

***Phase I Environmental
Site Assessment Report***

for

**Selected Parcels along Upper Llagas Creek
Reaches 4, 5, 6 and 7B
Morgan Hill, California
Volume No. 1**

PIERS



***Environmental
Services, Inc.***

PROJECT MANAGEMENT
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261751 - Real Estate - HAZMAT
INVEST.
HSLA Phase 1, Stage 4 of 4
(Volume 1 of 2)

***Phase I Environmental
Site Assessment Report***
for
**Selected Parcels along Upper Llagas Creek
Reaches 4, 5, 6 and 7B
Morgan Hill, California
Volume No. 1**

Prepared For:

Santa Clara Valley Water District
Hydraulic Engineering Unit
5750 Almaden Expressway
San Jose, CA 95118-3686

Prepared By:

PIERS Environmental Services, Inc.
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December 2003

PIERS



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December 16, 2003

Santa Clara Valley Water District
Hydraulic Engineering Unit
5750 Almaden Expressway
San Jose, CA 95118-3686
Attn: Mr. Uday Mandlekar

RE: Phase I Environmental Site Assessment
Selected Parcels along Upper Llagas Creek, Reaches 4, 5, 6 and 7B
Morgan Hill, Santa Clara County, CA

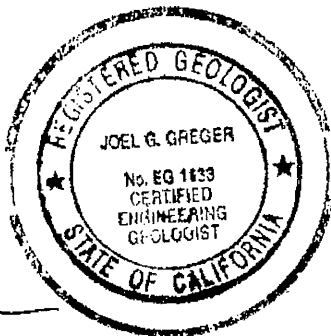
Dear Mr. Mandlekar:

PIERS Environmental Services, Inc. is pleased to provide you with the attached Phase I Environmental Site Assessment for the above referenced parcels. The scope of work performed for this project is detailed in our Agreement No. A2560A.

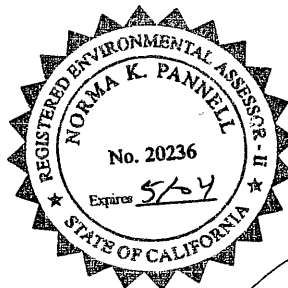
The following items should be noted for this report: Parcel 825-09-038 is also referred to by its physical address of 13390 E. Kimble Court. Similarly, parcel 825-11-017 is also referred to as 12415 Murphy Avenue. Finally, it was discovered in the field work that the address of 12882 Llagas Avenue (parcel 825-37-004) is actually 12880 Llagas Avenue, and the address of 14445 Monterey Highway is 14425 Monterey Highway (770-05-001).

If you have any questions regarding this report, please do not hesitate to contact our office. It has been a pleasure working with you on this project and we look forward to working with the Santa Clara Valley Water District again in the near future.

Sincerely,
PIERS Environmental Services, Inc.



Joel G. Greger, CEG # EG1633, REA # 07079
Senior Project Manager



Kay Pannell, Chief Operations Officer
REP # 05800, REA-II # 20236

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1.0 EXECUTIVE SUMMARY

1.1 SUMMARY OF FINDINGS

- PIERS Environmental Services Inc. (PIERS) was retained by the Santa Clara Valley Water District (District), under Agreement A2560A, to perform a Hazardous Substance Liability Assessment (HSLA), or a Phase I Environmental Site Assessment in accordance with ASTM Standard E1527-00 Standard Practice for Phase I Environmental Site Assessments (Phase I) at thirty-seven parcels within Llagas Creek Reaches 4, 5, 6 and 7B. The purpose of the site assessment is to protect the District from the financial liability and legal responsibility for the cleanup of contaminated parcels acquired by the District, and to protect construction crews from potential exposure to hazardous materials during any flood control construction projects.
- 37 parcels within Reaches 4, 5, 6 and 7B were evaluated to determine past, current and potential future environmental liabilities associated with the current and past uses of the parcels. The street addresses, Assessor's Parcel Numbers, parcel sizes, and improvements are summarized in the tables in Section 4.1. Site plans showing pertinent details are shown on Figures 5 through 18.
- Recognized environmental conditions were identified at thirteen parcels. There is a potential for residual amounts of pesticides and fertilizers to exist in soils due to prior agricultural chemical use on these parcels. Evidence of agricultural use of these parcels was demonstrated through the review of historical aerial photographs. Row crops are generally routinely sprayed with pesticides, insecticides and fertilizers, which do not rapidly degrade. Carcinogenic materials such as DDT, DDE, DDD, Dieldrin and chlordane are often found in agricultural soils above regulatory threshold limits. No evidence of excessive use of chemicals, releases, hot spots or the exact types of chemicals used was discovered during this assessment.

37 total
3 ~~no~~ farming

- It is PIERS' professional opinion that parcels used for row crop agriculture within the past 25 years should be further investigated via soil sample collection and laboratory analysis for chemicals of concern. The purpose of the investigation is to evaluate human health and ecological risks from this use. If health and safety precautions are implemented regarding this issue without investigation, the precautions may be inadequate, or unnecessary. Soil testing should be performed in those areas where human exposure is likely to occur, prior to any construction activities. At three sites (14425 Monterey Highway, 12405 Murphy Avenue, and 1100 Masten Avenue), there was a significant area along the creek where no agricultural activity was apparently conducted. Soil sampling is not recommended for these three parcels, unless the District-planned activities include construction work where there is on-going agricultural activity. Sampling should be conducted within the area where human exposure is likely to occur. One sample per potentially affected parcel is recommended. Based on the analytical results of the sample, additional sampling may be warranted if contaminants are encountered above Environmental Screening Levels (ESLs) (per the San Francisco Bay Regional Water Quality Control Board July, 2003 Interim Final document). Should contaminants be encountered in excess of the ESLs and soil removals are considered warranted, State Title 22 regulations should be used to determine if the concentrations levels constitute hazardous waste.

what kind of human exposure?

- Two of the subject parcels were listed on the attached regulatory agencies database report. These parcels included 14070 Llagas Avenue - the San Martin Transfer Station, and 12415 Murphy Avenue - the San Martin Lion's Club. The San Martin Lion's Club is listed as having wells, which are not of environmental concern. The San Martin Transfer Station is listed on the HAZMAT database, as a site for hazardous materials storage and disposal. This site is also listed as an above-ground storage tank (AST) site, as it has an AST for the collection of waste oil. At this site, investigations have been performed because the parcel was previously used as a landfill. During these investigations, no hazardous waste, which would have come in as household hazardous waste, was encountered. Groundwater conditions were also investigated with monitoring wells, and closure was granted by the Regional Water Quality Control Board (personal communication, 2003). No environmental problems from the prior landfill use were found. Based on the previous investigations, no further investigation of this parcel appears warranted.

Olin site -
near project
but one parcel
not in site.

- Except for the Olin site, where there was a release of perchloroethylene (PCE) to groundwater, none of the other known sites listed on the regulatory agencies database report are considered likely to have significantly adverse impacts on any of the parcels. Based on data, from the District's online database through June 24, 2003, all of the parcels, except for the parcel in Reach 7B, are within the area of investigation for the Olin release. In this investigation area, concentrations of PCE measured in groundwater samples from residents' wells range from non-detectable to 20 parts per billion (ppb). As per the District's web site for the Olin investigation, perchlorate is a health risk because it "disrupts iodine intake in the thyroid gland, which regulates hormone function. Perchlorate is therefore considered to have adverse health effects, and water suspected to contain perchlorate should be avoided for drinking and cooking". There is currently no federal or state drinking water standard or Maximum Contaminant Level (MCL) for perchlorate. By California law SB1822, signed on September 8, 2002, a California MCL for perchlorate must be adopted by January 1, 2004. The California State Office of Environmental Health Hazards Assessment, part of the California Environmental Protection Agency, has circulated a draft Public Health Goal report that cites studies indicating that the skin will not generally absorb perchlorate into the body, and that showering and bathing with low-level perchlorate water is not hazardous. The responsible party for this release has been identified as the Olin Company, and they are responsible for the cleanup. While the Olin release of PCE is a recognized environmental condition there do not appear to be any financial liabilities from this release regarding the District's plans for the Llagas Creek project. Information obtained from interviews with owners of some of the parcels regarding the District's testing of their wells for PCE is summarized in Section 5.2.
- At three sites (APN 825-09-024, 12880 Llagas Avenue, and 1290 Masten Avenue), there is a risk of discharge of horse manure to Llagas Creek because horses are penned or kept adjacent to the creek. The environmental risk from this condition is a biohazard risk of transfer of disease-causing bacteria to humans. At these parcels, PIERS recommends that construction workers use gloves so as not to make direct contact with manure during work activities. Also, the parcel owners should be encouraged to maintain a buffer zone between the horse areas and Llagas Creek, and to route drainage from the horse areas away from Llagas Creek.

3 sites
horse
manure

- At 1625 Buena Vista Avenue, some trash and debris has been disposed of adjacent to Llagas Creek, and small drainage ditches have been excavated from the greenhouse operation at the parcel, towards Llagas Creek. The trash and debris and drainage construction does not appear to have created a significant environmental condition, however, the District should be aware of these conditions during construction activities.
- The recognized environmental conditions based on site inspections, owner interviews, aerial photograph reviews, historical city directory reviews, regulatory agency reviews (fire, building, health, etc.) and regulatory agency database reviews are summarized in table format in Section 5.8. A full review of each parcel for each type of research conducted is detailed in Section 5.1.

Based on observation, where possible, specific suspect asbestos-containing building materials (ACBMs) and buildings with potential lead-based paint have been noted, and are listed in the summary tables in Section 5.9. No friable ACBMs or significantly chipped paint areas were noted. Buildings with non-friable ACBMs should undergo asbestos surveys if renovations or demolitions are planned.

1.2 OPINION, CONCLUSIONS, RECOMMENDATIONS

Further investigation of a number of parcels with previous, and in some cases current, agricultural use is recommended by PIERS, due to the potential for residual pesticides and fertilizers in soil. At these locations, soil samples should be collected and analyzed for the presence of pesticides and fertilizers (EPA Method 8081). The soil sampling should be performed in those areas where human exposure is likely to occur, prior to construction activities. At three sites (14425 Monterey Highway, 12405 Murphy Avenue, and 1100 Masten Avenue), there was a significant area along the creek where no agriculture was apparently conducted. Soil sampling is not recommended for these three parcels, unless the District planned activities include work where there is presently agriculture.

Any residual concentrations, if present, appear to be the result of area spraying of pesticides and/or herbicides, and not the result of point sources, so that soil sampling should be conducted randomly within the area where human exposure would occur. One soil sample per potentially affected parcel is recommended. If the analytical results of the soil sample indicate concentrations above environmental screening levels, additional sampling should be conducted to define the degree and extent of contamination.

At three sites (APN 825-09-024, 12880 Llagas Avenue, and 1290 Masten Avenue), there is a risk of discharge of horse manure (nitrates and biohazard) to Llagas Creek because horses are penned or kept adjacent to the creek. At these parcels, PIERS recommends that construction workers use gloves so as not to make direct contact with manure during work activities. Also, the parcel owners should be encouraged to maintain a buffer zone between the horse areas and Llagas Creek, and to route drainage from the horse areas away from Llagas Creek.

If parcels containing structures identified as containing potential ACBMs or lead-based paint are to be demolished or modified by construction activities of the District, site specific (Phase II) sampling for asbestos and lead should be conducted at these locations.

2.0 INTRODUCTION

PIERS Environmental Services, Inc. (PIERS) has completed a Hazardous Substance Liability Assessment (HSLA), or Phase I Environmental Site Assessment (Phase I) for thirty-seven parcels within Reaches 4, 5, 6, and 7B of the Upper Llagas Creek Flood Protection Project, hereinafter referred to as, "the parcels". The specific addresses and Assessor's Parcel Numbers of the parcels investigated are listed in the executive summary portion of this report, and in Section 4.1.

This report follows the guidelines as stated in ASTM Standard Designation E 1527-00; Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, and those guidelines set forward in our contract with the Santa Clara Valley Water District (District). This project is in accordance with Agreement # A2560A.

2.1 PURPOSE

The purpose of performing this HSLA was to determine past, current and potential future environmental liabilities associated with the current and past uses of the parcels. The investigation is conducted "in order to protect the construction crews from exposure to hazardous materials and to protect the District from the financial liability and legal responsibility for the cleanup of contaminated parcel acquired by the District". Specific types of liabilities addressed in this report are based on statements detailed in ASTM Standard Designation E 1527-00 and within our contract for this project (per Agreement # A2560A).

PIERS was retained by the District (cited hereafter as the Client) to conduct this project for the said parcels.

2.2 DETAILED SCOPE OF SERVICES

The Scope of Services for the performance of this Phase I included the following tasks:

- ❖ Current visual reconnaissance of the parcels to evaluate on-site activities in respect to hazardous materials use, storage and disposal activities.
- ❖ General visual survey of the current uses of the immediately adjacent sites.
- ❖ Review of selected historic documentation for the parcels to determine what activities have occurred since the first developed use or since 1940 (whichever is earlier).
- ❖ Review of reasonably ascertainable regulatory agency files concerning chemical use, storage and disposal at the parcels and at surrounding sites.
- ❖ Interviews with owners and/or occupants of subject parcels.
- ❖ Acquisition of a current computerized review of federal, state, and local publications to identify National Priority List (NPL); Resource Conservation and Recovery Act (RCRA); United States Environmental Protection Agency (EPA), Region 9, Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS); RCRA Treatment, Storage and Disposal (TSD); and Emergency Response Notification System (ERNS) sites located within close proximity to the parcels, as well as landfills, Leaking Underground Storage Tanks (LUST) sites and registered Underground Storage Tank (UST) sites.
- ❖ Review of reports on file at environmental regulatory agencies concerning on-going environmental investigations at nearby agency-listed sites.
- ❖ Preparation of this report in general accordance with the document entitled *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (The American Society for Testing and Materials [ASTM], Designation E 1527-00) and those guidelines stated within our contract.

2.3 SPECIAL CONDITIONS, TERMS AND LIMITATIONS

The Client for this project requested no special terms, conditions or extraneous services, other than those stated in Agreement # A2560A. Therefore, PIERS implemented no special terms, conditions or extraneous services for this project. Business Environmental Risk concerns have not been addressed for this project.

2.4 USER RELIANCE/REPORT ORGANIZATION

This Phase I has been prepared for the exclusive use of the Client and/or its agents. PIERS will distribute any information regarding this assessment and report only upon the request of the Client and/or its agents. The Client may rely on the statements and information contained within this report.

PIERS warrants that the services, findings, and/or recommendations provided to the Client and its affiliates and subsidiaries, have been prepared, performed and rendered in accordance with procedures, practices and standards generally accepted and customary in the consultant's profession for use in similar assignments.

This report is organized in the format requested by the District, as detailed in the written scope of services for this project.

3.0 METHODOLOGY

The methodology used for this project and report follows that which was detailed by the District in their written scope of services for this project, and the ASTM Standard for Phase I ESAs.

4.0 SUBJECT PARCELS DESCRIPTION

4.1 LOCATION AND LEGAL DESCRIPTION

The project consists of thirty-seven parcels within Reaches 4, 5, 6, and 7B of the Upper Llagas Creek Flood Protection Project. The locations of the thirty-seven parcels are shown on Figures 1 through 4, respectively.

The street addresses, Assessor's Parcel Numbers, parcel sizes, and improvements at the parcels are described on the following tables. Site plans showing pertinent details are shown on Figures 5 through 18.

TABLE 4.1A				
REACH 7B				
ADDRESS	PARCEL NO.	PARCEL SIZE	IMPROVEMENTS/ CURRENT USE	FIGURE
16845 Monterey Street Morgan Hill	767-10-001	0.49 acres	Commercial business L & M windows	5

TABLE 4.1B				
REACH 6				
ADDRESS	PARCEL NO.	PARCEL SIZE	IMPROVEMENTS/ CURRENT USE	FIGURE
14425 Monterey Hwy. San Martin	779-05-011	6.93 acres	Three residences, row crops, dom./irr. well	6
14070 Llagas Avenue San Martin	825-08-051	7.31 acres	San Martin Transfer Station, monitoring wells	7
13792 Llagas Avenue San Martin	825-09-007	12 acres	Residences, row crops, greenhouse, 2 fuel ASTs	7
13795 Murphy Avenue San Martin	825-09-008	0.5 acres	Residence, row crops, dom./irr. well	7
13660 Llagas Avenue Morgan Hill	825-09-026	0.5 acres	Horse pasture	8
Murphy Avenue Morgan Hill	825-09-024	1.23 acres	Horse pasture	8
Llagas Avenue San Martin	825-09-019	5 acres	Vacant	8
13520 Llagas Avenue San Martin	825-09-050	2.5 acres	Residence, corrals, barn, sm. greenhouse, dom./irr. well (shared)	8
13390 E. Kimble Court San Martin	825-09-038	1.24 acres	Residence, dom./ irr. well	8
13370 E. Kimble Ct.- A San Martin	825-09-039	1 acre	Residence, contractor's storage yard, dom./irr. well	8
13370 Llagas Avenue San Martin	825-09-017	4.8 acres	Residence	8
275 E. San Martin Ave. San Martin	825-09-016	4.19 acres	Trailer, barn, orchard	8
13150 Llagas Avenue San Martin	825-37-023	0.66 acres	Fire-damaged residence, trailers	9
13120 Llagas Avenue San Martin	825-37-020	0.62 acres	Residence, corrals, barn	9
13110 Llagas Avenue San Martin	825-37-019	1.5 acres	Residence, dom./irr. well	9
13055 Murphy Avenue San Martin	825-37-043	6.3 acres (approx.)	Co. Road Dept. Stg. Yard, Co. HAZMAT recycling facility	9
12880 Llagas Avenue San Martin	825-37-004	1.21 acres	Residence, horse corrals, dom./irr. well	10
12785-D Murphy Ave. San Martin	825-10-004	4.6 acres	Several residences, trailer, dom./irr. well	11
San Martin	825-10-001	28.9 acres	Llagas Creek Flood Control	11
12415 Murphy Avenue San Martin	825-11-017	5.0 acres	Lions Club Hall, park, dom./irr. well	11
12405 Murphy Avenue San Martin	825-11-007	28.23 acres	Labor camp, bldg. materials yd., row crops, dom./irr. wells	11
11615 Murphy Avenue San Martin	830-04-025	15 acres	Residence, greenhouses	12
11605 Murphy Avenue San Martin	830-04-037	12.91 acres	Residence, greenhouses dom./irr. well	12

TABLE 4.1C				
REACH 5				
ADDRESS	PARCEL NO.	PARCEL SIZE	IMPROVEMENTS/ CURRENT USE	FIGURE
415 Lena Avenue Gilroy	830-06-026	10.78 acres	Six residences, barn, trailers, pasture. May have well.	13
905 Lena Avenue Gilroy	830-06-035	8.75 acres	Residence, barn, dom./irr. well	13, 14

TABLE 4.1D				
REACH 4				
ADDRESS	PARCEL NO.	PARCEL SIZE	IMPROVEMENTS/ CURRENT USE	FIGURE
Lena Avenue Gilroy	830-06-034	0.96 acres	Vacant land	13
Columbet Avenue Gilroy	830-06-002	8.80 acres	Vacant land (formerly row crops)	14
1025 Masten Avenue Gilroy	830-06-006	1.1 acres	residence and corrals dom./irr. well	14
1100 Masten Avenue Gilroy	830-19-003	11.64 acres	Residence, barn, dom./irr. well, row crops	15
1290 Masten Avenue Gilroy	830-19-004	33.34	Residences, horse ranch, dom./irr. well	15
1115 Rucker Avenue Gilroy	830-18-009	14.01 acres	Residence, barn, dom./irr. well, row crops	16
1280 Rucker Avenue Gilroy	835-08-035	3.52 acres	Residence, dom./irr. well	16
1240 Rucker Avenue Gilroy	835-08-036	3.37 acres	Residence, contractor's storage yard, dom./irr. well	16
10295 Center Avenue Gilroy	835-09-022	4.14 acres	2 residences, barn, sm. wood- working shop, dom./irr. well, orchard, grapevines	17
10105 Center Avenue Gilroy	835-09-009	9.71 acres	2 residences, dom./irr. well, orchard	17
1625 Buena Vista Ave. Gilroy	835-10-020	8.8 acres	Residence, greenhouses, dom./irr. well	18

4.2 CURRENT/PAST INDUSTRIAL/MANUFACTURING USES OF PARCELS

The following tables summarize the current and past use of the parcels.

TABLE 4.2A		
REACH 7B		
ADDRESS	CURRENT USE	PAST USE
16845 Monterey Street Morgan Hill	Window sales	Commercial since 1965, residential prior to that since at least 1953.

TABLE 4.2B		
REACH 6		
ADDRESS	CURRENT USE	PAST USE
14425 Monterey Hwy. San Martin	Three residences, row crops	Row crops since prior to 1953, ceasing by 1966, resumed recently. Residence older than 1953. Historical use near Monterey Highway only as small nursery.
14070 Llagas Avenue San Martin	San Martin Transfer Station	Parcel was reportedly used as a landfill between 1967 and 1972, and possibly some disposal earlier (aerial photos). Since 1984, under regulatory oversight as a transfer station.
13792 Llagas Avenue San Martin	Row crops, greenhouse	Continuously used for row crops since prior to 1953. Small greenhouse operation since prior to 1974.
13795 Murphy Avenue San Martin	Row crops	The parcel has been used for orchards and then row crops since prior to 1953. The residence and barn have been present since 1953.
13660 Llagas Avenue Morgan Hill	Pasture	Vacant pasture since prior to 1953, except for small pig slaughtering shed.
Murphy Avenue (825- 09-024), Morgan Hill	Pasture	Vacant pasture since prior to 1953.
Llagas Avenue (825- 09-019), San Martin	Vacant	Agricultural use on eastern portion since prior to 1953, ceased by 1974. The rest of the parcel, and the eastern portion after about 1974, have been vacant.
13520 Llagas Avenue San Martin	Rural residence	Vacant until early 1970's when residence was constructed.
13390 E. Kimble Court San Martin	Rural residence	Row crops were present on the eastern half of the parcel since prior to 1953, ceasing before 1963. The existing residence was built between 1953 and 1963.
13370 E. Kimble Ct.- A San Martin	Residence and contractor's storage yard	Row crops were present on the eastern half of the parcel since prior to 1953, ceasing before 1971. The existing residence was built about 1974. The use for a contractor's storage yard is apparently recent.
13370 Llagas Avenue San Martin	Residence	The residence and barn were present by 1953. The parcel was used as an orchard from prior to 1953, ceasing by 1974.
275 E. San Martin Ave. San Martin	Residence (trailer), orchard, may be inactive	The parcel was occupied by a residence and barn and used for orchards since prior to 1953. Active use as an orchard may have ceased by 1981. The residence was destroyed by fire in 1986.
13150 Llagas Avenue San Martin	Residence – fire damaged, trailers	The parcel was used as an orchard since prior to 1953, ceasing before 1963, when the residence was constructed.
13120 Llagas Avenue San Martin	Rural residence	The parcel was used as an orchard since prior to 1953, ceasing before 1963. The residence was constructed in about 1970.
13110 Llagas Avenue San Martin	Rural residence	The parcel has been occupied by the existing residence since prior to 1953.
13055 Murphy Avenue San Martin	County Road Dept. Storage Yard, Hazmat Recycling facility	The parcel contained a residence by 1953, and was used for row crops by 1963, ceasing by 1970. Since that time, the parcel has been used as a stockpile yard for the Co. Roads Department. After 1998, a Hazmat Recycling facility was constructed near Murphy Avenue.

TABLE 4.2B		
REACH 6		
ADDRESS	CURRENT USE	PAST USE
12880 Llagas Avenue San Martin	Rural residence	The parcel was vacant prior to construction of the existing two residences in the late 1970's or early 1980's.
12785-D Murphy Ave. San Martin	Several residences	The parcel has been occupied by the original residence since prior to 1953. Two more residences had been constructed by 1965.
San Martin (825-10-001)	Llagas Creek Flood Control (County)	The parcel has had no historical usage other than for the creek channel.
12415 Murphy Avenue San Martin	Lion's Club and park	The northeastern half of the parcel was used as an orchard since prior to 1953, ceasing by 1973. A few small trees were observed in a 1981 photo. Since about 1981, the parcel has been used by the Lion's Club.
12405 Murphy Avenue San Martin	Row crops and labor camp, building materials storage yard.	The parcel has been used for row crops since prior to 1953 and continuing to present. The labor camp has been present since before 1965. The use as a building materials storage yard is apparently recent (after 1998).
11615 Murphy Avenue San Martin	Greenhouses	The parcel was used for row crops since prior to 1953, and later converted to a greenhouse operation.
11605 Murphy Avenue San Martin	Greenhouses	The parcel was used for row crops since prior to 1953, and later converted to a greenhouse operation. The residence was constructed around 1980.

TABLE 4.2C		
REACH 5		
ADDRESS	CURRENT USE	PAST USE
415 Lena Avenue Gilroy	Six residences, pasture	Orchard from at least 1953 through 1968, row crops from at least 1974 through 1998.
905 Lena Avenue Gilroy	Rural residence	Orchard from at least 1953 through 1968, gone by 1974. The residence was constructed in about 1975.

TABLE 4.2D		
REACH 4		
ADDRESS	CURRENT USE	PAST USE
Lena Avenue (830-06-034), Gilroy	Vacant	Vacant since at least 1953.
Columbet Avenue (830-06-002) Gilroy	Vacant agricultural land	Orchard from at least 1953 through 1965, row crops from at least 1968, ceased several years ago.
1025 Masten Avenue Gilroy	Rural residence	Vacant till 1965. Historical usage appears to have been as at present (rural residence with corrals).
1100 Masten Avenue Gilroy	Row crops	Orchard from at least 1953 through 1968, row crops from prior to 1975 to present.
1290 Masten Avenue Gilroy	Horse ranch	Orchard from at least 1953 through 1968, row crops from prior to 1975 until recently.
1115 Rucker Avenue, Gilroy	Row crops	Orchard from at least 1953 through 1968, row crops from prior to 1974 to present.
1280 Rucker Avenue, Gilroy	Rural residence	Orchard from at least 1953 through 1965, ceased by 1968. The residence was constructed in about 1972.
1240 Rucker Avenue, Gilroy	Rural residence	Orchard from at least 1953 through 1965, ceased by 1968. The residence was constructed in about 1999.
10295 Center Avenue Gilroy	Residence and orchard	Orchard from at least 1953. The residence was constructed in about 1978.
10105 Center Avenue Gilroy	Residence and orchard	Orchard from at least 1953. The residence was constructed in about 1997.
1625 Buena Vista Ave. Gilroy	Greenhouses	Row crops or greenhouses from prior to 1953 through 1998, converted to greenhouses.

4.3 PHYSICAL CHARACTERIZATION OF THE PARCELS

4.3.1 TOPOGRAPHY AND SURFACE WATER HYDROLOGY

Reaches 4, 5, 6 and 7B are located within the Santa Clara Valley, a broad, northwest-trending alluvium-filled valley. The area of Reach 8 is relatively flat. Regionally, the area slopes very gently to the southeast. The direction of surface water flow in Llagas Creek is predominantly to the southeast, consistent with the gentle slope of the regional topography. Many portions of the creek remain dry during much of the year.

4.3.2 GEOLOGY AND HYDROGEOLOGY

According to "Flatland Deposits – Their Geology and Engineering Properties and Their Importance to Comprehensive Planning" (U. S. G. S. Professional Paper 943, Helly et al, 1979), Llagas Creek and the immediate vicinity of the parcels within Reaches 4, 5 and 6 is mapped as coarse-grained alluvium (map symbol Qhac). The surrounding vicinity, and Reach 7B, are underlain by undifferentiated Late Pleistocene alluvium.

The predominant direction of groundwater flow at Reaches 4, 5, 6, and 7B would be expected to be predominantly to the southeast, consistent with regional topography and surface flow; however, the flow direction likely varies due to site-specific conditions.

4.3.4 ACTIVE FAULTING AND SEISMICITY

Llagas Creek Reaches 4, 5, 6, and 7B are located within relatively flat alluvial soils within the Santa Clara Valley, a seismically active region of northern California. The Santa Clara Valley is bounded by the Calaveras – Sunol fault zone to the east, and the San Andreas fault zone to the west. Both fault zones are part of the San Andreas fault system, which forms the boundary between the North American and Pacific tectonic plates. Translational shear along this plate boundary has resulted in numerous historical earthquakes, some of which were large-magnitude, with severe ground shaking, ground rupture, and damage. Most of the recorded earthquake epicenters are concentrated along the Hayward, Calaveras, Concord, and San Andreas fault zones. It is likely that a similar pattern of seismicity will persist into the foreseeable future.

5.0 RESULTS

5.1 RECORDS REVIEW

REGULATORY AGENCY DATABASE RECORDS REVIEW

Attached to this report are three PIERS “Identified Hazardous Materials Sites Radius Reports” for the subject parcels. The reports identify sites of environmental concern within a one-mile radius of the subject parcels. The databases searched to compile the enclosed report are gathered from numerous federal, state and local governing environmental entities. All of the databases required to be searched by ASTM Standard E 1527-00 – Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process – Section 7.2.1.1 “Standard Environmental Records Sources” have been included in this report.

The database reports (Radius Reports) list all surrounding sites by a distance from a single central point. Three database reports were prepared. One report was prepared for an isolated parcel (16845 Monterey Street, Morgan Hill) in Reach 7B. A second report was prepared for the parcels in Reaches 5 and 6. A third report was prepared for the parcels in Reach 4. For these two reports, the central point for the radius search was taken from the center of the combined parcels, not from each parcel. The listings of the identified sites in the report within each search radii refer to the distances from this central point. The distances of these sites referred to in the subheadings are the approximate distances to the nearest parcel. In some cases, because the distance from an agency-listed site to the central radii point is significantly different than the actual distance to the nearest parcel, the number of sites within a search radii from a parcel differs from that shown in the summary table. In all cases, all sites within the appropriate search radii from the parcels are discussed within each subheading.

Further information about the Radius Reports and detailed descriptions of the databases searched are found in the reports themselves (see Section 7.2.3). The following is an analysis of the attached reports.

SUMMARY OF DATABASES REVIEWED – REACH 7B:

SUBJECT PARCELS

The subject parcel is not included on any of the ASTM Standard agency-published databases in the attached database report.

SURROUNDING SITES

NPL - NATIONAL PRIORITIES LIST

No sites were listed within a one-mile radius from the parcels were on the U.S. Environmental Protection Agency's (EPA) National Priority List (NPL) of the highest priority sites.

PROPOSED NPL

No sites within a one-mile radius from the parcels were listed on the Proposed National Priority List (NPL) database.

CORRACTS

The Resource Conservation Recovery Act database (RCRA) lists facilities that have undergone corrective action (CORRACTS). No facilities within a one-mile radius of the parcels were listed on the CORRACTS database.

TSD

The Resource Conservation and Recovery Information System (RCRIS) maintains information on sites which transport, store, or dispose (TSD) of hazardous waste. No sites within a one-mile radius from the parcels were listed on the TSD database.

SMBRP

Three facilities within a one-mile radius of the parcels were listed on the Site Mitigation and Brownfield's Reuse (SMBRP) database. This database was developed by the Department of Toxic Substances Control (DTSC) to track activities at properties that may have been affected by the release of hazardous substances. The following is a table summary of the three SMBRP sites:

TABLE 5.1		
REACH 7B		
SITE/ADDRESS	DISTANCE*/ DIRECTION	STATUS/HYDROLOGIC SETTING RELATIVE TO PARCELS
Sunsweet 91 E. 4 th St. Morgan Hill	1,903 N	This site is apparently listed on the SMBRP database because it was previously a LUST case, now closed. Based on the distance of this site from the parcel, and the regulatory status, it does not appear to be of significant environmental concern to the parcels.
ASCO Air Conditioning 16250 Railroad Ave. Morgan Hill	4,251 SE	According to the information in the regulatory agency database, this site, which is adjacent to the Olin site, was suspected as a potential source of high methylene chloride in soil. However, no impacts at this site were identified. As this site is located over 4,000 feet downgradient of the parcel, it does not appear to be of significant environmental concern to the parcels.
Castle AC 190 Mast St. Morgan Hill	2,070 SE	This site was sent a questionnaire by the DTSC as part of a screening process, and according to the information in the regulatory agency database, has a rationale for "no further action". As this site is located over 2,000 feet downgradient of the parcel, it does not appear to be of significant environmental concern to the parcels.

* Distance in feet from central point of the combined parcels.

SLIC

The Spills, Leaks, Investigation and Cleanup Cost Recovery (CA SLIC) database is compiled by the State Regional Water Quality Control Board, and includes contaminated sites that impact or have the potential to impact groundwater. Five sites within a one-mile radius of the parcels were listed on the CA SLIC database. One of these sites is a cross-listing of the Sunsweet SMBRP site, which is discussed above under the SMBRP heading. The other four sites are as follows:

TABLE 5.2		
REACH 7B		
SITE/ADDRESS	DISTANCE*/ DIRECTION	STATUS/HYDROLOGIC SETTING RELATIVE TO PARCELS
Castle Veg Tech 16470 Vineyard	2,326 SE	Remedial action for groundwater is reportedly underway at this site. However, as this site is located over 2,000 feet downgradient of the parcels, it does not appear to be of significant environmental concern to the parcels.
Higashi Irrigation 620 San Pedro	3,511 E	Remedial action for groundwater is reportedly underway at this site. However, as this site is located over 3,500 feet cross-gradient from the parcels, it does not appear to be of significant environmental concern to the parcels.
Glass Tek/Balconas 16840 Joleen way	3,624 NE	District is concerned regarding groundwater plume of VOCs from this site may be affecting the shallow aquifer in the same tract as a deeper aquifer District supply well. Aquifers considered interconnected. RWQCB order (1988) not being enforced. While it appears that the downgradient extent of the groundwater plume may not be defined, based on the distance of this site from the parcels, the risk of significant adverse effects to the groundwater beneath the parcels appears low.
Olin Site 425 Tennant Ave.	4,433 SE	This site has been identified as having had a significant release of perchloroethylene, which has been measured in numerous wells well downgradient of the Olin site. However, as this site is located over 4,000 feet downgradient of the parcel, it does not appear to be of significant environmental concern.

* Distance in feet from central point of the combined parcels.

DEED RESTRICTION SITES

No sites within a one-mile radius from the parcels were listed on the database of sites with deed restrictions due to environmental conditions.

CERCLIS

The EPA Comprehensive Environmental Response, Compensation and Liability Act (CERCLIS) database lists potential hazardous waste sites. No sites within a one-half mile radius from the parcels were listed on the CERCLIS database.

CERCLIS/NFRAP

No sites within a one-half mile radius from the parcels were listed on the CERCLIS/No Further Remedial Action Planned (NFRAP) database.

LUST

Eleven sites were listed on the database of leaking underground storage tank (LUST sites) within a one-quarter mile radius of the parcels (many of the sites are listed more than once).

In fuel leak cases, research conducted in the State of California by Lawrence Livermore National Laboratory (LLNL) in 1996 indicates that attenuation and degradation of the product in groundwater play major roles in reducing the hydrocarbon contamination to non-detectable levels within several hundred feet of the contaminant source. Moreover, this research indicates that in over 90% of the hydrocarbon contamination cases, groundwater contaminant plumes do not extend more than 250 feet from the source. Solvent/toxic contamination plumes may extend farther from the source.

Based on the discussion above, fuel leak LUST sites that are within 1/8 mile in the upgradient direction, and upgradient solvent or toxic leak sites are considered to have potential risk to the subsurface soils and/or groundwater of the parcels.

One LUST case is located within 1/8 mile of the parcels. This site consists of an operating World Oil station at 16720 Monterey Street, approximately 434 feet to the southeast of the parcels.

On June 25, 2002, during investigation of other Reach 7B parcels (PIERS, 2002), the file for 16720 Monterey road was reviewed at the District. A report by the World Oil Marketing Company entitled "Quarterly Monitoring and Status Report, Fourth Quarter, 2001" was found in the file. Based on this report, a groundwater extraction and treatment system was operated at the site at that time. There are approximately 17 monitoring wells and two extraction wells at this site. The historical direction of groundwater in the first water-bearing zone is reportedly to the north to east (away from or cross-gradient relative to the parcel).

A letter from the District to World Oil dated June 12, 2002, was contained in the file. The letter is in review of a workplan for additional monitoring wells to be located on the adjacent parcel or on Church Street, to the northeast of World Oil.

Based on the historical direction of groundwater flow, the release at the World Oil site does not appear to have impacted groundwater beneath the Reach 7B parcels.

There do not appear to be any solvent or toxic contamination plume-related LUST sites located farther upgradient.

SWLF (Solid Waste Landfill)

No sites within a one-half mile radius from the parcels were listed on the SWLF database that contains information on state landfills.

WELLS

No sites within a one quarter-mile radius from the parcels were listed on the database of sites with known water wells.

HAZMAT

The HAZMAT database includes information from a number of agencies on hazardous materials storage, use, and disposal sites as well as incident reports, hazardous materials inventory and business plan documents, and spills and releases. No sites within one-eighth mile from the parcels were listed on the HAZMAT database.

ERNS

No sites within one-eighth mile from the parcels were listed on the ERNS database.

RCRIS GENERATORS

The U.S. EPA RCRIS list was researched for the parcels and immediately adjacent properties, for both Small Quantity (SQG) and Large Quantity Generators (LQG) of hazardous materials as defined by RCRA. The parcels and the immediately adjacent properties are not listed on this database.

UST

This database includes active UST facilities gathered by the State Water Resources Control Board from local regulatory agencies. Neither the parcels nor any adjacent parcels are listed on this database. There were no UST listings located within one eighth-mile of the parcels.

AST

The Above-Ground Petroleum Storage Tank (AST) Facilities database is compiled by the State Water Resources Control Board. Neither the parcels nor any adjacent parcel is listed on the AST database. No sites within one-eighth mile from the parcels were listed on the AST database.

CLEANERS

A list of dry cleaner-related facilities that have EPA ID numbers is maintained by Department of Toxic Substance Control.

One site within one-eighth mile from the parcels was listed on the CLEANERS database. The site within one-eighth mile of a parcel is located at 16990 Monterey Street, approximately 619 feet to the northwest. As this site is not listed on the regulatory agency databases as having had a release or spill, it does not appear to be of significant environmental concern to the parcels.

HAZNET

No sites within one-eighth mile from the parcels were listed on the HAZNET database. This database is from the California Environmental Protection Agency, and is a database of facilities that transport hazardous materials.

SUMMARY OF DATABASES REVIEWED – REACHES 5 AND 6:

SUBJECT PARCELS

Two subject parcels were included on the ASTM Standard agency-published databases in the attached database report. The San Martin Transfer Station at 14070 Llagas Avenue in San Martin is listed as a HAZMAT and an above-ground storage tank (AST) site. A company representative was interviewed, a report was obtained, and the file for this site was discussed with the regulatory agency. The interview/report discussion and the discussion with the regulatory agency are summarized in Section 5.2 of this report.

Also, the Lion's Club at 12415 Murphy Avenue is listed as having groundwater (domestic/irrigation) wells, which is not of environmental concern to the parcels.

SURROUNDING SITES

NPL - NATIONAL PRIORITIES LIST

No sites within a one-mile radius from the parcels were on the U.S. Environmental Protection Agency's (EPA) National Priority List (NPL) of the highest priority sites.

PROPOSED NPL

No sites within a one-mile radius from the parcels were listed on the Proposed National Priority List (NPL) database.

CORRACTS

The Resource Conservation Recovery Act database (RCRA) lists facilities that have undergone corrective action (CORRACTS). No facilities within a one-mile radius of the parcels were listed on the CORRACTS database.

TSD

The Resource Conservation and Recovery Information System (RCRIS) maintains information on sites which transport, store, or dispose (TSD) of hazardous waste. No sites within a one-mile radius from the parcels were listed on the TSD database.

SMBRP

One facility within a one-mile radius of the parcels was listed on the Site Mitigation and Brownfield's Reuse (SMBRP) database. This database was developed by the Department of Toxic Substances Control (DTSC) to track activities at properties that may have been affected by the release of hazardous substances. The SMBRP site that was identified is the Winston Chan property at 14735 Monterey Highway, on the southwestern corner of the intersection of Starswept Lane and Monterey Road. This site is located approximately 1,100 feet northwest of the parcel at 14425 Monterey.

On November 4, 2002, during investigation of other Reach 5 and 6 parcels (PIERS, 2002), PIERS reviewed the file for the leaking tank site at 14735 Monterey Road, which is located proximal to parcel APN 775-05-037, and northwest of 14245 Monterey Road. A Remedial Action Certification dated May 14, 1987, was contained in the file. The site became active in 1984, when a Department of Health Services inspection revealed illegal storage and disposal of a DDT compound and cleaning solvents. In 1986, a fuel tank was removed from the site, and additional soil excavation was conducted. Confirmation soil sampling following this work, and groundwater sampling from three monitoring wells, indicated non-detectable concentrations of the contaminants of concern. Based on these findings, this site does not appear to be of significant environmental concern to the parcels.

SLIC

The Spills, Leaks, Investigation and Cleanup Cost Recovery (CA SLIC) database is compiled by the State Regional Water Quality Control Board, and includes contaminated sites that impact or have the potential to impact groundwater. One site within a one-mile radius of the parcels was listed on the CA SLIC database. This site consists of the San Martin Auto Wreckers facility at 14155 Llagas Avenue, a closed RWQCB case. The case was closed in July 1997. The closest of the parcels to this site is the San Martin Transfer Station at 14070 Llagas Avenue, approximately 350 feet to the southeast.

During PIERS' investigation for Reaches 5 and 6 (PIERS, 2002), no file was found for this site at the District, the RWQCB, or the Department of Toxic Substances Control (DTSC). As the case is closed, and as there is no information indicating any significant release or spill occurred, further investigation of this site does not appear warranted.

While it is located more than one-mile upgradient from the nearest parcel in Reach 6, the Olin site, at 425 Tennant Avenue, has affected groundwater quality over an area that includes all of the parcels in Reaches 4, 5, and 6. This site has been identified as having had a significant release of perchloroethylene (PCE). The District is currently sampling numerous domestic wells throughout the area, and perchlorate in relatively low concentrations has been identified in groundwater samples in wells to the south of the southernmost parcel. Based on data available on the District's web site as of June 24, 2003, the concentrations in the vicinity of the Property parcels range from non-detectable to 20 ppb. Information from owner interviews regarding perchlorate testing in their wells is summarized in Section 5.2.

DEED RESTRICTION SITES

No sites within a one-mile radius from the parcels were listed on the database of sites with deed restrictions due to environmental conditions.

CERCLIS

The EPA Comprehensive Environmental Response, Compensation and Liability Act (CERCLIS) database lists potential hazardous waste sites. No sites within a one-half mile radius from the parcels were listed on the CERCLIS database.

CERCLIS/NFRAP

One site within a one-half mile radius from the parcels was listed on the CERCLIS/No Further Remedial Action Planned (NFRAP) database. This site consists of the SMBRP site at 14735 Monterey, which is discussed above under the SMBRP heading.

LUST

Thirteen sites were listed on the database of leaking underground storage tank (LUST sites) within a one-quarter mile radius of the parcels. There are a number of duplicate listings, and all but two of the cases are closed.

In fuel leak cases, research conducted in the State of California by Lawrence Livermore National Laboratory (LLNL) in 1996 indicates that attenuation and degradation of the product in groundwater play major roles in reducing the hydrocarbon contamination to non-detectable levels within several hundred feet of the contaminant source. Moreover, this research indicates that in over 90% of the hydrocarbon contamination cases, groundwater contaminant plumes do not extend more than 250 feet from the source. Solvent/toxic contamination plumes may extend farther from the source.

Based on the discussion above, fuel leak LUST sites that are within 1/8 mile in the upgradient direction, and upgradient solvent or toxic leak sites are considered to have potential risk to the subsurface soils and/or groundwater of the parcels.

The two open LUST cases include the active UltraMar station at 14660 Monterey Street, and the site at 14720 Monterey Street, a diesel release at a rural property.

The Ultramar station at 14660 Monterey Street is located approximately 760 feet to the northwest of the parcel at 14425 Monterey Street (nearest parcel). On August 27, 2002, during the investigation of other Reach 5 and 6 parcels (PIERS, 2002), PIERS reviewed the LUST file for the Ultramar Station at the District. A letter from the District to Ultramar dated July 27, 2001, was contained in the file. The letter states that case closure would be considered upon receipt of the first and second quarter 2001 sampling reports.

The most recent document contained in the file consisted of a report from Doulos Environmental, Inc, of Orangevale, California, entitled "Second Quarter 2001 Monitoring Report" and dated August 7, 2001. A letter from Ultramar accompanying this report requests case closure. Based on this report and the accompanying letter, the direction of groundwater flow is to the east (cross-gradient relative to the nearest parcel), and the sampling performed since June 1999 has yielded predominantly non-detectable results for petroleum hydrocarbons. Based on these results, the release at 14660 Monterey Avenue does not appear to pose an environmental risk to any of the parcels.

The open LUST case at 14720 Monterey Road is located approximately 1,000 feet to the northwest of the parcel at 14425 Monterey Street (nearest parcel). During the investigation of other Reach 5 and 6 parcels (PIERS, 2002), the file for this site was not available at either the District or the Regional Water Quality Control Board. However, as this release consisted of diesel, this site does not appear to be close enough to have the potential to significantly impact any parcel.

There do not appear to be any solvent or toxic contamination plume-related LUST sites located farther upgradient.

SWLF (Solid Waste Landfill)

No sites within a one-half mile radius from the parcels were listed on the SWLF database that contains information on state landfills.

WELLS

Four sites within a one quarter-mile radius from the parcels were listed on the database of sites with known water wells. These include the parcel at 12415 Murphy Avenue (San Martin Lion's Club), and sites at 12475 Llagas Avenue, 13805 Llagas Avenue (Nature Quality Company), and at 12370 Murphy Avenue (South County Animal Shelter). The wells at 12415 Murphy Avenue (one of the parcels) and at 12370 Murphy Avenue do not have any adverse financial liabilities for any of the parcels.

The site at 13805 Llagas Avenue (Nature Quality Company), one of the parcels in Reaches 5 and 6, is located directly across Llagas Avenue to the southwest of the parcel at 14070 Llagas Avenue (San Martin Transfer Station). This site is also listed as a HAZMAT site. The site was discussed in detail in PIERS' previous report dated November 2002. The wells at 13805 Llagas Avenue are used in monitoring groundwater quality at the settling ponds where fruit and vegetable renderings are disposed. The potential risks from the wastewater discharge at the facility consist of excessive amounts of nutrients (in excess of agronomic rates) that could impact groundwater quality, and nuisance odor conditions at the percolation ponds. Some groundwater sampling of the monitoring wells has indicated constituents in concentrations with the potential to impact groundwater quality, with high concentrations of TDS and "total Kjeldahl" nitrogen in the monitoring wells in October and November of 1994. However, the facility appears to have upgraded their compliance procedures, and the more recent data indicates no parameters in excess of MCLs.

The site at 12475 Llagas Avenue is located directly across Llagas Avenue, to the southwest of the parcel at 12415 Murphy Avenue. This site is listed as a HAZNET site (Cal-EPA facility that transports hazardous materials), and is the location of several Emergency Response Notification System (ERNS) incidents. This site is not listed on any of the regulatory agency databases as having had a significant release or spill that required an ongoing investigation or agency oversight. Based on the available information, this site does not appear to have adversely impacted any of the parcels.

HAZMAT

The HAZMAT database includes information from a number of agencies on hazardous materials storage, use, and disposal sites as well as incident reports, hazardous materials inventory and business plan documents, and spills and releases. In addition to the San Martin Transfer Station at 14070 Llagas Avenue, two sites within one-eighth mile from the parcels were listed on the HAZMAT database. One of these is the Nature Quality Company site at 13805 Llagas Avenue, which is discussed above in the WELLS section. The other HAZMAT site is the San Martin Winery at 12806 Llagas Avenue. This site is located directly across Llagas Avenue to the southwest of parcel 825-10-001. As this site is not listed in any of the regulatory agency databases as an active case with releases or spills, further investigation of this site does not appear warranted.

ERNS

Neither the parcels nor any adjacent sites were listed on the Emergency Response Notification System (ERNS) database.

RCRIS GENERATORS

The U.S. EPA RCRIS list was researched for the parcels and immediately adjacent properties, for both Small Quantity (SQG) and Large Quantity Generators (LQG) of hazardous materials as defined by RCRA.

One site was listed on the GENERATORS database as a Small Quantity Generator of hazardous waste. This site consists of another San Martin Winery facility, at 13000 Depot Avenue, which is also a closed LUST case that reportedly had impacts to soil only. The nearest parcel to this site is the parcel at 13660 Llagas Avenue, which is located approximately 900 feet to the northeast. Based on the regulatory status (closed) and distance of this site from the parcels, it does not appear to have the potential to have an adverse impact on any of the parcels.

UST

This database includes active UST facilities gathered by the State Water Resources Control Board from local regulatory agencies. Two UST sites were listed. These sites include the County of Santa Clara airport facility at 13600 Murphy Avenue, and the Peninsula Building Materials site at 13755 Llagas Avenue. The 13600 Murphy Avenue site is also a closed LUST case. The closest parcels to the 13600 Murphy Avenue site are located approximately one-eighth mile to the southwest, across Llagas Creek; however, the exact location of the UST within the large airport facility is not established. The closest parcel to the 13755 Llagas Avenue facility is not established. The closest parcel to the 14070 Llagas Avenue is the San Martin Transfer Station at 14070 Llagas Avenue, approximately 900 feet to the northeast. As neither of these sites are active LUST cases, these sites do not appear to be of significant environmental concern to the parcels.

AST

The Above-Ground Petroleum Storage Tank (AST) Facilities database is compiled by the State Water Resources Control Board. The parcel at 14070 Llagas Avenue (San Martin Transfer Station) is a listed AST site, and maintains an AST for the collection of waste oil. No sites within one-eighth mile from the parcels were listed on the AST database.

CLEANERS

A list of dry cleaner-related facilities that have EPA ID numbers is maintained by Department of Toxic Substance Control. No sites within one-eighth mile from the parcels were listed on the CLEANERS database.

HAZNET

This database is from the California Environmental Protection Agency, and is a database of facilities that transport hazardous materials. One site within one-eighth mile from the parcels was listed on the HAZNET database. This site is located at 12475 Llagas Avenue, and is discussed above in the WELLS section.

SUMMARY OF DATABASES REVIEWED – REACH 4:

SUBJECT PARCELS

The subject parcels were not included on any of the ASTM Standard agency-published databases in the attached database report.

SURROUNDING SITES

NPL - NATIONAL PRIORITIES LIST

No sites were listed within a one-mile radius from the parcels were on the U.S. Environmental Protection Agency's (EPA) National Priority List (NPL) of the highest priority sites.

PROPOSED NPL

No sites within a one-mile radius from the parcels were listed on the Proposed National Priority List (NPL) database.

CORRACTS

The Resource Conservation Recovery Act database (RCRA) lists facilities that have undergone corrective action (CORRACTS). No facilities within a one-mile radius of the parcels were listed on the CORRACTS database.

TSD

The Resource Conservation and Recovery Information System (RCRIS) maintains information on sites which transport, store, or dispose (TSD) of hazardous waste. No sites within a one-mile radius from the parcels were listed on the TSD database.

SMBRP

No facilities within a one-mile radius of the parcels were listed on the Site Mitigation and Brownfield's Reuse (SMBRP) database. This database was developed by the Department of Toxic Substances Control (DTSC) to track activities at properties that may have been affected by the release of hazardous substances.

SLIC

The Spills, Leaks, Investigation and Cleanup Cost Recovery (CA SLIC) database is compiled by the State Regional Water Quality Control Board, and includes contaminated sites that impact or have the potential to impact groundwater. No sites within a one-mile radius of the parcels were listed on the CA SLIC database.

DEED RESTRICTION SITES

No sites within a one-mile radius from the parcels were listed on the database of sites with deed restrictions due to environmental conditions.

CERCLIS

The EPA Comprehensive Environmental Response, Compensation and Liability Act (CERCLIS) database lists potential hazardous waste sites. No sites within a one-half mile radius from the parcels were listed on the CERCLIS database.

CERCLIS/NFRAP

No sites within a one-half mile radius from the parcels were listed on the CERCLIS/No Further Remedial Action Planned (NFRAP) database.

LUST

Six sites were listed on the database of leaking underground storage tank (LUST sites) within a one-quarter mile radius of the parcels (many of the sites are listed more than once).

In fuel leak cases, research conducted in the State of California by Lawrence Livermore National Laboratory (LLNL) in 1996 indicates that attenuation and degradation of the product in groundwater play major roles in reducing the hydrocarbon contamination to non-detectable levels within several hundred feet of the contaminant source. Moreover, this research indicates that in over 90% of the hydrocarbon contamination cases, groundwater contaminant plumes do not extend more than 250 feet from the source. Solvent/toxic contamination plumes may extend farther from the source.

Based on the discussion above, fuel leak LUST sites that are within 1/8 mile in the upgradient direction, and upgradient solvent or toxic leak sites are considered to have potential risk to the subsurface soils and/or groundwater of the parcels. Of the six LUST cases listed, five are closed. The open case is located at 10420 Center Avenue, and reportedly had impacts to soil only. This case does not have the potential to impact the parcels.

There do not appear to be any solvent or toxic contamination plume-related LUST sites located farther upgradient.

SWLF (Solid Waste Landfill)

No sites within a one-half mile radius from the parcels were listed on the SWLF database that contains information on state landfills.

WELLS

Two sites within a one quarter-mile radius from the parcels were listed on the database of sites with known water wells. These sites would only be of significant environmental concern to the parcels if they were also listed on agency databases as open cases with impacts to groundwater. None of the three sites are listed as such.

HAZMAT

The HAZMAT database includes information from a number of agencies on hazardous materials storage, use, and disposal sites as well as incident reports, hazardous materials inventory and business plan documents, and spills and releases. No sites were listed within one-eighth mile from the parcels

ERNS

No sites within one-eighth mile from the parcels were listed on the ERNS database.

RCRIS GENERATORS

The U.S. EPA RCRIS list was researched for the parcels and immediately adjacent properties, for both Small Quantity (SQG) and Large Quantity Generators (LQG) of hazardous materials as defined by RCRA. None of the parcels nor any adjacent parcels are listed on this database. There were no SQG or LQG sites listed within one-eighth mile from the parcels.

UST

This database includes active UST facilities gathered by the State Water Resources Control Board from local regulatory agencies. None of the parcels nor any adjacent parcels are listed on this database. There were no UST listings located within one eighth-mile of the parcels.

AST

The Above-Ground Petroleum Storage Tank (AST) Facilities database is compiled by the State Water Resources Control Board. Neither the parcels nor any adjacent parcel are listed on the AST database. No sites within one-eighth mile from the parcels were listed on the AST database

CLEANERS

A list of dry cleaner-related facilities that have EPA ID numbers is maintained by Department of Toxic Substance Control. No sites within one-eighth mile from the parcels were listed on the CLEANERS database.

HAZNET

No sites within one-eighth mile from the parcels were listed on the HAZNET database. This database is from the California Environmental Protection Agency, and is a database of facilities that transport hazardous materials.

HISTORICAL SANBORN FIRE INSURANCE MAPS

No Sanborn map coverage was found for the parcels.

HISTORICAL CITY DIRECTORIES

During the period of June through September 2003, PIERS reviewed historical city directories for the subject parcels. The directories were reviewed at the San Jose Public Library California History Room. Available Polk's directories from the period of 1964 to 1983, and

Haine's directories from the period of 1975 to 2002 were reviewed. The specific directories reviewed are listed in the references to this report. The following is a summary of the historical city directory listings for the individual parcels, in those cases where listings were found:

TABLE 5.3A	
REACH 7B	
ADDRESS	SUMMARY OF LISTINGS
16845 Monterey Street Morgan Hill	Prior to 1968, the address was known as 735 S. Monterey Street. 1965 – Real Estate Office 1967 – 1968 – Morgan Hill Tire Shop 1975 – 1981 – Frontier Electric & Appliances 1985 – 1994 – National Auto Glass 1986 – 2003 – L & M Windows 2000 – 2003 – Pacific Development Co.

TABLE 5.3B	
REACH 6	
ADDRESS	SUMMARY OF LISTINGS
14425 Monterey Hwy. San Martin	1985 – 1999 – Hiraki Nursery 1994 – 2003 – residential listings
14070 Llagas Avenue San Martin	1975 – 1985 – Residential listings 2001 – 2003 – San Martin Transfer Station As 14080 Llagas Avenue, the site is listed as follows: 1975 – 1992 – San Martin Landfill 1993 – 2001 – San Martin Transfer
13792 Llagas Avenue San Martin	1974 – 2003 – Residential listings or vacant. 1992 – Renaissance Home Service
13795 Murphy Avenue San Martin	1975 – 2003 – Residential listings or vacant.
13660 Llagas Avenue Morgan Hill	1975 – 2002 – residential listings or vacant. 1996 – 1007 – A & R Marketing Solutions
13520 Llagas Avenue San Martin	1979 – under construction 1981 – 2003 – residential listing.
13370 E. Kimble Court San Martin	1975 – 2003 – Residential listings.
13370 Llagas Avenue San Martin	1968 – 2003 – Residential listings or vacant.
275 E. San Martin Ave. San Martin	1964 – 2003 – Residential listings or vacant.
13150 Llagas Avenue San Martin	1968 – 2003 – Residential listings or vacant.
13120 Llagas Avenue San Martin	1975 – 2003 – Residential listings.
13110 Llagas Avenue San Martin	1973 – 2003 – Residential listings or vacant.
13055 Murphy Avenue San Martin	2002 – 2003 – Residential listing.
12880 Llagas Avenue San Martin	1981 – 2003 – Residential listings.
12785 D Murphy Ave. San Martin	1975 – 2003 – Residential listings. 1993 – 1996 – Financial Aid Service
12415 Murphy Avenue San Martin	1985 – 2003 – San Martin Lion's Club

12405 Murphy Avenue San Martin	1981 – 2003 – Residential listings or vacant.
11615 Murphy Avenue San Martin	1981 – 1988 – A. Painter Forensic Engineering (residence and business) 1989 – 2003 – residential listings 1993 – 2003 – Kuang Nursery
11605 Murphy Avenue San martin	1986 – 1991 – Victory Outreach 1993 – 2003 – Residential listings or vacant.

TABLE 5.3C	
REACH 5	
ADDRESS	SUMMARY OF LISTINGS
415 Lena Avenue Gilroy	1985 – 2003 – Residential listings or vacant.
905 Lena Avenue Gilroy	1988 – 2003 – Residential listings or vacant.

TABLE 5.3D	
REACH 4	
ADDRESS	SUMMARY OF LISTINGS
1100 Masten Avenue Gilroy	1975 – 2002 – residential listings.
1290 Masten Avenue Gilroy	1975 – 2002 – residential listings.
1115 Rucker Avenue Gilroy	1975 – 2003 – Residential listings or vacant
1280 Rucker Avenue Gilroy	1975 – 2003 – Residential listings
1240 Rucker Avenue Gilroy	2002-2003 – Residential listings
10295 Center Avenue Gilroy	1975-1981, 1996-2003 residential listings 1985 – 1994 – Hyland Apiaries
10105 Center Avenue Gilroy	1975 – 2003 – Residential listings
1625 Buena Vista Ave., Gilroy	1975 – 2003 – Residential listings or vacant

LOCAL FIRE DEPARTMENT RECORDS REVIEW

Santa Clara County Fire Department (SCCFD)

Review Date - July 1, 2003.

On July 1, 2003, PIERS reviewed the file for the parcel at 16845 Monterey Street, in the City of Morgan Hill (Reach 7B). Documents dated between 1963 and 1979 were contained in the file. The older file documents refers to the previous site address of 745 S. Monterey Street. Based on a 1967 survey form, the parcel was occupied by the Morgan Hill Tire shop at that time. All of the documents between 1974 and 1979 were for Frontier Electric, and consisted of records of inspections. There were no violations of significant environmental concern, and no items of significant environmental concern were contained in the other file documents.

Santa Clara County Central Fire Prevention District (SCCCFPD) - Fire Prevention and Hazardous Materials

Inquiry Date - July 18, 2002.

On July 18, 2002, PIERS was informed by the SCCCYPD that there were no files for any of the subject parcels in Reach 4.

California Department of Forestry (CDF)

During previous research on the Llagas Creek project (August 13, 2002), PIERS determined that rural parcels in Reaches 4, 5, and 6 are served by the CDF for fire protection. The CDF generally only inspects for brush build up issues, and does not maintain files on hazardous materials.

LOCAL BUILDING DEPARTMENT RECORDS REVIEW

Morgan Hill Building Department (MHBD)- Review Date June 14, 2002.

Santa Clara County Building Department (SCCBD)

Review Date - August 19, 2003.

In June and August 2002, PIERS reviewed the file for the parcels at the MHBD and the SCCBD. The following is a summary of this review, for the parcels where files were found. Although septic tank and water tank information was collected and is listed below, no actions appear necessary regarding these features, as they are not located proximal to Llagas Creek.

TABLE 5.4A	
REACHES 4, 5, 6 & 7B	
ADDRESS	DISCUSSION
16845 Monterey Street Morgan Hill	No documents of environmental concern were contained in the file, which consisted of building permits for various tenant improvements dated between 1973 and 1991.

TABLE 5.4B	
REACH 6	
ADDRESS	DISCUSSION
14070 Llagas Avenue San Martin	A 1999 permit to expand the loading pit was contained in the file. Other permits were for various improvements. The permit holder is South Valley Disposal, Inc.
13795 Murphy Avenue San Martin	In 2002, a building permit was granted to abate a violation of building codes. The milk barn was to be converted from a residential unit back to the original use. The attached bathroom and storage building were to be demolished.
13520 Llagas Avenue San Martin	A 1977 permit to construct the existing residence with septic system was contained in the file. A horse barn was permitted in 1985.
13370 E. Kimble Ct. San Martin	A permit dated 1971, for the existing residence and a septic tank, was contained in the file. Later permits were for various improvements.
13370 Llagas Avenue San Martin	A 1983 permit for improvements to the existing residence was contained in the file. It is noted that there is an existing septic tank.
275 E. San Martin Ave. San Martin	A 1986 permit to demolish a fire-damaged residence was the only document contained in the file.
13150 Llagas Avenue San Martin	A 1972 permit to repair fire damage indicates that the residence was already present at that time.
13120 Llagas Avenue San Martin	A permit to construct a residence, dated 1971, was contained in the file. Later permits were for various improvements.
12880 Llagas Avenue San Martin	A permit to construct a residence with a septic tank, dated 1976, was contained in the file. Later permits were for various improvements.
12785 D Murphy Ave. San Martin	A 1997 permit to re-roof the building was contained in the file.
12415 Murphy Avenue San Martin	Permits for this parcel dated between 1981 and 1987, were held by the San Martin Lion's Club, which leases the parcel from the County. In 1981, a permit was obtained for two park rest rooms and a septic system. A 6,000 square feet meeting hall was permitted in 1984. Later permits were for various tenant improvements.
11615 Murphy Avenue San Martin	A 1988 permit for improvements to an existing residence with septic tank was the oldest document in the file. A 49,500-square-foot greenhouse and a 3,000-square-foot agricultural building were permitted in 1991. In 1992, a 43,000-square-foot greenhouse was permitted. Other permits were for various improvements.
11605 Murphy Avenue San Martin	Permits from 1980 for the existing residence and septic tank were contained in the file. In 1998, a permit was granted to demolish a garage to abate a violation, which was apparently for use of the garage for residential. In 1999, permits for a 44,660-square-foot greenhouse and a boiler room were obtained.

TABLE 5.4C	
REACH 5	
ADDRESS	DISCUSSION
905 Lena Avenue Gilroy	A building permit for the existing residence with septic tank, dated 1975, was the only document contained in the file.

TABLE 5.4D	
REACH 4	
ADDRESS	DISCUSSION
1290 Masten Avenue Gilroy	Permits dated between 1981 and 2000 were contained in the file, and were for various tenant improvements.
1280 Rucker Avenue Gilroy	A permit for the existing residence, dated 1972, was contained in the file.
1240 Rucker Avenue Gilroy	A permit for the existing residence, dated 1999, was contained in the file. A septic tank was also permitted.
10295 Center Avenue Gilroy	A 1978 permit to build a residence was contained in the file. It is noted that there is an existing septic tank. A 15,000-gallon water tank system and a storage building were permitted in 1996 and 1999, respectively.
10105 Center Avenue Gilroy	A 1993 permit to install a foundation under the existing mobile home, and a 1997 permit for a residence with a septic system were contained in the file.
1625 Buena Vista Ave., Gilroy	1984 permits for a green house, a storage room, a 10,000-gallon water tank, and a boiler were contained in the file. It is noted that there is an existing septic tank.

LOCAL WATER DISTRICT RECORDS REVIEW

Santa Clara Valley Water District (District)

Review Date - June and July 2002

On June 9 and 24, 2002, PIERS was informed by the District that there were no files for any of the subject parcels within Reaches 4, 5, 6 and 7B.

LOCAL HEALTH DEPARTMENT RECORDS REVIEW

Santa Clara County Environmental Health (SCCEH)

Review Date – June and July 2003

During the period of June and July 2003, PIERS was informed by the SCCEH that there were files for one of the subject parcels within Reaches 4, 5, 6, and 7B: the parcel at 14070 Llagas Avenue (Reach 6), the San Martin Transfer and Recycling Station. The file for this site contained documents dated between 1984 and 2001. The oldest file document consisted of a 1984 Hazardous Materials Business Plan (HMBP) from 1984, which indicated that there was a 500-gallon diesel and a 1,000-gallon waste oil above-ground storage tank, and drum storage. A Hazardous Waste Generator Permit Application from March 1990, to the County of Santa Clara Health Department Toxics Control Unit states that the facility generates and recycles waste oil and solvents.

Other file documents included inspection reports from the Toxics Control Unit. There were no indications of any significant releases or spills contained in these documents, except for a Notice of Inspection (NOI) dated November 30, 1994. In this NOI, it is noted that waste oil was spilled outside of the secondary containment for the 1,000-gallon waste oil tank and the small bin for receiving waste oil containers from the public. The transfer station was directed to clean up these areas. As these areas are paved, significant impacts to the subsurface soils would only occur if spillage occurred repeatedly over time.

REVIEW OF HISTORICAL AERIAL PHOTOGRAPHS

During the period of July through September 2003, PIERS reviewed historical aerial photographs of the Reach 6 and 7B parcels and vicinity at the U. S. Geological Survey in Menlo Park, California. The following tables summarize this review:

TABLE 5.5A	
REACH 7B	
DATE /PHOTOS	16845 Monterey Street, Morgan Hill
7-25-53 GS-YF 2-98 and 2-99	The parcel rectangular building which may be a residence. The remainder of the parcel is covered with grassy vegetation and trees.
9-28-63 CIV-6DD-184 and 185	There are no significant changes at the parcel.
5-27-65 SCL 23-244 and 23-245	The area all around the building is now paved, with the rear portion of the parcel still vegetated.
6-14-68 GS-VBZK 2-176 and 2-177	There are no significant changes at the parcel.
7-12-74 11-159 and 11-160	There are no significant changes at the parcel.
2-22-81 GS-VEZR 2-263 and 3-264	The remainder of the parcel is now paved, and there is a large addition to the original building. There is a storage shed at the rear of the parcel, and stored material on the paved lot. The parcel appears to be in use largely as at present (window sales firm).
8-21-98 Microsoft Terraserver	There are no significant changes at the parcel.
SUMMARY	The parcel at 16845 Monterey Street appears to have been occupied by a residence since at least 1953, and then converted to commercial use, possibly by 1965.

TABLE 5.5B	
REACH 6	
DATE /PHOTOS	14425 Monterey Highway, San Martin
7-25-53 GS-YF 2-67 and 2-68	The Property is occupied by row crops. There is a residence near Monterey Highway. The area nearest the creek is covered with grassy vegetation.
9-28-63 CIV-6DD-213 and 214	There are additional buildings near Monterey Highway. The majority of the parcel is still occupied by row crops.
5-27-65 SCL 24-20 and 24-21	There are no significant changes at the parcel.
6-14-68 GS-VBZK 2-191 and 2-192	The majority of the parcel appears to be uncultivated.
7-4-71 GS-VCTM 2-57 and 2-58	There are no significant changes at the parcel.
7-12-74 11-157 and 11-158	There are no significant changes at the parcel.
4-30-81 GS-VEZR 4-272 and 4-273	There are additional buildings near Monterey Highway.
8-21-98 Microsoft Terraserver	Row crops are again present on the rear half of the parcel.
SUMMARY	The parcel has been used for row crops from prior to 1953, ceasing about 1966, and continuing again in recent years (after 1981 but prior to 1998). The original residence has been on the parcel since prior to 1953. All of the existing buildings were present by 1981.

TABLE 5.5B	
REACH 6	
DATE /PHOTOS	14070 Llagas Avenue, San Martin
7-25-53 GS-YF 2-67 and 2-68	The parcel is vacant and covered with grassy vegetation and a few trees. An old drainage channel runs through the approximate middle of the parcel.
9-28-63 CIV-6DD-213 and 214	The eastern side of the drainage course appears to be a landfill. The western side remains covered with grassy vegetation.
5-27-65 SCL 24-56 and 24-57	There is a dirt road across the drainage. There is a pile on the southeastern corner of the parcel, and a trench near the northern perimeter (on the eastern side).
6-14-68 GS-VBZK 2-191 and 2-192	There is an excavated area along the eastern perimeter, including adjacent to the creek.
7-4-71 GS-VCTM 2-62 and 2-63	The course of the old drainage has apparently been modified. There are excavated areas on the eastern side of the parcel, and debris piles along the southern and southwestern perimeter.
7-12-74 11-157 and 11- 158	There are two small buildings on the western portion of the parcel. There is now an excavation near the southeastern perimeter, and debris piles.
4-30-81 GS-VEZR 4-272 and 4-273	There are no significant changes at the parcel.
8-21-98 Microsoft Terraserver	The parcel is developed as at present with a large industrial building, and smaller buildings. The area around the building is paved, and the remainder of the western portion of the parcel is largely devoted to parking (unpaved). There is a fence through the center of the parcel on the western side of the drainage course. The eastern portion of the parcel is occupied by materials storage and debris piles.
SUMMARY	The parcel began use as a landfill after 1953 but prior to 1963. Buried landfill material is located proximal to the creek. The facility functions now as a transfer station.

TABLE 5.5B	
REACH 6	
DATE /PHOTOS	13792 Llagas Avenue, San Martin
7-25-53 GS-YF 2-68 and 2-69	The parcel is occupied by orchards on the east side of Llagas Creek, and grassy vegetation on the west side of Llagas Creek. There are two small buildings within the orchard.
9-28-63 CIV-6DD-213 and 214	There are three additional small buildings on the parcel, including one on the western side of Llagas Creek.
5-27-65, SCL 24-56 and 24-57	There are no significant changes at the parcel.
6-14-68, GS-VBZK 3-102 and 3-103	The area to the west of Llagas Creek may contain row crops.
7-4-71, GS-VCTM 2-62 and 2-63	There are no significant changes at the parcel.
7-12-74 11-156 and 11-157	There are now two large greenhouses on the portion of the parcel east of Llagas Creek, as well as a number of smaller buildings, row crops and areas of grassy vegetation. There is an additional building on the western side of Llagas Creek.
4-30-81, GS-VEZR 4-271 and 4-72	There are no significant changes at the parcel.
8-21-98 Microsoft Terraserver	The buildings on the western side of Llagas Creek are no longer present. There are row crops on the southeastern portion of the part of the parcel that is east of Llagas Creek.
SUMMARY	The parcel has been used for agriculture since prior to 1953, continuing to present.

TABLE 5.5B	
REACH 6	
DATE /PHOTOS	13795 Murphy Avenue, San Martin
7-25-53 GS-YF 2-68 and 2-69	The parcel is occupied by orchards on both sides of Llagas Creek. There is a residence and barn near Murphy Avenue, as at present.
9-28-63 CIV-6DD-213 and 214	There are two additional small buildings near the barn and residence. There are no other significant changes at the parcel.
5-27-65 SCL 24-56 and 24-57	There are no significant changes at the parcel.
6-14-68 GS-VBZK 3-102 and 3-103	There are no significant changes at the parcel.
7-4-71 GS-VCTM 2-62 and 2-63	There are no significant changes at the parcel.
7-12-74 11-156 and 11-157	There are no significant changes at the parcel.
4-30-81 GS-VEZR 4-271 and 4-72	The orchard is no longer present and the parcel is occupied by row crops.
8-21-98 Microsoft Terraserver	There are no changes at the parcel, except for several additional small buildings near the barn and residence.
SUMMARY	The parcel has been occupied by orchards and then row crops since prior to 1953 and continuing to present.

TABLE 5.5B	
REACH 6	
DATE /PHOTOS	13660 Llagas Avenue 825-09-024, Morgan Hill
7-25-53 GS-YF 2-68 and 2-69	The parcels are covered by grassy vegetation.
9-28-63 CIV-6DD-213 and 214	The pig slaughtering house is now located in the center of the parcel at 13660 Llagas Avenue.
5-27-65 SCL 24-56 and 24-57	There are no significant changes at the parcels.
6-14-68 GS-VBZK 3-102 and 3-103	There are no significant changes at the parcels.
7-4-71 GS-VCTM 2-62 and 2-63	There are no significant changes at the parcels.
7-12-74 11-156 and 11-157	There are no significant changes at the parcels.
4-30-81 GS-VEZR 4-271 and 4-72	There are no significant changes at the parcels.
8-21-98 Microsoft Terraserver	There are no significant changes at the parcels.
SUMMARY	The parcels have been pastures since prior to 1953. The small structure used for pig slaughtering at 13660 Llagas Avenue was built prior to 1963.

TABLE 5.5B	
REACH 6	
DATE /PHOTOS	Llagas Avenue, San Martin (825-09-019)
7-25-53 GS-YF 2-68 and 2-69	Llagas Creek runs through the parcel. The area on the eastern side of Llagas Creek is occupied by orchards. The area on the western side is occupied by grassy vegetation.
9-28-63 CIV-6DD-213 and 214	There are no significant changes at the parcel.
5-27-65 SCL 24-56 and 24-57	There are no significant changes at the parcel.
6-14-68 GS-VBZK 3-102 and 3-103	The area on the eastern side of Llagas Creek is now occupied by row crops.
7-4-71 GS-VCTM 2-62 and 2-63	There are no significant changes at the parcel.
7-12-74 11-156 and 11-157	The area on the eastern side of Llagas Creek is no longer occupied by row crops, and is occupied by uncultivated grassy vegetation.
4-30-81 GS-VEZR 4-271 and 4-72	There are no significant changes at the parcel.
8-21-98 Microsoft Terraserver	There are no significant changes at the parcel.
SUMMARY	The portion of the parcel on the eastern side of Llagas Creek was occupied by orchards from prior to 1953 and continuing through 1965, and then by row crops until at least 1971, but ceasing prior to 1974. The parcel has been vacant since that time.

TABLE 5.5B	
REACH 6	
DATE /PHOTOS	13520 Llagas Avenue, San Martin
7-25-53 GS-YF 2-68 and 2-69	The parcel is occupied by grassy vegetation.
9-28-63 CIV-6DD-213 and 214	There are no significant changes at the parcel.
5-27-65 SCL 24-56 and 24-57	There are no significant changes at the parcel.
6-14-68 GS-VBZK 3-102 and 3-103	There are no significant changes at the parcel.
7-4-71 GS-VCTM 2-62 and 2-63	There are no significant changes at the parcel.
7-12-74 11-156 and 11-157	There are no significant changes at the parcel.
4-30-81 GS-VEZR 4-271 and 4-72	There is a residence and a garage on the parcel, near Llagas Avenue. The remainder of the parcel is covered with grassy vegetation.
8-21-98 Microsoft Terraserver	There are no significant changes at the parcel.
SUMMARY	The parcel was vacant until at least 1974. The existing residence was constructed after 1974 and prior to 1981.

TABLE 5.5B	
REACH 6	
DATE /PHOTOS	13390 E. Kimble Court, San Martin
7-25-53 GS-YF 2-68 and 2-69	The parcel is occupied by row crops on the eastern side. The area nearest the creek (approximately half the parcel) is covered with grassy vegetation.
9-28-63 CIV-6DD-213 and 214	The existing residence is present at the parcel. The eastern half continues to be occupied by row crops.
5-27-65 SCL 24-56 and 24-57	The row crops are no longer present at the parcel.
6-14-68 GS-VBZK 3-102 and 3-103	There are no significant changes at the parcel.
7-4-71 GS-VCTM 2-62 and 2-63	There are no significant changes at the parcel.
7-12-74 11-156 and 11-157	There are no significant changes at the parcel.
4-30-81 GS-VEZR 4-271 and 4-72	There are no significant changes at the parcel.
8-21-98 Microsoft Terraserver	There are no significant changes at the parcel.
SUMMARY	The eastern half of the parcel was occupied by row crops since prior to 1953 and continuing through 1963, but ceasing shortly after. The existing residence was constructed after 1953, and prior to 1963.

TABLE 5.5B	
REACH 6	
DATE /PHOTOS	13370 E. Kimble Court, San Martin
7-25-53 GS-YF 2-68 and 2-69	The eastern half of the parcel is occupied by row crops, and the western half is covered with grassy vegetation.
9-28-63 CIV-6DD-213 and 214	There are no significant changes at the parcel.
5-27-65 SCL 24-56 and 24-57	There are no significant changes at the parcel.
6-14-68 GS-VBZK 3-102 and 3-103	There are no significant changes at the parcel.
7-4-71 GS-VCTM 2-62 and 2-63	There are no significant changes at the parcel.
7-12-74 11-156 and 11-157	The existing residence and garage is now present, and the remainder of the parcel is covered with grassy vegetation.
4-30-81 GS-VEZR 4-271 and 4-72	There is an additional building (existing shop) behind the residence.
8-21-98 Microsoft Terraserver	There are no significant changes at the parcel.
SUMMARY	The eastern half of the parcel was used for row crops since prior to 1953 and continuing through 1971, ceasing prior to 1974 when the existing residence was constructed.

TABLE 5.5B	
REACH 6	
DATE /PHOTOS	13370 Llagas Avenue, San Martin
7-25-53 GS-YF 2-68 and 2-69	The parcel is occupied by orchards, except for immediately adjacent to Llagas Creek. There is a residence and barn near Llagas Avenue.
9-28-63 CIV-6DD-213 and 214	There are no significant changes at the parcel.
5-27-65 SCL 24-56 and 24-57	There are no significant changes at the parcel.
6-14-68 GS-VBZK 3-102 and 3-103	There are no significant changes at the parcel.
7-4-71 GS-VCTM 2-62 and 2-63	There are no significant changes at the parcel.
7-12-74 11-156 and 11-157	The orchard trees are no longer present at the parcel. There is an additional small building and several livestock enclosures near the barn and residence.
4-30-81 GS-VEZR 4-271 and 4-72	There are no significant changes at the parcel.
8-21-98 Microsoft Terraserver	There are no significant changes at the parcel.
SUMMARY	The parcel has been occupied by the existing residence and barn since prior to 1953. Except for the area immediately adjacent to Llagas Creek, orchard trees were present at the parcel since prior to 1953, ceasing about 1973.

TABLE 5.5B	
REACH 6	
DATE /PHOTOS	275 E. San Martin Avenue, San Martin
7-25-53 GS-YF 2-68 and 2-69	The parcel is occupied by orchards, except for the area immediately adjacent to Llagas Creek. There is a residence and barn on the eastern half of the parcel.
9-28-63 CIV-6DD-213 and 214	There are no significant changes at the parcel.
5-27-65 SCL 24-56 and 24-57	There are no significant changes at the parcel.
6-14-68 GS-VBZK 3-102 and 3-103	There are no significant changes at the parcel.
7-4-71 GS-VCTM 2-62 and 2-63	There are no significant changes at the parcel.
7-12-74 11-156 and 11-157	There are no significant changes at the parcel.
4-30-81 GS-VEZR 4-271 and 4-72	There are fewer trees at the parcel, and the orchard may be inactive.
8-21-98 Microsoft Terraserver	There are no significant changes at the parcel.
SUMMARY	The parcel has been occupied by orchards and a residence since prior to 1953. By 1981, the orchard operation may have been inactive. The residence was damaged in a fire and was demolished in 1986.

TABLE 5.5B	
REACH 6	
DATE /PHOTOS	13150 Llagas Avenue, San Martin
7-25-53 GS-YF 2-68 and 2-69	The parcel is occupied by orchard trees.
9-28-63 CIV-6DD-214 and 215	The existing residence is present near Llagas Avenue. The remainder of the parcel is occupied by grassy vegetation.
5-27-65 SCL 24-57 and 24-58	Two small buildings are now present on the middle portion of the parcel.
6-14-68 GS-VBZK 3-102 and 3-103	There are no significant changes at the parcel.
7-4-71 GS-VCTM 2-62 and 2-63	There are no significant changes at the parcel.
7-12-74 11-156 and 11-157	There are no significant changes at the parcel.
4-30-81 GS-VEZR 4-271 and 4-72	There are no significant changes at the parcel.
8-21-98 Microsoft Terraserver	There are no significant changes at the parcel.
SUMMARY	The parcel was used as an orchard beginning some time prior to 1953, ceasing prior to 1963 when the existing residence was built.

TABLE 5.5B	
REACH 6	
DATE /PHOTOS	13120 Llagas Avenue, San Martin
7-25-53 GS-YF 2-68 and 2-69	The parcel is occupied by orchard trees.
9-28-63 CIV-6DD-214 and 215	The parcel is occupied by grassy vegetation with a few trees.
5-27-65 SCL 24-57 and 24-58	There are no significant changes at the parcel.
6-14-68 GS-VBZK 3-102 and 3-103	There are no significant changes at the parcel.
7-4-71 GS-VCTM 2-62 and 2-63	The existing residence is present at the parcel, near Llagas Avenue.
7-12-74 11-156 and 11-157	There is an additional small building on the parcel, located near Llagas Creek.
4-30-81 GS-VEZR 4-271 and 4-72	There are no significant changes at the parcel.
8-21-98 Microsoft Terraserver	There are no significant changes at the parcel.
SUMMARY	The parcel was used as an orchard beginning some time prior to 1953, ceasing prior to 1963. The existing residence was built about 1970.

TABLE 5.5B	
REACH 6	
DATE /PHOTOS	13110 Llagas Avenue, San Martin
7-25-53 GS-YF 2-68 and 2-69	The parcel is occupied by the existing residence near Llagas Avenue. The remainder of the parcel is occupied by grassy vegetation and a few trees.
9-28-63 CIV-6DD-214 and 215	There is a small building present behind the residence.
5-27-65 SCL 24-57 and 24-58	There are no significant changes at the parcel.
6-14-68 GS-VBZK 3-102 and 3-103	There are no significant changes at the parcel.
7-4-71 GS-VCTM 2-62 and 2-63	There are no significant changes at the parcel.
7-12-74 11-156 and 11-157	There are two additional small buildings in the mid-portion of the parcel.
4-30-81 GS-VEZR 4-271 and 4-72	There are no significant changes at the parcel.
8-21-98 Microsoft Terraserver	There are no significant changes at the parcel.
SUMMARY	The parcel has been occupied by the existing residence since prior to 1953.

TABLE 5.5B	
REACH 6	
DATE /PHOTOS	13055 Murphy Avenue, San Martin
7-25-53 GS-YF 2-68 and 2-69	The parcel contains a small building near the middle, and a small area with orchard trees. The remainder of the parcel is covered with grasses and vegetation.
9-28-63 CIV-6DD-214 and 215	The majority of the parcel is occupied by row crops, except for grassy areas and orchard trees near the residence. There is an additional building at the northeastern corner of the parcel, near Murphy Avenue.
5-27-65 SCL 24-57 and 24-58	There are no significant changes at the parcel.
6-14-68 GS-VBZK 3-102 and 3-103	There are no significant changes at the parcel.
7-4-71 GS-VCTM 2-62 and 2-63	The small building near Murphy Avenue is no longer present, and the parcel no longer appears to be actively cultivated. Only a few orchard trees remain near the residence.
7-12-74 11-156 and 11-157	The parcel now is a fenced vacant lot.
4-30-81 GS-VEZR 4-271 and 4-72	There are no significant changes at the parcel.
8-21-98 Microsoft Terraserver	The parcel contains stockpiles of materials for road construction, as at present.
SUMMARY	The parcel was occupied by a residence with a small area of orchard trees since prior to 1953. The majority of the parcel was used for row crops beginning prior to 1963, and ceasing about 1970. The parcel has recently been used as a stockpile yard for the County Roads Department. Sometime after 1998 a hazardous materials recycling facility was constructed on the northeastern portion, near Murphy Avenue.

TABLE 5.5B	
REACH 6	
DATE /PHOTOS	12880 Llagas Avenue, San Martin
7-25-53 GS-YF 2-68 and 2-69	The parcel is occupied by grassy vegetation. Llagas Creek runs through the eastern corner.
9-28-63 CIV-6DD-214 and 215	There are no significant changes at the parcel.
5-27-65 SCL 24-57 and 24-58	There are no significant changes at the parcel.
6-14-68 GS-VBZK 3-102 and 3-103	There are no significant changes at the parcel.
7-4-71 GS-VCTM 2-62	There are no significant changes at the parcel.
7-12-74 11-156 and 11-157	There are no significant changes at the parcel.
4-30-81 GS-VEZR 4-271 and 4-72	There are two residences on the western portion of the parcel, as at present.
8-21-98 Microsoft Terraserver	There are no significant changes at the parcel.
SUMMARY	The parcel was vacant until prior to 1981, when two residences were constructed.

TABLE 5.5B	
REACH 6	
DATE /PHOTOS	12785 Murphy Avenue, San Martin
7-25-53 GS-YF 2-68 and 2-69	The parcel is occupied by a residence near the northern perimeter. The remainder of the parcel is covered with grassy vegetation.
9-28-63 CIV-6DD-214 and 215	There is a second residence to the south of the original residence.
5-27-65 SCL 24-57 and 24-58	There is an additional residence on the parcel, near the original residence.
6-14-68 GS-VBZK 3-102 and 3-103	There are no significant changes at the parcel.
7-4-71 GS-VCTM 2-62 and 2-63	There are no significant changes at the parcel.
7-12-74 11-155, 156 and 157	There are no significant changes at the parcel.
4-30-81 GS-VEZR 4-271 and 4-72	There are no significant changes at the parcel.
8-21-98 Microsoft Terraserver	There are no significant changes at the parcel.
SUMMARY	The parcel has been occupied by the original residence since prior to 1953. Two other residences had been added by 1965.

TABLE 5.5B	
REACH 6	
DATE /PHOTOS	Llagas Avenue, San Martin (825-10-001)
7-25-53 GS-YF 2-68 and 2-69	The parcel is occupied by the Llagas Creek channel.
9-28-63 CIV-6DD-214 and 215	There are no significant changes at the parcel.
5-27-65 SCL 24-57 and 24-58	There are no significant changes at the parcel.
6-14-68 GS-VBZK 3-102 and 3-103	There are no significant changes at the parcel.
7-4-71 GS-VCTM 2-62 and 2-63	There are no significant changes at the parcel.
7-12-74 11-155, 156 and 157	There are no significant changes at the parcel.
4-30-81 GS-VEZR 4-271 and 4-72	There are no significant changes at the parcel.
8-21-98 Microsoft Terraserver	There are no significant changes at the parcel.
SUMMARY	The parcel is occupied by the Llagas Creek channel, and there have been no other uses since at least 1953.

TABLE 5.5B	
REACH 6	
DATE /PHOTOS	12415 Murphy Avenue, San Martin
7-25-53 GS-YF 2-68 and 2-69	The parcel is occupied by orchards on the northern and eastern portions. The southwestern half, nearest Llagas Creek, is covered with grassy vegetation.
9-28-63 CIV-6DD-214 and 215	There are no significant changes at the parcel.
5-27-65 SCL 24-57 and 24-58	There are no significant changes at the parcel.
6-14-68 GS-VBZK 3-102 and 3-103	There are no significant changes at the parcel.
7-4-71 GS-VCTM 2-62 and 2-63	There are no significant changes at the parcel.
7-12-74 11-155, 156 and 157	The orchard trees are no longer present on the parcel.
4-30-81 GS-VEZR 4-271 and 4-72	Some small trees are present in rows (possibly a replanting of the orchard).
8-21-98 Microsoft Terraserver	The parcel is developed with the existing Lion's Club meeting hall and smaller buildings. The remainder of the parcel is covered with grassy vegetation and trees.
SUMMARY	The northeastern half of the parcel was occupied by orchard trees from prior to 1953 and ceasing about 1973. Some small trees in rows were observed on a 1981 photo. The parcel had been developed with the existing Lion's Club meeting hall and smaller buildings by 1998.

TABLE 5.5B	
REACH 6	
DATE /PHOTOS	12405 Murphy Avenue, San Martin
7-25-53 GS-YF 2-68 and 2-69	The majority of the parcel is occupied by row crops. The area nearest the creek, which is topographically lower, is occupied by grassy vegetation.
9-28-63 CIV-6DD-214 and 215	There are no significant changes at the parcel.
5-27-65 SCL 24-57 and 24-58	There are now four small buildings on the parcel, near the present labor camp.
6-14-68 GS-VBZK 3-102 and 3-103	There are no significant changes at the parcel.
7-4-71 GS-VCTM 2-62 and 2-63	There are no significant changes at the parcel.
7-12-74 11-155, 156 and 157	There are now two different buildings near the same location at the parcel, or the buildings have been consolidated. The row crops are still present on the majority of the parcel.
4-30-81 GS-VEZR 4-271 and 4-72	There are no significant changes at the parcel.
8-21-98 Microsoft Terraserver	There are no significant changes at the parcel.
SUMMARY	The parcel has been used for row crops since prior to 1953, continuing to present. The labor camp has been present since at least 1965.

TABLE 5.5B	
REACH 6	
DATE /PHOTOS	11615 and 11605 Murphy Avenue, San Martin
7-25-53 GS-YF 2-68 and 2-69	The parcels are occupied by row crops. There are small buildings located near the southwestern corner of 11615 Murphy Avenue.
9-28-63 CIV-6DD-214 and 215	There are no significant changes at the parcels.
5-27-65 SCL 24-57 and 24-58	There are no significant changes at the parcels.
6-14-68 GS-VBZK 3-102 and 3-103	There are no significant changes at the parcels.
7-4-71 GS-VCTM 2-62 and 2-63	There are no significant changes at the parcels.
7-12-74 11-155, 156 and 157	There is now a building near the northeastern corner of 11615 Murphy Avenue, as at present, and an additional building at the southwestern corner.
4-30-81 GS-VEZR 4-271 and 4-72	There is now a residence near the northeastern corner of 11605 Murphy Avenue, as at present.
8-21-98 Microsoft Terraserver	11615 Murphy Avenue is entirely developed with greenhouses, as at present. 11605 Murphy Avenue contains the existing residence, and the row crops are no longer present.
SUMMARY	The parcels were used for row crops from prior to 1953 and continuing until recently, when they were developed with the existing greenhouse operation.

TABLE 5.5C	
REACH 5	
DATE /PHOTOS	415 Lena Avenue
7-25-53 GS-YF 2-37, 2-37 and 2-38	The parcel at 415 Lena Avenue parcel is occupied by an orchard. There are two small buildings near the western corner of the parcel, which may be residences.
9-28-63 CIV-6DD-241 and 242	There is an additional building near the western corner of the parcel, which appears to be a residence. The area near the buildings is grassy, with the remainder of the parcel still occupied by an orchard.
5-27-65 SCL 24-94 and 24-95	There are no significant changes at the parcel.
6-14-68 GS-VBZK 3-101 and 3-102	There are no significant changes at the parcel.
7-12-74 11-155 and 11-156	The orchard is no longer present, and the majority of the parcel is occupied by row crops.
4-22-81 GS-VEZR 4-142 and 4-143	There are no significant changes at the parcel.
8-21-98 Microsoft Terraserver	There are no significant changes at the parcel.
SUMMARY	The parcel at 415 Lena Avenue was an orchard from at least 1953 through 1968, and was occupied by row crops from 1974 to recent (after 1998). Residences have been present on the western corner since 1953.

TABLE 5.5D	
REACHES 4 & 5	
DATE/PHOTOS	905 Lena Avenue and APN 830-06-034
7-25-53 GS-YF 2-37, 2-38 and 2-39	The parcel at 905 Lena Avenue parcel is occupied by an orchard, and APN 830-06-034 is occupied by grassy vegetation.
9-28-63 CIV-6DD-215, 216, 241 and 242	There are no significant changes at the parcels.
5-27-65 SCL 24-95 and 24-96	There are no significant changes at the parcels.
6-14-68 GS-VBZK 3-101 and 3-102	There are no significant changes at the parcels.
7-12-74 11-155 and 11-156	The orchard is no longer present at 905 Lena Avenue, and the area appears to be occupied by a pasture.
4-22-81 GS-VEZR 4-142 and 4-143	The existing residence is now present at 905 Lena Avenue, and horse corrals are located nearby. The majority of the rest of the parcel, and APN 830-06-034, are occupied by grassy vegetation.
8-21-98 Microsoft Terraserver	There are no significant changes at the parcels.
SUMMARY	APN 830-06-034 has been occupied by grassy vegetation from at least 1953 to present. The parcel at 905 Lena Avenue was an orchard from at least 1953 through 1968, ceasing by 1974. By 1981, the existing residence was present and the remainder of the parcel appeared to be used as pasture. APN 830-06-034 has been occupied by grassy vegetation from at least 1953 to present.

TABLE 5.5D	
REACH 4	
DATE/PHOTOS	Columbet Avenue (APN 830-06-002)
7-25-53 GS-YF 2-38 and 2-39	The parcel is occupied by an orchard.
9-28-63 CIV-6DD-241 and 242	There are no significant changes at the parcel.
5-27-65 SCL 24-94 and 24-95	There are no significant changes at the parcel.
6-14-68 GS-VBZk 3-101 and 3-102	The parcel is occupied by row crops.
7-12-74 11-154 and 11-155	There are no significant changes at the parcel.
4-22-81 GS-VEZR 4-142 and 4-143	There are no significant changes at the parcel.
8-21-98 Microsoft Terraserver	There are no significant changes at the parcel.
SUMMARY	The parcel was occupied by an orchard by at least 1953, continuing through 1965. By 1968, the parcel was occupied by row crops, continuing to recently (ceased several years ago per owner).

TABLE 5.5D	
REACH 4	
DATE/PHOTOS	1025 Masten Avenue
7-25-53 GS-YF 2-38 and 2-39	The parcel is vacant and covered with grassy vegetation and a few trees.
9-28-63 CIV-6DD-241 and 242	There are no significant changes at the parcel.
5-27-65 SCL 24-94 and 24-95	There is a small shed-type building at the parcel. The remainder of the parcel is still covered with vegetation.
6-14-68 GS-VBZk 3-101 and 3-102	There are no significant changes at the parcel.
7-12-74 11-154 and 11-155	A larger building is now present near the center of the parcel.
4-22-81 GS-VEZR 4-142 and 4-143	There are no significant changes at the parcel.
8-21-98 Microsoft Terraserver	The existing residence is present at the parcel, near the southwestern corner. The photo resolution is poor.
SUMMARY	The parcel was vacant until approximately 1965, when a small shed was constructed. A larger building was present by 1974. The existing residence was completed between 1981 and 1998.

TABLE 5.5D	
REACH 4	
DATE/PHOTOS	1100 and 1290 Masten Avenue
7-25-53 GS-YF 2-38 and 2-39	1100 Masten Avenue is largely occupied by orchards. Two small buildings are present at the northwestern corner of the parcel, near Llagas Creek. 1290 Masten Avenue is also occupied by orchards, and two small buildings in the west-central portion of the parcel.
9-28-63 CIV-6DD-241 and 242	There are no significant changes at the parcels.
5-27-65 SCL 24-94 and 24-95	There are no significant changes at the parcels, except that there is an additional building at 1290 Masten Avenue.
6-14-68 GS-VBZK 3-101 and 3-102	There are no significant changes at the parcels.
7-12-74 11-154 and 155	The parcels are now occupied by row crops. There is an additional building at 1290 Masten Avenue.
4-22-81 GS-VEZR 4-142 and 4-143	There are no significant changes at the parcels
8-21-98 Microsoft Terraserver	There are no significant changes at 1100 Masten Avenue. At 1290 Masten Avenue, the area of row crops is limited to a small portion at the southwestern part of the parcel, adjacent to Llagas Creek. The remainder of the parcel appears dry, and there is only one building near the center of the parcel.
SUMMARY	1100 Masten Avenue and 1290 Masten Avenue were used for orchards from at least 1953 through 1968. By 1975, the parcels were converted to row crops, continuing to present at 1100 Masten Avenue, and ceasing recently at 1290 Masten Avenue. The residence and buildings at 1100 Masten Avenue have remained unchanged since at least 1953. At 1290 Masten Avenue, several small buildings were present from prior to 1953, but were removed recently.

TABLE 5.5D	
REACH 4	
DATE /PHOTOS	1115 Rucker Avenue
7-25-53 GS-YF 2-38 and 2-39	The parcel is occupied by orchards and two small buildings near the southwestern corner, by Rucker Avenue. The buildings appear to be the existing residence and barn.
9-28-63 CIV-6DD-240 and 241	There are no significant changes at the parcel.
6-4-65 SCL 33-46 and 33-47	There are no significant changes at the parcel.
6-14-68 GS-VBZK 529 and 530	There are no significant changes at the parcel.
7-12-74 11-154 and 155	The Parcel is now occupied by row crops.
4-22-81 GS-VEZR 4-142 and 4-143	There are no significant changes at the parcel.
8-21-98 Microsoft Terraserver	There are no significant changes at the parcel.
SUMMARY	The parcel has been used for agricultural purposes since at least 1953. These consisted of orchards through at least 1968, and row crops since approximately 1974 to present.

TABLE 5.5D	
REACH 4	
DATE /PHOTOS	1280 & 1240 Rucker Avenue
7-25-53 GS-YF 2-38 and 2-39	Both of the parcels are occupied by orchards.
9-28-63 CIV-6DD-240 and 241	There are no significant changes at the parcel.
6-4-65 SCL 33-47 and 33-48	There are no significant changes at the parcels.
6-14-68 GS-VBZK 529 and 530	The parcels are now occupied by grassy vegetation, with a few remaining orchard trees.
7-12-74 11-154 and 155	There are no significant changes at the parcels.
4-22-81 GS-VEZR 4-142 and 4-143	There are no significant changes at the parcels.
8-21-98 Microsoft Terraserver	There are no significant changes at the parcels, except that there is a small paved area at 1280 Rucker Avenue, near the present residence.
SUMMARY	The parcels were occupied by orchards from at least 1953 through 1965, ceasing by 1968. According to historical directories, there was a residence at 1280 Rucker since at least 1972. 1240 Rucker remained vacant until after 1998, when it was developed with the existing residence.

TABLE 5.5D	
REACH 4	
DATE /PHOTOS	10295 & 10105 Center Avenue
7-25-53 GS-YF 2-38 and 2-39	The parcels are occupied by orchards.
9-28-63 CIV-6DD-240 and 241	At 10295 Center Avenue, the existing residence, barn, and other buildings (four total) are now present, and the orchard trees are no longer present.
6-4-65 SCL 33-47 and 33-48	There are no significant changes at the parcels.
6-14-68 GS-VBZK 529 and 530	There are no significant changes at the parcels.
7-12-74 11-154 and 155	The southern portion of 10105 Center Avenue is now developed with a residence and a barn.
4-22-81 GS-VEZR 4-142 and 4-143	There are no significant changes at the parcels.
8-21-99 Microsoft Terraserver	There are no significant changes at the parcels.
SUMMARY	10295 Center Avenue was occupied by orchards in 1953. Prior to 1965, the parcel was improved with a residence, barn, and other structures, with agricultural use continuing on a small scale. 10105 Center Avenue was occupied by orchards from at least 1953 through 1968. By 1974, the southern half of the parcel contained a residence and barn (as at present), and the northern portion continued to be used as an orchard.

TABLE 5.5D	
REACH 4	
DATE /PHOTOS	1625 Buena Vista Avenue
7-25-53 GS-YF 2-38 and 2-39	The parcel is occupied by row crops. There are two small buildings near Buena Vista Avenue.
9-28-63 CIV-6DD-240 and 241	There are no significant changes at the parcel.
6-4-65 SCL 33-47 and 33-48	There are no significant changes at the parcel.
6-14-68 GS-VBZK 529 and 530	There are no significant changes at the parcel.
7-12-74 11-153 and 154	There are no significant changes at the parcel.
4-22-81 GS-VEZR 4-142 and 4-143	There are no significant changes at the parcel.
8-21-98 Microsoft Terraserver	There are no significant changes at the parcel. There is an additional small building located to the northwest of the other structures.
SUMMARY	The parcel was used for row crops from at least 1953, continuing through 1998. All of the existing greenhouse structures were apparently constructed after 1998.

5.2 SITE RECONNAISSANCE, PERSONAL INTERVIEW RESULTS, AND DISCUSSION OF ENVIRONMENTAL CONDITIONS

During June through August 2003, PIERS conducted a reconnaissance of 37 parcels in Reaches 4, 5, 6, and 7B. Also, Interview Forms were mailed to all of the parcel owners, or filled out on site. Observed or disclosed hazardous materials and other chemicals, and related concerns, are summarized in table form below, except for the extensive interview with a representative of the San Martin Transfer Station at 14070 Llagas Avenue (Reach 6), which is summarized below separate from the tables, immediately below Table 5.6B. Concerns related to application of pesticides and fertilizers for agricultural use are discussed in the summary table in Section 1.1.

TABLE 5.6A		
REACH 7B		
ADDRESS	HAZARDOUS MATERIALS*	CONCERNS
16845 Monterey Street Morgan Hill	No significant quantities.	No concerns.

TABLE 5.6B		
REACH 6		
ADDRESS	HAZARDOUS MATERIALS*	CONCERNS
14425 Monterey Hwy. San Martin	No significant quantities. Two 300-gal. fuel USTs removed about 6 years ago per owner, no sampling results obtained, however, area is well distant from creek.	No significant concerns. Some oil and grease staining and open pail of oil was shown owner at well located at common boundary with neighbor to south (not close to creek). Owner was advised to work with neighbor to mitigate this condition.
14070 Llagas Avenue San Martin	Transfer station for refuse including appliances and waste oil. Stores hazardous material illegally brought there for disposal at other facilities.	No concerns with present use as transfer station, or previous use as landfill, based on previous investigative work by others. See interview summary following this table.
13792 Llagas Avenue San Martin	2 fuel ASTs, doubly contained. Fertilizers.	No concerns.
13795 Murphy Avenue San Martin	Drums and pails of oil and fertilizer, open container of waste oil. Fuel AST appears not in use, not doubly contained.	Minor staining (oil and grease) around fuel AST pad, and by residence and around wellhead. No significant concerns.
13660 Llagas Avenue Morgan Hill	None	No concerns.
Murphy Avenue (825-09-024) Morgan Hill	None	No concerns except potential for horse manure discharge to creek. Horses are penned within 8 feet of steep bank of creek.
Llagas Avenue (825-09-019) San Martin	None	No concerns.
13520 Llagas Avenue San Martin	No significant quantities.	No concerns.
13390 E. Kimble Court San Martin	No significant quantities except one unidentified 55-gallon drum.	No staining observed. No significant concerns.
13370 E. Kimble Ct.- A San Martin	No access, one drum noted from perimeter.	Storage area set well back from creek. No concerns.
13370 Llagas Avenue San Martin	No significant quantities.	No concerns.
275 E. San Martin Ave. San Martin	Unlabelled drums and pails stored on soil by barn.	Drums and pails set well back from creek. No staining observed. No significant concerns.
13150 Llagas Avenue San Martin	Building materials only.	No concerns.
13120 Llagas Avenue San Martin	No significant quantities.	No concerns.

13110 Llagas Avenue San Martin	No significant quantities.	No concerns.
13055 Murphy Avenue San Martin	This parcel contains a County hazardous materials recycling facility, which is set well back from the creek (the majority of the parcel is a stockpile yard for the Roads Department).	No concerns.
12880 Llagas Avenue San Martin	No significant quantities. Manure near creek.	No concerns except potential for horse manure discharge to creek. Horses are kept directly adjacent to steep bank of creek.
12785-D Murphy Ave. San Martin	No significant quantities.	No concerns.
Llagas Avenue (825-10-001) San Martin	None.	No concerns.
12415 Murphy Avenue San Martin	No significant quantities.	No concerns.
12405 Murphy Avenue San Martin	No significant quantities.	No concerns.
11615 Murphy Avenue San Martin	Bags or pails of dried fertilizer are stored prior to mixing and application through watering (greenhouse operation).	No concerns.
11605 Murphy Avenue San Martin	Bags or pails of dried fertilizer are stored prior to mixing and application through watering.(greenhouse operation).	No concerns.

On November 6, 2003, PIERS interviewed Mr. Paul Sherman of the Nor-Cal Waste Corporation about the regulatory history of the transfer station at 14070 Llagas Avenue. According to Mr. Sherman, a draft Environmental Impact Report (EIR) is under review at the Santa Clara County Planning Department, and is probably not available for review because it is not final at this time (PIERS subsequently checked with Mr. Zack Goldberg, Santa Clara County Planner, who stated that the EIR report should be available by December 25, 2003). The EIR was done as part of the planned redevelopment of the transfer station in a more modern configuration, with more recycling activities.

According to Mr. Sherman, this parcel was used as a landfill in the late 1960's and the early 1970's. The waste was mostly inert material including construction debris, metal debris, and household refuse. The extent of this material was explored with borings in the mid 1980's, and the depth of this material across the site varied from none to up to ten feet.

In about 1973, the parcel became a transfer station, and a transfer pit was constructed. A building (existing) was later constructed around this pit. According to Mr. Sherman, Waste Discharge Requirements were issued in 1977, prohibiting landfilling of waste.

Mr. Sherman also stated that he had previously met with Ms. Donna Yamamora of the District Real Estate Division, and Evanna Royo and Tim Young of the District Commercial Projects and Engineering Division, regarding requested creek setbacks.

A report by EMCON Associates entitled "Solid Waste Assessment Questionnaire, San Martin Transfer Station, San Martin, California", dated August 26, 1988, was provided to PIERS by Mr. Sherman. The report was prepared to request an exemption from the requirements of the Solid Waste Water Quality Assessment Test (SWAT) for the San Martin facility. The premise of the request was that the site contains less than 50,000 cubic yards of waste and the waste does not contain any hazardous substances other than household hazardous wastes.

Reportedly, approximately 40,000 to 48,000 cubic yards of waste mixed with soil was landfilled at the site after 1967, and prior to the transfer station being established in 1972. The material, based on information provided by the previous operator (South Valley Refuse Disposal, Inc.), was primarily demolition debris, with some residential and commercial refuse. The volume of landfill waste was estimated based on one half of the ten-acre site filled with an average of five to six feet of refuse mixed with soil. The average thickness is exceeded locally in the center of the site (up to ten feet thick) based on boring data.

Observations of backhoe pits and exploratory borings were consistent with these findings. The backhoe pits consisted of 15 shallow pits done as part of an investigation to modify the unnamed drainage through the parcel to create an engineered clay lining. The borings consisted of 14 shallow borings completed in 1984 by Earth Systems Consultants, to address geotechnical aspects of various proposed improvements. The borings were concentrated in the central portion of the site beneath the transfer station. No hazardous waste other than household hazardous waste is known or suspected to have been landfilled at the facility.

After closure of the landfill and prior to opening the site as a transfer station, approximately one to five feet of silty sandy gravel cover soil was placed over the refuse.

Of the fifteen test pits, only three that were excavated in the eastern portion of the site, east of the secondary channel and near the bank of Llagas Creek, encountered any household refuse. No household hazardous waste was encountered. No household refuse was encountered in any of the borings near the center of the Property, which were drilled to depths ranging from 15.5 to 40 feet below grade. Water was encountered in nine of the borings at depths ranging from seven to sixteen feet below grade.

Based on a cross-section (Drawing 1) included with the EMCON report, an area of about sixty feet adjacent to Llagas Creek was compacted to 90% relative compaction, and graded to drain away from the Creek at a 3% grade, back onto the transfer station parcel. This feature would prevent runoff from the transfer station from impacting the Creek. Also, according to notes on Drawing 1 of the EMCON report, all drainage from the transfer station loading and unloading areas was designed to be contained, mixed with the refuse, and disposed of at an approved disposal site.

The groundwater regime that the parcel is located within is the Llagas sub-basin of the Santa Clara Valley groundwater basin, which is approximately 13 miles long and four miles wide. Groundwater in the basins is contained primarily in Quaternary alluvium. The direction of flow is generally to the southeast.

The EMCOM report was submitted to the Central Coast RWQCB. On April 6, 1989, a letter was sent to the parcel owner granting the exemption, but requesting that three monitoring wells be installed and sampled to investigate potential groundwater impacts. A copy of the letter was provided to PIERS by Mr. Sherman. The letter states that "based on the relatively shallow depth to groundwater beneath the site, the location of the landfill relative to potable drinking water supply wells and the lack of groundwater quality data in and around the site, we believe some groundwater quality monitoring is warranted".

According to Mr. Sherman, the wells were installed in the late 1980's, and are still present. One well was located along the northern boundary, one was located along the eastern boundary, and one was located along the southern boundary, near Llagas Creek. The wells were reportedly sampled once and yielded results below regulatory limits. A report was forwarded to the RWQCB, but according to Mr. Sherman, there has been no further sampling or correspondence related to the wells.

In December 2003, PIERS contacted Ms. Sue Gerdson of the Central Coast RWQCB, who informed PIERS that although she could not locate the closure letter, the case had received closure.

TABLE 5.6C		
REACH 5		
ADDRESS	HAZARDOUS MATERIALS*	CONCERNS
415 Lena Avenue Gilroy	No access to parcel, no significant quantities expected.	No concerns.
905 Lena Avenue Gilroy	No significant quantities.	No concerns.

TABLE 5.6D		
REACH 4		
ADDRESS	HAZARDOUS MATERIALS*	CONCERNS
Lena Avenue (830-06-034) Gilroy	None.	No concerns.
Columbet Avenue (830-06-002) Gilroy	None.	No concerns.
1025 Masten Avenue Gilroy	No significant quantities except one drum of diesel fuel.	No concerns.
1100 Masten Avenue Gilroy	Access only allowed at creek, no significant quantities per owner.	No concerns.
1290 Masten Avenue Gilroy	Access only allowed at creek, no significant quantities expected.	No concerns except potential for horse manure discharge to creek. Horses are kept directly adjacent to steep bank of creek. Runoff from horse corrals is raveling creek bank.
1115 Rucker Avenue, Gilroy	Access only allowed at creek, no significant quantities expected.	No concerns.
1280 Rucker Avenue, Gilroy	No significant quantities.	No concerns.
1240 Rucker Avenue, Gilroy	Contractor's storage yard with asphalt, paints, and paving coating, all in 5-gallon pails or less except for some drums of asphalt.	No concerns. Storage area set well back from creek.
10295 Center Avenue Gilroy	No significant quantities. Small wood working shop, storage all less than 5 gallons.	Owner reports buried waste from previous dumping, however, does not appear to be of significant environmental concern.
10105 Center Avenue Gilroy	No significant quantities.	No concerns.
1625 Buena Vista Ave. Gilroy	Bags or pails of dried fertilizer are stored prior to mixing and application through watering. (greenhouse operation). One drum of oil, other storage less than 5-gallons.	Significant quantities of trash and debris along creek, "V" ditches cut from parcel to vicinity of creek, including from packing area.

The majority of the parcels that contain rural residences have above-ground storage tanks for propane. These tanks do not appear to represent a potential concern with respect to environmental conditions at the parcels.

A number of the owners or tenants provided information from the District's sampling of their wells as part of the Olin site release of perchloroethylene (PCE). This site is discussed previously in this report (Section 1.1 and Section 5.1 – Records Review – Reaches 5 and 6 – SLIC sites). The information provided by the owners and tenants are summarized in the following table:

TABLE 5.7A	
REACH 6	
ADDRESS	OLIN INVESTIGATION WELL SAMPLING FOR PCE
14425 Monterey Hwy. San Martin	Per owner, well sampling yielded non-detectable results for PCE.
13370 E. Kimble Ct. San Martin	Per tenant, well testing indicated very low concentrations of PCE on first testing, and yielded non-detectable results on second testing.

TABLE 5.7B	
REACH 5	
ADDRESS	OLIN INVESTIGATION WELL SAMPLING FOR PCE
905 Lena Avenue Gilroy	Per owner, well sampling yielded non-detectable results for PCE.

TABLE 5.7C	
REACH 4	
ADDRESS	OLIN INVESTIGATION WELL SAMPLING FOR PCE
1100 Masten Avenue Gilroy	Per owner, well sampling indicated a concentration of PCE of 5.5 parts per billion.
10295 Center Avenue Gilroy	Per owner, well sampling yielded non-detectable results for PCE.

5.3 PROFESSIONAL OPINIONS AND CONCLUSIONS

5.3.1 PROFESSIONAL OPINIONS REGARDING THE ENVIRONMENTAL CONDITIONS

As stated in the Scope of Services (District 2002), one of three conclusions is specifically stated for each parcel. The possible conclusions are:

- 1) No evidence of environmental concerns exists, and no further inquiry is required.
- 2) Evidence of environmental concerns exists, and no further inquiry is required.
- 3) Further investigation into the environmental condition of the parcel is required to make an adequate assessment.

With regards to the Olin site release of PCE to groundwater, and based on data as of June 24, 2003 from the District's web site, all of the parcels, except for the parcel in Reach 7B, are within the area of investigation. In this area, concentrations of PCE measured in groundwater samples from residents' wells range from non-detectable to 20 ppb. The responsible party for this release has been identified (Olin Corporation), and is responsible for the cleanup. According to information contained in the District's web site for the Olin release, showering or bathing in water (analogous to construction workers in contact with the water) containing low levels of perchlorate is not a health risk. Therefore, the Olin release of PCE is a recognized environmental condition, but there do not appear to be any environmental implications for the District's plans for the Llagas Creek project from this release.

One recognized environmental condition at the parcels is the potential for residual pesticides and fertilizers in soil due to prior or ongoing agricultural use. This is a non-point source, and was identified for fourteen parcels.

Certain other potential environmental concerns, including asbestos, lead, radon, and PCBs, are discussed separately in section 5.4 of this report.

The following tables summarize the potential recognized environmental conditions for the parcels:

TABLE 5.8A	
REACH 7B	
ADDRESS	POTENTIAL RECOGNIZED ENVIRONMENTAL CONDITIONS
16845 Monterey Street Morgan Hill	No evidence of environmental concerns exists, and no further inquiry is required. No recognized environmental conditions were identified from historical use of the parcel, and no recognized environmental conditions were identified in the vicinity of the parcel that are a potential risk to the parcel.

TABLE 5.8B	
REACH 6	
ADDRESS	POTENTIAL RECOGNIZED ENVIRONMENTAL CONDITIONS
14425 Monterey Hwy. San Martin	Evidence of environmental concerns exists, and further inquiry is required. The parcel has been used for row crops since prior to 1953, and continuing to present. There is a risk of residual pesticides and fertilizers in soil. The parcel was used for row crops since prior to 1953, ceasing by 1966, and resuming recently, and the area of the parcel near Monterey Highway was used historically as a small nursery. However, aerial photographs and the site reconnaissance indicate that the agricultural use was at least 80 feet from the creek.
14070 Llagas Avenue San Martin	No evidence of environmental concerns exists, and no further inquiry is required. No recognized environmental conditions were identified from historical use of the parcel, and no recognized environmental conditions were identified in the vicinity of the parcel that are a potential risk to the parcel. The prior use of the parcel as a landfill has been previously investigated, and no environmental concerns have been identified.
13792 Llagas Avenue San Martin	Evidence of environmental concerns exists, and further inquiry is required. The parcel was used for row crops from prior to 1953 to present. Greenhouses are located approximately 8 ft from the creek bank, and the District plans to move portions of structures. There is a risk of residual pesticides and fertilizers in soil.
13795 Murphy Avenue San Martin	Evidence of environmental concerns exists, and further inquiry is required. The parcel was used for orchards and then later row crops from prior to 1953 and continuing to present. There is a risk of residual pesticides and fertilizers in soil.
13660 Llagas Avenue Morgan Hill	No evidence of environmental concerns exists, and no further inquiry is required. No recognized environmental conditions were identified from historical use of the parcel, and no recognized environmental conditions were identified in the vicinity of the parcel that are a potential risk to the parcel.
Murphy Avenue (825-09-024) Morgan Hill	Evidence of environmental concerns exists, and no further inquiry is required. No recognized environmental conditions were identified in the vicinity of the parcel that are a potential risk to the parcel. No recognized environmental conditions were identified from historical use of the parcel, except for the risk of horse manure being discharged to Llagas Creek (horses are penned within 8 ft of the creek bank). This is a potential biohazard due to the risk of transfer of disease to humans.
Llagas Avenue (825-09-019) San Martin	No evidence of environmental concerns exists, and no further inquiry is required. No recognized environmental conditions were identified from historical use of the parcel, and no recognized environmental conditions were identified in the vicinity of the parcel that are a potential risk to the parcel. Agricultural use on this parcel ceased by 1974.

TABLE 5.8B – continued	
REACH 6	
ADDRESS	POTENTIAL RECOGNIZED ENVIRONMENTAL CONDITIONS
13520 Llagas Avenue San Martin	No evidence of environmental concerns exists, and no further inquiry is required. No recognized environmental conditions were identified from historical use of the parcel, and no recognized environmental conditions were identified in the vicinity of the parcel that are a potential risk to the parcel.
13390 E. Kimble Court San Martin	No evidence of environmental concerns exists, and no further inquiry is required. No recognized environmental conditions were identified from historical use of the parcel, and no recognized environmental conditions were identified in the vicinity of the parcel that are a potential risk to the parcel. Agricultural use on this parcel ceased by 1963.
13370 E. Kimble Court San Martin	No evidence of environmental concerns exists, and no further inquiry is required. No recognized environmental conditions were identified from historical use of the parcel, and no recognized environmental conditions were identified in the vicinity of the parcel that are a potential risk to the parcel. Agricultural use on this parcel ceased by 1971.
13370 Llagas Avenue San Martin	No evidence of environmental concerns exists, and no further inquiry is required. No recognized environmental conditions were identified from historical use of the parcel, and no recognized environmental conditions were identified in the vicinity of the parcel that are a potential risk to the parcel. Agricultural use on this parcel ceased by 1974.
275 E. San Martin Ave. San Martin	No evidence of environmental concerns exists, and no further inquiry is required. No recognized environmental conditions were identified from historical use of the parcel, and no recognized environmental conditions were identified in the vicinity of the parcel that are a potential risk to the parcel. Active agricultural use on this parcel, which consisted of orchards only, appears to have ceased by 1981.
13150 Llagas Avenue San Martin	No evidence of environmental concerns exists, and no further inquiry is required. No recognized environmental conditions were identified from historical use of the parcel, and no recognized environmental conditions were identified in the vicinity of the parcel that are a potential risk to the parcel. Agricultural use on this parcel ceased by 1963.
13120 Llagas Avenue San Martin	No evidence of environmental concerns exists, and no further inquiry is required. No recognized environmental conditions were identified from historical use of the parcel, and no recognized environmental conditions were identified in the vicinity of the parcel that are a potential risk to the parcel. Agricultural use on this parcel ceased by 1963.
13110 Llagas Avenue San Martin	No evidence of environmental concerns exists, and no further inquiry is required. No recognized environmental conditions were identified from historical use of the parcel, and no recognized environmental conditions were identified in the vicinity of the parcel that are a potential risk to the parcel.
13055 Murphy Avenue San Martin	No evidence of environmental concerns exists, and no further inquiry is required. No recognized environmental conditions were identified from historical use of the parcel, and no recognized environmental conditions were identified in the vicinity of the parcel that are a potential risk to the parcel. Agricultural use on this parcel ceased by 1970.
12880 Llagas Avenue San Martin	Evidence of environmental concerns exists, and no further inquiry is required. No recognized environmental conditions were identified in the vicinity of the parcel that are a potential risk to the parcel. No recognized environmental conditions were identified from historical use of the parcel, except for the risk of horse manure being discharged to Llagas Creek (horses are penned within 8 ft of the creek bank). This is a potential biohazard due to the risk of transfer of disease to humans.

TABLE 5.8B	
REACH 6- continued	
ADDRESS	POTENTIAL RECOGNIZED ENVIRONMENTAL CONDITIONS
12785-D Murphy Ave. San Martin	No evidence of environmental concerns exists, and no further inquiry is required. No recognized environmental conditions were identified from historical use of the parcel, and no recognized environmental conditions were identified in the vicinity of the parcel that are a potential risk to the parcel.
Llagas Avenue (825-10-001) San Martin	No evidence of environmental concerns exists, and no further inquiry is required. No recognized environmental conditions were identified from historical use of the parcel, and no recognized environmental conditions were identified in the vicinity of the parcel that are a potential risk to the parcel.
12415 Murphy Avenue San Martin	No evidence of environmental concerns exists, and no further inquiry is required. No recognized environmental conditions were identified from historical use of the parcel, and no recognized environmental conditions were identified in the vicinity of the parcel that are a potential risk to the parcel. Significant agricultural use on this parcel ceased by 1973.
12405 Murphy Avenue San Martin	Evidence of environmental concerns exists, and further inquiry is required. The parcel has been used for row crops since prior to 1953, and continuing to present. There is a risk of residual pesticides and fertilizers in soil. However, aerial photographs and the site reconnaissance indicate a significant buffer area exists between the area of agricultural usage and the creek.
11615 Murphy Avenue San Martin	Evidence of environmental concerns exists, and further inquiry is required. The parcel was used for row crops since prior to 1953, and later converted to a greenhouse operation. The District plans to remove portions of greenhouses. There is a risk of residual pesticides and fertilizers in soil.
11605 Murphy Avenue San Martin	Evidence of environmental concerns exists, and further inquiry is required. The parcel was used for row crops since prior to 1953, and later converted to a greenhouse operation. The District plans to remove portions of greenhouses. There is a risk of residual pesticides and fertilizers in soil.

TABLE 5.8C	
REACH 5	
ADDRESS	POTENTIAL RECOGNIZED ENVIRONMENTAL CONDITIONS
415 Lena Avenue Gilroy	Evidence of environmental concerns exists, and further inquiry is required. Agriculture was conducted on this parcel since prior to 1953, ceasing after 1998. There is a risk of residual pesticides and fertilizers in soil.
905 Lena Avenue Gilroy	No evidence of environmental concerns exists, and no further inquiry is required. No recognized environmental conditions were identified from historical use of the parcel, and no recognized environmental conditions were identified in the vicinity of the parcel that are a potential risk to the parcel. Agricultural use at this parcel ceased between 1968 and 1974.

TABLE 5.8D	
REACH 4	
ADDRESS	POTENTIAL RECOGNIZED ENVIRONMENTAL CONDITIONS
Lena Avenue (830-06-034) Gilroy	No evidence of environmental concerns exists, and no further inquiry is required. No recognized environmental conditions were identified from historical use of the parcel, and no recognized environmental conditions were identified in the vicinity of the parcel that are a potential risk to the parcel.
Columbet Avenue (830-06-002) Gilroy	Evidence of environmental concerns exists, and further inquiry is required. Agriculture was conducted on this parcel since prior to 1953, continuing until a few years ago. Per the owner, weed control chemicals were applied during the most recent use. There is a risk of residual pesticides and fertilizers in soil.
1025 Masten Avenue Gilroy	No evidence of environmental concerns exists, and no further inquiry is required. No recognized environmental conditions were identified from historical use of the parcel, and no recognized environmental conditions were identified in the vicinity of the parcel that are a potential risk to the parcel.
1100 Masten Avenue Gilroy	Evidence of environmental concerns exists, and further inquiry is required. Agriculture was conducted on this parcel since prior to 1953, continuing to present. There is a risk of residual pesticides and fertilizers in soil. However, the area of interest to the District along Llagas Creek does not appear to have been actively cultivated within the last 30 years.
1290 Masten Avenue Gilroy	Evidence of environmental concerns exists, and no further inquiry is required. No recognized environmental conditions were identified in the vicinity of the parcel that are a potential risk to the parcel. No recognized environmental conditions were identified from historical use of the parcel, except for the risk of horse manure being discharged to Llagas Creek (horses are penned within 8 ft of the creek bank). This is a potential biohazard due to the risk of transfer of disease to humans.
1115 Rucker Avenue Gilroy	Evidence of environmental concerns exists, and further inquiry is required. Agriculture was conducted on this parcel since prior to 1953, and is ongoing. There is a risk of residual pesticides and fertilizers in soil.
1280 Rucker Avenue Gilroy	No evidence of environmental concerns exists, and no further inquiry is required. No recognized environmental conditions were identified from historical use of the parcel, and no recognized environmental conditions were identified in the vicinity of the parcel that are a potential risk to the parcel. Orchard use at this parcel ceased by 1968.
1240 Rucker Avenue Gilroy	No evidence of environmental concerns exists, and no further inquiry is required. No recognized environmental conditions were identified from historical use of the parcel, and no recognized environmental conditions were identified in the vicinity of the parcel that are a potential risk to the parcel. Orchard use at this parcel ceased by 1968.
10295 Center Avenue Gilroy	Evidence of environmental concerns exists, and further inquiry is required. The parcel has been used as an orchard since at least 1953. There is a risk of residual pesticides and fertilizers in soil.
10105 Center Avenue Gilroy	Evidence of environmental concerns exists, and further inquiry is required. The parcel has been used as an orchard since at least 1953. There is a risk of residual pesticides and fertilizers in soil.

TABLE 5.8D	
REACH 4	
ADDRESS	POTENTIAL RECOGNIZED ENVIRONMENTAL CONDITIONS
1625 Buena Vista Ave. Gilroy	Evidence of environmental concerns exists, and further inquiry is required. The parcel was used for row crops from at least 1953 through 1998. The parcel is now occupied by greenhouses. The District's plans involve removal of portions of structures. There is a risk of residual pesticides and fertilizers in soil. Also, trash and debris has been dumped along the creek, and drainage ditches have been constructed from the greenhouse operation to the creek. This does not appear to have created a significant environmental condition, however, the District should be aware of this condition during construction activities.

PROFESSIONAL OPINIONS REGARDING THE CONSEQUENCES OF THE ENVIRONMENTAL CONDITIONS

The consequences of the recognized environmental conditions documented for the parcels include the potential for residual agricultural chemicals in soil (fourteen parcels). The historical agricultural use was documented through the review of historical aerial photographs. No evidence of excessive use of chemicals, releases, hot spots or the exact types of chemicals used was discovered during this assessment.

The consequences of these conditions include the potential for health risks to construction workers, either from direct dermal contact, or inhalation.

It is PIERS' professional opinion that parcels used for row crop agriculture within the past 25 years should be further investigated via soil collection and analysis. Row crops are generally routinely sprayed with pesticides, insecticides and fertilizers, which do not rapidly degrade. Carcinogenic materials such as DDT, DDE, DDD, dieldrin and chlordane are often found in agricultural soils above regulatory threshold limits. The purpose of the investigation is to evaluate human health and ecological risks from this use. If health and safety precautions are implemented regarding this issue without investigation, the precautions may be inadequate, or unnecessary. Soil testing should be performed in those areas where human exposure is likely to occur, prior to any construction activities. Any residual concentrations, if present, are not the result of point sources, and the sampling should be conducted randomly within the area where human exposure is planned to occur.

5.4 OTHER POTENTIAL ENVIRONMENTAL CONCERNS

5.4.1 ASBESTOS AND LEAD

Based on observation, where possible, specific suspect asbestos-containing building materials (ACBMs) and buildings with potential lead-based paint have been noted, and are listed in the summary tables below. No friable ACBMs or significantly chipped paint areas were noted. Buildings with non-friable ACBMs should undergo asbestos surveys if renovations or demolitions are planned.

A number of the structures on the parcels were not accessible for inspection at the time of PIERS reconnaissance, or else access was denied. However, the occurrence of asbestos in building materials and lead in paint is primarily a function of age of construction. ACBMs are not usually found in buildings constructed after 1981. Lead-based paint is not usually found in buildings constructed after 1978.

TABLE 5.9A				
REACH 7B				
SUSPECT ASBESTOS AND LEAD				
ADDRESS	DATE BUILT	SUSPECT ASBESTOS	SUSPECT LEAD	FRIABLE ACBMS
16845 Monterey Street Morgan Hill	1947	Yes	Yes	None observed

TABLE 5.9B				
REACH 6				
SUSPECT ASBESTOS AND LEAD				
ADDRESS	DATE BUILT	SUSPECT ASBESTOS	SUSPECT LEAD	FRIABLE ACBMS
14425 Monterey Highway San Martin	Main res. prior to 1953 (aerials)	Yes	Yes	None observed
14070 Llagas Avenue San Martin	1985	No (recent construction)	No (recent construction)	No (recent construction)
13792 Llagas Avenue San Martin	Main res. prior to 1953 (aerials)	Yes	Yes	None observed
13795 Murphy Avenue San Martin	Prior to 1953 (aerials)	Yes	Yes	None observed
13660 Llagas Avenue Morgan Hill	shed before 1963 (aerials)	Yes	Yes	Yes
Murphy Ave. (825-09-024), Morgan Hill	No structures	No structures	No structures	No structures
Llagas Avenue (825-09-019), San Martin	No structures	No structures	No structures	No structures
13520 Llagas Avenue San Martin	1978	Yes	None observed	None observed
13390 E. Kimble Court San Martin	1935	Yes	Yes	None observed
13370 E. Kimble Court – A San Martin	1971	No access, possible	No access, possible	No access, possible
13370 Llagas Avenue San Martin	1912	Yes	Yes	None observed
275 E. San Martin Avenue San Martin	(trailer & barn)	No except small trailer	No except small trailer	None observed
13150 Llagas Avenue San Martin	1955	Yes	Yes	None observed
13120 Llagas Avenue San Martin	1971	Yes	Yes	None observed
13110 Llagas Avenue San Martin	1935	Yes	Yes	None observed
13055 Murphy Avenue San Martin	Recent	No (recent construction)	No (recent construction)	No (recent construction)
12880 Llagas Avenue San Martin	1977	Yes	Yes	None observed
12785-D Murphy Avenue San Martin	1920	Yes	Yes	None observed
Llagas Avenue (825-10-001) San Martin	No structures	No structures	No structures	No structures
12415 Murphy Avenue San Martin	Unknown	Yes	Yes	None observed
12405 Murphy Avenue San Martin	Some structures prior to 1965 (aerials)	Yes	Yes	None observed
11615 Murphy Avenue San Martin	Between 1974 and 1981	Yes	Yes	None observed
11605 Murphy Avenue San Martin	Appears recent	Yes	Yes	None observed

TABLE 5.9C				
REACH 5				
SUSPECT ASBESTOS AND LEAD				
ADDRESS	DATE BUILT	SUSPECT ASBESTOS	SUSPECT LEAD	FRIABLE ACBMS
415 Lena Avenue Gilroy	Appears recent	No access but unlikely	No access but unlikely	No access but unlikely
905 Lena Avenue Gilroy	1975	Yes	Yes	None observed

TABLE 5.9D				
REACH 4				
SUSPECT ASBESTOS AND LEAD				
ADDRESS	DATE BUILT	SUSPECT ASBESTOS	SUSPECT LEAD	FRIABLE ACBMS
Lena Avenue (830-06-034) Gilroy	No structures	No structures	No structures	No structures
Columbet Ave. (830-06-002) Gilroy	No structures	No structures	No structures	No structures
1025 Masten Avenue Gilroy	1964	Yes	Yes	None observed
1100 Masten Avenue Gilroy	Main house early 1900's	Assumed (no access except creek)	Assumed (no access except creek)	None observed (no access except creek)
1290 Masten Avenue Gilroy	Some buildings prior to 1953	Assumed (no access except creek)	Assumed (no access except creek)	None observed (no access except creek)
1115 Rucker Avenue Gilroy	Old	Assumed (no access except creek)	Assumed (no access except creek)	None observed (no access except creek)
1280 Rucker Avenue Gilroy	1973	Yes	Yes	None observed
1240 Rucker Avenue Gilroy	1999	No	No	No
10295 Center Avenue Gilroy	1978	Yes	No	None observed
10105 Center Avenue Gilroy	1999	No except small trailer	No except small trailer	None observed
1625 Buena Vista Avenue Gilroy	Probably prior to 1953	Yes	Yes	None observed

TABLE 5.10A	
REACH 7B	
ADDRESS	POTENTIAL NON-FRIABLE ACBMS OBSERVED
16845 Monterey Street Morgan Hill	Stucco, acoustic ceiling tiles, wall coverings (all interiors not accessed).

TABLE 5.10B	
REACH 6	
ADDRESS	POTENTIAL NON-FRIABLE ACBMS OBSERVED
14425 Monterey Hwy. San Martin	Roofing materials, stucco, floor tile and mastic, wall coverings (all interiors not accessed).
13792 Llagas Avenue San Martin	Interiors not accessed.
13795 Murphy Avenue San Martin	Roofing materials (interiors not accessed).
13660 Llagas Avenue Morgan Hill	Stucco on very small building (former pig slaughterhouse).
13520 Llagas Avenue San Martin	Interior not accessed.
13390 E. Kimble Court San Martin	Floor tile and mastic, wall and ceiling coverings.
13370 E. Kimble Court - A San Martin	Stucco (no access to parcel).
13370 Llagas Avenue San Martin	Roofing materials (interior not accessed).
275 E. San Martin Avenue San Martin	Only (possibly) within small enclosed trailer.
13150 Llagas Avenue San Martin	Floor tile and mastic, wall and ceiling coverings, roofing materials. Per owner interview, asbestos removal at burnt residence to be conducted.
13120 Llagas Avenue San Martin	Roofing materials, floor tile and mastic, wall and ceiling coverings, acoustic ceiling tile.
13110 Llagas Avenue San Martin	Roofing materials (interior not accessed).
12880 Llagas Avenue San Martin	Floor tile and mastic, wall and ceiling coverings.
12785-D Murphy Avenue San Martin	Stucco, roofing materials (interiors not accessed).
12415 Murphy Avenue San Martin	Roofing materials, floor tile and mastic, wall coverings, acoustic ceiling tile.
12405 Murphy Avenue San Martin	Interiors not accessed.
11615 Murphy Avenue San Martin	Interior not accessed
11605 Murphy Avenue San Martin	Stucco (interior not accessed).

TABLE 5.10C	
REACH 5	
ADDRESS	POTENTIAL NON-FRIABLE ACBMS OBSERVED
905 Lena Avenue Gilroy	Interior not accessed.

TABLE 5.10D	
REACH 4	
ADDRESS	POTENTIAL NON-FRIABLE ACBMS OBSERVED
1025 Masten Avenue Gilroy	Wall and ceiling coverings, floor tile and mastic.
1100 Masten Avenue Gilroy	Assumed (access only allowed near creek).
1290 Masten Avenue Gilroy	Assumed (access only allowed near creek).
1115 Rucker Avenue Gilroy	Roofing materials, other (access only allowed near creek).
1280 Rucker Avenue Gilroy	Stucco, roofing materials, floor tile and mastic.
10295 Center Avenue Gilroy	Roofing materials (interiors not accessed).
10105 Center Avenue Gilroy	Only (possibly) within small enclosed trailer.
1625 Buena Vista Avenue Gilroy	Stucco, roofing materials (interior not accessed).

5.4.2 RADON

PIERS reviewed the California Statewide Radon Survey Interim Results report prepared by the California Department of Health Services (DHS) with the United States Environmental Protection Agency (EPA) in 1990. In this report, California was organized into nine sampling regions using general geology, climate, and existing radon distribution knowledge. The parcels are located in Region 6, which includes Alameda, Monterey, San Benito, San Francisco, San Luis Obispo, San Mateo, Santa Clara, and Santa Cruz Counties.

The results of the survey indicate that over 94.5% of the homes in this region have radon concentrations below 4 picocuries per liter (pCi/l) of air. The average radon level for Region 6 was 0.6 pCi/l, well below the EPA action limit of 4 pCi/l. Given the low regional radon concentrations, it is unlikely that the parcels will be impacted by the presence of radon. PIERS does not expect radon levels at the parcels to exceed 4 pCi/l.

5.4.3 PCBS

No PCB-containing equipment was identified at the parcels. With regards to Pacific Gas & Electric Company (PG&E) equipment located near the parcels, a PCB-abatement program was initiated and completed in the early 1980's, according to Dan Miller, engineer with PG&E Morgan Hill, who was contacted by PIERS in March of 2002. PG&E has indicated that PCB-containing oil was replaced with mineral oil in 99.9% of all statewide transformers. After replacement, the maximum allowable concentration of residual PCBs remaining in a transformer was 50 parts per million (ppm). Should there be a concern over the possible existence of PCBs in a transformer, PG&E can be contracted to arrange for an inspection and sampling of the transformer oil. Should the transformer be found to contain PCBs above a concentration of 50 ppm, PG&E will replace that oil at no cost. Should the transformer be found to contain PCBs below 50 ppm, PG&E will charge a fee for the inspection and sampling of the transformer.

6.0 RECOMMENDATIONS

6.1 SCOPE OF ADDITIONAL RECOMMENDED INVESTIGATIONS

For the parcels where there is a potential for residual amounts of pesticides and fertilizers to exist in soils due to prior agricultural chemical use, one sample per possibly affected parcel is recommended. The soil sample should be analyzed for pesticides by EPA Method 8080. If the analytical results of the soil samples indicate concentrations of contaminants above environmental screening levels, additional sampling should be conducted to further define the degree and extent of contamination.

At three sites (14425 Monterey Highway, 12405 Murphy Avenue, and 1100 Masten Avenue), there was a significant area along the creek where no agriculture was apparently conducted. Soil sampling is not recommended for these three parcels, unless the District planned activities include work where there is presently agriculture.

At the three sites (APN 825-09-024, 12880 Llagas Avenue, and 1290 Masten Avenue) where there is a risk of discharge of horse manure to Llagas Creek, construction workers should use gloves so as not to make direct contact with manure during work activities. Also, the parcel owners should be encouraged to maintain a buffer zone between the horse areas and Llagas Creek, and to route drainage from the horse areas away from Llagas Creek.

Testing of structures for asbestos and lead, as summarized above (Section 5.4.1), should only be implemented if the District activities will involve modification to or demolition of the structures.

6.2 JUSTIFICATION OF ADDITIONAL RECOMMENDED INVESTIGATIONS

Per District's Board Agenda Memo dated May 7, 2002, these recommendations have been compiled "in order to protect the construction crews from exposure to hazardous materials and to protect the District from the financial liability and legal responsibility for the cleanup of contaminated parcel acquired by the District". The recommendations are site-specific, and location specific within each parcel.

7.0 APPENDICES

7.1 MAPS, FIGURES, AND PHOTOS

7.1.1 PARCEL VICINITY MAP – FIGURES 1 THROUGH FIGURE 4

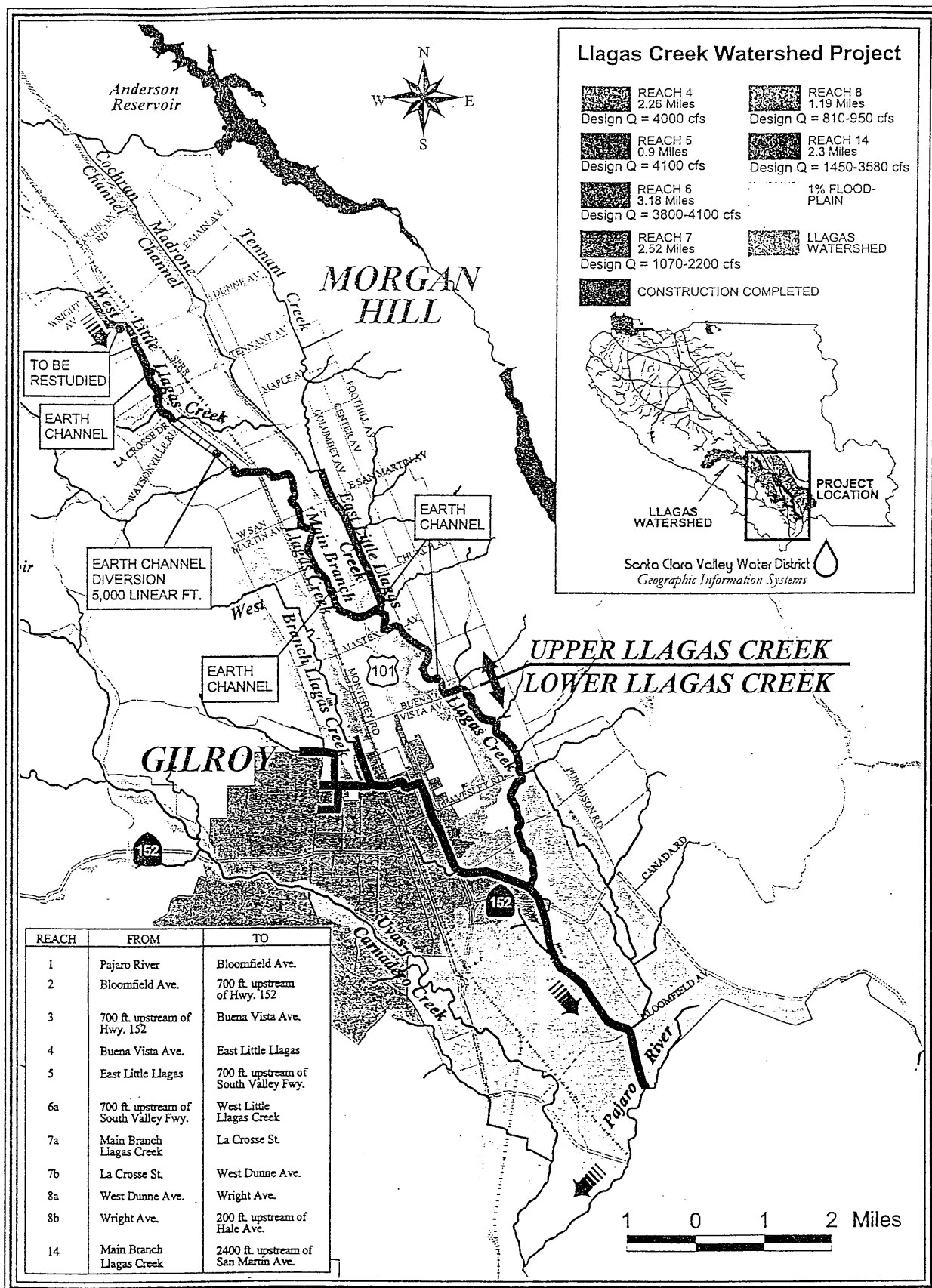


FIGURE 1
PROPERTY VICINITY MAP
LLAGAS CREEK WATERSHED PROJECT
MORGAN HILL, CALIFORNIA

NOT TO SCALE
SEPTEMBER 2003

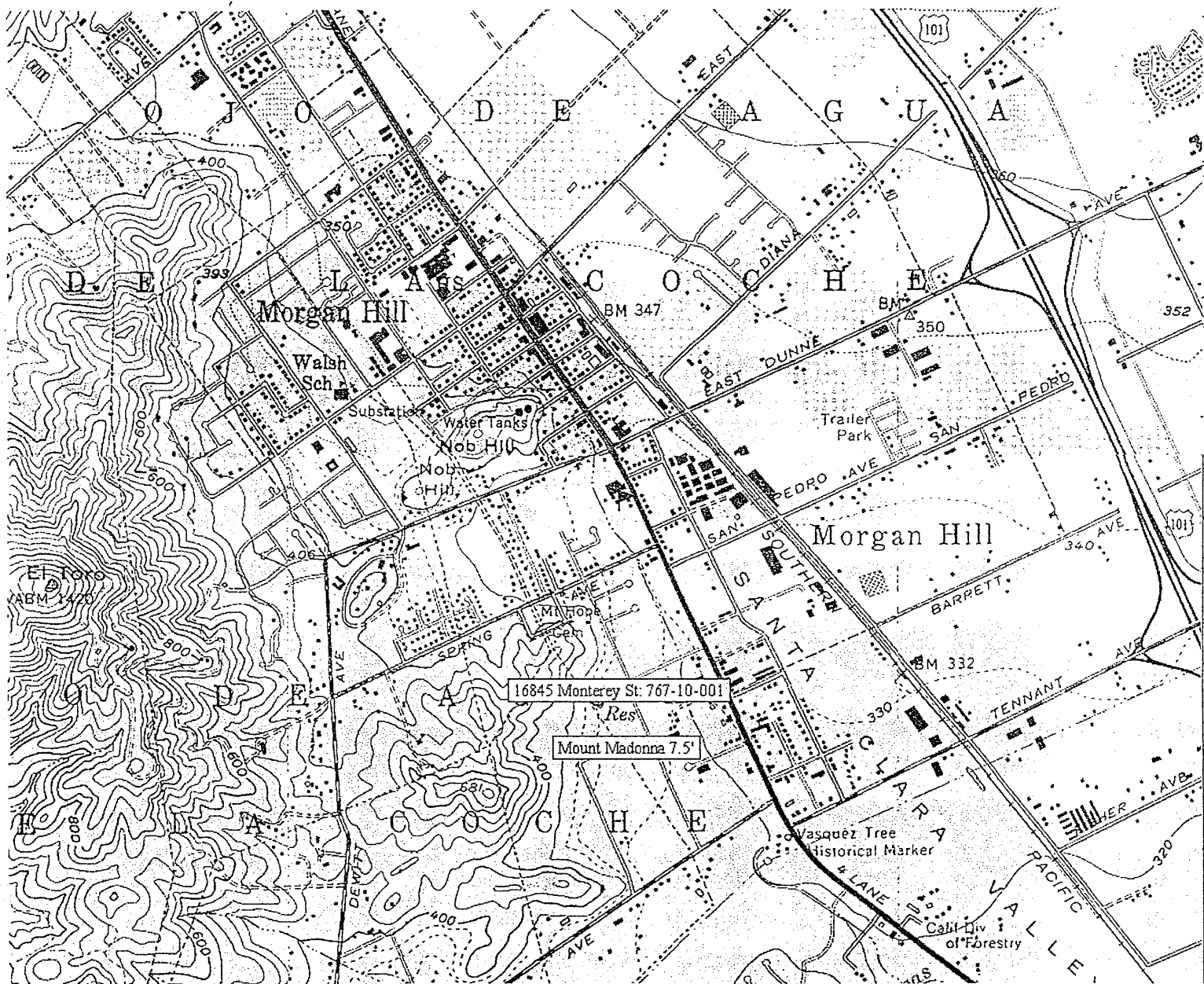


FIGURE 2

PROPERTY VICINITY MAP

REACH 7B, UPPER LLAGAS CREEK
SAN MARTIN & MORGAN HILL, CALIFORNIA

NOT TO SCALE
SEPTEMBER 2003

PIERS ENVIRONMENTAL SERVICES, INC. 1330 S. BASCOM AVE., SUITE F, SAN JOSE, CA 95128
PHONE: 408-559-1248 FAX: 408-559-1224 WWW.PIERSES.COM

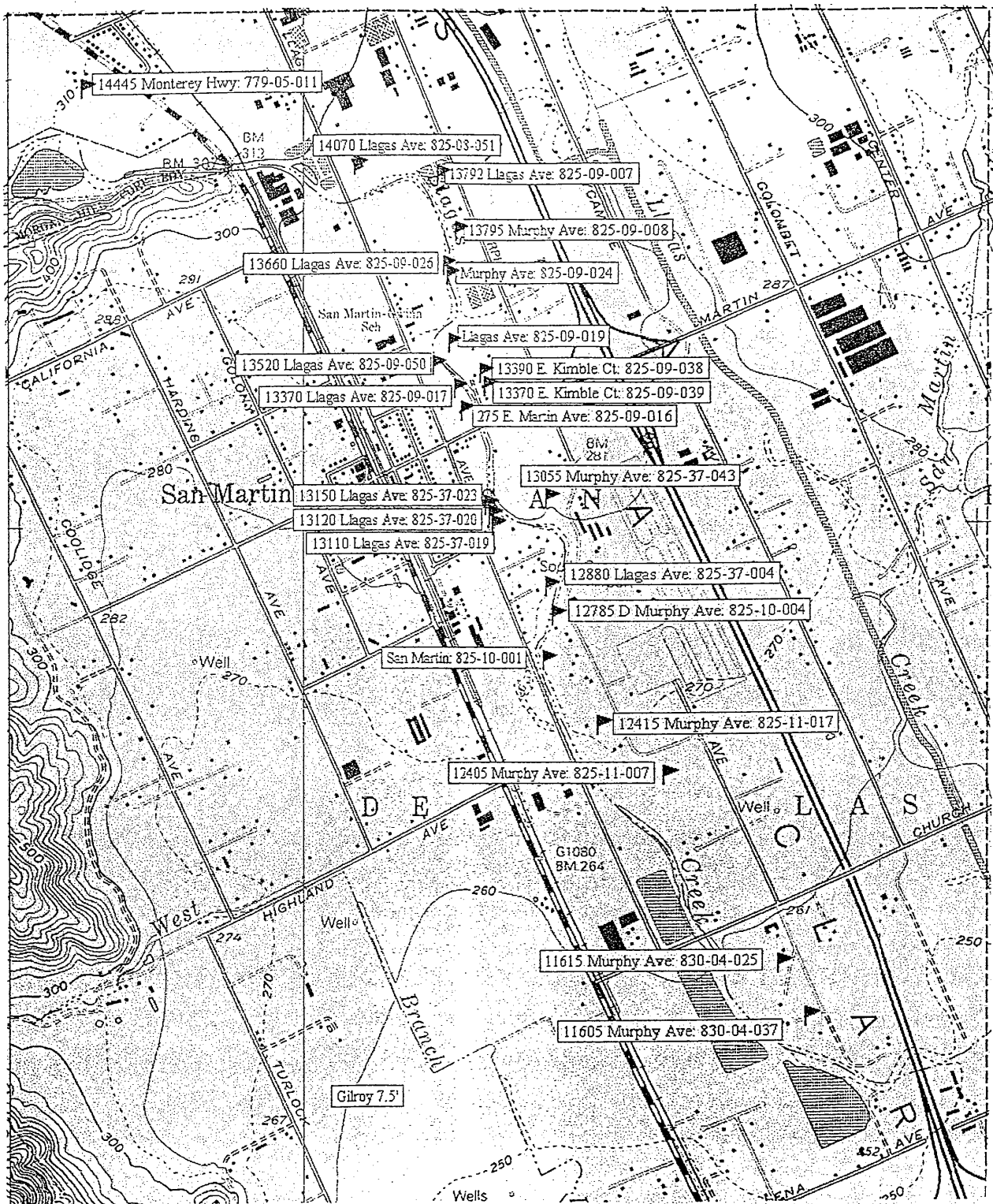


FIGURE 3
PROPERTY VICINITY MAP

REACH 6, UPPER LLAGAS CREEK
 SAN MARTIN, CALIFORNIA

NOT TO SCALE
 SEPTEMBER 2003

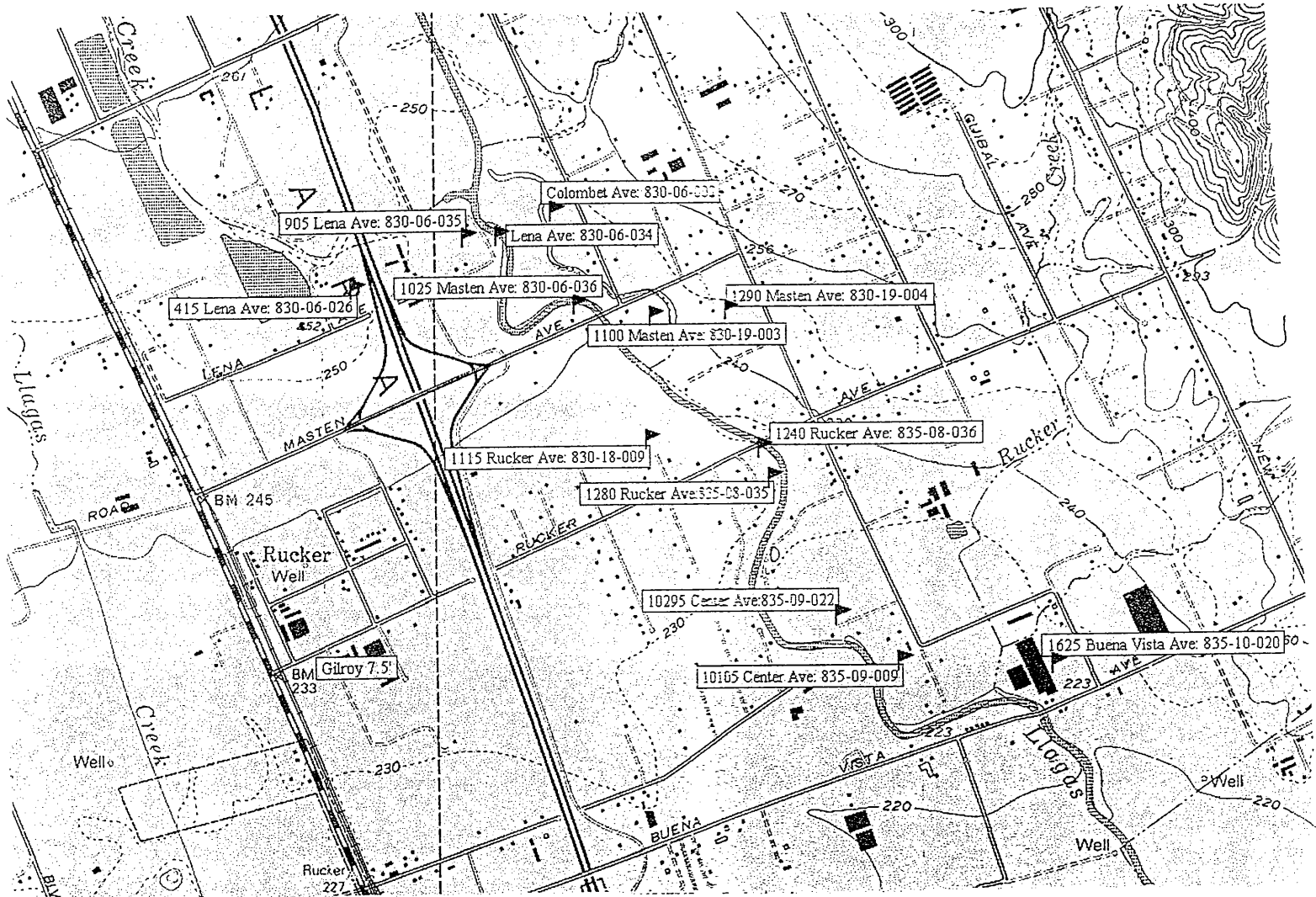


FIGURE 4
PROPERTY VICINITY MAP
 REACHES 4 & 5, UPPER LLAGAS CREEK
 GILROY, CALIFORNIA

NOT TO SCALE
 SEPTEMBER 2003

PIERS ENVIRONMENTAL SERVICES, INC. 1330 S. BASCOM AVE., SUITE F, SAN JOSE, CA 95128
 PHONE: 408-559-1248 FAX: 408-559-1224 WWW.PIERSES.COM

7.1.2 PARCEL MAPS

APN: 767-10-001

Owner 1: FLORES, ALBERT L & EDITE C

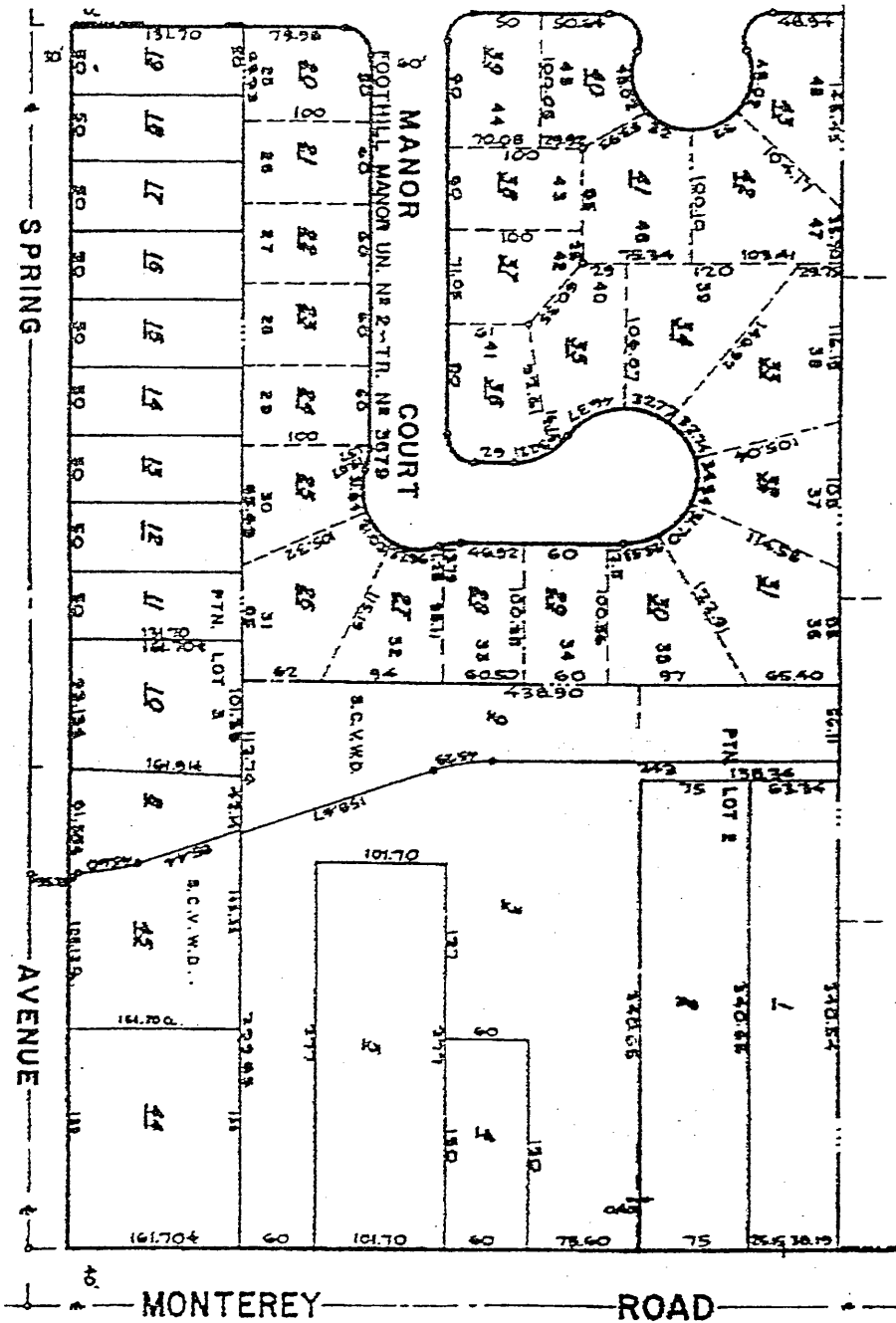
Owner 2:

Phone:

Site Address: 16845 MONTEREY ST

Site City/State: MORGAN HILL CA

95037



APN: 779-05-011

Owner 1: HIRAKI, HARRY F & ET A TR

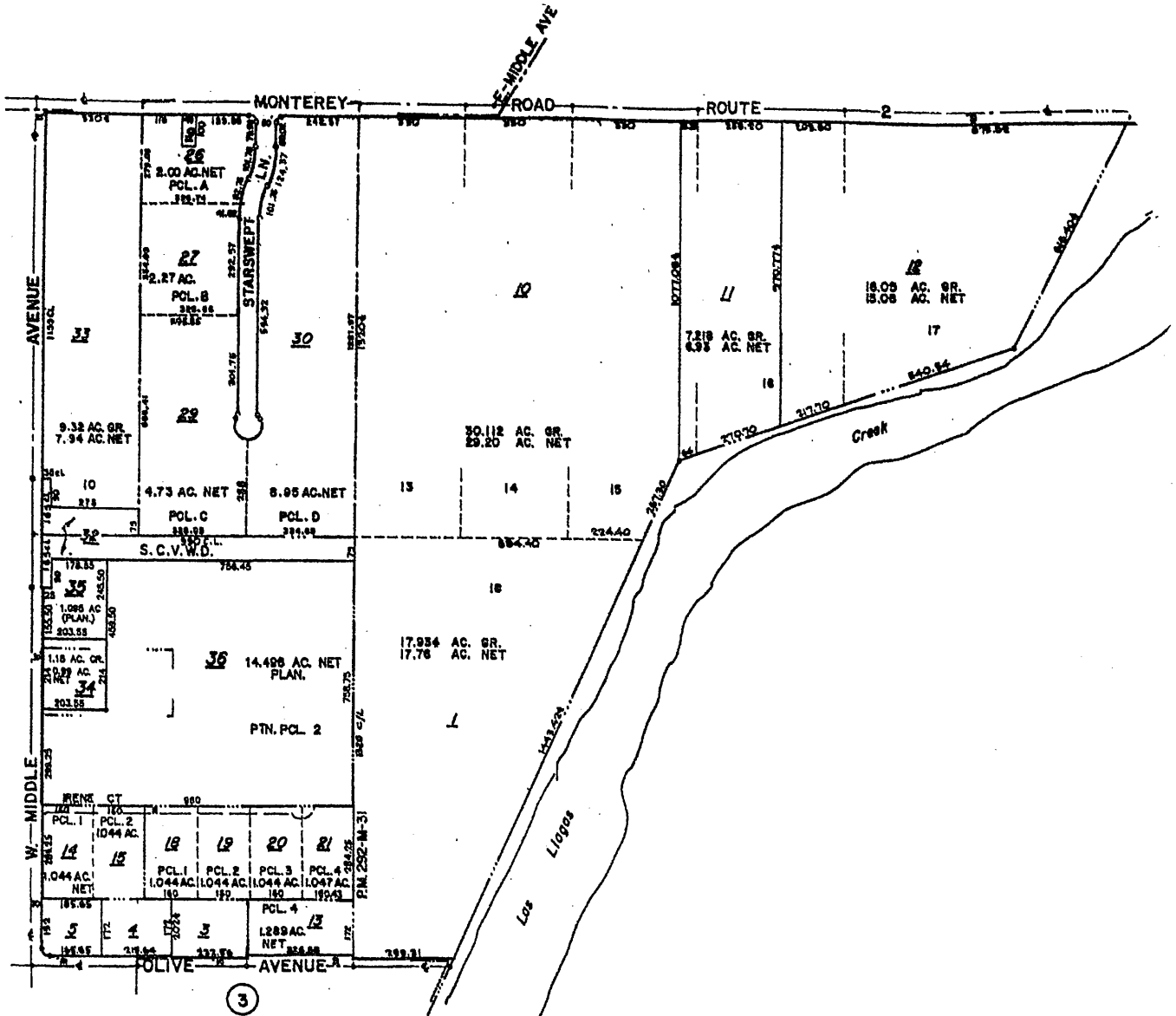
Owner 2:

Phone: (408) 779-6149

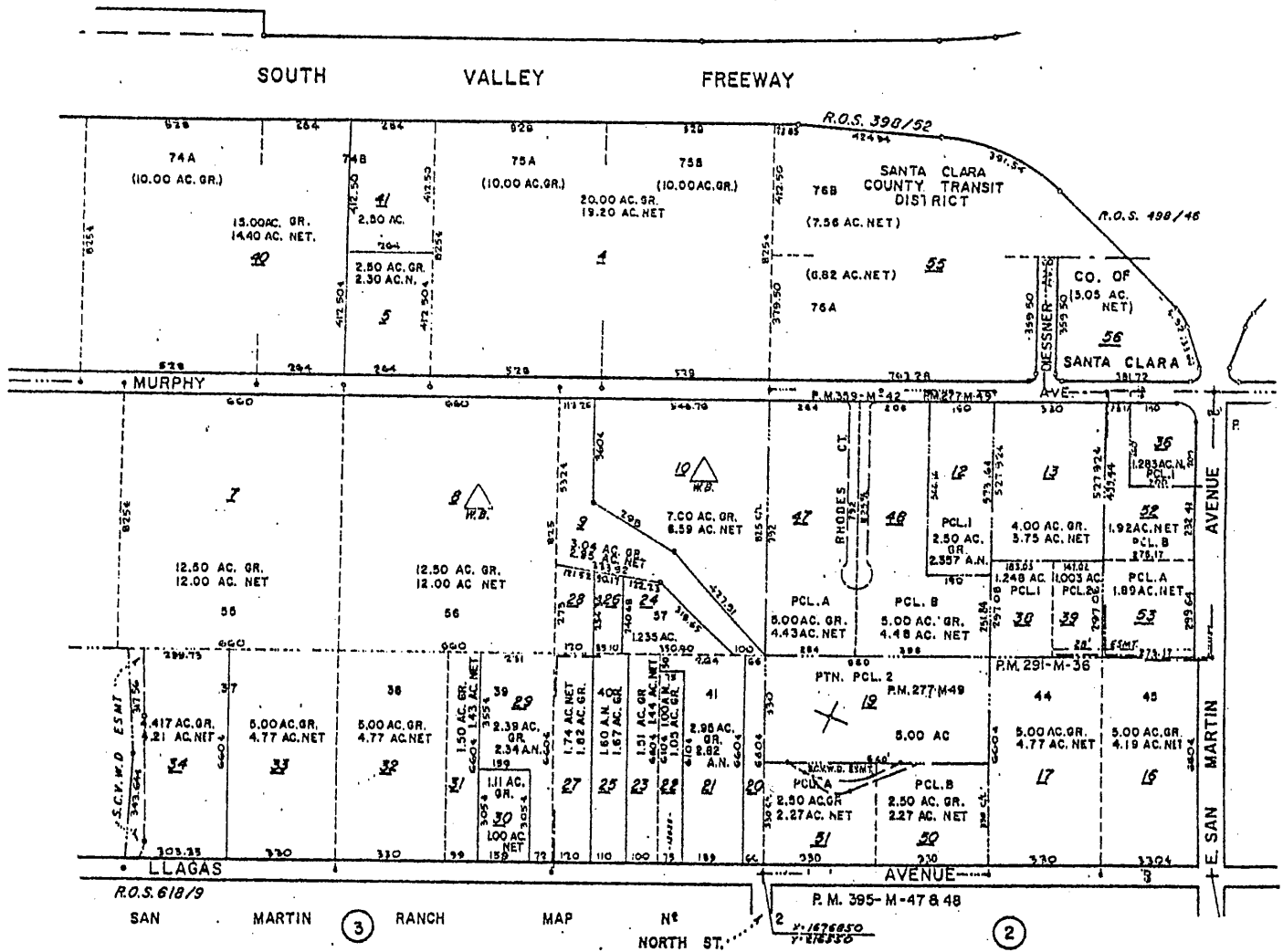
Site Address: 14445 MONTEREY HWY

Site City/State: SAN MARTIN CA

95046



95046



APN: 825-08-051

Owner 1: SUNSET PROPERTIES INC

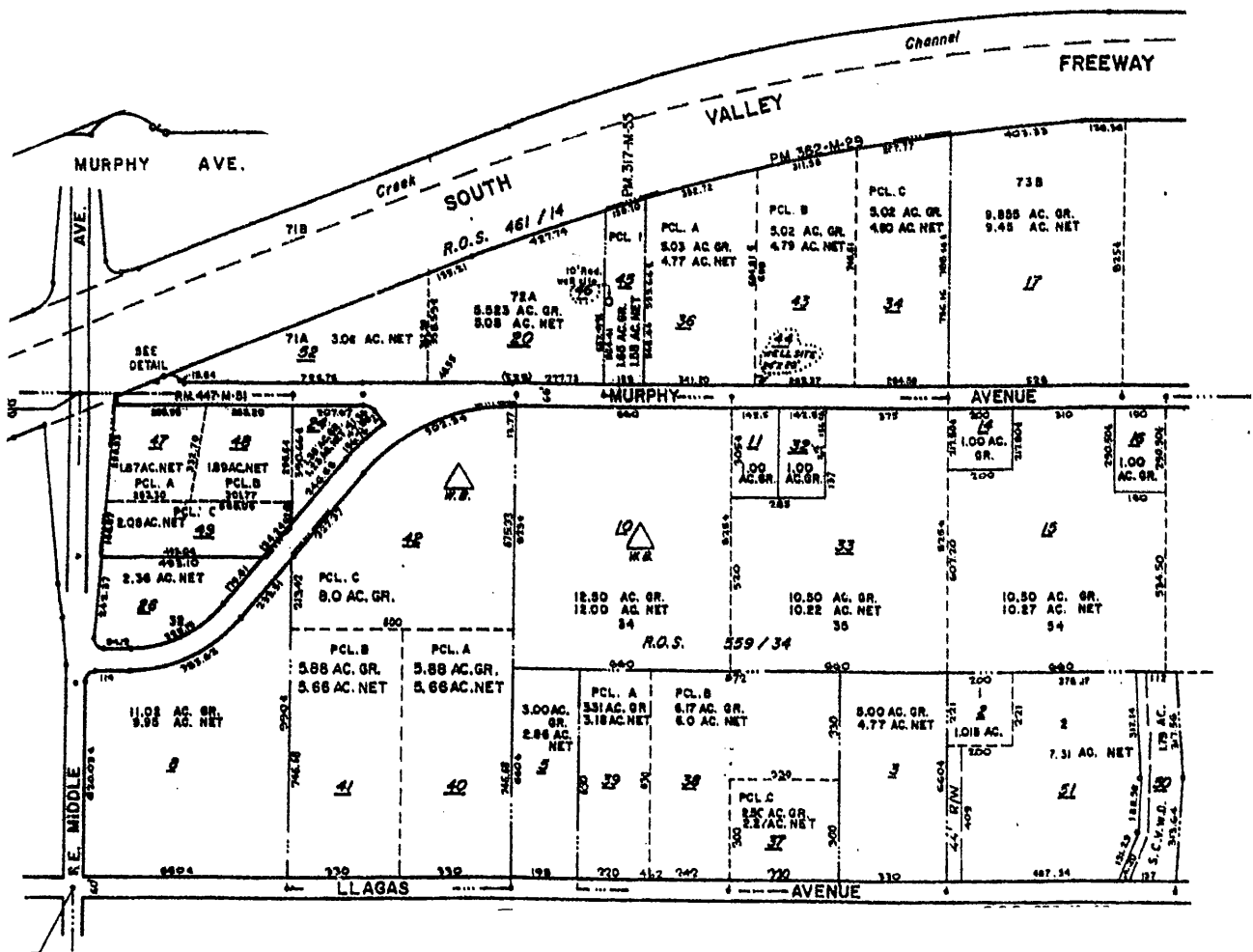
Owner 2:

Phone:

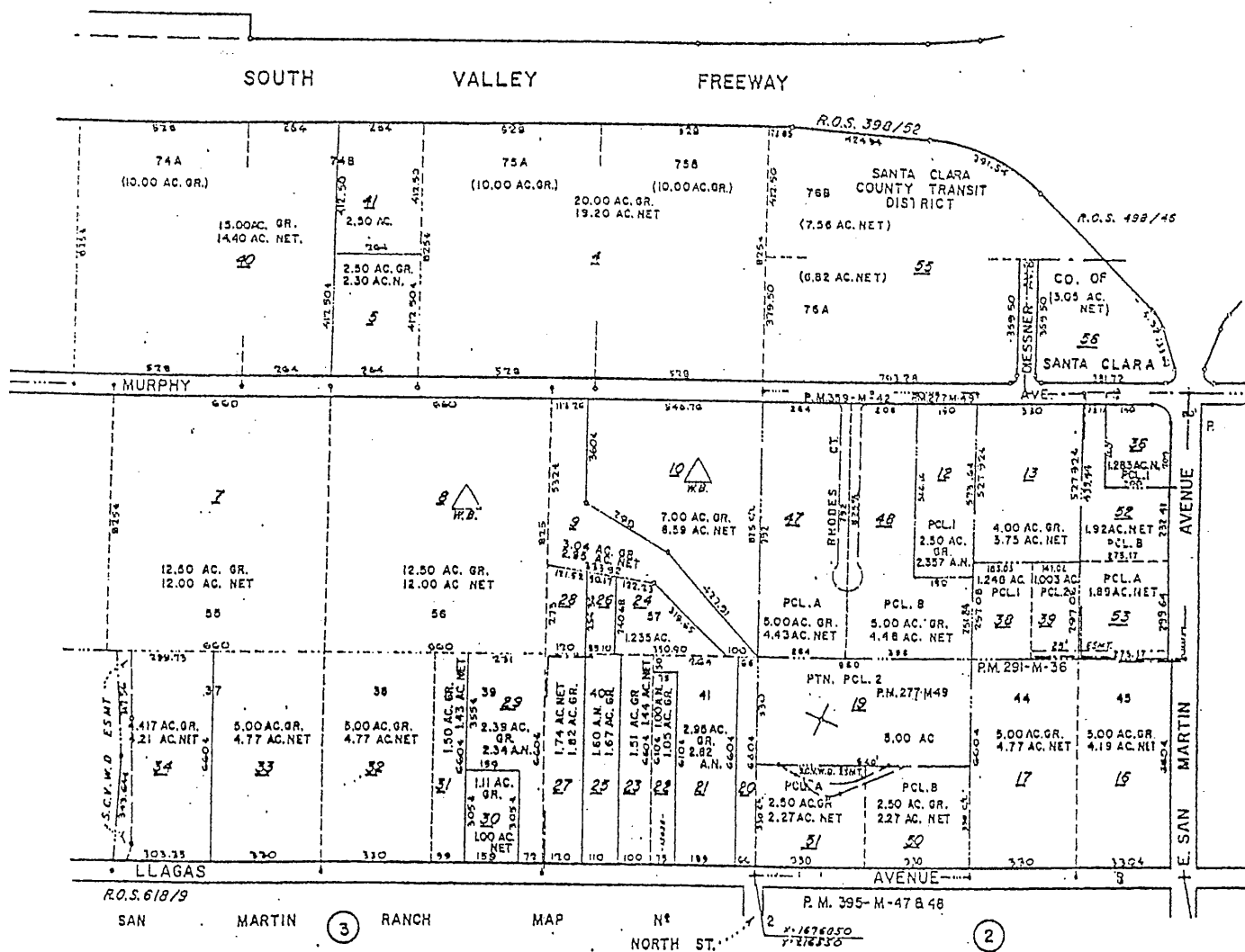
Site Address: 14070 LLAGAS AVE

Site City/State: SAN MARTIN CA

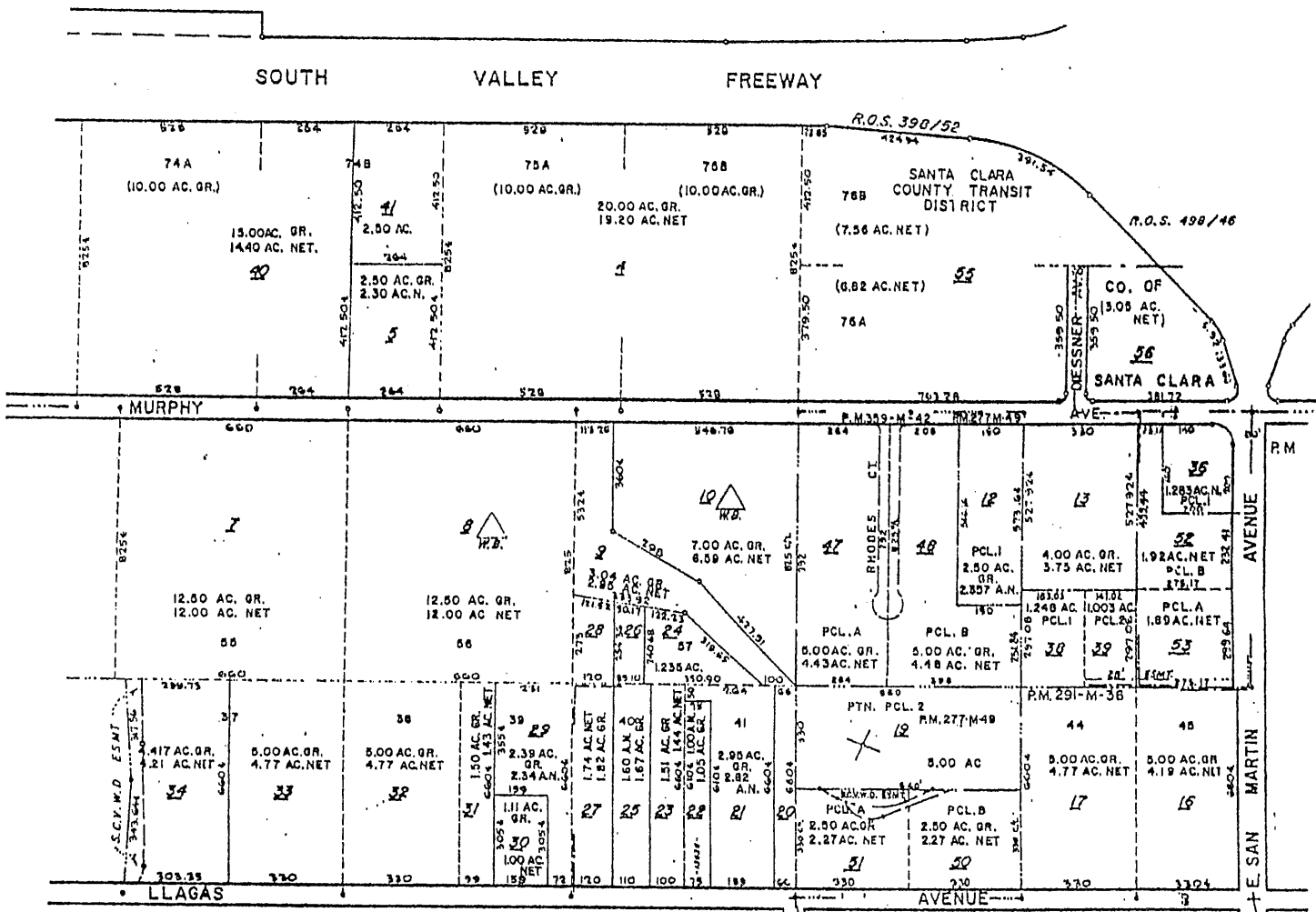
95046



95046



95046



APN: 825-09-050

Owner 1: SIMPSON, PATRICK & MARY A

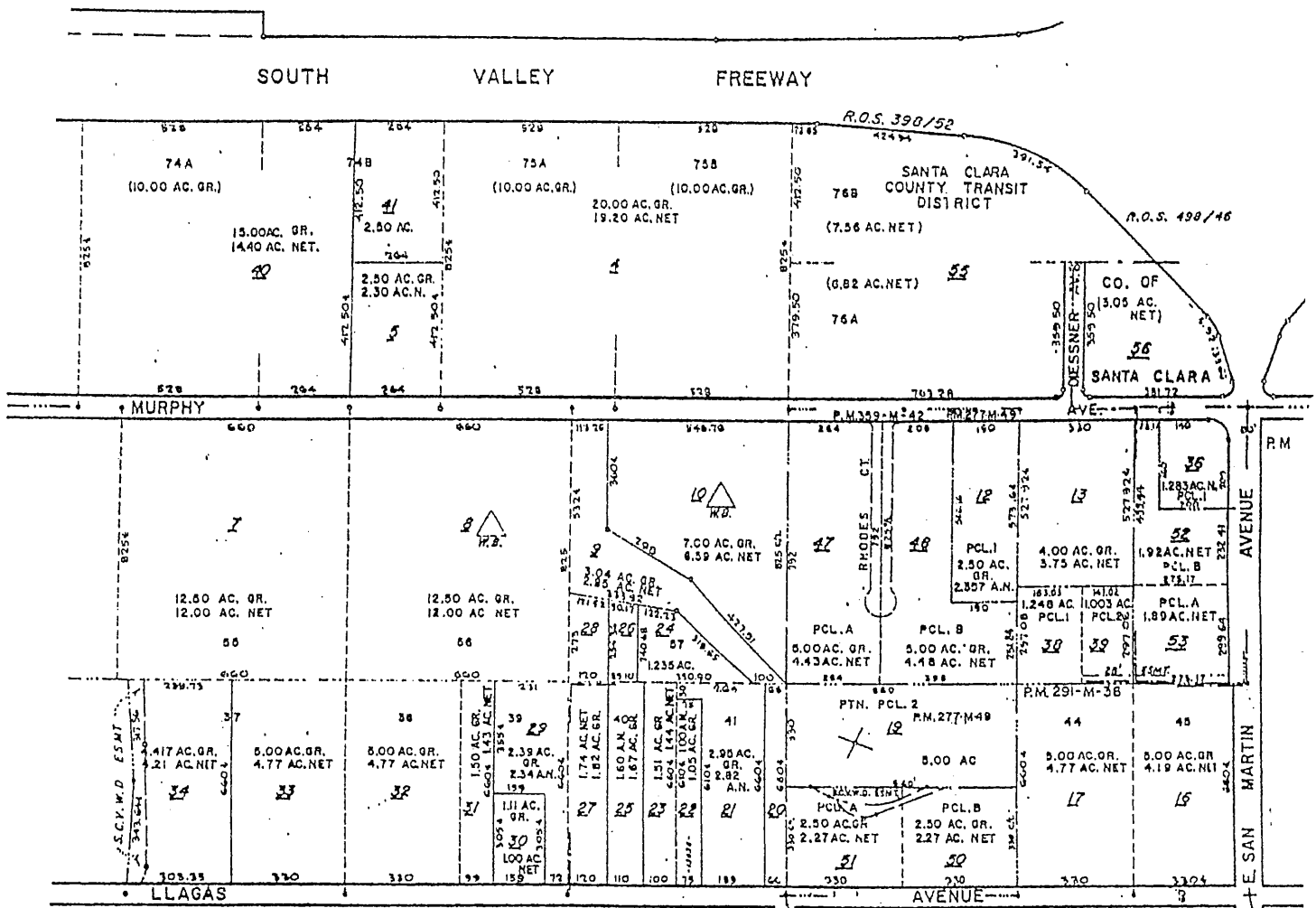
Owner 2:

Phone: (408) 683-4596

Site Address: 13520 LLAGAS AVE

Site City/State: SAN MARTIN CA

95046



APN: 825-09-026

Owner 1: LANE, WALTER & MARTHA

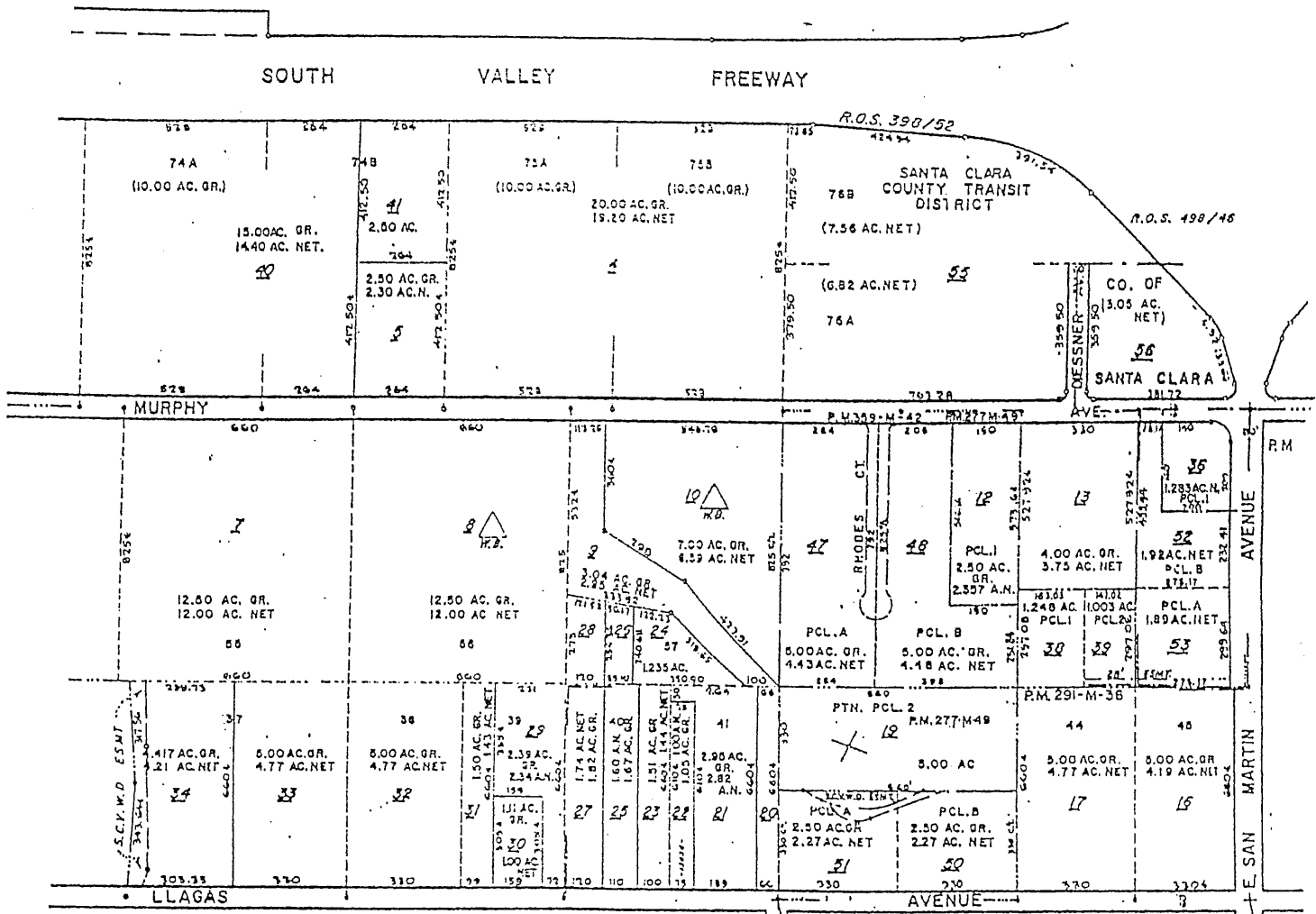
Owner 2:

Phone:

Site Address: MURPHY AVE

Site City/State: MORGAN HILL CA

95037



APN: 825-09-039

Owner 1: DOMINGUEZ, GENARO & ANGELA

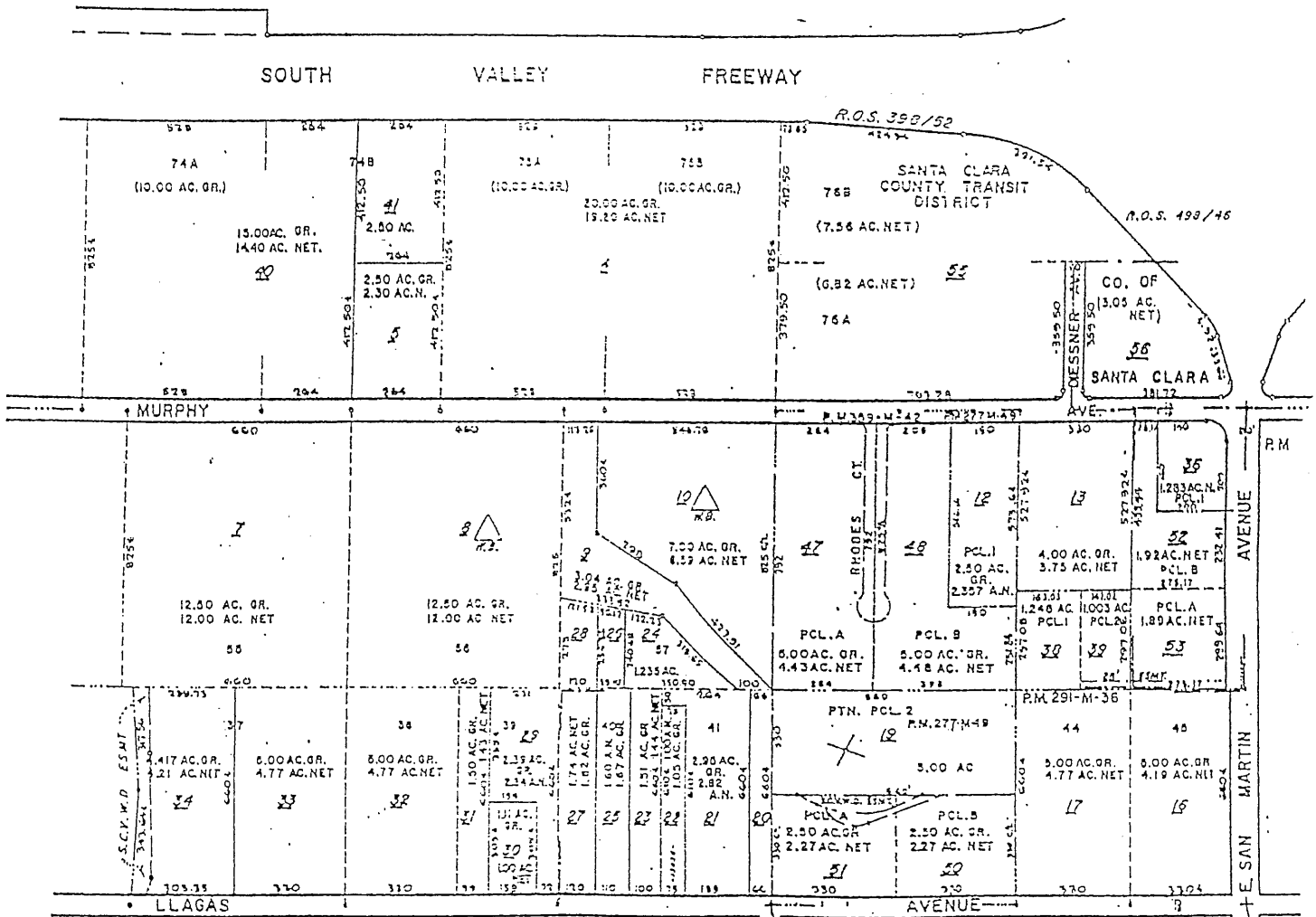
Owner 2:

Phone:

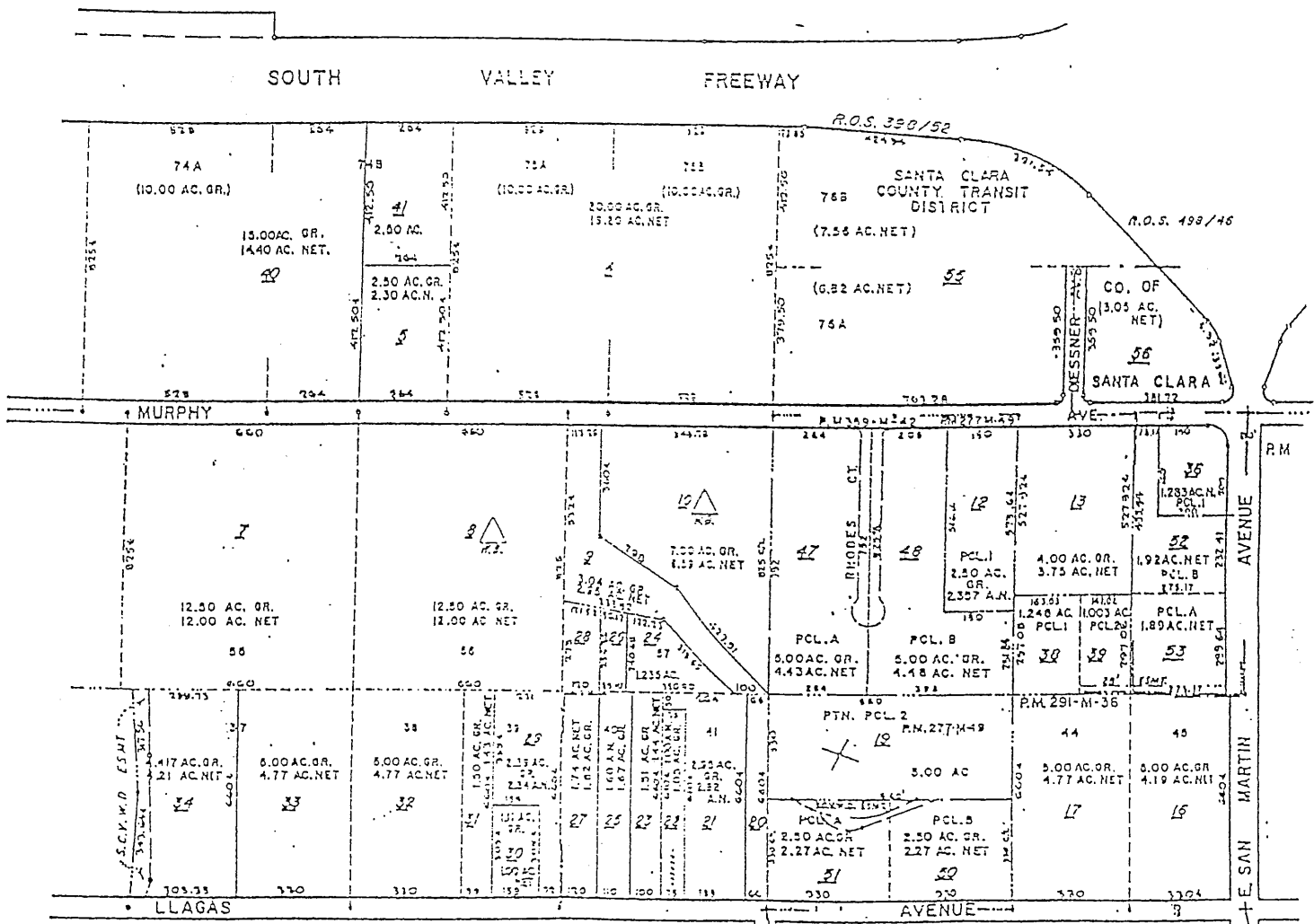
Site Address: 13370 E KIMBLE CT A

Site City/State: SAN MARTIN CA

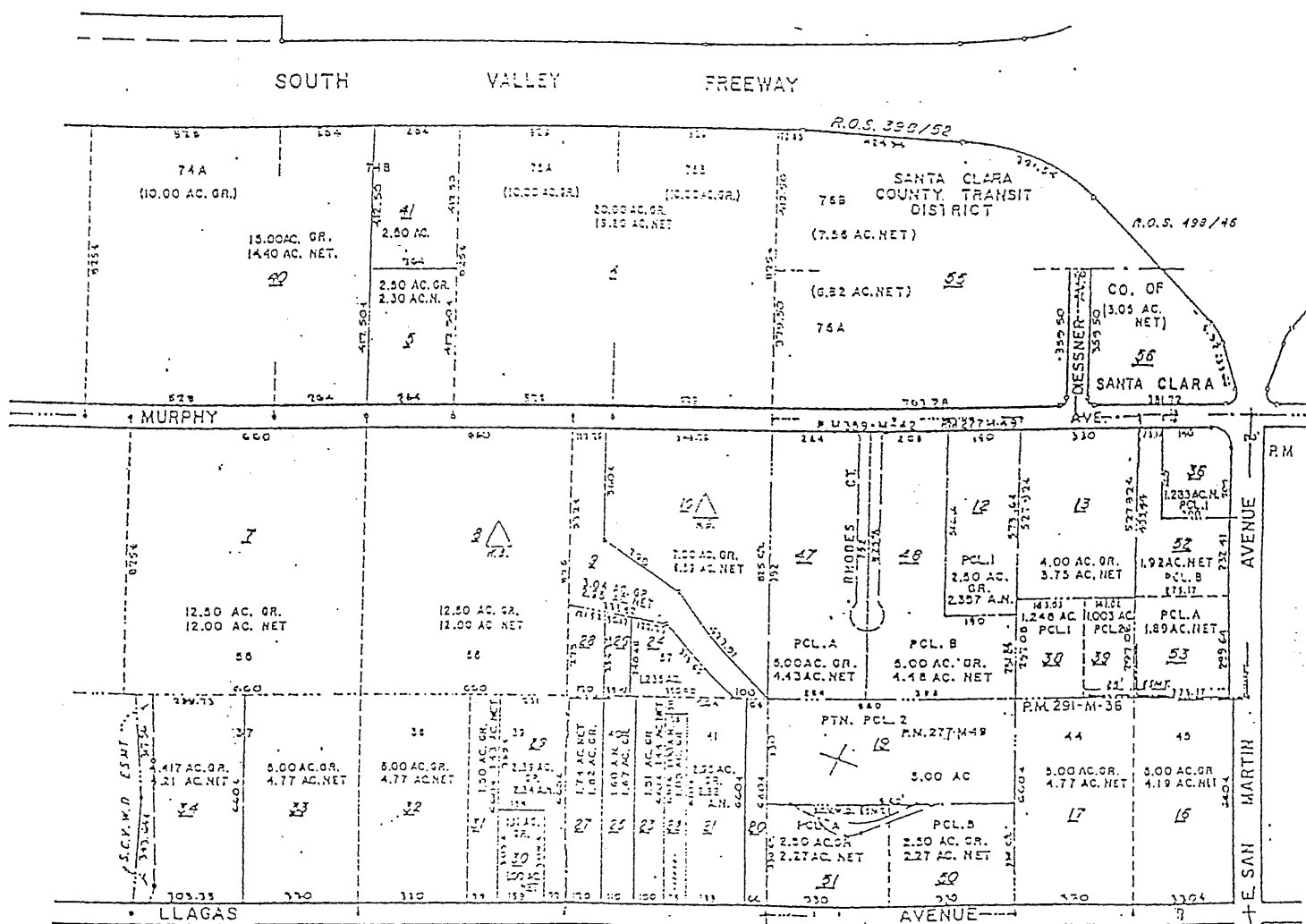
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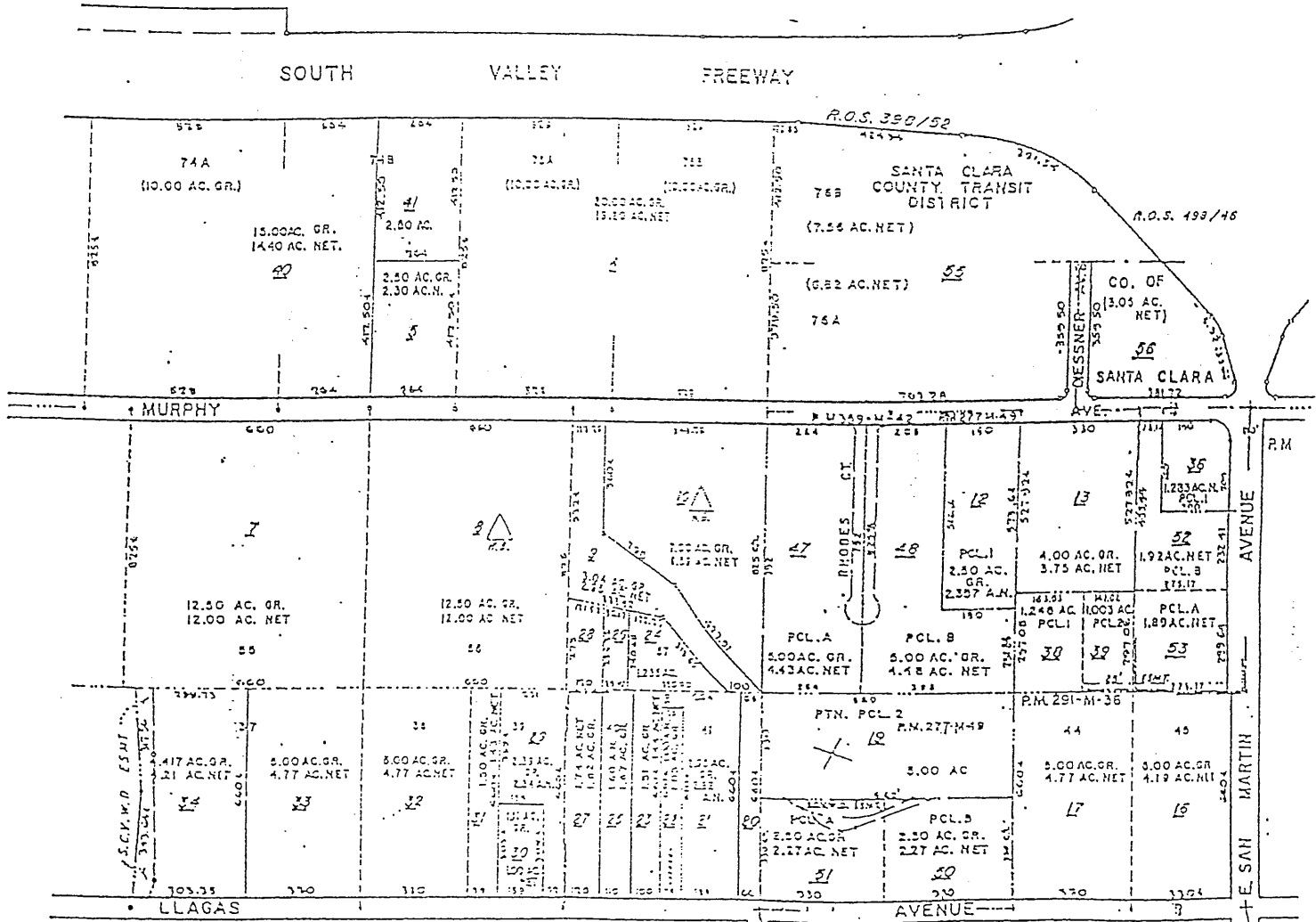
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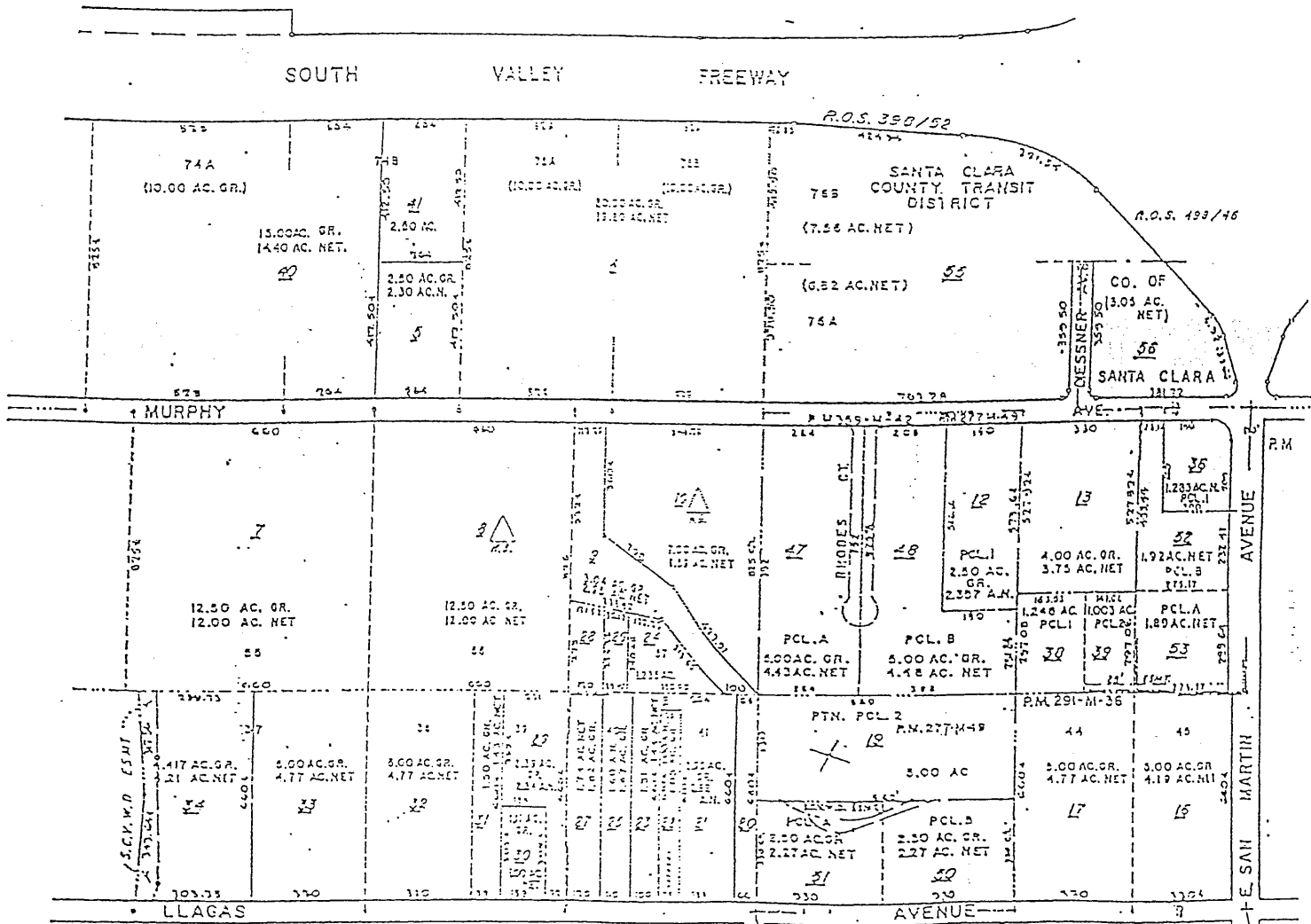
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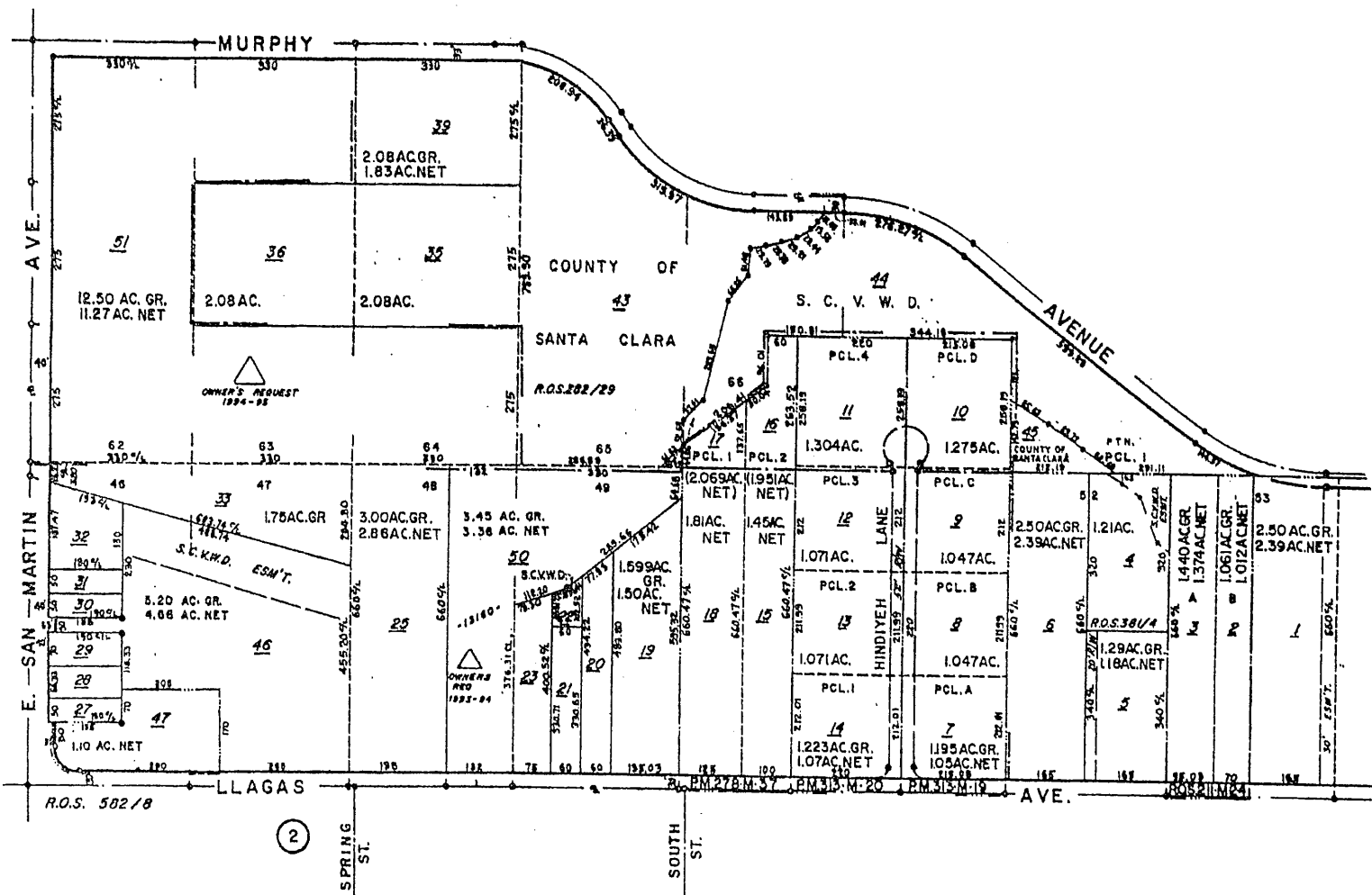
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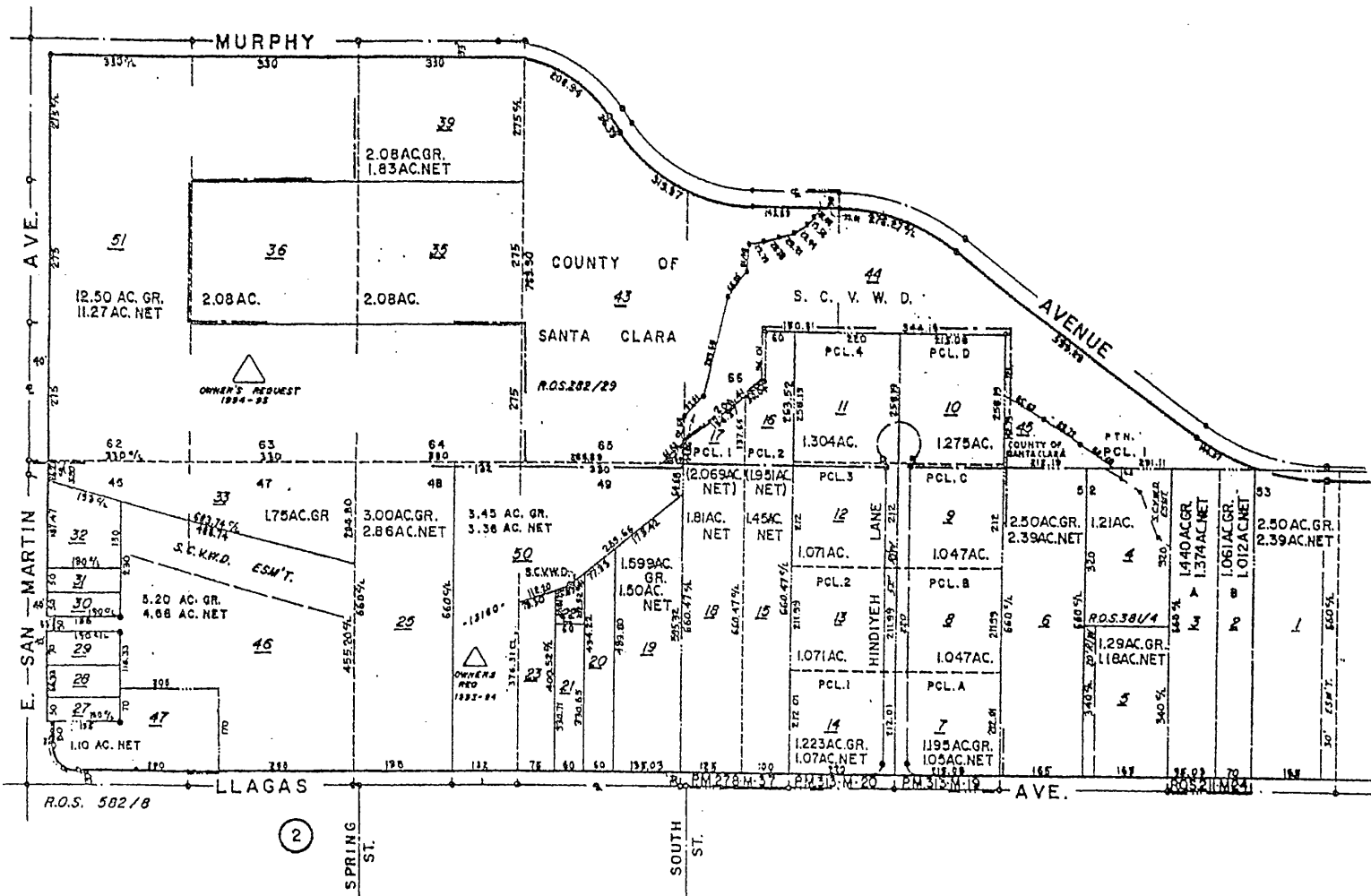
95037



95046



95046



APN: 825-37-023

Owner 1: YOUNG, CAROLINE R

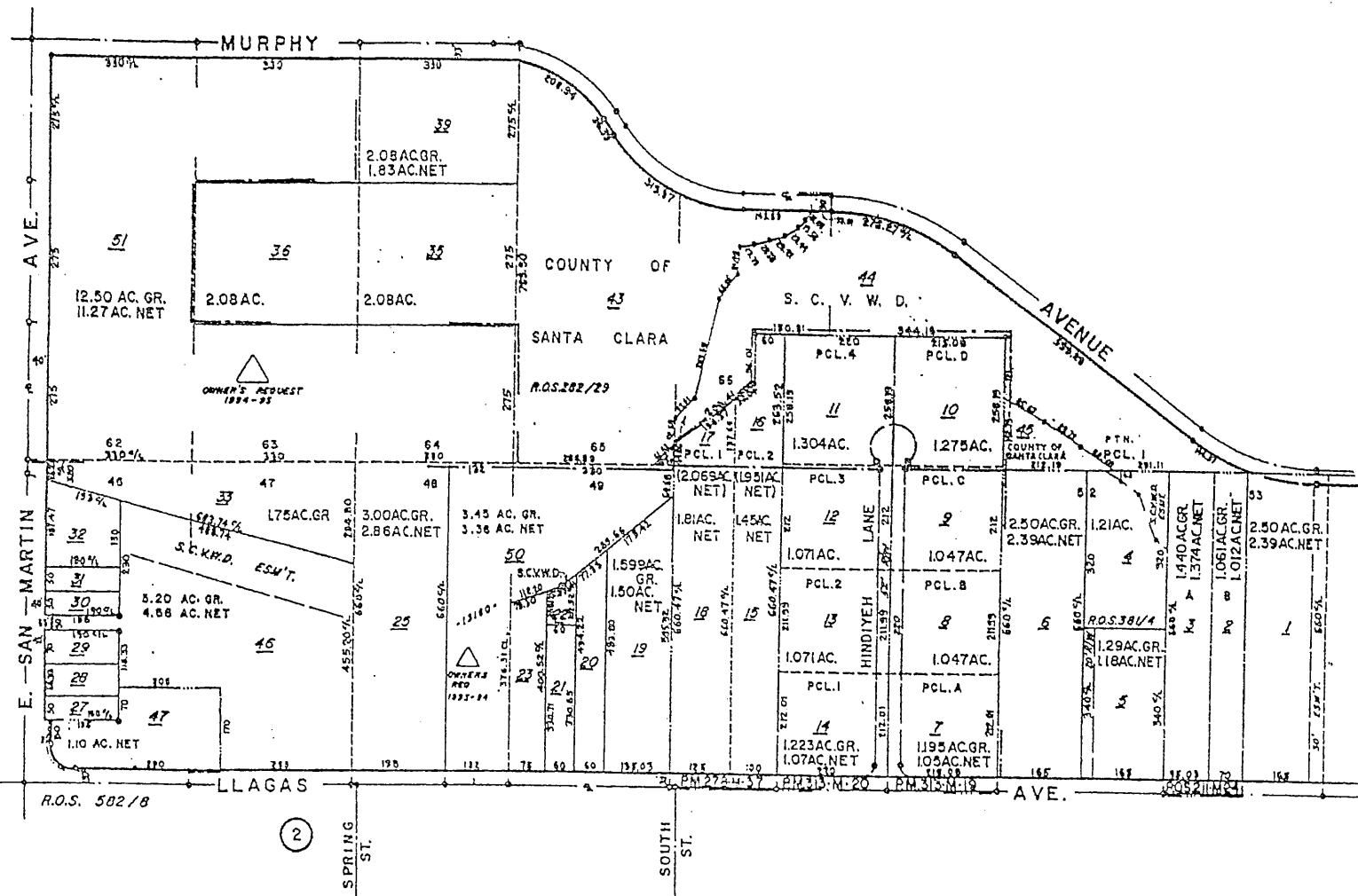
Owner 2:

Phone:

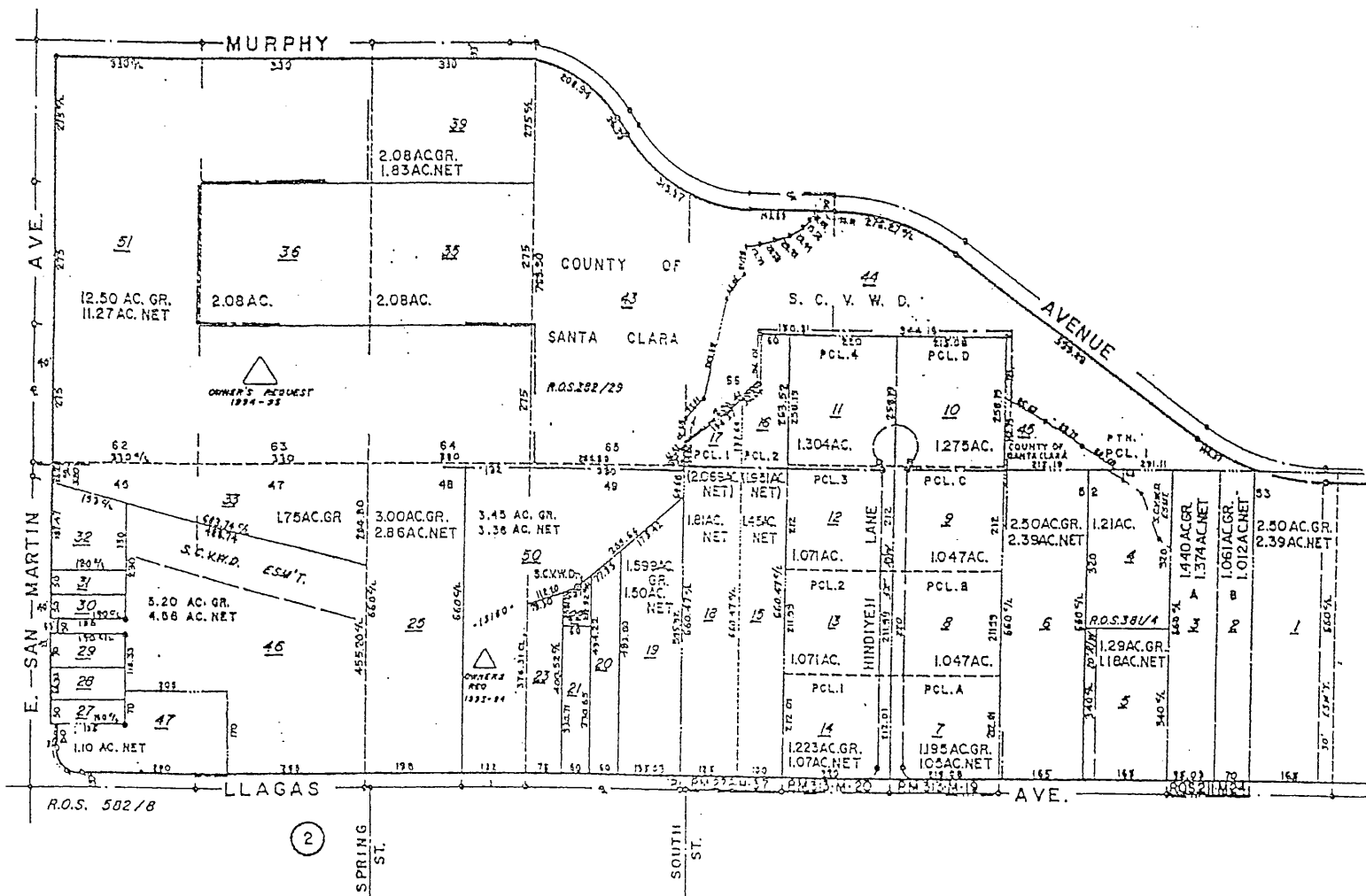
Site Address: 13150 LLAGAS AVE

Site City/State: SAN MARTIN CA

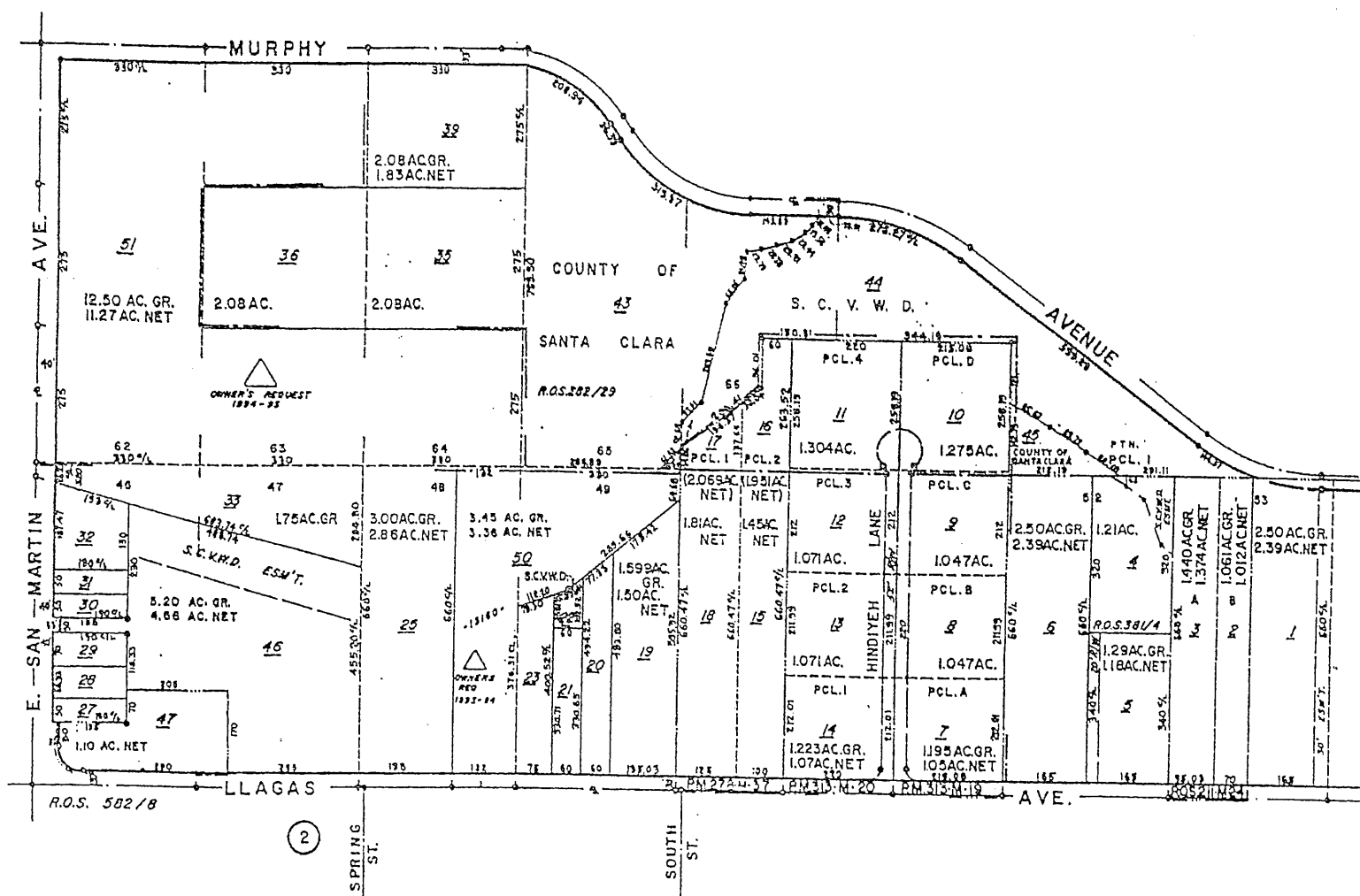
95046



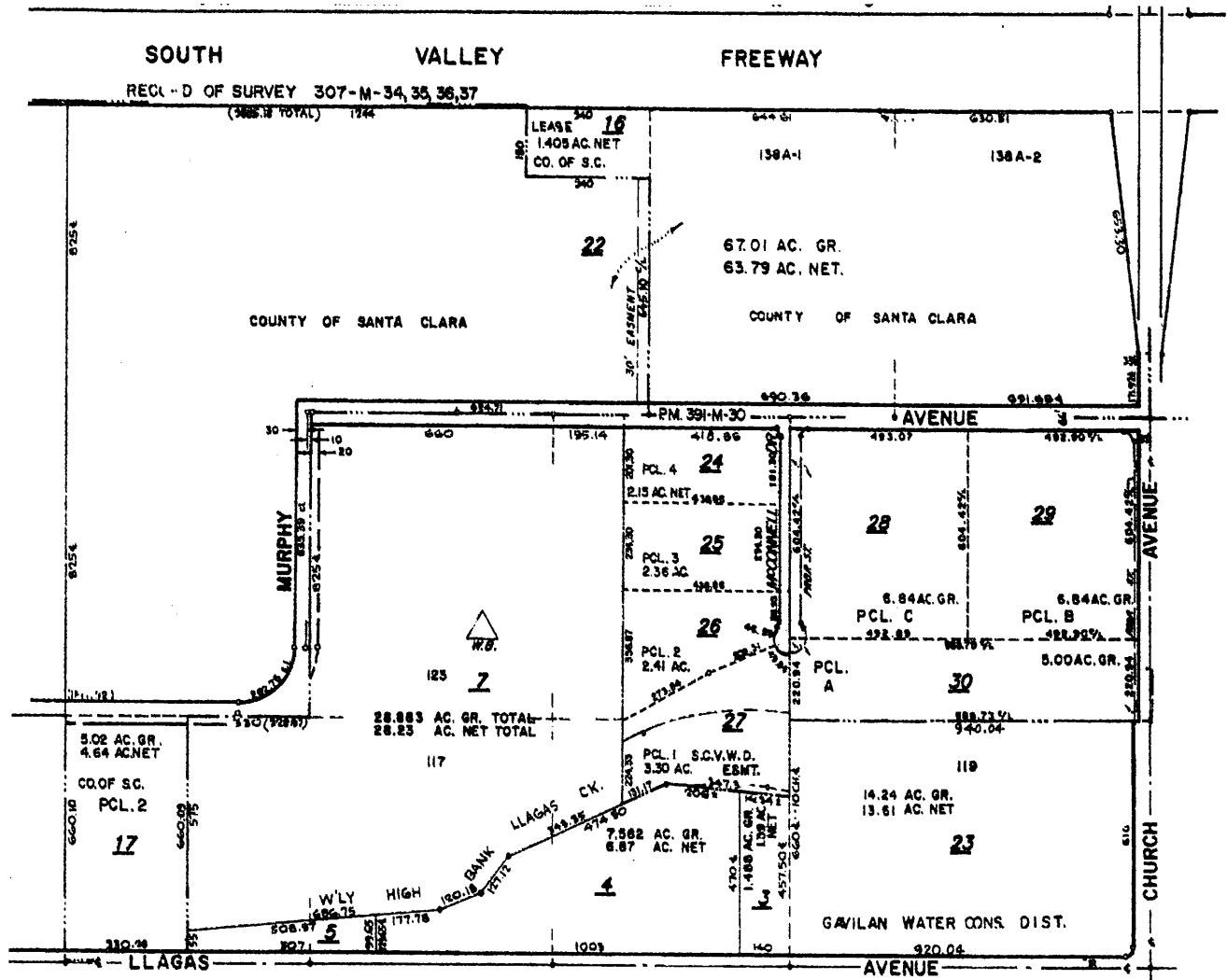
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95046



95046



APN: 825-11-017

Owner 1: SANTA CLARA COUNTY

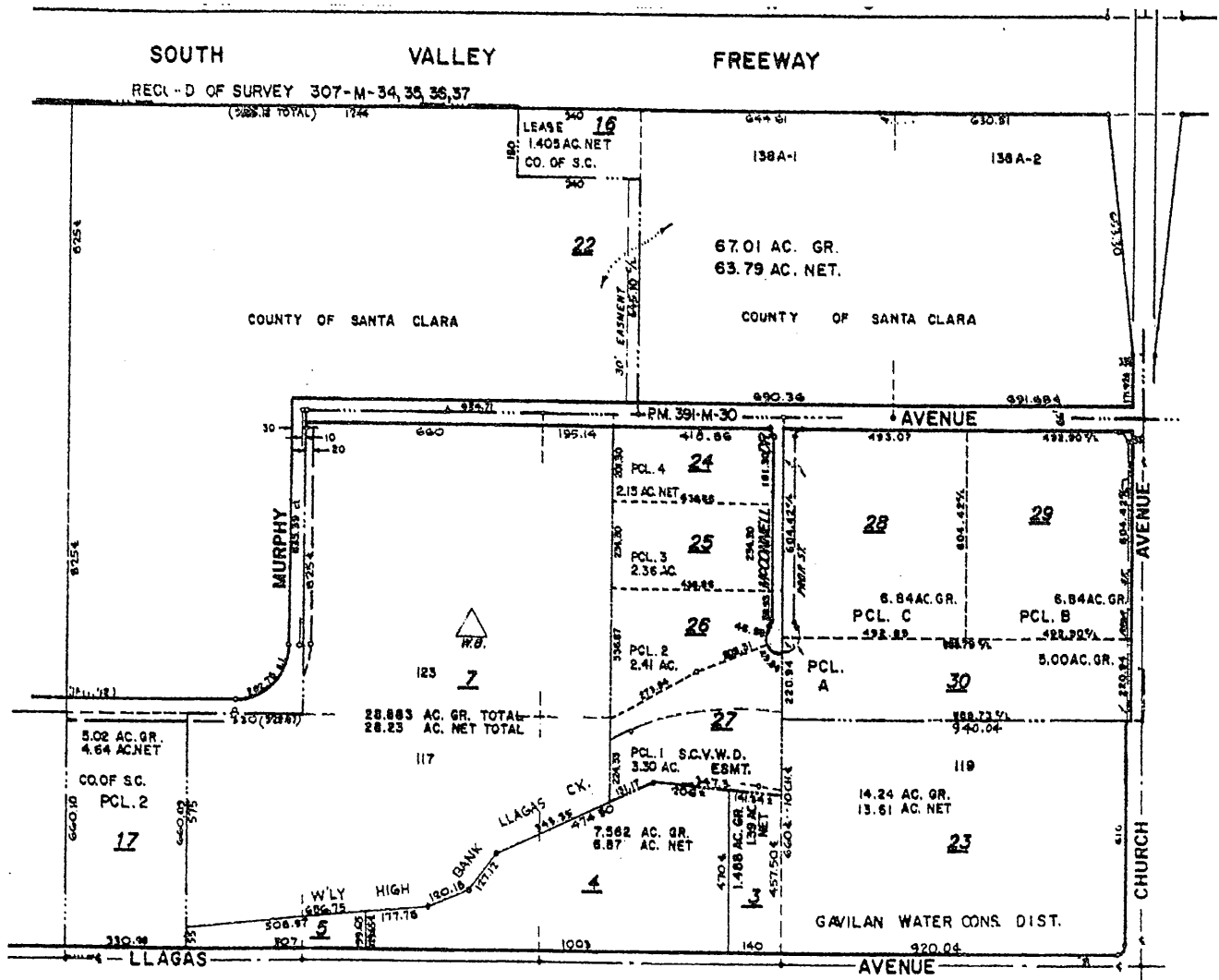
Owner 2:

Phone:

Site Address:

Site City/State: SAN MARTIN CA

95046



APN: 825-10-004

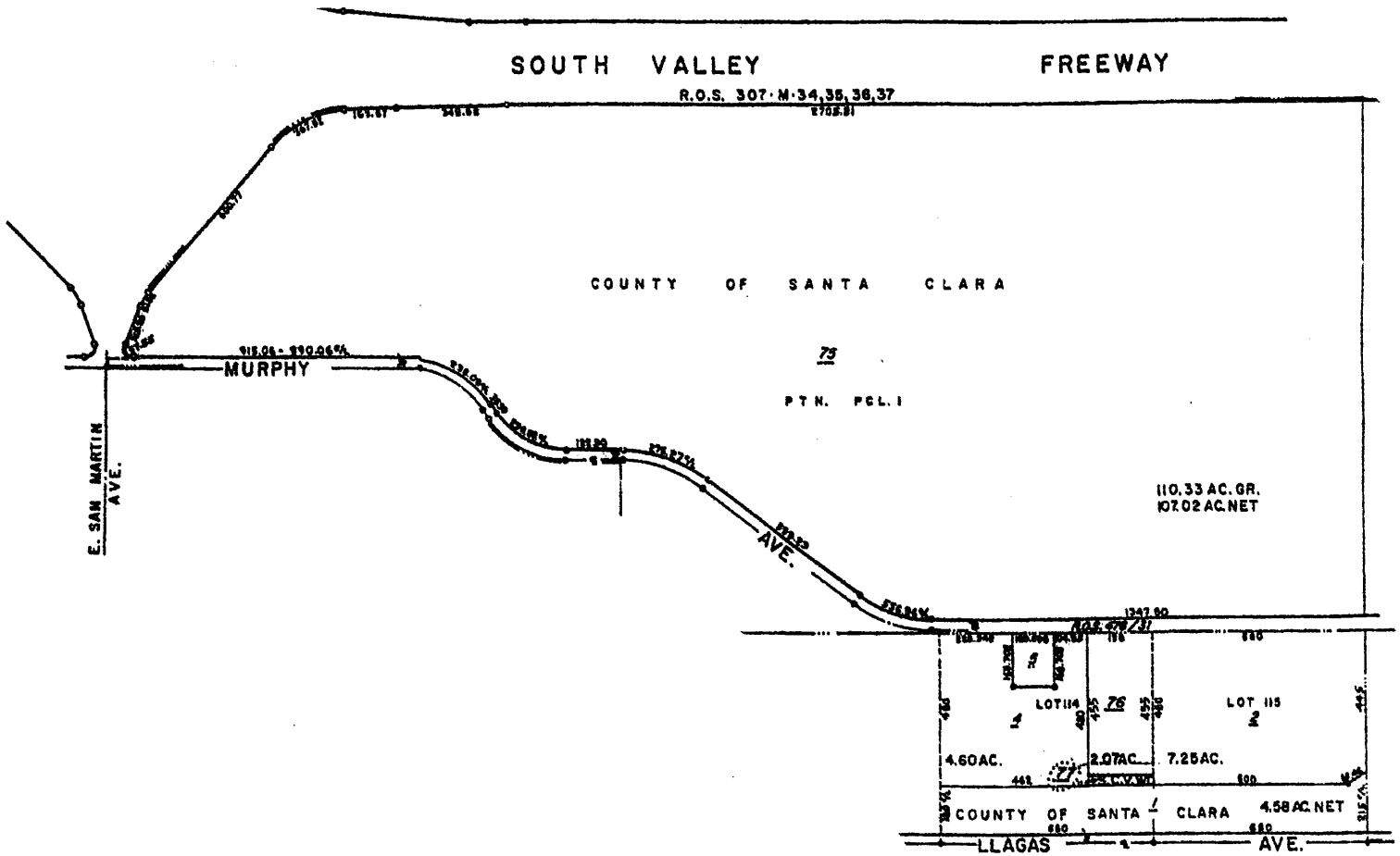
Owner 1: POLHAUPESSY, ARNOLD F & HENRIET

Owner 2:

Phone:

Site Address: 12785 MURPHY AVE D

Site City/State: SAN MARTIN CA 95046



APN: 825-10-001

Owner 1: SANTA CLARA COUNTY

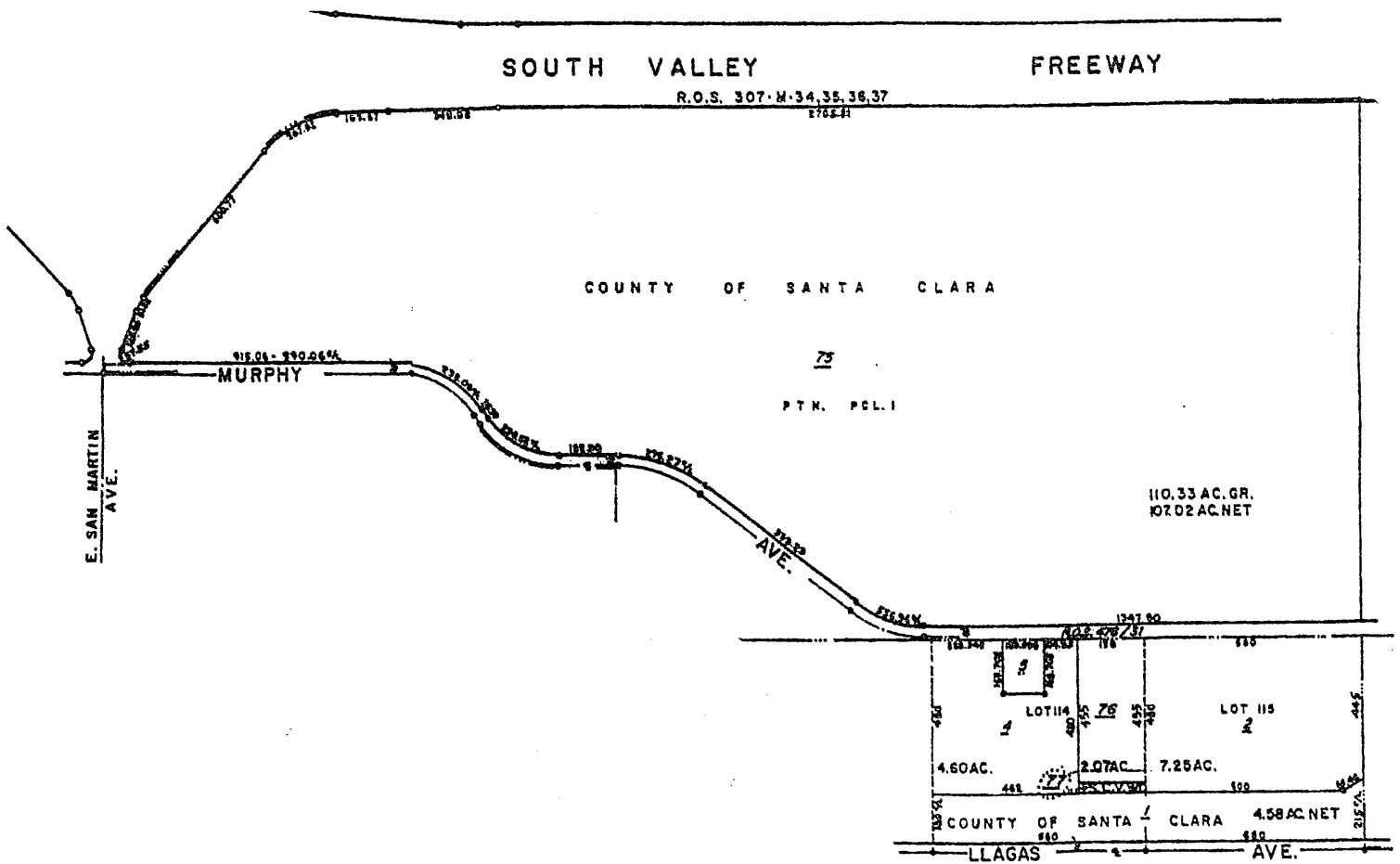
Owner 2:

Phone:

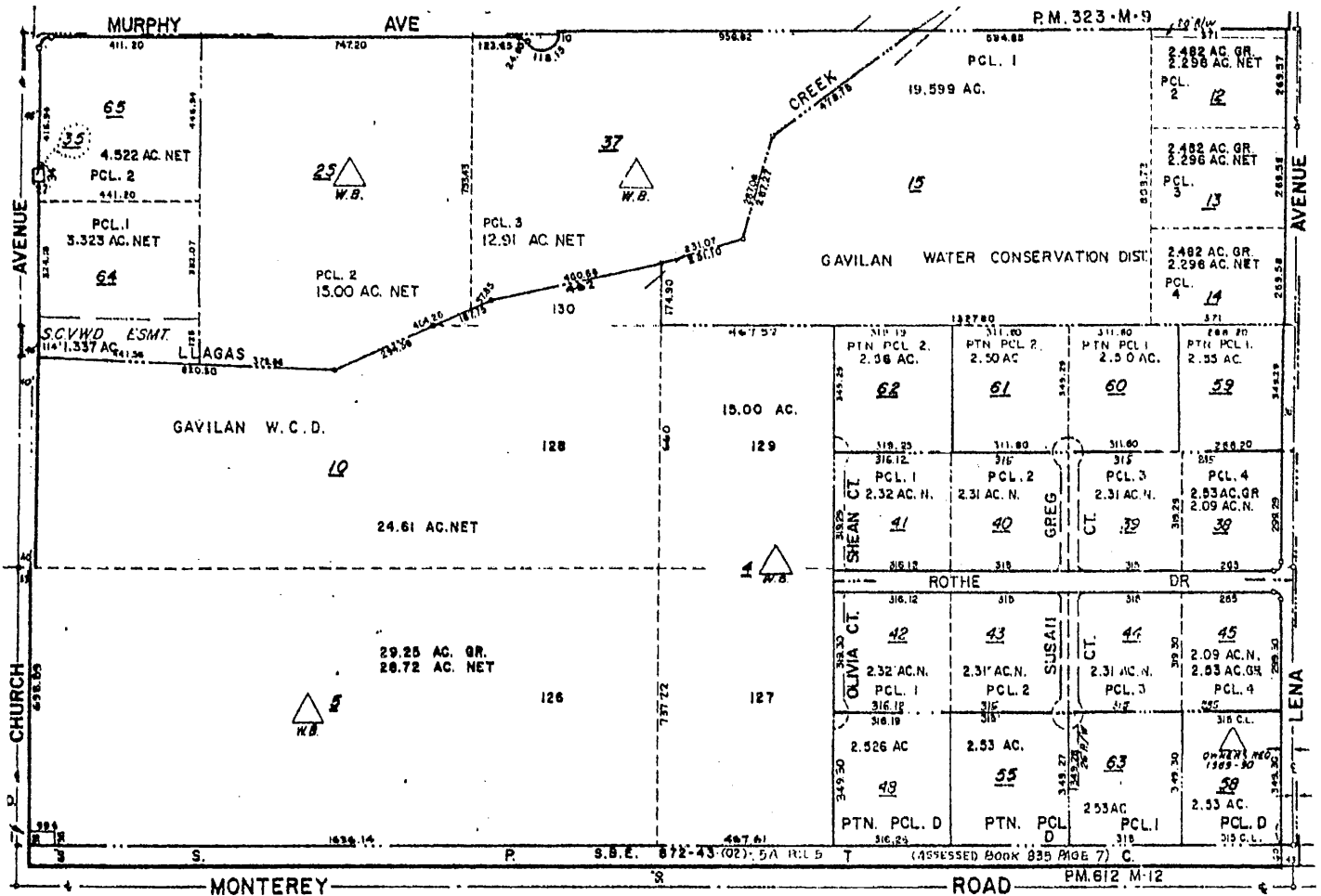
Site Address:

Site City/State: SAN MARTIN CA

95046



95046



APN: 830-04-025

Owner 1: CHIU, SIU M & GEE C ETAL

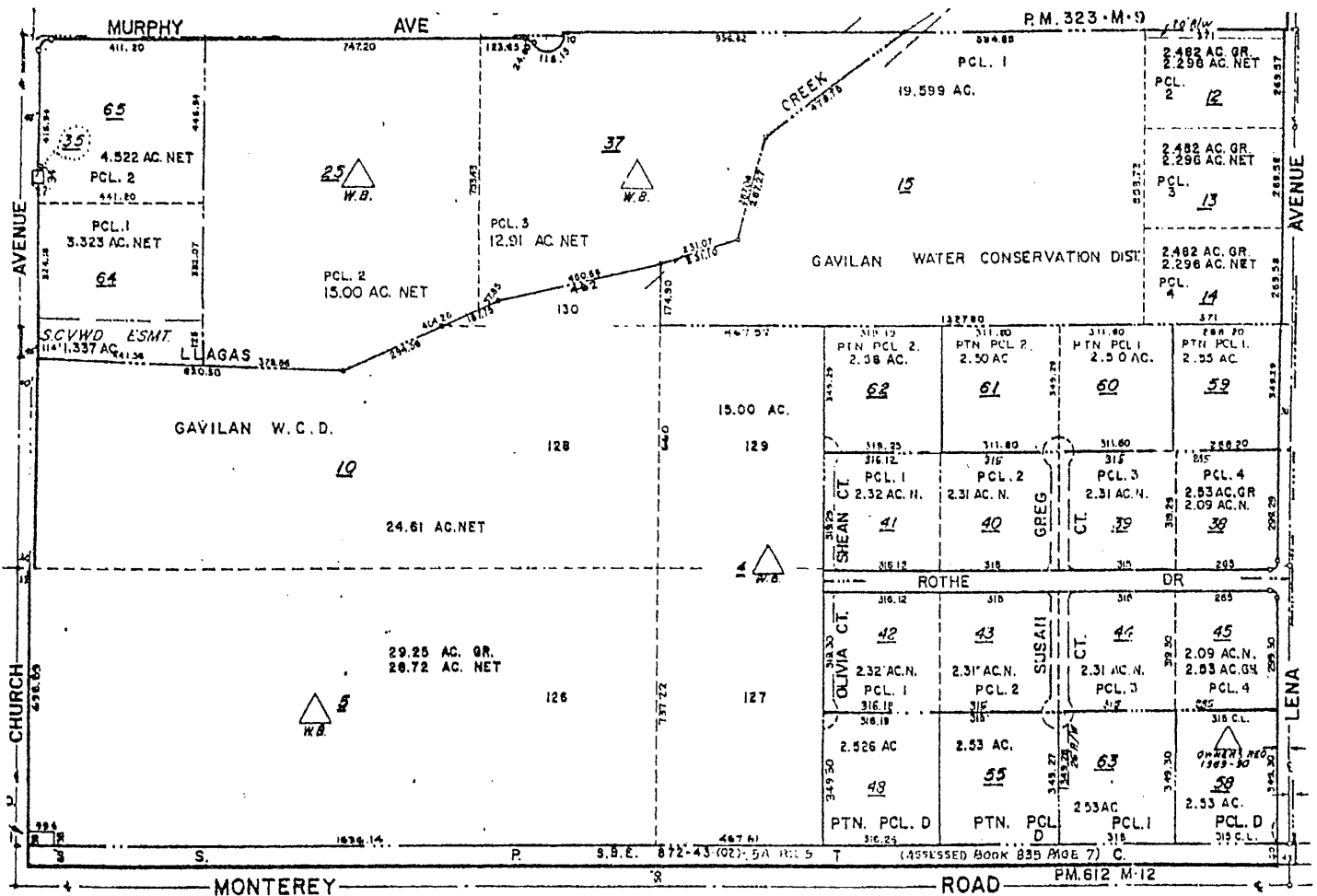
Owner 2: KUANG, RUI J

Phone: (408) 683-0319

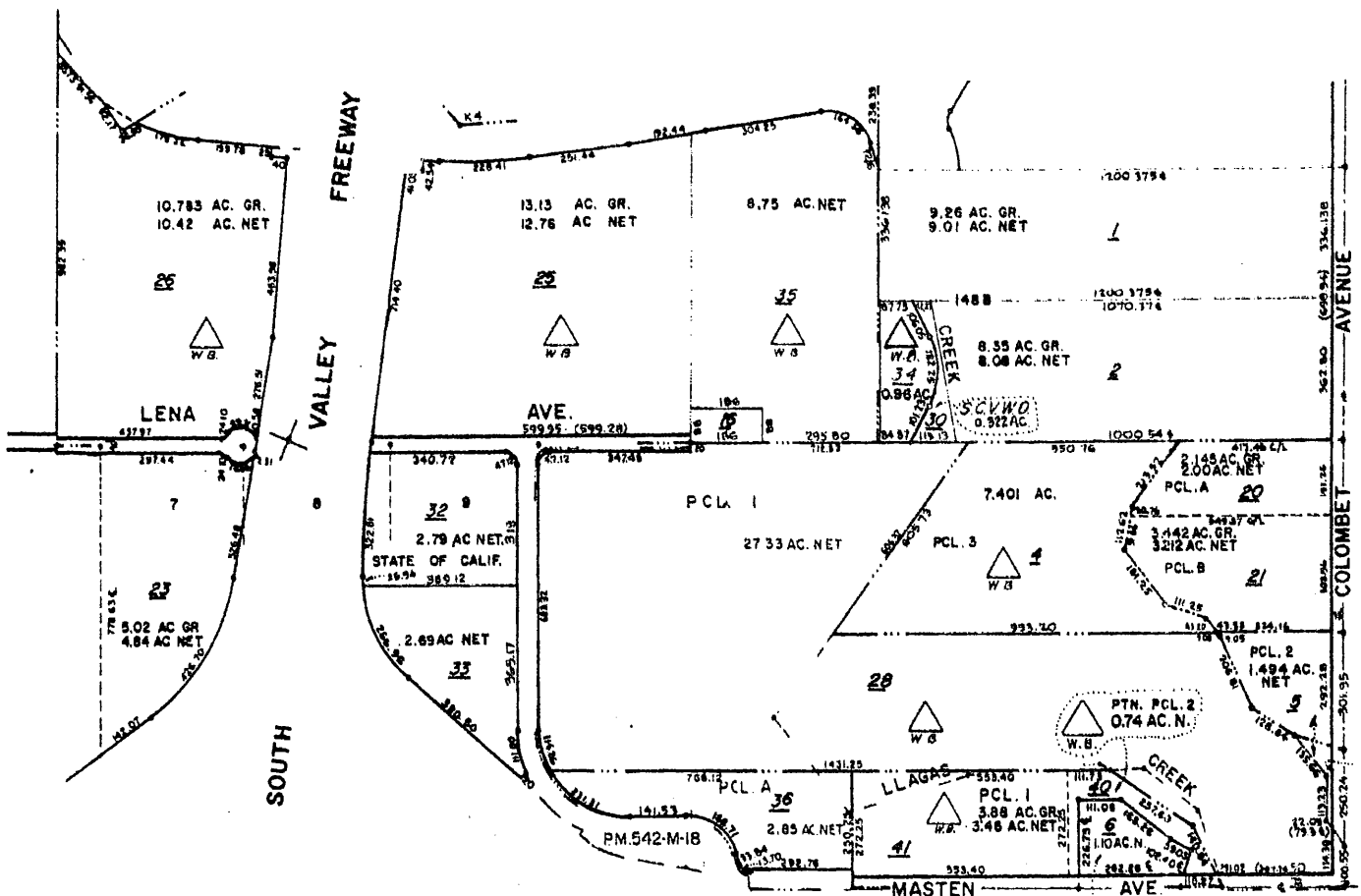
Site Address: 11615 MURPHY AVE

Site City/State: SAN MARTIN CA

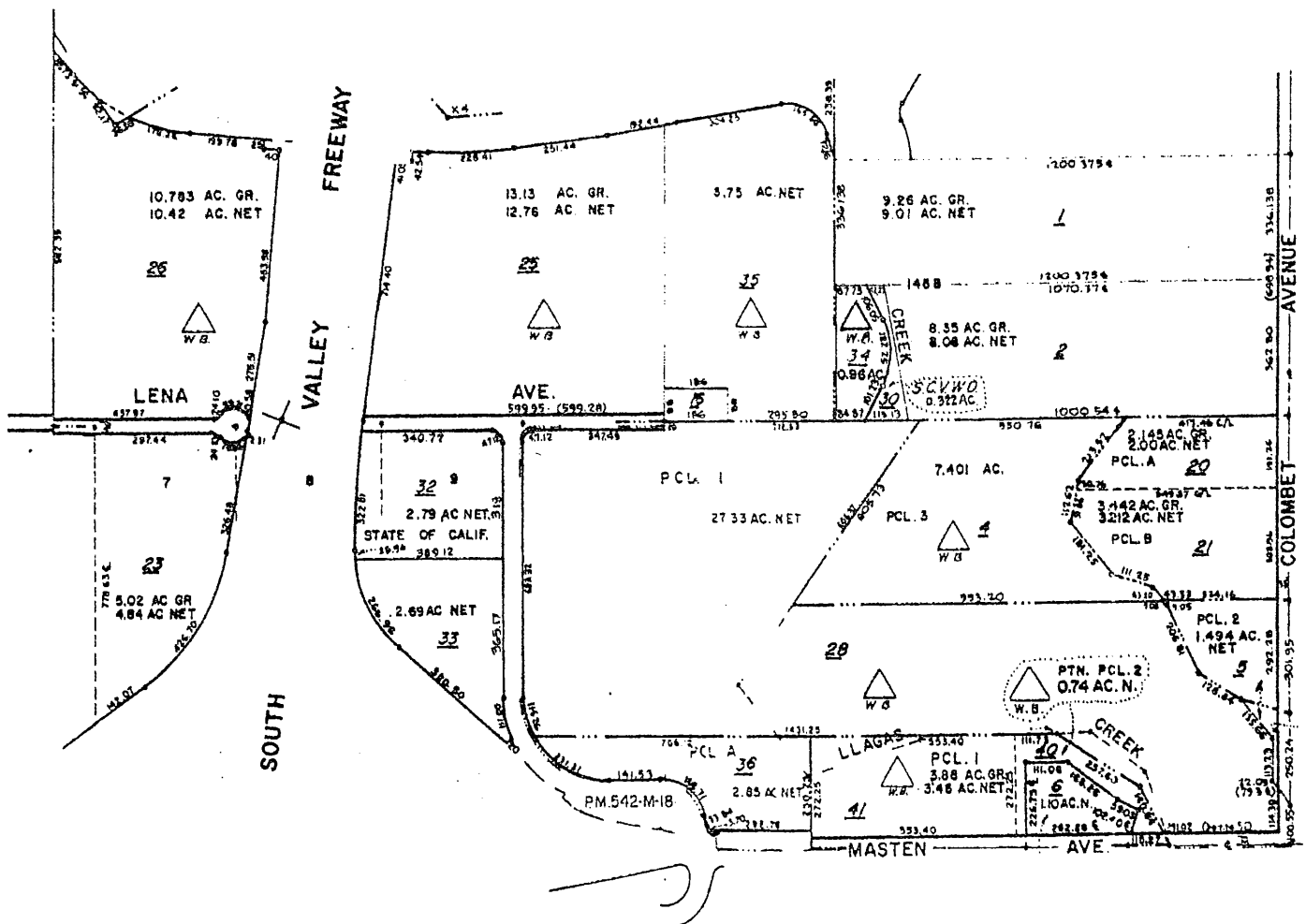
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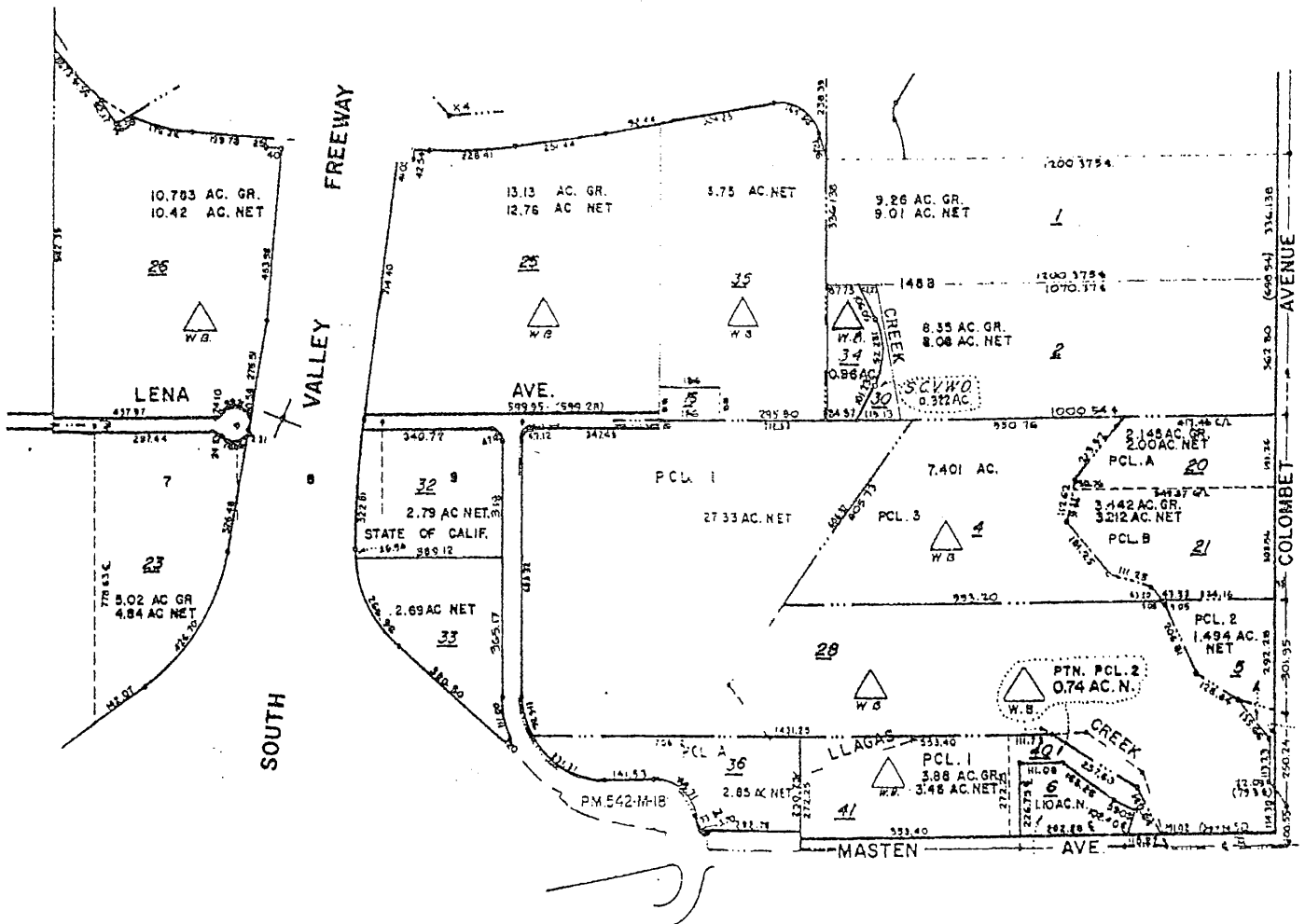


95020



95020





APN: 830-06-006

Owner 1: MALECH, STEVEN B & DENA L

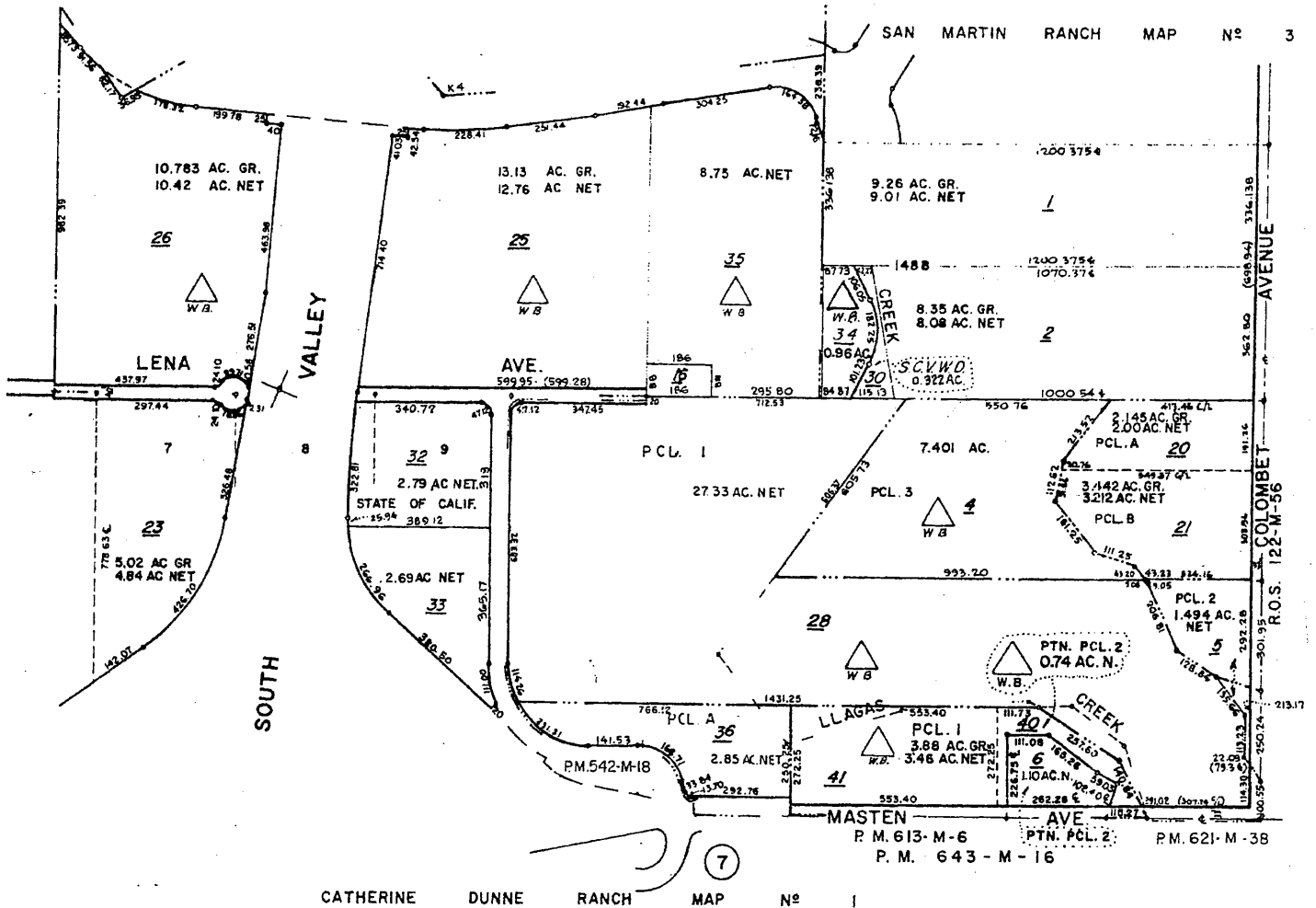
Owner 2:

Phone: (408) 842-6005

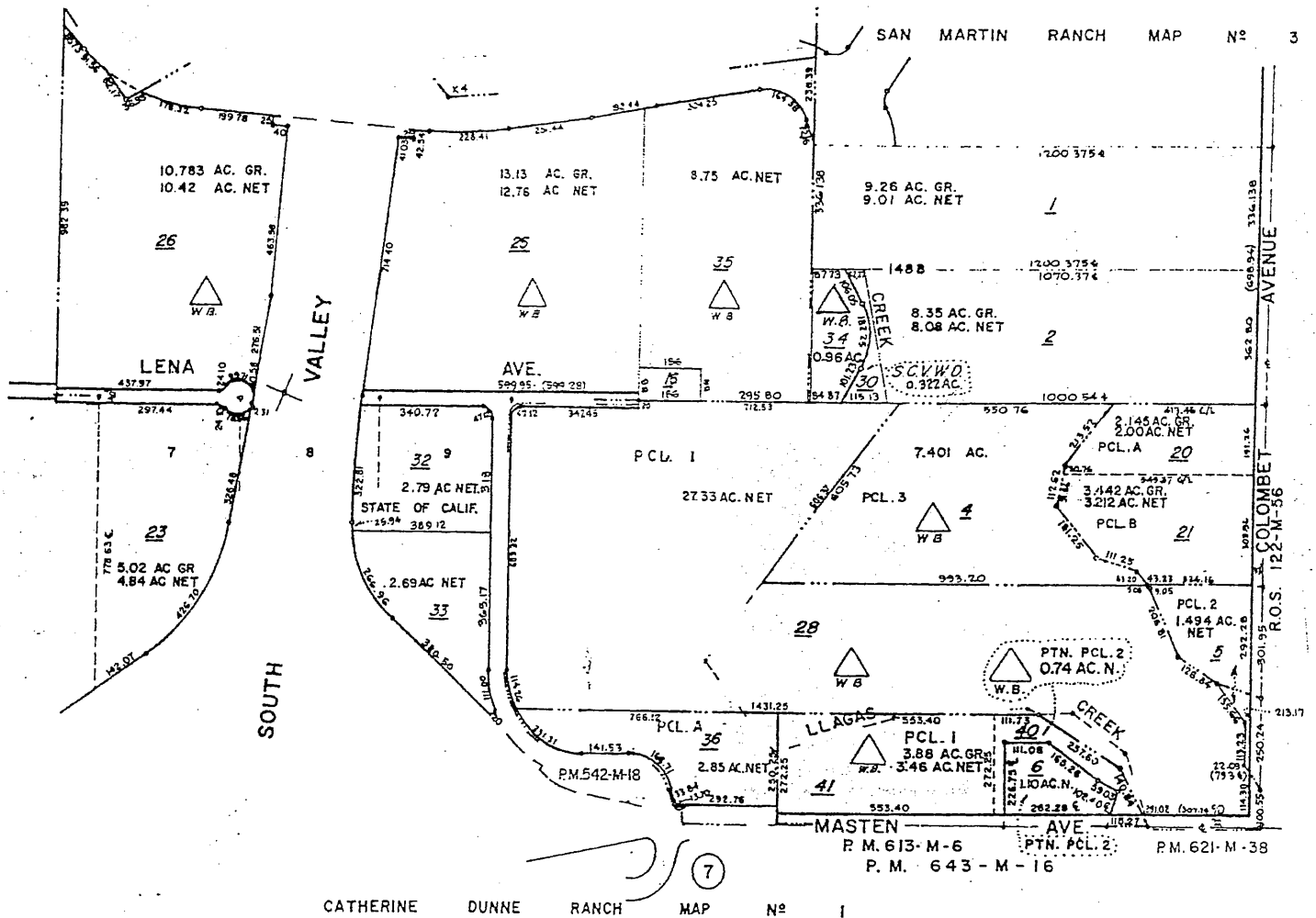
Site Address: 1025 MASTEN AVE

Site City/State: GILROY CA

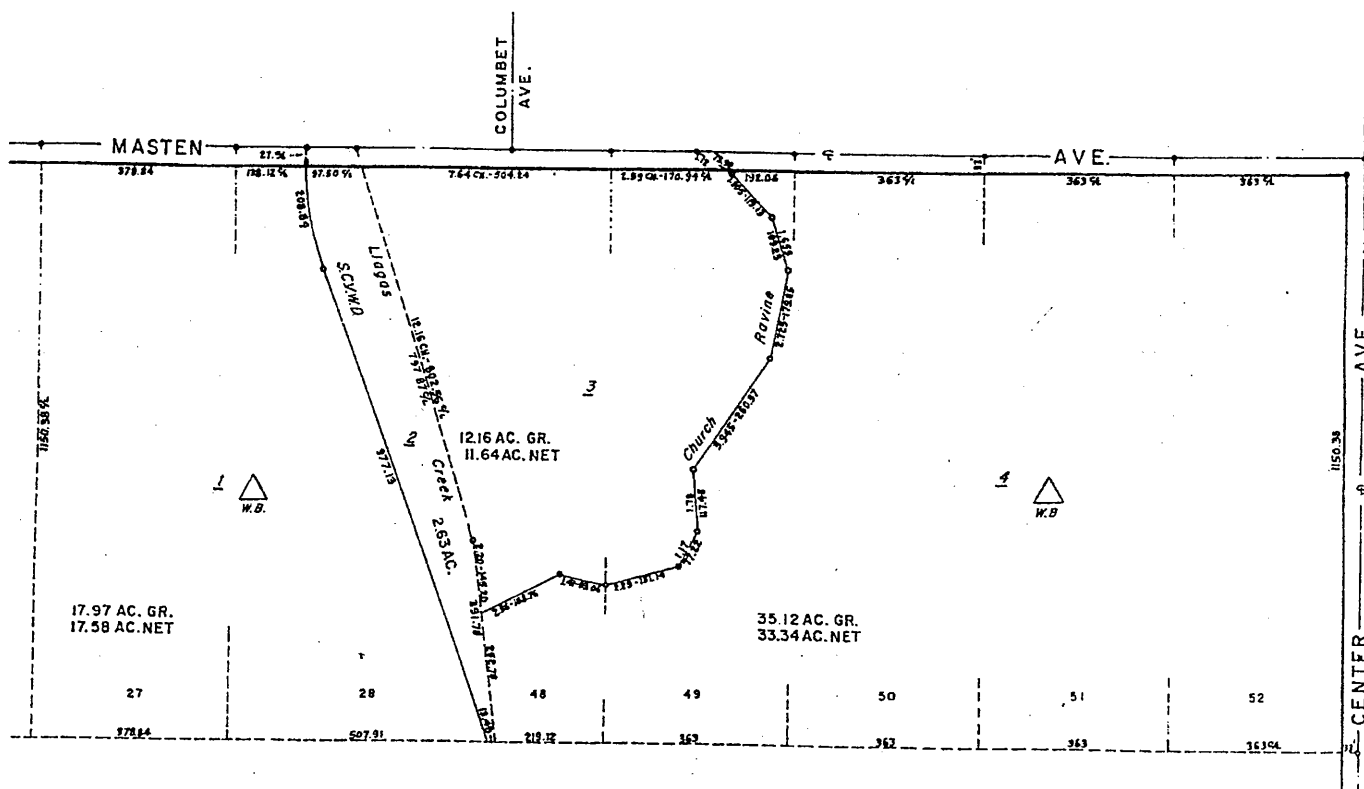
95020



95020



APN: 830-19-003
Owner 1: SCHOFIELD, VERNON M
Owner 2:
Phone: (408) 842-4447
Site Address: 1100 MASTEN AVE
Site City/State: GILROY CA 95020



APN: 830-19-004

Owner 1: POLLACK, GARY L TR

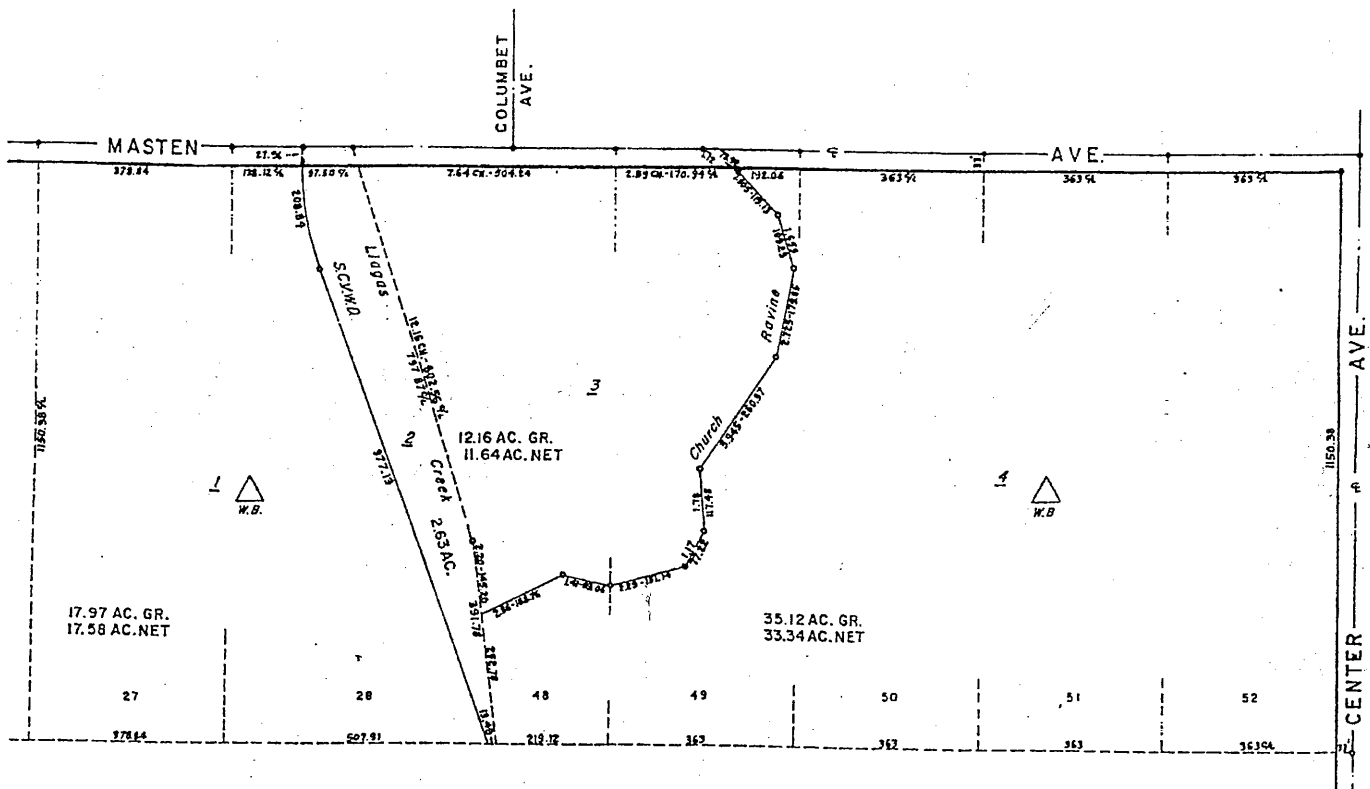
Owner 2:

Phone:

Site Address: 1290 MASTEN AVE

Site City/State: GILROY CA

95020



APN: 830-18-009

Owner 1: CIMINO TRUST

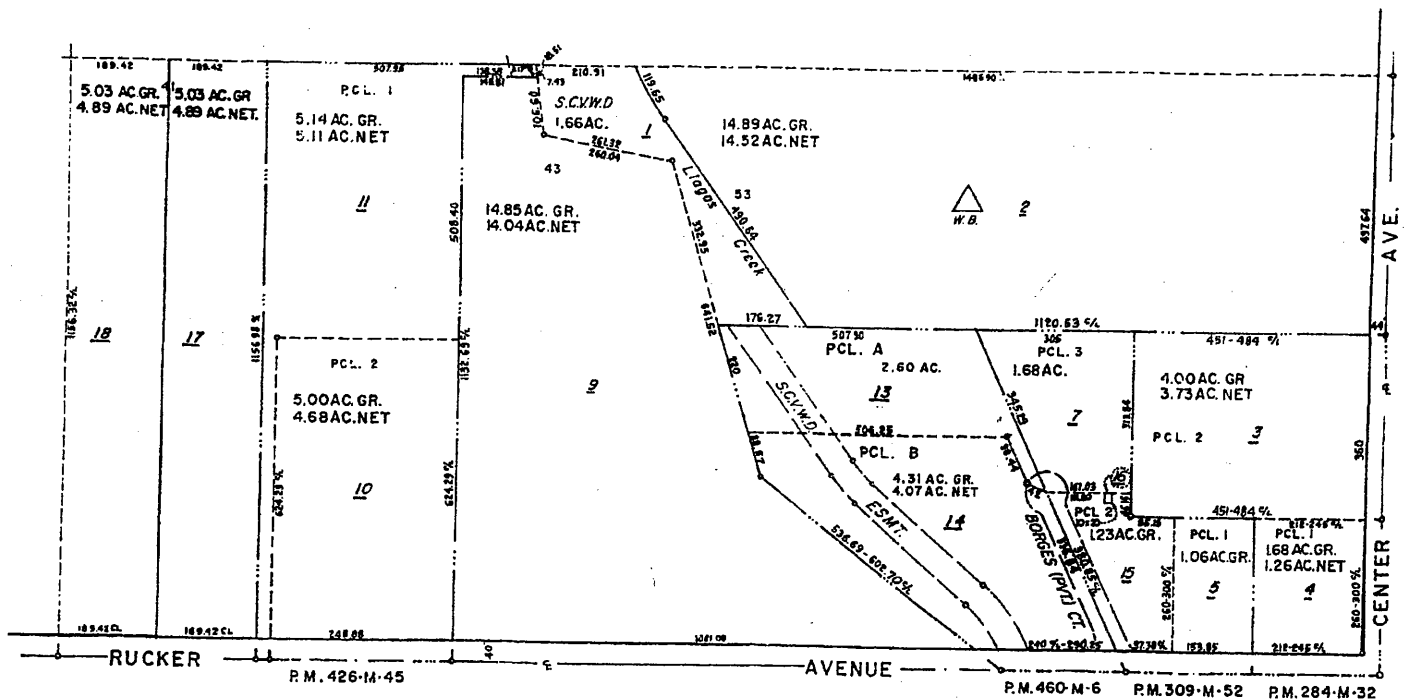
Owner 2:

Phone:

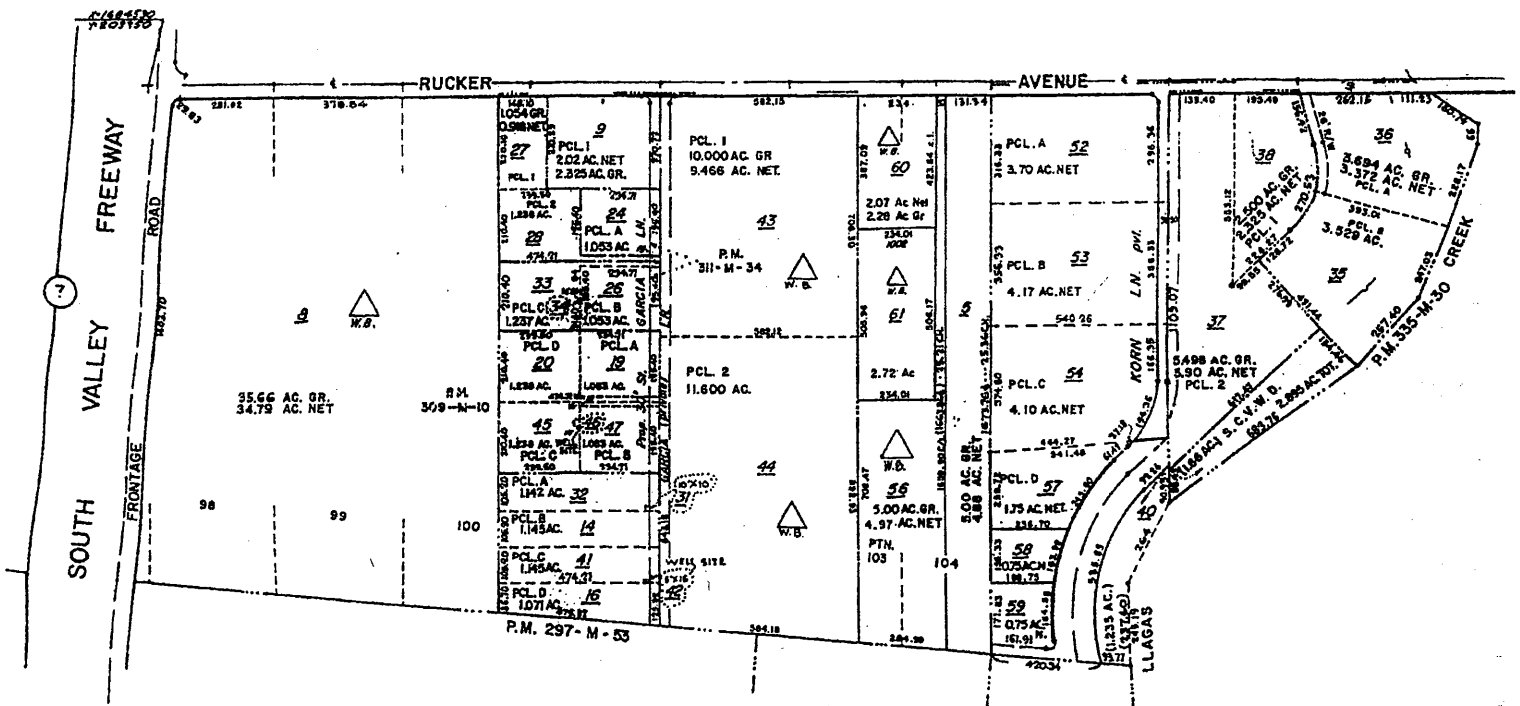
Site Address: 1115 RUCKER AVE

Site City/State: GILROY CA

95020



95020



APN: 835-08-035

Owner 1: OTA, NORMA K

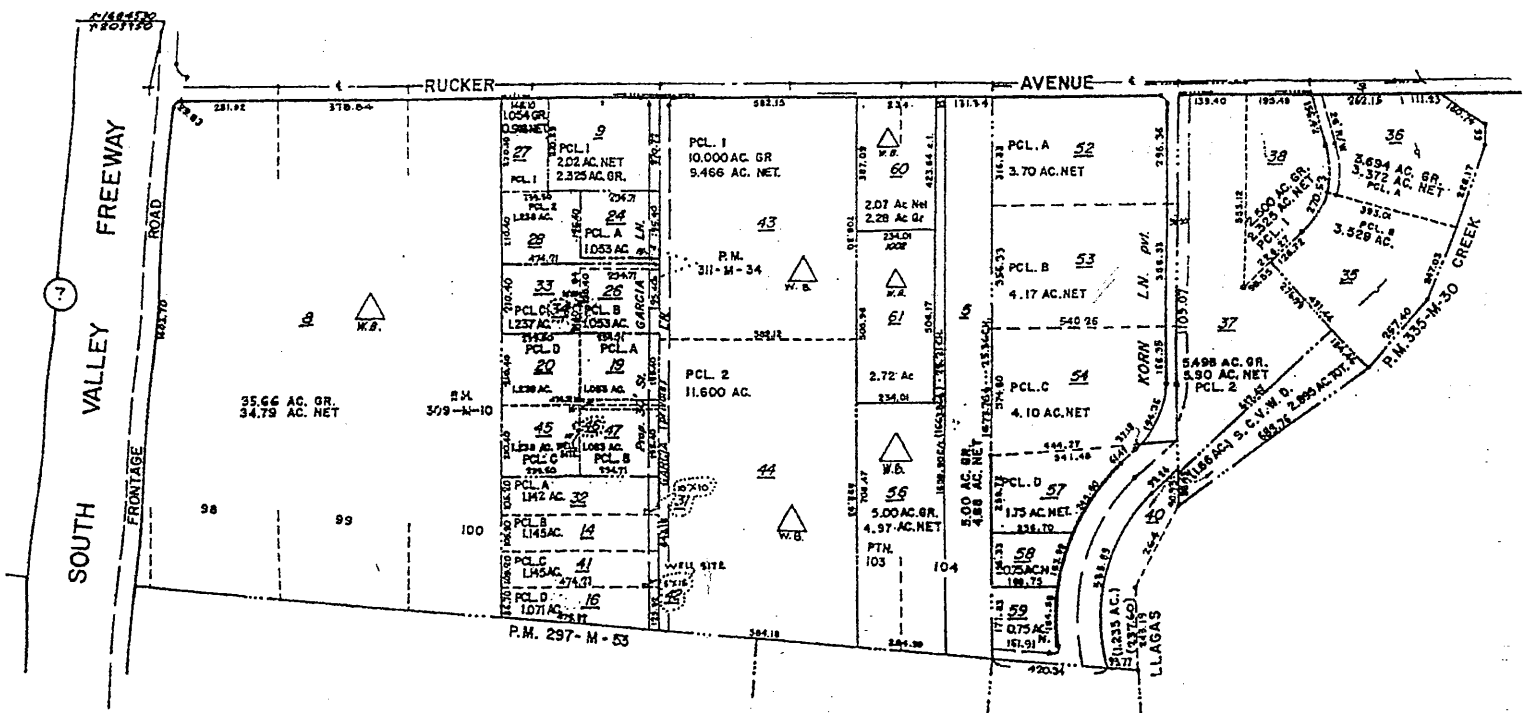
Owner 2:

Phone:

Site Address: 1240 RUCKER AVE

Site City/State: GILROY CA

95020



APN: 835-09-009

Owner 1: MODY, SURENDRA N & MINAXI S

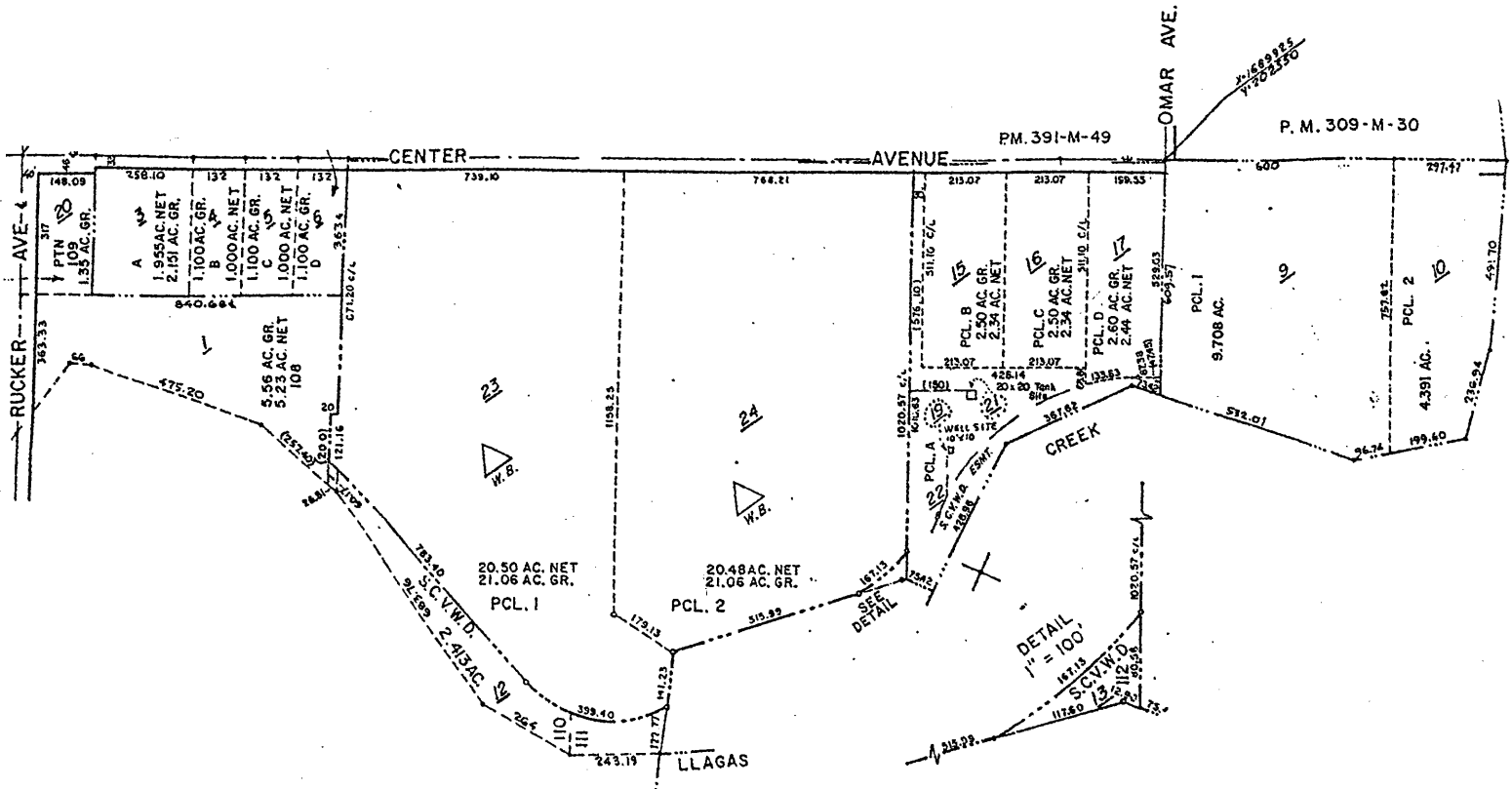
Owner 2:

Phone: (408) 842-3779

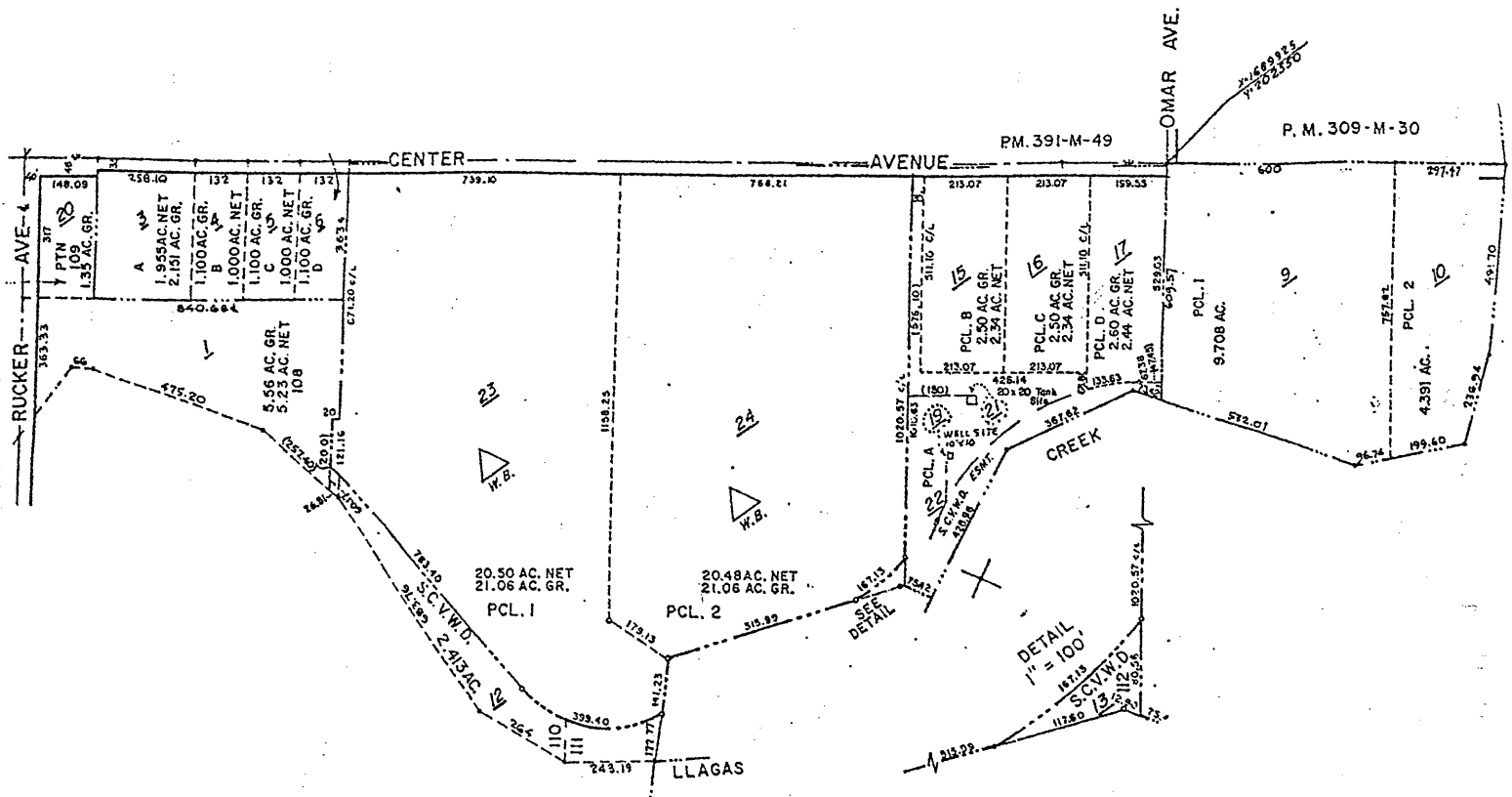
Site Address: 10105 CENTER AVE

Site City/State: GILROY CA

95020



95020



APN: 835-10-020

Owner 1: LIANG, ZHANG W ETAL

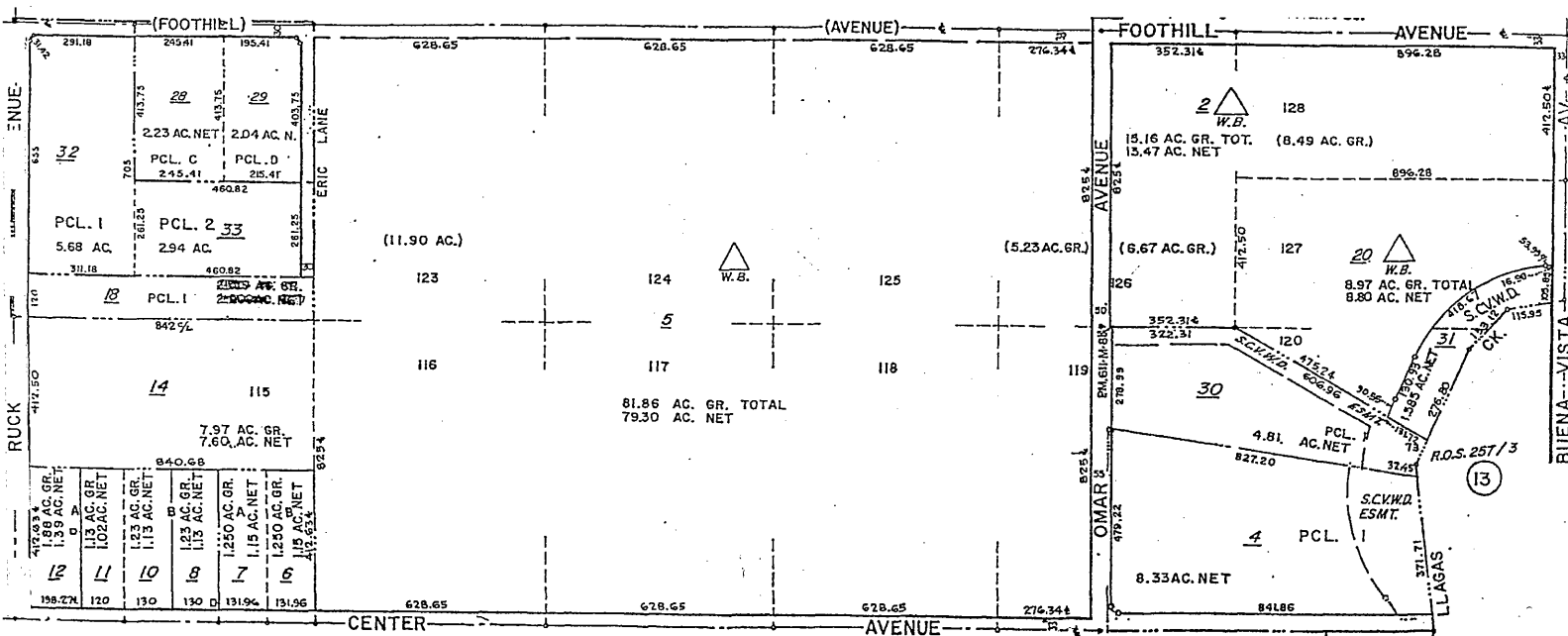
Owner 2:

Phone: (408) 847-8168

Site Address: 1625 BUENA VISTA AVE

Site City/State: GILROY CA

95020



7.1.3 SITE PLANS – FIGURES 5 THROUGH 18

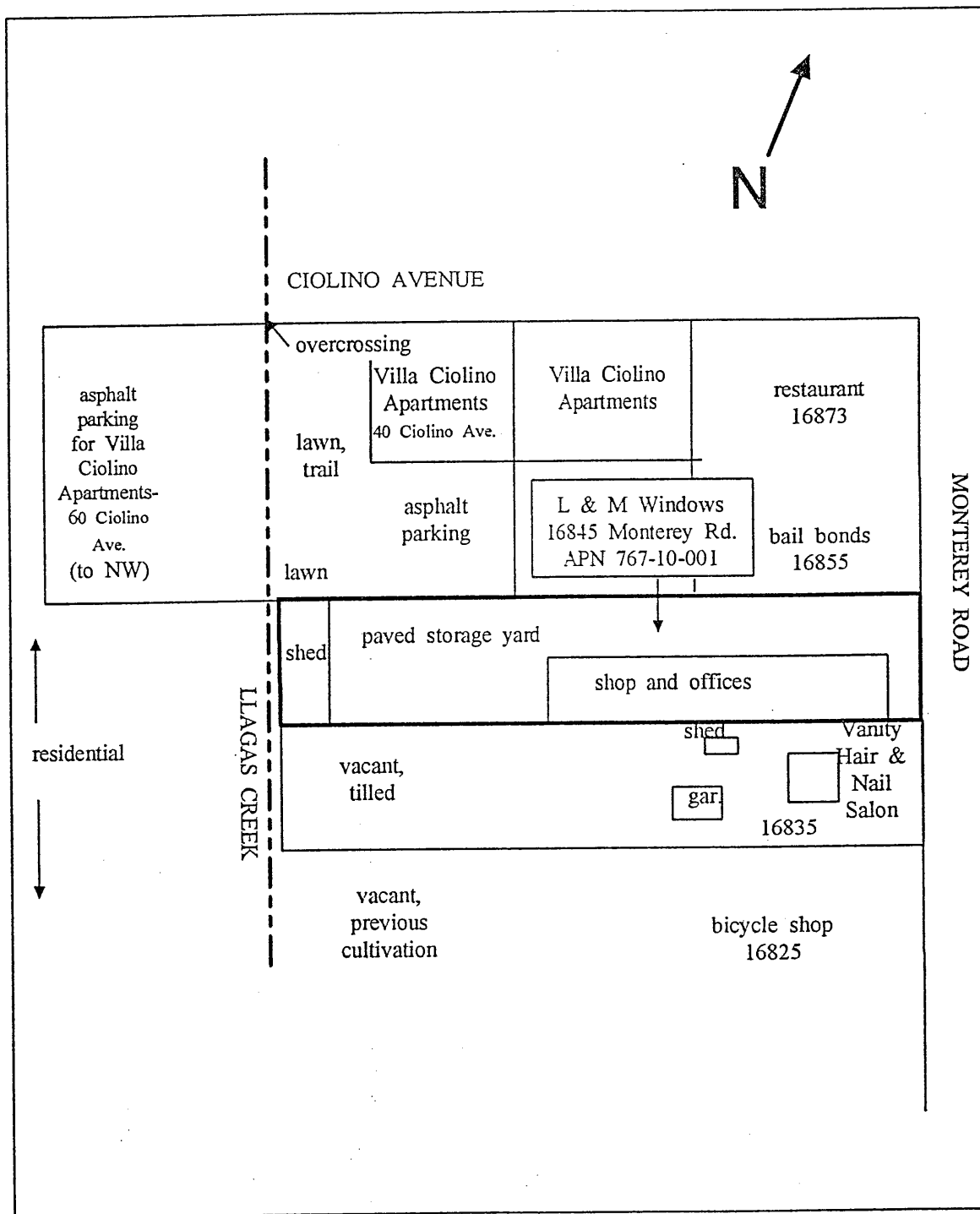


FIGURE 5
PROPERTY SITE PLAN

16845 MONTEREY ST., MORGAN HILL
REACH 7B, UPPER LLAGAS CREEK

NOT TO SCALE
SEPTEMBER 2003

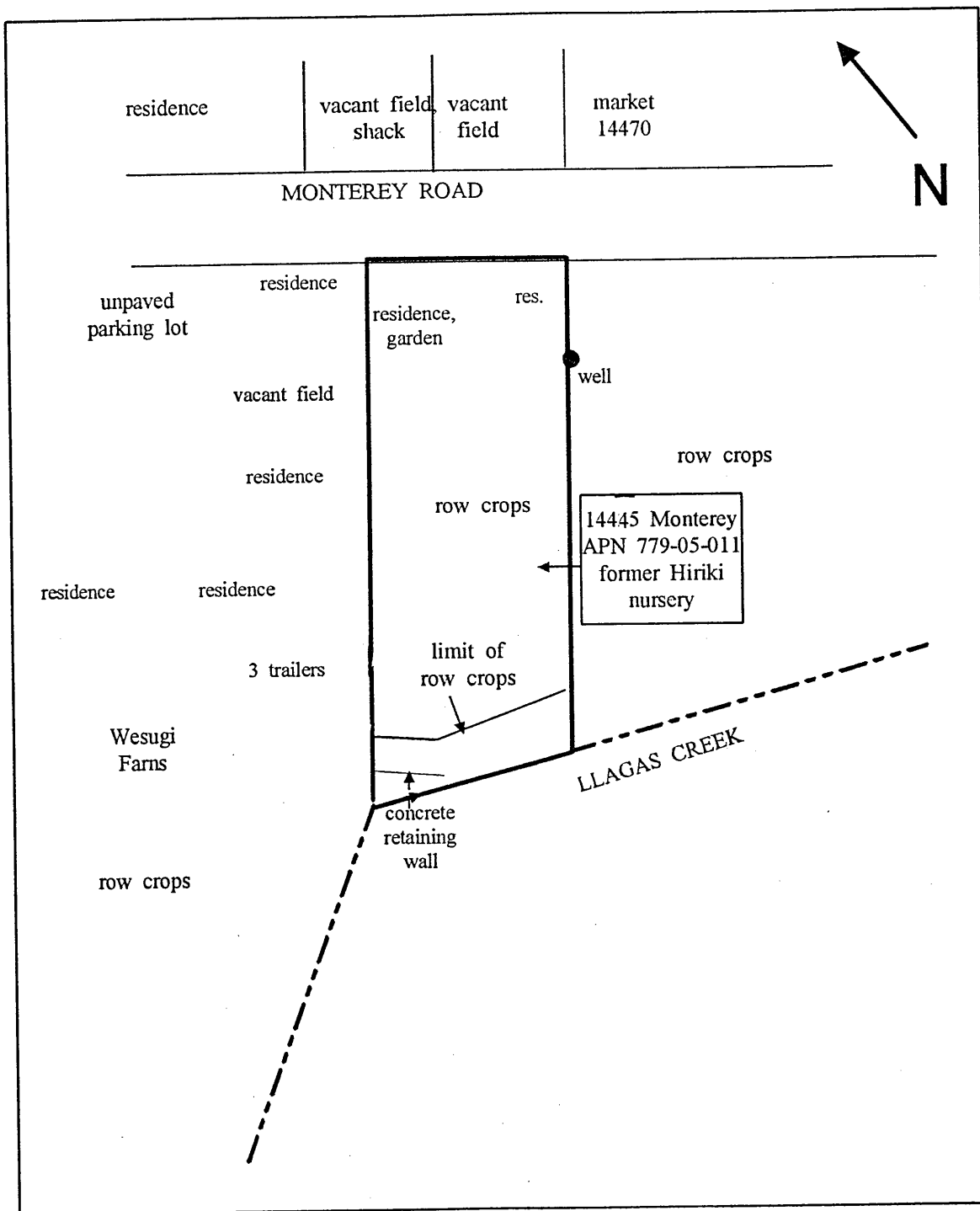


FIGURE 6
PROPERTY SITE PLAN

14445 MONTEREY, SAN MARTIN
REACH 6, UPPER LLAGAS CREEK

NOT TO SCALE
SEPTEMBER 2003

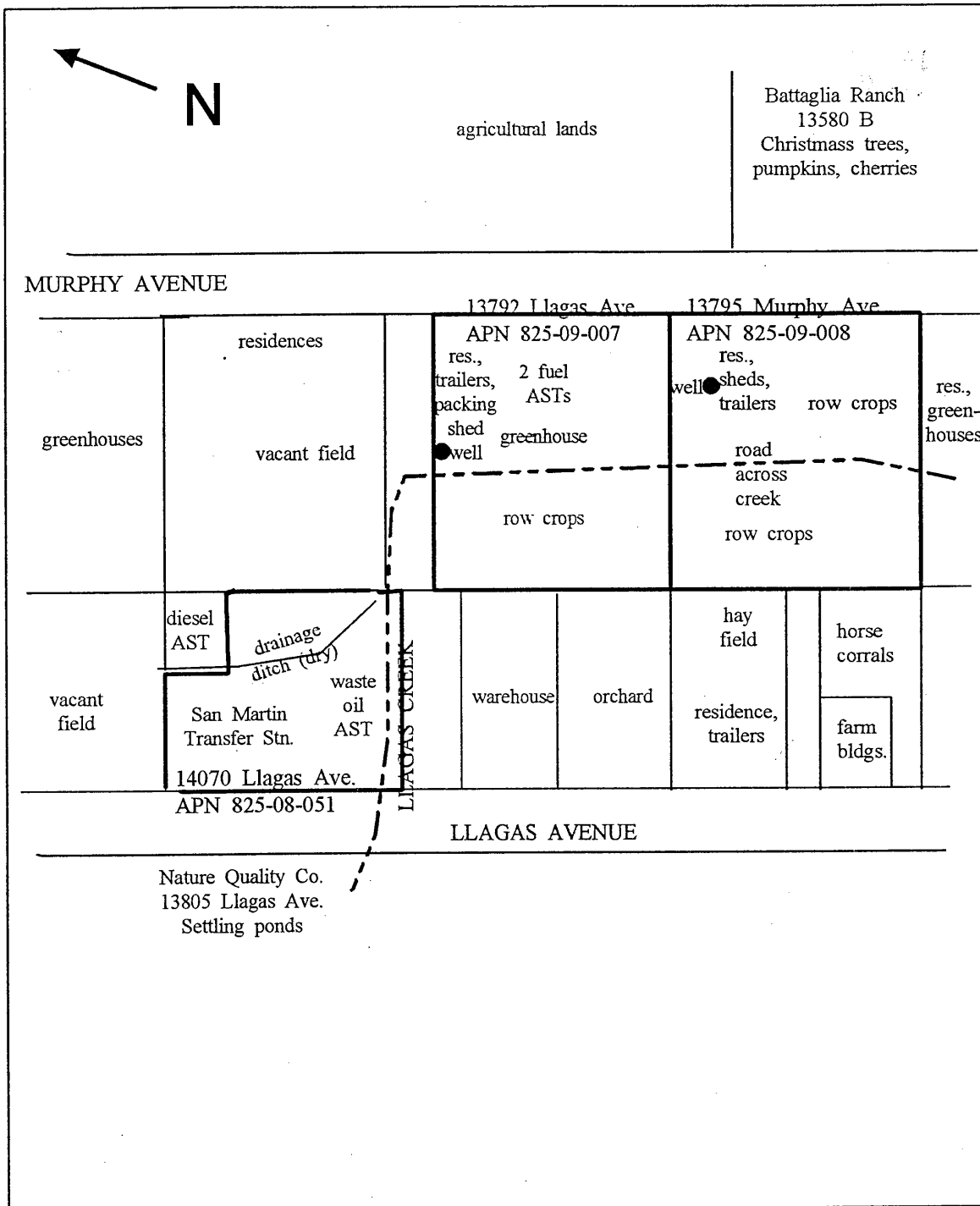


FIGURE 7
PROPERTY SITE PLAN

13792 & 14070 LLAGAS AVE. & 13795 MURPHY AVE., SAN MARTIN REACH 6, UPPER LLAGAS CREEK

NOT TO SCALE
 SEPTEMBER 2003

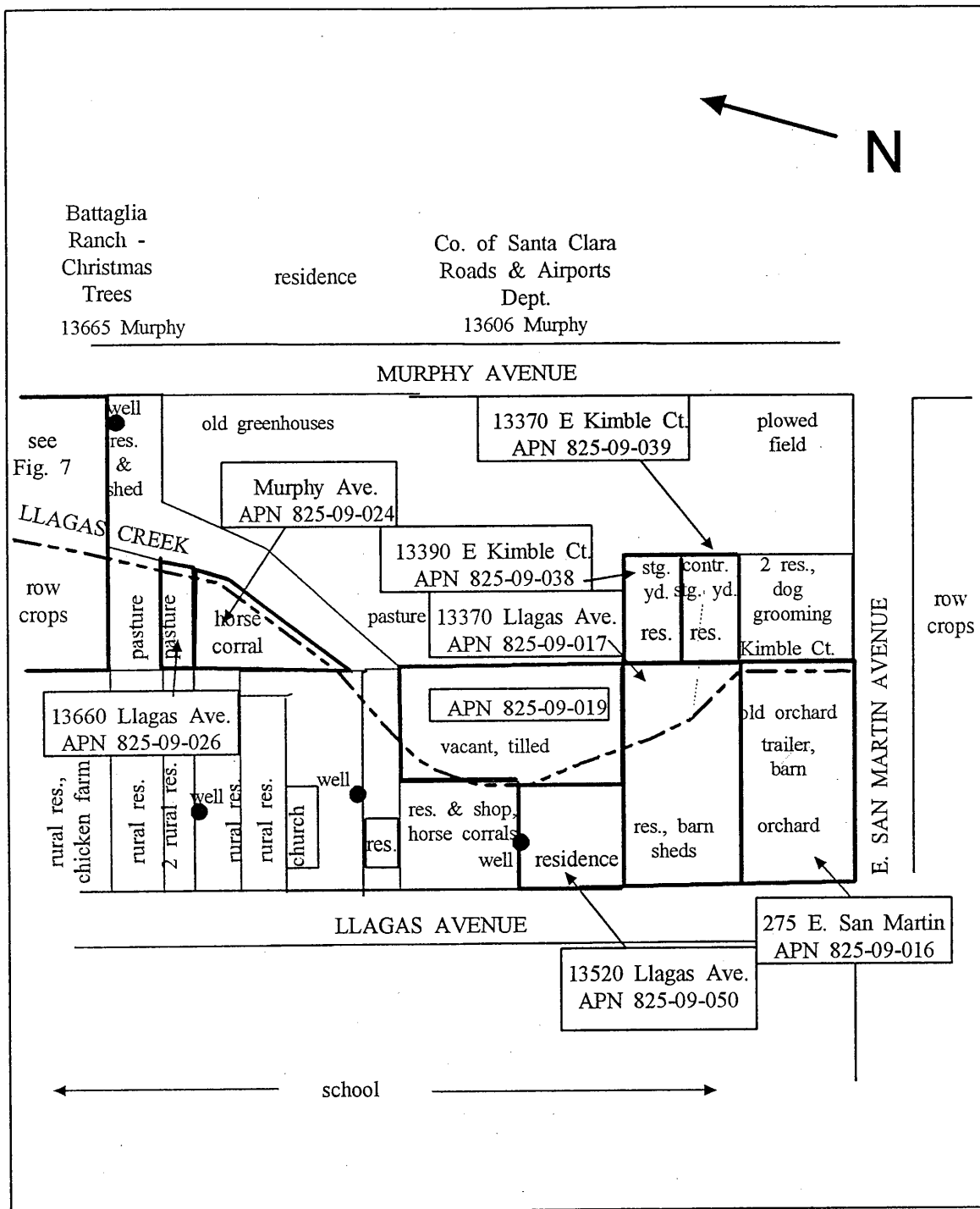


FIGURE 8
PROPERTY SITE PLAN

13370, 13520, & 13660 LLAGAS AVE., 13370 & 13390 E. KIMBLE CT.,
275 E. SAN MARTIN AVE., & APN NOS. 825-09-019 & 825-09-024
MORGAN HILL & GILROY, REACH 6, UPPER LLAGAS CREEK

NOT TO SCALE
SEPTEMBER 2003

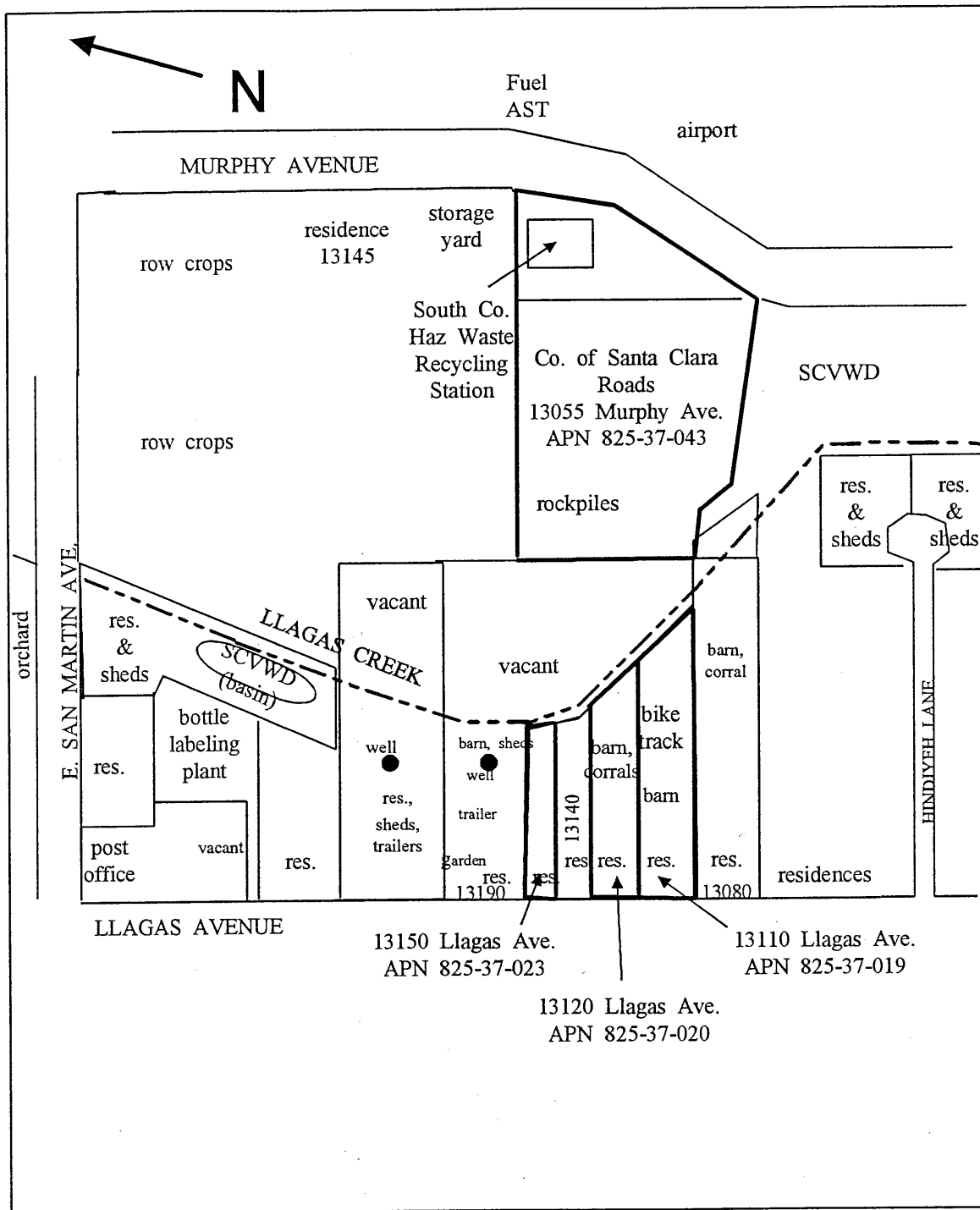


FIGURE 9

PROPERTY SITE PLAN

13110, 13120, & 13150 LLAGAS AVE. & 13055 MURPHY AVE.
SAN MARTIN, REACH 6, UPPER LLAGAS CREEK

NOT TO SCALE
SEPTEMBER 2003

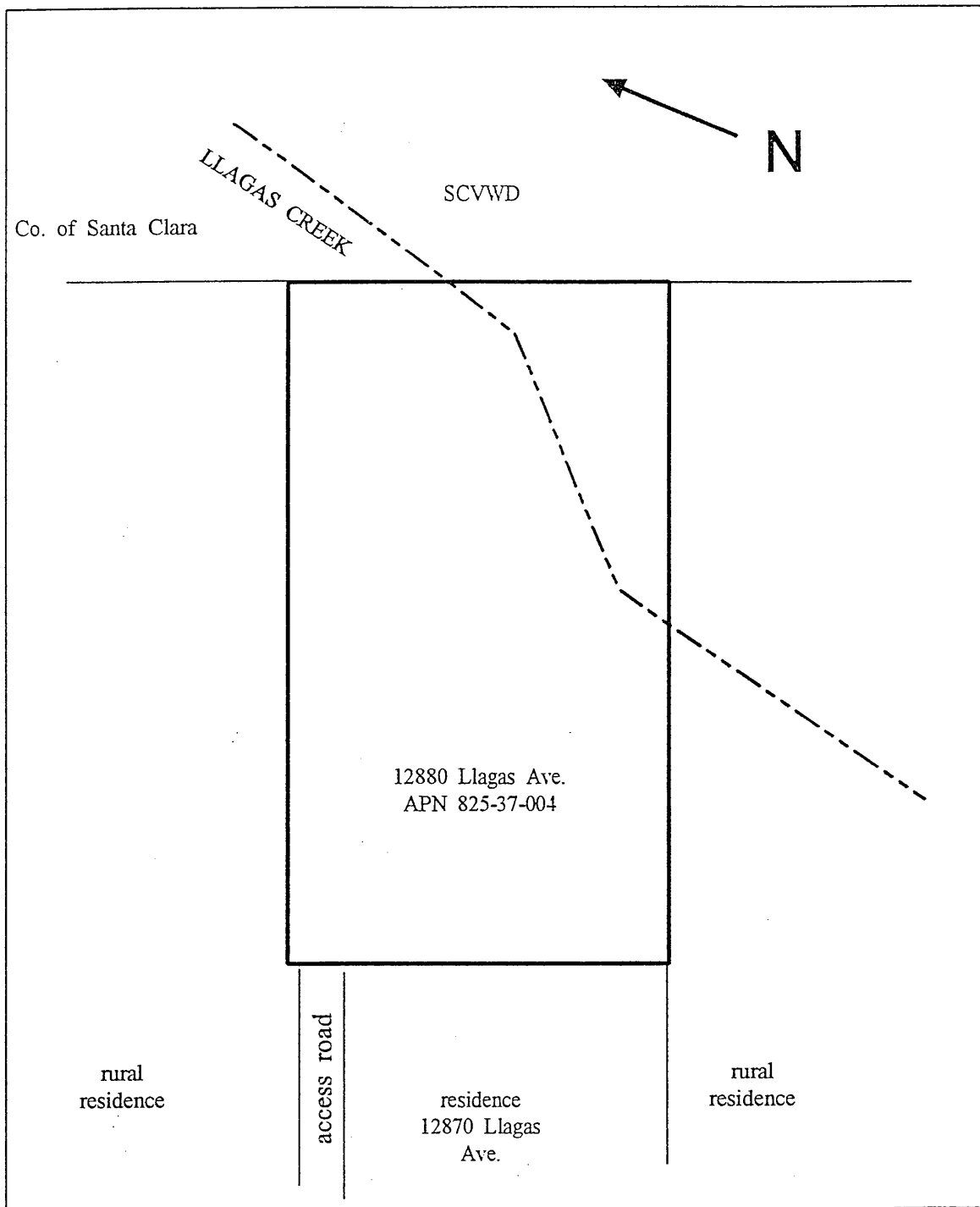


FIGURE 10
PROPERTY SITE PLAN

12880 LLAGAS AVE., SAN MARTIN
REACH 6, UPPER LLAGAS CREEK

NOT TO SCALE
SEPTEMBER 2003

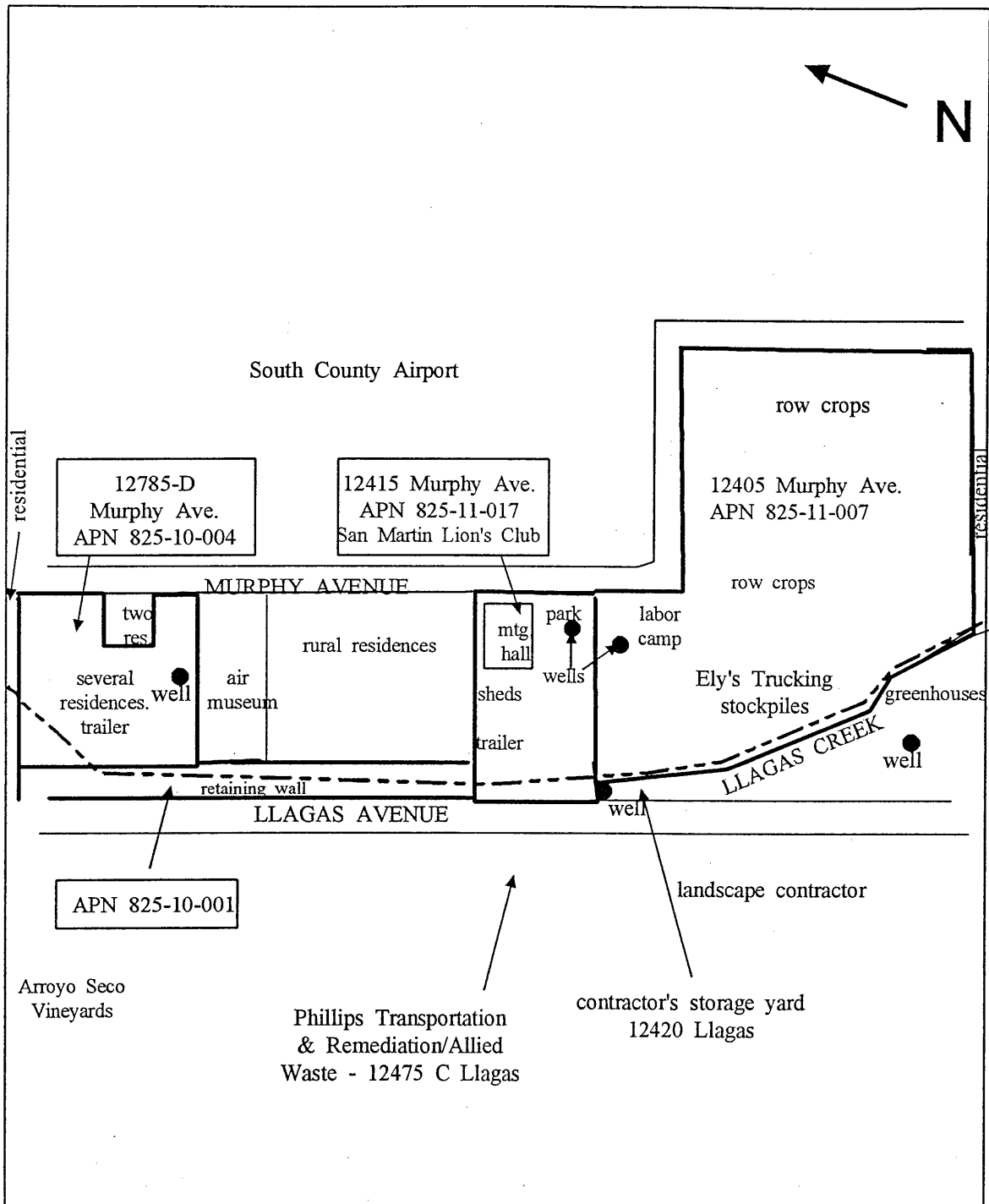


FIGURE 11

PROPERTY SITE PLAN

12405, 12415, & 12785 MURPHY AVE. & APN NO. 825-10-001
SAN MARTIN, REACH 6, UPPER LLAGAS CREEK

NOT TO SCALE
SEPTEMBER 2003

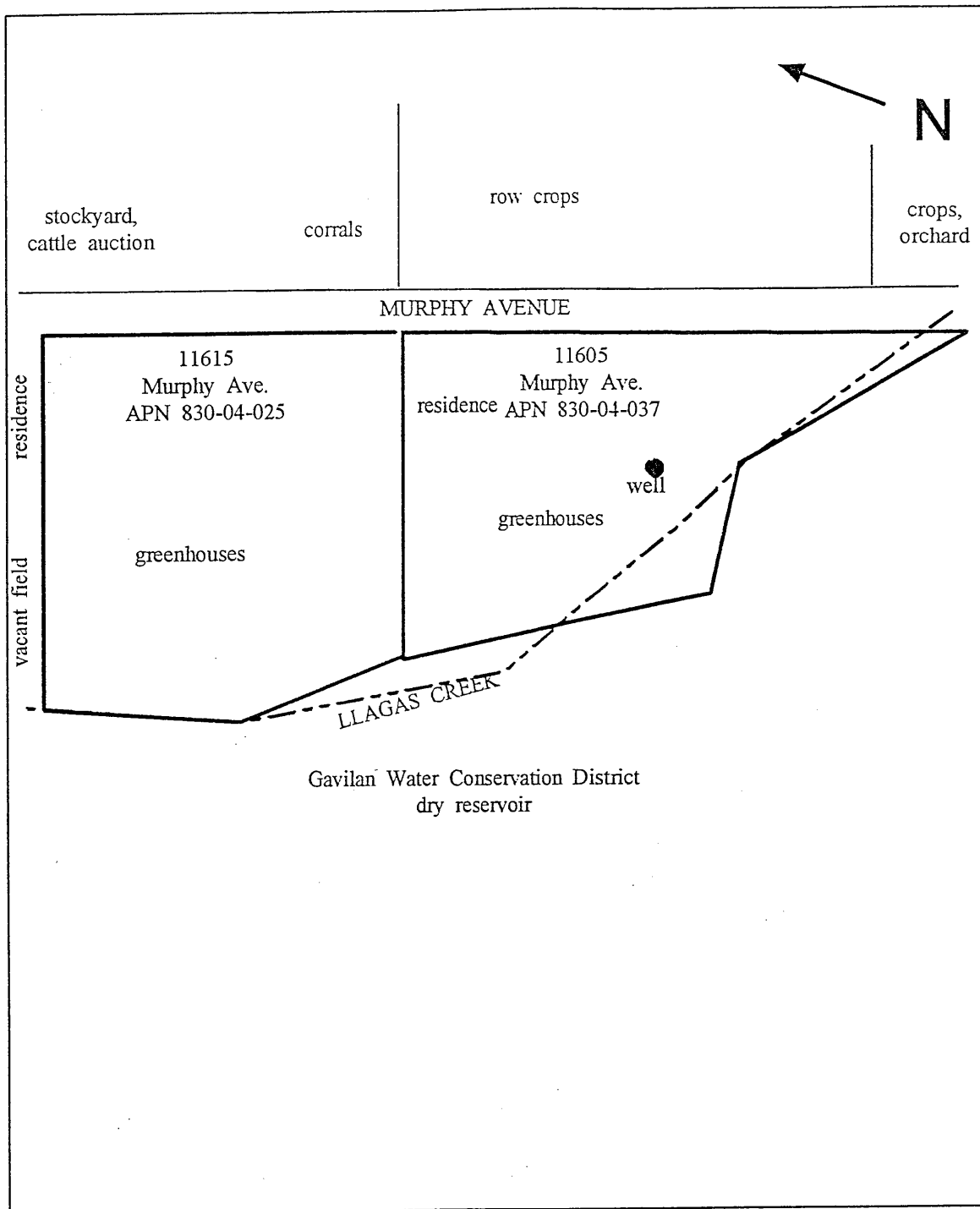


FIGURE 12
PROPERTY SITE PLAN

11605 & 11615 MURPHY AVE.
SAN MARTIN, REACH 6, UPPER LLAGAS CREEK

NOT TO SCALE
SEPTEMBER 2003

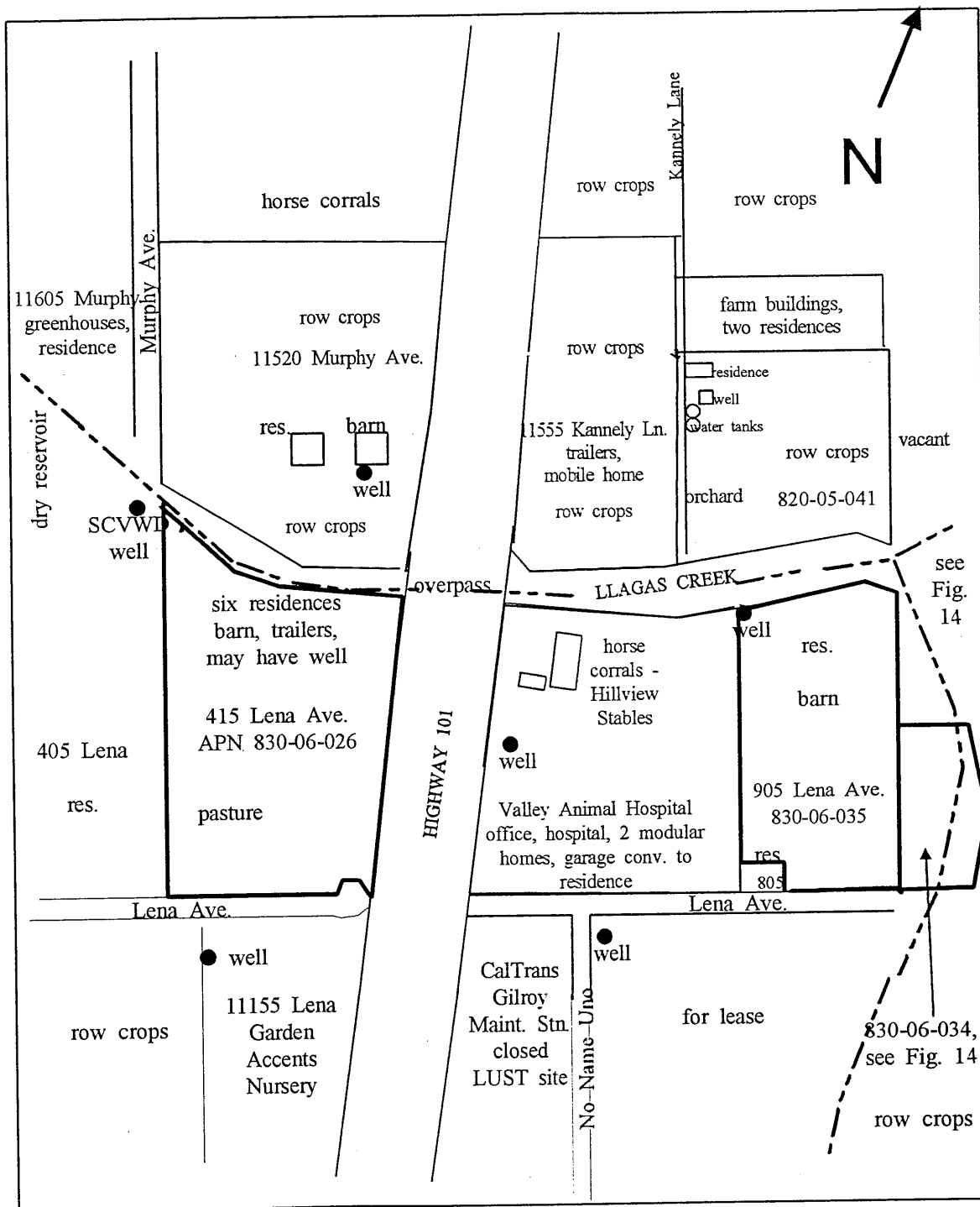


FIGURE 13
PROPERTY SITE PLAN

415 & 905 LENA AVE. & APN NO. 830-06-034
GILROY, REACHES 4 & 5, UPPER LLAGAS CREEK

NOT TO SCALE
SEPTEMBER 2003

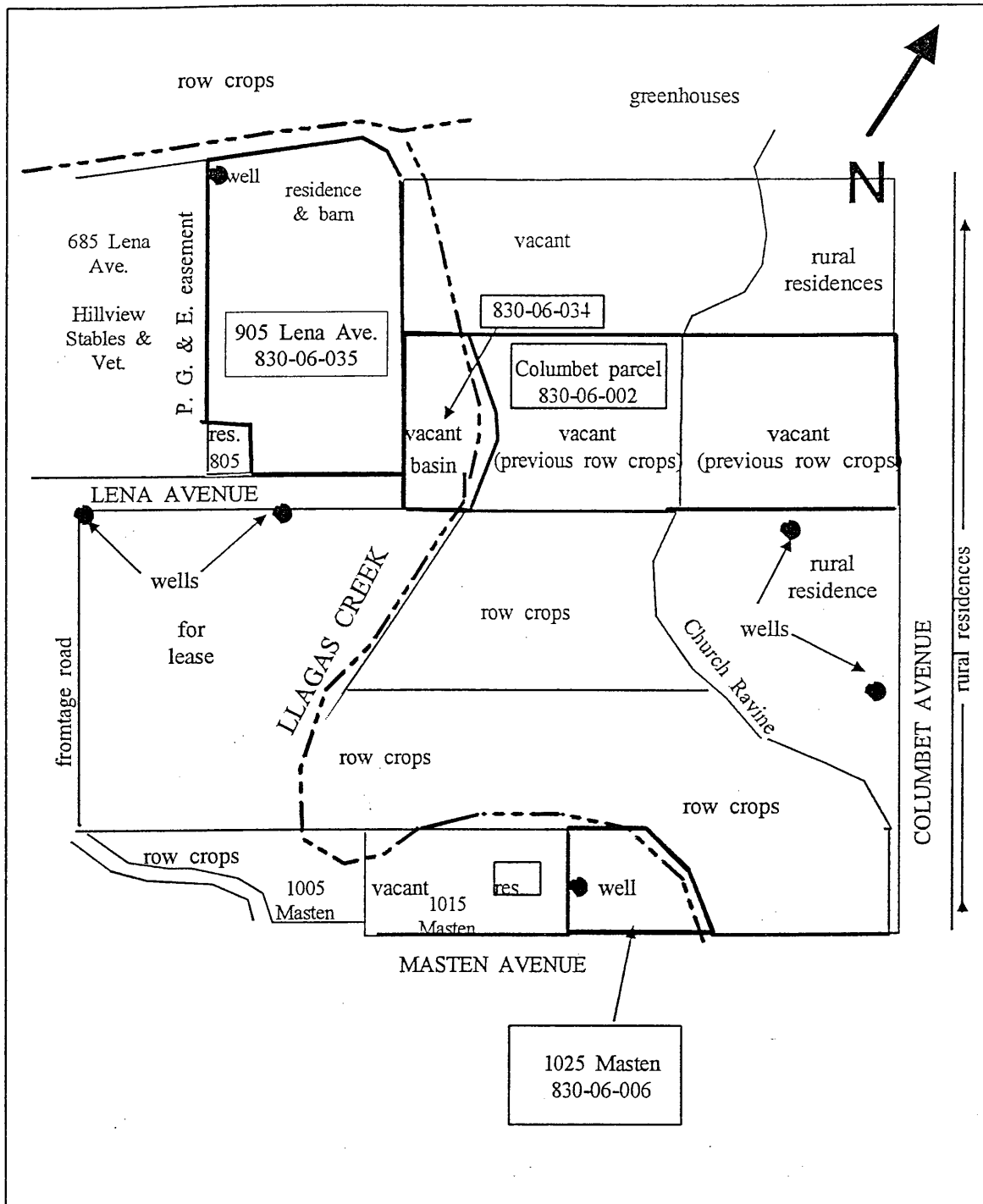


FIGURE 14
PROPERTY SITE PLAN
 905 LENA AVE., 1025 MASTEN AVE., & APN NO. 830-06-002
 GILROY, REACH 4, UPPER LLAGAS CREEK

NOT TO SCALE
 SEPTEMBER 2003

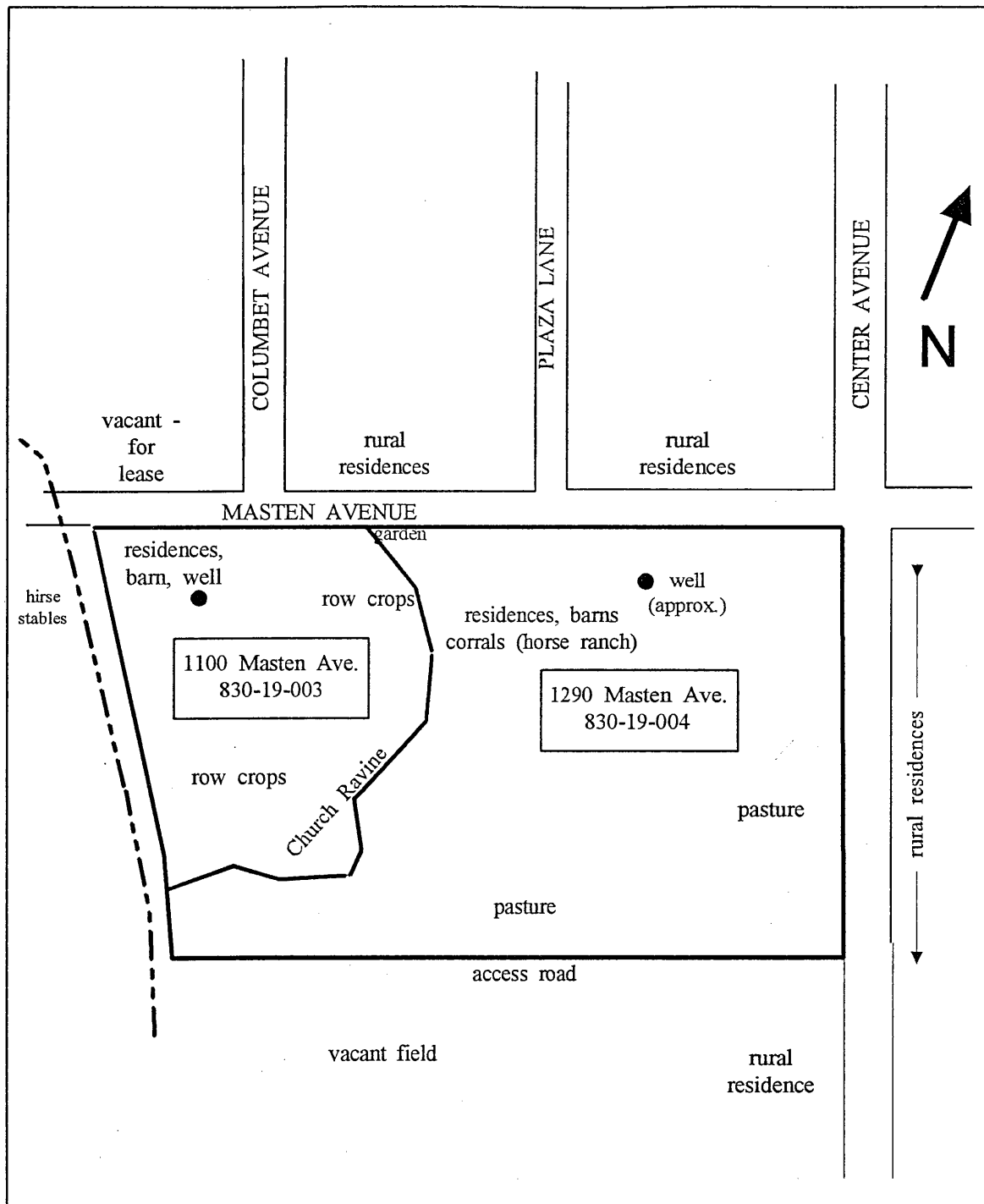


FIGURE 15
PROPERTY SITE PLAN

1100 & 1290 MASTEN AVENUE
GILROY, REACH 4, UPPER LLAGAS CREEK

NOT TO SCALE
SEPTEMBER 2003

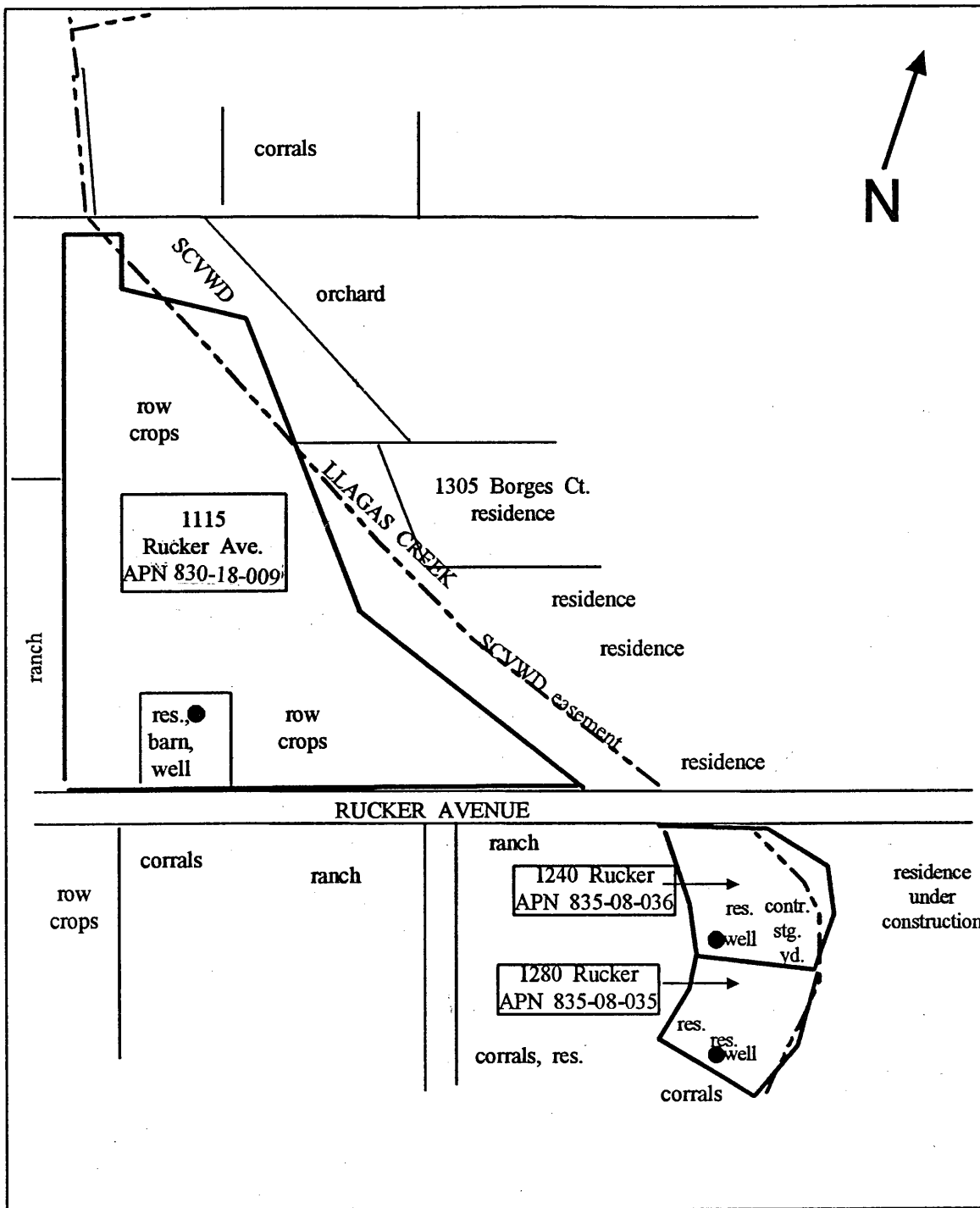


FIGURE 16
PROPERTY SITE PLAN

1115, 1240, & 1280 RUCKER AVE.
GILROY, REACH 4, UPPER LLAGAS CREEK

NOT TO SCALE
SEPTEMBER 2003

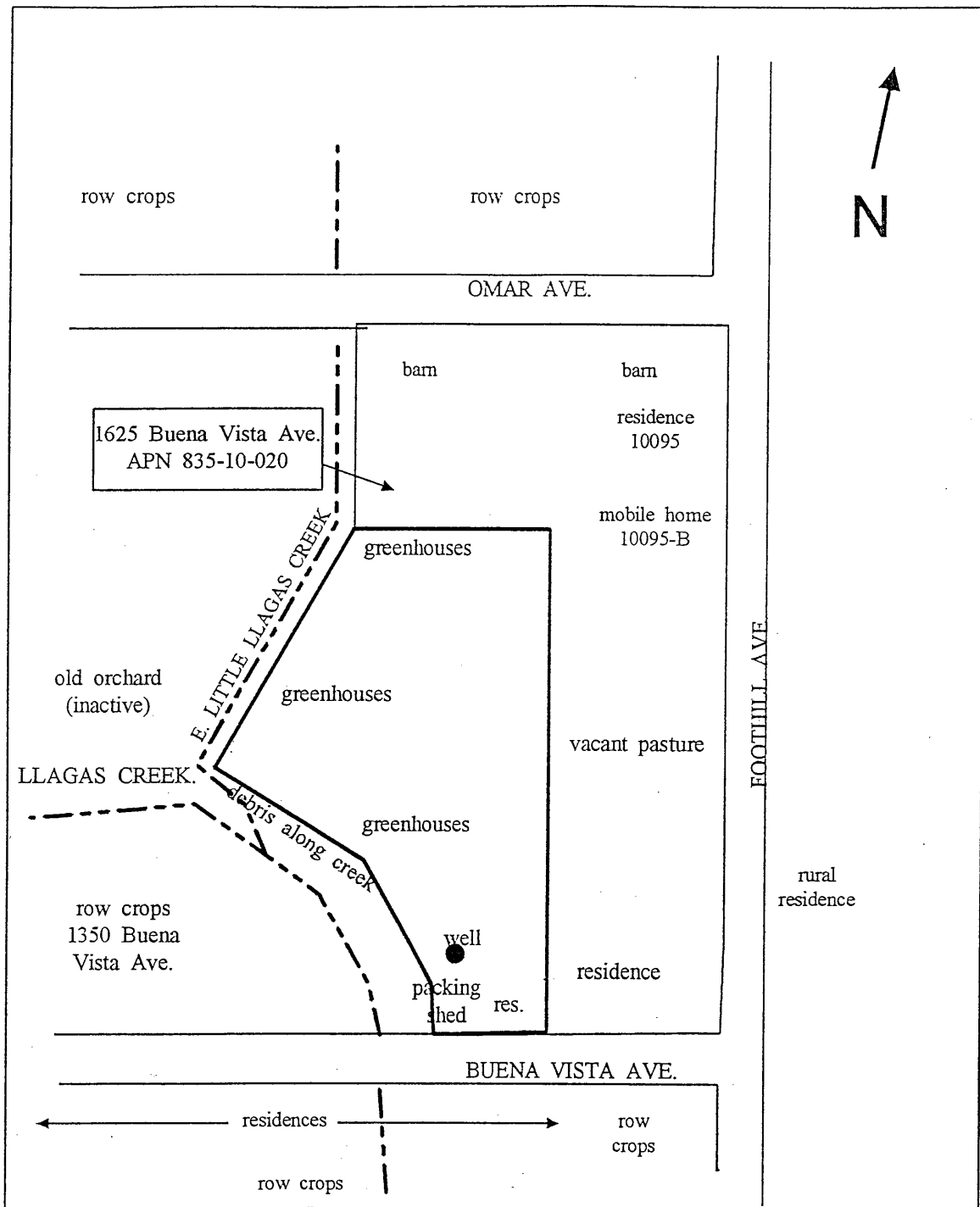


FIGURE 18
PROPERTY SITE PLAN

1625 BUENA VISTA AVENUE
GILROY, REACH 4, UPPER LLAGAS CREEK

NOT TO SCALE
SEPTEMBER 2003

7.1.4 PHOTOGRAPHS

Reaches 6 & 7B, San Martin and Morgan Hill, California



Photo #1: 16845 Monterey Street, Morgan Hill (APN 767-10-001, Reach 7B), view towards creek.



Photo #2: 14425 Monterey (APN 779-05-011, Reach 6), view from near creek looking northeast.

Reach 6, San Martin, California



Photo #3: 14070 Llagas Ave. (APN 825-08-051), San Martin Transfer Station, hazardous materials storage.



Photo #4: 13792 Llagas Ave. (APN 825-09-007), view southeast from creek bank.

Reach 6, San Martin and Morgan Hill, California



Photo #5: 13795 Murphy Avenue (APN 825-09-008), view towards creek.



Photo #6: 13660 Llagas Ave. (APN 825-09-026), view to west from near creek.

Reach 6, San Martin, California



Photo #7: Llagas Avenue, APN 825-09-019, view to north, Llagas Creek to left.



Photo #8: 13990 E. Kimble Court (APN 825-09-038), view to north, Llagas Creek to left.

Reach 6, San Martin, California



Photo #9: 13370 E. Kimble Court (APN 825-09-039), view south showing residence.



Photo #10: 275 E. San Martin Ave. (APN 825-09-016), view north showing trailer and barn.

Reach 6, San Martin, California



Photo #11: 13150 Llagas Avenue (APN 825-37-023), view west towards street.



Photo #12: 13120 Llagas Avenue (APN 825-37-020), view towards creek (east).

Reach 6, San Martin, California



Photo #13: 13110 Llagas Avenue (APN 825-37-019), view of grading activity by Llagas Creek.



Photo #14: 12280 Llagas Avenue (APN 825-37-004), view of horse pasture area by Llagas Creek.

Reach 6, San Martin, California



Photo #15: 12415 Murphy Avenue (APN 825-11-017), San Martin Lion's Club, west side of assembly hall.



Photo #16: 12405 Murphy Avenue (APN 825-11-007), building materials storage yard by Llagas Creek.

Reach 6, San Martin, California



Photo #17: 11615 Murphy Ave. (APN 830-04-025), view south showing greenhouses near creek (on right).



Photo #18: 11605 Murphy Ave. (APN 830-04-037), view north showing greenhouses near creek.

Reach 5, Gilroy, California



Photo #19: 415 Lena Ave. (APN 830-06-026), view east showing portion of parcel near creek.



Photo #20: 905 Lena Avenue (APN 830-06-035), view north from western bank of Llagas Creek.

Reach 4, Gilroy, California



Photo #21: APN 830-06-034 (Lena Ave.), abandoned water tanks in foreground.



Photo #22: APN 830-06-022 (Columbet Ave.), view southwest towards Llagas Creek.

Reach 4, Gilroy, California



Photo #23: 1025 Masten Avenue (APN 830-06-006), view west along Llagas Creek, parcel to left.



Photo #24: 1100 Masten Avenue (APN 830-19-003), view southeast along Llagas Creek, parcel on left.

Reach 4, Gilroy, California



Photo #25: 1290 Masten Ave. (APN 830-19-004), view north along creek showing adjacent horse corrals.



Photo #26: 1115 Rucker Avenue (APN 830-04-025), view northwest Llagas Creek.

Reach 4, Gilroy, California



Photo #27: 1240 Rucker Ave. (APN 835-08-036), view southeast along creek, 1280 Rucker in background.



Photo #28: 10105 Center Avenue (APN 835-10-009), view west towards Llagas Creek.

Reach 4, Gilroy, California



Photo #29: 10295 Center Avenue (APN 835-10-022), view west showing residence proximal to creek.



Photo #30: 1625 Buena Vista Ave. (APN 835-10-020), view east towards parcel from across Llagas Creek.

7.2 BACK UP DOCUMENTATION

7.2.1 SITE RECONNAISSANCE WORKSHEETS

6-30-03
56 (1)

SCVWD HMI LLAGAS CREEK PROJECT FIELD RECONNAISSANCE WORKSHEET

Address or APN of subject site: 76845 Monterey St, Morgan Hill
767-10-001

A. Use of subject property and adjacent properties.

Property - L+M Windows + Office of Pacific Home Development Co
to NE - Bail bonds, restaurant & apts.
to SW - Hair + Nail Salon, tilled field
to E - Monterey Rd
to W - Llagas Creek. then residential

B. Operations using, generating, or disposing of hazardous substances.

None

C. Potable water sources within 1/2 mile.

City water, no wells observed

D. Geologic, hydrogeologic, hydrologic, and topographical characteristics of the subject property and the adjacent properties.

Flat, stc flow to south

E. Site layout: location of facilities, operations, structures, and empty and occupied user spaces.

Display room & office near Monterey, sty yd & sty buildings to rear

F. Type of operations conducted on the property.

Window sales & storage

G. Approximate quantities of hazardous substances stored, used, generated, and disposed of by operations performed at the property.

No significant quantities expected

H. Stained soil, flooring, drains, sumps, and walls that could have been caused by substances other than water.

None observed

I. Evidence of past or present aboveground and underground storage tanks.

None observed

J. Presence of floor drains.

Interiors of bldgs. not accessed

K. Potential waste disposal as indicated by filling, grading, mounds, or depressions.

None observed

L. Potential waste discharge into ditch or stream on or adjacent to property.

None observed

M. Storage and handling of hazardous substances.

None observed

N. Noxious and other strong odors.

None

O. Any storage drums and containers, if it is known that the contents are not hazardous, should be specified in the field notes.

None

P. Electrical equipment that may contain polychlorinated biphenyls (PCB): transformers, large capacitors, etc.

pole mt transformer on adjacent property to N

Q. Potential of asbestos-containing building material (ACBM).

Yes, based on apparent age of structure
stucco exterior

a cosmetic ceiling tiles (observed from near entrance)
wall coverings

R. General housekeeping.

Good

S. Additional comments.

6/20/03

SCVWD HMI LLAGAS CREEK PROJECT FIELD RECONNAISSANCE WORKSHEET

(2)

779-05-011

Address or APN of subject site: 14425 Monterey St, San Martin

A. Use of subject property and adjacent properties.

Property - 3 Residences + ^{former} H. iraki Nursery, row crops at rear nearest Creek
to NW parking lot, residences
to SE - row crops
to NE - Monterey Road
to SW - Llagas Creek

B. Operations using, generating, or disposing of hazardous substances.

No significant quantities used except fertilizers
small quantities of packaged fertilizer now used in garden
Neighbor to South leases rear of property for row crops, use of
fertilizer unknown, none stored on site for leased area
C. Potable water sources within 1/2 mile.
Well on site
Domestic + Irrigation
tested ND for perc per Mrs. Hiraki
Two water ASTS
of row crops, but
plastic ASTS near
common boundary

D. Geologic, hydrogeologic, hydrologic, and topographical characteristics of the subject property and the adjacent properties.

Flat, surface flow to S E

E. Site layout: location of facilities, operations, structures, and empty and occupied user spaces.

Residences near Monterey St

F. Type of operations conducted on the property.

Nursery, residences

G. Approximate quantities of hazardous substances stored, used, generated, and disposed of by operations performed at the property.

See #B

In addition, some oil + grease around well head near common boundary with neighbor to south. Well is neighbors. Showed Mrs. Hirahira & advised her to get corrected. Open pail of light oil.

H. Stained soil, flooring, drains, sumps, and walls that could have been caused by substances other than water.

None observed

I. Evidence of past or present aboveground and underground storage tanks.

No

J. Presence of floor drains.

None observed - interiors of residences not accessible

K. Potential waste disposal as indicated by filling, grading, mounds, or depressions.

Maybe some buried waste at rear of property ~ per Mrs. Hirahira; dumping had occurred, appears to have been covered & 80' from creek.

L. Potential waste discharge into ditch or stream on or adjacent to property.

None observed at creek or ditch

M. Storage and handling of hazardous substances.

See #B + G

N. Noxious and other strong odors.

None observed

O. Any storage drums and containers, if it is known that the contents are not hazardous, should be specified in the field notes.

None observed

P. Electrical equipment that may contain polychlorinated biphenyls (PCB): transformers, large capacitors, etc.

Q. Potential of asbestos-containing building material (ACBM).

*3 Residences - roofing materials + structural
interiors not accessible except near entrance to Hyvahi Residence
Based on apparent age, ACBM's possible - floor tile
wall coverings*

R. General housekeeping.

S. Additional comments.

*Creek dry, very over grown
Row crops ~80' from creek at closest*

SCVWD HMI LLAGAS CREEK PROJECT
FIELD RECONNAISSANCE WORKSHEET

6:30 03
(3)

Address or APN of subject site: 14070 Llagas Ave, San Martin
825-08-051

A. Use of subject property and adjacent properties.

San Martin Transfer Station
to N. Ranch
to S - warehouse facility
to W - Llagas Ave then Sittlerpends for Nature Creek
to E - Vac. field then residences along Murphy Ave

B. Operations using, generating, or disposing of hazardous substances.

Property is Transfer Station - see #F

C. Potable water sources within 1/2 mile.

None observed

3 Non potable ASTs on site

D. Geologic, hydrogeologic, hydrologic, and topographical characteristics of the subject property and the adjacent properties.

Flat - Creek temp. flows east, then south

E. Site layout: location of facilities, operations, structures, and empty and occupied user spaces.

Large Warehouse for Refuse + Recyclables

Open Yard for Wood, BI materials + Green Disposal

Waste Oil AST + Disposal Station NW portion of property

F. Type of operations conducted on the property.

Transfer Station for Refuse, Recyclables, appliances (incl w/ frozen),
+ Waste Oil.

G. Approximate quantities of hazardous substances stored, used, generated, and disposed of by operations performed at the property.

1 - waste oil AST \approx 1000 gal, plus used oil filters, picked up by Evergreen
Metal storage containers w/ illegal dumped chemicals, picked up by outside service
Freon left in appliances - picked up by outside service

H. Stained soil, flooring, drains, sumps, and walls that could have been caused by substances other than water.

No significant staining observed

I. Evidence of past or present aboveground and underground storage tanks.

W.O. AST - see #6

Above ground diesel AST on adjacent parcel

J. Presence of floor drains.

Groove at recessed loading ramp

K. Potential waste disposal as indicated by filling, grading, mounds, or depressions. None observed.

Property is a landfill

L. Potential waste discharge into ditch or stream on or adjacent to property.

Operation is fenced & isolated from creek

Drainage ditch through property connects w creek, but was observed to be clean & dry

M. Storage and handling of hazardous substances.

see #6

N. Noxious and other strong odors.

No unusual odors considering Property is an operating landfill

O. Any storage drums and containers, if it is known that the contents are not hazardous, should be specified in the field notes.

6 drums of used oil 5/5/05, labeled

P. Electrical equipment that may contain polychlorinated biphenyls (PCB): transformers, large capacitors, etc.

None observed, p

Q. Potential of asbestos-containing building material (ACBM).

Not likely - Warehouses are sheet metal walls + roof.
Modular trailer is recent

R. General housekeeping.

Good

S. Additional comments.

Doubt

8-13-03
JG

SCVWD HMI LLAGAS CREEK PROJECT FIELD RECONNAISSANCE WORKSHEET

(4)

Address or APN of subject site: 13792 Llagas Ave (13875 Murphy Ave.)
825-09-007

A. Use of subject property and adjacent properties.

Property - Agriculture, residence + at least 3 trailers
Adj to N - vac field, residences near Murphy Ave
Adj to S - working farm (row crops)
Adj to E - Murphy Ave. then ag. lands
Adj to W - warehouse + orchard

B. Operations using, generating, or disposing of hazardous substances.

Fueling - 2 fuel ASTs, doubly contained in concrete bermed area
Agriculture - fertilizers

Greenhouses 8' from bank

C. Potable water sources within 1/2 mile.

Well on site

D. Geologic, hydrogeologic, hydrologic, and topographical characteristics of the subject property and the adjacent properties.

Flat, Creek flows SSB

E. Site layout: location of facilities, operations, structures, and empty and occupied user spaces.

Residence + trailers near road, well packing shed behind, then
storage buildings, well house + greenhouse.
Row crops adjacent to 2 acres Llagas Creek

F. Type of operations conducted on the property.

Agriculture

G. Approximate quantities of hazardous substances stored, used, generated, and disposed of by operations performed at the property.

2 fuel ASTS \approx 500 gal

Fertilizers

Not all storage buildings accessible

1 - pole mtn. transformer

H. Stained soil, flooring, drains, sumps, and walls that could have been caused by substances other than water.

None observed (not all buildings accessible)

I. Evidence of past or present aboveground and underground storage tanks.

2 \approx 500 gal fuel ASTS w/ dispensers, dewily contained

J. Presence of floor drains.

None observed (not all buildings accessible)

K. Potential waste disposal as indicated by filling, grading, mounds, or depressions.

None observed

L. Potential waste discharge into ditch or stream on or adjacent to property.

None observed

M. Storage and handling of hazardous substances.

See # 6

N. Noxious and other strong odors.

None observed

O. Any storage drums and containers, if it is known that the contents are not hazardous, should be specified in the field notes.

No drums observed (not all buildings accessible)

P. Electrical equipment that may contain polychlorinated biphenyls (PCB): transformers, large capacitors, etc.

unlikely

Q. Potential of asbestos-containing building material (ACBM).

Unlikely based on appearance of structures (appear recent)

R. General housekeeping.

Good

S. Additional comments.

*Issues - Greenhouses 28' from top of steep creek bank
Small area (Row crops on bank, other crops relatively close
(W side of creek))*

6-30-03 JT

SCVWD HMI LLAGAS CREEK PROJECT FIELD RECONNAISSANCE WORKSHEET

(5)

Address or APN of subject site: 13795 Murphy Ave San Martin
825-09-008

A. Use of subject property and adjacent properties.

Residence + row crops - both sides of creek
Adj to NW 13792 Llagas - greenhouses + row crops
Adj to SE Greenhouses
Adj to NE Murphy Ave, row crops across
Adj to SW - Ranchettes with horse corals, hay feed

B. Operations using, generating, or disposing of hazardous substances.

Vehicle maintenance, row crops

C. Potable water sources within 1/2 mile.

well on site

D. Geologic, hydrogeologic, hydrologic, and topographical characteristics of the subject property and the adjacent properties.

Flat, low gradient to south

E. Site layout: location of facilities, operations, structures, and empty and occupied user spaces.

Residence near Murphy Ave
Barns + sheds behind
Row crops both sides of Llagas Creek
Farm equipment crossing creek

F. Type of operations conducted on the property.

Row Crops

G. Approximate quantities of hazardous substances stored, used, generated, and disposed of by operations performed at the property.

1-55 gal drum of oil spilled on soil

small fertilizer? A.S.T.
on trailer

1 poly drum of fertilizer

5 gal pails of oil

open container of waste oil

one fuel A.S.T. 2 of 2 doubly contained with dispenser, appears not in use

H. Stained soil, flooring, drains, sumps, and walls that could have been caused by substances other than water.

Minor stains (oil & grease) on concrete pad around fuel A.S.T.

Minor oil & grease stains in soil by residence & around well head

I. Evidence of past or present aboveground and underground storage tanks.

Fuel A.S.T. appears not in use.
probably has sump tank

J. Presence of floor drains.

Interiors of bldgs. not accessible - owner not there

K. Potential waste disposal as indicated by filling, grading, mounds, or depressions.

None observed.

L. Potential waste discharge into ditch or stream on or adjacent to property.

Run Cuts on W side $\approx 80'$ from creek

on E side $\approx 45'$ from creek

Using road through creek - sediment problem?

Farmworker says they removed a lot of debris from creek,
originating up stream, including mattresses, refrigerators

M. Storage and handling of hazardous substances.

N. Noxious and other strong odors.

None observed.

O. Any storage drums and containers, if it is known that the contents are not hazardous, should be specified in the field notes.

*1 drum of oil stored on soil
A number of empty drums*

P. Electrical equipment that may contain polychlorinated biphenyls (PCB): transformers, large capacitors, etc.

None observed.

Q. Potential of asbestos-containing building material (ACBM).

Roofing materials - House & storage building

Interiors not accessible - owner not home

R. General housekeeping.

Typical of farm operation

S. Additional comments.

6.30.23

T6

(C)

SCVWD HMI LLAGAS CREEK PROJECT FIELD RECONNAISSANCE WORKSHEET

Address or APN of subject site: 13660 Llagas Ave, San Martin
825-09-026

A. Use of subject property and adjacent properties.

Property - horse pasture
Adjacent to W, N & S Rural residences w/ horse corrals & pastures
Adjacent to E - Llagas Creek then dilapidated greenhouses

B. Operations using, generating, or disposing of hazardous substances.

None

C. Potable water sources within 1/2 mile.

Collapsed well on adjacent parcel to west, not in use

D. Geologic, hydrogeologic, hydrologic, and topographical characteristics of the subject property and the adjacent properties.

Flat, creek flows S.

E. Site layout: location of facilities, operations, structures, and empty and occupied user spaces.

1 empty small bldg; Former pig slaughterhouse

F. Type of operations conducted on the property.

horse pasture

G. Approximate quantities of hazardous substances stored, used, generated, and disposed of by operations performed at the property.

None etc poss. from in old fry (contained)

H. Stained soil, flooring, drains, sumps, and walls that could have been caused by substances other than water.

None

I. Evidence of past or present aboveground and underground storage tanks.

None

J. Presence of floor drains.

None observed

K. Potential waste disposal as indicated by filling, grading, mounds, or depressions.

None observed, flat

L. Potential waste discharge into ditch or stream on or adjacent to property.

None obs., fenced, set back from creek

M. Storage and handling of hazardous substances.

None

N. Noxious and other strong odors.

None

O. Any storage drums and containers, if it is known that the contents are not hazardous, should be specified in the field notes.

None

P. Electrical equipment that may contain polychlorinated biphenyls (PCB): transformers, large capacitors, etc.

None

Q. Potential of asbestos-containing building material (ACBM).

stucco in old bldg + roof.

R. General housekeeping.

good

S. Additional comments.

6-30-03

SCVWD HMI LLAGAS CREEK PROJECT FIELD RECONNAISSANCE WORKSHEET

(7)

Address or APN of subject site: "Murphy Ave." 825 09024, Morgan Hill

behind residence at 13630 Llagas Ave

A. Use of subject property and adjacent properties.

horse pasture - property

adj to N, S, Hl - Rural residences with horse corrals + pastures

adj to E - Llagas Creek then greenhouses

B. Operations using, generating, or disposing of hazardous substances.

None (except horse manure)

C. Potable water sources within 1/2 mile.

Well on adj. residence to E (13630 Llagas)

D. Geologic, hydrogeologic, hydrologic, and topographical characteristics of the subject property and the adjacent properties.

Flat, creek flows to S.

E. Site layout: location of facilities, operations, structures, and empty and occupied user spaces.

divided into corrals w elec fences, No structures

F. Type of operations conducted on the property.

horse pasture

G. Approximate quantities of hazardous substances stored, used, generated, and disposed of by operations performed at the property.

None exc. horse manure

H. Stained soil, flooring, drains, sumps, and walls that could have been caused by substances other than water.

None obs.

I. Evidence of past or present aboveground and underground storage tanks.

None obs.

J. Presence of floor drains.

None obs.

K. Potential waste disposal as indicated by filling, grading, mounds, or depressions.

None obs.

L. Potential waste discharge into ditch or stream on or adjacent to property.

Possibility of manure to cross as Property Line 8' away
steep bank 12' high, manure at perimeter (elec. fence)

M. Storage and handling of hazardous substances.

None

N. Noxious and other strong odors.

No

O. Any storage drums and containers, if it is known that the contents are not hazardous, should be specified in the field notes.

No

P. Electrical equipment that may contain polychlorinated biphenyls (PCB): transformers, large capacitors, etc.

No

Q. Potential of asbestos-containing building material (ACBM).

No Structures

R. General housekeeping.

Good

S. Additional comments.

6-30-03

8

SCVWD HMI LLAGAS CREEK PROJECT FIELD RECONNAISSANCE WORKSHEET

Address or APN of subject site: 825-09-019 - Llagas Ave, San Martin

A. Use of subject property and adjacent properties.

Property: vacant - not in use

Adj to S - Llagas Creek Ranch - horse breeding

to N - Rural residential property (ranchette)

to E - vacant pastures - old barn

to West - Rural residential properties

B. Operations using, generating, or disposing of hazardous substances.

None

C. Potable water sources within 1/2 mile.

None on site

D. Geologic, hydrogeologic, hydrologic, and topographical characteristics of the subject property and the adjacent properties.

Flat, creek v low or no flow to S

E. Site layout: location of facilities, operations, structures, and empty and occupied user spaces.

No structures

F. Type of operations conducted on the property.

None except mowed & tilled some time ago

G. Approximate quantities of hazardous substances stored, used, generated, and disposed of by operations performed at the property.

None

H. Stained soil, flooring, drains, sumps, and walls that could have been caused by substances other than water.

None

I. Evidence of past or present aboveground and underground storage tanks.

None

J. Presence of floor drains.

None

K. Potential waste disposal as indicated by filling, grading, mounds, or depressions.

None

L. Potential waste discharge into ditch or stream on or adjacent to property.

None

M. Storage and handling of hazardous substances.

None

N. Noxious and other strong odors.

None

O. Any storage drums and containers, if it is known that the contents are not hazardous, should be specified in the field notes.

None

P. Electrical equipment that may contain polychlorinated biphenyls (PCB): transformers, large capacitors, etc.

None

Q. Potential of asbestos-containing building material (ACBM).

None

R. General housekeeping.

Good

S. Additional comments.

6-30-03

JG

(9)

SCVWD HMI LLAGAS CREEK PROJECT FIELD RECONNAISSANCE WORKSHEET

Address or APN of subject site: 13520 Llagas Ave., San Martin

825-09-050

A. Use of subject property and adjacent properties.

Property: Residence w horse corals, barn + greenhouse
Well shared w neighbor to north
N - Rural residence to E - rural residences across Llagas Creek + Hagg
S - Horse Breeder to W - Monterey Rd, then school

B. Operations using, generating, or disposing of hazardous substances.

No significant quantities.

C. Potable water sources within 1/2 mile.

Well shared w neighbor to north

D. Geologic, hydrogeologic, hydrologic, and topographical characteristics of the subject property and the adjacent properties.

Flat, creek flows to SE

E. Site layout: location of facilities, operations, structures, and empty and occupied user spaces.

Res. nearest Llagas ave, barn + corals behind

F. Type of operations conducted on the property.

Rural residence

G. Approximate quantities of hazardous substances stored, used, generated, and disposed of by operations performed at the property.

No significant quantities

H. Stained soil, flooring, drains, sumps, and walls that could have been caused by substances other than water.

None observed, interiors not accessed

I. Evidence of past or present aboveground and underground storage tanks.

None observed Septic tank S side of residence

J. Presence of floor drains.

None observed, interiors not accessed.

K. Potential waste disposal as indicated by filling, grading, mounds, or depressions.

None observed

L. Potential waste discharge into ditch or stream on or adjacent to property.

None observed

M. Storage and handling of hazardous substances.

No significant quantities

N. Noxious and other strong odors.

None observed

O. Any storage drums and containers, if it is known that the contents are not hazardous, should be specified in the field notes.

None observed

P. Electrical equipment that may contain polychlorinated biphenyls (PCB): transformers, large capacitors, etc.

None observed.

Q. Potential of asbestos-containing building material (ACBM).

House appears 1980's ? construction

R. General housekeeping.

Good

S. Additional comments.

6-30-03

TG

(10)

SCVWD HMI LLAGAS CREEK PROJECT FIELD RECONNAISSANCE WORKSHEET

825-09-038

Address or APN of subject site: 13390 E. Kimble Ct., San Martin

A. Use of subject property and adjacent properties.

Property - Nearest creek - residence, Away from creek - fenced vacant field
Adjacent to N - Vacant field
to S - Residence + Contractor's Storage Yard - 13370 E. Kimble
to E - plowed field
to W - Llagas creek then rural residence 13370 (Llagas)

B. Operations using, generating, or disposing of hazardous substances.

No significant quantities except one unlabeled drum stored
on soil, contents unknown
propane tank

C. Potable water sources within 1/2 mile.

Well on site

D. Geologic, hydrogeologic, hydrologic, and topographical characteristics of the subject property and the adjacent properties.

Flat, creek flows to S

E. Site layout: location of facilities, operations, structures, and empty and occupied user spaces.

Residence nearest creek, then small garage + shed, fenced vacant field.

F. Type of operations conducted on the property.

(Residence)

G. Approximate quantities of hazardous substances stored, used, generated, and disposed of by operations performed at the property.

No significant quantities except one unlabeled drum, contents unknown
propane tank

H. Stained soil, flooring, drains, sumps, and walls that could have been caused by substances other than water.

None observed

I. Evidence of past or present aboveground and underground storage tanks.

None observed exc. propane tank
1-

J. Presence of floor drains.

None observed

K. Potential waste disposal as indicated by filling, grading, mounds, or depressions.

None observed

L. Potential waste discharge into ditch or stream on or adjacent to property.

None observed

M. Storage and handling of hazardous substances.

None observed (one unlabeled drum, contents unknown)

N. Noxious and other strong odors.

None observed

O. Any storage drums and containers, if it is known that the contents are not hazardous, should be specified in the field notes.

One - stored on soil - contents unknown
Propane tank
empty water AST

P. Electrical equipment that may contain polychlorinated biphenyls (PCB): transformers, large capacitors, etc.

None observed

Q. Potential of asbestos-containing building material (ACBM).

wall + ceiling coverings
Floor tile + mastic

R. General housekeeping.

Good

. Additional comments.

Residence \approx 80' from creek
Septic tank appears to be \approx 115' from creek
Well \approx 115' from creek
one unlabeled drum

SCVWD HMI LLAGAS CREEK PROJECT FIELD RECONNAISSANCE WORKSHEET

(17)

Address or APN of subject site: 13370 E. Kimble Ct

82509039

A. Use of subject property and adjacent properties.

Residential + contractors yard + sm shop.

B. Operations using, generating, or disposing of hazardous substances.

only minor amounts from remodeling
+ vehicle maintenance
including sm shop + heavy equipment

C. Potable water sources within ½ mile.

well on property & an adjacent parcel to N

D. Geologic, hydrogeologic, hydrologic, and topographical characteristics of the subject property and the adjacent properties.

Flat, creek flows S

Site layout: location of facilities, operations, structures, and empty and occupied user spaces.

Res nearest creek
septic tank leach field to East
well NW corner

F. Type of operations conducted on the property.

Residential
Contractors yard + sm maint shop

G. Approximate quantities of hazardous substances stored, used, generated, and disposed of by operations performed at the property.

One drum observed, contents unknown
No significant quantities expected although may exceed 5 gal.
except retail quantities of automotive fluids & bldg materials
Interior of Property not accessed

H. Stained soil, flooring, drains, sumps, and walls that could have been caused by substances other than water.

None observed

I. Evidence of past or present aboveground and underground storage tanks.

None

J. Presence of floor drains.

None observed

K. Potential waste disposal as indicated by filling, grading, mounds, or depressions.

None

L. Potential waste discharge into ditch or stream on or adjacent to property.

None

M. Storage and handling of hazardous substances.

No significant quantities expected, although may exceed 5 gal.
See #6

N. Noxious and other strong odors.

None

O. Any storage drums and containers, if it is known that the contents are not hazardous, should be specified in the field notes.

None

P. Electrical equipment that may contain polychlorinated biphenyls (PCB): transformers, large capacitors, etc.

None

Q. Potential of asbestos-containing building material (ACBM).

Unlikely due to recent appearance of construction

R. General housekeeping.

Good

S. Additional comments.

Renta Mark Kaufman says they well has tested
positive for peris (Olin investigation)
v. low levels, ND on other test date

6-30-03
(12)

SCVWD HMI LLAGAS CREEK PROJECT FIELD RECONNAISSANCE WORKSHEET

Address or APN of subject site: 13370 Llagas Ave, San Martin

825-09-017

A. Use of subject property and adjacent properties.

Residence (rental)

P

B. Operations using, generating, or disposing of hazardous substances.

Vehicle maintenance, building maintenance

C. Potable water sources within 1/2 mile.

Well on site unused for 60-70 years, collapsed

D. Geologic, hydrogeologic, hydrologic, and topographical characteristics of the subject property and the adjacent properties.

Flat, creek flows S

E. Site layout: location of facilities, operations, structures, and empty and occupied user spaces.

Residence near street on S side, paint shed behind

Pasture N side & 2 Bldg, Parked nearest creek with ~~not~~ natural

F. Type of operations conducted on the property.

Residential only

G. Approximate quantities of hazardous substances stored, used, generated, and disposed of by operations performed at the property.

only substantial quantities of Automotive fluids + bldg material

H. Stained soil, flooring, drains, sumps, and walls that could have been caused by substances other than water.

None observed

I. Evidence of past or present aboveground and underground storage tanks.

None except septic tank NE corner of res. bldg

J. Presence of floor drains.

None observed (interior of rental house not accessible)

K. Potential waste disposal as indicated by filling, grading, mounds, or depressions.

None observed

L. Potential waste discharge into ditch or stream on or adjacent to property.

No

M. Storage and handling of hazardous substances.

No significant quantities

N. Noxious and other strong odors.

None

O. Any storage drums and containers, if it is known that the contents are not hazardous, should be specified in the field notes.

Several empty drums

P. Electrical equipment that may contain polychlorinated biphenyls (PCB): transformers, large capacitors, etc.

None observed.

Q. Potential of asbestos-containing building material (ACBM).

*Residence > 100 years old, interior not accessible (rotted)
Exterior - roofing materials*

R. General housekeeping.

Good

Additional comments.

Septic tank NE side of residence

8-13-03

TG

(13)

SCVWD HMI LLAGAS CREEK PROJECT FIELD RECONNAISSANCE WORKSHEET

Address or APN of subject site: 275 E. San Martin Ave, San Martin
825-09-016

A. Use of subject property and adjacent properties.

Property - Residence

Orchard

Adj to N - rural residence

Adj to S - E San Martin Ave.

Adj to E - Llagas Creek from rural residences

Adj to W - Llagas Ave, Hen School

B. Operations using, generating, or disposing of hazardous substances.

None except vehicle & building maintenance

Propane tank

C. Potable water sources within 1/2 mile.

Wells in vicinity

D. Geologic, hydrogeologic, hydrologic, and topographical characteristics of the subject property and the adjacent properties.

Flat, flows South, low flow, overgrown with vegetation

E. Site layout: location of facilities, operations, structures, and empty and occupied user spaces.

Area nearest creek ^{negative} for ~~residence~~ an orchard, ~15' from creek at closest
mobile home + barn set well back from creek
more orchard trees to West

F. Type of operations conducted on the property.

Residence

G. Approximate quantities of hazardous substances stored, used, generated, and disposed of by operations performed at the property.

Refuel quantities of automotive fluids ^{+ building materials + paint} observed at tracks + by barn
interiors of mobile home + barn not accessible

1 propane tank

2 unidentified 5 gal containers, probably oil, by barn

2 unlabelled drums (55 gallon each) } on soil

H. Stained soil, flooring, drains, sumps, and walls that could have been caused by substances other than water.

None observed (interiors not accessible)

I. Evidence of past or present aboveground and underground storage tanks.

None observed

J. Presence of floor drains.

None observed (interiors not accessible)

K. Potential waste disposal as indicated by filling, grading, mounds, or depressions.

None observed

L. Potential waste discharge into ditch or stream on or adjacent to property.

None observed

M. Storage and handling of hazardous substances.

See #6

N. Noxious and other strong odors.

None observed

O. Any storage drums and containers, if it is known that the contents are not hazardous, should be specified in the field notes.

See #3

P. Electrical equipment that may contain polychlorinated biphenyls (PCB): transformers, large capacitors, etc.

None observed

Q. Potential of asbestos-containing building material (ACBM).

Possible in old mobile home

R. General housekeeping.

From Storage of drums + pails directly on soil, uncovered, not recommended

S. Additional comments.

Two unidentified (unlabeled) drums + 2-5 gallon pails on soil adjacent to barn - oil?

6-30-03

19

SCVWD HMI LLAGAS CREEK PROJECT FIELD RECONNAISSANCE WORKSHEET

Address or APN of subject site: 13150 Llagas Ave., San Martin
82537-023

A. Use of subject property and adjacent properties.

Residence. Inhabitants in trailers behind, fire damage to residence)
Adjacent to N, S + W across Llagas Ave - Residences
Adj to E - Llagas Creek then vacant field

B. Operations using, generating, or disposing of hazardous substances.

None exc minor vehicle ^{building} maintenance + repair
Some material stock piled for apparent disposal in driveway

C. Potable water sources within 1/2 mile.

No well on site

D. Geologic, hydrogeologic, hydrologic, and topographical characteristics of the subject property and the adjacent properties.

Flat, creek dry to nearly dry but flows S

E. Site layout: location of facilities, operations, structures, and empty and occupied user spaces.

Res in front, ~~house~~ several trailers + sheds directly
behind, rear vacant. Septic tank behind residence

F. Type of operations conducted on the property.

See # B

G. Approximate quantities of hazardous substances stored, used, generated, and disposed of by operations performed at the property.

215 gallons of elcosolmer & coloring agents & other retail quantities of automotive fluids & oils, naturally, stored in driveway (residence burnt down)

H. Stained soil, flooring, drains, sumps, and walls that could have been caused by substances other than water.

None observed

I. Evidence of past or present aboveground and underground storage tanks.

None except

Septic tank & area of residence

J. Presence of floor drains.

None observed

K. Potential waste disposal as indicated by filling, grading, mounds, or depressions.

None

L. Potential waste discharge into ditch or stream on or adjacent to property.

None

M. Storage and handling of hazardous substances.

See #6 + B

N. Noxious and other strong odors.

No

O. Any storage drums and containers, if it is known that the contents are not hazardous, should be specified in the field notes.

No

P. Electrical equipment that may contain polychlorinated biphenyls (PCB): transformers, large capacitors, etc.

No

Q. Potential of asbestos-containing building material (ACBM).

tile smoke

joint epd, wall & ceiling coverings
roofing materials

R. General housekeeping.

None

S. Additional comments.

house burnt ~ 1 year ago, debris still on site

**SCVWD HMI LLAGAS CREEK PROJECT
FIELD RECONNAISSANCE WORKSHEET**

15

Address or APN of subject site: 13120 Llagas Ave, San Martin

825-37-020

A. Use of subject property and adjacent properties.

Residence

Residential to N + S + to W across Llagas

Vacant to east

B. Operations using, generating, or disposing of hazardous substances.

None

C. Potable water sources within 1/2 mile.

No well on site

D. Geologic, hydrogeologic, hydrologic, and topographical characteristics of the subject property and the adjacent properties.

Flat, creek appears dry

E. Site layout: location of facilities, operations, structures, and empty and occupied user spaces.

Res near front, sheds + barn with horse corals + rear
garden by creek

F. Type of operations conducted on the property.

gardening - small scale only

G. Approximate quantities of hazardous substances stored, used, generated, and disposed of by operations performed at the property.

No sig quantities except propane tank

H. Stained soil, flooring, drains, sumps, and walls that could have been caused by substances other than water.

None observed

I. Evidence of past or present aboveground and underground storage tanks.

No except propane & water ASTB,
Septic tank behind house

J. Presence of floor drains.

None observed

K. Potential waste disposal as indicated by filling, grading, mounds, or depressions.

No

L. Potential waste discharge into ditch or stream on or adjacent to property.

No

M. Storage and handling of hazardous substances.

No significant quantities

N. Noxious and other strong odors.

None

O. Any storage drums and containers, if it is known that the contents are not hazardous, should be specified in the field notes.

None

P. Electrical equipment that may contain polychlorinated biphenyls (PCB): transformers, large capacitors, etc.

None

Q. Potential of asbestos-containing building material (ACBM).

Joint cap + wall coverings, tile + mastic, roofing materials
+ acoustic ceiling tile

R. General housekeeping.

Good

S. Additional comments.

6-30-03

JB

SCVWD HMI LLAGAS CREEK PROJECT FIELD RECONNAISSANCE WORKSHEET

(16)

Address or APN of subject site: 13110 Lagoa Ave, San Martin

825-37019

A. Use of subject property and adjacent properties.

Residence - also mobile home in addition to house

all adjacent parcels to N + S + to W across Llagas all residential
vacant to E

B. Operations using, generating, or disposing of hazardous substances.

None exc minor vehicle & bldg maintenance

C. Potable water sources within 1/2 mile.

Well on site

D. Geologic, hydrogeologic, hydrologic, and topographical characteristics of the subject property and the adjacent properties.

Flat, creek flows S

E. Site layout: location of facilities, operations, structures, and empty and occupied user spaces.

Residence in front, mobile home N side, septic tank E side of
house, well on S perimeter, barn + sheds, dirt bike track
near 1/2 of property

F. Type of operations conducted on the property.

see #B

G. Approximate quantities of hazardous substances stored, used, generated, and disposed of by operations performed at the property.

No sig quantities

H. Stained soil, flooring, drains, sumps, and walls that could have been caused by substances other than water.

None

I. Evidence of past or present aboveground and underground storage tanks.

None except septic tank in NW corner of residence

J. Presence of floor drains.

None

K. Potential waste disposal as indicated by filling, grading, mounds, or depressions.

None

L. Potential waste discharge into ditch or stream on or adjacent to property.

Graveling & debris piles directly adj. to creek

M. Storage and handling of hazardous substances.

No sig. quantities

N. Noxious and other strong odors.

No

O. Any storage drums and containers, if it is known that the contents are not hazardous, should be specified in the field notes.

No

P. Electrical equipment that may contain polychlorinated biphenyls (PCB): transformers, large capacitors, etc.

No

Q. Potential of asbestos-containing building material (ACBM).

House appears old but remodeled over the years

R. General housekeeping.

Good

S. Additional comments.

SCVWD HMI LLAGAS CREEK PROJECT FIELD RECONNAISSANCE WORKSHEET

825-37043

Address or APN of subject site: 13055 Murphy Ave., San Martin

A. Use of subject property and adjacent properties.

Property - Co. of Santa Clara Roads Dept storage yard
nearest Murphy Ave - South Co. Hazardous Waste Disposal + Recycling Facility
Adj to W - vacant field
to E - Murphy Ave then airport

to W - Contractor's storage yard, residence, row crops
to S - SCVWD parcel

B. Operations using, generating, or disposing of hazardous substances.

None except self-contained fenced Co HazMat receiving station
opposite side from Llagas creek

C. Potable water sources within 1/2 mile.

None observed on site. Co. Hazmat facility likely on city water

D. Geologic, hydrogeologic, hydrologic, and topographical characteristics of the subject property and the adjacent properties.

Flat, creek flows to SE & S

E. Site layout: location of facilities, operations, structures, and empty and occupied user spaces.

Fenced yard with stockpiles of construction materials, rebar +
and gravel, heavy equipment (two loaders)
Co. HazMat Recycling facility adjacent to Murphy Ave

F. Type of operations conducted on the property.

See H A

G. Approximate quantities of hazardous substances stored, used, generated, and disposed of by operations performed at the property.

None in yard, interior of Co Haz Mat recycling facility not inspected, drums visible adjacent to building

H. Stained soil, flooring, drains, sumps, and walls that could have been caused by substances other than water.

No structures in Co. Road yard

I. Evidence of past or present aboveground and underground storage tanks.

None observed

J. Presence of floor drains.

No structures in Co. road yard.

K. Potential waste disposal as indicated by filling, grading, mounds, or depressions.

None observed

L. Potential waste discharge into ditch or stream on or adjacent to property.

None observed, fenced perimeter along creek

M. Storage and handling of hazardous substances.

None in Co. Road yard

Interior of Co. Haz Mat recycling facility not inspected

N. Noxious and other strong odors.

None observed

O. Any storage drums and containers, if it is known that the contents are not hazardous, should be specified in the field notes.

*Numerous drums stored in base rock adjacent to Co.
Hazard Recycling facility, behind locked fence*

P. Electrical equipment that may contain polychlorinated biphenyls (PCB): transformers, large capacitors, etc.

None observed

Q. Potential of asbestos-containing building material (ACBM).

Unlikely, facility appears recent

R. General housekeeping.

Good

S. Additional comments.

6-30-03

76

(18)

SCVWD HMI LLAGAS CREEK PROJECT FIELD RECONNAISSANCE WORKSHEET

Address or APN of subject site: 12880 Llagas Ave, San Martin
825-37-004

A. Use of subject property and adjacent properties.

Residence, horses

Second small residence behind

Adjacent on all sides - Rural residences except across Llagas Creek
to east - SCVWD parcel

B. Operations using, generating, or disposing of hazardous substances.

horse breeding

minor vehicle + bldg. maintenance

C. Potable water sources within 1/2 mile.

well on site

D. Geologic, hydrogeologic, hydrologic, and topographical characteristics of the subject property and the adjacent properties.

Flat, creek flows S

E. Site layout: location of facilities, operations, structures, and empty and occupied user spaces.

Residence near front of parcel, Second small residence behind

Sheds + corrals at rear

well NW side of Residence

Septic tank NE side

F. Type of operations conducted on the property.

Residence + horse breeding

G. Approximate quantities of hazardous substances stored, used, generated, and disposed of by operations performed at the property.

No sig. quantities except propane tank

H. Stained soil, flooring, drains, sumps, and walls that could have been caused by substances other than water.

None observed

I. Evidence of past or present aboveground and underground storage tanks.

None except 3000 UST + 11000 AST

J. Presence of floor drains.

None observed

K. Potential waste disposal as indicated by filling, grading, mounds, or depressions.

None observed

L. Potential waste discharge into ditch or stream on or adjacent to property.

Horse manure

no Horses kept on edge of creek

M. Storage and handling of hazardous substances.

No significant quantities

N. Noxious and other strong odors.

None

O. Any storage drums and containers, if it is known that the contents are not hazardous, should be specified in the field notes.

None

P. Electrical equipment that may contain polychlorinated biphenyls (PCB): transformers, large capacitors, etc.

None

Q. Potential of asbestos-containing building material (ACBM).

Floor tile + mastic
Wall + ceiling coverings

R. General housekeeping.

Good

S. Additional comments.

6-30-03 (19)
JB

SCVWD HMI LLAGAS CREEK PROJECT FIELD RECONNAISSANCE WORKSHEET

Address or APN of subject site: 12785 Murphy Ave. San Martin
825-10-004

A. Use of subject property and adjacent properties.

Several residences on Property

Adj to N. rural residence, Llagas Creek

to S ~~rural residence~~ Air Museum

to E - Murphy Ave., then airport

to W - SCVWD parcel, then Llagas Ave

B. Operations using, generating, or disposing of hazardous substances.

No significant quantities, all residential

C. Potable water sources within 1/2 mile.

Well on site

D. Geologic, hydrogeologic, hydrologic, and topographical characteristics of the subject property and the adjacent properties.

Flat, creek flows to S

E. Site layout: location of facilities, operations, structures, and empty and occupied user spaces.

Two residences & trailers 2 NW portion of property

F. Type of operations conducted on the property.

Residential

G. Approximate quantities of hazardous substances stored, used, generated, and disposed of by operations performed at the property.

No significant quantities - residential

H. Stained soil, flooring, drains, sumps, and walls that could have been caused by substances other than water.

None observed - interiors of residences not accessible

I. Evidence of past or present aboveground and underground storage tanks.

At least 2 septic tanks

J. Presence of floor drains.

None observed, interiors of residences not accessible

K. Potential waste disposal as indicated by filling, grading, mounds, or depressions.

None observed

L. Potential waste discharge into ditch or stream on or adjacent to property.

None observed

M. Storage and handling of hazardous substances.

No significant quantities

N. Noxious and other strong odors.

None observed

O. Any storage drums and containers, if it is known that the contents are not hazardous, should be specified in the field notes.

None observed

P. Electrical equipment that may contain polychlorinated biphenyls (PCB): transformers, large capacitors, etc.

None observed

Q. Potential of asbestos-containing building material (ACBM).

Assumed, older ~~as~~ structures

R. General housekeeping.

OK

S. Additional comments.

Measure distance septic to creek

Dogs on property made inspection difficult

8-13-03

JG

20

SCVWD HMI LLAGAS CREEK PROJECT FIELD RECONNAISSANCE WORKSHEET

Address or APN of subject site: 825-10-001, San Martin

A. Use of subject property and adjacent properties.

LLagas creek easement

Adj to N+E ~~Adj to N+E~~ rural residences + art museum

Adj to S - 12415 Murphy Ave - San Martin Lion's Club

Adj to W - Llagas Ave then vineyards, storage yards, Phillips Transport &

B. Operations using, generating, or disposing of hazardous substances.

Remediation
(12475 - C Llagas Ave)

None

C. Potable water sources within 1/2 mile.

None on site

Wells in vicinity

D. Geologic, hydrogeologic, hydrologic, and topographical characteristics of the subject property and the adjacent properties.

Flat, creek flows S, low flow, clogged with vegetation

E. Site layout: location of facilities, operations, structures, and empty and occupied user spaces.

No structures

Western side concrete lined

F. Type of operations conducted on the property.

None

G. Approximate quantities of hazardous substances stored, used, generated, and disposed of by operations performed at the property.

None

H. Stained soil, flooring, drains, sumps, and walls that could have been caused by substances other than water.

None

I. Evidence of past or present aboveground and underground storage tanks.

None

J. Presence of floor drains.

None

K. Potential waste disposal as indicated by filling, grading, mounds, or depressions.

None

Abandoned Trailer for Sale on shoulder of road adjacent

L. Potential waste discharge into ditch or stream on or adjacent to property.

None observed

M. Storage and handling of hazardous substances.

None

N. Noxious and other strong odors.

None

O. Any storage drums and containers, if it is known that the contents are not hazardous, should be specified in the field notes.

None

P. Electrical equipment that may contain polychlorinated biphenyls (PCB): transformers, large capacitors, etc.

None

Q. Potential of asbestos-containing building material (ACBM).

None

R. General housekeeping.

O/R

S. Additional comments.

6-30-03

(21)

SCVWD HMI LLAGAS CREEK PROJECT FIELD RECONNAISSANCE WORKSHEET

Address or APN of subject site: 825-11-017

12415 Murphy
San Martin

A. Use of subject property and adjacent properties.

Lions Club meeting hall + park,
trailer home

Adjacent to N - field ^{road} residence to W - Llagas Ave then trucking yard
to S - labor camp, Ely's trucking (stock piles) & row crops
to E - Murphy Ave then airport

B. Operations using, generating, or disposing of hazardous substances.

No significant quantities generated

C. Potable water sources within 1/2 mile.

On site well

D. Geologic, hydrogeologic, hydrologic, and topographical characteristics of the subject property and the adjacent properties.

Flat, creek flows to S

E. Site layout: location of facilities, operations, structures, and empty and occupied user spaces.

Lions hall bldg + park to East near Murphy Ave
Septer 2 sided, water AST + trailer behind building
well SE park on adjacent property

F. Type of operations conducted on the property.

bingo, assemblies, resident in trailer

G. Approximate quantities of hazardous substances stored, used, generated, and disposed of by operations performed at the property.

No significant quantities except propane tank

H. Stained soil, flooring, drains, sumps, and walls that could have been caused by substances other than water.

None observed

I. Evidence of past or present aboveground and underground storage tanks.

None except septic tank, propane tank

J. Presence of floor drains.

None observed except wash down sink exterior of bldg

K. Potential waste disposal as indicated by filling, grading, mounds, or depressions.

No

L. Potential waste discharge into ditch or stream on or adjacent to property.

No

M. Storage and handling of hazardous substances.

No significant quantities

N. Noxious and other strong odors.

None

O. Any storage drums and containers, if it is known that the contents are not hazardous, should be specified in the field notes.

No

P. Electrical equipment that may contain polychlorinated biphenyls (PCB): transformers, large capacitors, etc.

None

Q. Potential of asbestos-containing building material (ACBM).

*Floor tile & mastic
acoustic ceiling spray
Joint compound
Roofing materials*

R. General housekeeping.

OK

S. Additional comments.

J6

(22)

SCVWD HMI LLAGAS CREEK PROJECT FIELD RECONNAISSANCE WORKSHEET

Address or APN of subject site: 12405 Murphy Ave, San Martin
825-11-007

A. Use of subject property and adjacent properties.

Property - Labor camp + row crops

Area closest to creek - Ely's Trucking - compost, gravel & sand

Adjacent to N + E - So. Co. airport across Murphy Ave

to NW - Loma Club Property

to S - residential

to W - Llagas Creek then greenhouses - nursery on Llagas Ave

B. Operations using, generating, or disposing of hazardous substances.

No significant quantities except fertilizers

C. Potable water sources within 1/2 mile.

Wells on site

D. Geologic, hydrogeologic, hydrologic, and topographical characteristics of the subject property and the adjacent properties.

Flat, creek flows SE

E. Site layout: location of facilities, operations, structures, and empty and occupied user spaces.

Labor camp Nord, Bldg materials yard W side, major by
row crops

F. Type of operations conducted on the property.

Agriculture, ^{Storage} sale of compost, gravel & sand

G. Approximate quantities of hazardous substances stored, used, generated, and disposed of by operations performed at the property.

No significant quantities except propane

H. Stained soil, flooring, drains, sumps, and walls that could have been caused by substances other than water.

None observed - interiors not accessible

I. Evidence of past or present aboveground and underground storage tanks.

*Assume have septic tank + propane
SW corner by shed
back field goes towards creek*

J. Presence of floor drains.

None observed - interiors not accessible

K. Potential waste disposal as indicated by filling, grading, mounds, or depressions.

None observed

L. Potential waste discharge into ditch or stream on or adjacent to property.

None observed

M. Storage and handling of hazardous substances.

No significant quantities

N. Noxious and other strong odors.

None observed

O. Any storage drums and containers, if it is known that the contents are not hazardous, should be specified in the field notes.

None observed

P. Electrical equipment that may contain polychlorinated biphenyls (PCB): transformers, large capacitors, etc.

None observed

Q. Potential of asbestos-containing building material (ACBM).

Assumed based on apparent age of buildings

R. General housekeeping.

OK

S. Additional comments.

SCVWD HMI LLAGAS CREEK PROJECT
FIELD RECONNAISSANCE WORKSHEET

7/1/03
JG
(23)
(24)

Address or APN of subject site: 11605 Murphy Ave, San Martin
830 04037

A. Use of subject property and adjacent properties. + 11615 Murphy Ave 830-04-025
Property Residence + greenhouse, operate in conjunction with 11615 Murphy
Adjacent to N - residence + vacant fields
to S + W Llagas Creek then dry reservoir
to E - Murphy Ave then row crops + stock yards

B. Operations using, generating, or disposing of hazardous substances.
Greenhouses - fertilizers

C. Potable water sources within 1/2 mile.
One well for irrigation only, drilled 4 years ago, per owner

D. Geologic, hydrogeologic, hydrologic, and topographical characteristics of the subject property and the adjacent properties.
Flat, creek flows SE

E. Site layout: location of facilities, operations, structures, and empty and occupied user spaces.
Residence + buildings near N corner, remainder is greenhouses

F. Type of operations conducted on the property.
Greenhouse, currently raising chrysanthemums

G. Approximate quantities of hazardous substances stored, used, generated, and disposed of by operations performed at the property.

Diisopone AST

20^{50 lb} bags Hydro Prills 15-15-15 (s) fertilizer

20 bags Ammonium Nitrate fertilizer 34-0-0

20 bags Calcium Nitrate 15-5-0-0 Also 0-10-10 Quality

Retail quantities of paint & bldg. materials Liquid fertilizer

H. Stained soil, flooring, drains, sumps, and walls that could have been caused by substances other than water.

None observed

I. Evidence of past or present aboveground and underground storage tanks.

Water ASTs

various small ASTs for liquid fertilizer

Water AST

Sepic tank at house

J. Presence of floor drains.

None observed

K. Potential waste disposal as indicated by filling, grading, mounds, or depressions.

None observed

L. Potential waste discharge into ditch or stream on or adjacent to property.

Cultivation within 25' of creek

M. Storage and handling of hazardous substances.

see # 6

N. Noxious and other strong odors.

None observed

O. Any storage drums and containers, if it is known that the contents are not hazardous, should be specified in the field notes.

Only empty drums + see # 6

P. Electrical equipment that may contain polychlorinated biphenyls (PCB): transformers, large capacitors, etc.

None observed

Q. Potential of asbestos-containing building material (ACBM).

Residence at 11605
yes - wall + ceiling coverings

At 11615 - small residential unit - construction also appears too recent for ACBMS

R. General housekeeping.

Somewhat disorganized but

typical of greenhouse operation of this kind

S. Additional comments.

Large quantities of fertilizer not stored, the operation buys + uses it as needed

No planting in winter

Creek very low flow

7-1-03

JG

(25)

SCVWD HMI LLAGAS CREEK PROJECT FIELD RECONNAISSANCE WORKSHEET

Address or APN of subject site: 415 Lena Ave., Gilroy No right of entry
830-06-026

A. Use of subject property and adjacent properties.

Property: Approx. six residences plus trailer, small area of row crops on E side
415/425/435/435/445/445 small shop or garage - separate building
horses
Adjacent to N - Llagas creek, then row crops to E - 101, then Hillview Stables
to S - Lena Ave, then row crops to W - Residence + dry
reservoir

B. Operations using, generating, or disposing of hazardous substances.

No significant quantities expected - residential
(no ROE)

C. Potable water sources within 1/2 mile.

Small well house on property

D. Geologic, hydrogeologic, hydrologic, and topographical characteristics of the subject property and the adjacent properties.

Flat, creek flows E

E. Site layout: location of facilities, operations, structures, and empty and occupied user spaces.

Pasture majority of property, Residences at N end

F. Type of operations conducted on the property.

Apparently residential only

G. Approximate quantities of hazardous substances stored, used, generated, and disposed of by operations performed at the property.

Propane AST seen
(no ROE)

H. Stained soil, flooring, drains, sumps, and walls that could have been caused by substances other than water.

(no ROE)

I. Evidence of past or present aboveground and underground storage tanks.

Propane AST
2 water ASTs
(no ROE)

J. Presence of floor drains.

(no ROE)

K. Potential waste disposal as indicated by filling, grading, mounds, or depressions.

None seen from perimeter

L. Potential waste discharge into ditch or stream on or adjacent to property.

None observed from perimeter

M. Storage and handling of hazardous substances.

No significant quantities expected (no ROE)

N. Noxious and other strong odors.

None observed

O. Any storage drums and containers, if it is known that the contents are not hazardous, should be specified in the field notes.

None seen from perimeter

P. Electrical equipment that may contain polychlorinated biphenyls (PCB): transformers, large capacitors, etc.

None seen from perimeter

Q. Potential of asbestos-containing building material (ACBM).

*Probably^{no} ACBMs based on apparent age of structures
(see aerials)*

R. General housekeeping.

Good as observed from perimeter

S. Additional comments.

7-1-03

(26)

JG

SCVWD HMI LLAGAS CREEK PROJECT FIELD RECONNAISSANCE WORKSHEET

Address or APN of subject site: 905 Lena Ave, Gilroy

830-06-035

A. Use of subject property and adjacent properties.

Residence w horses (4)

B. Operations using, generating, or disposing of hazardous substances.

No significant quantities

Vehicle to bldg maintenance

C. Potable water sources within 1/2 mile.

Well on site, per owner tested ND for pesticides

Domestic + Irrigation

located @ NW corner of house

D. Geologic, hydrogeologic, hydrologic, and topographical characteristics of the subject property and the adjacent properties.

Flat, overall flow to S

E. Site layout: location of facilities, operations, structures, and empty and occupied user spaces.

See sit plan

F. Type of operations conducted on the property.

See #B

G. Approximate quantities of hazardous substances stored, used, generated, and disposed of by operations performed at the property.

No significant quantities exc propane AST

H. Stained soil, flooring, drains, sumps, and walls that could have been caused by substances other than water.

None observed

I. Evidence of past or present aboveground and underground storage tanks.

None exc Septic tank NW corner of house
& propane AST

J. Presence of floor drains.

None observed

K. Potential waste disposal as indicated by filling, grading, mounds, or depressions.

None observed

L. Potential waste discharge into ditch or stream on or adjacent to property.

~~No~~ Some metal debris & plastic garbage in creek, appears v. old

M. Storage and handling of hazardous substances.

No significant quantities

N. Noxious and other strong odors.

No

O. Any storage drums and containers, if it is known that the contents are not hazardous, should be specified in the field notes.

None

P. Electrical equipment that may contain polychlorinated biphenyls (PCB): transformers, large capacitors, etc.

No

Q. Potential of asbestos-containing building material (ACBM).

Stucco,
Interior - tile + mastic
Floor + wall coverings

R. General housekeeping.

Good

S. Additional comments.

7-1-03
JB

(27)

**SCVWD HMI LLAGAS CREEK PROJECT
FIELD RECONNAISSANCE WORKSHEET**

Lena Ave., Gilroy

Address or APN of subject site: 830-06-034

A. Use of subject property and adjacent properties.

Vacant - basin

B. Operations using, generating, or disposing of hazardous substances.

None

C. Potable water sources within 1/2 mile.

None on site

D. Geologic, hydrogeologic, hydrologic, and topographical characteristics of the subject property and the adjacent properties.

basin on parcel

vicinity flat, overall flow to S

E. Site layout: location of facilities, operations, structures, and empty and occupied user spaces.

No structures

F. Type of operations conducted on the property.

None

G. Approximate quantities of hazardous substances stored, used, generated, and disposed of by operations performed at the property.

None

H. Stained soil, flooring, drains, sumps, and walls that could have been caused by substances other than water.

None

I. Evidence of past or present aboveground and underground storage tanks.

None except empty discarded tanks

J. Presence of floor drains.

None

K. Potential waste disposal as indicated by filling, grading, mounds, or depressions.

None exc piles of brush & debris

L. Potential waste discharge into ditch or stream on or adjacent to property.

No Some metal debris & plastic garbage in creek (dry)

M. Storage and handling of hazardous substances.

None

N. Noxious and other strong odors.

None

O. Any storage drums and containers, if it is known that the contents are not hazardous, should be specified in the field notes.

None

P. Electrical equipment that may contain polychlorinated biphenyls (PCB): transformers, large capacitors, etc.

None

Q. Potential of asbestos-containing building material (ACBM).

None

R. General housekeeping.

None Brush piles

S. Additional comments.

8-13-03

JC

Michelle
Martin

SCVWD HMI LLAGAS CREEK PROJECT FIELD RECONNAISSANCE WORKSHEET

(28)

Address or APN of subject site: 830-06-002

Columbet Avenue

A. Use of subject property and adjacent properties.

Accessed area near creek only

agriculture (crops)

B. Operations using, generating, or disposing of hazardous substances.

agriculture until ~ 3 years ago (crops)

C. Potable water sources within 1/2 mile.

No wells on site

D. Geologic, hydrogeologic, hydrologic, and topographical characteristics of the subject property and the adjacent properties.

Flat, creek flows to South

E. Site layout: location of facilities, operations, structures, and empty and occupied user spaces.

No structures

F. Type of operations conducted on the property.

agriculture until ~ 3 years ago (crops)

G. Approximate quantities of hazardous substances stored, used, generated, and disposed of by operations performed at the property.

No storage on site

H. Stained soil, flooring, drains, sumps, and walls that could have been caused by substances other than water.

No structures

I. Evidence of past or present aboveground and underground storage tanks.

None observed.

J. Presence of floor drains.

No structures

K. Potential waste disposal as indicated by filling, grading, mounds, or depressions.

None observed

L. Potential waste discharge into ditch or stream on or adjacent to property.

None observed

M. Storage and handling of hazardous substances.

None observed

Sprayed for weeds until 3 years ago per owner

N. Noxious and other strong odors.

None observed

O. Any storage drums and containers, if it is known that the contents are not hazardous, should be specified in the field notes.

None observed.

P. Electrical equipment that may contain polychlorinated biphenyls (PCB): transformers, large capacitors, etc.

None observed

Q. Potential of asbestos-containing building material (ACBM).

No - No structures

R. General housekeeping.

Good

S. Additional comments.

Sprayed for weeds until 3 years ago (per owner)

Pg. use until \approx 3 years ago, \pm 30' from creek

7-1-03

(28)

JB

SCVWD HMI LLAGAS CREEK PROJECT FIELD RECONNAISSANCE WORKSHEET

Address or APN of subject site: 1025 Masten Ave. Gilroy
830-06-006

A. Use of subject property and adjacent properties.

Property - residence, corral
Adjacent to N + E - Llagas Creek, then row crops
Adjacent to S - Masten Ave
Adjacent to W - Residence (1015 Masten)

B. Operations using, generating, or disposing of hazardous substances.

No significant quantities - residential

C. Potable water sources within 1/2 mile.

Domestic / irrigation well on site
Per owner - ND for perc

D. Geologic, hydrogeologic, hydrologic, and topographical characteristics of the subject property and the adjacent properties.

Flat, creek flows SE to S

E. Site layout: location of facilities, operations, structures, and empty and occupied user spaces.

Residence on W side of parcel

F. Type of operations conducted on the property.

Residential

G. Approximate quantities of hazardous substances stored, used, generated, and disposed of by operations performed at the property.

No significant quantities exc. one drum diesel fuel
propane tank

H. Stained soil, flooring, drains, sumps, and walls that could have been caused by substances other than water.

None observed

I. Evidence of past or present aboveground and underground storage tanks.

Septic tank - E side of house
2 old empty ASTS

J. Presence of floor drains.

None observed

K. Potential waste disposal as indicated by filling, grading, mounds, or depressions.

None observed

L. Potential waste discharge into ditch or stream on or adjacent to property.

None observed

M. Storage and handling of hazardous substances.

All appropriate

N. Noxious and other strong odors.

None observed

O. Any storage drums and containers, if it is known that the contents are not hazardous, should be specified in the field notes.

1 drum of diesel

P. Electrical equipment that may contain polychlorinated biphenyls (PCB): transformers, large capacitors, etc.

None observed

Q. Potential of asbestos-containing building material (ACBM).

wall + ceiling coverings
Floor tile + Mastic

R. General housekeeping.

Good

S. Additional comments.

District plans to take part of eastern portion
of this parcel

SCVWD HMI LLAGAS CREEK PROJECT FIELD RECONNAISSANCE WORKSHEET

Address or APN of subject site: 1100 Master Ave.

830-19-003

*with Vernon Schofield &
Michelle Martin -
access along creek
only*

A. Use of subject property and adjacent properties.

Residence, row crops

Adj to E - ^{150 ft} horse ranch w/ 1290 Master

Adj to W - Llagas Creek then horse stables

Adj to N - Master Ave then vacant fields & intersection with Columbus Ave.

Adj to S - Pasture w/ 1290 Master

B. Operations using, generating, or disposing of hazardous substances.

(all leased, no storage on site)

Agriculture, vehicle maintenance

Nothing > 5 gallons

u

C. Potable water sources within 1/2 mile.

*Well on site, Dam. / IRR, per owner tested 5.5 ppb for per
Well behind barn*

D. Geologic, hydrogeologic, hydrologic, and topographical characteristics of the subject property and the adjacent properties.

Flat, creek flows SSE (dry)

*per owner, only gets a couple feet deep in water
& flood events since 1900*

E. Site layout: location of facilities, operations, structures, and empty and occupied user spaces.

*Residence + barn near Master Ave. & NW corner
Remainder is row crops*

F. Type of operations conducted on the property.

See #1

G. Approximate quantities of hazardous substances stored, used, generated, and disposed of by operations performed at the property.

Keased out for ag. use, No storage on site
Automotive fluids 5 gal. or less
Area along creek only

H. Stained soil, flooring, drains, sumps, and walls that could have been caused by substances other than water.

None observed (only area along creek accessed)

I. Evidence of past or present aboveground and underground storage tanks.

2 septic tanks, one leach field, well set back from creek
Propane tank, water tank

J. Presence of floor drains.

None observed (only area along creek accessed)

K. Potential waste disposal as indicated by filling, grading, mounds, or depressions.

None observed except concrete filled 5 gal pails SW corner
Mound of debris but not buried

L. Potential waste discharge into ditch or stream on or adjacent to property.

None observed

M. Storage and handling of hazardous substances.

See # G

N. Noxious and other strong odors.

None observed

O. Any storage drums and containers, if it is known that the contents are not hazardous, should be specified in the field notes.

Per owner, nothing > 5 gal.

P. Electrical equipment that may contain polychlorinated biphenyls (PCB): transformers, large capacitors, etc.

None observed.

Q. Potential of asbestos-containing building material (ACBM).

Yes
main house built early 1900's

R. General housekeeping.

Good

S. Additional comments.

Area of interest to District along creek previously used (30 years ago)
as a prime orchard + for prime dipping (water & fire)
Crops (raspberries) ~ 50' from creek
by Moston Avenue + Noble Home

(31)

SCVWD HMI LLAGAS CREEK PROJECT FIELD RECONNAISSANCE WORKSHEET

Address or APN of subject site: 1290 Mooker Ave.

Note: observations from perimeter, couldn't find
drainage access

A. Use of subject property and adjacent properties.

Property - horse ranch

Adj to W - Llagas Creek, row crops (1100 Mooker Ave.)

Adj to E - Center Ave, then rural residences

Adj to S - rural residence

Adj to N - Mooker Ave then rural residences

B. Operations using, generating, or disposing of hazardous substances.

^{tp parentally} None involving significant quantities except pasture (new)

C. Potable water sources within 1/2 mile.

Appears to be well on site

D. Geologic, hydrogeologic, hydrologic, and topographical characteristics of the subject property and the adjacent properties.

Flat, creek flows to south

E. Site layout: location of facilities, operations, structures, and empty and occupied user spaces.

Large residence, barn + other buildings in center portion of property near Mooker Ave.
Remainder of parcel is horse corals & new pasture

F. Type of operations conducted on the property.

horse boarding + other equine activities

G. Approximate quantities of hazardous substances stored, used, generated, and disposed of by operations performed at the property.

~~significant~~
~~None expected~~

Interior of parcel not accessed

H. Stained soil, flooring, drains, sumps, and walls that could have been caused by substances other than water.

None observed (buildings not accessed)

I. Evidence of past or present aboveground and underground storage tanks.

Interior of parcel not accessed

J. Presence of floor drains.

Buildings not accessed

K. Potential waste disposal as indicated by filling, grading, mounds, or depressions.

None observed

L. Potential waste discharge into ditch or stream on or adjacent to property.

Water runoff from corral has eroded a path to creek

Some trash & debris in creek including plastic, refrigerator, tire

Edge of corral very close (ca 5') to top of skip tank which is failing by slumping, potential for manure to creek

M. Storage and handling of hazardous substances.

Interior of parcel not accessed

N. Noxious and other strong odors.

None observed @ creek or perimeter
Interior of parcel not accessed

O. Any storage drums and containers, if it is known that the contents are not hazardous, should be specified in the field notes.

Interior of parcel not accessed
None near creek or perimeter

P. Electrical equipment that may contain polychlorinated biphenyls (PCB): transformers, large capacitors, etc.

Interior of parcel not accessed
None observed near creek or perimeter

Q. Potential of asbestos-containing building material (ACBM).

Buildings appear recent or remodeled

R. General housekeeping.

Good

S. Additional comments.

Possibility of manure to creek, see #2

7-30-01
JG

SCVWD HMI LLAGAS CREEK PROJECT FIELD RECONNAISSANCE WORKSHEET

29
(32)

Address or APN of subject site: 1115 Rucker Avenue, Gilroy
830-18-009

A. Use of subject property and adjacent properties.

Residence, row crops

B. Operations using, generating, or disposing of hazardous substances.

Agriculture

C. Potable water sources within 1/2 mile.

Well on site, Dom. + Irrig. per tenant tested neg. for Perc

D. Geologic, hydrogeologic, hydrologic, and topographical characteristics of the subject property and the adjacent properties.

Flat, flow to S (creek dry)

E. Site layout: location of facilities, operations, structures, and empty and occupied user spaces.

Residence & barn adjacent to Rucker, SW corner
The rest all row crops

F. Type of operations conducted on the property.

ag - row crops

G. Approximate quantities of hazardous substances stored, used, generated, and disposed of by operations performed at the property.

Access allowed to creek only
No chemicals seen

H. Stained soil, flooring, drains, sumps, and walls that could have been caused by substances other than water.

(Access denied)

I. Evidence of past or present aboveground and underground storage tanks.

None observed exc siphon tank assumed

J. Presence of floor drains.

(Access denied)

K. Potential waste disposal as indicated by filling, grading, mounds, or depressions.

None observed

L. Potential waste discharge into ditch or stream on or adjacent to property.

None except ag near creek, runoff during heavy rain

M. Storage and handling of hazardous substances.

No fertilizers seen

N. Noxious and other strong odors.

No

O. Any storage drums and containers, if it is known that the contents are not hazardous, should be specified in the field notes.

None observed, access to bldg but creek denied

P. Electrical equipment that may contain polychlorinated biphenyls (PCB): transformers, large capacitors, etc.

None observed

Q. Potential of asbestos-containing building material (ACBM).

Old house, roof materials
access to bldg denied but assuming ACBMs

R. General housekeeping.

good

S. Additional comments.

Agriculture close to creek

7-1-03

JG

SCVWD HMI LLAGAS CREEK PROJECT FIELD RECONNAISSANCE WORKSHEET

(38)

Address or APN of subject site: 1280 Rucker Ave., G.1/vay
885-08-035

A. Use of subject property and adjacent properties.

Residential only

Adj to N - residence + contractor sty. yard (1280 Rucker)

Adj to S - corrals, rural residential parcel

to E - Llagas Creek then vacant pasture

B. Operations using, generating, or disposing of hazardous substances.

No significant quantities

retail quantities of water treatment chemicals for pool

C. Potable water sources within 1/2 mile.

well on site

D. Geologic, hydrogeologic, hydrologic, and topographical characteristics of the subject property and the adjacent properties.

Flat, flows S

E. Site layout: location of facilities, operations, structures, and empty and occupied user spaces.

Two residences + barn on Southern + SW portion

majority of property is a vacant pasture w horse corrals

F. Type of operations conducted on the property.

Residential

Remnants of old orchard (a few trees left)

G. Approximate quantities of hazardous substances stored, used, generated, and disposed of by operations performed at the property.

No significant quantities exc propane AST

H. Stained soil, flooring, drains, sumps, and walls that could have been caused by substances other than water.

None observed (interiors of structures not accessible)

I. Evidence of past or present aboveground and underground storage tanks.

Septic tank

propane AST

J. Presence of floor drains.

None observed, interiors of structures not accessible

K. Potential waste disposal as indicated by filling, grading, mounds, or depressions.

None observed

L. Potential waste discharge into ditch or stream on or adjacent to property.

None observed

M. Storage and handling of hazardous substances.

No significant quantities

N. Noxious and other strong odors.

None observed

O. Any storage drums and containers, if it is known that the contents are not hazardous, should be specified in the field notes.

None observed

P. Electrical equipment that may contain polychlorinated biphenyls (PCB): transformers, large capacitors, etc.

None observed

Q. Potential of asbestos-containing building material (ACBM).

Residences appear too recent for ACBM[?]

1973 per profile

R. General housekeeping.

V. good

S. Additional comments.

Creek is dry

7-1-03

J6

SCVWD HMI LLAGAS CREEK PROJECT FIELD RECONNAISSANCE WORKSHEET

34

Address or APN of subject site: 1240 Rucker Ave, G. Troy
835-08-036

A. Use of subject property and adjacent properties.

Property - residence, contractor storage (asphalt paving business)
Adjacent to N - Rucker Avenue, then residences
Adjacent to S - Residence (1280 Rucker)
Adjacent to E - Llagas Creek then residence under construction
Adjacent to West - Rural residences

B. Operations using, generating, or disposing of hazardous substances.

Asphalt paving business stores equipment & supplies on site.

C. Potable water sources within 1/2 mile.

Well on Property

D. Geologic, hydrogeologic, hydrologic, and topographical characteristics of the subject property and the adjacent properties.

Flat, creek flows South

E. Site layout: location of facilities, operations, structures, and empty and occupied user spaces.

Residence in south central portion, contractor's storage SE portion

F. Type of operations conducted on the property.

see #13

G. Approximate quantities of hazardous substances stored, used, generated, and disposed of by operations performed at the property.

no significant quantities of haz. materials or other chemicals
except asphalt + paints + paving materials, all in 5 gallon
containers or less except asphalt.
Some drums - asphalt.

H. Stained soil, flooring, drains, sumps, and walls that could have been caused by substances other than water.

interior of residence not accessible.

I. Evidence of past or present aboveground and underground storage tanks.

Water AST only, septic tank

J. Presence of floor drains.

See # H

K. Potential waste disposal as indicated by filling, grading, mounds, or depressions.

None observed

L. Potential waste discharge into ditch or stream on or adjacent to property.

Perimeter by creek is fenced
None observed

M. Storage and handling of hazardous substances.

See # G

N. Noxious and other strong odors.

None observed

O. Any storage drums and containers, if it is known that the contents are not hazardous, should be specified in the field notes.

see # 6

P. Electrical equipment that may contain polychlorinated biphenyls (PCB): transformers, large capacitors, etc.

None observed

Q. Potential of asbestos-containing building material (ACBM).

House appears almost new

R. General housekeeping.

Good

S. Additional comments.

Also septic tank

creek is dry

SCVWD HMI LLAGAS CREEK PROJECT FIELD RECONNAISSANCE WORKSHEET

Address or APN of subject site: 10295 Centa Ave, Gilroy
835-09-022

A. Use of subject property and adjacent properties.

John Handley residence, large steel warehouse, orchard trees, grape vines
small wood shop

B. Operations using, generating, or disposing of hazardous substances.

Per owner, only uses small quantities of Roundup + fuel, propane
small wood shop operation

C. Potable water sources within 1/2 mile.

New well - Domestic + Irrigation - serves 3 other houses too
ND for perc per John Handley
old well abandoned

D. Geologic, hydrogeologic, hydrologic, and topographical characteristics of the subject property and the adjacent properties.

Flat, creek flows SE + S

E. Site layout: location of facilities, operations, structures, and empty and occupied user spaces.

Residence on Westernmost site near creek

F. Type of operations conducted on the property.

Residential, small scale ag - orchard trees & grapes

G. Approximate quantities of hazardous substances stored, used, generated, and disposed of by operations performed at the property.

propene AST

sm quantities of fuel + building materials

H. Stained soil, flooring, drains, sumps, and walls that could have been caused by substances other than water.

None observed

I. Evidence of past or present aboveground and underground storage tanks.

Septic tank W side of house

propene AST

No Fuel ASTs

1 large water AST, other old empty ASTs

J. Presence of floor drains.

None observed

K. Potential waste disposal as indicated by filling, grading, mounds, or depressions.

None observed

L. Potential waste discharge into ditch or stream on or adjacent to property.

None observed

M. Storage and handling of hazardous substances.

see # G

N. Noxious and other strong odors.

None observed

O. Any storage drums and containers, if it is known that the contents are not hazardous, should be specified in the field notes.

Empty drums only

P. Electrical equipment that may contain polychlorinated biphenyls (PCB): transformers, large capacitors, etc.

None observed

Q. Potential of asbestos-containing building material (ACBM).

Home built in 1975

R. General housekeeping.

Good

S. Additional comments.

District to expand easement to within 30' of residence

Check distance to septic tank leach field

John Hendley doesn't know exact location of leach field - he assumes it runs along creek not towards it

7-1-03
JG

38

SCVWD HMI LLAGAS CREEK PROJECT FIELD RECONNAISSANCE WORKSHEET

Address or APN of subject site: 10105 Center Ave, Gilroy
835-09-009

A. Use of subject property and adjacent properties.

Property - residences (two) + orchard
Adj to N - residences + orchard (10255 Center)
to S - residence, fair mushroom farm (10025 Center)
to E - Center Ave, then inactive orchard
to W - Llagas Creek, then row crops

B. Operations using, generating, or disposing of hazardous substances.

orchard

C. Potable water sources within 1/2 mile.

well on site

D. Geologic, hydrogeologic, hydrologic, and topographical characteristics of the subject property and the adjacent properties.

Flat, creek flows S

E. Site layout: location of facilities, operations, structures, and empty and occupied user spaces.

Trailer nearest Center, then new residence, sheds, well
Orchard on majority of Property

F. Type of operations conducted on the property.

orchard

G. Approximate quantities of hazardous substances stored, used, generated, and disposed of by operations performed at the property.

No significant quantities observed
Small quantities of fuel⁺ oil - up to 5 gal

H. Stained soil, flooring, drains, sumps, and walls that could have been caused by substances other than water.

None observed, interiors of residences not accessible
owner not home, guard dog present

I. Evidence of past or present aboveground and underground storage tanks.

Septic tank (assumed)

J. Presence of floor drains.

None observed, interiors of residences not accessible

K. Potential waste disposal as indicated by filling, grading, mounds, or depressions.

None observed

L. Potential waste discharge into ditch or stream on or adjacent to property.

None observed

M. Storage and handling of hazardous substances.

See # G
probably spraying in orchard

N. Noxious and other strong odors.

None observed

O. Any storage drums and containers, if it is known that the contents are not hazardous, should be specified in the field notes.

None observed except empty

P. Electrical equipment that may contain polychlorinated biphenyls (PCB): transformers, large capacitors, etc.

None observed

Q. Potential of asbestos-containing building material (ACBM).

1/2 Trailer, no damage appears now

R. General housekeeping.

OK

S. Additional comments.

SCVWD HMI LLAGAS CREEK PROJECT FIELD RECONNAISSANCE WORKSHEET

Address or APN of subject site: 1625 Buena Vista Ave., Gilroy
835-10-020

A. Use of subject property and adjacent properties.

Parcel Large greenhouse operation

Adj to N - rural residences

Adj to S - Buena Vista Ave then rural residences

Adj. to E - pasture (SW)

Adj. to W - Llagas Creek then row crops, inactive orchard (NW)

B. Operations using, generating, or disposing of hazardous substances.

Agriculture

C. Potable water sources within 1/2 mile.

Well on parcel

D. Geologic, hydrogeologic, hydrologic, and topographical characteristics of the subject property and the adjacent properties.

Flat, creek is dry, flows South

E. Site layout: location of facilities, operations, structures, and empty and occupied user spaces.

Residence & shipping & packing shed near Buena Vista

Green houses - very close to creek bank on W. perimeter of parcel

F. Type of operations conducted on the property.

Large greenhouse operation

G. Approximate quantities of hazardous substances stored, used, generated, and disposed of by operations performed at the property.

Several 5 gal pails of oil, propane, batteries

Walh-in coolers

~ 50 40 lb bags of 46-1-0 urea (fertilizer)

one unlabeled 55 gal drum, oil?

several 40 lb bags of potash + fine Muricate potash

H. Stained soil, flooring, drains, sumps, and walls that could have been caused by substances other than water.

None observed

interiors of some buildings not accessible

I. Evidence of past or present aboveground and underground storage tanks.

None observed except ^{bins} propane + water ASTs, 19 poly ASTs + boxes associated with irrigation system, for mixing fertilizer with water

J. Presence of floor drains.

None observed

interiors of some buildings not accessed

K. Potential waste disposal as indicated by filling, grading, mounds, or depressions.

Significant quantities of trash & debris, including organic matter, along creek.

L. Potential waste discharge into ditch or stream on or adjacent to property.

Several V ditches cut from parcel to creek, including directly from packing area

M. Storage and handling of hazardous substances.

See #G

N. Noxious and other strong odors.

None observed

O. Any storage drums and containers, if it is known that the contents are not hazardous, should be specified in the field notes.

one unlabeled drum inside well house, oil?

P. Electrical equipment that may contain polychlorinated biphenyls (PCB): transformers, large capacitors, etc.

None observed

Q. Potential of asbestos-containing building material (ACBM).

Potentially yes, shingles, roofing materials

R. General housekeeping.

Problem w debris along creek

S. Additional comments.

(Soil trenches)

Issues - V ditches from parcel to creek area

Dumping near creek