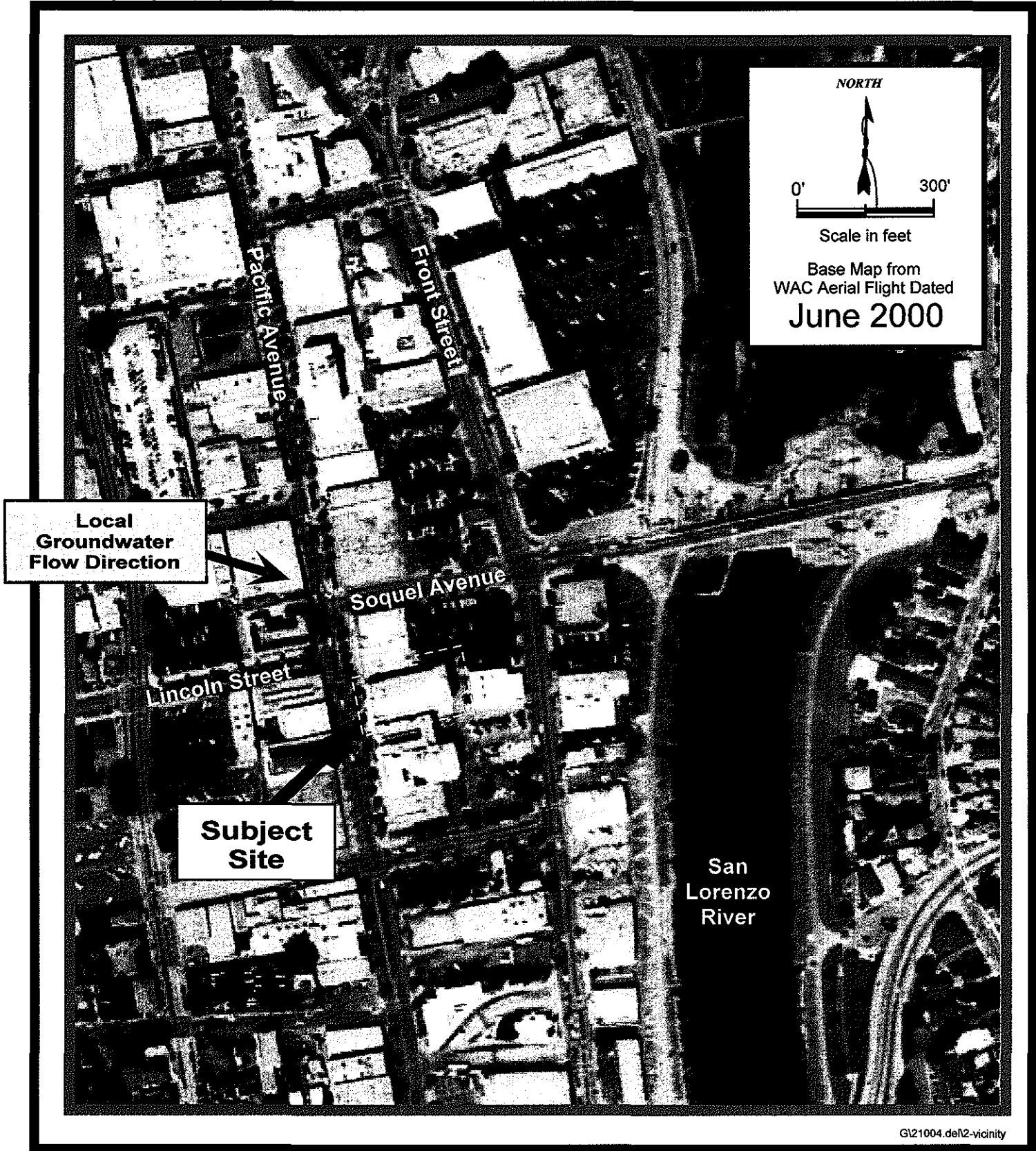
**Subject
Site**



Weber, Hayes & Associates
Hydrogeology and Environmental Engineering
120 Westgate Drive, Watsonville, Ca. 95076
(831) 722 - 3580 (831) 662 - 3100

Location Map
Phase I Environmental Site Assessment
Former Del Mar Theatre
1124 Pacific Avenue
Santa Cruz, California

**FIGURE
1
Job #
21004**



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120 Westgate Drive, Watsonville, Ca. 95076
(831) 722 - 3580 (831) 662 - 3100

Vicinity Map
Phase I/II Environmental Site Assessment
Former Del Mar Theatre
1124 Pacific Avenue
Santa Cruz, California

FIGURE
2
Job #
21004

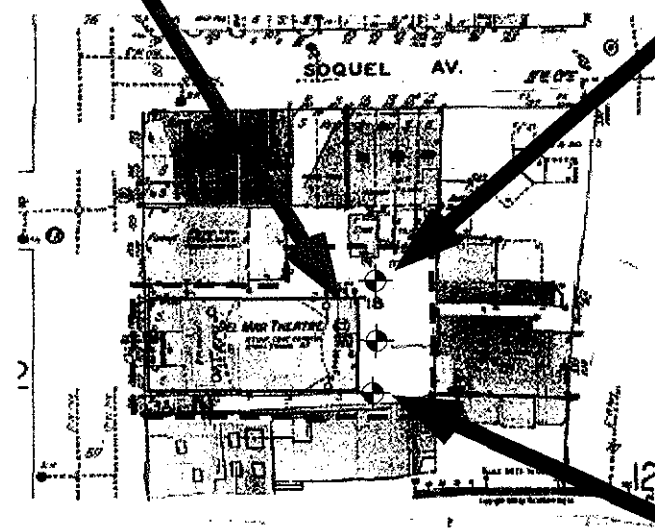
Furnace Room

DP-1
 Gas: ND
 Benzene: ND
 Diesel: ND
 Motor Oil: ND
Chlorinated Solvents:
 cis-1,2 DCE: 12.
 trans-1,2 DCE: 1.3
 TCE: ND.
 (No field evidence of chemical contamination in soil or groundwater)

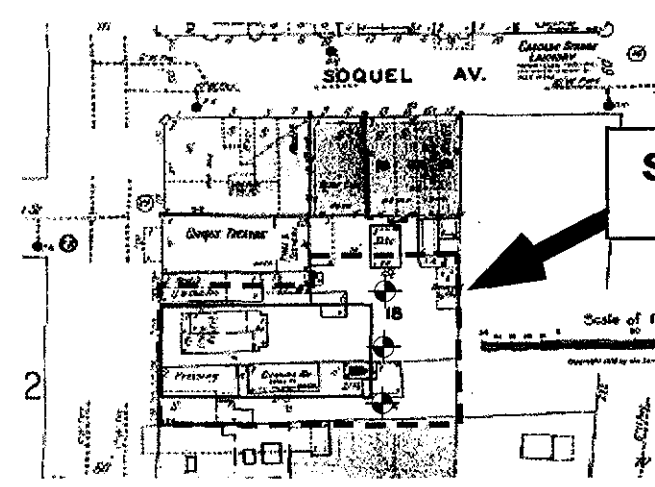
DP-2
 Gas: ND
 Benzene: ND
 Diesel: ND
 Motor Oil: ND
Chlorinated Solvents:
 cis-1,2 DCE: 18
 trans-1,2 DCE: 1.1
 TCE: 1.0
 (No field evidence of chemical contamination in soil or groundwater)

DP-3
 Gas: ND
 Benzene: ND
 Diesel: ND
 Motor Oil: ND
Chlorinated Solvents:
 cis-1,2 DCE: 6.8
 trans-1,2 DCE: ND.
 TCE: 1.2
 (No field evidence of chemical contamination in soil or groundwater)

Base Map from Sanborn Insurance Map
1950

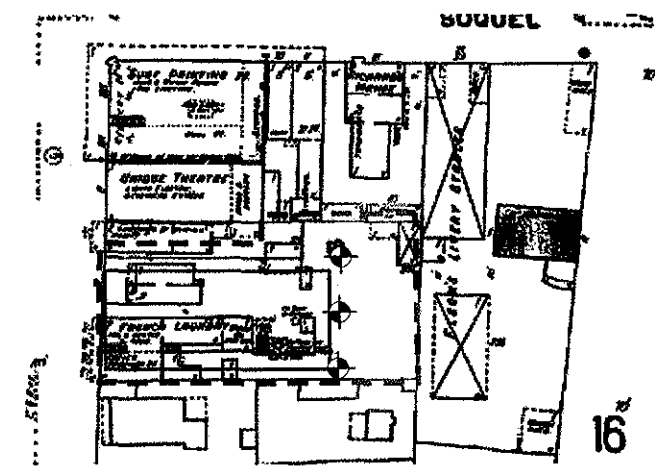


Base Map from Sanborn Insurance Map
1928



Local Groundwater Flow Direction

Base Map from Sanborn Insurance Map
1905



EXPLANATION

Groundwater concentrations are presented in PARTS-PER-BILLION (ug/L).

- Driven Probe Boring Location & Analytical Results. (Weber, Hayes and Associates, drilled April 4, 2001).
- Boring locations are approximate.
- No MTBE or BTEX constituents were detected in soil or groundwater.

NORTH



Scale in feet

Base Map from Sanborn Insurance Maps

File: 21004.de13-lab-gw

FIGURE 3
 Job # 24004

Groundwater Results & Historical Insurance Maps
 Phase I/II Environmental Site Assessment

Former Del Mar Theatre
 1124 Pacific Avenue
 Santa Cruz, California

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 Hydrogeology and Environmental Engineering
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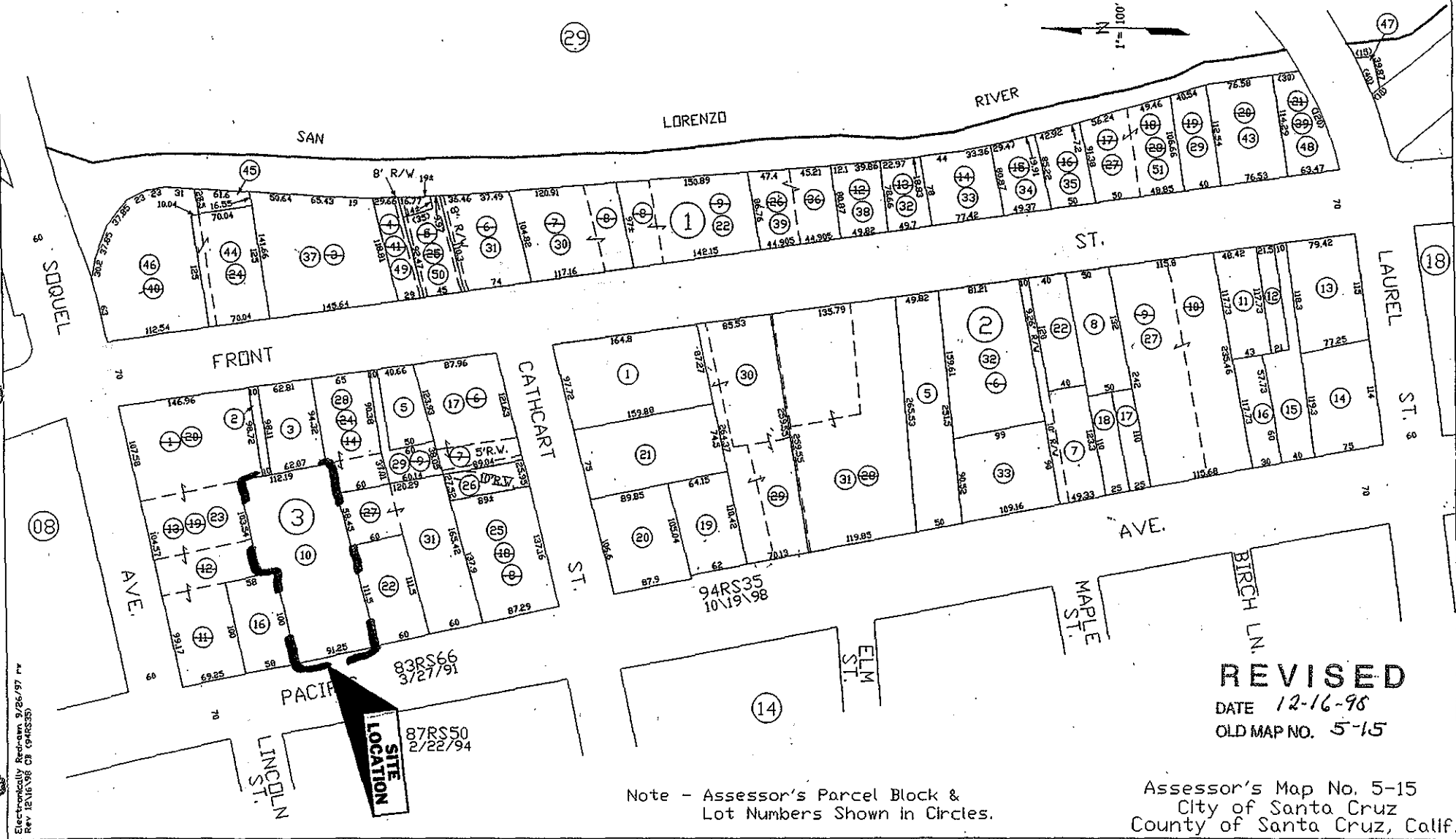
APPENDIX A

PHASE I HISTORICAL RESEARCH

- Tax Assessor's Map (1998)
- Sanborn Historical Maps (1988, 1950, 1928, 1905 & 1892)
- Reverse Telephone Directory Data (1926-1977)

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.

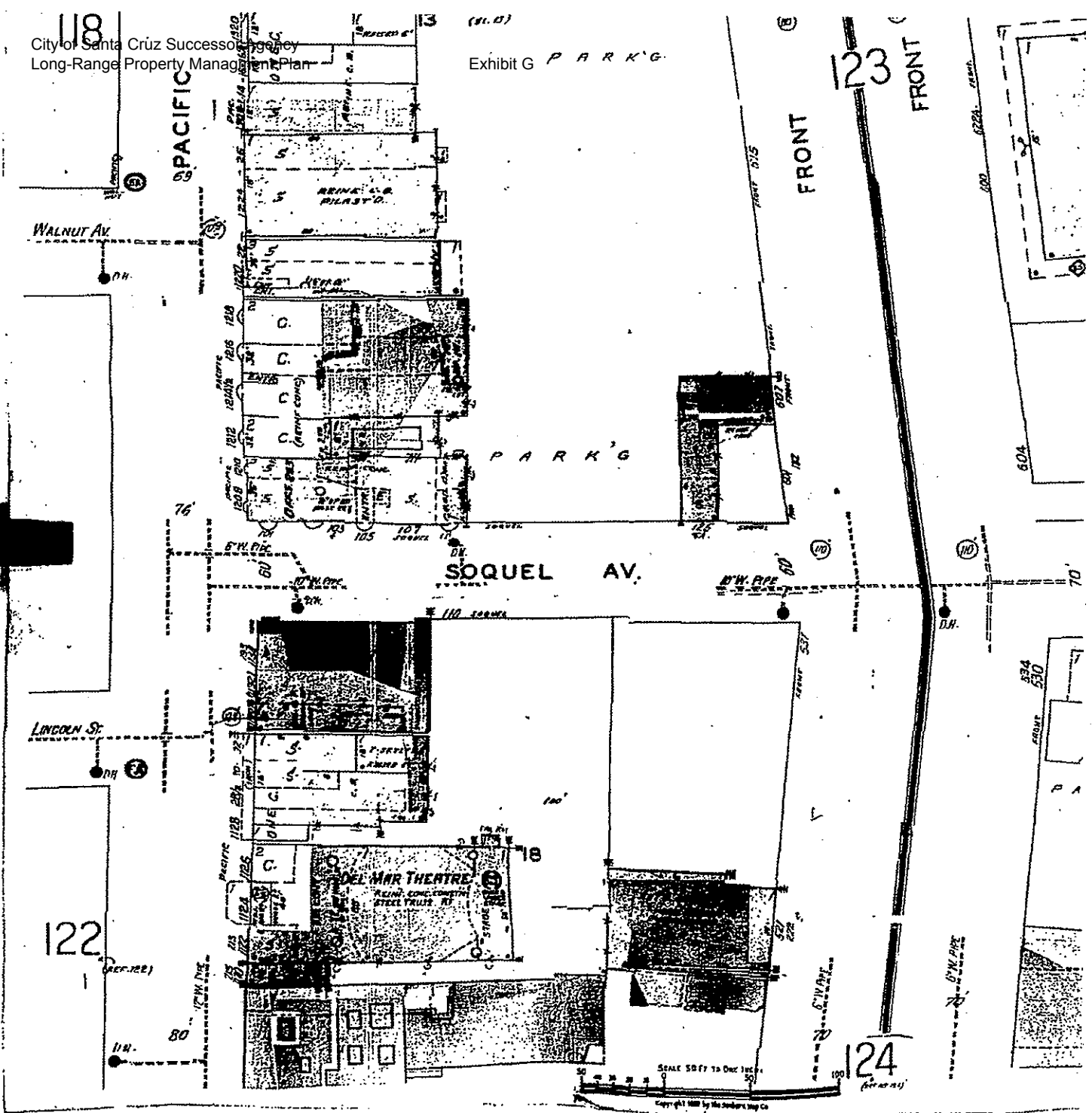
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Note - Assessor's Parcel Block & Lot Numbers Shown in Circles.

REVISED
DATE 12-16-98
OLD MAP NO. 5-15
Assessor's Map No. 5-15
City of Santa Cruz
County of Santa Cruz, Calif.

Electronically Redrawn 9/26/97 PW
Rev 12/16/98 CF (948335)



The Sanborn Library, LLC

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Year



Former Del Mar Theater
1124 Pacific Avenue, Santa Cruz

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1988 Historical Map

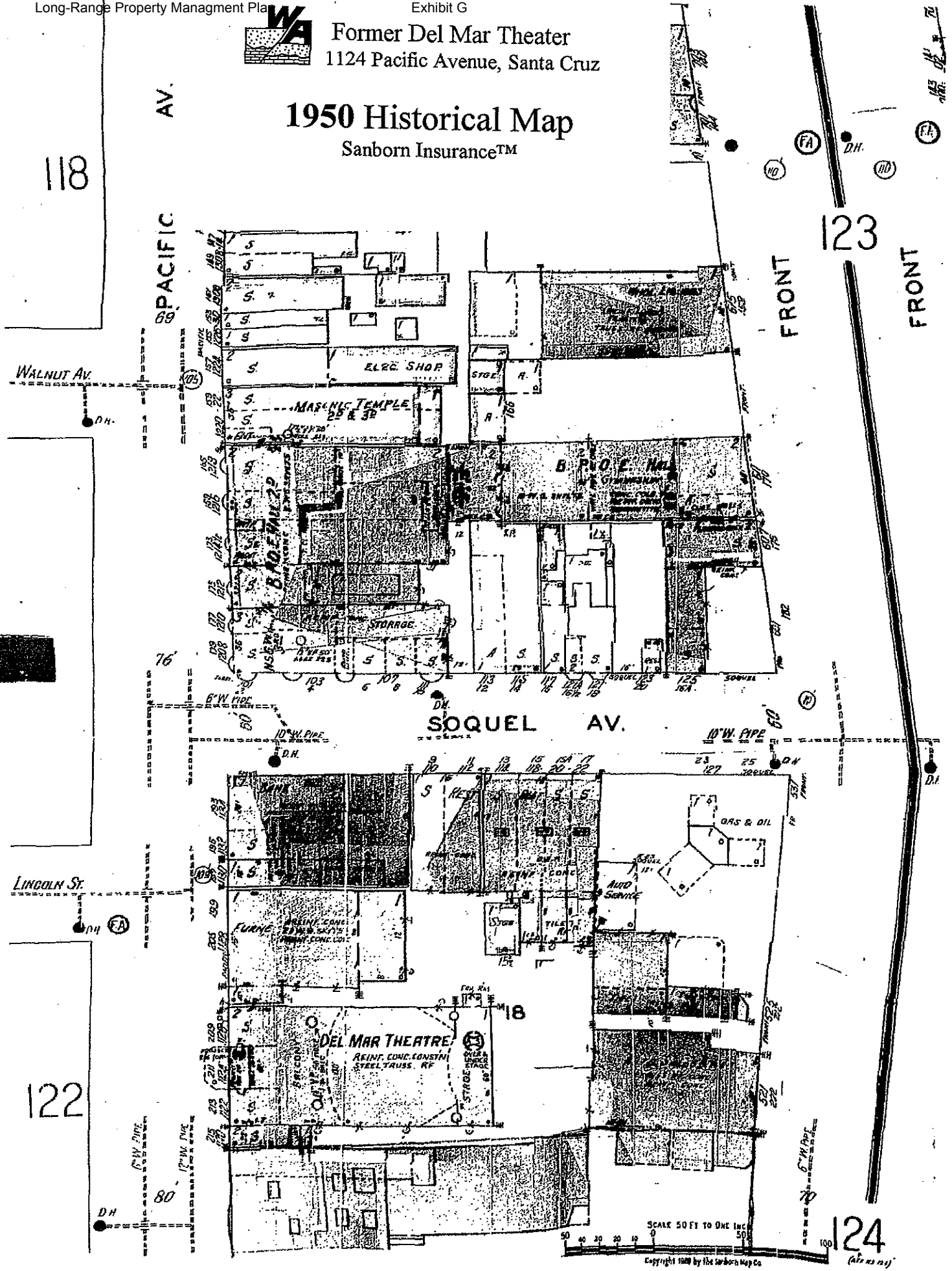
Sanborn Insurance™



Former Del Mar Theater
1124 Pacific Avenue, Santa Cruz

1950 Historical Map

Sanborn Insurance™



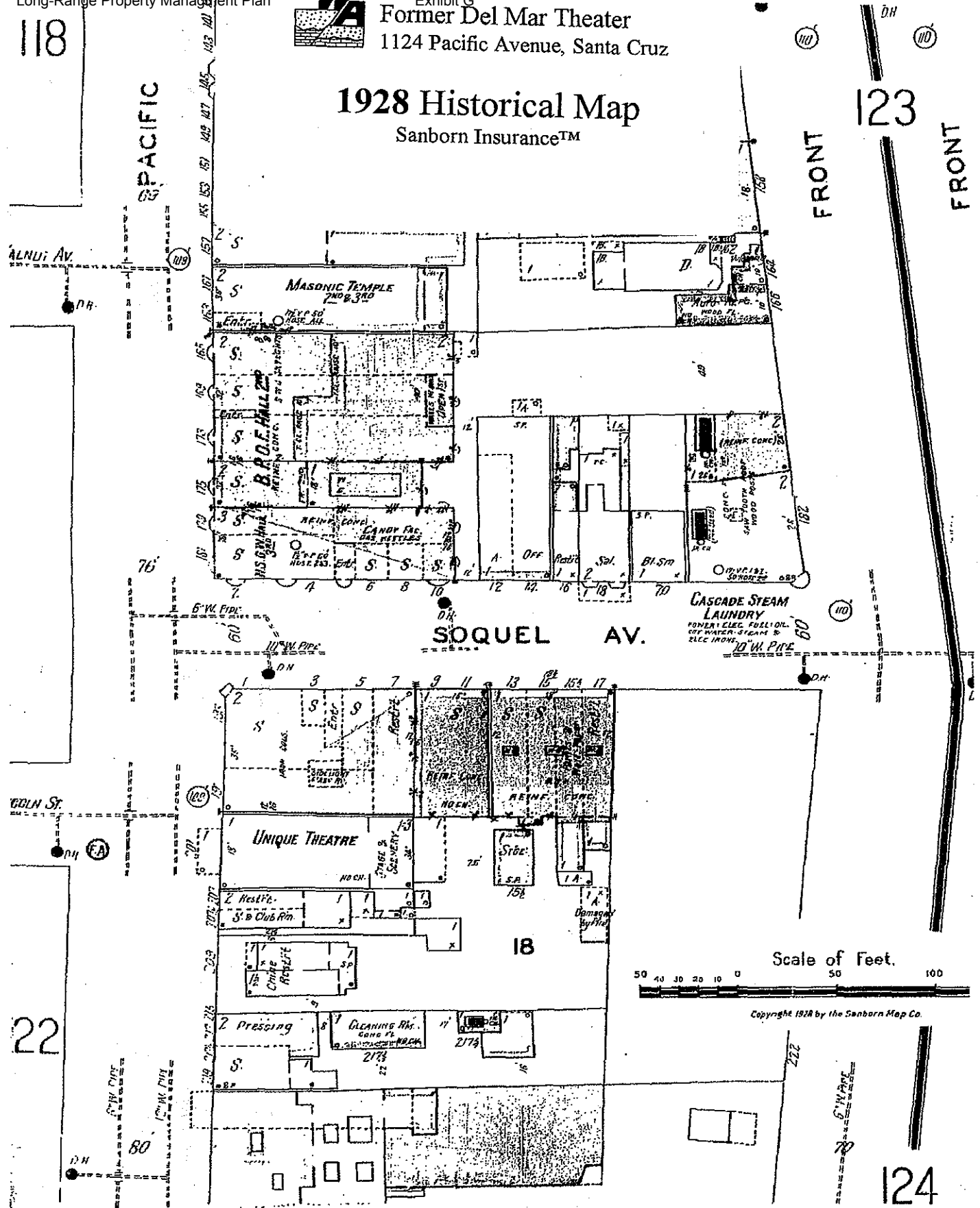
SCALE 50 FT TO ONE INCH
Copyright 1950 by the Sanborn Map Co.

124
(City of Santa Cruz)



1928 Historical Map

Sanborn Insurance™



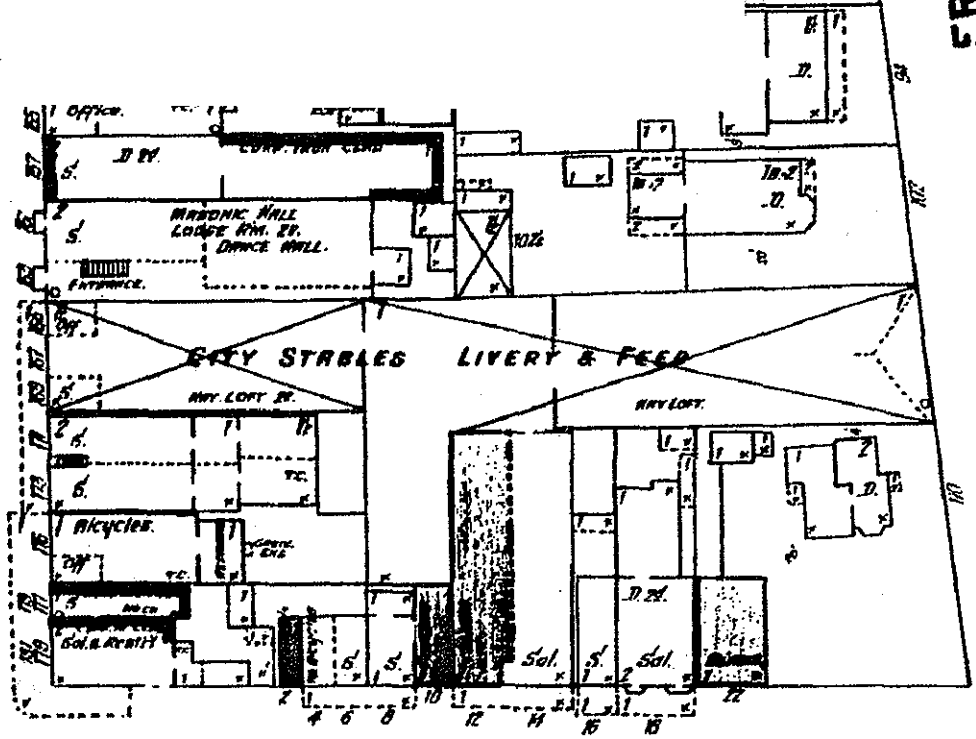


1905 Historical Map

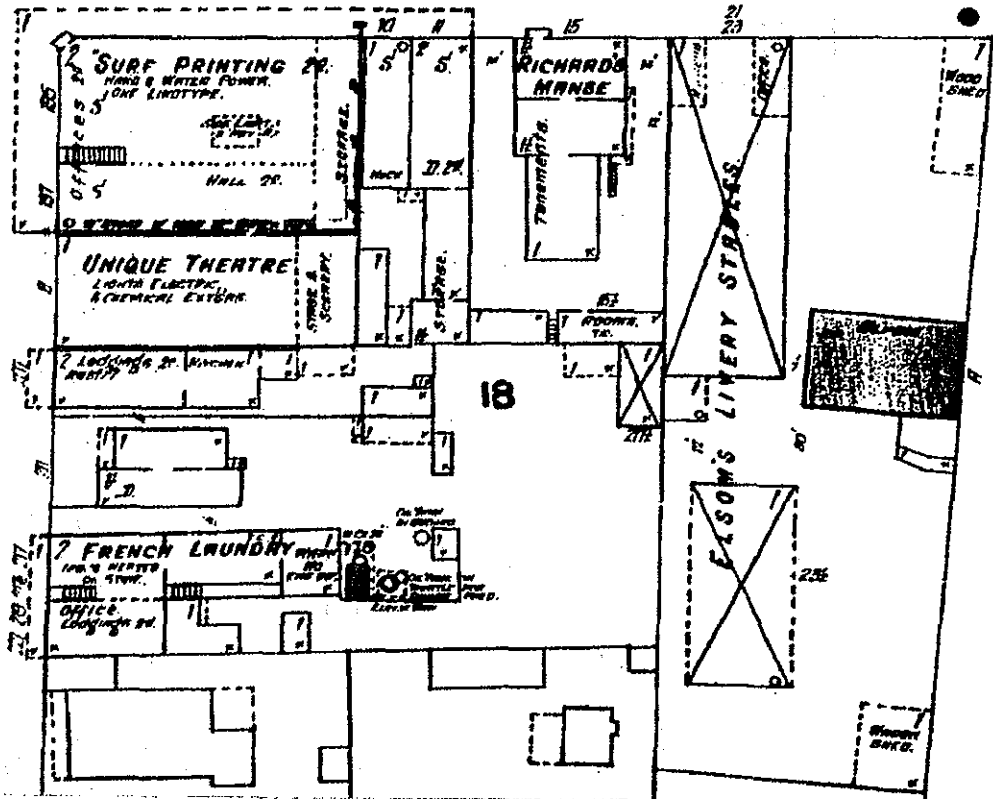
Sanborn Insurance™

PACIFIC

FRONT



SOQUEL



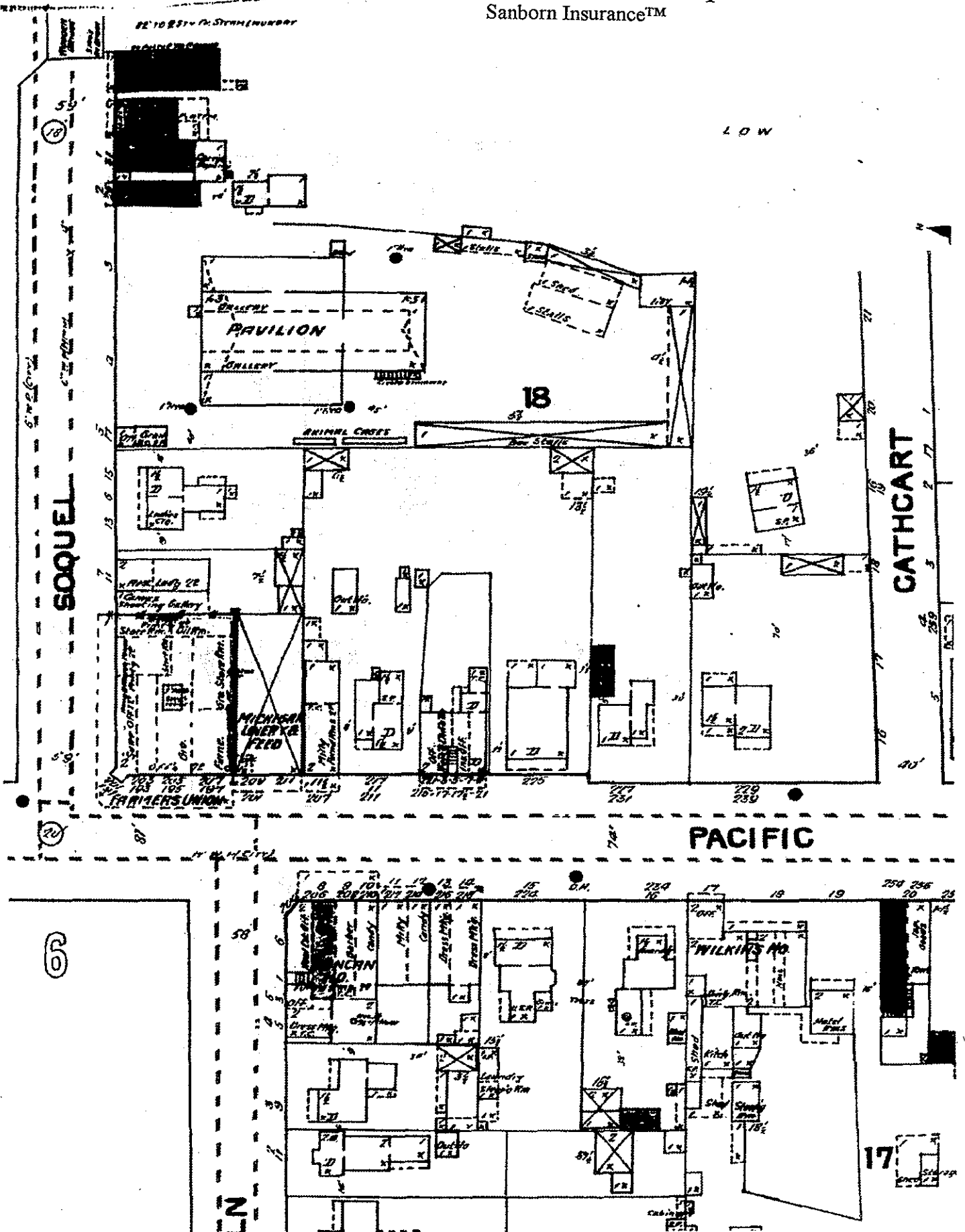
20

16



1892 Historical Map

Sanborn Insurance™

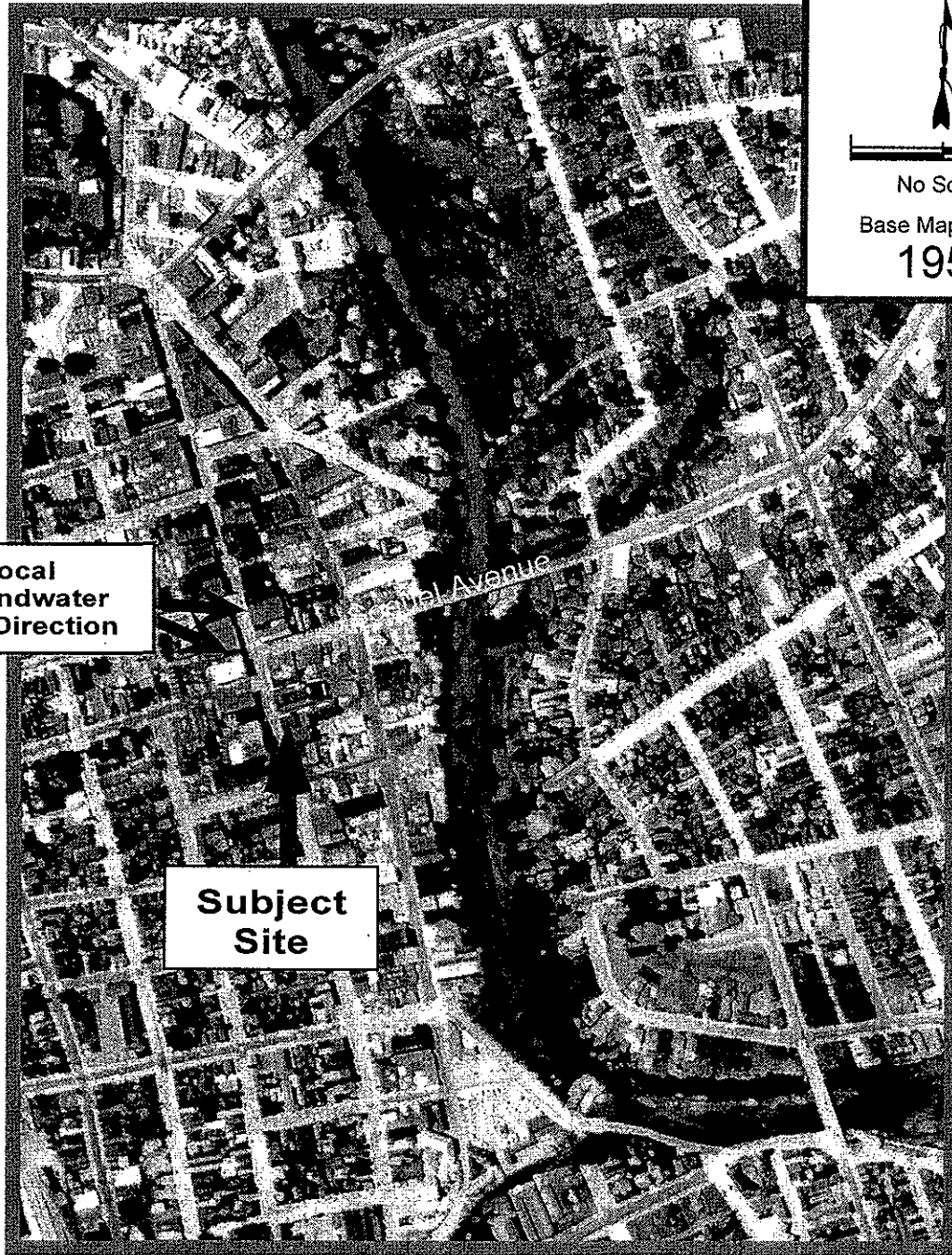


Date EDR Searched Historical Sources:
 City Directories February 15, 2001

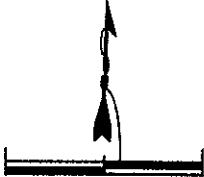
Target Property:
 1122-11266 Pacific Avenue
 Santa Cruz, CA 95060

<u>PUR ID</u> <u>Year</u>	<u>Uses</u>	<u>Portion-Findings</u> <u>(FIM Information Only)</u>	<u>Source</u>
1926	Address not Listed in Research Source		Polk's City Directory
1938	Address not Listed in Research Source		Polk's City Directory
1941	Address not Listed in Research Source		Polk's City Directory
1 1953	The Hub (1118) Del Mar Snook Shop (1120) Rysdam Hal Real Estate (1120) Del Mar Theatre (1124) Del Marette Fountain (1126) Pacific Furniture (1128) Family Fountain (1130)	N/A	Polk's City Directory
2 1959	The Hub (1118) Rysdam Harold Real Estate (1120) Siro's Barber Shop/Beauty Nook (1122) Theatre Del Mar (1124) Del Marette Fountain (1126) Allen-Smith Co (1128) Aquinas Shop (1130)	N/A	Polk's City Directory
3 1964	The Hub (1118) Rysdam Harold Real Estate (1120) Siro's Barber Shop/Beauty Nook (1122) Theatre Del Mar (1124) Del Marette Fountain (1126) Harnish Music Co Organs (1128) Santa Cruz Blueprint & Supply (1130)	N/A	Polk's City Directory
4 1969	The Hub (1118) Rysdam Harold Real Estate (1120) Beauty Nook (1122) Theatre Del Mar (1124) Del Marette Fountain (1126) Christian Science Reading Room (1128) Vacant (1130)	N/A	Polk's City Directory
5			

<u>PUR ID</u> <u>Year</u>	<u>Uses</u>	<u>Portion-Findings</u> <u>(FIM Information Only)</u>	<u>Source</u>
1974 (continued)	Santa Cruz Florist (1118) Rysdam Harold Real Estate (1120) Crucible Studios (1122) Theatre Del Mar (1124) Del Marette Fountain (1126) 2 Optometrist/Christian Science Reading Room (1128) Triad (1130)	N/A	Polk's City Directory
6 1977	Acapulco Restaurant (1118) Rysdam Harold Real Estate (1120) Crucible Studios (1122) Theatre Del Mar (1124) Del Marette Fountain (1126) Christian Science Reading Room (1128) - Bodacious Begonia (1128) Triad (1130)	N/A	Polk's City Directory



NORTH



No Scale
Base Map Dated
1957

**Local
Groundwater
Flow Direction**

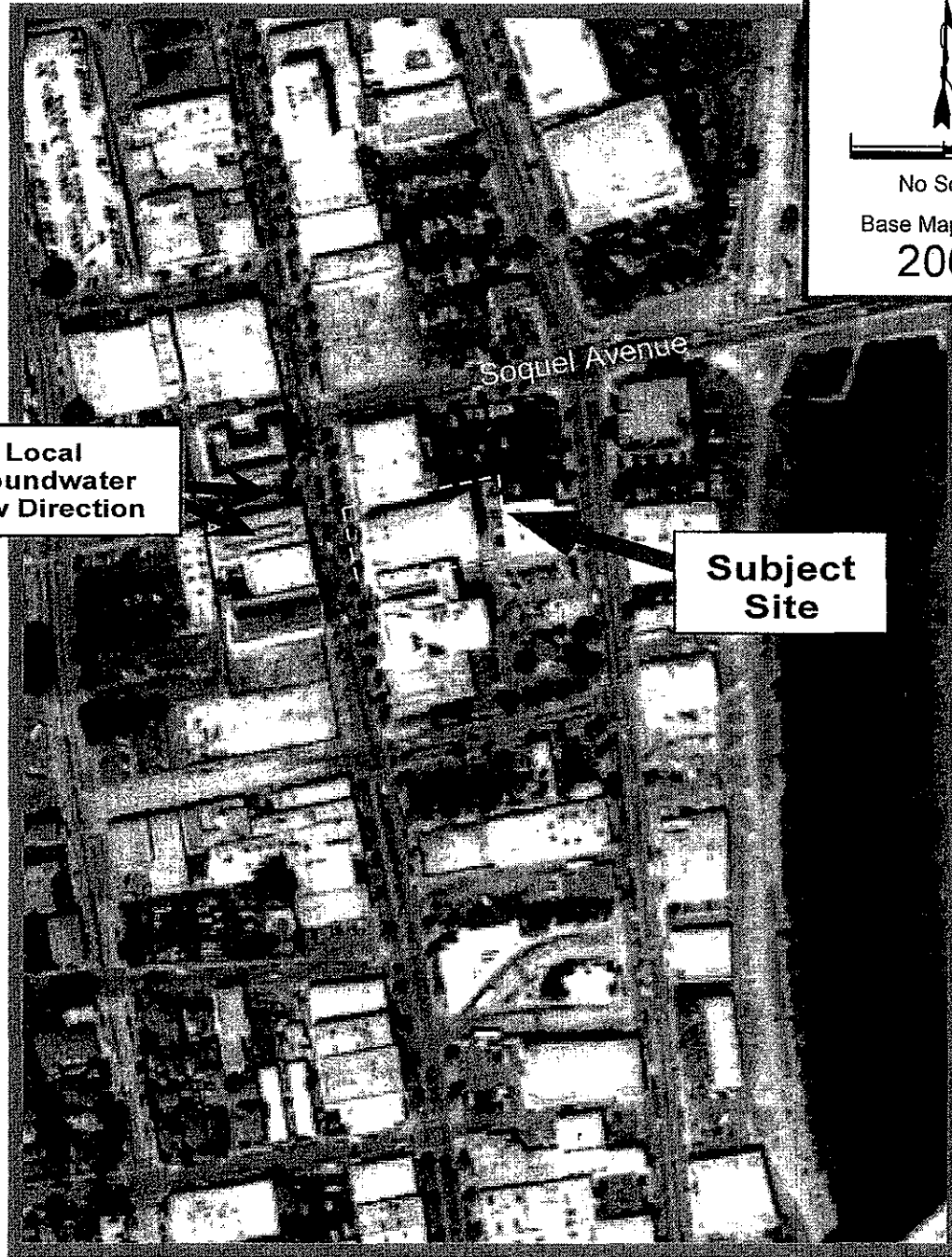
**Subject
Site**

ajob\21004\Figure\1956-air




Weber, Hayes & Associates
Hydrogeology and Environmental Engineering
120 Westgate Drive, Watsonville, Ca. 95076
(831) 722 - 3580 (831) 662 - 3100

1957 - HISTORICAL AERIAL PHOTO
Phase I/II Environmental Site Assessment
Former Del Mar Theatre
1124 Pacific Avenue
Santa Cruz, California



NORTH



No Scale
Base Map Dated
2000

Local
Groundwater
Flow Direction

Subject
Site

ajob\21004\Figure\2000-air



Weber, Hayes & Associates
Hydrogeology and Environmental Engineering
120 Westgate Drive, Watsonville, Ca. 95076
(831) 722 - 3580 (831) 662 - 3100

2000 - HISTORICAL AERIAL PHOTO
Phase I/II Environmental Site Assessment
Former Del Mar Theatre
1124 Pacific Avenue
Santa Cruz, California

APPENDIX B

Phase I/II Environmental Site Assessment
1124 Pacific Avenue, Santa Cruz, CA
June 1, 2001

APPENDIX B

PHASE I SUBJECT SITE INFORMATION

Site Inspection Checklist

Property Owner Questionnaire



Weber, Hayes & Associates

Hydrogeology and Environmental Engineering

120 Westgate Dr., Watsonville, CA 95076

(831) 722-3580 (831) 662-3100

Fax: (831) 722-1159

Phase I Environmental Site Assessment

SITE INSPECTION CHECKLIST

April 26, 2001

Project Name: **Former Del Mar Theater ESA**

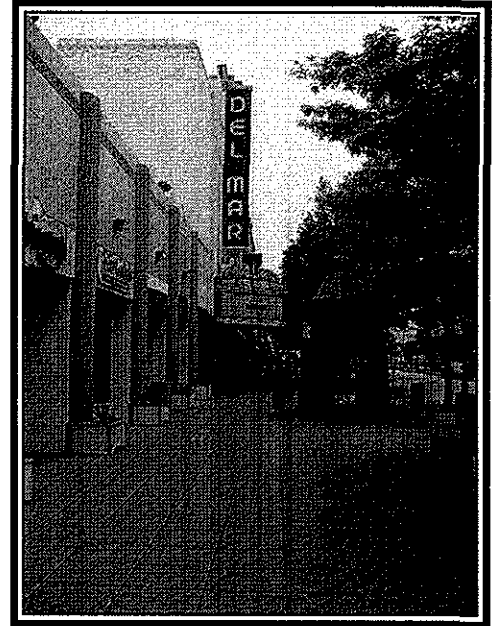
Site Address: **1124 Pacific Avenue, Santa Cruz**

(Current Business): *(commercial theater property, APN # 005-153-10)*

1. Current Uses of the Property (general description of the facility & commercial or industrial processes);

The tax assessor information sheet for the property shows the parcel size to be 19,645 ft² and the multi-level main building structure to have 20,246 ft² of space. The property lines form an irregularly-shaped rectangle (roughly 200'x 100'- see attached map) which is fully encapsulated by the theater building, concrete exit walkways, and asphalt parking at the rear.

- ▶ Topography: *The topographic elevation at the flat-lying property is approximately 10 feet above Mean Sea Level (MSL). The south flowing San Lorenzo River is located approximately 500 feet east of the site.*
- ▶ # of buildings + size/age/condition, occupants/vacancies & nature of business: *The site contains a single structure, the Del Mar Theater, which is located along the main business thoroughfare for downtown Santa Cruz. The concrete-constructed Del Mar Theater building footprint is approximately 160'x 75' in size and has primarily been used as a movie house (currently vacant). The structure also contains individual shop spaces having frontage along Pacific Avenue. The shop spaces are used for an import shop (#1120), a gift shop (#1122) and an tourist information center (#1126).*
- ▶ Site map provided? **Yes, attached.**
- ▶ Any indications of past site uses?: **No obvious evidence of land use changes.**



Del Mar Theater, Pacific Avenue



Del Mar Theater, rear view

Phase I ESA
Site Inspection Checklist

2. Site Infrastructure:

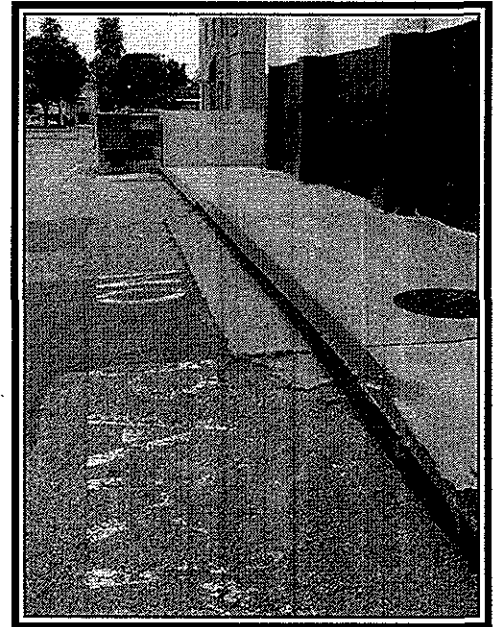
- ▶ Any wells, water tanks, water towers? Yes No
- ▶ Boiler/Furnace rooms? Yes No
- ▶ Electrical transformers? Yes No
 -Subsurface electrical vault and interior electrical wall panels.
- ▶ Septic System? Yes No
- ▶ Drainage wells or dry wells? Yes No

3. Evidence of Hazardous Material Storage/Use:

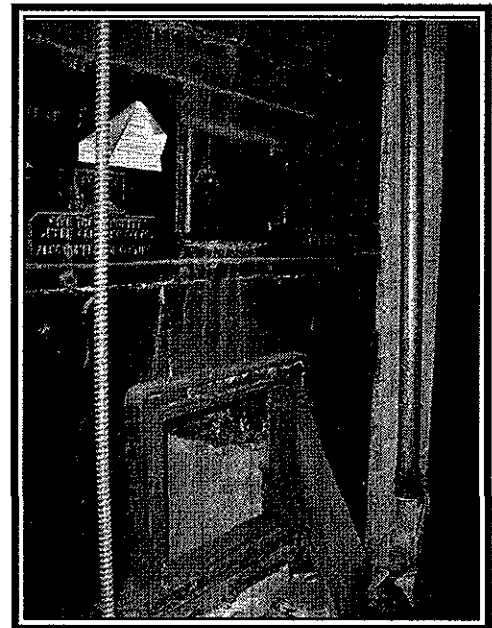
- ▶ Haz-mat storage area? Location? Yes No
 Some small quantity materials noted within storage rooms.
- ▶ Abandoned drums or containers? Yes No
- ▶ Above-ground storage tanks? Yes No
- ▶ Underground storage tanks, fuel dispensing equipment or vent pipes? Yes No

We discovered two, capped 2½-inch diameter pipes exiting the slab floor in the furnace room of the Del Mar Theater. The floor of this room is approximately 13 feet below street level. A heating-oil type petroleum hydrocarbon odor was noted from the pipes following wrenched removal of the caps.

The pipes took an immediate 90°-turn immediately below ground surface, in the direction of the back wall of the Del Mar Theater (closest to Front Street). We attempted to determine whether the pipes led to an existing underground tank by forcing a metal tape past the bend. We could extend the tape a length of 8-feet which is 3 feet beyond the back wall of the Del Mar before it could go no further. We completed an exploratory trench to search for piping and tanks which could have historically stored fuel for the theater's large, cast-iron furnace. No evidence of piping, tanks, or contamination was observed.



PG&E subsurface vault



Basement Furnace

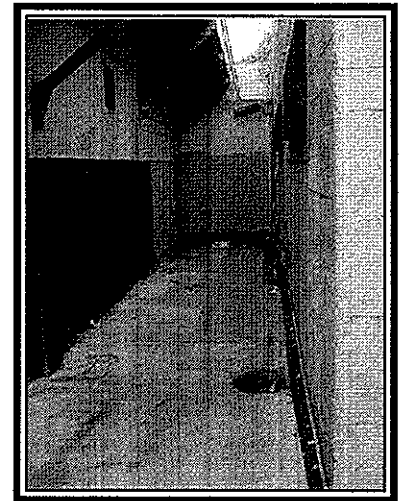
Phase I ESA
Site Inspection Checklist

- ▶ Pools of liquid or unusual odors?
Yes No
- ▶ Sumps, oil/water separators,
Yes No
- ▶ Unusual odors, staining,
Yes No
or distressed plants.



4. Exterior Observations:

- ▶ Exterior surface coverings?
Yes No
Concreted walkways and asphalt parking lot.
- ▶ Paving patches/staining?
Yes No
- ▶ Manholes/utility covers? (Describe) Yes No
Utility vaults (PG&E).
- ▶ Any Stacks visible on roof? Yes No
- ▶ Mounds or depressions? Yes No
- ▶ Do surface water catch basins drain? Yes No
Apparently; no ponded water noted.
- ▶ Any ditches or drainages? Yes No



Typical concrete walkways and surface drains.

5. Interior Observations:

- ▶ Maintenance areas?/Hydraulic equip? Yes No
Some small quantities of paints and lubricants observed in storage sheds and shelves.
- ▶ Interior floor integrity (good, satisfactory, poor)?
Concrete flooring in basement is lower in elevation than exterior groundwater.
- ▶ Interior floor patches or staining? Yes No
- ▶ Interior floor drains? (Outlet Sump?) Yes No
Sump pump apparently used for winter flooding conditions in basement.

6. Describe adjacent site uses. Any areas of concern?

Adjoining sites include contain commercial businesses including restaurants and retail clothing/gift sales. An adjoining parcel to the north (currently used as the parking lot for the New

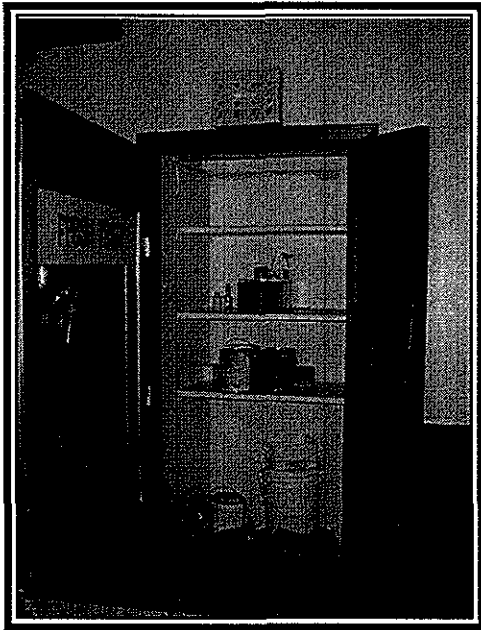
Phase I ESA
Site Inspection Checklist

Leaf Market) is a CLOSED fuel leak site. No other adjoining sites have documented chemical releases or environmental issues with overseeing regulatory agencies (See Site Map, Figure 2).

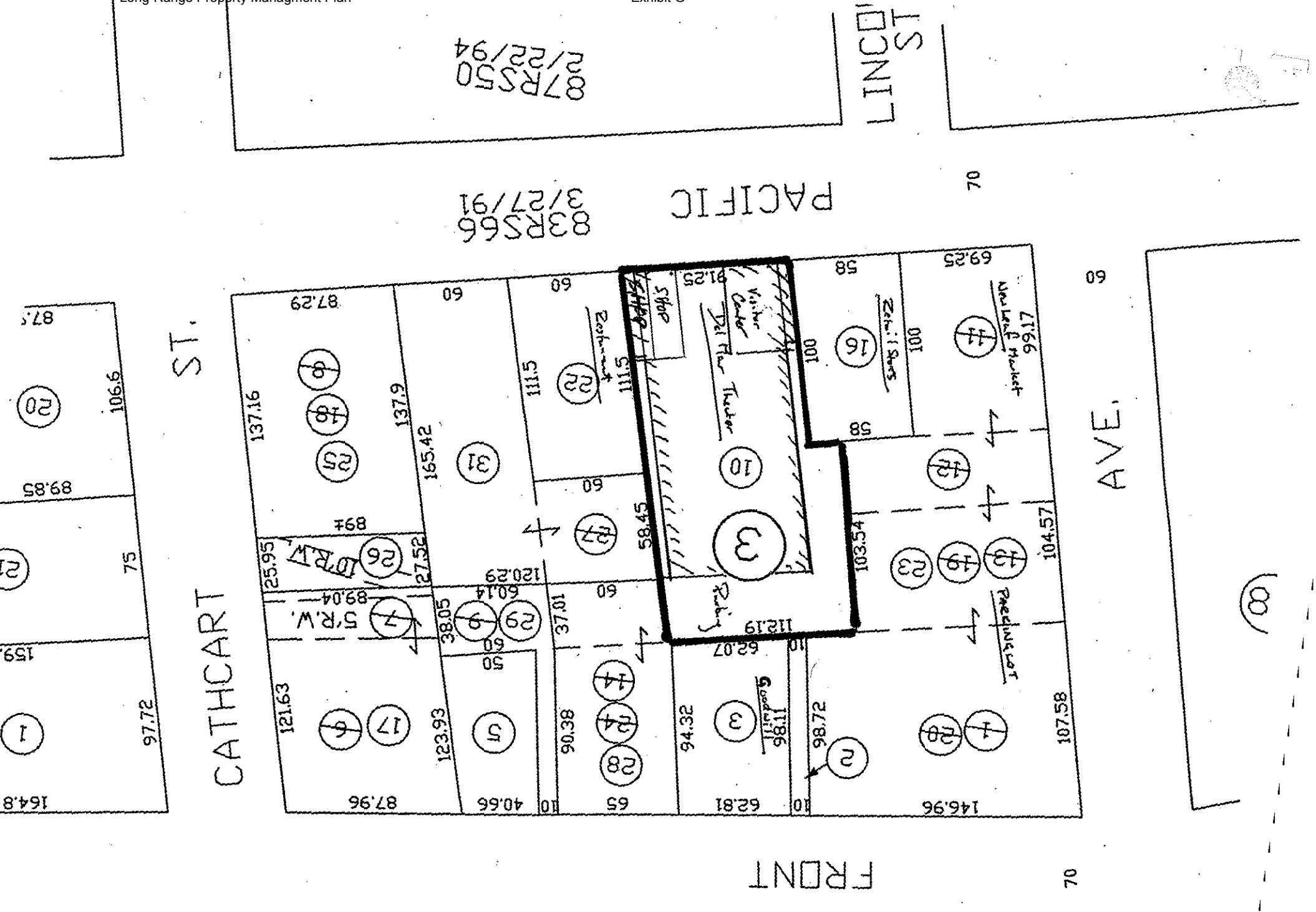
7. Any inaccessible areas of the property, interior or exterior?

No.

8. Additional comments or photos:



**Typical small quantity storage
of cleaning materials.**



87RS50
2/22/94

83RS66
3/27/91

LINCOLN ST

CATHCART ST.

PACIFIC ST.

AVE.

FRONT

00

70

70

70.04 112.54

**PHASE I ENVIRONMENTAL SITE ASSESSMENT
PROPERTY LAND USE QUESTIONNAIRE**

(To be completed by property owner, manager, or person most knowledgeable with current/past site land use)

Site/Facility Name: **Former Del Mar Theatre**
Site Address: **1122-1126 Pacific Avenue, Santa Cruz**

Name: _____ Title: _____

How long have you owned or been affiliated with the subject property? _____

1. CURRENT SITE USE:

a.) What business(es) currently operate at the site?

Movie theater

b.) Please give a brief description of any commercial or industrial processes which occur at the subject site (ie. what are the business operations):

limited food sales, Movie Viewing, Ticket Sales

c.) Approximately, how old are the existing site structures and what are they used for? Do you know of any previous structures at the site that have been demolished?

The building was built in approx 1932.
And has remained in the same use to current, with limited modifications

d.) Are chemicals or fuels used at the site? If so, please describe how are they used, and how any chemical wastes are disposed?

NO chemicals to my knowledge.
a small fuel (heating) tank was found,
has not been in use for some time

2. PREVIOUS OWNERS/OCCUPANTS: Do you know how the property was used prior to your ownership/use? (ie. residential, businesses, open space, agricultural, auto repair, etc.).

Historical Site Uses

Years of Use
(approximate)

Movie Theater Since built

To the best of your knowledge, has the property PREVIOUSLY been used as:

Yes No

- An industrial site (ie. manufacturing, processing, transportation):

Yes No

- A commercial business using bulk hazardous materials?:

Yes No

- A gasoline station or motor repair facility:

Yes No

- Landfill or junkyard?:

Yes No

3. HAZARDOUS MATERIAL USE or CHEMICAL RELEASES:

Are you aware of any of the following uses at the subject property (current or historical):

Yes No

- Small Quantity Storage of Fuels or Chemicals (< 15 gallon containers):

Yes No

- Bulk Quantity Storage of Fuels or Chemicals (> 15 gallon containers):

Yes No

- Underground or Aboveground Storage Tanks:

Yes No

- Subsurface Hydraulic Equipment (e.g. hydraulic lifts):

Yes No

- Agricultural Pesticide Use:

Yes No

- Any Known Chemical Spills or Releases:

Yes No

- Regulatory Required Subsurface Investigations and/or Reports:

Yes No

- Groundwater Monitoring Wells:

Yes No

Please provide details for any yes-checked boxes:

a small fuel (Heating oil) tank was found.

4. SITE INFRASTRUCTURE

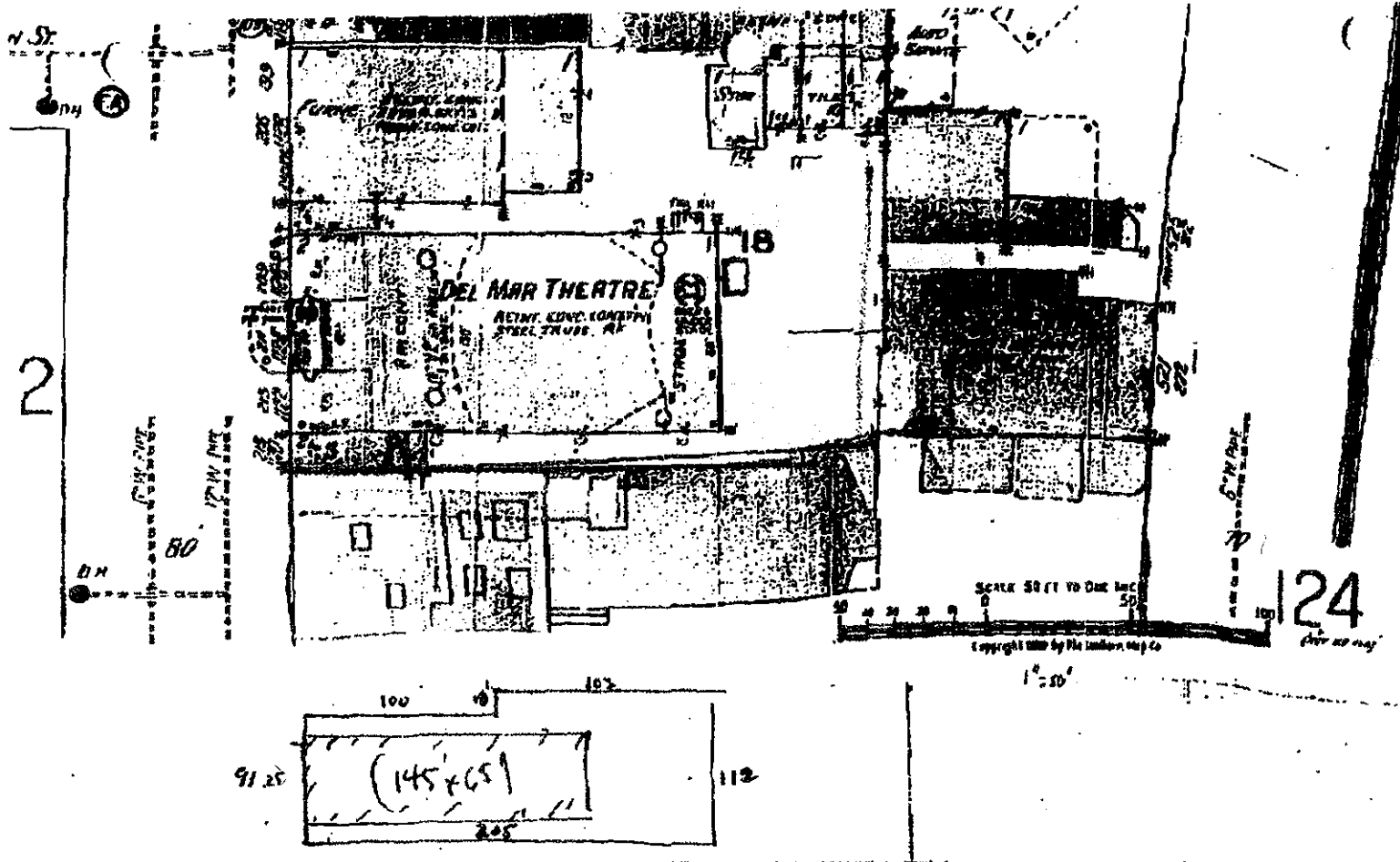
<p>- WATER: What is the source of potable water for the property?</p> <p>- Do you know of any active, inactive, destroyed, or abandoned water wells on the property?</p>	<p>Municipal water supply: <input checked="" type="checkbox"/></p> <p>Onsite groundwater well: <input type="checkbox"/></p> <p><u>NO</u></p>
<p>- EXTERIOR SURFACE DRAINAGE: How are surface water runoff and roof drain runoff managed at the site?</p> <p>[i.e. drainage wells, drains and catch basins (sumps), municipal storm sewer hookup?]</p>	<p><u>municipal Hookup</u></p> <p>(Please attach a copy of any Water Discharge Permits)</p>
<p>- INTERIOR FACILITY DRAINS & SUMPS: Is there a floor drain system within any of the site structures? (If so, where do the drains discharge?)</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <u>in Bathrooms, to city system</u></p> <p>(Please attach a copy of any Water Discharge Permits)</p>
<p>- SEPTIC SYSTEM: Do you know of any operating/closed septic systems/leach-lines on the property?</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>(If yes, please identify location on a site map)</p>
<p>- HEATING: What is the source of the site's heating and cooling?</p> <p>Was heating oil ever used/stored?</p> <p>Are there transformers on the property?</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> <u>Current Heating is with modern HVAC System</u></p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> <u>electricity?</u></p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>

5. ADJOINING PROPERTIES: Do you know the current or previous uses of adjoining properties?

yes: Retail uses

SIGNATURE: William Ow Date: 5/21/01

TITLE: Real Estate Agent



FROM : WEBER HAYES AND ASSOCIATES
FRX NO. : 8317221159

Jun. 04 2001 05:36PM PS

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1950
Year

The Sanborn Library, LLC

RAK
EDR Research Associate

000000001100
NO WRITING
PRINT TO GO UNIT

City of Santa Cruz Successor Agency
FROM: RABER PROJECTS AND ASSOCIATES

FAX NO. (831) 722-1159

Jun. 04 2001 06:34PM P1



Weber, Hayes & Associates

Hydrogeology and Environmental Engineering

120 Westgate Dr., Watsonville, CA 95076

(831) 722-3580 (831) 662-3100

Fax: (831) 722-1159

Re-FAX 6/4/01

FAX TRANSMISSION

Page 1 of 5

To: Mr. William Ow

Fax #: 476-2968

From: Patrick Hoban

Date: April 24, 2001

Subject: Former Del Mar Theater, 1124 Pacific Avenue, Santa Cruz, California
- Attached Property Land Use Questionnaire for an ESA

Hello William: Nice talking with you this morning. As discussed, we have been hired by the City of Santa Cruz Redevelopment Agency to complete an Environmental Site Assessment for the former Del Mar Theater parcel. We have a standard land use interview form which needs to be completed..

The interview calls for completion of the attached Questionnaire by a person knowledgeable with the current and historical property use. It is likely that many of the interview questions are not applicable as the ESA is designed primarily for commercial-industrial land use where chemicals are used. - please write in NA or not applicable where appropriate.

Thank you for your help and please feel free to call me with any questions you may have 722-3580.

Sincerely,

Patrick Hoban
Patrick Hoban
Project Geologist

Attachments: Property Owner Questionnaire (3 pages) + historical maps (for your information, 1 pages)

Weber, Hayes & Associates
Phone: (831)-722-3580

Visit our Website at: <http://www.weber-hayas.co>
Email: pat@weber-hayas.com

Phase I/II Environmental Site Assessment
1124 Pacific Avenue, Santa Cruz, CA
June 1, 2001

APPENDIX C

PHASE II DRILLING AND LAB DATA

Drilling Logs and Field Sheets (April 12, 2001)
Exploratory Trenching for Potential UST (May 23, 2001)
Certified Analytical Report (tested soil and groundwater)



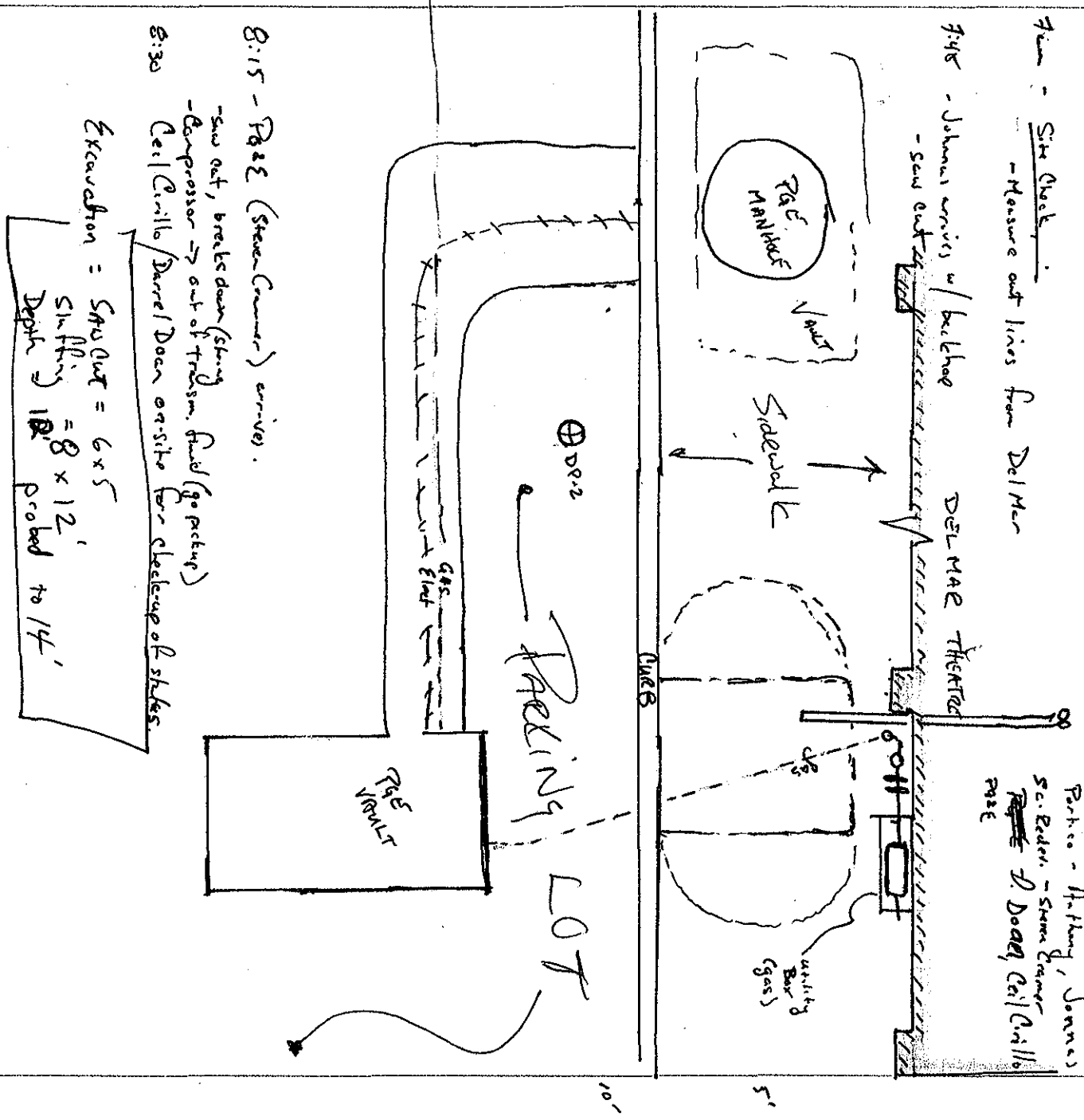
Exhibit G

21 Mar Theater - Check for Potential UST

Wed, May 23, 2001

TRAIL-SITE

with - PH
 Parkes - Anthony, Jones
 Sr. Editor - Steve Cramer
~~Paul~~ D. Doan, Cecil Cirillo
 PAK



8:15 - PAK (Steve Cramer) arrives.

- Saw out, breaks down (Sling
 - Compressor → out of transm. fluid (go pickup)

8:30 Cecil Cirillo / Barrel Down on-site for clearance of shales.

Excavation = 6x5
 Sl. Fl. = 8x12'
 Depth = 10' probed to 14'

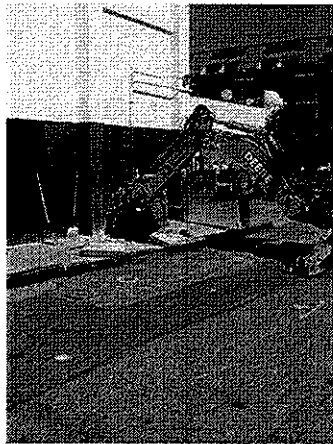
- Sluffing, casing prevented overexcavation to uncover pipes
- No evidence of any tank, piping or contamination.

- Return to bulkfill & compact.

Del Mar - Check for Heating Oil Tank



1-Sawcut.JPG



2-Concrete Removal.JPG

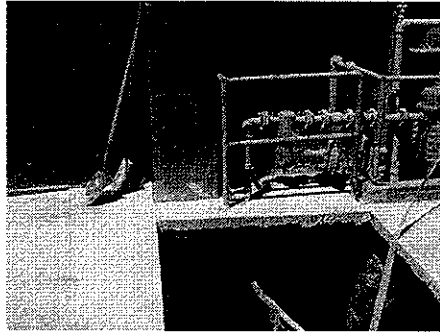


3-Gas Line.jpg

Del Mar - Check for Heating Oil Tank



4-Dig Out to 12'.JPG



5-Excavation Limits.JPG



Weber, Hayes and Associates
 Hydrogeology and Environmental Engineering
 120 Westgate Drive, Watsonville, CA, 95076
 (831) 722-3580 fax (831) 722-1159

Log of Borehole: DP-3

Date: April 12, 2001

Project: Del Mar Theater Phase II ESA / 21004

Location: 1124 Pacific Avenue, Santa Cruz, California

Drill Method / Driller: Hydraulic Driven Probes / ETM (Tyrone)

Logged & Sampled by: Chad Taylor

SAMPLE INFORMATION				SUBSURFACE PROFILE				
Depth (feet bgs)	Sample Collected	Sample ID	Recovery	PID Reading	Groundwater	Lithologic Symbol	USCS Letter Symbol	Lithologic Description
1								ASPHALT
2		DP-3a		0				Poorly Graded SAND with Silt , dark yellowish brown (10 YR 3/4), dry to damp, loose, dominantly fine grained sand with few medium grains, subangular to rounded grains, 10 % silts, no plasticity, no HC odor or discoloration.
3								
4		DP-3b		0				Silty SAND , light yellowish brown (10 YR 6/4), damp to moist, medium dense, poorly graded, dominantly fine grained sand with trace medium grains, subrounded to rounded grains, 25-30 % silts, trace clay binder, no plasticity, no HC odor or discoloration.
5								
6		DP-3c		0				
7								
8		DP-3d		0				
9								
10		DP-3e		0				
11								Well Graded SAND , very pale brown (10 YR 7/4), dry, very loose, mostly medium grained sands, with some fine grains, sands are subrounded to rounded, < 5 % silts, no plasticity, no HC odor or discoloration.
12		DP-3 H2O						Silty SAND , light yellowish brown (10 YR 6/4), saturated, medium dense, poorly graded, dominantly fine grained sand with trace medium grains, subrounded to rounded grains, 25-30 % silts, trace clay binder, no plasticity, small pockets of gray (10 YR) silts, no HC odor or discoloration.
13								
14								
15								
16		DP-3g						
17								
18								
19								
20								



Weber, Hayes & Associates

Hydrogeology and Environmental Engineering

120 Westgate Dr., Watsonville, CA 95076

(831) 722-3580 (831) 662-3100

Fax: (831) 722-1159

INDICATE ATTACHMENTS THAT APPLY

<u> </u>	COC's
<u> </u>	Site Map
<u> </u>	Geologic Logs
<u> </u>	Photo Sheet
<u> </u>	Chargeable Materials
<u> </u>	Data Sheets

<i>Client: Santa Cruz Redevelopment Agency - Del Mar Theater ESA</i>	<i>Date: 4/12/01</i>
<i>Site Location: 1124 Pacific Avenue, Santa Cruz</i>	<i>Study #: 21004</i>
<i>Field Tasks: <input type="checkbox"/> Drilling <input type="checkbox"/> Sampling <input type="checkbox"/> Other(see below): Hydraulic Driven Probe Drilling</i>	<i>Weather Conditions: clear + warm</i>
<i>Personnel/Company On-Site: Chad Taylor (Weber, Hayes and Associates: WHA)</i>	

Time:

<i>0840 → Arrive onsite.</i>
<i>• Prep field equipment.</i>
<i>• Locate USA underground utility markings.</i>
<i>• Determine three Drive Probe locations.</i>
<i>0900 → Environmental Testing + Management (Tyronne + Paul).</i>
<i>• Setup Driven Probe equipment.</i>
<i>• Setup over DP-1.</i>
<i>0920 → Begin Drilling DP-1.</i>
<i>1020 → Complete Drilling + Sampling @ DP-1. Soil samples collected @ 2' (DP-1a) + 8' (DP-1d) + 12.5' (DP-1f)</i>
<i>Mobilize to DP-2 + Begin Drilling.</i>
<i>1120 → Complete Drilling + Sampling @ DP-2. Soil samples collected @ 2' (DP-2a) + 12.5' (DP-2f).</i>
<i>Mobilize to DP-3 + Begin Drilling.</i>
<i>1220 → Complete Drilling + Sampling DP-3. Soil samples collected @ (DP-3a) + (DP-3f)</i>
<i>Fill DP-1, 2 + 3 with portland slurry to ground surface.</i>
<i>Cleanup.</i>
<i>133 → Leave Site.</i>
<i>Log Samples on COC.</i>
<i>at 4/12/01</i>

[Handwritten Signature]

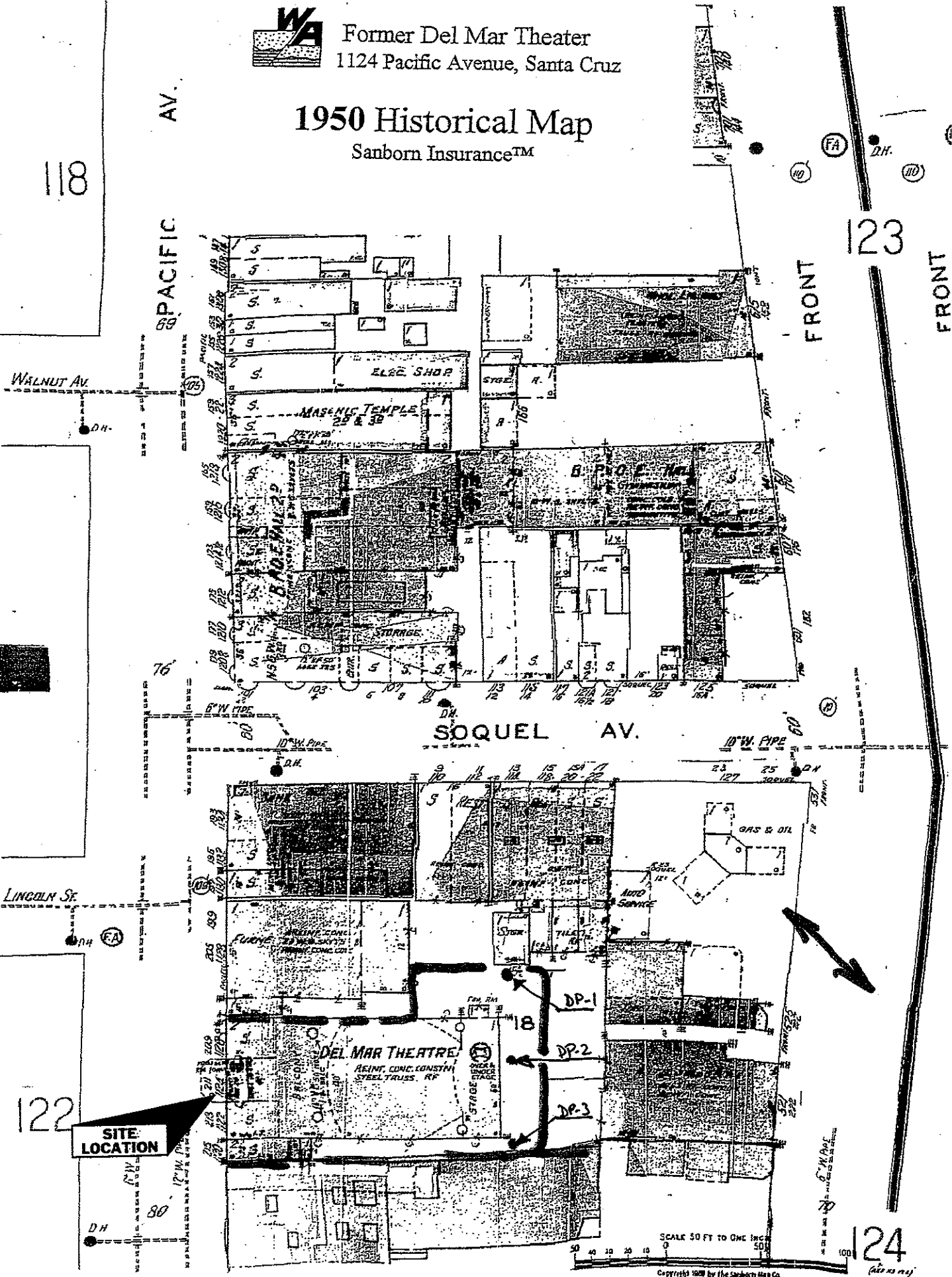
Signature of Field Personnel & Date



Former Del Mar Theater
1124 Pacific Avenue, Santa Cruz

1950 Historical Map

Sanborn Insurance™



118

AV.
PACIFIC

FRONT

123

FRONT

WALNUT AV.

SOQUEL AV.

LINCOLN ST.

122

SITE LOCATION

SCALE 50 FT TO ONE INCH

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124



CHAIN -OF-CUSTODY RECORD

PROJECT NAME AND JOB #: Del Mar Theater Phase II

LABORATORY: Entech Analytical

SEND CERTIFIED RESULTS TO: Chad Taylor

TURNAROUND TIME: Normal 24hr Rush 48hr Rush 72hr Rush

Sample ID# & Depth	Date	SAMPLE CONTAINERS				REQUESTED ANALYSIS							
		40 mL VOAs (preserved)	1 Liter Amber Jars	___ mL Poly Bottle	Liner Acetate or Brass	Total Petroleum Hydrocarbons			Volatile Organics		Additional Analysis		
						Extractable Fuel-Scan (w/Standard Silica-Gel-Cleanup)	Purgeable Fuel-Scan (w/MTBE & BTEX)	Gasoline & MTBE-BTEX by EPA Method# 8015M- & 8020	MTBE by EPA Method# 8260	SOLVENTS by EPA Method# 8010	LUFT 5 Metals	Title 22 General Physical and Inorganic Minerals	
DP-1	12.5'	4/12/01	5	2			X		X		X		25211-001
DP-2	12.5'		5	2			X		X				002
DP-3	11.5'		5	2			X		X				003
DP-1d	8'						X		X				004
DP-2d	8'						X		X				005
DP-3d	8'						X		X				006
DP-(1a, 2a, 3b)	2'	↓									X		→ Please Composite Samples. 007 008 009 010

RECEIVED BY:

Date & Time

RELEASED BY:

Date & Time

SAMPLE CONDITION:

(circle 1)

- 1.) Sampler: [Signature]
- 2.) [Signature] #1013
- 3.) Joseph Machado
- 4.) _____
- 5.) _____

- 4/12/01 1500
- 4/13/01 1000
- 4/13/01 1118
- _____
- _____

- [Signature]
- _____
- _____
- _____
- _____

- 4/13/01 1010
- _____
- _____
- _____
- _____

- | | | |
|---------|---------------------|--------|
| Ambient | <u>Refrigerated</u> | Frozen |
| Ambient | Refrigerated | Frozen |
| Ambient | Refrigerated | Frozen |
| Ambient | Refrigerated | Frozen |
| Ambient | Refrigerated | Frozen |

NOTES - Lab to complete the following if box is checked:

- If MTBE is detected by EPA Method 8020, please confirm detections by EPA Method 8260 with a minimum detection limit of 5 ug/L, and report only confirmed 8260 detections.
- For MTBE-analyzed samples with non-detectable results (ND) but having elevated detection limits please confirm by EPA Method #8260.
- Please use MDL (Minimum Detection Limit) for any diluted samples.

Additional Comments

Please Composite Samples DP-1a, 2a, 3b.

Entech Analytical Labs, Inc.

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

Weber, Hayes and Associates
 120 Westgate Drive
 Watsonville, CA 95076
 Attn: Chad Taylor

Date: 4/20/01
 Date Received: 4/13/01
 Project Name: Del Mar Theater Phase II
 Project Number:
 P.O. Number: Del Mar Theater Phase II
 Sampled By: Chad Taylor

Certified Analytical Report

Order ID: 25211

Lab Sample ID: 25211-001

Client Sample ID: DP-1

Sample Time:

Sample Date: 4/12/01

Matrix: Liquid

Parameter	Result	Flag	DF	PQL	DLR	Units	Analysis Date	QC Batch ID	Method
1,1,1-Trichloroethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,1,2,2-Tetrachloroethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,1,2-Trichloroethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,1-Dichloroethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,1-Dichloroethene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,2-Dichlorobenzene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,2-Dichloroethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,2-Dichloropropane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,3-Dichlorobenzene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,4-Dichlorobenzene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Bromodichloromethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Bromoform	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Bromomethane	ND		1	1	1	µg/L	4/19/01	WVOC1010418	EPA 8010
Carbon Tetrachloride	ND		1	1	1	µg/L	4/19/01	WVOC1010418	EPA 8010
Chlorobenzene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Chloroethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Chloroform	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Chloromethane	ND		1	1	1	µg/L	4/19/01	WVOC1010418	EPA 8010
cis-1,2-Dichloroethene	1.2		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
cis-1,3-Dichloropropene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Dibromochloromethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Dichlorodifluoromethane	ND		1	1	1	µg/L	4/19/01	WVOC1010418	EPA 8010
Methylene Chloride	ND		1	5	5	µg/L	4/19/01	WVOC1010418	EPA 8010
Tetrachloroethene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
trans-1,2-Dichloroethene	1.3		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
trans-1,3-Dichloropropene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Trichloroethene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Trichlorofluoromethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Vinyl Chloride	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010

Surrogate

Surrogate Recovery

Control Limits (%)

Bromochloromethane

117

65 - 135

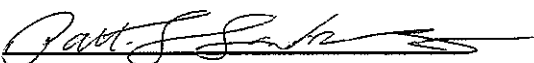
DF = Dilution Factor

ND = Not Detected

DLR = Detection Limit Reported

PQL = Practical Quantitation Limit

Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)



Michelle L. Anderson, Laboratory Director

Environmental Analysis Since 1983

Entech Analytical Labs, Inc.

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

Weber, Hayes and Associates
 120 Westgate Drive
 Watsonville, CA 95076
 Attn: Chad Taylor

Date: 4/20/01
 Date Received: 4/13/01
 Project Name: Del Mar Theater Phase II
 Project Number:
 P.O. Number: Del Mar Theater Phase II
 Sampled By: Chad Taylor

Certified Analytical Report

Order ID: 25211		Lab Sample ID: 25211-002				Client Sample ID: DP-2			
Sample Time:		Sample Date: 4/12/01				Matrix: Liquid			
Parameter	Result	Flag	DF	PQL	DLR	Units	Analysis Date	QC Batch ID	Method
1,1,1-Trichloroethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,1,2,2-Tetrachloroethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,1,2-Trichloroethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,1-Dichloroethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,1-Dichloroethene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,2-Dichlorobenzene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,2-Dichloroethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,2-Dichloropropane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,3-Dichlorobenzene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,4-Dichlorobenzene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Bromodichloromethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Bromoform	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Bromomethane	ND		1	1	1	µg/L	4/19/01	WVOC1010418	EPA 8010
Carbon Tetrachloride	ND		1	1	1	µg/L	4/19/01	WVOC1010418	EPA 8010
Chlorobenzene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Chloroethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Chloroform	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Chloromethane	ND		1	1	1	µg/L	4/19/01	WVOC1010418	EPA 8010
cis-1,2-Dichloroethene	18		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
cis-1,3-Dichloropropene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Dibromochloromethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Dichlorodifluoromethane	ND		1	1	1	µg/L	4/19/01	WVOC1010418	EPA 8010
Methylene Chloride	ND		1	5	5	µg/L	4/19/01	WVOC1010418	EPA 8010
Tetrachloroethene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
trans-1,2-Dichloroethene	1.1		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
trans-1,3-Dichloropropene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Trichloroethene	1.0		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Trichlorofluoromethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Vinyl Chloride	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Surrogate		Surrogate Recovery				Control Limits (%)			
Bromochloromethane		109				65 - 135			

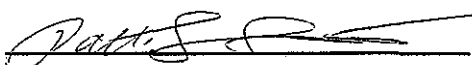
DF = Dilution Factor

ND = Not Detected

DLR = Detection Limit Reported

PQL = Practical Quantitation Limit

Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)



Michelle L. Anderson, Laboratory Director

Environmental Analysis Since 1983

Entech Analytical Labs, Inc.

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

Weber, Hayes and Associates
 120 Westgate Drive
 Watsonville, CA 95076
 Attn: Chad Taylor

Date: 4/20/01
 Date Received: 4/13/01
 Project Name: Del Mar Theater Phase II
 Project Number:
 P.O. Number: Del Mar Theater Phase II
 Sampled By: Chad Taylor

Certified Analytical Report

Order ID: 25211

Lab Sample ID: 25211-003

Client Sample ID: DP-3

Sample Time:

Sample Date: 4/12/01

Matrix: Liquid

Parameter	Result	Flag	DF	PQL	DLR	Units	Analysis Date	QC Batch ID	Method
1,1,1-Trichloroethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,1,2,2-Tetrachloroethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,1,2-Trichloroethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,1-Dichloroethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,1-Dichloroethene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,2-Dichlorobenzene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,2-Dichloroethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,2-Dichloropropane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,3-Dichlorobenzene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
1,4-Dichlorobenzene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Bromodichloromethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Bromoform	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Bromomethane	ND		1	1	1	µg/L	4/19/01	WVOC1010418	EPA 8010
Carbon Tetrachloride	ND		1	1	1	µg/L	4/19/01	WVOC1010418	EPA 8010
Chlorobenzene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Chloroethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Chloroform	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Chloromethane	ND		1	1	1	µg/L	4/19/01	WVOC1010418	EPA 8010
cis-1,2-Dichloroethene	6.8		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
cis-1,3-Dichloropropene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Dibromochloromethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Dichlorodifluoromethane	ND		1	1	1	µg/L	4/19/01	WVOC1010418	EPA 8010
Methylene Chloride	ND		1	5	5	µg/L	4/19/01	WVOC1010418	EPA 8010
Tetrachloroethene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
trans-1,2-Dichloroethene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
trans-1,3-Dichloropropene	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Trichloroethene	1.2		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Trichlorofluoromethane	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010
Vinyl Chloride	ND		1	0.5	0.5	µg/L	4/19/01	WVOC1010418	EPA 8010

Surrogate

Surrogate Recovery

Control Limits (%)

Bromochloromethane

108

65 - 135

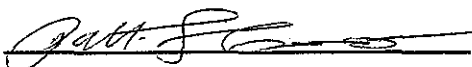
DF = Dilution Factor

ND = Not Detected

DLR = Detection Limit Reported

PQL = Practical Quantitation Limit

Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)


 Michelle L. Anderson, Laboratory Director

Environmental Analysis Since 1983

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3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

Weber, Hayes and Associates
 120 Westgate Drive
 Watsonville, CA 95076
 Attn: Chad Taylor

Date: 4/20/01
 Date Received: 4/13/01
 Project Name: Del Mar Theater Phase II
 Project Number:
 P.O. Number: Del Mar Theater Phase II
 Sampled By: Chad Taylor

Certified Analytical Report

Order ID: 25211 Lab Sample ID: 25211-001 Client Sample ID: DP-1
 Sample Time: Sample Date: 4/12/01 Matrix: Liquid


Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
Benzene	ND		1	0.5	0.5	µg/L	N/A	4/17/01	WGC4010417	EPA 8020
Toluene	ND		1	0.5	0.5	µg/L	N/A	4/17/01	WGC4010417	EPA 8020
Ethyl Benzene	ND		1	0.5	0.5	µg/L	N/A	4/17/01	WGC4010417	EPA 8020
Xylenes, Total	ND		1	0.5	0.5	µg/L	N/A	4/17/01	WGC4010417	EPA 8020
Surrogate aaa-Trifluorotoluene							Surrogate Recovery 97		Control Limits (%) 65 - 135	

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
Methyl-t-butyl Ether	ND		1	5	5	µg/L	N/A	4/17/01	WGC4010417	EPA 8020
Surrogate aaa-Trifluorotoluene							Surrogate Recovery 97		Control Limits (%) 65 - 135	

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Gasoline	ND		1	50	50	µg/L	N/A	4/17/01	WGC4010417	EPA 8015 MOD. (Purgeable)
Surrogate aaa-Trifluorotoluene							Surrogate Recovery 99		Control Limits (%) 65 - 135	

DF = Dilution Factor ND = Not Detected DLR = Detection Limit Reported PQL = Practical Quantitation Limit

Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)


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Weber, Hayes and Associates
 120 Westgate Drive
 Watsonville, CA 95076
 Attn: Chad Taylor

Date: 4/20/01
 Date Received: 4/13/01
 Project Name: Del Mar Theater Phase II
 Project Number:
 P.O. Number: Del Mar Theater Phase II
 Sampled By: Chad Taylor

Certified Analytical Report

Order ID: 25211

Lab Sample ID: 25211-002

Client Sample ID: DP-2

Sample Time:

Sample Date: 4/12/01

Matrix: Liquid

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
Benzene	ND		1	0.5	0.5	µg/L	N/A	4/17/01	WGC4010417	EPA 8020
Toluene	ND		1	0.5	0.5	µg/L	N/A	4/17/01	WGC4010417	EPA 8020
Ethyl Benzene	ND		1	0.5	0.5	µg/L	N/A	4/17/01	WGC4010417	EPA 8020
Xylenes, Total	ND		1	0.5	0.5	µg/L	N/A	4/17/01	WGC4010417	EPA 8020

Surrogate aaa-Trifluorotoluene	Surrogate Recovery 96	Control Limits (%) 65 - 135
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Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
Methyl-t-butyl Ether	ND		1	5	5	µg/L	N/A	4/17/01	WGC4010417	EPA 8020

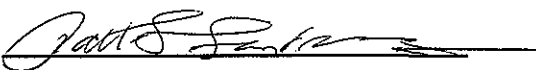
Surrogate aaa-Trifluorotoluene	Surrogate Recovery 96	Control Limits (%) 65 - 135
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Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Gasoline	ND		1	50	50	µg/L	N/A	4/17/01	WGC4010417	EPA 8015 MOD. (Purgeable)

Surrogate aaa-Trifluorotoluene	Surrogate Recovery 97	Control Limits (%) 65 - 135
-----------------------------------	--------------------------	--------------------------------

DF = Dilution Factor ND = Not Detected DLR = Detection Limit Reported PQL = Practical Quantitation Limit

Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)


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120 Westgate Drive
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Attn: Chad Taylor

Date: 4/20/01
Date Received: 4/13/01
Project Name: Del Mar Theater Phase II
Project Number:
P.O. Number: Del Mar Theater Phase II
Sampled By: Chad Taylor

Certified Analytical Report

Order ID: 25211

Lab Sample ID: 25211-003

Client Sample ID: DP-3

Sample Time:

Sample Date: 4/12/01

Matrix: Liquid

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
Benzene	ND		1	0.5	0.5	µg/L	N/A	4/17/01	WGC4010417	EPA 8020
Toluene	ND		1	0.5	0.5	µg/L	N/A	4/17/01	WGC4010417	EPA 8020
Ethyl Benzene	ND		1	0.5	0.5	µg/L	N/A	4/17/01	WGC4010417	EPA 8020
Xylenes, Total	ND		1	0.5	0.5	µg/L	N/A	4/17/01	WGC4010417	EPA 8020
			Surrogate			Surrogate Recovery			Control Limits (%)	
			aaa-Trifluorotoluene			96			65 - 135	
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
Methyl-t-butyl Ether	ND		1	5	5	µg/L	N/A	4/17/01	WGC4010417	EPA 8020
			Surrogate			Surrogate Recovery			Control Limits (%)	
			aaa-Trifluorotoluene			96			65 - 135	
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Gasoline	ND		1	50	50	µg/L	N/A	4/17/01	WGC4010417	EPA 8015 MOD. (Purgeable)
			Surrogate			Surrogate Recovery			Control Limits (%)	
			aaa-Trifluorotoluene			99			65 - 135	


DF = Dilution Factor

ND = Not Detected

DLR = Detection Limit Reported

PQL = Practical Quantitation Limit

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Weber, Hayes and Associates
 120 Westgate Drive
 Watsonville, CA 95076
 Attn: Chad Taylor

Date: 4/20/01
 Date Received: 4/13/01
 Project Name: Del Mar Theater Phase II
 Project Number:
 P.O. Number: Del Mar Theater Phase II
 Sampled By: Chad Taylor

Certified Analytical Report

Order ID: 25211

Lab Sample ID: 25211-004

Client Sample ID: DP-1d

Sample Time:

Sample Date: 4/12/01

Matrix: Solid

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
Benzene	ND		1	0.005	0.005	mg/Kg	N/A	4/17/01	SGC2010416	EPA 8020
Toluene	ND		1	0.005	0.005	mg/Kg	N/A	4/17/01	SGC2010416	EPA 8020
Ethyl Benzene	ND		1	0.005	0.005	mg/Kg	N/A	4/17/01	SGC2010416	EPA 8020
Xylenes, Total	ND		1	0.005	0.005	mg/Kg	N/A	4/17/01	SGC2010416	EPA 8020

Surrogate aaa-Trifluorotoluene	Surrogate Recovery 100	Control Limits (%) 65 - 135
-----------------------------------	---------------------------	--------------------------------

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
Methyl-t-butyl Ether	ND		1	0.05	0.05	mg/Kg	N/A	4/17/01	SGC2010416	EPA 8020

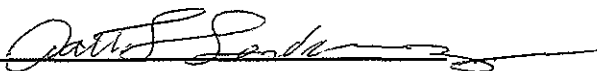
Surrogate aaa-Trifluorotoluene	Surrogate Recovery 100	Control Limits (%) 65 - 135
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Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Gasoline	ND		1	1	1	mg/Kg	N/A	4/17/01	SGC2010416	EPA 8015 MOD. (Purgeable)

Surrogate aaa-Trifluorotoluene	Surrogate Recovery 107	Control Limits (%) 65 - 135
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DF = Dilution Factor ND = Not Detected DLR = Detection Limit Reported PQL = Practical Quantitation Limit

Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)



Michelle L. Anderson, Laboratory Director

Environmental Analysis Since 1983

Entech Analytical Labs, Inc.

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

Weber, Hayes and Associates
 120 Westgate Drive
 Watsonville, CA 95076
 Attn: Chad Taylor

Date: 4/20/01
 Date Received: 4/13/01
 Project Name: Del Mar Theater Phase II
 Project Number:
 P.O. Number: Del Mar Theater Phase II
 Sampled By: Chad Taylor

Certified Analytical Report

Order ID: 25211 Lab Sample ID: 25211-005 Client Sample ID: DP-2d
 Sample Time: Sample Date: 4/12/01 Matrix: Solid

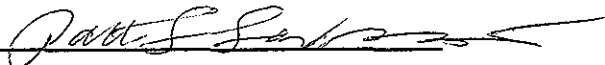
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
Benzene	ND		1	0.005	0.005	mg/Kg	N/A	4/17/01	SGC2010416	EPA 8020
Toluene	ND		1	0.005	0.005	mg/Kg	N/A	4/17/01	SGC2010416	EPA 8020
Ethyl Benzene	ND		1	0.005	0.005	mg/Kg	N/A	4/17/01	SGC2010416	EPA 8020
Xylenes, Total	ND		1	0.005	0.005	mg/Kg	N/A	4/17/01	SGC2010416	EPA 8020
			Surrogate			Surrogate Recovery			Control Limits (%)	
			aaa-Trifluorotoluene			99			65 - 135	

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
Methyl-t-butyl Ether	ND		1	0.05	0.05	mg/Kg	N/A	4/17/01	SGC2010416	EPA 8020
			Surrogate			Surrogate Recovery			Control Limits (%)	
			aaa-Trifluorotoluene			99			65 - 135	

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Gasoline	ND		1	1	1	mg/Kg	N/A	4/17/01	SGC2010416	EPA 8015 MOD. (Purgeable)
			Surrogate			Surrogate Recovery			Control Limits (%)	
			aaa-Trifluorotoluene			109			65 - 135	

DF = Dilution Factor ND = Not Detected DLR = Detection Limit Reported PQL = Practical Quantitation Limit

Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)


 Michelle L. Anderson, Laboratory Director

Environmental Analysis Since 1983

Entech Analytical Labs, Inc.

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

Weber, Hayes and Associates
 120 Westgate Drive
 Watsonville, CA 95076
 Attn: Chad Taylor

Date: 4/20/01
 Date Received: 4/13/01
 Project Name: Del Mar Theater Phase II
 Project Number:
 P.O. Number: Del Mar Theater Phase II
 Sampled By: Chad Taylor

Certified Analytical Report


Order ID: 25211 Lab Sample ID: 25211-006 Client Sample ID: DP-3d
 Sample Time: Sample Date: 4/12/01 Matrix: Solid

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
Benzene	ND		1	0.005	0.005	mg/Kg	N/A	4/17/01	SGC2010416	EPA 8020
Toluene	ND		1	0.005	0.005	mg/Kg	N/A	4/17/01	SGC2010416	EPA 8020
Ethyl Benzene	ND		1	0.005	0.005	mg/Kg	N/A	4/17/01	SGC2010416	EPA 8020
Xylenes, Total	ND		1	0.005	0.005	mg/Kg	N/A	4/17/01	SGC2010416	EPA 8020
Surrogate							Surrogate Recovery		Control Limits (%)	
aaa-Trifluorotoluene							102		65 - 135	

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
Methyl-t-butyl Ether	ND		1	0.05	0.05	mg/Kg	N/A	4/17/01	SGC2010416	EPA 8020
Surrogate							Surrogate Recovery		Control Limits (%)	
aaa-Trifluorotoluene							102		65 - 135	

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Gasoline	ND		1	1	1	mg/Kg	N/A	4/17/01	SGC2010416	EPA 8015 MOD. (Purgeable)
Surrogate							Surrogate Recovery		Control Limits (%)	
aaa-Trifluorotoluene							110		65 - 135	

DF = Dilution Factor ND = Not Detected DLR = Detection Limit Reported PQL = Practical Quantitation Limit
 Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)


 Michelle L. Anderson, Laboratory Director

Entech Analytical Labs, Inc.

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

Weber, Hayes and Associates
 120 Westgate Drive
 Watsonville, CA 95076
 Attn: Chad Taylor

Date: 4/20/01
 Date Received: 4/13/01
 Project Name: Del Mar Theater Phase II
 Project Number:
 P.O. Number: Del Mar Theater Phase II
 Sampled By: Chad Taylor

Certified Analytical Report

Order ID: 25211

Lab Sample ID: 25211-001

Client Sample ID: DP-1

Sample Time:

Sample Date: 4/12/01

Matrix: Liquid

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Bunker Oil	ND		1	250	250	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
						Surrogate o-Terphenyl		Surrogate Recovery 91		Control Limits (%) 38 - 114

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Diesel	ND		1	50	50	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
						Surrogate o-Terphenyl		Surrogate Recovery 91		Control Limits (%) 53 - 114

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Fuel Oil	ND		1	250	250	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
						Surrogate o-Terphenyl		Surrogate Recovery 91		Control Limits (%) 38 - 114

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Heating Oil	ND		1	250	250	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
						Surrogate o-Terphenyl		Surrogate Recovery 91		Control Limits (%) 38 - 114

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Hydraulic Oil	ND		1	250	250	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
						Surrogate o-Terphenyl		Surrogate Recovery 91		Control Limits (%) 38 - 114

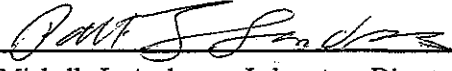
DF = Dilution Factor

ND = Not Detected

DLR = Detection Limit Reported

PQL = Practical Quantitation Limit

Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)


 Michelle L. Anderson, Laboratory Director

Environmental Analysis Since 1983

Entech Analytical Labs, Inc.

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

Weber, Hayes and Associates
 120 Westgate Drive
 Watsonville, CA 95076
 Attn: Chad Taylor

Date: 4/20/01
 Date Received: 4/13/01
 Project Name: Del Mar Theater Phase II
 Project Number:
 P.O. Number: Del Mar Theater Phase II
 Sampled By: Chad Taylor

Certified Analytical Report

Order ID: 25211 **Lab Sample ID:** 25211-001 **Client Sample ID:** DP-1
Sample Time: **Sample Date:** 4/12/01 **Matrix:** Liquid

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Jet Fuel (Jet A)	ND		1	50	50	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
						Surrogate o-Terphenyl		Surrogate Recovery 91		Control Limits (%) 38 - 114


Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Kerosene	ND		1	50	50	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
						Surrogate o-Terphenyl		Surrogate Recovery 91		Control Limits (%) 38 - 114

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Motor Oil	ND		1	250	250	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
						Surrogate o-Terphenyl		Surrogate Recovery 91		Control Limits (%) 38 - 114

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Stoddard Solvent	ND		1	50	50	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
						Surrogate o-Terphenyl		Surrogate Recovery 91		Control Limits (%) 38 - 114

Comment: TPH-Extractable extraction performed with silica gel cleanup.

DF = Dilution Factor ND = Not Detected DLR = Detection Limit Reported PQL = Practical Quantitation Limit
 Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)


 Michelle L. Anderson, Laboratory Director

Environmental Analysis Since 1983

City of Santa Cruz Successor Agency
 Long Range Property Management Plan Exhibit C

Entech Analytical Labs, Inc.

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

Weber, Hayes and Associates
 120 Westgate Drive
 Watsonville, CA 95076
 Attn: Chad Taylor

Date: 4/20/01
 Date Received: 4/13/01
 Project Name: Del Mar Theater Phase II
 Project Number:
 P.O. Number: Del Mar Theater Phase II
 Sampled By: Chad Taylor

Certified Analytical Report

Order ID: 25211

Lab Sample ID: 25211-002

Client Sample ID: DP-2

Sample Time:

Sample Date: 4/12/01

Matrix: Liquid

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Bunker Oil	ND		1	250	250	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
						Surrogate o-Terphenyl		Surrogate Recovery 78		Control Limits (%) 38 - 114

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Diesel	ND		1	50	50	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
						Surrogate o-Terphenyl		Surrogate Recovery 78		Control Limits (%) 53 - 114

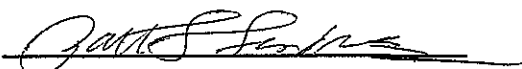
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Fuel Oil	ND		1	250	250	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
						Surrogate o-Terphenyl		Surrogate Recovery 78		Control Limits (%) 38 - 114

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Heating Oil	ND		1	250	250	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
						Surrogate o-Terphenyl		Surrogate Recovery 78		Control Limits (%) 38 - 114

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Hydraulic Oil	ND		1	250	250	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
						Surrogate o-Terphenyl		Surrogate Recovery 78		Control Limits (%) 38 - 114

DF = Dilution Factor ND = Not Detected DLR = Detection Limit Reported PQL = Practical Quantitation Limit

Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)


 Michelle L. Anderson, Laboratory Director

Environmental Analysis Since 1983

Entech Analytical Labs, Inc.

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

Weber, Hayes and Associates
 120 Westgate Drive
 Watsonville, CA 95076
 Attn: Chad Taylor

Date: 4/20/01
 Date Received: 4/13/01
 Project Name: Del Mar Theater Phase II
 Project Number:
 P.O. Number: Del Mar Theater Phase II
 Sampled By: Chad Taylor

Certified Analytical Report

Order ID: 25211

Lab Sample ID: 25211-002

Client Sample ID: DP-2

Sample Time:

Sample Date: 4/12/01

Matrix: Liquid

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Jet Fuel (Jet A)	ND		1	50	50	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
						Surrogate o-Terphenyl		Surrogate Recovery 78		Control Limits (%) 38 - 114

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Kerosene	ND		1	50	50	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
						Surrogate o-Terphenyl		Surrogate Recovery 78		Control Limits (%) 38 - 114

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Motor Oil	ND		1	250	250	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
						Surrogate o-Terphenyl		Surrogate Recovery 78		Control Limits (%) 38 - 114

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Stoddard Solvent	ND		1	50	50	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
						Surrogate o-Terphenyl		Surrogate Recovery 78		Control Limits (%) 38 - 114

Comment: TPH-Extractable extraction performed with silica gel cleanup

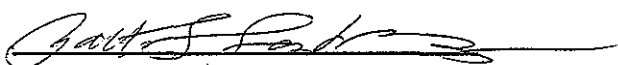
DF = Dilution Factor

ND = Not Detected

DLR = Detection Limit Reported

PQL = Practical Quantitation Limit

Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)


 Michelle L. Anderson, Laboratory Director

Environmental Analysis Since 1983

Entech Analytical Labs, Inc.

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Weber, Hayes and Associates
 120 Westgate Drive
 Watsonville, CA 95076
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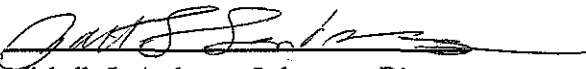
Date: 4/20/01
 Date Received: 4/13/01
 Project Name: Del Mar Theater Phase II
 Project Number:
 P.O. Number: Del Mar Theater Phase II
 Sampled By: Chad Taylor

Certified Analytical Report

Order ID: 25211		Lab Sample ID: 25211-003					Client Sample ID: DP-3			
Sample Time:		Sample Date: 4/12/01					Matrix: Liquid			
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Bunker Oil	ND		1	250	250	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
						Surrogate o-Terphenyl		Surrogate Recovery 59		Control Limits (%) 38 - 114
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Diesel	ND		1	50	50	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
						Surrogate o-Terphenyl		Surrogate Recovery 59		Control Limits (%) 53 - 114
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Fuel Oil	ND		1	250	250	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
						Surrogate o-Terphenyl		Surrogate Recovery 59		Control Limits (%) 38 - 114
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Heating Oil	ND		1	250	250	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
						Surrogate o-Terphenyl		Surrogate Recovery 59		Control Limits (%) 38 - 114
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Hydraulic Oil	ND		1	250	250	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
						Surrogate o-Terphenyl		Surrogate Recovery 59		Control Limits (%) 38 - 114

DF = Dilution Factor ND = Not Detected DLR = Detection Limit Reported PQL = Practical Quantitation Limit

Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)


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Weber, Hayes and Associates
 120 Westgate Drive
 Watsonville, CA 95076
 Attn: Chad Taylor

Date: 4/20/01
 Date Received: 4/13/01
 Project Name: Del Mar Theater Phase II
 Project Number:
 P.O. Number: Del Mar Theater Phase II
 Sampled By: Chad Taylor

Certified Analytical Report

Order ID: 25211 Lab Sample ID: 25211-003 Client Sample ID: DP-3
 Sample Time: Sample Date: 4/12/01 Matrix: Liquid

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Jet Fuel (Jet A)	ND		1	50	50	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
						Surrogate o-Terphenyl		Surrogate Recovery 59		Control Limits (%) 38 - 114

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Kerosene	ND		1	50	50	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
						Surrogate o-Terphenyl		Surrogate Recovery 59		Control Limits (%) 38 - 114

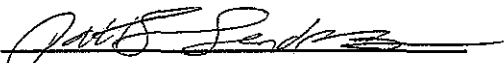
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Motor Oil	ND		1	250	250	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
						Surrogate o-Terphenyl		Surrogate Recovery 59		Control Limits (%) 38 - 114

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Stoddard Solvent	ND		1	50	50	µg/L	4/13/01	4/18/01	DW010409B	EPA 8015 MOD. (Extractable)
						Surrogate o-Terphenyl		Surrogate Recovery 59		Control Limits (%) 38 - 114

Comment: TPH-Extractable extraction performed with silica gel cleanup

DF = Dilution Factor ND = Not Detected DLR = Detection Limit Reported PQL = Practical Quantitation Limit

Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)


 Michelle L. Anderson, Laboratory Director

Environmental Analysis Since 1983

Entech Analytical Labs, Inc.

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

April 20, 2001

Chad Taylor
Weber, Hayes and Associates
120 Westgate Drive
Watsonville, CA 95076

Order: 25211

Date Collected: 4/12/01

Project Name: Del Mar Theater Phase II

Date Received: 4/13/01

Project Number:

P.O. Number: Del Mar Theater Phase II

Project Notes:

On April 13, 2001, samples were received under documented chain of custody. Results for the following analyses are attached:

<u>Matrix</u>	<u>Test</u>	<u>Method</u>
Liquid	EPA 8010	EPA 8010
	Gas/BTEX/MTBE	EPA 8015 MOD. (Purgeable)
		EPA 8020
	TPH, Extractable w/ Si-Gel Std	EPA 8015 MOD. (Extractable)
Solid	Composite	Composite
	Gas/BTEX/MTBE	EPA 8015 MOD. (Purgeable)
		EPA 8020
	LUFT Metals	EPA 6010B
	TPH, Extractable w/ Si-Gel Std	EPA 8015 MOD. (Extractable)

Chemical analysis of these samples has been completed. Summaries of the data are contained on the following pages. USEPA protocols for sample storage and preservation were followed.

Entech Analytical Labs, Inc. is certified by the State of California (#2346). If you have any questions regarding procedures or results, please call me at 408-588-0200.

Sincerely,



Michelle L. Anderson
Lab Director

Entech Analytical Labs, Inc.

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

Weber, Hayes and Associates
 120 Westgate Drive
 Watsonville, CA 95076
 Attn: Chad Taylor

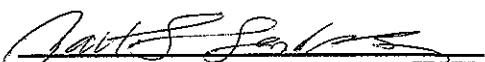
Date: 4/20/01
 Date Received: 4/13/01
 Project Name: Del Mar Theater Phase II
 Project Number:
 P.O. Number: Del Mar Theater Phase II
 Sampled By: Chad Taylor

Certified Analytical Report

Order ID: 25211	Lab Sample ID: 25211-004	Client Sample ID: DP-1d								
Sample Time:	Sample Date: 4/12/01	Matrix: Solid								
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Bunker Oil	ND		1	13	13	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
					Surrogate o-Terphenyl			Surrogate Recovery 79		Control Limits (%) 38 - 112
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Diesel	1.6	x	1	1	1	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
					Surrogate o-Terphenyl			Surrogate Recovery 79		Control Limits (%) 38 - 112
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Fuel Oil	ND		1	13	13	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
					Surrogate o-Terphenyl			Surrogate Recovery 79		Control Limits (%) 38 - 112
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Heating Oil	ND		1	13	13	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
					Surrogate o-Terphenyl			Surrogate Recovery 79		Control Limits (%) 38 - 112
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Hydraulic Oil	ND		1	13	13	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
					Surrogate o-Terphenyl			Surrogate Recovery 79		Control Limits (%) 38 - 112

DF = Dilution Factor ND = Not Detected DLR = Detection Limit Reported PQL = Practical Quantitation Limit

Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)


 Michelle L. Anderson, Laboratory Director

Environmental Analysis Since 1983

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Weber, Hayes and Associates
 120 Westgate Drive
 Watsonville, CA 95076
 Attn: Chad Taylor

Date: 4/20/01
 Date Received: 4/13/01
 Project Name: Del Mar Theater Phase II
 Project Number:
 P.O. Number: Del Mar Theater Phase II
 Sampled By: Chad Taylor

Certified Analytical Report

Order ID: 25211

Lab Sample ID: 25211-004

Client Sample ID: DP-1d

Sample Time:

Sample Date: 4/12/01

Matrix: Solid

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Jet Fuel (Jet A)	ND		1	13	13	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
					Surrogate o-Terphenyl			Surrogate Recovery 79		Control Limits (%) 38 - 112

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Kerosene w/ Si-Gel Std	ND		1	1	1	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
					Surrogate o-Terphenyl			Surrogate Recovery 79		Control Limits (%) 38 - 112

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Motor Oil	ND		1	13	13	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
					Surrogate o-Terphenyl			Surrogate Recovery 79		Control Limits (%) 38 - 112

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Stoddard Solvent	ND		1	1	1	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
					Surrogate o-Terphenyl			Surrogate Recovery 79		Control Limits (%) 38 - 112

Comment: TPH-Extractable extraction performed with silica gel cleanup

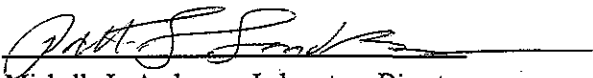
DF = Dilution Factor

ND = Not Detected

DLR = Detection Limit Reported

PQL = Practical Quantitation Limit

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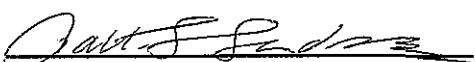
Date: 4/20/01
 Date Received: 4/13/01
 Project Name: Del Mar Theater Phase II
 Project Number:
 P.O. Number: Del Mar Theater Phase II
 Sampled By: Chad Taylor

Certified Analytical Report

Order ID: 25211	Lab Sample ID: 25211-005	Client Sample ID: DP-2d								
Sample Time:	Sample Date: 4/12/01	Matrix: Solid								
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Bunker Oil	ND		1	13	13	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
						Surrogate o-Terphenyl		Surrogate Recovery 54		Control Limits (%) 38 - 112
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Diesel	1.2	x	1	1	1	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
						Surrogate o-Terphenyl		Surrogate Recovery 54		Control Limits (%) 38 - 112
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Fuel Oil	ND		1	13	13	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
						Surrogate o-Terphenyl		Surrogate Recovery 54		Control Limits (%) 38 - 112
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Heating Oil	ND		1	13	13	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
						Surrogate o-Terphenyl		Surrogate Recovery 54		Control Limits (%) 38 - 112
Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Hydraulic Oil	ND		1	13	13	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
						Surrogate o-Terphenyl		Surrogate Recovery 54		Control Limits (%) 38 - 112

DF = Dilution Factor ND = Not Detected DLR = Detection Limit Reported PQL = Practical Quantitation Limit

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Weber, Hayes and Associates
 120 Westgate Drive
 Watsonville, CA 95076
 Attn: Chad Taylor

Date: 4/20/01
 Date Received: 4/13/01
 Project Name: Del Mar Theater Phase II
 Project Number:
 P.O. Number: Del Mar Theater Phase II
 Sampled By: Chad Taylor

Certified Analytical Report

Order ID: 25211

Lab Sample ID: 25211-005

Client Sample ID: DP-2d

Sample Time:

Sample Date: 4/12/01

Matrix: Solid

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Jet Fuel (Jet A)	ND		1	13	13	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
						Surrogate o-Terphenyl		Surrogate Recovery 54		Control Limits (%) 38 - 112

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Kerosene w/ Si-Gel Std	ND		1	1	1	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
						Surrogate o-Terphenyl		Surrogate Recovery 54		Control Limits (%) 38 - 112

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Motor Oil	ND		1	13	13	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
						Surrogate o-Terphenyl		Surrogate Recovery 54		Control Limits (%) 38 - 112

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Stoddard Solvent	ND		1	1	1	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
						Surrogate o-Terphenyl		Surrogate Recovery 54		Control Limits (%) 38 - 112

Comment: TPH-Extractable extraction performed with silica gel cleanup

DF = Dilution Factor

ND = Not Detected

DLR = Detection Limit Reported

PQL = Practical Quantitation Limit

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Weber, Hayes and Associates
 120 Westgate Drive
 Watsonville, CA 95076
 Attn: Chad Taylor

Date: 4/20/01
 Date Received: 4/13/01
 Project Name: Del Mar Theater Phase II
 Project Number:
 P.O. Number: Del Mar Theater Phase II
 Sampled By: Chad Taylor

Certified Analytical Report

Order ID: 25211

Lab Sample ID: 25211-006

Client Sample ID: DP-3d

Sample Time:

Sample Date: 4/12/01

Matrix: Solid

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Bunker Oil	ND		1	13	13	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
						Surrogate o-Terphenyl		Surrogate Recovery 57		Control Limits (%) 38 - 112

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Diesel	ND		1	1	1	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
						Surrogate o-Terphenyl		Surrogate Recovery 57		Control Limits (%) 38 - 112

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Fuel Oil	ND		1	13	13	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
						Surrogate o-Terphenyl		Surrogate Recovery 57		Control Limits (%) 38 - 112

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Heating Oil	ND		1	13	13	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
						Surrogate o-Terphenyl		Surrogate Recovery 57		Control Limits (%) 38 - 112

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Hydraulic Oil	ND		1	13	13	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
						Surrogate o-Terphenyl		Surrogate Recovery 57		Control Limits (%) 38 - 112

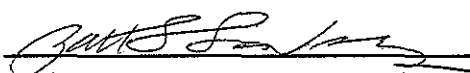
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Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)


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Weber, Hayes and Associates
 120 Westgate Drive
 Watsonville, CA 95076
 Attn: Chad Taylor

Date: 4/20/01
 Date Received: 4/13/01
 Project Name: Del Mar Theater Phase II
 Project Number:
 P.O. Number: Del Mar Theater Phase II
 Sampled By: Chad Taylor

Certified Analytical Report

Order ID: 25211

Lab Sample ID: 25211-006

Client Sample ID: DP-3d

Sample Time:

Sample Date: 4/12/01

Matrix: Solid

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Jet Fuel (Jet A)	ND		1	13	13	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
					Surrogate o-Terphenyl			Surrogate Recovery 57		Control Limits (%) 38 - 112

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Kerosene w/ Si-Gel Std	ND		1	1	1	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
					Surrogate o-Terphenyl			Surrogate Recovery 57		Control Limits (%) 38 - 112

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Motor Oil	ND		1	13	13	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
					Surrogate o-Terphenyl			Surrogate Recovery 57		Control Limits (%) 38 - 112

Parameter	Result	Flag	DF	PQL	DLR	Units	Extraction Date	Analysis Date	QC Batch ID	Method
TPH as Stoddard Solvent	ND		1	1	1	mg/Kg	4/16/01	4/18/01	DS010406	EPA 8015 MOD. (Extractable)
					Surrogate o-Terphenyl			Surrogate Recovery 57		Control Limits (%) 38 - 112

Comment: TPH-Extractable extraction performed with silica gel cleanup

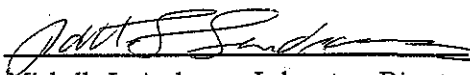
DF = Dilution Factor

ND = Not Detected

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Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)


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Weber, Hayes and Associates
120 Westgate Drive
Watsonville, CA 95076
Attn: Chad Taylor

Date: 4/20/01
Date Received: 4/13/01
Project Name: Del Mar Theater Phase II
Project Number:
P.O. Number: Del Mar Theater Phase II
Sampled By: Chad Taylor

Certified Analytical Report

Order ID: 25211

Lab Sample ID: 25211-010

Client Sample ID: DP(1a,2a,3b) Comp

Sample Time:

Sample Date: 4/12/01

Matrix: Solid

Parameter	Result	DF	PQL	DLR	Units	PrepDate	Analysis Date	QC Batch ID	Method
Cadmium	ND	5	1	5	mg/Kg	4/19/01	4/20/01	SM010405	EPA 6010B
Chromium	13	5	1	5	mg/Kg	4/19/01	4/20/01	SM010405	EPA 6010B
Lead	79	5	1	5	mg/Kg	4/19/01	4/20/01	SM010405	EPA 6010B
Nickel	10.0	5	1	5	mg/Kg	4/19/01	4/20/01	SM010405	EPA 6010B
Zinc	120	5	1	5	mg/Kg	4/19/01	4/20/01	SM010405	EPA 6010B

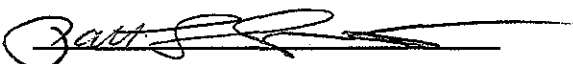
DF = Dilution Factor

ND = Not Detected

DLR = Detection Limit Reported

PQL = Practical Quantitation Limit

Analysis performed by Entech Analytical Labs, Inc. (CA ELAP #2346)


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STANDARD LAB QUALIFIERS (FLAGS)

All Entech lab reports now reference standard lab qualifiers. These qualifiers are noted in the adjacent column to the analytical result and are adapted from the U.S. EPA CLP program. The current qualifier list is as follows:

Qualifier (Flag)	Description
U	Compound was analyzed for but not detected
J	Estimated value for tentatively identified compounds or if result is below PQL but above MDL
N	Presumptive evidence of a compound (for Tentatively Identified Compounds)
B	Analyte is found in the associated Method Blank
E	Compounds whose concentrations exceed the upper level of the calibration range
D	Multiple dilutions reported for analysis; discrepancies between analytes may be due to dilution
X	Results within quantitation range; chromatographic pattern not typical of fuel

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Quality Control Results Summary

QC Batch #: WVOC1010418
 Matrix: Liquid

Units: µg/L
 Date Analyzed: 4/18/01

Parameter	Method	Blank Result	Spike Sample ID	Spike Amount	Sample Result	Spike Result	QC Type	% Recovery	RPD	RPD Limits	Recovery Limits
Test: EPA 601											
1,1-Dichloroethane	EPA 601	ND		10		8.93	LCS	89.3			65.0 - 135.0
Chlorobenzene	EPA 601	ND		10		9.42	LCS	94.2			65.0 - 135.0
Trichloroethene	EPA 601	ND		10		9.39	LCS	93.9			65.0 - 135.0
Surrogate			Surrogate Recovery			Control Limits (%)					
Bromochloromethane			91			65 - 135					
Test: EPA 602											
Benzene	EPA 602	ND		10		9.21	LCS	92.1			65.0 - 135.0
Toluene	EPA 602	ND		10		8.73	LCS	87.3			65.0 - 135.0
Surrogate			Surrogate Recovery			Control Limits (%)					
Fluorobenzene			88			65 - 135					
Test: EPA 601											
1,1-Dichloroethane	EPA 601	ND		10		10.06	LCSD	100.6	11.90	25.00	65.0 - 135.0
Chlorobenzene	EPA 601	ND		10		10.84	LCSD	108.4	14.02	25.00	65.0 - 135.0
Trichloroethene	EPA 601	ND		10		10.82	LCSD	108.2	14.15	25.00	65.0 - 135.0
Surrogate			Surrogate Recovery			Control Limits (%)					
Bromochloromethane			105			65 - 135					
Test: EPA 602											
Benzene	EPA 602	ND		10		10.91	LCSD	109.1	16.90	25.00	65.0 - 135.0
Toluene	EPA 602	ND		10		10.34	LCSD	103.4	16.89	25.00	65.0 - 135.0
Surrogate			Surrogate Recovery			Control Limits (%)					
Fluorobenzene			106			65 - 135					

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Quality Control Results Summary

QC Batch #: DW010409
 Matrix: Liquid

Units: µg/L
 Date Analyzed: 4/16/01

Parameter	Method	Blank Result	Spike Sample ID	Spike Amount	Sample Result	Spike Result	QC Type	% Recovery	RPD	RPD Limits	Recovery Limits
Test: TPH as Diesel											
TPH as Diesel	EPA 8015 M	ND		1000		955.32	LCS	95.5			37.4 - 122.7
Surrogate o-Terphenyl		Surrogate Recovery		Control Limits (%)							
		86		38 - 133							
Test: TPH as Diesel											
TPH as Diesel	EPA 8015 M	ND		1000		986.31	LCSD	98.6	3.19		37.4 - 122.7
Surrogate o-Terphenyl		Surrogate Recovery		Control Limits (%)							
		91		38 - 133							

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Quality Control Results Summary

QC Batch #: DS010406

Units: mg/Kg

Matrix: Solid

Date Analyzed: 4/17/01

Parameter	Method	Blank Result	Spike Sample ID	Spike Amount	Sample Result	Spike Result	QC Type	% Recovery	RPD	RPD Limits	Recovery Limits
Test: TPH as Diesel w/ Si-Gel Std											
TPH as Diesel	EPA 8015 M	ND		25		21.72	LCS	86.9			37.9 - 128.0
Surrogate			Surrogate Recovery		Control Limits (%)						
o-Terphenyl			82		38 - 112						
Test: TPH as Diesel w/ Si-Gel Std											
TPH as Diesel	EPA 8015 M	ND		25		21.75	LCSD	87.0	0.14		37.9 - 127.7
Surrogate			Surrogate Recovery		Control Limits (%)						
o-Terphenyl			82		38 - 112						

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Quality Control Results Summary

QC Batch #: SM010405
 Matrix: Solid

Units: mg/Kg
 Date Analyzed: 4/20/01

Parameter	Method	Blank Result	Spike Sample ID	Spike Amount	Sample Result	Spike Result	QC Type	% Recovery	RPD	RPD Limits	Recovery Limits
Antimony	EPA 6010B	ND		50		41.78	LCS	83.6			75.8 - 111.7
Arsenic	EPA 6010B	ND		50		39.80	LCS	79.6			72.3 - 109.0
Barium	EPA 6010B	ND		50		47.02	LCS	94.0			81.8 - 119.3
Beryllium	EPA 6010B	ND		50		43.04	LCS	86.1			75.5 - 116.3
Cadmium	EPA 6010B	ND		50		43.28	LCS	86.6			71.8 - 112.0
Chromium	EPA 6010B	ND		50		45.73	LCS	91.5			80.3 - 116.8
Cobalt	EPA 6010B	ND		50		44.77	LCS	89.5			76.0 - 115.6
Copper	EPA 6010B	ND		50		45.61	LCS	91.2			78.1 - 110.5
Lead	EPA 6010B	ND		50		40.29	LCS	80.6			75.0 - 125.0
Molybdenum	EPA 6010B	ND		50		45.23	LCS	90.5			79.9 - 116.1
Nickel	EPA 6010B	ND		50		45.23	LCS	90.5			75.5 - 117.6
Selenium	EPA 6010B	ND		50		41.42	LCS	82.8			74.7 - 109.9
Silver	EPA 6010B	ND		50		44.28	LCS	88.6			67.2 - 116.3
Thallium	EPA 6010B	ND		50		44.69	LCS	89.4			75.0 - 125.0
Vanadium	EPA 6010B	ND		50		45.62	LCS	91.2			78.9 - 116.4
Zinc	EPA 6010B	ND		50		42.61	LCS	85.2			73.5 - 115.0
Antimony	EPA 6010B	ND		50		41.72	LCSD	83.4	0.14	30.00	75.8 - 111.7
Arsenic	EPA 6010B	ND		50		40.15	LCSD	80.3	0.88	30.00	72.3 - 109.0
Barium	EPA 6010B	ND		50		47.46	LCSD	94.9	0.93	30.00	81.8 - 119.3
Beryllium	EPA 6010B	ND		50		43.08	LCSD	86.2	0.09	30.00	75.5 - 116.3
Cadmium	EPA 6010B	ND		50		43.28	LCSD	86.6	0.00	30.00	71.8 - 112.0
Chromium	EPA 6010B	ND		50		45.68	LCSD	91.4	0.11	30.00	80.3 - 116.8
Cobalt	EPA 6010B	ND		50		44.77	LCSD	89.5	0.00	30.00	76.0 - 115.6
Copper	EPA 6010B	ND		50		45.94	LCSD	91.9	0.72	30.00	78.1 - 110.5
Lead	EPA 6010B	ND		50		40.50	LCSD	81.0	0.52	30.00	75.0 - 125.0
Molybdenum	EPA 6010B	ND		50		45.53	LCSD	91.1	0.66	30.00	79.9 - 116.1
Nickel	EPA 6010B	ND		50		45.44	LCSD	90.9	0.46	30.00	75.5 - 117.6
Selenium	EPA 6010B	ND		50		39.41	LCSD	78.8	4.97	30.00	74.7 - 109.9
Silver	EPA 6010B	ND		50		44.18	LCSD	88.4	0.23	30.00	67.2 - 116.3
Thallium	EPA 6010B	ND		50		42.14	LCSD	84.3	5.87	30.00	75.0 - 125.0
Vanadium	EPA 6010B	ND		50		45.68	LCSD	91.4	0.13	30.00	78.9 - 116.4
Zinc	EPA 6010B	ND		50		42.61	LCSD	85.2	0.00	30.00	73.5 - 115.0

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Quality Control Results Summary

QC Batch #: WGC4010417

Matrix: Liquid

Units: µg/L

Date Analyzed: 4/17/01

Parameter	Method	Blank Result	Spike Sample ID	Spike Amount	Sample Result	Spike Result	QC Type	% Recovery	RPD	RPD Limits	Recovery Limits
Test: TPH as Gasoline											
TPH as Gasoline	EPA 8015 M	ND		561		439.8	LCS	78.4			65.0 - 135.0
Surrogate		Surrogate Recovery		Control Limits (%)							
aaa-Trifluorotoluene		97		65 - 135							
Test: BTEX											
Benzene	EPA 8020	ND		6.2		5.53	LCS	89.2			65.0 - 135.0
Ethyl Benzene	EPA 8020	ND		7.8		7.08	LCS	90.8			65.0 - 135.0
Toluene	EPA 8020	ND		35.8		33.9	LCS	94.7			65.0 - 135.0
Xylenes, total	EPA 8020	ND		43		37.4	LCS	87.0			65.0 - 135.0
Surrogate		Surrogate Recovery		Control Limits (%)							
aaa-Trifluorotoluene		102		65 - 135							
Test: MTBE by EPA 8020											
Methyl-t-butyl Ether	EPA 8020	ND		52.8		38.2	LCS	72.3			65.0 - 135.0
Surrogate		Surrogate Recovery		Control Limits (%)							
aaa-Trifluorotoluene		102		65 - 135							
Test: TPH as Gasoline											
TPH as Gasoline	EPA 8015 M	ND		561		450.2	LCSD	80.2	2.34	25.00	65.0 - 135.0
Surrogate		Surrogate Recovery		Control Limits (%)							
aaa-Trifluorotoluene		98		65 - 135							
Test: BTEX											
Benzene	EPA 8020	ND		6.2		5.61	LCSD	90.5	1.44	25.00	65.0 - 135.0
Ethyl Benzene	EPA 8020	ND		7.8		7.13	LCSD	91.4	0.70	25.00	65.0 - 135.0
Toluene	EPA 8020	ND		35.8		33.8	LCSD	94.4	0.30	25.00	65.0 - 135.0
Xylenes, total	EPA 8020	ND		43		37.3	LCSD	86.7	0.27	25.00	65.0 - 135.0
Surrogate		Surrogate Recovery		Control Limits (%)							
aaa-Trifluorotoluene		102		65 - 135							
Test: MTBE by EPA 8020											
Methyl-t-butyl Ether	EPA 8020	ND		52.8		38.6	LCSD	73.1	1.04	25.00	65.0 - 135.0
Surrogate		Surrogate Recovery		Control Limits (%)							
aaa-Trifluorotoluene		102		65 - 135							

Entech Analytical Labs, Inc.

3334 Victor Court • Santa Clara, CA 95054 • (408) 588-0200 • Fax (408) 588-0201

Quality Control Results Summary

QC Batch #: SGC2010416
 Matrix: Solid

Units: mg/Kg
 Date Analyzed: 4/16/01

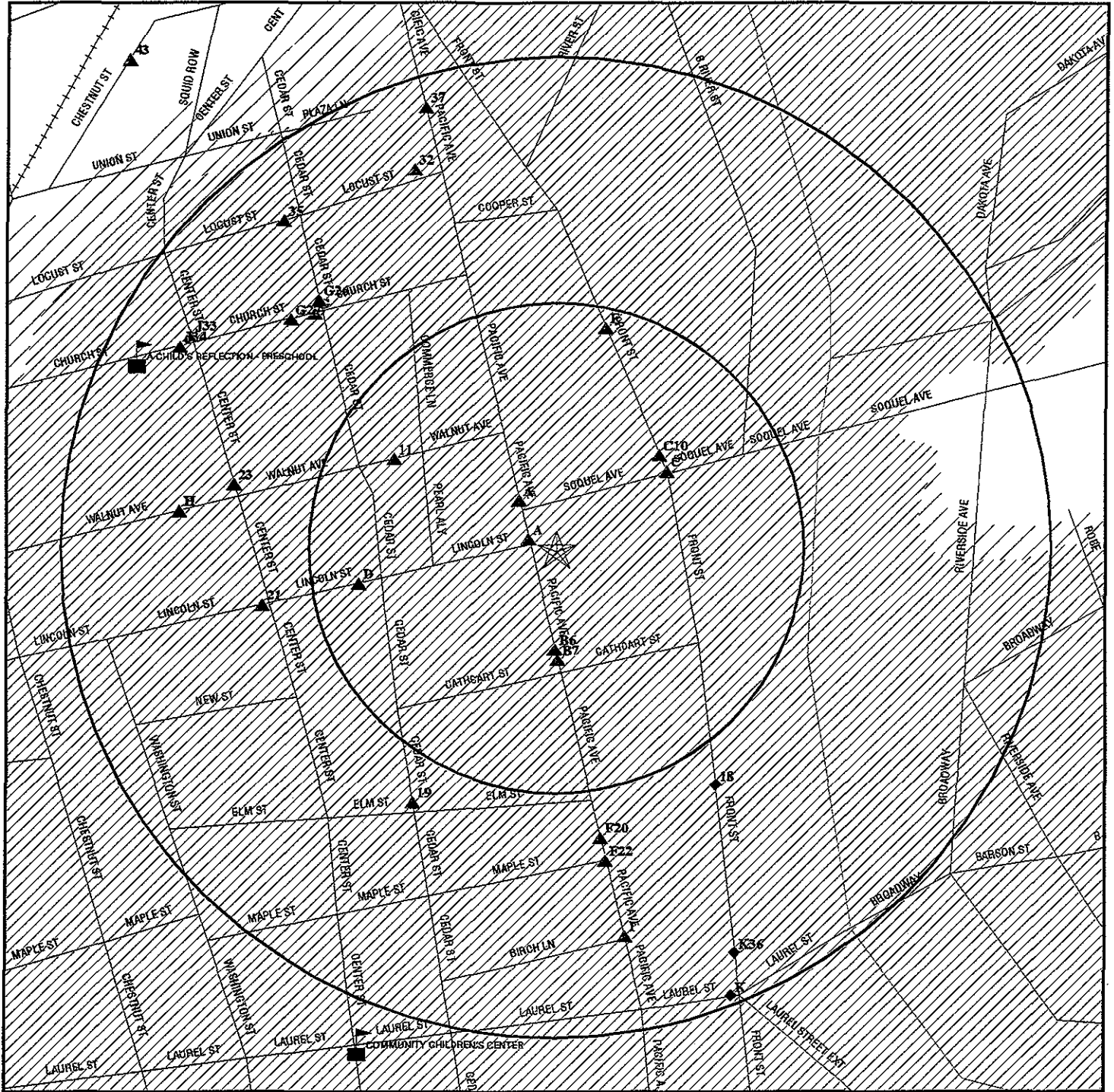
Parameter	Method	Blank Result	Spike Sample ID	Spike Amount	Sample Result	Spike Result	QC Type	% Recovery	RPD	RPD Limits	Recovery Limits
Test: TPH as Gasoline											
TPH as Gasoline	EPA 8015 M	ND		0.561		0.445	LCS	79.3			65.0 - 135.0
Surrogate		Surrogate Recovery		Control Limits (%)							
aaa-Trifluorotoluene		103		65 - 135							
Test: BTEX											
Benzene	EPA 8020	ND		0.0062		0.007	LCS	112.9			55.0 - 153.0
Ethyl Benzene	EPA 8020	ND		0.0078		0.008	LCS	102.6			58.4 - 116.0
Toluene	EPA 8020	ND		0.0358		0.034	LCS	95.0			56.1 - 127.0
Xylenes, total	EPA 8020	ND		0.043		0.040	LCS	93.0			64.9 - 105.0
Surrogate		Surrogate Recovery		Control Limits (%)							
aaa-Trifluorotoluene		97		65 - 135							
Test: MTBE by EPA 8020											
Methyl-t-butyl Ether	EPA 8020	ND		0.062		0.041	LCS	66.1			45.0 - 119.0
Surrogate		Surrogate Recovery		Control Limits (%)							
aaa-Trifluorotoluene		97		65 - 135							
Test: TPH as Gasoline											
TPH as Gasoline	EPA 8015 M	ND		0.561		0.445	LCSD	79.3	0.00	30.00	65.0 - 135.0
Surrogate		Surrogate Recovery		Control Limits (%)							
aaa-Trifluorotoluene		103		65 - 135							
Test: BTEX											
Benzene	EPA 8020	ND		0.0062		0.007	LCSD	112.9	0.00	30.00	55.0 - 153.0
Ethyl Benzene	EPA 8020	ND		0.0078		0.008	LCSD	102.6	0.00	30.00	58.4 - 116.0
Toluene	EPA 8020	ND		0.0358		0.035	LCSD	97.8	2.90	30.00	56.1 - 127.0
Xylenes, total	EPA 8020	ND		0.043		0.042	LCSD	97.7	4.88	30.00	64.9 - 105.0
Surrogate		Surrogate Recovery		Control Limits (%)							
aaa-Trifluorotoluene		103		65 - 135							
Test: MTBE by EPA 8020											
Methyl-t-butyl Ether	EPA 8020	ND		0.062		0.046	LCSD	74.2	11.49	30.00	45.0 - 119.0
Surrogate		Surrogate Recovery		Control Limits (%)							
aaa-Trifluorotoluene		103		65 - 135							

Phase I/II Environmental Site Assessment
1124 Pacific Avenue, Santa Cruz, CA
June 1, 2001

APPENDIX D

DATABASE RESEARCH REPORT

EDR Radius Report of Sites having Regulatory Records



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites (if requested)
- Sensitive Receptors
- National Priority List Sites
- Landfill Sites

- Power transmission lines
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone

Areas of Concern



TARGET PROPERTY: Former Del Mar Theatre
ADDRESS: 1122-1126 Pacific Avenue
CITY/STATE/ZIP: Santa Cruz CA 95060
LAT/LONG: 36.9727 / 122.0244

CUSTOMER: Weber, Hayes, & Associates
CONTACT: Pat Hoban
INQUIRY #: 594311.5s
DATE: February 13, 2001 2:11 pm



The EDR-Radius Map with GeoCheck®

Former Del Mar Theatre
1122-1126 Pacific Avenue
Santa Cruz, CA 95060

Inquiry Number: 594311.5s

February 13, 2001

The Source For Environmental Risk Management Data

3530 Post Road
Southport, Connecticut 06490

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
SANTA CRUZ GOODYEAR	220 LINCOLN ST	0 - 1/8 W	D13	16
PACIFIC DRY CLEANERS	511 CEDAR ST	1/8 - 1/4SSW	19	19
PACIFIC BELL	709 CENTER STREET	1/8 - 1/4WNW	23	22
SANTA CRUZ SENTINEL	207 CHURCH ST	1/8 - 1/4NW	G25	27
Lower Elevation	Address	Dist / Dir	Map ID	Page
PUTNEY & PERRY AUTO SVC	325 FRONT ST	1/8 - 1/4SSE	K36	32
SHELL SERV STATION SANTA CRUZ	100 LAUREL	1/8 - 1/4SSE	K38	35

STATE ASTM STANDARD

CAL-SITES: Formerly known as ASPIS, this database contains both known and potential hazardous substance sites. The source is the California Department of Toxic Substance Control.

A review of the Cal-Sites list, as provided by EDR, has revealed that there are 9 Cal-Sites sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
WILSON, GEO., INC.	125 RIVER ST	1/4 - 1/2N	42	40
SHELL OIL COMPANY #1	728 CHESTNUT STREET	1/4 - 1/2NW	43	43
UNION ICE COMPANY	155 CHESTNUT STREET	1/4 - 1/2SSW	47	49
EL RIO MOBILE HOME PARK	2120 NORTH PACIFIC AVEN	1/4 - 1/2N	N56	59
STANDARD OIL COMPANY PLANT	326 RIVER STREET	1/4 - 1/2NNW	N60	66
TIDEWATER ASSOCIATED OIL COMPA	331 RIVER STREET	1/4 - 1/2NNW	62	68
PERRIGOS AUTO BODY	251 WASHINGTON ST	1/4 - 1/2SSW	63	69
UNION OIL COMPANY #1	318 AMAT STREET	1/2 - 1 NNW	83	95
TEXAS COMPANY, THE	136 CORAL STREET	1/2 - 1 NNW	91	104

CORTESE: This database 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. The source is the California Environmental Protection Agency/Office of Emergency Information.

A review of the Cortese list, as provided by EDR, has revealed that there are 27 Cortese sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
WILSON, GEO., INC.	125 RIVER ST	1/4 - 1/2N	42	40
UNOCAL STATION #0292	433 OCEAN ST	1/4 - 1/2ENE	L45	45
VAPOR CLEANERS	285 WATER ST	1/4 - 1/2N	46	47
ULTRAMAR BEACON #528	335 MISSION ST	1/4 - 1/2NW	58	63
UNION ICE PROPERTY	2 JENNE	1/4 - 1/2SSW	61	67
FLEET OPERATIONS	691 OCEAN ST	1/4 - 1/2NE	O65	72
SHELL STATION	745 OCEAN ST	1/2 - 1 NNE	71	80
CHEVRON STATION 9-3865	823 MISSION ST	1/2 - 1 W	72	81
CHEVRON STATION 9-1361	805 OCEAN ST	1/2 - 1 NNE	73	83
CHEVRON STATION #9-0801	303 PACIFIC AVE	1/2 - 1 S	74	84
UNOCAL STATION #4576	904 MISSION ST	1/2 - 1 W	75	85
CHEVRON STATION 9-0499	404 SOQUEL AVE	1/2 - 1 ENE	P76	87

EXECUTIVE SUMMARY

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
ARCO STATION #2132 (FORME	411 SOQUEL AVE	1/2 - 1 ENE	P77	88
BUDGET RENT A CAR	919 OCEAN ST	1/2 - 1 NNE	78	90
GULF STATION	1130 MISSION ST	1/2 - 1 WSW	80	91
REGAL STATION #430	1104 OCEAN ST	1/2 - 1 NNE	81	92
MOBIL STATION #10-HMG	1203 MISSION ST	1/2 - 1 WSW	82	93
BEACON STATION #503	1319 OCEAN ST	1/2 - 1 NNE	85	96
EXXON 70114	1024 WATER ST	1/2 - 1 NE	86	98
EXXON STATION 7-3176	1415 OCEAN ST	1/2 - 1 N	87	98
ARCHITECTURAL WINDOW PROD	132 DOYLE ST	1/2 - 1 ENE	88	99
HOUSE OF SOUNDS	1025 WATER ST	1/2 - 1 NE	89	101
GOODWILL INDUSTRIES	1504 MISSION ST	1/2 - 1 WSW	90	103
Lower Elevation	Address	Dist / Dir	Map ID	Page
PUTNEY & PERRY AUTO SVC	325 FRONT ST	1/8 - 1/4SSE	K36	32
SHELL STATION	100 LAUREL ST	1/8 - 1/4SSE	K40	37
MASINI CAR REPAIR FACILIT	434 BARSON ST	1/4 - 1/2ESE	55	58
BLENCOE PROPERTY	727 SEABRIGHT AVE	1/2 - 1 E	92	105

NOTIFY 65: Notify 65 records contain facility notifications about any release that could impact drinking water and thereby expose the public to a potential health risk. The data come from the State Water Resources Control Board's Proposition 65 database.

A review of the Notify 65 list, as provided by EDR, has revealed that there are 5 Notify 65 sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
SANTA CRUZ HIGH SCHOOL, AUTO	415 WALNUT	1/4 - 1/2W	70	80
Not reported	355 HIGHLAND / HIGH S	1/2 - 1 NW	79	91
CITY OF SANTA CRUZ	1400 OCEAN STREET	1/2 - 1 N	84	96
Lower Elevation	Address	Dist / Dir	Map ID	Page
OCEAN CHEVROLET	555 PACIFIC AT SYCAMORE	1/4 - 1/2S	M49	52
SANITARY PLUMBING & HEATING CO	413 PACIFIC AVENUE	1/4 - 1/2S	54	58

WMUDS/SWAT: The Waste Management Unit Database System is used for program tracking and inventory of waste management units. The source is the State Water Resources Control Board.

A review of the WMUDS/SWAT list, as provided by EDR, has revealed that there is 1 WMUDS/SWAT site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
DAVENPORTS UNION 76	433 OCEAN ST	1/4 - 1/2ENE	L44	44

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 07/05/2000 has revealed that there are 23 LUST sites within approximately 0.5 miles of the target property.

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
PUTNEY & PERRY AUTO SVC	325 FRONT ST	1/8 - 1/4SSE	K36	32
SHELL SERV STATION SANTA CRUZ	100 LAUREL	1/8 - 1/4SSE	K38	35

PROPRIETARY DATABASES

Former Manufactured Gas (Coal Gas) Sites:

The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative

A review of the Coal Gas list, as provided by EDR, has revealed that there is 1 Coal Gas site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
SANTA CRUZ GAS LIGHT CO.	2023-2051 N. PACIFIC AV	1/4 - 1/2NNW	51	55

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

<u>Site Name</u>	<u>Database(s)</u>
STANDARD OIL COMPANY OF CALIFORNIA	Cal-Sites
PINE MOUNTAIN LUMBER COMPANY	Notify 65, Cal-Sites
RIO DEL MAR PUMP STATION	Cortese
WASTEWATER TREATMENT PLAN	Cortese, LUST, HAZNET
	CA WDS
FORMER EDD BUILDING	Cortese
ULTRAMAR BEACON #734	Cortese, LUST
WILDER RANCH BURN DUMP	CERCLIS
XANTHUS PROPERTY EXEMPTION	SWFILF
SCCSD RIO DEL MAR PUMP STATION	LUST
SCCSD RIO PUMPING STATION	LUST
SANTA CRUZ DISPOSAL SITE	WMUDS/SWAT, CA WDS
WILSON ENTITIES	HAZNET
STEPHENSON RANCH	HAZNET
SANTA CRUZ BIO TECHNOLOGIES	HAZNET
FORMER CAMP MCQUAIDE	HAZNET
METRO TYPE & DESIGN	HAZNET
TIRE SERVICE BY WHEEL WORKS	HAZNET
DEL LA CRUZ OCCUPATIONAL MD CENTER	HAZNET
1X INDEPENDENT ORDER OF ODDFELLOW	HAZNET
SANTA CRUZ AUTO BODY	HAZNET
LEGACY AUTOMOTIVE	HAZNET
RIVER ST ASSC	HAZNET
SAABORAMA	HAZNET
SANTA CRUZ CITY SCHOOLS	HAZNET
CANON DEL SOL	CA WDS

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FEDERAL ASTM STANDARD								
NPL		1.000	0	0	0	0	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		0.250	0	0	NR	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
RCRIS-TSD		0.500	0	0	0	NR	NR	0
RCRIS Lg. Quan. Gen.		0.250	0	2	NR	NR	NR	2
RCRIS Sm. Quan. Gen.		0.250	2	5	NR	NR	NR	7
ERNS	TP		NR	NR	NR	NR	NR	0
STATE ASTM STANDARD								
AWP		1.000	0	0	0	0	NR	0
Cal-Sites		1.000	0	0	7	2	NR	9
CHMIRS		1.000	0	0	0	0	NR	0
Cortese		1.000	0	2	7	18	NR	27
Notify 65		1.000	0	0	3	2	NR	5
Toxic Pits		1.000	0	0	0	0	NR	0
State Landfill		0.500	0	0	0	NR	NR	0
WMUDS/SWAT		0.500	0	0	1	NR	NR	1
LUST		0.500	3	3	17	NR	NR	23
UST		0.250	0	3	NR	NR	NR	3
CA Bond Exp. Plan		1.000	0	0	0	0	NR	0
CA FID UST		0.250	1	3	NR	NR	NR	4
FEDERAL ASTM SUPPLEMENTAL								
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
HMIRS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
NPL Liens	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
STATE OR LOCAL ASTM SUPPLEMENTAL								
AST	TP		NR	NR	NR	NR	NR	0
CA WDS	TP		NR	NR	NR	NR	NR	0
CA SLIC	0.500		0	0	1	NR	NR	1
HAZNET	0.250		12	18	NR	NR	NR	30
EDR PROPRIETARY DATABASES								
Coal Gas		1.000	0	0	1	0	NR	1

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
----------	-----------------	-------------------------	-------	-----------	-----------	---------	-----	---------------

AQUIFLOW - see EDR Physical Setting Source Addendum

TP = Target Property

NR = Not Requested at this Search Distance

* Sites may be listed in more than one database

Map ID	Direction	Distance	Distance (ft.)	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
--------	-----------	----------	----------------	-----------	------	-------------	---------------	---------------

MAP FINDINGS

BANK OF AMERICA (FORMER) (Continued) S101309575

Emergency Resp Date : -0-
 Research : -0-
 Date RP was Sent Notice : -0-
 Preliminary Investigation : -0-
 Begin Date : -0-
 End Date : -0-
 Remedial Investigation : -0-
 RI Begin Date : -0-
 RI End Date : -0-
 Remediation Action : -0-
 Remediation Begin Date : -0-
 Remediation End Date : -0-
 Post Remedial Monitoring : -0-
 PRM Begin Date : -0-
 PRM End Date : -0-
 Enforcement Type : -0-
 Enf Action Date : -0-
 LUFT Category : -0-
 Excavation began : -0-
 Remedial Action Occured : -0-
 Contact Address : -0-
 -0-
 Contact Phone : -0-
 RP Cost : 0.00
 Comments : -0-
 Last Correspondence : 1/12/96
 Flag Date : -0-
 Location : -0-
 LOP Entry : 1/28/00
 LOP Edil : 01/28/2000
 LOP Flag : -0-

A3 WINW < 1/8 81 Higher
1X CITY OF SANTA CRUZ REDEVELOPMENT HAZNET S102796402
 1142 PACIFIC AVE N/A
 SANTA CRUZ, CA 95060

Site 3 of 5 In cluster A

HAZNET:
 Gepald: CAC000900892 Tepald: CAD981386952
 Contact: Not reported Telephone: (000) 000-0000
 Gen County: Santa Cruz Tsd County: Shasta
 Tons: 0.1
 Category: Asbestos-containing waste
 Disposal Method: Disposal, Land Fill
 Mailing Address: 323 CHURCH ST
 SANTA CRUZ, CA 95060
 County: Not reported

A4 NW < 1/8 163 Higher
1X ESTATE OF STEWART KETT HAZNET S100575636
 1212 PACIFIC AVE N/A
 SANTA CRUZ, CA 95060

Site 4 of 5 In cluster A

Map ID	Direction	Distance	Distance (ft.)	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
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MAP FINDINGS

1X ESTATE OF STEWART KETT (Continued) S100575636

HAZNET:
 Gepald: CAC000681852 Tepald: CAD990794133
 Contact: RUBEN FUENTES Telephone: (000) 000-0000
 Gen County: Santa Cruz Tsd County: San Joaquin
 Tons: 8.428
 Category: Asbestos-containing waste
 Disposal Method: Disposal, Land Fill
 Mailing Address: WATSONVILLE, CA 95076
 County: Not reported

A5 NW < 1/8 165 Higher
WOOLWORTH CORP HAZNET S103896333
 1221 PACIFIC AVE N/A
 SANTA CRUZ, CA 95062

Site 5 of 5 In cluster A

HAZNET:
 Gepald: CAC001411912 Tepald: CAT080014079
 Contact: WOOLWORTH CORP Telephone: (000) 000-0000
 Gen County: Santa Cruz Tsd County: 7
 Tons: 0.12
 Category: Laboratory waste chemicals
 Disposal Method: Transfer Station
 Mailing Address: 313 MANATEE AVE
 BRADINGTON, FL 34205
 County: Not reported

B6 South < 1/8 270 Higher
APTOS POST INC HAZNET S102819773
 1119 PACIFIC AVENUE N/A
 SANTA CRUZ, CA 95060

Site 1 of 2 In cluster B

HAZNET:
 Gepald: CAL000114689 Tepald: CAD003963592
 Contact: STEPHEN AND JANET MANOUSOS Telephone: (000) 000-0000
 Gen County: Santa Cruz Tsd County: Santa Clara
 Tons: 1.4803
 Category: Photochemicals/photoprocessing waste
 Disposal Method: Recycler
 Mailing Address: 1119 PACIFIC AVE #300
 SANTA CRUZ, CA 95060
 County: Not reported

HAZNET:
 Gepald: CAL000114689 Tepald: CAD003963592
 Contact: STEPHEN AND JANET MANOUSOS Telephone: (000) 000-0000
 Gen County: Santa Cruz Tsd County: Santa Clara
 Tons: 0.5004
 Category: Photochemicals/photoprocessing waste
 Disposal Method: Recycler
 Mailing Address: 1119 PACIFIC AVE #300
 SANTA CRUZ, CA 95060
 County: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site Database(s) EDR ID Number
EPA ID Number

LONGS DRUG STORE #033 (Continued) S102827130
The CA HAZNET database contains 1 additional record for this site.
Please contact your EDR Account Executive for more information.

C9 NE < 1/8 360 Higher
FRONT STREET GARAGE (FORMER SI) LUST S103891062
601 FRONT ST N/A
SANTA CRUZ, CA 95060

Site 2 of 3 in cluster C
State LUST:
Cross Street: SOQUEL AVE
Qty Leaked: Not reported
Case Number: 3048
Reg Board: Central Coast Region
Chemical: Motor Oil
Lead Agency: Regional Board
Case Type: Other ground water affected
Status: Pollution characterization
County: Santa Cruz
Abate Method: Excavate and Dispose - remove contaminated soil and dispose in approved site
Review Date: Not reported Confirm Leak: Not reported
Workplan: Not reported Prelim Assess: Not reported
Pollution Char: Not reported Remed Plan: Not reported
Remed Action: Not reported Monitoring: Not reported
Close Date: Not reported
Release Date: 05/10/1999

LUST Region 3:
Case Number: Not reported Release Date: 19990510
Cross Street: SOQUEL AVE Enter Date: 06/14/1999
Reported By: PATRICK HOBAN
809 CENTER ST SANTA CRUZ, CA 95060
Representing: Other
Responsible Party: SC PUBLIC WORKS
120 WESTGATE DR WATSONVILLE CA 95076

RP Telephone: (831) 420-542
Operator: Not reported Contact: THOMAS SHARP
Local Agency: 03 Regional Board: Central Coast Region
Chemical: FUEL/MOTOR OIL & TRACE PCE-TCE Quantity: UNKNO
Discovered: 19990414 Stop Date: 19990421
How Found: Other Means How Stopped: Close Tank
Source: Tank
Cause: Corrosion
Lead Agency: Regional Board
Case Type: Other ground water affected
Priority: Not reported Staff Initials: BWH
Facility Status: Post remedial action monitoring in progress
Abate Method: Excavate and Dispose - remove contaminated soil and dispose in approved site
Review Date: 20000503 Funding: 0
Confirm Leak: Not reported Workplan: Not reported
Prelim Assess: Not reported Pollution Char: Not reported
Remed Plan: Not reported Remed Action: Not reported
Monitoring: 1/1/00 Close Date: Not reported
Enforce Type: Not reported
Enforce Date: Not reported Pilot Program: UST

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site Database(s) EDR ID Number
EPA ID Number

FRONT STREET GARAGE (FORMER SI) (Continued) S103891062

Interim Action: 0 Region: 3
Contaminants: 08
Site Telephone: Not reported
Basin Plan: 4.11
Facility Id: 3048
CUF Id: Not reported
Max MTBE Ground Water: 0
Max MTBE Soil: Not reported
Max MTBE Data: Not reported
MTBE Tested: YES
Suspended: Not reported
Beneficial: Not reported
Lat/Long: Not reported
Soil Qualifier: Not reported
Groundwater Qualifier: Not reported
Summary: ABANDONED UNDERGROUND TANKS DISCOVERED DURING PROPERTY DEVELOPMENT. THE TWO UST'S CONTAINED OIL AND SLUDGE AND WERE BACKFILLED WITH SAND/DEBRIS. PREVIOUS OWNER: FRANCIS BONNE, TRUSTEE 1890 ARROYO SECA DR. SAN JOSE CA 95125

C10 NE < 1/8 371 Higher
CITY OF SANTA CRUZ PUBLIC WORKS HAZNET S104571142
615 FRONT ST N/A
SANTA CRUZ, CA 95060

Site 3 of 3 in cluster C
HAZNET:
Gepaid: CAC002175361 Telpaid: CAD009468392
Contact: CITY OF SANTA CRUZ Telephone: (831) 420-5423
Gen County: Santa Cruz Tsd County: 7
Tons: 0.325
Category: Other empty containers 30 gallons or more
Disposal Method: Recycle
Mailing Address: 809 CENTER ST RM 201
SANTA CRUZ, CA 95060
County: Not reported

11 WNW < 1/8 495 Higher
BAY PHOTO INC SANTA CRUZ STORE RCRIS-SQG 1001115513
119 WALNUT AVE FINDS CAR000014498
SANTA CRUZ, CA 95060 HAZNET

RCRIS:
Owner: LARRY ABITBOL AND NANCY EDGERLY
(408) 475-6686
Contact: LARRY ABITBOL
(408) 475-6686
Record Date: 08/15/1996
Classification: Small Quantity Generator

Map ID	Direction	Distance	Distance (ft.)	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
D13	West	< 1/8	536	Higher	SANTA CRUZ GOODYEAR 220 LINCOLN ST SANTA CRUZ, CA 95060	RCRIS-SQG FINDS	1000395035 CAD982370413	
<p>Site 2 of 3 in cluster D</p> <p>RCRIS:</p> <p>Owner: LEASE FROM GOODYEAR (415) 555-1212</p> <p>Contact: ENVIRONMENTAL MANAGER (408) 423-0100</p> <p>Record Date: 04/18/1988</p> <p>Classification: Small Quantity Generator</p> <p>Used Oil Recyc: No</p> <p>Violation Status: No violations found</p>								
D14	West	< 1/8	536	Higher	JV TIRE INC. 220 LINCOLN ST SANTA CRUZ, CA 95060	HAZNET	S103972882 N/A	
<p>Site 3 of 3 in cluster D</p> <p>HAZNET:</p> <p>Cepaid: CAL000156450 Tepad: CAD009452657</p> <p>Contact: JOHN VINCENT Telephone: (000) 000-0000</p> <p>Gen County: Santa Cruz Tsd County: San Mateo</p> <p>Tons: 1.3135</p> <p>Category: Unspecified organic liquid mixture</p> <p>Disposal Method: Recycler</p> <p>Mailing Address: 220 LINCOLN ST SANTA CRUZ, CA 95060 - 4318</p> <p>County: Not reported</p> <p>Cepaid: CAL000156450 Tepad: CAD009452657</p> <p>Contact: JOHN VINCENT Telephone: (000) 000-0000</p> <p>Gen County: Santa Cruz Tsd County: San Mateo</p> <p>Tons: 1.4803</p> <p>Category: Unspecified organic liquid mixture</p> <p>Disposal Method: Recycler</p> <p>Mailing Address: 220 LINCOLN ST SANTA CRUZ, CA 95060 - 4318</p> <p>County: Not reported</p>								
E15	NNE	< 1/8	591	Higher	MCPHERSON ART & HISTORY MUSEUM 705 FRONT ST SANTA CRUZ, CA 95060	LUST	S101309568 N/A	
<p>Site 1 of 3 in cluster E</p>								

Map ID	Direction	Distance	Distance (ft.)	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
					MCPHERSON ART & HISTORY MUSEUM (Continued)		S101309568	
<p>Slate LUST:</p> <p>Cross Street: Not reported</p> <p>City Leaked: Not reported</p> <p>Case Number: 2225</p> <p>Reg Board: Central Coast Region</p> <p>Chemical: Gasoline</p> <p>Lead Agency: Regional Board</p> <p>Case Type: Other ground water affected</p> <p>Status: Signed off, remedial action completed or deemed unnecessary</p> <p>County: Santa Cruz</p> <p>Abate Method: U</p> <p>Review Date: Not reported</p> <p>Workplan: Not reported</p> <p>Pollution Char: 4/5/91</p> <p>Remed Action: Not reported</p> <p>Close Date: 10/26/94</p> <p>Release Date: 11/01/1991</p> <p>Confirm Leak: Not reported</p> <p>Prelim Assess: Not reported</p> <p>Remed Plan: Not reported</p> <p>Monitoring: Not reported</p>								
<p>LUST Region 3:</p> <p>Case Number: Not reported</p> <p>Cross Street: Not reported</p> <p>Reported By: Not reported</p> <p>Representing: Not reported</p> <p>Respble Party: Not reported</p> <p>RP Telephone: Not reported</p> <p>Operator: Not reported</p> <p>Local Agency: 03</p> <p>Chemical: GASOLINE</p> <p>Discovered: Not reported</p> <p>How Found: Other Means</p> <p>Source: Unknown</p> <p>Cause: Unknown</p> <p>Lead Agency: Regional Board</p> <p>Case Type: Other ground water affected</p> <p>Priority: 3A3</p> <p>Facility Status: Signed off, remedial action completed or deemed unnecessary</p> <p>Abate Method: U</p> <p>Review Date: 19950130</p> <p>Confirm Leak: Not reported</p> <p>Prelim Assess: Not reported</p> <p>Remed Plan: Not reported</p> <p>Monitoring: Not reported</p> <p>Enforce Type: Not reported</p> <p>Enforce Date: Not reported</p> <p>Interim Action: 0</p> <p>Contaminants: 8006619</p> <p>Site Telephone: Not reported</p> <p>Basin Plan: 4.11</p> <p>Facility Id: 2225</p> <p>GUF Id: Not reported</p> <p>Max MTBE Ground Water: 0</p> <p>Max MTBE Soil: Not reported</p> <p>Max MTBE Data: Not reported</p> <p>MTBE Tested: NT</p> <p>Suspended: Not reported</p> <p>Beneficial: Not reported</p> <p>Lat/Long: Not reported</p> <p>Release Date: 19911101</p> <p>Enter Date: 04/05/1991</p> <p>Contact: Not reported</p> <p>Regional Board: Central Coast Region</p> <p>Quantity: Not reported</p> <p>Stop Date: Not reported</p> <p>How Stopped: Other Means</p> <p>Staff Initials: HCP</p> <p>Funding: Not reported</p> <p>Workplan: Not reported</p> <p>Pollution Char: 04/05/1991</p> <p>Remed Action: Not reported</p> <p>Close Date: 10/26/94</p> <p>Pilot Program: UST</p> <p>Region: 3</p>								

Map ID	Direction	Distance	Distance (ft.)	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
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MAP FINDINGS

Map ID	Direction	Distance	Distance (ft.)	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
					PACIFIC DRY CLEANERS (Continued)		1000250681	
					Gepaid: CAD981632458	Tepaid: CAT000613893		
					Contact: CHUNG H LEE	Telephone: (408) 423-0644		
					Gen County: Santa Cruz	Tsd County: Los Angeles		
					Tons: 0.3525			
					Category: Liquids with halogenated organic compounds > 1000 mg/l			
					Disposal Method: Not reported			
					Mailing Address: 511 CEDAR ST			
					SANTA CRUZ, CA 95060 - 4306			
					County: Not reported			
					Gepaid: CAD981632458	Tepaid: CAT000613893		
					Contact: CHUNG H LEE	Telephone: (408) 423-0644		
					Gen County: Santa Cruz	Tsd County: Los Angeles		
					Tons: 0.705			
					Category: Liquids with halogenated organic compounds > 1000 mg/l			
					Disposal Method: Transfer Station			
					Mailing Address: 511 CEDAR ST			
					SANTA CRUZ, CA 95060 - 4306			
					County: Not reported			
					Gepaid: CAD981632458	Tepaid: CAT000613893		
					Contact: CHUNG H LEE	Telephone: (408) 423-0644		
					Gen County: Santa Cruz	Tsd County: Sacramento		
					Tons: 0.1875			
					Category: Liquids with halogenated organic compounds > 1000 mg/l			
					Disposal Method: Transfer Station			
					Mailing Address: 511 CEDAR ST			
					SANTA CRUZ, CA 95060 - 4306			
					County: Not reported			
					The CA HAZNET database contains 5 additional records for this site. Please contact your EDR Account Executive for more information.			
F20	South	1/8-1/4	786	Higher	KELLY-MOORE PAINT CO	HAZNET	S103678750	N/A
					939 PACIFIC AVE			
					SANTA CRUZ, CA 95060			
					Site 1 of 2 in cluster F			
					HAZNET:			
					Gepaid: CAC001214808	Tepaid: CAL000027741		
					Contact: KELLY-MOORE PAINT	Telephone: (415) 592-8337		
					Gen County: Santa Cruz	Tsd County: 5		
					Tons: 10.1136			
					Category: Asbestos-containing waste			
					Disposal Method: Disposal, Land Fill			
					Mailing Address: 967 COMM ST			
					SAN CARLOS, CA 94070			
					County: Not reported			
21	West	1/8-1/4	798	Higher	BRUCE BARTLETT DDS	HAZNET	S100931188	N/A
					304 LINCOLN ST			
					SANTA CRUZ, CA 95060			

Map ID	Direction	Distance	Distance (ft.)	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
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MAP FINDINGS

Map ID	Direction	Distance	Distance (ft.)	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
					BRUCE BARTLETT DDS (Continued)		S100931188	
					HAZNET:			
					Gepaid: CAL912635234	Tepaid: CAD982482390		
					Contact: BRUCE BARTLETT DDS	Telephone: (408) 428-1343		
					Gen County: Santa Cruz	Tsd County: Santa Cruz		
					Tons: 0.0145			
					Category: Photochemicals/photoprocessing waste			
					Disposal Method: Recycler			
					Mailing Address: 304 LINCOLN ST			
					SANTA CRUZ, CA 95060			
					County: Not reported			
					Gepaid: CAL912635234	Tepaid: CAD982482390		
					Contact: BRUCE BARTLETT DDS	Telephone: (408) 428-1343		
					Gen County: Santa Cruz	Tsd County: 0		
					Tons: 0.025			
					Category: Photochemicals/photoprocessing waste			
					Disposal Method: Not reported			
					Mailing Address: 304 LINCOLN ST			
					SANTA CRUZ, CA 95060			
					County: Not reported			
					Gepaid: CAL912635234	Tepaid: CAD982482390		
					Contact: BRUCE BARTLETT DDS	Telephone: (408) 428-1343		
					Gen County: Santa Cruz	Tsd County: Santa Cruz		
					Tons: 0.0168			
					Category: Photochemicals/photoprocessing waste			
					Disposal Method: Not reported			
					Mailing Address: 304 LINCOLN ST			
					SANTA CRUZ, CA 95060			
					County: Not reported			
					Gepaid: CAL912635234	Tepaid: CAD982482390		
					Contact: BRUCE BARTLETT DDS	Telephone: (408) 428-1343		
					Gen County: Santa Cruz	Tsd County: Santa Cruz		
					Tons: 0.0125			
					Category: Photochemicals/photoprocessing waste			
					Disposal Method: Recycler			
					Mailing Address: 304 LINCOLN ST			
					SANTA CRUZ, CA 95060			
					County: Not reported			
F22	South	1/8-1/4	849	Higher	ANDY'S AUTO SUPPLY	HAZNET	S103950207	N/A
					901 PACIFIC AVE			
					SANTA CRUZ, CA 95060			
					Site 2 of 2 in cluster F			
					HAZNET:			
					Gepaid: CAL912264983	Tepaid: CAD083166728		
					Contact: MEKIS, MICHAEL	Telephone: (408) 423-8400		
					Gen County: Santa Cruz	Tsd County: Stanislaus		
					Tons: 0.2168			
					Category: Oil/water separation sludge			
					Disposal Method: Not reported			
					Mailing Address: 901 PACIFIC AVE			
					SANTA CRUZ, CA 95060 - 4429			
					County: Not reported			

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

PACIFIC BELL (Continued)

Remed Plan: Not reported
Monitoring: 5/3/93
Enforce Type: Not reported
Enforce Date: Not reported
Interim Action: 0
Contaminants: 12034
Site Telephone: (408)764-8444
Basin Plan: 4.11
Facility Id: 2202
CUF Id: Not reported
Max MTBE Ground Water: 0
Max MTBE Soil: Not reported
Max MTBE Data: Not reported
MTBE Tested: NT
Suspended: Not reported
Beneficial: Not reported
Lat/Long: Not reported
Soil Qualifier: Not reported
Groundwater Qualifier: Not reported
Summary: **** CASE CLOSED ****

Remed Action: Not reported
Close Date: 2/17/95
Pilot Program: UST
Region: 3

1000251387

HAZNET:

Gepaid: CAT080022361
Contact: PACIFIC BELL
Gen County: Santa Cruz
Tons: 0.8428
Category: Asbestos-containing waste
Disposal Method: Not reported
Mailing Address: RM 3E000
SAN RAMON, CA 94583 - 0995
County: Not reported

Tepaid: AZC000000150
Telephone: (925) 823-6161
Tsd County: 89

Gepaid: CAT080022361
Contact: PACIFIC BELL
Gen County: Santa Cruz
Tons: 0
Category: Asbestos-containing waste
Disposal Method: Not reported
Mailing Address: RM 3E000
SAN RAMON, CA 94583 - 0995
County: Not reported

Tepaid: CAD981388952
Telephone: (925) 823-6161
Tsd County: Shasta

Gepaid: CAT080022361
Contact: PACIFIC BELL
Gen County: Santa Cruz
Tons: 0.0825
Category: Asbestos-containing waste
Disposal Method: Disposal, Land Fill
Mailing Address: RM 3E000
SAN RAMON, CA 94583 - 0995
County: Not reported

Tepaid: CAD981388952
Telephone: (925) 823-6161
Tsd County: Shasta

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

PACIFIC BELL (Continued)

Gepaid: CAT080022361
Contact: PACIFIC BELL
Gen County: Santa Cruz
Tons: 0.15
Category: Asbestos-containing waste
Disposal Method: Disposal, Land Fill
Mailing Address: RM 3E000
SAN RAMON, CA 94583 - 0995
County: Not reported

Tepaid: CAD981388952
Telephone: (925) 823-6161
Tsd County: Shasta

1000251387

Gepaid: CAT080022361
Contact: PACIFIC BELL
Gen County: Santa Cruz
Tons: 0.04
Category: Off-specification, aged, or surplus inorganics
Disposal Method: Not reported
Mailing Address: RM 3E000
SAN RAMON, CA 94583 - 0995
County: Not reported

Tepaid: AZD983473539
Telephone: (925) 823-6161
Tsd County: 89

The CA HAZNET database contains 2 additional records for this site.
Please contact your EDR Account Executive for more information.

FID:

Facility ID: 44000130
Reg By: Active Underground Storage Tank Location
Cortese Code: Not reported
Status: Active
Mail To: Not reported
2600 CAMINO RAMON
SANTA CRUZ, CA 95060
Contact: Not reported
DUNs No: Not reported
Creation: 10/22/93
EPA ID: Not reported
Comments: Not reported

Regulate ID: 00057740
SIC Code: Not reported
Facility Tel: (408) 754-8444

Slate UST:

Facility ID: 57740
Tank Num: 1
Tank Capacity: 8000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Leak Detection: None
Contact Name: E.J. KOEHLER
Total Tanks: 1
Facility Type: 2

Contact Tel: Not reported
NPDES No: Not reported
Modified: 00/00/00
Container Num: 1
Year Installed: 1967
Tank Constrctn: Not reported
Telephone: (415) 542-6758
Region: STATE
Other Type: SIC 4800

G24 SANTA CRUZ COUNTY SENTINEL
NW 207 CHURCH ST
1/8-1/4 SANTA CRUZ, CA 95060
907
Higher Site 1 of 4 in cluster G

HAZNET S103640901
AST N/A

Map ID Direction Distance Distance (ft.) Elevation Site Database(s) EDR ID Number EPA ID Number

MAP FINDINGS

SENTINEL PRINTERS (Continued) S103987394

Gepaid: CAL000115766 Tepaid: CAD982444481
 Contact: LARA WENDY/D PRESTON Telephone: (000) 000-0000
 Gen County: Santa Cruz Tsd County: San Bernardino
 Tons: 0.15
 Category: Tank bottom waste
 Disposal Method: Transfer Station
 Mailing Address: 812 CEDAR ST
 SANTA CRUZ, CA 95060 - 3802
 County: Not reported

G27 CITY OF SANTA CRUZ HAZNET S104570034
 NW 224 CHURCH ST N/A
 1/8-1/4 SANTA CRUZ, CA 95060
 943
 Higher Site 4 of 4 in cluster G

HAZNET:
 Gepaid: CAC002122024 Tepaid: CAD981362732
 Contact: CITY OF SANTA CRUZ Telephone: (000) 000-0000
 Gen County: Santa Cruz Tsd County: 1
 Tons: 0.8428
 Category: Asbestos-containing waste
 Disposal Method: Disposal, Land Fill
 Mailing Address: 809 CENTER ST
 SANTA CRUZ, CA 95060
 County: Not reported

H28 SANTA CRUZ TRANSPORTATION INC HAZNET S102819679
 West 224 WALNUT AVE N/A
 1/8-1/4 SANTA CRUZ, CA 95060
 1009
 Higher Site 1 of 2 in cluster H

HAZNET:
 Gepaid: CAL000114371 Tepaid: CAD088838222
 Contact: JAMES J BOSSO/PRES & GEN MGR Telephone: (000) 000-0000
 Gen County: Santa Cruz Tsd County: Santa Cruz
 Tons: 0.0834
 Category: Unspecified aqueous solution
 Disposal Method: Not reported
 Mailing Address: 131 FRONT ST
 SANTA CRUZ, CA 95060
 County: Not reported

Gepaid: CAL000114371 Tepaid: CAD980887418
 Contact: JAMES J BOSSO/PRES & GEN MGR Telephone: (000) 000-0000
 Gen County: Santa Cruz Tsd County: 1
 Tons: 0.1251
 Category: Aqueous solution with less than 10% total organic residues
 Disposal Method: Transfer Station
 Mailing Address: 131 FRONT ST
 SANTA CRUZ, CA 95060
 County: Not reported

Map ID Direction Distance Distance (ft.) Elevation Site Database(s) EDR ID Number EPA ID Number

MAP FINDINGS

SANTA CRUZ TRANSPORTATION INC (Continued) S102819679

Gepaid: CAL000114371 Tepaid: CAD980887418
 Contact: JAMES J BOSSO/PRES & GEN MGR Telephone: (000) 000-0000
 Gen County: Santa Cruz Tsd County: 1
 Tons: 0.2818
 Category: Aqueous solution with less than 10% total organic residues
 Disposal Method: Transfer Station
 Mailing Address: 131 FRONT ST
 SANTA CRUZ, CA 95060
 County: Not reported

Gepaid: CAL000114371 Tepaid: CAD980887418
 Contact: JAMES J BOSSO/PRES & GEN MGR Telephone: (000) 000-0000
 Gen County: Santa Cruz Tsd County: 1
 Tons: 0.4378
 Category: Aqueous solution with less than 10% total organic residues
 Disposal Method: Transfer Station
 Mailing Address: 131 FRONT ST
 SANTA CRUZ, CA 95060
 County: Not reported

Gepaid: CAL000114371 Tepaid: CAD982446874
 Contact: JAMES J BOSSO/PRES & GEN MGR Telephone: (000) 000-0000
 Gen County: Santa Cruz Tsd County: Yolo
 Tons: 0.2293
 Category: Aqueous solution with less than 10% total organic residues
 Disposal Method: Transfer Station
 Mailing Address: 131 FRONT ST
 SANTA CRUZ, CA 95060
 County: Not reported

H29 PACIFIC BELL FINDS 1000251265
 West 224 WALNUT AVENUE RCRIS-LQG CAT080021041
 1/8-1/4 SANTA CRUZ, CA 95060
 1009
 Higher Site 2 of 2 in cluster H

RCRIS:
 Owner: THE PACIFIC TELEPHONE AND TELEGRAPH CO
 (415) 555-1212
 Contact: Not reported
 Record Date: 09/22/1997
 Classification: Large Quantity Generator
 Used Oil Recyc: No
 Violation Status: No violations found

I30 HOTEL ROYAL HAZNET S100864236
 South 815 PACIFIC AVENUE N/A
 1/8-1/4 SANTA CRUZ, CA 95060
 1058
 Same Site 1 of 2 in cluster I

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

PACIFIC BELL (Continued)

1000251292

RCRIS:

Owner: THE PACIFIC TELEPHONE AND TELEGRAPH CO
(415) 555-1212

Contact: ENVIRONMENTAL MANAGER
(408) 491-6029

Record Date: 09/02/1997

Classification: Large Quantity Generator

Used Oil Recyc: No

Violation Status: No violations found

K36 PUTNEY & PERRY AUTO SVC
SSE 325 FRONT ST
1/8-1/4 SANTA CRUZ, CA 95060
1188
Lower Site 1 of 5 in cluster K

RCRIS-SQG 1000314704
FINDS CAD982000184
UST
CA FID UST
Cortese
LUST
HAZNET

RCRIS:

Owner: JERRY SHARPEN
(415) 555-1212

Contact: ENVIRONMENTAL MANAGER
(408) 426-1615

Record Date: 09/01/1988

Classification: Small Quantity Generator

Used Oil Recyc: No

Violation Status: No violations found

State LUST:

Cross Street: LAUREL
Qty Leaked: Not reported
Case Number: 726
Reg Board: Central Coast Region
Chemical: Waste Oil

Lead Agency: Regional Board
Case Type: Other ground water affected
Status: Post remedial action monitoring in progress
County: Santa Cruz

Abate Method: Other Means

Review Date: Not reported

Workplan: Not reported

Pollution Char: 11/30/83

Remed Action: Not reported

Close Date: Not reported

Release Date: 11/20/1989

Confirm Leak: Not reported
Prelim Assess: 6/13/90
Remed Plan: Not reported
Monitoring: 7/8/89

LUST Region 3:

Case Number: Not reported

Cross Street: LAUREL

Reported By: MR. TIM EPPERSON

3245 WINGED FOOT DRIVE FAIRFIELD CA 94533

Release Date: 19891120
Enter Date: 12/13/1989

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

PUTNEY & PERRY AUTO SVC (Continued)

1000314704

Representing: Not reported
Responsible Party: PATRICK BROOKS
701 OCEAN STREET ROOM 312 SANTA CRUZ CA 95060

RP Telephone: Not reported

Operator: Not reported

Local Agency: 03

Chemical: WASTE OIL

Discovered: 19891002

How Found: Tank Closure

Source: Unknown

Cause: Unknown

Lead Agency: Regional Board

Case Type: Other ground water affected

Priority: 3A3

Facility Status: Post remedial action monitoring in progress

Abate Method: OT

Review Date: 20000620

Confirm Leak: Not reported

Prelim Assess: 6/13/90

Remed Plan: Not reported

Monitoring: 7/8/89

Enforce Type: Not reported

Enforce Date: Not reported

Interim Action: 0

Contaminants: 12035

Site Telephone: (408) 26-9083

Basin Plan: 4.11

Facility Id: 726

CUF Id: Not reported

Max MTBE Ground Water: 0

Max MTBE Soil: Not reported

Max MTBE Data: 19980520

MTBE Tested: YES

Suspended: Not reported

Beneficial: MUN

La/Long: Not reported

Soil Qualifier: Not reported

Groundwater Qualifier: <

Summary: EXCAVATION REPORT DATED 02/08/83 WAS SUBMITTED BY TMC ENVIROINC. TPH-G
4700, BENZENE 610, MTBE <130 IN MW-5.

Contact: Not reported
Regional Board: Central Coast Region
Quantity: Not reported
Stop Date: Not reported
How Stopped: Repair Tank

Staff Initials: BWH

Funding: Not reported

Workplan: Not reported

Pollution Char: 11/30/1983

Remed Action: Not reported

Close Date: Not reported

Pilot Program: UST

Region: 3

HAZNET:

Genaid: CAD982000184

Contact: GERALD SHARPEN

Gen County: Santa Cruz

Tons: 0.2293

Category: Unspecified aqueous solution

Disposal Method: Not reported

Mailing Address: 325 FRONT ST
SANTA CRUZ, CA 95060

County: Not reported

Tepaid: CAD086838222

Telephone: (000) 000-0000

Tsd County: Santa Cruz

Map ID
Direction
Distance
Distance (ft.)
Elevation Site Database(s) EDR ID Number
EPA ID Number

MAP FINDINGS

SHELL SERV STATION SANTA CRUZ (Continued)

1000288539

Gepaid:	CAL930543220	Tepaid:	CAD009452657
Contact:	EQUILON ENTERPRISES LLC	Telephone:	(713) 241-2258
Gen County:	Santa Cruz	Tsd County:	San Mateo
Tons:	4.17		
Category:	Aqueous solution with less than 10% total organic residues		
Disposal Method:	Disposal, Other		
Mailing Address:	PO BOX 4453 HOUSTON, TX 77210 - 4453		
County:	Not reported		
Gepaid:	CAL930543220	Tepaid:	CAD009466392
Contact:	EQUILON ENTERPRISES LLC	Telephone:	(713) 241-2258
Gen County:	Santa Cruz	Tsd County:	7
Tons:	15		
Category:	Other empty containers 30 gallons or more		
Disposal Method:	Not reported		
Mailing Address:	PO BOX 4453 HOUSTON, TX 77210 - 4453		
County:	Not reported		
Gepaid:	CAL930543220	Tepaid:	CAD009466392
Contact:	EQUILON ENTERPRISES LLC	Telephone:	(713) 241-2258
Gen County:	Santa Cruz	Tsd County:	7
Tons:	10		
Category:	Other empty containers 30 gallons or more		
Disposal Method:	Disposal, Other		
Mailing Address:	PO BOX 4453 HOUSTON, TX 77210 - 4453		
County:	Not reported		
Gepaid:	CAL930543220	Tepaid:	CAD009466392
Contact:	EQUILON ENTERPRISES LLC	Telephone:	(713) 241-2258
Gen County:	Santa Cruz	Tsd County:	7
Tons:	5		
Category:	Other empty containers 30 gallons or more		
Disposal Method:	Recycler		
Mailing Address:	PO BOX 4453 HOUSTON, TX 77210 - 4453		
County:	Not reported		

K39
SSE
1/8-1/4
1292
Lower

TERENCE L. ADAMS
100 LAUREL ST
SANTA CRUZ, CA 95060
Site 3 of 5 In cluster K

UST U001602000
N/A

State UST:

Facility ID:	5814	Container Num:	1
Tank Num:	1	Year Installed:	Not reported
Tank Capacity:	10000		
Tank Used for:	PRODUCT	Tank Constrcn:	1/4 inches
Type of Fuel:	UNLEADED		
Leak Detection:	Stock Inventor, GW Monitoring Well	Telephone:	(408) 423-9854
Contact Name:	TERENCE L. ADAMS	Region:	STATE
Total Tanks:	3	Other Type:	Not reported
Facility Type:	1		

Map ID
Direction
Distance
Distance (ft.)
Elevation Site Database(s) EDR ID Number
EPA ID Number

MAP FINDINGS

TERENCE L. ADAMS (Continued)

U001602000

Facility ID:	5814	Container Num:	2
Tank Num:	2	Year Installed:	Not reported
Tank Capacity:	10000		
Tank Used for:	PRODUCT	Tank Constrcn:	1/4 inches
Type of Fuel:	REGULAR		
Leak Detection:	Stock Inventor, GW Monitoring Well	Telephone:	(408) 423-9854
Contact Name:	TERENCE L. ADAMS	Region:	STATE
Total Tanks:	3	Other Type:	Not reported
Facility Type:	1		
Facility ID:	5814	Container Num:	3
Tank Num:	3	Year Installed:	Not reported
Tank Capacity:	10000		
Tank Used for:	PRODUCT	Tank Constrcn:	1/4 inches
Type of Fuel:	PREMIUM		
Leak Detection:	Stock Inventor, GW Monitoring Well	Telephone:	(408) 423-9854
Contact Name:	TERENCE L. ADAMS	Region:	STATE
Total Tanks:	3	Other Type:	Not reported
Facility Type:	1		

K40
SSE
1/8-1/4
1292
Lower

SHELL STATION
100 LAUREL ST
SANTA CRUZ, CA 95060

Cortese S101309569
LUST N/A

Site 4 of 5 In cluster K

State LUST:

Cross Street:	FRONT	Confirm Leak:	Not reported
Qty Leaked:	Not reported	Prelim Assess:	Not reported
Case Number:	2308	Remed Plan:	Not reported
Reg Board:	Central Coast Region	Monitoring:	Not reported
Chemical:	Gasoline		
Lead Agency:	Local Agency		
Case Type:	Soil only		
Status:	Preliminary site assessment workplan submitted		
County:	Santa Cruz		
Abate Method:	U		
Review Date:	Not reported		
Workplan:	Not reported		
Pollution Char:	Not reported		
Remed Action:	Not reported		
Close Date:	Not reported		
Release Date:	12/28/1992		
LUST Region 3:			
Case Number:	Not reported	Release Date:	19921228
Cross Street:	FRONT	Enter Date:	02/04/1993
Reported By:	PAUL HAYES P.O. BOX 5278 CONCORD, CA 94520		
Representing:	Not reported		
Raspble Party:	SHELL OIL COMPANY P.O. BOX 5278 CONCORD CA 94520		
RP Telephone:	(510)423-6165	Contact:	PAUL HAYES
Operator:	VICENT RIZZO	Regional Board:	Central Coast Region
Local Agency:	03	Quantity:	Not reported
Chemical:	GASOLINE		

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site Database(s) EDR ID Number
EPA ID Number

42 WILSON, GEO., INC. Cortese S101304431
North 125 RIVER ST LUST
1/4-1/2 SANTA CRUZ, CA 95060 HAZNET
1676 Cal-Sites
Higher

State LUST:

Cross Street: WINTER
Qty Leaked: Not reported
Case Number: 480
Reg Board: Central Coast Region
Chemical: Gasoline
Lead Agency: Regional Board
Case Type: Other ground water affected
Status: Remedial action (cleanup) in progress
County: Santa Cruz
Abate Method: Pump and Treat Ground Water - generally employed to remove dissolved contaminants
Review Date: Not reported Confirm Leak: Not reported
Workplan: Not reported Prelim Assess: Not reported
Pollution Char: 11/15/90 Remed Plan: 11/27/90
Remed Action: 2/6/91 Monitoring: 10/2/97
Close Date: Not reported
Release Date: 06/08/1987

LUST Region 3:

Case Number: Not reported Release Date: 19870608
Cross Street: WINTER Enter Date: 07/14/1987
Reported By: GOLDSMITH, MIKE
125 RIVER STREET, SANTA CRUZ, CA 95060

Representing: Owner
Responsible Party: GEO. H. WILSON INC.
125 RIVER STREET SANTA CRUZ, CA 95060

RP Telephone: (408)423-9522
Operator: WILSON, TOM Contact: MIKE GOLDSMITH/TOM WILSON
Local Agency: 03 Regional Board: Central Coast Region
Chemical: GASOLINE Quantity: Not reported
Discovered: 19870512 Stop Date: 19870512
How Found: Tank Closure How Stopped: Close Tank
Source: Piping
Cause: Unknown

Lead Agency: Regional Board
Case Type: Other ground water affected
Priority: 3A3 Staff Initials: BWH
Facility Status: Remedial action (cleanup) in progress
Abate Method: Pump and Treat Ground Water - generally employed to remove dissolved contaminants

Review Date: 19900517 Funding: Responsible Party
Confirm Leak: Not reported Workplan: Not reported
Prelim Assess: Not reported Pollution Char: 11/15/1990
Remed Plan: 19901127 Remed Action: 02/06/1991
Monitoring: 10/2/97 Close Date: Not reported
Enforce Type: Consent order/enforceable agreement to cooperative responsible parties (includes CAO)
Enforce Date: 10/2/90 Pilot Program: UST
Interim Action: 0 Region: 3
Contaminants: 8006619
Site Telephone: (408)423-9522
Basin Plan: 4.11

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site Database(s) EDR ID Number
EPA ID Number

WILSON, GEO., INC. (Continued) S101304431

Facility Id : 480
CUF Id : Not reported
Max MTBE Ground Water : 5
Max MTBE Soli : Not reported.
Max MTBE Data : 1990323
MTBE Tested : YES
Suspended : Not reported
Beneficial : Not reported
Lat/Long : Not reported
Soil Qualifier: Not reported
Groundwater Qualifier: <
Summary: REMEDIATION SYSTEM OPERATING WITH SUCCESS. BENZENE CONCENTRATION NOW CONSISTENTLY BELOW 50 PPB. SEE ALSO FILE FOR MANUFACTURED GAS PLANT, RIVER ST. AND N. PACIFIC AVENUE

LUST Alameda County:

Region : ALAMEDA
Facility Id : 480
Status : 9
Facility Type : S
Case Closed : Y
Date Case Closed : 11/18/94
Contact : Dave Robb
Contact Company : M R & R B Partnership
Clean up Fund : -0-
LOP Status : 7
Tank Removal : -0-
SLIC : -0-
Priority Code : HIGH/Fast Action/RP Clos Reqst
Inspector Initial : CL
Leak Source : F
Substance : Waste Oil
Date Reported : 10/1/92
Date Confirmed : 10/1/92
Multiple Responsible Parties : No
Emergency Resp Date : -0-
Research : S
Date RP was Sent Notice : 10/1/93
Preliminary Investigation : C
Begin Date : 10/1/92
End Date : 2/17/93
Remedial Investigation : -0-
RI Begin Date : -0-
RI End Date : -0-
Remediation Action : -0-
Remediation Begin Date : -0-
Remediation End Date : -0-
Post Remedial Monitoring : -0-
PRM Begin Date : -0-
PRM End Date : -0-
Enforcement Type : 1
Enf Action Date : 10/1/93
LUFT Category : 2HSCAW
Excavation began : 11/24/92
Remedial Action Occurred : UK
Contact Address : Po Box 5500
Walnut Creek CA 94596
Contact Phone : -0-

Map ID
Direction
Distance
Distance (ft.)
Elevation
Site
Database(s)
EDR ID Number
EPA ID Number



SHELL OIL COMPANY #1 (Continued) S101482442

The CAL-SITES database may contain additional details for this site.
Please contact your EDR Account Executive for more information.

L44 DAVENPORTS UNION 76 RCRIS-SQG 1000167066
ENE 433 OCEAN ST FINDS CAD982041790
1/4-1/2 SANTA CRUZ, CA 95060 UST
1817 WMUDS/SWAT
Higher Site 1 of 2 in cluster L

RCRIS:
Owner: UNION OIL CO OF CALIF
(415) 655-1212
Contact: DAVENPORT RICH
(408) 423-1789
Record Date: 08/23/1991
Classification: Small Quantity Generator
Used Oil Recyc: No
Violation Status: No violations found

WMUDS:
Region: 3
Date of Last Facility Edit: Not reported
Last Facility Editors: Not reported
Waste Discharge System ID: 3 440005NUR
Solid Waste Information ID: Not reported
Waste Discharge System: False
Solid Waste Assessment Test Program: True
Facility Name: Not reported
Toxic Pits Cleanup Act Program: False
Resource Conservation Recovery Act Program: False
Department of Defense: False
Open to Public: False
Number of WMUDS at Facility: 1
Facility Telephone: Not reported
Primary Standard Industrial Classification: Not reported
Secondary Standard Industrial Classification: Not reported
Solid Waste Assessment Test Program Name: Not reported
NPID: Not reported
Tonnage: 0
Regional Board ID: Not reported
Municipal Solid Waste: False
Superorder: False
Sub Chapter 15: False
Reg. Board Project Officer: BH
Section Range: Not reported
RCRA Facility: Not reported
Waste Discharge Requirements: Not reported
Base Meridian: Not reported
Waste List: False
Facility Description: Not reported
Self-Monitoring Repl. Frequency: Not reported
Threat to Water Quality: Not reported
Agency: Not reported
Address: Not reported
Department: Not reported
Contact: Not reported
Telephone: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation
Site
Database(s)
EDR ID Number
EPA ID Number



DAVENPORTS UNION 76 (Continued) 1000167066

Lowerdowner: Not reported
Address: CA
Telephone: Not reported
Contact: Not reported
State UST:
Facility ID: 31757
Tank Num: 1
Tank Capacity: 10000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Leak Detection: Stock Inventor
Contact Name: RICHARD DAVENPORT
Total Tanks: 3
Facility Type: 1
Container Num: 0292-1-1
Year Installed: 1979
Tank Constrcn: Not reported
Telephone: (408) 423-1789
Region: STATE
Other Type: Not reported

Facility ID: 31757
Tank Num: 2
Tank Capacity: 10000
Tank Used for: PRODUCT
Type of Fuel: PREMIUM
Leak Detection: Stock Inventor
Contact Name: RICHARD DAVENPORT
Total Tanks: 3
Facility Type: 1
Container Num: 0292-2-1
Year Installed: 1979
Tank Constrcn: Not reported
Telephone: (408) 423-1789
Region: STATE
Other Type: Not reported

Facility ID: 31757
Tank Num: 3
Tank Capacity: 550
Tank Used for: WASTE
Type of Fuel: WASTE OIL
Leak Detection: Stock Inventor
Contact Name: RICHARD DAVENPORT
Total Tanks: 3
Facility Type: 1
Container Num: 0292
Year Installed: Not reported
Tank Constrcn: Not reported
Telephone: (408) 423-1789
Region: STATE
Other Type: Not reported

L45 UNOCAL STATION #0292 Cortese S101309573
ENE 433 OCEAN ST LUST N/A
1/4-1/2 SANTA CRUZ, CA 95060 HAZNET
1817
Higher Site 2 of 2 in cluster L

State LUST:
Cross Street: Not reported
Qty Leaked: Not reported
Case Number: 682
Reg Board: Central Coast Region
Chemical: Diesel
Lead Agency: Regional Board
Case Type: Other ground water affected
Status: Post remedial action monitoring in progress
County: Santa Cruz
Abate Method: Excavate and Treat - remove contaminated soil and treat (includes spreading or land farming)
Review Date: Not reported
Workplan: Not reported
Pollution Char: Not reported
Remed Action: Not reported
Close Date: Not reported
Confirm Leak: Not reported
Prelim Assess: Not reported
Remed Plan: Not reported
Monitoring: 11/9/90

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site Database(s) EDR ID Number
EPA ID Number

VAPOR CLEANERS (Continued)

S10087743

LUST Region 3:
Case Number: Not reported Release Date: 19880606
Cross Street: OCEAN Enter Date: 09/19/1988
Reported By: CLAYTON, CARLTON J.
PO BOX 1283 SANTA CRUZ CA 95081

Representing: Owner
Responsible Party: J. KENNETH MARION
285 WATER STREET, SANTA CRUZ, CA, 95901

RP Telephone: () -
Operator: CLAYTON & ASSOCIATES INC. Contact: Not reported
Local Agency: 03 Regional Board: Central Coast Region
Chemical: SOLVENTS Quantity: Not reported
Discovered: 19880425 Stop Date: 19880425
How Found: Tank Closure How Stopped: Close Tank
Source: Piping
Cause: Unknown
Lead Agency: Regional Board
Case Type: Other ground water affected
Priority: 1B3 Staff Initials: BWH
Facility Status: Remedial action (cleanup) in progress
Abate Method: Enhanced Biodegradation - use of any available technology to promote
bacterial decomposition of contaminants

Review Date: 20000504 Funding: Responsible Party
Confirm Leak: Not reported Workplan: Not reported
Prelim Assess: Not reported Pollution Char: 09/27/1991
Remed Plan: Not reported Remed Action: 04/17/1996
Monitoring: Not reported Close Date: Not reported
Enforce Type: Not reported
Enforce Date: Not reported Pilot Program: UST
Interim Action: 0 Region: 3
Contaminants: 13
Site Telephone: (408)423-4646
Basin Plan: 4.11
Facility Id: 617
CUF Id: Not reported
Max MTBE Ground Water: 0
Max MTBE Soil: Not reported
Max MTBE Data: Not reported
MTBE Tested: NR
Suspended: Not reported
Beneficial: MUN
Lat/Long: Not reported
Soil Qualifier: Not reported
Groundwater Qualifier: Not reported
Summary: DUAL PHASE EXTRACTION SYSTEM OPERATIONAL EXCAVATION IS BEING SERIOUSLY
CONSIDERED REMIND CONSULTANT MTBE DATA IS REQUIRED BEFORE CASE
CLOSURE

CORTESE:
Reg By: LTNKA
Reg Id: 617.00000
Region: CORTESE

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site Database(s) EDR ID Number
EPA ID Number

47 UNION ICE COMPANY Cal-Sites S100204359
SSW 155 CHESTNUT STREET N/A
1/4-1/2 SANTA CRUZ, CA 95060
Higher

CAL-SITES:
Facility ID: 44420002
Status: REFOA - DOES NOT REQUIRE DTSC ACTION OR OVERSIGHT ACTIVITY. REFERRED TO
OTHER AGENCY LEAD
Status Date: 07/06/1984
Lead: Not reported
Region: 2 - BERKELEY
Branch: NC - NORTH COAST
File Name: Not reported
Status Name: PROPERTY/SITE REFERRED TO ANOTHER AGENCY
Lead Agency: N/A
NPL: Not reported
SIC: 42 TRUCKING & WAREHOUSING
Facility Type: N/A
Type Name: Not reported
Staff Member Responsible for Site: Not reported
Supervisor Responsible for Site: Not reported
Region Water Control Board: Not reported
Access: Not reported
Cortese: Not reported
Hazardous Ranking Score: Not reported
Date Site Hazard Ranked: Not reported
Groundwater Contamination: Not reported
No. of Contamination Sources: 0
Lat/Long: 0' 0' 0.00" / 0' 0' 0.00"
Lat/Long Method: Not reported
State Assembly District Code: Not reported
State Senate District: Not reported

The CAL-SITES database may contain additional details for this site.
Please contact your EDR Account Executive for more information.

M48 OCEAN CHEVROLET RCRIS-SQG 1000150325
South 555 PACIFIC AVE CA FID LUST CAD981983331
1/4-1/2 SANTA CRUZ, CA 95060 LUST
2061
Lower Site 1 of 2 in cluster M

RCRIS:
Owner: ERNIE GRABSTEIN
(415) 555-1212
Contact: ENVIRONMENTAL MANAGER
(408) 423-8100
Record Date: 09/01/1996
Classification: Small Quantity Generator

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site Database(s) EDR ID Number
EPA ID Number

OCEAN CHEVROLET (Continued)

1000150325

Flag Date : -0-
Location : -0-
LOP Entry : 12/1/91
LOP Edit : 04/04/2000
LOP Flag : -0-

Facility ID: 44000358 Regulate ID: 00066236
Reg By: Inactive Underground Storage Tank Location
Cortese Code: Not reported SIC Code: Not reported
Status: Inactive Facility Tel: (408) 423-8100
Mail To: Not reported
P O BOX
SANTA CRUZ, CA 95060
Contact: Not reported Contact Tel: Not reported
DUNS No: Not reported NPDES No: Not reported
Creation: 10/22/93 Modified: 00/00/00
EPA ID: Not reported
Comments: Not reported

M49 OCEAN CHEVROLET
South 555 PACIFIC AT SYCAMORE
1/4-1/2 SANTA CRUZ, CA 95060
2061
Lower Site 2 of 2 in cluster M

RCRIS-SQG 1000150321
FINDS CAD981442973
UST
Notify 65
HAZNET

RCRIS:
Owner: PAUL JOHN
(415) 555-1212
Contact: ENVIRONMENTAL MANAGER
(408) 423-8100
Record Date: 09/09/1988
Classification: Not reported
Used Oil Recyc: No
Violation Status: No violations found

HAZNET:
Gepaid: CAD981442973 Tepageid: CAT000613893
Contact: Not reported Telephone: (000) 000-0000
Gen County: Santa Cruz Tsd County: Los Angeles
Tons: 0.0615
Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Not reported
Mailing Address: 555 PACIFIC AT SYCAMORE
SANTA CRUZ, CA 95060
County: Not reported
Gepaid: CAD981442973 Tepageid: CAT000813893
Contact: Not reported Telephone: (000) 000-0000
Gen County: Santa Cruz Tsd County: Los Angeles
Tons: 0.711
Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Transfer Station
Mailing Address: 555 PACIFIC AT SYCAMORE
SANTA CRUZ, CA 95060
County: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site Database(s) EDR ID Number
EPA ID Number

OCEAN CHEVROLET (Continued)

1000150321

Gepaid: CAD981442973 Tepageid: CAT000613893
Contact: Not reported Telephone: (000) 000-0000
Gen County: Santa Cruz Tsd County: Los Angeles
Tons: 0.123
Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Transfer Station
Mailing Address: 555 PACIFIC AT SYCAMORE
SANTA CRUZ, CA 95060
County: Not reported

NOTIFY 65:
Date Reported: Not reported Staff Initials: Not reported
Board File Number: Not reported
Facility Type: Not reported
Discharge Date: Not reported
Incident Description: 93117

State UST:
Facility ID: 66236
Tank Num: 1 Container Num: I
Year Installed: 1980
Tank Capacity: 4000
Tank Used for: WASTE
Type of Fuel: Not Reported
Leak Detection: Visual
Contact Name: DAVE SPENCER Telephone: (408) 423-8100
Total Tanks: 2 Region: STATE
Facility Type: 1 Other Type: Not reported

Facility ID: 66236
Tank Num: 2 Container Num: II
Year Installed: 1965
Tank Capacity: 1000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Leak Detection: Visual
Contact Name: DAVE SPENCER Telephone: (408) 423-8100
Total Tanks: 2 Region: STATE
Facility Type: 1 Other Type: Not reported

50 SALVATION ARMY
SW 721 LAUREL ST
1/4-1/2 SANTA CRUZ, CA 95060
2123
Higher

LUST S104228621
HAZNET N/A

State LUST:
Cross Street: BLACKBURN ST
Qty Leaked: Not reported
Case Number: 3071
Reg Board: Central Coast Region
Chemical: Motor Oil
Lead Agency: Local Agency
Case Type: Undefined
Status: Preliminary site assessment underway
County: Santa Cruz
Abate Method: Other Means
Review Date: Not reported Confirm Leak: Not reported
Workplan: Not reported Prelim Assess: Not reported
Pollution Char: Not reported Remed Plan: Not reported
Remed Action: Not reported Monitoring: Not reported

Map ID		MAP FINDINGS		Map ID		MAP FINDINGS	
Direction				Direction			
Distance				Distance			
Distance (ft.)				Distance (ft.)			
Elevation	Site	Database(s)	EDR ID Number EPA ID Number	Elevation	Site	Database(s)	EDR ID Number EPA ID Number

FORMER GULF OIL SERVICE STATION (Continued)

S103291646

Case Number: Not reported Release Date: 19960827
 Cross Street: Not reported Enter Date: 09/04/1998
 Reported By: PO BOX 6004 SAN RAMON CA 94583
 Representing: Not reported
 Respsble Party: CHEVRON PRODUCTS COMPANY
 RP Telephone: (925) 842-895
 Operator: Not reported Contact: Not reported
 Local Agency: 03 Regional Board: Central Coast Region
 Chemical: GASOLINE, WASTE OIL Quantity: UNKNO
 Discovered: Not reported Stop Date: Not reported
 How Found: Not reported How Stopped: Not reported
 Source: Unknown
 Cause: Unknown
 Lead Agency: Local Agency
 Case Type: Undefined
 Priority: Not reported Staff Initials: BWH
 Facility Status: Signed off, remedial action completed or deemed unnecessary
 Abate Method: Unknown - action taken at site is unknown
 Review Date: 19990520 Funding: 0
 Confirm Leak: Not reported Workplan: Not reported
 Prelim Assess: Not reported Pollution Char: Not reported
 Remed Plan: Not reported Remed Action: Not reported
 Monitoring: Not reported Close Date: 9/8/98
 Enforce Type: Not reported
 Enforce Date: Not reported Pilot Program: UST
 Interim Action: 0 Region: 3
 Contaminants: 8006619
 Site Telephone: Not reported
 Basin Plan: 4.11
 Facility Id: 2971
 CUF Id: Not reported
 Max MTBE Ground Water: 0
 Max MTBE Soil: Not reported
 Max MTBE Data: Not reported
 MTBE Tested: NT
 Suspended: Not reported
 Beneficial: MUN
 Lat/Long: Not reported
 Soil Qualifier: Not reported
 Groundwater Qualifier: Not reported
 Summary: THIS CASE IS CLOSED

N53 FORMER MANUFACTURED GAS PLANT
 North N PACIFIC / RIVER
 1/4-1/2 SANTA CRUZ, CA
 2264
 Higher Site 1 of 4 in cluster N

CA SLIC S103301328
 N/A

SLIC Region 3:
 Entered into Database: 03/06/98
 How Contamination Occurred: FORMER OIL GAS PLANT
 Watershed: 4.12
 PROP65 Mail: False
 Emergency Action Taken: False
 Unique Case Number: 273
 Date First Reported: 12/23/97
 Person Who Reported Leak: DENISE TSUJI LETTER

FORMER MANUFACTURED GAS PLANT (Continued)

S103301328

Who Reporting Party Represents: Other than, Owner, Local Agency or Regional Board
 Reporting Party's Address: 700 HEINZ AVE STE 200 BERKELEY CA 94710-2737
 Operator: PACIFIC GAS AND ELECTRIC
 Responsible Party Search Status: Solvent - Identified and financially capable of performing work.
 Responsible Party: PACIFIC GAS AND ELECTRIC
 Responsible Party's Address: 77 BEALE STREET MAIL CODE B24A
 Responsible Party Contact: ROBERT C DOSS PE
 Responsible Party Phone: Not reported
 Responsible Party PO Box: Not reported
 Facility Phone: Not reported
 Leak Site Cross Street: Not reported
 Local Agency: Not reported
 Primary Substance leaked: 8007452 PNA'S
 Quantity Leaked (Gal): UNK
 Date Leak Found: Not reported
 How Leak Was Discovered: Not reported
 Date Leak Stopped: / /
 How Leak Was Discovered: Not reported
 Lead Agency: Regional Board Inactive
 Priority Level: Not reported
 Case Type: Undefined
 Facility Status: No Action
 Abatement Method: Not reported
 Staff Member: Not reported
 Date Case Given to Regional Board: Not reported
 Cost Recovery: False
 Confirmation of Leak Date: Not reported
 Preliminary Site Assessment Workplan Date: Not reported
 Preliminary Site Assessment Began Date: Not reported
 Pollution Characterization Began Date: Not reported
 Remediation Plan Submitted Date: Not reported
 Remedial Action Underway Date: Not reported
 Post Remedial Action Monitoring Date: Not reported
 Enforcement Action Taken: Not reported
 Emergency Response Date: Not reported
 Case Closed Date: Not reported
 Significant Interim Remedial Actions: False
 Basin Plan: Not reported
 Summary: SEE ALSO 125 RIVER STREET GEO. WILSON PROPERTY FORMER MANUFACTURED GAS PLANT PREVIOUS CONTACT BY RWQCB DID NOT RESULT IN CLEANUP. SITE ACROSS THE STREET (GEO WILSON PROPERTY) IS NOW A DTSC/ERAP SITE.

SLIC Region 5:
 Facility Status: RI Unit: SLIC
 Pollutant: PCE Date Filed: / /
 Report Date: / /
 Lead Agency: JEM

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site Database(s) EDR ID Number
EPA ID Number

EL RIO MOBILE HOME PARK (Continued) S104156179

CAL-SITES:
 Facility ID: 44880001
 Status: NFA - NO FURTHER ACTION FOR DTSC
 Status Date: 09/25/1999
 Lead: DTSC
 Region: 2 - BERKELEY
 Branch: NC - NORTH COAST
 File Name: EL RIO MOBILE HOME PARK
 Status Name: NO FURTHER ACTION FOR DTSC
 Lead Agency: DEPT OF TOXIC SUBSTANCES CONTROL
 NPL: Not reported
 SIC: 88 PRIVATE HOUSEHOLDS
 Facility Type: VOLUNTARY CLEANUP PROGRAM
 Type Name: VCP
 Staff Member Responsible for Site: Not reported
 Supervisor Responsible for Site: JNAITO
 Region Water Control Board: CC - CENTRAL COAST
 Access: Not reported
 Corase: Not reported
 Hazardous Ranking Score: Not reported
 Date Site Hazard Ranked: Not reported
 Groundwater Contamination: Not reported
 No. of Contamination Sources: 0
 Lat/Long: 0° 0' 0.00" / 0° 0' 0.00"
 Lat/Long Method: Not reported
 State Assembly District Code: 27
 State Senate District: 15

The CAL-SITES database may contain additional details for this site.
Please contact your EDR Account Executive for more information.

N57
NNW
1/4-1/2
2338
Higher

QUIKRETE OF NORTHERN CALIFORNI
 9315 SAN LEANDRO ST
 OAKLAND, CA 94603

LUST S102435886
HAZNET N/A

Site 3 of 4 in cluster N

State LUST:
 Cross Street: Not reported
 Qty Leaked: Not reported
 Case Number: 01-1219
 Reg Board: San Francisco Bay Region
 Chemical: Gasoline
 Lead Agency: Local Agency
 Case Type: Other ground water affected
 Status: Signed off, remedial action completed or deemed unnecessary
 County: Alameda
 Abate Method: Excavate and Dispose - remove contaminated soil and dispose in approved site, Excavate and Treat - remove contaminated soil and treat (includes spreading or land farming), Pump and Treat Ground Water - generally employed to remove dissolved contaminants
 Review Date: Not reported
 Workplan: 6/29/89
 Pollution Char: Not reported
 Remed Action: Not reported
 Close Date: 9/13/99
 Release Date: 08/10/1989

Confirm Leak: Not reported
 Prelim Assess: Not reported
 Remed Plan: Not reported
 Monitoring: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site Database(s) EDR ID Number
EPA ID Number

QUIKRETE OF NORTHERN CALIFORNI (Continued) S102435886

Cross Street: Not reported
 Qty Leaked: Not reported
 Case Number: 911
 Reg Board: Central Coast Region
 Chemical: Gasoline
 Lead Agency: Local Agency
 Case Type: Soil only
 Status: Signed off, remedial action completed or deemed unnecessary
 County: Santa Cruz
 Abate Method: U
 Review Date: Not reported
 Workplan: 6/13/90
 Pollution Char: Not reported
 Remed Action: Not reported
 Close Date: 2/4/97
 Release Date: 08/31/1990

Confirm Leak: Not reported
 Prelim Assess: Not reported
 Remed Plan: Not reported
 Monitoring: Not reported

LUST Region 3:
 Case Number: Not reported
 Cross Street: Not reported
 Reported By: VOSTI PROPERTIES INC
 44 MONTGOMERY ST., STE 1920 SAN FRANCISCO 94104

Release Date: 19900831
 Enter Date: 12/25/1990

Representing: Not reported
 Respble Party: VOSTI PROPERTIES INC
 820 BAY AVE SUITE 205 CAPITOLA CA 95010

RP Telephone: (408)462-4300
 Operator: Not reported
 Local Agency: 03
 Chemical: GASOLINE
 Discovered: Not reported
 How Found: Other Means
 Source: Unknown
 Cause: Unknown
 Lead Agency: Local Agency
 Case Type: Soil only

Contact: LARRY VOSTI
 Regional Board: Central Coast Region
 Quantity: Not reported
 Stop Date: Not reported
 How Stopped: Other Means

Priority: 0
 Facility Status: Signed off, remedial action completed or deemed unnecessary
 Abate Method: U
 Review Date: 19970210
 Confirm Leak: Not reported
 Prelim Assess: Not reported
 Remed Plan: Not reported
 Monitoring: Not reported
 Enforce Type: Not reported
 Enforce Date: Not reported
 Interim Action: 0
 Contaminants: 8006619
 Site Telephone: Not reported
 Basin Plan: 4.11
 Facility Id: 911
 CUF Id: Not reported
 Max MTBE Ground Water: 0
 Max MTBE Soil: Not reported
 Max MTBE Data: Not reported
 MTBE Tested: NT

Staff Initials: HCP
 Funding: Responsible Party
 Workplan: 6/13/90
 Pollution Char: Not reported
 Remed Action: Not reported
 Close Date: 2/4/97
 Pilot Program: LUST
 Region: 3

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site Database(s) EDR ID Number
EPA ID Number

ULTRAMAR BEACON #528 (Continued)

S101304422

Local Agency: 03 Regional Board: Central Coast Region
 Chemical: GASOLINE Quantity: Not reported
 Discovered: 19870212 Stop Date: Not reported
 How Found: Tank Closure How Stopped: Other Means
 Source: Unknown
 Cause: Unknown
 Lead Agency: Regional Board
 Case Type: Other ground water affected
 Priority: 3A3 Staff Initials: BWH
 Facility Status: Post remedial action monitoring in progress
 Abate Method: Pump and Treat Ground Water - generally employed to remove dissolved
 contaminants
 Review Date: 20000428 Funding: Responsible Party
 Confirm Leak: Not reported Workplan: Not reported
 Prelim Assess: Not reported Pollution Char: 08/12/1987
 Remed Plan: 19880112 Remed Action: 07/31/1989
 Monitoring: 5/1/96 Close Date: Not reported
 Enforce Type: Not reported
 Enforce Date: Not reported Pilot Program: UST
 Interim Action: 0 Region: 3
 Contaminants: 8006619
 Site Telephone: (408)426-3585
 Basin Plan: 4.11
 Facility Id: 630
 CUF Id: Not reported
 Max MTBE Ground Water: 34000
 Max MTBE Soil: Not reported
 Max MTBE Data: 19890129
 MTBE Tested: YES
 Suspended: Not reported
 Beneficial: Not reported
 Lat/Long: Not reported
 Soil Qualifier: Not reported
 Groundwater Qualifier: =
 Summary: Not reported

CORTESE:

Reg By: LTNKA
 Reg Id: 630.00000
 Region: CORTESE

59 SANTA CRUZ HIGH SCHOOL
 West 415 WALNUT ST
 1/4-1/2 SANTA CRUZ, CA 95060
 2343
 Higher

CA FID UST S101594756
 LUST N/A

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site Database(s) EDR ID Number
EPA ID Number

SANTA CRUZ HIGH SCHOOL (Continued)

S101594756

State LUST:
 Cross Street: TAYLOR STREET
 Qty Leaked: Not reported
 Case Number: 727
 Reg Board: Central Coast Region
 Chemical: Gasoline
 Lead Agency: Local Agency
 Case Type: Soil only
 Status: Signed off, remedial action completed or deemed unnecessary
 County: Santa Cruz
 Abate Method: U
 Review Date: Not reported Confirm Leak: Not reported
 Workplan: Not reported Prelim Assess: Not reported
 Pollution Char: Not reported Remed Plan: Not reported
 Remed Action: Not reported Monitoring: Not reported
 Close Date: 1/19/90
 Release Date: 12/08/1989

LUST Region 3:

Case Number: Not reported Release Date: 19891206
 Cross Street: TAYLOR STREET Enter Date: 12/09/1989
 Reported By: O. CHARLES RUTTER JR.
 100 MISSION STREET SANTA CRUZ CA

Representing: Not reported
 Respble Party: O. CHARLES RUTTER JR.
 133 MISSION STREET SANTA CRUZ CA 95060

RP Telephone: Not reported
 Operator: N/A Contact: KEN BOYN
 Local Agency: 03 Regional Board: Central Coast Region
 Chemical: GASOLINE Quantity: Not reported
 Discovered: 19890913 Stop Date: Not reported
 How Found: Tank Closure How Stopped: Other Means
 Source: Tank
 Cause: Corrosion
 Lead Agency: Local Agency
 Case Type: Soil only

Priority: 0 Staff Initials: HCP
 Facility Status: Signed off, remedial action completed or deemed unnecessary

Abate Method: U
 Review Date: 19891209 Funding: State Funds
 Confirm Leak: Not reported Workplan: Not reported
 Prelim Assess: Not reported Pollution Char: Not reported
 Remed Plan: Not reported Remed Action: Not reported
 Monitoring: Not reported Close Date: 1/19/90
 Enforce Type: Not reported
 Enforce Date: Not reported Pilot Program: UST
 Interim Action: 0 Region: 3
 Contaminants: 8006619

Site Telephone: Not reported
 Basin Plan: 4.11
 Facility Id: 727
 CUF Id: Not reported
 Max MTBE Ground Water: 0
 Max MTBE Soil: Not reported
 Max MTBE Data: Not reported

Map ID	Direction	Distance	Distance (ft.)	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
MAP FINDINGS								
					UNION ICE PROPERTY (Continued)		3101394419	
					Site Telephone: Not reported			
					Basin Plan: 4.11			
					Facility Id: 2234			
					CUF Id: Not reported			
					Max MTBE Ground Water: 0			
					Max MTBE Soil: Not reported			
					Max MTBE Data: Not reported			
					MTBE Tested: NT			
					Suspended: Not reported			
					Beneficial: Not reported			
					Lat/Long: Not reported			
					Soil Qualifier: Not reported			
					Groundwater Qualifier: Not reported			
					Summary: ADDITIONAL MONITORING WELL REQUESTED			
					CORTESE:			
					Reg By: LTNKA			
					Reg Id: 2234.00600			
					Region: CORTESE			

62	NNW	1/4-1/2	2378	Higher	TIDEWATER ASSOCIATED OIL COMPANY #2	Cal-Sites	S101482445	
					331 RIVER STREET			
					SANTA CRUZ, CA 95060		N/A	

CAL-SITES:	
Facility ID	44510011
Status:	REFRW - DOES NOT REQUIRE DTSC ACTION. REFERRED TO REGIONAL WATER QUALITY CONTROLBOARD (RWQCB) LEAD
Status Date:	09/18/1989
Lead:	Not reported
Region:	2 - BERKELEY
Branch:	NC - NORTH COAST
File Name:	Not reported
Status Name:	PROPERTY/SITE REFERRED TO RWQCB
Lead Agency:	N/A
NPL:	Not reported
SIC:	51 WHOLESALE TRADE - NONDURABLE GOODS
Facility Type:	N/A
Type Name:	Not reported
Staff Member Responsible for Site:	Not reported
Supervisor Responsible for Site:	Not reported
Region Water Control Board:	Not reported
Access:	Not reported
Cortese:	Not reported
Hazardous Ranking Score:	Not reported
Date Site Hazard Ranked:	Not reported
Groundwater Contamination:	Not reported
No. of Contamination Sources:	0
Lat/Long:	0° 0' 0.00" / 0° 0' 0.00"
Lat/Long Method:	Not reported
State Assembly District Code:	Not reported
State Senate District:	Not reported

The CAL-SITES database may contain additional details for this site. Please contact your EDR Account Executive for more information.

Map ID	Direction	Distance	Distance (ft.)	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
MAP FINDINGS								
63	SSW	1/4-1/2	2389	Higher	PERRIGOS AUTO BODY	RCRIS-SQG	1000361877	
					251 WASHINGTON ST	FINDS		CAD981389380
					SANTA CRUZ, CA 95060	HAZNET		
						Cal-Sites		
					RCRIS:			
					Owner: RON PERRIGO SR			
					(415) 655-1212			
					Contact: ENVIRONMENTAL MANAGER			
					(408) 423-3251			
					Record Date: 02/20/1996			
					Classification: Small Quantity Generator			
					Used Oil Recycle: No			
					Violation Status: No violations found			
					CAL-SITES:			
					Facility ID	44720002		
					Status:	REFOA - DOES NOT REQUIRE DTSC ACTION OR OVERSITE ACTIVITY. REFERRED TO OTHER AGENCY LEAD		
					Status Date:	03/25/1985		
					Lead:	Not reported		
					Region:	2 - BERKELEY		
					Branch:	NC - NORTH COAST		
					File Name:	Not reported		
					Status Name:	PROPERTY/SITE REFERRED TO ANOTHER AGENCY		
					Lead Agency:	N/A		
					NPL:	Not reported		
					SIC:	72 PERSONAL SERVICES		
					Facility Type:	N/A		
					Type Name:	Not reported		
					Staff Member Responsible for Site:	Not reported		
					Supervisor Responsible for Site:	Not reported		
					Region Water Control Board:	Not reported		
					Access:	Not reported		
					Cortese:	Not reported		
					Hazardous Ranking Score:	Not reported		
					Date Site Hazard Ranked:	Not reported		
					Groundwater Contamination:	Not reported		
					No. of Contamination Sources:	0		
					Lat/Long:	0° 0' 0.00" / 0° 0' 0.00"		
					Lat/Long Method:	Not reported		
					State Assembly District Code:	Not reported		
					State Senate District:	Not reported		

The CAL-SITES database may contain additional details for this site. Please contact your EDR Account Executive for more information.

Map ID
Direction
Distance
Distance (ft.)
Elevation Site Database(s) EDR ID Number
EPA ID Number

MAP FINDINGS

VACANT (Continued) S104162775

Contact Company : -0-
Clean up Fund : -0-
LOP Status : -0-
Tank Removal : -0-
SLIC : -0-
Priority Code : -0-
Inspector Initial : CL
Leak Source : -0-
Substance : -0-
Date Reported : -0-
Date Confirmed : -0-
Multiple Responsible Parties : -0-
Emergency Resp Date : -0-
Research : -0-
Date RP was Sent Notice : -0-
Preliminary Investigation : -0-
Begin Date : -0-
End Date : -0-
Remedial Investigation : -0-
RI Begin Date : -0-
RI End Date : -0-
Remediation Action : -0-
Remediation Begin Date : -0-
Remediation End Date : -0-
Post Remedial Monitoring : -0-
PRM Begin Date : -0-
PRM End Date : -0-
Enforcement Type : -0-
Enf Action Date : -0-
LUFT Category : -0-
Excavation began : -0-
Remedial Action Occurred : -0-
Contact Address : -0-
Contact Phone : -0-
RP Cost : 0.00
Comments : -0-
Last Correspondence : 10/4/98
Flag Date : -0-
Location : -0-
LOP Entry : 1/28/00
LOP Edit : 01/28/2000
LOP Flag : -0-

O65 FLEET OPERATIONS UST U001601959
NE 691 OCEAN ST Cortese N/A
1/4-1/2 SANTA CRUZ, CA 95060 LUST
2441
Higher Site 2 of 2 in cluster O

Map ID
Direction
Distance
Distance (ft.)
Elevation Site Database(s) EDR ID Number
EPA ID Number

MAP FINDINGS

FLEET OPERATIONS (Continued) U001601959

State LUST:
Cross Street: LEONARD
Qty Leaked: Not reported
Case Number: 340
Reg Board: Central Coast Region
Chemical: Gasoline
Lead Agency: Regional Board
Case Type: Other ground water affected
Status: Signed off, remedial action completed or deemed unnecessary
County: Santa Cruz
Abate Method: Excavate and Treat - remove contaminated soil and treat (includes spreading or land farming)
Review Date: Not reported Confirm Leak: Not reported
Workplan: Not reported Prelim Assess: Not reported
Pollution Char: 3/4/89 Remed Plan: Not reported
Remed Action: Not reported Monitoring: 6/30/92
Close Date: 12/16/88
Release Date: 03/23/1989

CORTESE:
Reg By: LTNKA
Reg Id: 340.00000
Region: CORTESE

State UST:
Facility ID: 56681
Tank Num: 1 Container Num: #1
Tank Capacity: 10000 Year Installed: Not reported
Tank Used for: PRODUCT
Type of Fuel: REGULAR Tank Constrcn: Not reported
Leak Detection: Stock Inventor
Contact Name: CLARKE C. PRINGLE Telephone: (408) 425-2353
Total Tanks: 3 Region: STATE
Facility Type: 2 Other Type: REPAIR SHOP

Facility ID: 56681
Tank Num: 2 Container Num: #2
Tank Capacity: 10000 Year Installed: Not reported
Tank Used for: PRODUCT
Type of Fuel: UNLEADED Tank Constrcn: Not reported
Leak Detection: Stock Inventor
Contact Name: CLARKE C. PRINGLE Telephone: (408) 425-2353
Total Tanks: 3 Region: STATE
Facility Type: 2 Other Type: REPAIR SHOP

Facility ID: 56681
Tank Num: 3 Container Num: #3
Tank Capacity: 500 Year Installed: Not reported
Tank Used for: WASTE
Type of Fuel: WASTE OIL Tank Constrcn: Not reported
Leak Detection: Visual
Contact Name: CLARKE C. PRINGLE Telephone: (408) 425-2353
Total Tanks: 3 Region: STATE
Facility Type: 2 Other Type: REPAIR SHOP

66 RITTENHOUSE LUST S102435888
WNW 406 MISSION ST N/A
1/4-1/2 SANTA CRUZ, CA 95060
2469
Higher

Map ID
Direction
Distance
Distance (ft.)
Elevation Site Database(s) EDR ID Number
EPA ID Number

MAP FINDINGS

TOYOTA OF SANTA CRUZ (Continued)

1000342894

Discovered: 19880121 Stop Date: 19871222
How Found: Tank Closure How Stopped: Close Tank
Source: Unknown
Cause: Other Cause
Lead Agency: Local Agency
Case Type: Other ground water affected
Priority: Not reported Staff Initials: HCP
Facility Status: Signed off, remedial action completed or deemed unnecessary
Abate Method: Excavate and Dispose - remove contaminated soil and dispose in approved site, Excavate and Treat - remove contaminated soil and treat (includes spreading or land farming)
Review Date: 19970204 Funding: Not reported
Confirm Leak: Not reported Workplan: Not reported
Prelim Assess: Not reported Pollution Char: 03/18/1988
Remed Plan: Not reported Remed Action: Not reported
Monitoring: Not reported Close Date: 2/27/96
Enforce Type: Not reported
Enforce Date: Not reported Pilot Program: LIA
Interim Action: 0 Region: 3
Contaminants: 8006619
Site Telephone: Not reported
Basin Plan: 4.11
Facility Id : 2578
CUF Id : Not reported
Max MTBE Ground Water : 0
Max MTBE Soil : Not reported
Max MTBE Data : Not reported
MTBE Tested : NT
Suspended : Not reported
Beneficial : Not reported
Lat/Long : Not reported
Soil Qualifier: Not reported
Groundwater Qualifier: Not reported
Summary: CASE ORIGINALLY CLOSED 10/7/88. REOPENED 12/1/85 DURING CONSTRUCTION.

68 SANITARY PLUMBING & HEATING CO
South 413 PACIFIC AVE
1/4-1/2 SANTA CRUZ, CA 95069
2516
Lower

UST U001601993
LUST N/A

State LUST:
Cross Street: WASHINGTON STREET
City Leaked: Not reported
Case Number: 342
Reg Board: Central Coast Region
Chemical: Gasoline
Lead Agency: Regional Board
Case Type: Other ground water affected
Status: Signed off, remedial action completed or deemed unnecessary
County: Santa Cruz
Abate Method: Other Means
Review Date: Not reported Confirm Leak: Not reported
Workplan: Not reported Prelim Assess: Not reported
Pollution Char: 2/1/89 Remed Plan: Not reported
Remed Action: Not reported Monitoring: Not reported
Close Date: 1/26/96
Release Date: 01/19/1989

Map ID
Direction
Distance
Distance (ft.)
Elevation Site Database(s) EDR ID Number
EPA ID Number

MAP FINDINGS

SANTARY PLUMBING & HEATING CO (Continued)

U001601993

LUST Region 3:
Case Number: Not reported Release Date: 19890119
Cross Street: WASHINGTON STREET Enter Date: / /
Reported By: VICTORINO, ERNEST
413 PACIFIC AVENUE, SANTA CRUZ, CA 95060

Representing: Owner
Respble Party: VICTORINO, ERNEST & RONALD
413 PACIFIC AVENUE, SANTA CRUZ, CA 95060

RP Telephone: (408)423-0972 Contact: SAME
Operator: Not reported Regional Board: Central Coast Region
Local Agency: 03 Quantity: Not reported
Chemical: GASOLINE Stop Date: 19861129
Discovered: 19881129 How Stopped: Close Tank
How Found: Tank Closure
Source: Other
Cause: Overfill
Lead Agency: Regional Board
Case Type: Other ground water affected
Priority: 1C1 Staff Initials: HCP
Facility Status: Signed off, remedial action completed or deemed unnecessary
Abate Method: OT
Review Date: 19930505 Funding: Not reported
Confirm Leak: Not reported Workplan: Not reported
Prelim Assess: Not reported Pollution Char: 02/01/1989
Remed Plan: Not reported Remed Action: Not reported
Monitoring: Not reported Close Date: 1/26/96
Enforce Type: Not reported
Enforce Date: Not reported Pilot Program: UST
Interim Action: 0 Region: 3
Contaminants: 8006619
Site Telephone: (408)423-0972
Basin Plan: 4.11

Facility Id : 342
CUF Id : Not reported
Max MTBE Ground Water : 0
Max MTBE Soil : Not reported
Max MTBE Data : Not reported
MTBE Tested : NT
Suspended : Not reported
Beneficial : Not reported
Lat/Long : Not reported
Soil Qualifier: Not reported
Groundwater Qualifier: Not reported
Summary: ADDITIONAL INVESTIGATION TO BE PERFORMED.

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

PIEDMONT COURT APARTMENTS (Continued)

S101310897

Gepaid: CAC001048424 Tepad: CAT080022148
 Contact: PIEDMONT COURT HOMEOWNERS ASSOCIATION Telephone: (000) 000-0000
 Gen County: Santa Cruz Ted County: San Bernardino
 Tons: 0.2
 Category: Unspecified oil-containing waste
 Disposal Method: Recycler
 Mailing Address: 280 HIGH ST
 SANTA CRUZ, CA 95060 - 2667
 County: Not reported

70 West 1/4-1/2 2689 Higher
SANTA CRUZ HIGH SCHOOL, AUTO
 415 WALNUT
 SANTA CRUZ, CA 93117
 Notify 65 S100179378
 N/A

NOTIFY 65:
 Date Reported: Not reported Staff Initials: Not reported
 Board File Number: Not reported
 Facility Type: Not reported
 Discharge Date: Not reported
 Incident Description: 93117

71 NNE 1/2-1 2642 Higher
SHELL STATION
 745 OCEAN ST
 SANTA CRUZ, CA 95060
 Cortese S101304425
 LUST N/A

State LUST:
 Cross Street: WATER
 Qty Leaked: Not reported
 Case Number: 625
 Reg Board: Central Coast Region
 Chemical: Gasoline
 Lead Agency: Regional Board
 Case Type: Other ground water affected
 Status: Post remedial action monitoring in progress
 County: Santa Cruz
 Abate Method: Pump and Treat Ground Water - generally employed to remove dissolved
 contaminants
 Review Date: 03/02/2000 Confirm Leak: 12/20/85
 Workplan: 3/6/86 Prelim Assess: 3/27/86
 Pollution Char: 5/29/86 Remed Plan: Not reported
 Remed Action: 3/24/87 Monitoring: 4/14/85
 Close Date: Not reported
 Release Date: 12/12/1985

LUST Region 3:
 Case Number: Not reported Release Date: 19854212
 Cross Street: WATER Enter Date: 07/27/1987
 Reported By: LOPES, GEORGE
 PO BOX 4023, CONCORD, CALIFORNIA 94520

Representing: Local Agency
 Respble Party: SHELL OIL COMPANY
 714 CENTER ST, SANTA CRUZ, CA 95060

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

SHELL STATION (Continued)

S101304425

RP Telephone: Not reported
 Operator: Not reported
 Local Agency: 03
 Chemical: GASOLINE
 Discovered: 19851016
 How Found: Tank Test
 Source: Tank
 Cause: Unknown
 Lead Agency: Regional Board
 Case Type: Other ground water affected
 Priority: 3A3
 Facility Status: Post remedial action monitoring in progress
 Abate Method: Pump and Treat Ground Water - generally employed to remove dissolved
 contaminants

Contact: ALEX PEREZ
 Regional Board: Central Coast Region
 Quantity: Not reported
 Stop Date: Not reported
 How Stopped: Close Tank

Staff Initials: BWH

Review Date: 20000302 Funding: Responsible Party
 Confirm Leak: 12/20/85 Workplan: 3/6/86
 Prelim Assess: 3/27/86 Pollution Char: 05/29/1986
 Remed Plan: Not reported Remed Action: 03/24/1987
 Monitoring: 4/14/85 Close Date: Not reported
 Enforce Type: Warning/notice of violation to uncooperative responsible parties (includes CDO and CAO)
 Enforce Date: 8/5/86 Pilot Program: UST
 Interim Action: 0 Region: 3
 Contaminants: 8006619
 Site Telephone: Not reported
 Basin Plan: 4.11
 Facility Id: 625
 CUF Id: Not reported
 Max MTBE Ground Water: 10510
 Max MTBE Soil: Not reported
 Max MTBE Data: 1980120
 MTBE Tested: YES
 Suspended: Not reported
 Beneficial: MUN
 Lat/Long: Not reported
 Soil Qualifier: Not reported
 Groundwater Qualifier: =
 Summary: GES OFF, HIGH MTBE KPK 3/31/98: MTBE INCREASING IN SOME WELLS
 AWAITING CAP NO ACTION...SITE ON QUARTERLY MONITORING INSTALLING ORC
 IN MW-2.4,5,6,7

CORTESE:
 Reg By: LTNKA
 Reg Id: 625.00000
 Region: CORTESE

72 West 1/2-1 2837 Higher
CHEVRON STATION 9-3865
 823 MISSION ST
 SANTA CRUZ, CA 95060
 Cortese S101309572
 LUST N/A

Map ID
Direction
Distance
Distance (ft)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

CHEVRON STATION 8-1361 (Continued)

S101309574

Confirm Leak:	Not reported	Workplan:	Not reported
Prelim Assess:	Not reported	Pollution Char:	Not reported
Remed Plan:	1992D807	Remed Action:	08/11/1993
Monitoring:	9/4/96	Close Date:	Not reported
Enforce Type:	Not reported		
Enforce Date:	Not reported	Pilot Program:	UST
Interim Action:	0	Region:	3
Contaminants:	8008619		
Site Telephone:	Not reported		
Basin Plan:	4.11		
Facility Id :	1017		
CUF Id :	Not reported		
Max MTBE Ground Water :	1300		
Max MTBE Soil :	Not reported		
Max MTBE Data :	19980604		
MTBE Tested :	YES		
Suspended :	Not reported		
Beneficial :	MUN		
Lat/Long :	Not reported		
Soil Qualifier:	Not reported		
Groundwater Qualifier:	=		
Summary:	GW EXTRACTION SHUT DOWN - EXTRACTION EQUIPMENT REMOVED 1997		

CORTESE:
Reg By: LTNKA
Reg Id: 1017.00000
Region: CORTESE

74
South
1/2-1
2897
Same

CHEVRON STATION #9-0801
303 PACIFIC AVE
SANTA CRUZ, CA 95080

Cortese S101304427
LUST N/A

State LUST:
Cross Street: WASHINGTON
Qty Leaked: Not reported
Case Number: 628
Reg Board: Central Coast Region
Chemical: Gasoline
Lead Agency: Regional Board
Case Type: Other ground water affected
Status: Post remedial action monitoring in progress
County: Santa Cruz
Abate Method: Pump and Treat Ground Water - generally employed to remove dissolved contaminants

Review Date:	05/10/2000	Confirm Leak:	3/20/87
Workplan:	5/14/87	Prelim Assess:	5/27/87
Pollution Char:	8/16/87	Remed Plan:	10/29/87
Remed Action:	11/18/88	Monitoring:	6/1/96
Close Date:	Not reported		
Release Date:	03/20/1987		

LUST Region 3:
Case Number: Not reported
Cross Street: WASHINGTON
Reported By: WALTER POLUSZNY JR.
PO BOX 6004 SAN RAMON CA. 94583-0904
Release Date: 19870320
Enter Date: 06/30/1987

Representing: Owner

Map ID
Direction
Distance
Distance (ft)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

CHEVRON STATION #9-0801 (Continued)

S101304427

Responsible Party:	CHEVRON U.S.A. P.O. BOX 5004 SAN RAMON CA. 94583-0804		
RP Telephone:	(510) 842-895	Contact:	MARK LAFFERTY
Operator:	CHEVRON	Regional Board:	Central Coast Region
Local Agency:	03	Quantity:	Not reported
Chemical:	GASOLINE	Stop Date:	Not reported
Discovered:	19881022	How Stopped:	Close Tank
How Found:	Subsurface Monitoring		
Source:	Tank		
Cause:	Overflow		
Lead Agency:	Regional Board		
Case Type:	Other ground water affected	Staff Initials:	BWH
Priority:	3A3		
Facility Status:	Post remedial action monitoring in progress		
Abate Method:	Pump and Treat Ground Water - generally employed to remove dissolved contaminants		
Review Date:	20000510	Funding:	Responsible Party
Confirm Leak:	3/20/87	Workplan:	5/14/87
Prelim Assess:	5/27/87	Pollution Char:	06/16/1987
Remed Plan:	19871029	Remed Action:	11/18/1988
Monitoring:	6/1/96	Close Date:	Not reported
Enforce Type:	Warning/notice of violation to uncooperative responsible parties (includes CDO and CAO)	Pilot Program:	UST
Enforce Date:	11/18/88	Region:	3
Interim Action:	0		
Contaminants:	8008619		
Site Telephone:	Not reported		
Basin Plan:	4.11		
Facility Id :	628		
CUF Id :	Not reported		
Max MTBE Ground Water :	8		
Max MTBE Soil :	Not reported		
Max MTBE Data :	19990201		
MTBE Tested :	YES		
Suspended :	Not reported		
Beneficial :	MUN		
Lat/Long :	Not reported		
Soil Qualifier:	Not reported		
Groundwater Qualifier:	=		
Summary:	Not reported		

CORTESE:
Reg By: LTNKA
Reg Id: 628.00000
Region: CORTESE

75
West
1/2-1
2922
Higher

UNOCAL STATION #4576
804 MISSION ST
SANTA CRUZ, CA 95060

Cortese S102440408
LUST N/A

Map ID
Direction
Distance
Distance (ft.)
Elevation Site Database(s) EDR ID Number
EPA ID Number



CHEVRON STATION 9-0499 (Continued)

S101309579

Facility Status: Post remedial action monitoring in progress
 Abate Method: Excavate and Dispose - remove contaminated soil and dispose in approved site
 Review Date: 19990426 Funding: Responsible Party
 Confirm Leak: Not reported Workplan: Not reported
 Prelim Assess: Not reported Pollution Char: 11/09/1990
 Remed Plan: 19910306 Remed Action: 04/01/1991
 Monitoring: 3/31/97 Close Date: Not reported
 Enforce Type: Not reported
 Enforce Date: Not reported Pilot Program: UST
 Interim Action: 0 Region: 3
 Contaminants: 12031
 Site Telephone: (408)426-6094
 Basin Plan: 4.11
 Facility Id: 603
 CUF Id: Not reported
 Max MTBE Ground Water: 210
 Max MTBE Soil: Not reported
 Max MTBE Data: 19980811
 MTBE Tested: YES
 Suspended: Not reported
 Beneficial: MUN
 Lat/Long: Not reported
 Soil Qualifier: Not reported
 Groundwater Qualifier: =
 Summary: CONTAMINATED SOIL REMOVED. GROUNDWATER MONITORING NOT APPROPRIATE FOR CLOSURE DUE TO ELEVEATED MTBE IN MW-3. CONTINUE MONITORING

CORTESE:

Reg By: LTNKA
 Reg Id: 603.00000
 Region: CORTESE

P77 ARCO STATION #2132 (FORME) Cortese S101304439
 ENE 411 SOQUEL AVE LUST N/A
 1/2-1 SANTA CRUZ, CA 95062
 3037
 Higher Site 2 of 2 in cluster P

State LUST:

Cross Street: OCEAN
 Qty Leaked: Not reported
 Case Number: 627
 Reg Board: Central Coast Region
 Chemical: Gasoline
 Lead Agency: Regional Board
 Case Type: Other ground water affected
 Status: Post remedial action monitoring in progress
 County: Santa Cruz
 Abate Method: Excavate and Dispose - remove contaminated soil and dispose in approved site, Excavate and Treat - remove contaminated soil and treat (includes spreading or land farming)
 Review Date: Not reported Confirm Leak: Not reported
 Workplan: Not reported Prelim Assess: Not reported
 Pollution Char: 11/4/87 Remed Plan: 12/9/87
 Remed Action: Not reported Monitoring: 1/1/90
 Close Date: Not reported
 Release Date: 07/20/1987

Map ID
Direction
Distance
Distance (ft.)
Elevation Site Database(s) EDR ID Number
EPA ID Number



ARCO STATION #2132 (FORME (Continued)

S101304439

LUST Region 3:
 Case Number: Not reported Release Date: 19870720
 Cross Street: OCEAN Enter Date: 09/15/1987
 Reported By: SHEETZ, HENRY J.
 17 TERRACE RD WALNUT CREEK CA 94588
 Representing: Owner
 Respble Party: ARCO PRODUCTS COMPANY
 2400 ALAMEDA DE LAS PULGAS, SAN MATEO, CA 94403
 RP Telephone: Not reported
 Operator: CLOSED Contact: CHUCK CARMEL
 Local Agency: 03 Regional Board: Central Coast Region
 Chemical: GASOLINE Quantity: Not reported
 Discovered: 19861201 Stop Date: 19841101
 How Found: Other Means How Stopped: Close Tank
 Source: Unknown
 Cause: Unknown
 Lead Agency: Regional Board
 Case Type: Other ground water affected
 Priority: 3A3 Staff Initials: BWH
 Facility Status: Post remedial action monitoring in progress
 Abate Method: Excavate and Dispose - remove contaminated soil and dispose in approved site, Excavate and Treat - remove contaminated soil and treat (includes spreading or land farming)
 Review Date: 20000616 Funding: Not reported
 Confirm Leak: Not reported Workplan: Not reported
 Prelim Assess: Not reported Pollution Char: 11/04/1987
 Remed Plan: 19871209 Remed Action: Not reported
 Monitoring: 1/1/90 Close Date: Not reported
 Enforce Type: Not reported
 Enforce Date: Not reported Pilot Program: UST
 Interim Action: - Region: 3
 Contaminants: 8006619
 Site Telephone: Not reported
 Basin Plan: 4.11
 Facility Id: 627
 CUF Id: Not reported
 Max MTBE Ground Water: 67
 Max MTBE Soil: Not reported
 Max MTBE Data: 19970801
 MTBE Tested: YES
 Suspended: Not reported
 Beneficial: MUN
 Lat/Long: Not reported
 Soil Qualifier: Not reported
 Groundwater Qualifier: =
 Summary: QUARTERLY MONITORING CONTINUES. GROUNDWATER QUALITY STILL SLIGHTLY EXCEEDS DHS MCL'S FOR PETROLEUM CONTAMINANTS. HOTEL NOW OCCUPYS FORMER ARCO STATION SITE.

CORTESE:

Reg By: LTNKA
 Reg Id: 627.00000
 Region: CORTESE

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site Database(s) EDR ID Number
EPA ID Number

GULF STATION (Continued)

S102431089

HAZNET:

Gepaid: CAC000933776 Tepad: CAD009466392
 Conlact: CORPORATION Telephone: (408) 423-5526
 Gen County: Santa Cruz Tsd County: 7
 Tons: 0.15
 Category: Other empty containers 30 gallons or more
 Disposal Method: Recycler
 Mailing Address: P. O. BOX 5004
 SAN RAMON, CA 94583 - 0804
 County: Not reported

CORTESE:

Reg By: LTNKA
 Reg Id: 2377.00000
 Region: CORTESE

81
NNE
1/2-1
3624
Higher

REGAL STATION #430
1104 OCEAN ST
SANTA CRUZ, CA 95060

UST U001601988
Cortese N/A
LUST

Slate LUST:

Cross Street: HUBBARD STREET
 Qty Leaked: Not reported
 Case Number: 855
 Reg Board: Central Coast Region
 Chemical: Gasoline
 Lead Agency: Regional Board
 Case Type: Other ground water affected
 Status: Remedial action (cleanup) in progress
 County: Santa Cruz
 Abate Method: Excavate and Treat - remove contaminated soil and treat (includes spreading or land farming)
 Review Date: Not reported Confirm Leak: Not reported
 Workplan: Not reported Prelim Assess: Not reported
 Pollution Char: Not reported Remed Plan: Not reported
 Remed Action: 3/10/00 Monitoring: 5/15/97
 Close Date: Not reported
 Release Date: 07/24/1990

CORTESE:

Reg By: LTNKA
 Reg Id: 855.00000
 Region: CORTESE

Slate UST:

Facility ID: 12365 Container Num: 430-U1
 Tank Num: 1 Year Installed: 1983
 Tank Capacity: 10000
 Tank Used for: PRODUCT
 Type of Fuel: UNLEADED Tank Constrcn: 1/4 inches
 Leak Detection: Stock Inventor
 Contact Name: WALT SNELLING Telephone: (916) 921-1100
 Total Tanks: 3 Region: STATE
 Facility Type: 1 Other Type: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site Database(s) EDR ID Number
EPA ID Number

REGAL STATION #430 (Continued)

U001601988

Facility ID: 12365
 Tank Num: 2 Container Num: 430-R1
 Tank Capacity: 10000 Year Installed: Not reported
 Tank Used for: PRODUCT
 Type of Fuel: REGULAR Tank Constrcn: 1/4 inches
 Leak Detection: Stock Inventor
 Contact Name: WALT SNELLING Telephone: (916) 921-1100
 Total Tanks: 3 Region: STATE
 Facility Type: 1 Other Type: Not reported

Facility ID: 12365
 Tank Num: 3 Container Num: 430-P1
 Tank Capacity: 10000 Year Installed: 1983
 Tank Used for: PRODUCT
 Type of Fuel: PREMIUM Tank Constrcn: 1/4 inches
 Leak Detection: Stock Inventor
 Contact Name: WALT SNELLING Telephone: (916) 921-1100
 Total Tanks: 3 Region: STATE
 Facility Type: 1 Other Type: Not reported

82
WSW
1/2-1
3648
Higher

MOBIL STATION #10-HMG
1203 MISSION ST
SANTA CRUZ, CA 95000

Cortese S102433657
LUST N/A
HAZNET

Slate LUST:

Cross Street: Not reported
 Qty Leaked: Not reported
 Case Number: 1073
 Reg Board: Central Coast Region
 Chemical: Gasoline
 Lead Agency: Regional Board
 Case Type: Other ground water affected
 Status: Post remedial action monitoring in progress
 County: Santa Cruz
 Abate Method: Pump and Treat Ground Water - generally employed to remove dissolved contaminants
 Review Date: Not reported Confirm Leak: Not reported
 Workplan: Not reported Prelim Assess: Not reported
 Pollution Char: Not reported Remed Plan: Not reported
 Remed Action: 1/29/92 Monitoring: 8/30/86
 Close Date: Not reported
 Release Date: 05/22/1991

LUST Region 3:

Case Number: Not reported Release Date: 19910522
 Cross Street: Not reported Enter Date: 05/22/1991
 Reported By: 2063 MAIN ST SUITE 501 OAKLEY CA 94561

Representing: Not reported
 Responsible Party: MOBIL COMPANY

RP Telephone: (818)963-2626
 Operator: Not reported Contact: CHERINE FOUTCH
 Local Agency: 03 Regional Board: Central Coast Region
 Chemical: GASOLINE Quantity: Not reported
 Discovered: Not reported Stop Date: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

UNION OIL COMPANY #1 (Continued)

S100183178

CAL-SITES:
 Facility ID: 44510012
 Status: REFRW - DOES NOT REQUIRE DTSC ACTION. REFERRED TO REGIONAL WATER QUALITY CONTROLBOARD (RWQCB) LEAD
 Status Date: 08/18/1989
 Lead: Not reported
 Region: 2 - BERKELEY
 Branch: NC - NORTH COAST
 File Name: Not reported
 Status Name: PROPERTY/SITE REFERRED TO RWQCB
 Lead Agency: N/A
 NPL: Not reported
 SIC: 51 WHOLESALE TRADE - NONDURABLE GOODS
 Facility Type: N/A
 Type Name: Not reported
 Staff Member Responsible for Site: Not reported
 Supervisor Responsible for Site: Not reported
 Region Water Control Board: Not reported
 Access: Not reported
 Cortese: Not reported
 Hazardous Ranking Score: Not reported
 Date Site Hazard Ranked: Not reported
 Groundwater Contamination: Not reported
 No. of Contamination Sources: 0
 Lat/Long: 0° 0' 0.00" / 0° 0' 0.00"
 Lat/Long Method: Not reported
 State Assembly District Code: Not reported
 State Senate District: Not reported

The CAL-SITES database may contain additional details for this site.
Please contact your EDR Account Executive for more information.

84
North
1/2-1
3960
Higher

CITY OF SANTA CRUZ
1400 OCEAN STREET
SANTA CRUZ, CA 93117

Notify 65 S100178466
N/A

NOTIFY 65:
 Date Reported: Not reported Staff Initials: Not reported
 Board File Number: Not reported
 Facility Type: Not reported
 Discharge Date: Not reported
 Incident Description: 93117

85
NNE
1/2-1
4011
Higher

BEACON STATION #503
1319 OCEAN ST
SANTA CRUZ, CA 95060

UST U001601941
Cortese N/A
LUST

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

BEACON STATION #503 (Continued)

U001601941

Slate LUST:
 Cross Street: FRANKLIN ST
 Qty Leaked: Not reported
 Case Number: 2818
 Reg Board: Central Coast Region
 Chemical: Diesel
 Lead Agency: Regional Board
 Case Type: Soil only
 Status: Post remedial action monitoring in progress
 County: Santa Cruz
 Abate Method: Excavate and Dispose - remove contaminated soil and dispose in approved site
 Review Date: Not reported
 Workplan: Not reported
 Pollution Char: 12/15/97
 Remed Action: Not reported
 Close Date: Not reported
 Release Date: 12/12/1998
 Confirm Leak: Not reported
 Prelim Assess: Not reported
 Remed Plan: Not reported
 Monitoring: 7/28/98

CORTESE:
 Reg By: LTNKA
 Reg Id: 2818.00000
 Region: CORTESE

Slate UST:
 Facility ID: 42270
 Tank Num: 1
 Tank Capacity: 12000
 Tank Used for: PRODUCT
 Type of Fuel: DIESEL
 Leak Detection: Stock Inventor
 Contact Name: JOHN TEMPLETON
 Total Tanks: 5
 Facility Type: 1
 Container Num: #503-1
 Year Installed: 1964
 Tank Constrcn: .025 inches
 Telephone: (209) 582-0241
 Region: STATE
 Other Type: Not reported

Slate UST:
 Facility ID: 42270
 Tank Num: 2
 Tank Capacity: 12000
 Tank Used for: PRODUCT
 Type of Fuel: REGULAR
 Leak Detection: Stock Inventor
 Contact Name: JOHN TEMPLETON
 Total Tanks: 5
 Facility Type: 1
 Container Num: #503-2
 Year Installed: 1964
 Tank Constrcn: .025 inches
 Telephone: (209) 582-0241
 Region: STATE
 Other Type: Not reported

Slate UST:
 Facility ID: 42270
 Tank Num: 3
 Tank Capacity: 12000
 Tank Used for: PRODUCT
 Type of Fuel: UNLEADED
 Leak Detection: Stock Inventor
 Contact Name: JOHN TEMPLETON
 Total Tanks: 5
 Facility Type: 1
 Container Num: #503-3
 Year Installed: 1964
 Tank Constrcn: .025 inches
 Telephone: (209) 582-0241
 Region: STATE
 Other Type: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site Database(s) EDR ID Number
EPA ID Number

ARCHITECTURAL WINDOW PROD (Continued)

S101304416

Slate LUST:

Cross Street: SOQUEL AVE
Qty Leaked: Not reported
Case Number: 765
Reg Board: Central Coast Region
Chemical: Gasoline
Lead Agency: Regional Board
Case Type: Other ground water affected
Status: Pollution characterization
County: Santa Cruz
Abate Method: U
Review Date: Not reported
Workplan: Not reported
Pollution Char: 11/2/89
Remed Action: Not reported
Close Date: Not reported
Release Date: 02/16/1990

Confirm Leak: Not reported
Prelim Assess: 9/11/80
Remed Plan: Not reported
Monitoring: 10/1/85

LUST Region 3:

Case Number: Not reported
Cross Street: SOQUEL AVE
Reported By: ALLEN DEMONTIGNY PARTNERSHIP
1115 MISSION STREET SANTA CRUZ CA 95060

Release Date: 19900216
Enter Date: 03/02/1990

Representing: Not reported
Responsible Party: ALLEN DEMONTIGNY
1115 MISSION STREET SANTA CRUZ CA 95060

RP Telephone: (408)425-1229
Operator: JERRY PITMANN
Local Agency: 03
Chemical: GASOLINE
Discovered: 19900124
How Found: Tank Closure
Source: Unknown
Cause: Unknown
Lead Agency: Regional Board
Case Type: Other ground water affected
Priority: 3A3
Facility Status: Pollution characterization
Abate Method: U
Review Date: 19891122
Confirm Leak: Not reported
Prelim Assess: 9/11/80
Remed Plan: Not reported
Monitoring: 10/1/85
Enforce Type: Not reported
Enforce Date: Not reported
Interim Action: 0
Contaminants: 8008619
Site Telephone: (408)458-4200
Basin Plan: 4.11
Facility Id: 765
CUF Id: Not reported
Max MTBE Ground Water: 0
Max MTBE Soil: Not reported
Max MTBE Data: Not reported

Contact: HOWARD ALLEN
Regional Board: Central Coast Region
Quantity: Not reported
Stop Date: Not reported
How Stopped: Remove Contents

Staff Initials: BWH

Funding: Responsible Party
Workplan: Not reported
Pollution Char: 11/02/1989
Remed Action: Not reported
Close Date: Not reported

Pilot Program: UST
Region: 3

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site Database(s) EDR ID Number
EPA ID Number

ARCHITECTURAL WINDOW PROD (Continued)

S101304416

MTBE Tested: YES
Suspended: Not reported
Beneficial: MUN
Lat/Long: Not reported
Soil Qualifier: Not reported
Groundwater Qualifier: Not reported
Summary: DETENTION IN MW-3 10/93 SVE SYSTEM OPERATED 1991-1992. RESIDUAL SOIL AND GW CONTAMINATION NEED TO BE DELINEATED BEFORE FURTHER EXCAVATION OR CASE CLOSURE.

CORTESE:

Reg By: LYNKA
Reg Id: 765.00000
Region: CORTESE

89
NE
1/2-1
4501
Higher

HOUSE OF SOUNDS
1025 WATER ST
SANTA CRUZ, CA 95062

Cortese S101304443
LUST N/A

Slate LUST:

Cross Street: N/A
Qty Leaked: Not reported
Case Number: 864
Reg Board: Central Coast Region
Chemical: Hydrocarbons
Lead Agency: Local Agency
Case Type: Soil only
Status: No leak action taken by responsible party after initial report of leak
County: Santa Cruz
Abate Method: Excavate and Dispose - remove contaminated soil and dispose in approved site
Review Date: Not reported
Workplan: Not reported
Pollution Char: Not reported
Remed Action: Not reported
Close Date: Not reported
Release Date: 06/26/1990

Confirm Leak: Not reported
Prelim Assess: Not reported
Remed Plan: Not reported
Monitoring: Not reported

LUST Region 3:

Case Number: Not reported
Cross Street: N/A
Reported By: STEVE A. SMITH
1025 WATER STREET SANTA CRUZ CA 95062

Release Date: 19900626
Enter Date: 03/01/1990

Representing: Not reported
Responsible Party: MARK SCHLEMMER
230 MT. HERMON ROAD SUITE 206 SCOTTS VALLEY CA 95068

RP Telephone: (408)427-2740
Operator: MARK SCHLEMMER
Local Agency: 03
Chemical: HYDROCARBONS
Discovered: 19900517
How Found: Tank Closure
Source: Tank
Cause: Overfill
Lead Agency: Local Agency
Case Type: Soil only

Contact: Not reported
Regional Board: Central Coast Region
Quantity: Not reported
Stop Date: 19900517
How Stopped: Close Tank

Map ID
Direction
Distance
Distance (ft.)
Elevation Site Database(s) EDR ID Number
EPA ID Number

MAP FINDINGS

GOODWILL INDUSTRIES (Continued)

S102509598

RP Telephone: Not reported
Operator: Not reported
Local Agency: 03
Chemical: GASOLINE
Discovered: 19960309
How Found: Subsurface Monitoring
Source: Unknown
Cause: Unknown
Lead Agency: Regional Board
Case Type: Other ground water affected
Priority: 3A3
Staff Initials: BWH
Facility Status: Preliminary site assessment underway
Abate Method: No Action Taken - no action has as yet been taken at the site
Review Date: 19970106
Funding: 0
Confirm Leak: Not reported
Workplan: Not reported
Prelim Assess: 1/8/97
Pollution Char: Not reported
Remed Plan: Not reported
Remed Action: Not reported
Monitoring: Not reported
Close Date: Not reported
Enforce Type: Not reported
Enforce Date: Not reported
Pilot Program: UST
Interim Action: 0
Region: 3
Contaminants: 8008619
Site Telephone: Not reported
Basin Plan: 4.11
Facility Id: 2788
CUF Id: Not reported
Max MTBE Ground Water: 0
Max MTBE Soil: Not reported
Max MTBE Data: Not reported
MTBE Tested: NT
Suspended: Not reported
Beneficial: Not reported
Lat/Long: Not reported
Soil Qualifier: Not reported
Groundwater Qualifier: Not reported
Summary: EVIDENCE OF LEAK FOUND BY CALTRANS PRIOR TO WIDENING STREET. NO URF.
CORTSE:
Reg By: LTNKA
Reg Id: 2788.00000
Region: CORTSE

91
NNW
1/2-1
4810
Higher

TEXAS COMPANY, THE
136 CORAL STREET
SANTA CRUZ, CA 95060

Cal-Sites S100183177
N/A

Map ID
Direction
Distance
Distance (ft.)
Elevation Site Database(s) EDR ID Number
EPA ID Number

MAP FINDINGS

TEXAS COMPANY, THE (Continued)

S100183177

CAL-SITES:
Facility ID: 44510010
Status: REFRW - DOES NOT REQUIRE DTSC ACTION. REFERRED TO REGIONAL WATER QUALITY CONTROLBOARD (RWQCB) LEAD
Status Date: 08/18/1989
Lead: Not reported
Region: 2 - BERKELEY
Branch: NC - NORTH COAST
File Name: Not reported
Status Name: PROPERTY/SITE REFERRED TO RWQCB
Lead Agency: N/A
NPL: Not reported
SIC: 51 WHOLESALE TRADE - NONDURABLE GOODS
Facility Type: N/A
Type Name: Not reported
Staff Member Responsible for Site: Not reported
Supervisor Responsible for Site: Not reported
Region Water Control Board: Not reported
Access: Not reported
Cortese: Not reported
Hazardous Ranking Score: Not reported
Date Site Hazard Ranked: Not reported
Groundwater Contamination: Not reported
No. of Contamination Sources: 0
Lat/Long: 0' 0' 0.00" / 0' 0' 0.00"
Lat/Long Method: Not reported
State Assembly District Code: Not reported
State Senate District: Not reported

The CAL-SITES database may contain additional details for this site.
Please contact your EDR Account Executive for more information.

92
East
1/2-1
5206
Lower

BLENCOE PROPERTY
727 SEABRIGHT AVE
SANTA CRUZ, CA 95060

Cortese S101304433
LUST N/A

State LUST:
Cross Street: Not reported
Qty Leaked: Not reported
Case Number: 2187
Reg Board: Central Coast Region
Chemical: Gasoline
Lead Agency: Regional Board
Case Type: Other ground water affected
Status: Signed off, remedial action completed or deemed unnecessary
County: Santa Cruz
Abate Method: U
Review Date: Not reported
Workplan: Not reported
Pollution Char: 1/22/93
Remed Action: 5/21/95
Close Date: 3/17/99
Release Date: 02/21/1990
Confirm Leak: Not reported
Prelim Assess: Not reported
Remed Plan: Not reported
Monitoring: 9/23/96
LUST Region 3:
Case Number: Not reported
Cross Street: Not reported
Release Date: 19900221
Enter Date: 08/17/1992

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Elapsed ASTM days: Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

FEDERAL ASTM STANDARD RECORDS

NPL: National Priority List

Source: EPA
Telephone: N/A

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC).

Date of Government Version: 06/13/00
Date Made Active at EDR: 07/06/00
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 06/27/00
Elapsed ASTM days: 9
Date of Last EDR Contact: 11/06/00

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

Source: EPA
Telephone: 703-413-0223

CERCLIS 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 or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 04/16/00
Date Made Active at EDR: 08/16/00
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 06/05/00
Elapsed ASTM days: 72
Date of Last EDR Contact: 12/29/00

CERCLIS-NFRAP: No Further Remedial Action Planned

Source: EPA
Telephone: 703-413-0223

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) 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. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

Date of Government Version: 04/16/00
Date Made Active at EDR: 08/16/00
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 08/05/00
Elapsed ASTM days: 72
Date of Last EDR Contact: 12/29/00

CORRACTS: Corrective Action Report

Source: EPA
Telephone: 800-424-9346

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 04/20/00
Date Made Active at EDR: 08/01/00
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 06/12/00
Elapsed ASTM days: 50
Date of Last EDR Contact: 12/11/00

RCRIS: Resource Conservation and Recovery Information System

Source: EPA/NTIS
Telephone: 800-424-9346

Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/21/00
Date Made Active at EDR: 07/31/00
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 07/10/00
Elapsed ASTM days: 21
Date of Last EDR Contact: 11/09/00

ERNS: Emergency Response Notification System

Source: EPA/NTIS
Telephone: 202-280-2342

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

Date of Government Version: 08/08/00
Date Made Active at EDR: 09/08/00
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 08/11/00
Elapsed ASTM days: 26
Date of Last EDR Contact: 10/31/00

FEDERAL ASTM SUPPLEMENTAL RECORDS

BRS: Biennial Reporting System

Source: EPA/NTIS
Telephone: 800-424-9346

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/97
Database Release Frequency: Biennially

Date of Last EDR Contact: 12/19/00
Date of Next Scheduled EDR Contact: 03/19/01

CONSENT: Superfund (CERCLA) Consent Decrees

Source: EPA Regional Offices
Telephone: Varies

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: N/A
Database Release Frequency: Varies

Date of Last EDR Contact: N/A
Date of Next Scheduled EDR Contact: N/A

ROD: Records Of Decision

Source: NTIS
Telephone: 703-416-0223

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 01/31/99
Database Release Frequency: Annually

Date of Last EDR Contact: 10/12/00
Date of Next Scheduled EDR Contact: 01/09/01

DELISTED NPL: NPL Deletions.

Source: EPA
Telephone: N/A

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 06/13/00
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/06/00
Date of Next Scheduled EDR Contact: 02/05/01

FINDS: Facility Index System/Facility Identification Initiative Program Summary Report

Source: EPA
Telephone: N/A

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NOTIFY 65: Proposition 65

Source: State Water Resources Control Board
Telephone: 916-657-0698

Proposition 65 Notification Records. NOTIFY 65 contains facility notifications about any release which could impact drinking water and thereby expose the public to a potential health risk.

Date of Government Version: 10/21/93
Date Made Active at EDR: 11/19/93
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 11/01/93
Elapsed ASTM days: 18
Date of Last EDR Contact: 10/24/00

TOXIC PITS: Toxic Pits

Source: State Water Resources Control Board
Telephone: 916-227-4364

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/95
Date Made Active at EDR: 09/28/95
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 08/30/95
Elapsed ASTM days: 27
Date of Last EDR Contact: 11/08/00

SWF/LF (SWIS): Solid Waste Information System

Source: Integrated Waste Management Board
Telephone: 916-255-4035

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 09/27/00
Date Made Active at EDR: 10/30/00
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 09/27/00
Elapsed ASTM days: 33
Date of Last EDR Contact: 12/20/00

WMUDS/SWAT: Waste Management Unit Database

Source: State Water Resources Control Board
Telephone: 916-227-4448

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/00
Date Made Active at EDR: 05/10/00
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 04/10/00
Elapsed ASTM days: 30
Date of Last EDR Contact: 12/13/00

LUST: Leaking Underground Storage Tank Information System

Source: State Water Resources Control Board
Telephone: 916-445-6532

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 07/05/00
Date Made Active at EDR: 08/25/00
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 07/10/00
Elapsed ASTM days: 46
Date of Last EDR Contact: 10/10/00

CA UST:

UST: Hazardous Substance Storage Container Database

Source: State Water Resources Control Board
Telephone: 916-227-4408

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/90
Date Made Active at EDR: 02/12/91
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 01/25/91
Elapsed ASTM days: 18
Date of Last EDR Contact: 10/16/00

CA BOND EXP. PLAN: Bond Expenditure Plan

Source: Department of Health Services
Telephone: 916-255-2118

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/89
Date Made Active at EDR: 08/02/94
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 07/27/94
Elapsed ASTM days: 6
Date of Last EDR Contact: 05/31/94

CA FID UST: Facility Inventory Database

Source: California Environmental Protection Agency
Telephone: 916-445-6532

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/94
Date Made Active at EDR: 09/26/95
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 09/05/95
Elapsed ASTM days: 24
Date of Last EDR Contact: 12/28/98

STATE OF CALIFORNIA ASTM SUPPLEMENTAL RECORDS

AST: Aboveground Petroleum Storage Tank Facilities

Source: State Water Resources Control Board
Telephone: 916-227-4382

Registered Aboveground Storage Tanks.

Date of Government Version: 10/28/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/08/00
Date of Next Scheduled EDR Contact: 02/05/01

CA WDS: Waste Discharge System

Source: State Water Resources Control Board
Telephone: 916-657-1571

Sites which have been issued waste discharge requirements.

Date of Government Version: 08/21/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/28/00
Date of Next Scheduled EDR Contact: 03/26/01

HAZNET: Hazardous Waste Information System

Source: California Environmental Protection Agency
Telephone: 916-255-1136

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method.

Date of Government Version: 12/31/98
Database Release Frequency: Annually

Date of Last EDR Contact: 11/13/00
Date of Next Scheduled EDR Contact: 02/19/01

LOCAL RECORDS

ALAMEDA COUNTY:

Local Oversight Program Listing of UGT Cleanup Sites

Source: Alameda County Environmental Health Services
Telephone: 510-587-6700

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ORANGE COUNTY:

LUST: List of Underground Storage Tank Cleanups
 Source: Health Care Agency
 Telephone: 714-834-3446
 Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 08/21/00
 Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/11/00
 Date of Next Scheduled EDR Contact: 03/12/01

UST: List of Underground Storage Tank Facilities
 Source: Health Care Agency
 Telephone: 714-834-3446
 Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 11/29/00
 Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/11/00
 Date of Next Scheduled EDR Contact: 03/12/01

List of Industrial Site Cleanups
 Source: Health Care Agency
 Telephone: 714-834-3446
 Petroleum and non-petroleum spills.

Date of Government Version: 01/19/99
 Database Release Frequency: Annually

Date of Last EDR Contact: 12/11/00
 Date of Next Scheduled EDR Contact: 03/12/01

PLACER COUNTY:

MS: Master List of Facilities
 Source: Placer County Health and Human Services
 Telephone: 530-889-7335
 List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 10/10/00
 Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 12/28/00
 Date of Next Scheduled EDR Contact: 03/28/01

RIVERSIDE COUNTY:

LUST: Listing of Underground Tank Cleanup Sites
 Source: Department of Public Health
 Telephone: 909-358-5055
 Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 04/03/00
 Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/01/00
 Date of Next Scheduled EDR Contact: 01/22/01

UST: Tank List
 Source: Health Services Agency
 Telephone: 909-358-5055

Date of Government Version: 12/05/00
 Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/01/00
 Date of Next Scheduled EDR Contact: 01/22/01

SACRAMENTO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Toxsite List

Source: Sacramento County Environmental Management
 Telephone: 916-875-8450

Date of Government Version: 08/30/00
 Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/07/00
 Date of Next Scheduled EDR Contact: 02/05/01

ML: Regulatory Compliance Master List

Source: Sacramento County Environmental Management
 Telephone: 916-875-8450

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 08/30/00
 Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/07/00
 Date of Next Scheduled EDR Contact: 02/05/01

SAN BERNARDINO COUNTY:

DEHS Permit System Print-Out By Location

Source: San Bernardino County Fire Department Hazardous Materials Division
 Telephone: 909-387-3041

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 10/02/00
 Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/11/00
 Date of Next Scheduled EDR Contact: 03/12/01

SAN DIEGO COUNTY:

SWFLF: Solid Waste Facilities

Source: Department of Health Services
 Telephone: 619-338-2209
 San Diego County Solid Waste Facilities.

Date of Government Version: 07/01/98
 Database Release Frequency: Annually

Date of Last EDR Contact: 11/28/00
 Date of Next Scheduled EDR Contact: 02/28/01

HMMD: Hazardous Materials Management Division Database

Source: Hazardous Materials Management Division
 Telephone: 619-338-2288

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 10/08/00
 Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/10/00
 Date of Next Scheduled EDR Contact: 01/08/01

SAN FRANCISCO COUNTY:

LUST: Local Over-site Facilities

Source: Department Of Public Health San Francisco County
 Telephone: 415-252-3920

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Underground Storage Tank Comprehensive Facility Report

Source: Yolo County Department of Health
Telephone: 530-668-8848

Date of Government Version: 07/07/00
Database Release Frequency: Annually

Date of Last EDR Contact: 10/23/00
Date of Next Scheduled EDR Contact: 01/22/01

California Regional Water Quality Control Board (RWQCB) LUST Records

LUST REG 1: Active Toxic Site Investigation

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-576-2220

Date of Government Version: 08/01/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/27/00
Date of Next Scheduled EDR Contact: 02/26/01

LUST REG 2: Fuel Leak List

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457

Date of Government Version: 09/01/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/16/00
Date of Next Scheduled EDR Contact: 01/15/00

LUST REG 3: LUSTIS Database

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-548-3147

Date of Government Version: 08/01/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/20/00
Date of Next Scheduled EDR Contact: 02/19/01

LUST REG 4: Underground Storage Tank Leak List

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-266-6600

Date of Government Version: 11/01/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/02/01
Date of Next Scheduled EDR Contact: 04/02/01

LUST REG 5: Leaking Underground Storage Tank Database

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-255-3125

Date of Government Version: 10/01/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/10/00
Date of Next Scheduled EDR Contact: 01/08/01

LUST REG 6L: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 916-542-5424

Date of Government Version: 10/01/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/10/00
Date of Next Scheduled EDR Contact: 01/08/01

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-346-7491

Date of Government Version: 10/01/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/10/00
Date of Next Scheduled EDR Contact: 01/08/01

LUST REG 7: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-346-7491

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/23/00

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/02/01

Date of Next Scheduled EDR Contact: 04/02/01

LUST REG 8: (LUSTIS) Leaking Underground Storage Tanks

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4498

Date of Government Version: 05/10/00
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/22/00
Date of Next Scheduled EDR Contact: 02/12/01

LUST REG 9: Leaking Underground Storage Tank Report

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 619-467-2652

Date of Government Version: 09/08/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/23/00
Date of Next Scheduled EDR Contact: 01/22/01

California Regional Water Quality Control Board (RWQCB) SLIC Records

SLIC REG 1: Active Toxic Site Investigations

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220

Date of Government Version: 08/01/00
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/27/00
Date of Next Scheduled EDR Contact: 02/26/01

SLIC REG 2: North and South Bay Slc Report

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 09/01/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/16/00
Date of Next Scheduled EDR Contact: 01/15/01

SLIC REG 3: SLIC Data

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 08/01/00
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 11/20/00
Date of Next Scheduled EDR Contact: 02/19/01

SLIC REG 4: SLIC Sites

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-578-6800

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 08/01/00
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/31/00
Date of Next Scheduled EDR Contact: 01/29/01

SLIC REG 5: SLIC List

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-855-3075

Unregulated sites that impact groundwater or have the potential to impact groundwater.

Date of Government Version: 10/04/00
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/10/00
Date of Next Scheduled EDR Contact: 01/08/01

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

USGS TOPOGRAPHIC MAP ASSOCIATED WITH THIS SITE

Target Property: 2436122-H1 SANTA CRUZ, CA
Source: USGS 7.5 min quad index

GENERAL TOPOGRAPHIC GRADIENT AT TARGET PROPERTY

Target Property: General ESE

Source: General Topographic Gradient has been determined from the USGS 1 Degree Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Target Property County SANTA CRUZ, CA	FEMA Q3 Flood Data Electronic Coverage YES - refer to the Overview Map and Detail Map
Flood Plain Panel at Target Property: Additional Panels in search area:	0603550004C / CBPP 0603550002B / CBPP 0603550003B / CBPP

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property NOT AVAILABLE	NWI Electronic Coverage NO
--	----------------------------------

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Site-Specific Hydrogeological Data*

Search Radius: 2.0 miles
Status: Not found

AQUIFLOW®

Search Radius: 2,000 Miles.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
2	1/4 - 1/2 Mile NNW	N, S
3	1 - 2 Miles NNW	W to SE

For additional site information, refer to Physical Setting Source Map Findings.

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

GEOLOGIC AGE IDENTIFICATION

Geologic Code: Tm
Era: Cenozoic
System: Tertiary
Series: Miocene

ROCK STRATIGRAPHIC UNIT

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

*©1996 Site-specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were compiled under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

PHYSICAL SETTING SOURCE MAP - 594311.5s



- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Water Wells
- Public Water Supply Wells
- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Values at Location
- Cluster of Multiple Icons
- Earthquake epicenter, Richter 5 or greater
- Closest Hydrogeological Data
- Oil, gas or related wells

TARGET PROPERTY:	Former Del Mar Theatre	CUSTOMER:	Weber, Hayes, & Associates
ADDRESS:	1122-1126 Pacific Avenue	CONTACT:	Pat Hoban
CITY/STATE/ZIP:	Santa Cruz CA 95060	INQUIRY #:	594311.5s
LAT/LONG:	36.9727 / 122.0244	DATE:	February 13, 2001 2:12 pm

PHYSICAL SETTING SOURCE RECORDS SEARCHED

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 1999 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the data of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Bekman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the national Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water
Telephone: 202-260-2805

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water
Telephone: 202-260-2805

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: In November 1971 the United States Geological Survey (USGS) implemented a national water resource information tracking system. This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on more than 900,000 wells, springs, and other sources of groundwater.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STATE RECORDS

California Drinking Water Quality Database

Source: Department of Health Services
Telephone: 916-324-2319

The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

California Oil and Gas Well Locations for District 2 and 6

Source: Department of Conservation
Telephone: 916-323-1779

RADON

Area Radon Information: The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

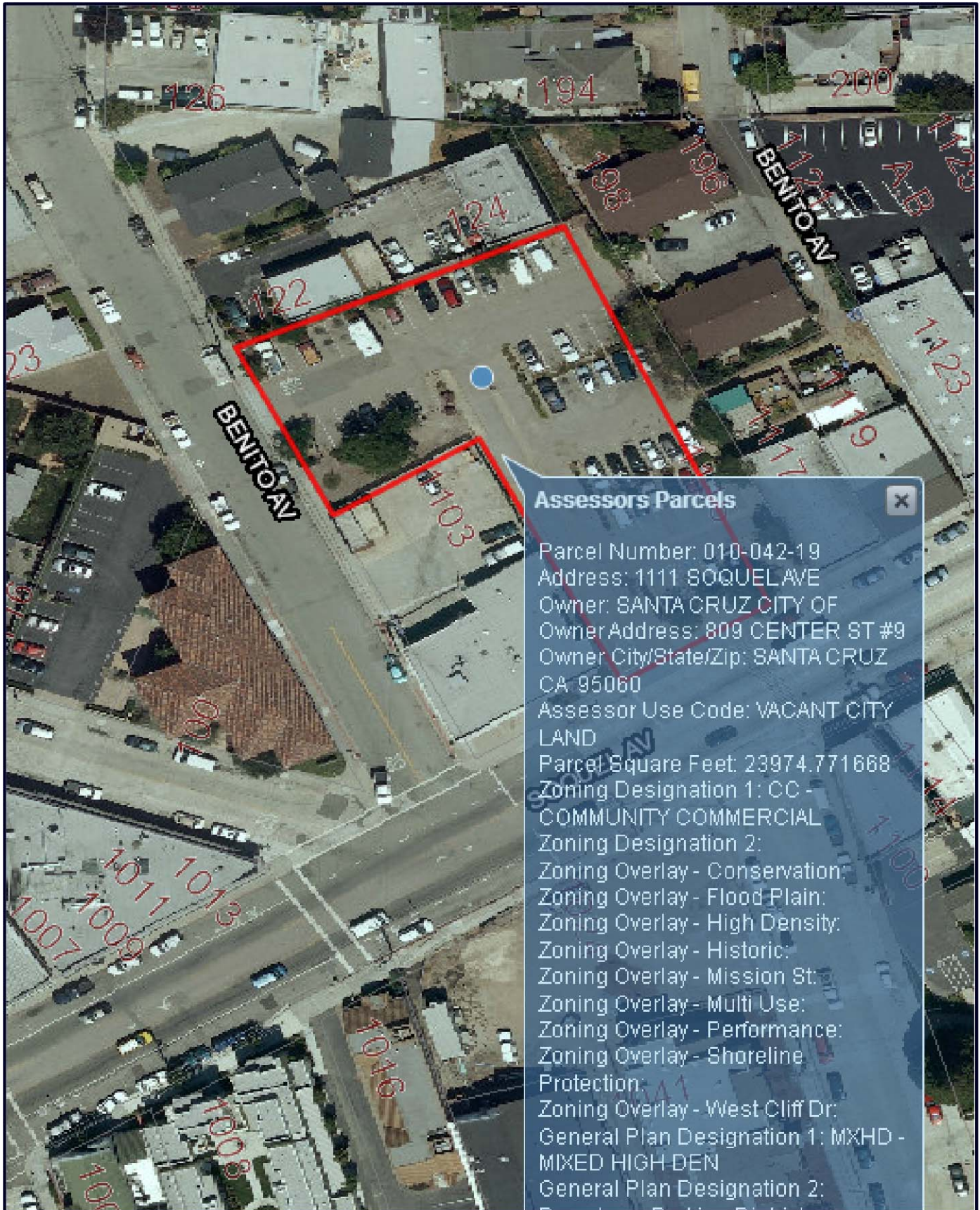
EPA Radon Zones: Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United States Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.



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Santa Cruz, CA

1111 Soquel Avenue

Printed: Jan 17 2013

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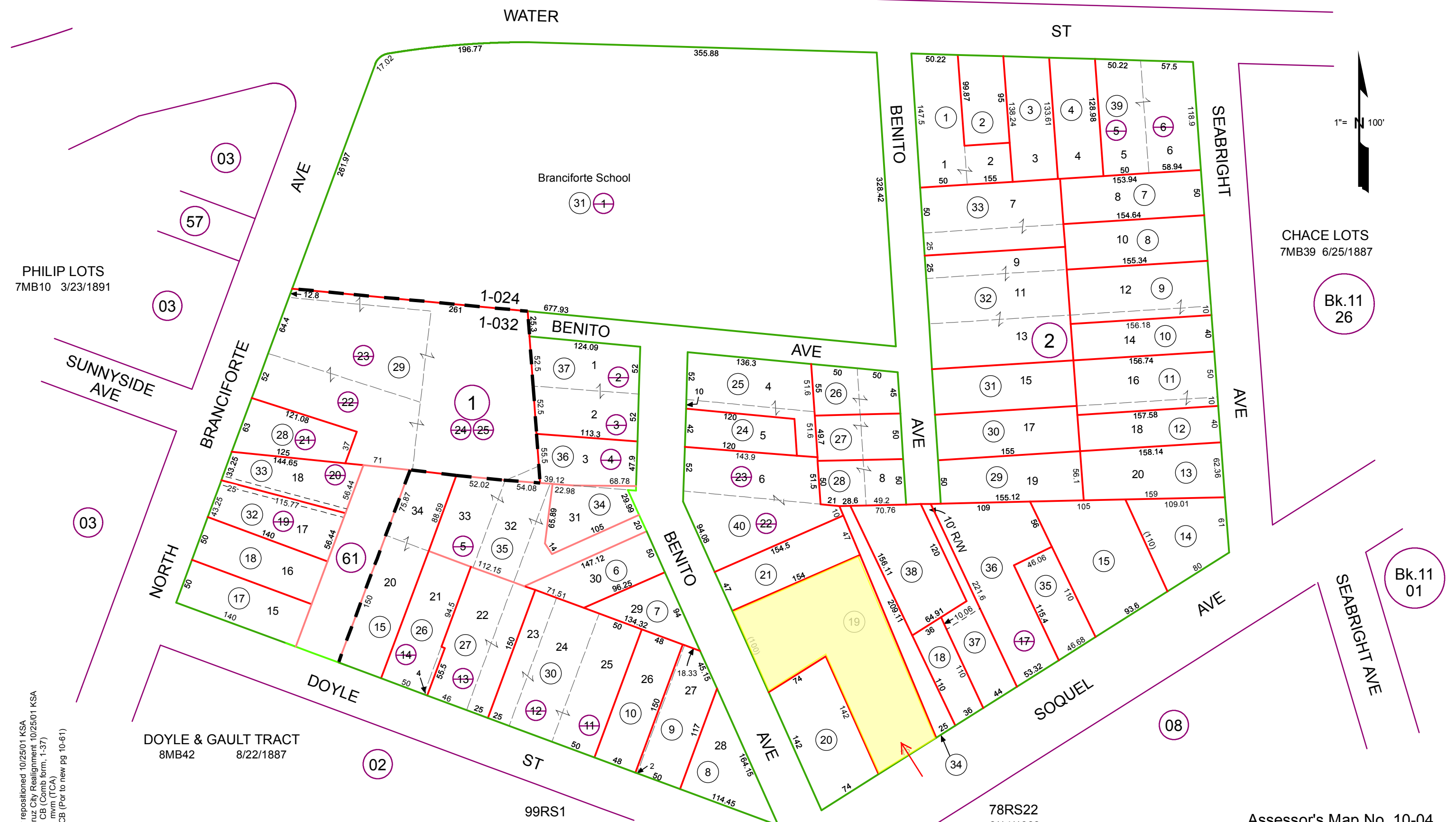
CITY OF SANTA CRUZ

Exhibit I

Tax Area Code
1-024 1-032

10-04

Bk. 9
23



PHILIP LOTS
7MB10 3/23/1891

CHACE LOTS
7MB39 6/25/1887

DOYLE & GAULT TRACT
8MB42 8/22/1887

99RS1
10/17/2000

78RS22
3/14/1988

Note - Assessor's Parcel & Block
Numbers are Shown in Circles.

Assessor's Map No. 10-04
City of Santa Cruz
County of Santa Cruz, Calif.

Electronically repositioned 10/25/01 KSA
Rev. Santa Cruz City Realignment 10/25/01 KSA
Rev 11/26/01 CB (Comb form, 1-37)
Rev 12/27/01 mvm (TCA)
Rev 2/12/07 CB (Por to new pg 10-61)

RESOLUTION NO. OBSA-

RESOLUTION APPROVING A LONG-RANGE PROPERTY MANAGEMENT PLAN ADDRESSING THE DISPOSITION AND USE OF FORMER REDEVELOPMENT AGENCY PROPERTIES, AND AUTHORIZING THE DISPOSITION OF PROPERTY PURSUANT TO THE LONG-RANGE PROPERTY MANAGEMENT PLAN

WHEREAS, Health and Safety Code Section 34191.5(b) requires a successor agency to prepare and submit for approval to the oversight board and the California Department of Finance a long-range property management plan within six months of receiving a finding of completion; and

WHEREAS, Health and Safety Code Section 34191.5(c) requires that the long-range property management plan include certain information and address the disposition and use of real property that was owned by the former redevelopment agency; and

WHEREAS, the City of Santa Cruz Successor Agency (“Successor Agency”) received its Finding of Completion under Health and Safety Code Section 34179.7 from the California Department of Finance on November 20, 2013; and

WHEREAS, the Successor Agency has prepared and approved for submittal to the City of Santa Cruz Oversight Board and the California Department of Finance a Long-Range Property Management Plan (“LRPMP”) that includes the required information and addresses the disposition and use of real property formerly owned by the Redevelopment Agency of the City of Santa Cruz; and

WHEREAS, approval of the Plan will allow the City of Santa Cruz to retain certain properties for governmental use pursuant to Health and Safety Code Section 34191.5(c)(2); and

WHEREAS, the City of Santa Cruz Oversight Board has determined it is in the best interests of the affected taxing entities in Santa Cruz County to proceed with disposition and use of former Redevelopment Agency properties pursuant to the LRPMP; and

WHEREAS, the City of Santa Cruz Oversight Board approved the Long-Range Property Management Plan at its regular meeting on February 27, 2014; and

WHEREAS, the City of Santa Cruz Oversight Board has reconsidered the Long-Range Property Management Plan and finds that the properties should be retained for governmental use in conformance with Health and Safety Code section 34191.5(c)(2); and

WHEREAS, the City of Santa Cruz Oversight Board directs the Successor Agency to continue to seek resolution with the Department of Finance for the government use designation of the properties in conformance with Health and Safety Code section 34191.5(c)(2);

NOW, THEREFORE, BE IT RESOLVED, by the Oversight Board to the Successor Agency of the former Redevelopment Agency of the City of Santa Cruz that the Oversight Board hereby

approves the Long-Range Property Management Plan based on the foregoing recitals and the documentation presented to the City of Santa Cruz Oversight Board at a public meeting, the Successor Agency Oversight Board does resolve as follows:

SECTION 1. The City of Santa Cruz Oversight Board hereby approves the Long-Range Property Management Plan in substantially the form attached to this Resolution as *Attachment 1*.

SECTION 2. The City of Santa Cruz Oversight Board finds and determines that the Long-Range Property Management Plan, the disposition and use of property pursuant to the Plan, will be of benefit to the taxing entities for the reasons set forth in the staff report accompanying this Resolution.

SECTION 3. The City of Santa Cruz Oversight Board hereby approves the transmittal of the LRPMP to the California Department of Finance substantially in the form attached hereto as *Attachment 1*, and upon approval of the LRPMP by the Department of Finance, authorizes the Successor Agency to take such actions as necessary to implement the LRPMP.

SECTION 4. The City of Santa Cruz Oversight Board hereby approves the disposition and transfer of those properties identified in the LRPMP as governmental use, those properties needed to fulfill enforceable obligations, and those properties planned for future development, to the City of Santa Cruz in conformance with the Plan and Health and Safety Code Section 34191.5.

PASSED AND ADOPTED this 25th of September, 2014 by the following vote:

AYES: Bryant, Coonerty, Guevara, Shemwell, Spencer; Vice Chair Ley; Chair Mathews

NOES: None

ABSENT: None

DISQUALIFIED: None

APPROVED: _____

Chair

ATTEST: _____

Clerk

RESOLUTION NO. OBSA-

RESOLUTION APPROVING A LONG-RANGE PROPERTY MANAGEMENT PLAN ADDRESSING THE DISPOSITION AND USE OF FORMER REDEVELOPMENT AGENCY PROPERTIES, AND AUTHORIZING THE DISPOSITION OF PROPERTY PURSUANT TO THE LONG-RANGE PROPERTY MANAGEMENT PLAN

WHEREAS, Health and Safety Code Section 34191.5(b) requires a successor agency to prepare and submit for approval to the oversight board and the California Department of Finance a long-range property management plan within six months of receiving a finding of completion; and

WHEREAS, Health and Safety Code Section 34191.5(c) requires that the long-range property management plan include certain information and address the disposition and use of real property that was owned by the former redevelopment agency; and

WHEREAS, the City of Santa Cruz Successor Agency (“Successor Agency”) received its Finding of Completion under Health and Safety Code Section 34179.7 from the California Department of Finance on November 20, 2013; and

WHEREAS, the Successor Agency has prepared and approved for submittal to the City of Santa Cruz Oversight Board and the California Department of Finance a Long-Range Property Management Plan (“LRPMP”) that includes the required information and addresses the disposition and use of real property formerly owned by the Redevelopment Agency of the City of Santa Cruz; and

WHEREAS, approval of the Plan will allow the City of Santa Cruz to retain certain properties for governmental use pursuant to Health and Safety Code Section 34191.5(c)(2); and

WHEREAS, the City of Santa Cruz Oversight Board has determined it is in the best interests of the affected taxing entities in Santa Cruz County to proceed with disposition and use of former Redevelopment Agency properties pursuant to the LRPMP; and

WHEREAS, the City of Santa Cruz Oversight Board approved the Long-Range Property Management Plan at its regular meeting on February 27, 2014; and

WHEREAS, if the Department of Finance is unable to agree with the Oversight Board’s previous reconsideration of the Long-Range Property Management Plan, the Oversight Board authorizes the Successor Agency, subject to Successor Agency approval, to prepare and submit a modified Long-Range Property Management Plan to the Department of Finance changing the designation of both properties from “government use” to “future redevelopment activities,” subject to a negotiated compensation agreement with the taxing entities as specified by Health and Safety Code section 34180 (f), 34191.5(c)(2)(A), and 34191.5(c)(2)(B).

NOW, THEREFORE, BE IT RESOLVED, by the Oversight Board to the Successor Agency of the former Redevelopment Agency of the City of Santa Cruz that the Oversight Board hereby

approves the Long-Range Property Management Plan based on the foregoing recitals and the documentation presented to the City of Santa Cruz Oversight Board at a public meeting, the Successor Agency Oversight Board does resolve as follows:

SECTION 1. The City of Santa Cruz Oversight Board hereby approves the Long-Range Property Management Plan in substantially the form attached to this Resolution as *Attachment 1*.

SECTION 2. The City of Santa Cruz Oversight Board finds and determines that the Long-Range Property Management Plan, the disposition and use of property pursuant to the Plan, will be of benefit to the taxing entities for the reasons set forth in the staff report accompanying this Resolution.

SECTION 3. The City of Santa Cruz Oversight Board hereby approves the transmittal of the LRPMP to the California Department of Finance substantially in the form attached hereto as *Attachment 1*, and upon approval of the LRPMP by the Department of Finance, authorizes the Successor Agency to take such actions as necessary to implement the LRPMP.

SECTION 4. The City of Santa Cruz Oversight Board hereby approves the disposition and transfer of those properties identified in the LRPMP as future redevelopment activities, those properties needed to fulfill enforceable obligations, and those properties planned for future development, to the City of Santa Cruz in conformance with the Plan and Health and Safety Code Section 34191.5.

PASSED AND ADOPTED this 25th of September, 2014 by the following vote:

AYES: Bryant, Coonerty, Guevara, Shemwell, Spencer; Vice Chair Ley; Chair Mathews

NOES: None

ABSENT: None

DISQUALIFIED: None

APPROVED: _____

Chair

ATTEST: _____

Clerk

