



Saticoy & Wells
Community Plan &
Development Code

DRAFT
ENVIRONMENTAL
IMPACT REPORT

EIR-2473
SCH#2006081139

CITY OF
VENTURA

VOLUME I • MAY 2009



City of Ventura
Saticoy and Wells Community Plan and
Code

Draft
Environmental Impact Report

SCH# 2006081139

Prepared by:

City of Ventura
501 Poli Street
Ventura, CA 93001

Prepared with the assistance of:

Rincon Consultants, Inc.
790 East Santa Clara Street
Ventura, California 93001

May 2009



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City of Ventura
Saticoy and Wells Community Plan and Code EIR

Environmental Impact Report

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0.0 EXECUTIVE SUMMARY

This section summarizes the characteristics of the proposed Saticoy and Wells Community Plan and Code, alternatives, environmental impacts associated with the specific plan, recommended mitigation measures, and the level of significance of impacts after mitigation.

PROJECT SYNOPSIS

Project Proponent

City of San Buenaventura
501 Poli Street, Room 133
Ventura, California 93001

Project Description

Project Characteristics

The proposed project involves the adoption of a community plan and development code (Saticoy and Wells Community Plan and Development Code, herein referred to as the “Project”) for the regulation of development for approximately 1,000 acres in the City and County of Ventura.

The Community Plan includes goals, policies, and actions aimed at facilitating its envisioned planned development. The Community Plan goals are developed in conjunction with the model provided by the General Plan. The policies and actions defined in the Community Plan are divided amongst eleven chapters, similar to the General Plan.

Most of the policies and actions within the Plan chapters either do not involve physical environmental changes or are intended to reduce the potential environmental changes associated with future development within the Plan Area. Of the above mentioned Community Plan chapters, the two primary chapters that involve physical environmental changes to the environment are “Our Well Planned and Designed Community” and “Our Accessible Community.” These chapters include the identification of neighborhoods and core districts within the Project Area, development forecasts, identification of circulation improvements and policies and strategies to achieve the goals of the Community Plan. See Section 2.0, *Project Description*, for a more detailed depiction of these chapters.

The proposed Saticoy & Wells Development Code is designed to achieve consistency with the General Plan for the City, as analyzed in the Final Environmental Impact Report for the Ventura General Plan adopted in 2005. The Code represents a continuation of development of a Citywide “Form-Based Code” as called for in the General Plan. Therefore, in conjunction with the Community Plan, certain amendments to the City’s Development Code are proposed. The principle role of the Saticoy & Wells Development Code is to implement the land use pattern, land use densities and intensities designated by the General Plan land use diagram, and the policies and program of the General Plan and proposed Saticoy & Wells Community Plan. All land uses allowed by the Saticoy & Wells Development Code are consistent with those



anticipated by the General Plan. The provisions of the Saticoy & Wells Development Code would supersede and replace existing regulations in the Ventura Zoning Code as applicable.

Project Objectives

The Saticoy and Wells Community Plan is intended to function as a policy document to guide land use decisions within the Saticoy and Wells communities. The overall objective of the Saticoy and Wells Community Plan is to:

“Create six distinct, yet interconnected, walkable neighborhoods that improve over time by requiring well-designed development, thoroughfares usable by all modes of transportation, and providing neighborhood amenities that meet the unique needs of the Saticoy and Wells Communities.”

The Community Plan identifies eleven overall planning principles to achieve the above objective. See Section 2.0, *Project Description* for a list of these principles.

Required Approvals

Implementation of the proposed Saticoy and Wells Community Plan would require the following discretionary approvals from the City of Ventura:

- *Certification of the EIR*
- *General Plan Amendment to adopt Saticoy and Wells Community Plan*
- *General Plan Amendment to change the amount of retail square footage under ‘vacant’ in Table 3-2 of the General Plan from 165,000 square feet to 228,475 square feet of retail. All other allocations in Table 3-2 of the General Plan would remain the same.*
- *General Plan Land Use Re-Designations as indicated in Table 2-5 of this document.*
- *Zone Change and Zoning Ordinance Text amendment for City designated parcels as indicated on Figure 2-8 and specified in Appendix B, Community Plan.*

Discretionary approval of the Community Plan is not required from any agency except for the City of Ventura. However, the County of Ventura will retain land use authority over properties that remain in the unincorporated County. In addition, the Ventura County LAFCO will have discretionary authority with respect to any future proposals to annex individual Plan Area properties.

ALTERNATIVES

This EIR examines three alternatives, as described below.

- *Alternative 1: No Project (no development - no change to existing land uses)*
- *Alternative 2: Eliminate Large Retail from Broome Site (only residential)*
- *Alternative 3: No Agricultural Land Conversion*

Each of the alternatives has specific issue areas that are environmentally superior to the proposed project. Overall, Alternative 3, Reduced Agricultural Land Conversion, is considered



environmentally superior among the three options it is superior in 10 issues and only inferior in one. The No Project alternative is infeasible because it would not accommodate already entitled projects. None of the alternatives would result in unavoidably significant environmental impacts.

AREAS OF PUBLIC CONTROVERSY

Areas of public controversy include the amount of development facilitated by the proposed project, changes in land use, and loss of agricultural lands. This EIR studies all 16 issue areas identified in the CEQA Appendix G checklist. See the appropriate issue section for discussions for project impacts related to those issues.

SUMMARY OF IMPACTS AND MITIGATION MEASURES

Table ES-1 lists the environmental impacts of the proposed project, proposed mitigation measures, and residual impacts. Impacts are categorized by classes. Class I impacts are defined as significant, unavoidable adverse impacts, which require a statement of overriding considerations pursuant to Section 15093 of the *CEQA Guidelines* if the project is approved. Class II impacts are significant adverse impacts that can be feasibly mitigated to less than significant levels and which require findings to be made under Section 15091 of the *CEQA Guidelines*. Class III impacts are adverse, but less than adopted significance thresholds. Class IV effects are those where there is no impact or the effect would be beneficial.

As noted in Table E S-1, all of the project generated impacts can be mitigated to a less than significant level through implementation of proposed policies and actions. Aesthetic and biological resources each had one issue that is a Class II, significant but mitigable impact. See Table ES-1 for mitigation associated with these impacts.

Table ES-1
Summary of Environmental Impacts and Mitigation Measures

Impact	Mitigation Measures	Significance After Mitigation
AESTHETICS		
Impact AES-1 Development facilitated by the Project would convert agricultural lands and vacant land in the Project Area to suburban uses, thus transforming the Project Area's visual character. Although some individuals may view this change as adverse, the change for this area was envisioned in the 2005 General Plan and the proposed development would not create an aesthetically offensive condition. Thus, the impact to the Project Area's visual character would be Class III, less than significant.	None Necessary	Less than significant without mitigation
Impact AES-2 Development that would be facilitated by the Project would potentially alter and/or block views from various public view corridors. The magnitude of impact would vary with each proposed development. Impacts to	AES-2(a) Sound Walls. Views of sound walls abutting SR 126 shall be softened through installation of landscaping such as trees, shrubs and climbing vines, resulting in a variety of textures and colors.	Less than significant



**Table ES-1
 Summary of Environmental Impacts and Mitigation Measures**

Impact	Mitigation Measures	Significance After Mitigation
viewsheds are considered Class II, significant but mitigable.		
Impact AES-3 Development that would be facilitated by the Project would potentially introduce new sources of light and glare. However, implementation of current and proposed lighting standards and policies on new development would reduce impacts to a Class III, less than significant, level.	None Necessary	Less than significant without mitigation
AGRICULTURAL RESOURCES		
Impact AG-1 Development facilitated by the Project would result in conflicts with ongoing agricultural operations in surrounding areas. However, with adherence to existing regulations as well as implementation of proposed Community Plan policies and actions, impacts to the agriculture/urban interface are considered Class III, less than significant.	None Necessary	Less than significant without mitigation
Impact AG-2 Development facilitated by the Project would involve the conversion of State-designated Prime, Statewide Importance, and Unique farmland. However, the City already acknowledged this conversion in the 2005 General Plan EIR and Project implementation would not increase impacts beyond those already identified in the 2005 General Plan FEIR. Therefore, impacts related to the conversion of farmland are considered Class III, less than significant.	None Necessary	Less than significant without mitigation
AIR QUALITY		
Impact AQ-1 Anticipated population growth facilitated by the Project would be consistent with the 2005 Ventura General Plan and the Ventura County AQMP population forecasts. Therefore, impacts related to the consistency with the AQMP are Class III, less than significant.	None Necessary	Less than significant without mitigation
Impact AQ-2 Individual projects facilitated by the proposed Project would generate air pollutant emissions. The significance of air quality impacts associated with individual projects would depend upon the characteristics of the projects and the availability of feasible mitigation measures. However, implementation of existing programs, in combination with proposed Community Plan policies and actions, would reduce impacts associated with individual	None Necessary	Less than significant without mitigation



**Table ES-1
 Summary of Environmental Impacts and Mitigation Measures**

Impact	Mitigation Measures	Significance After Mitigation
development projects to Class III, less than significant.		
Impact AQ-3 Construction of individual projects accommodated under the Project would result in temporary emissions of air pollutants. The Ventura County APCD has not adopted significance thresholds for construction impacts because of their temporary nature; therefore, impacts are Class III, less than significant. Nevertheless, implementation of standard emission and dust control technologies will be required on all future development.	None Necessary	Less than significant without mitigation
Impact AQ-4 Increased traffic congestion Project Area growth would potentially increase carbon monoxide (CO) concentrations at congested intersections. However, because of the low ambient CO concentrations and anticipated reduction in emissions associated with less polluting vehicles, exceedance of state and federal CO standards is not expected. Impacts relating to CO “hotspots” are therefore considered Class III, less than significant.	None Necessary	Less than significant without mitigation
BIOLOGICAL RESOURCES		
Impact BIO-1 The Project would largely avoid impacts to riparian and wetland habitats by emphasizing preservation of the existing natural habitats and restoration of those areas that have been previously altered by human impacts. Potential impacts could occur in certain locations, but would be addressed through implementation of proposed Community Plan policies and actions. Impacts would be Class III, less than significant.	None Necessary	Less than significant without mitigation
Impact BIO-2 The Project would generally avoid sensitive habitat, including areas with mature trees. Based on reconnaissance studies of the Project Area and with implementation of Community Plan policies and actions, impacts to sensitive habitats would be Class III, less than significant.	None Necessary	Less than significant without mitigation
Impact BIO-3 The Project would designate areas for future development and would implement public infrastructure such as bridges, pathways, and parklands. Future development and infrastructure components may affect areas known or	BIO-3(a) Pre-construction Surveys. A preconstruction presence/absence survey will be required within 30 days prior to any development proposed within natural habitat to determine the presence of special-status wildlife species. Prior to commencement of grading operations or other activities involving	Less than significant



**Table ES-1
 Summary of Environmental Impacts and Mitigation Measures**

Impact	Mitigation Measures	Significance After Mitigation
<p>suspected to contain rare, threatened, or endangered species. Impacts are considered Class II, significant but mitigable.</p>	<p>disturbance of natural habitat, a survey shall be conducted to locate potential special-status wildlife species within 100 feet of the outer extent of projected soil disturbance activities. If a special-status wildlife species is observed, the locations shall be clearly marked and identified on the construction/grading plans. A biological monitor shall also be present at the initiation of vegetation clearing to provide an education program to the construction operators regarding the efforts needed to protect the special-status species. Fencing or flagging shall be installed around the limits of grading prior to the initiation of vegetation clearing.</p> <p>BIO-3(b) Lighting and Sound Restrictions. Lighting near natural habitat, such as in the vicinity of Brown Barranca and the Santa Clara River, shall be shielded and directed away from that habitat. Lighting of parking lot areas shall be limited to an intensity only sufficient to provide safe passage. Sound amplification equipment shall be shielded from natural habitat to reduce effects on potential special-status wildlife species. A qualified biologist shall review lighting and sound plans prior to construction to ensure that the proposed lighting minimizes potential impacts on special-status wildlife species.</p> <p>BIO-3(c) Conduct Pre-Construction Floristic Surveys. Within natural habitat areas that have been previously undeveloped and undisturbed, floristic surveys shall be conducted prior to the commencement of construction activities to account for any special-status plant species that were not identifiable or detected during initial surveys. The supplemental focused rare plant surveys would follow survey guidelines as developed by CDFG and CNPS. The purpose of the surveys shall be to identify all extant individuals and the population size of listed plants within the Project Area.</p> <p>BIO-3(d) Avoid or Minimize Impacts to Listed Plant Species. If a special-status plant species is observed on a proposed construction site, the location of any potential listed species and/or population boundaries shall be delineated prior to grading or construction. All individuals or areas of the population that can be avoided shall be flagged off, preserved, and monitored to insure indirect impacts do not contribute to</p>	



**Table ES-1
 Summary of Environmental Impacts and Mitigation Measures**

Impact	Mitigation Measures	Significance After Mitigation
	<p>further loss of any listed species. Avoidance is defined as a minimum 200-foot buffer unless an active maintenance plan is implemented for the known occurrence. With implementation of an active maintenance and management program, the buffer width may be reduced further based on review and approval by the jurisdictional agencies (USFWS and/or CDFG).</p> <p>Construction monitors shall be present during grading or other construction activity within 200 feet of known listed plant species. Construction operators shall be educated as to the species identification and sensitivity, and shall be directed to avoid impacts to such plants.</p> <p>Any individuals that may be affected or lost due to construction activities and associated development shall be salvaged and relocated to a designated suitable mitigation site isolated from human disturbance. A mitigation restoration plan shall be prepared by a qualified plant ecologist that identifies the number of plants to be replanted and the methods that will be used to preserve this species in the onsite mitigation area. The plan shall also include a monitoring program so that the success of the effort can be measured. Restoration efforts shall be coordinated with applicable federal, state, and local agencies. The mitigation restoration plan shall be submitted to the appropriate regulatory agencies for review, with the plan then submitted to the City of Ventura for approval prior to issuance of a grading permit for the area of concern.</p> <p>BIO-3(e) Sensitive Plant Protection Plan. A mitigation and management plan shall be developed for listed plant species that may be affected or lost due to potential development facilitated by the proposed Community Plan. The plan shall be developed by a qualified plant ecologist and would include an analysis of take, mitigation measures, and an Adaptive Management Plan (AMP) to identify strategies for responding to changed circumstances, and a monitoring plan. Specifically, it shall identify the number of plants to be replanted, the methods that will be used to preserve this species in this location, and methods to ensure successful mitigation for impacts to special-status plant</p>	



**Table ES-1
 Summary of Environmental Impacts and Mitigation Measures**

Impact	Mitigation Measures	Significance After Mitigation
	<p>species. The required level of success shall be defined at a minimum as a demonstration of three consecutive years of growth of a population equal to or greater than that would be lost due to development facilitated under the proposed Community Plan. The mitigation plan shall include but not be limited to:</p> <ul style="list-style-type: none"> • Preserving and transporting appropriate topsoil from the development envelope as a seed bank to promote special-status species revegetation at a relocation site; • Salvage operations to relocate species to a suitable mitigation site; • Collecting seeds of special-status plant species in the immediate vicinity of the project site, to ensure that the genetic integrity of the local landscape remains intact; • Sowing the collected seed into designated suitable mitigation site. • Determination of necessary irrigation requirements and irrigating the mitigation plantings if necessary until they become established; and • Maintaining and monitoring restoration/planting sites for a minimum of three (3) years (or as determined successful, whichever is sooner) to determine mitigation success/failure, and implementing remedial measures to satisfy mitigation objectives. 	
<p>Impact BIO-4 Locally important species have been tracked in the vicinity of the Project Area. However, with implementation of proposed Community Plan policies and actions, impacts to these species would be Class III, less than significant.</p>	<p>None Necessary</p>	<p>Less than significant without mitigation</p>
<p>Impact BIO-5 Implementation of the Project would largely avoid impacts to wildlife movement corridors by emphasizing intensification/reuse of existing urbanized areas. Implementation of Community Plan Actions 11.1.3, 11.1.4, 11.1.6, and 11.1.7 would maintain ecological connectivity corridors through urban spaces and potentially enhance connectivity in some locations. Therefore, impacts to wildlife movement would be Class III, less than significant.</p>	<p>None Necessary</p>	<p>Less than significant without mitigation</p>



**Table ES-1
 Summary of Environmental Impacts and Mitigation Measures**

Impact	Mitigation Measures	Significance After Mitigation
<i>CULTURAL AND HISTORIC RESOURCES</i>		
Impact CR-1 Implementation of the Project may result in the direct or indirect disturbance of as-yet undetected areas of prehistoric archaeological significance. This is considered a Class II, significant but mitigable impact.	None Necessary	Less than significant without mitigation
Impact CR-2 Implementation of the Project may result in the removal or alteration of buildings that have the potential to be historic resources. This is considered a Class II, significant but mitigable, impact.	None Necessary	Less than significant without mitigation
<i>GEOLOGICAL HAZARDS</i>		
Impact GEO-1 Future seismic events could produce ground shaking throughout the Project Area as well as surface rupture in some areas where future development could be accommodated. Ground shaking and surface rupture could damage structures and/or create adverse safety effects. However, compliance with City policies, in combination with the requirements of the CBC and the Alquist-Priolo legislation, would reduce the risk associated with ground shaking and surface rupture to a Class III, less than significant, level.	None Necessary	Less than significant without mitigation
Impact GEO-2 Future seismic events could result in liquefaction of soils in portions of the Project Area. Development in certain areas within the Project Area could be subject to liquefaction hazards. However, compliance with 2005 General Plan policies would reduce potential impacts to a Class III, less than significant, level.	None Necessary	Less than significant without mitigation
Impact GEO-3 Expansive soil conditions could result in foundation and building distress problems and cracking of concrete slabs. However, buildings would conform to CBC requirements along with 2005 General Plan policies that address expansive soils would reduce potential impacts to Class III, less than significant.	None Necessary	Less than significant without mitigation
<i>HAZARDS AND HAZARDOUS MATERIALS</i>		
Impact HAZ-1 Some industrial and agricultural operations within the Project Area use hazardous materials to which current and future residents could be	None Necessary	Less than significant without mitigation



**Table ES-1
 Summary of Environmental Impacts and Mitigation Measures**

Impact	Mitigation Measures	Significance After Mitigation
<p>exposed. Potential development near hazardous material users, including agricultural sources, could expose individuals to health risks due to soil/groundwater contamination or emission of hazardous materials into the air. However, compliance with 2005 General Plan policies and actions, in combination with existing regulations, would reduce potential impacts associated with hazardous material use to a Class III, less than significant, level.</p>		
<p>Impact HAZ-2 The transportation of hazardous materials could potentially create a public safety hazard for new development that could be accommodated along major transportation corridors under the Project. Provided the City continues participation in the SEMS Multihazard Functional Response Plan, impacts to new development within the Project Area would be Class III, less than significant.</p>	None Necessary	Less than significant without mitigation
HYDROLOGY AND WATER QUALITY		
<p>Impact HYD-1 Development facilitated by the Project could place new development within 100-year flood zones and dam inundation zones. However, compliance with the City Flood Plain Ordinance, 2005 General Plan actions, and proposed Community Plan actions would reduce impacts to a Class III, less than significant, level.</p>	None Necessary	Less than significant without mitigation
<p>Impact HYD-2 Development facilitated by the proposed Project would increase the amount of impervious surfaces within the Project Area, potentially increasing surface runoff in areas where existing storm drain systems are deficient. However, compliance with existing regulations, 2005 General Plan actions, and Community Plan policies and actions would reduce impacts to a Class III, less than significant, level.</p>	None Necessary	Less than significant without mitigation
<p>Impact HYD-3 Development facilitated by the Project would incrementally increase the generation of urban pollutants in surface runoff. Point and non-point sources of contamination could affect water quality in the Santa Clara River, Franklin and Brown barrancas, and groundwater. However, implementation of existing regulatory requirements, and 2005 General Plan</p>	None Necessary	Less than significant without mitigation



**Table ES-1
 Summary of Environmental Impacts and Mitigation Measures**

Impact	Mitigation Measures	Significance After Mitigation
and Community Plan policies and actions, would reduce impacts to a Class III, less than significant, level.		
LAND USE and PLANNING		
Impact LU-1 The proposed Project implements policies and actions of the 2005 General Plan and carries out the vision of the General Plan for the Wells-Saticoy communities. The Project would not conflict with other local regulatory planning documents. This is a Class III, less than significant impact.	None Necessary	Less than significant without mitigation
Impact LU-2 The proposed Project does not directly involve any annexation, but certain properties within the Project Area would likely be annexed under the guise of the Project. Conflicts with LAFCO policies are not anticipated; therefore, impacts would be Class III, less than significant.	None Necessary	Less than significant without mitigation
Impact LU-3 The proposed Project could be found to be consistent with applicable SCAG policies, therefore, impacts are Class III, less than significant impact due to policy consistency.	None Necessary	Less than significant without mitigation
MINERAL RESOURCES		
Impact M-1 The Project would not reduce access to mineral resources. This would be a Class III, less than significant, impact.	None Necessary	Less than significant without mitigation
NOISE		
Impact N-1 Growth facilitated by the Project would increase traffic-related noise. Cumulative traffic noise increases on SR 126 and Wells Road would exceed significance thresholds. However, implementation of applicable 2005 General Plan policies and actions, in combination with mitigation recommended for the UC Hansen and Parklands specific plans, would reduce potential impacts to a Class III, less than significant, level.	None Necessary	Less than significant without mitigation
Impact N-2 Construction of individual projects throughout the Project Area could intermittently generate high noise levels under the Project development scenario. This may affect sensitive receptors near construction sites. However, compliance with Noise Ordinance restrictions on construction timing would reduce this impact to a	None Necessary	Less than significant without mitigation



**Table ES-1
 Summary of Environmental Impacts and Mitigation Measures**

Impact	Mitigation Measures	Significance After Mitigation
Class III, less than significant level.		
Impact N-3 The placement of residential and other noise-sensitive uses in proximity to industrial and commercial uses could potentially expose residents to high noise levels. However, development facilitated by the Project would be required to comply with the City Noise Ordinance and the noise compatibility standards. Adherence to these regulations would reduce impacts to a Class III, less than significant, level.	None Necessary	Less than significant without mitigation
POPULATION AND HOUSING		
Impact PH-1 Development facilitated by the Project would not cause development to exceed SCAG or General Plan population or housing projections. Therefore, impacts would be Class III, less than significant.	None Necessary	Less than significant without mitigation
Impact PH-2 Development facilitated by the Project would accommodate an estimated 2.87 housing units per job. This would help to balance the jobs/housing ratio in the City, which is currently jobs rich. Therefore, impacts would be Class III, less than significant.	None Necessary	Less than significant without mitigation
PUBLIC SERVICES		
Impact PS-1 Development facilitated by the Project would add an estimated 1,833 residences within the Project Area. This increase would place additional demand on fire protection services, but would not create the need for new or expanded fire protection facilities. Impacts would therefore be Class III, less than significant.	None Necessary	Less than significant without mitigation
Impact PS-2 Implementation of the Project would facilitate an increase in population within the Project Area. This would place additional demands upon police services. However, because the increase in demand would not create the need for new VPD facilities, impacts would be Class III, less than significant.	None Necessary	Less than significant without mitigation
Impact PS-3 The Project would implement recommended circulation improvements that would improve emergency access in the Project Area. This impact is considered beneficial (Class IV).	None Necessary	Less than significant without mitigation
Impact PS-4 Residential development facilitated by the Project would generate additional school aged children, which	None Necessary	Less than significant without mitigation



**Table ES-1
 Summary of Environmental Impacts and Mitigation Measures**

Impact	Mitigation Measures	Significance After Mitigation
would increase the demand for school facilities. However, new development will be required to pay the school facilities fee as allowed by State law. Payment of the fee is considered full mitigation of school impacts associated with new development. Therefore, impacts to school facilities are considered less than significant (Class III).		
Impact PS-5 Development facilitated by the Project would increase the demand for park facilities due to an increase of population within the Project Area. However, implementation of current City programs to develop new parks as needed would reduce impacts to a Class III, less than significant, level.	None Necessary	Less than significant without mitigation
<i>UTILITIES AND SERVICE SYSTEMS</i>		
Impact U-1 Development facilitated by the Project would increase water demand by a net increase of approximately 1,014 acre feet per year (AFY). The total estimated water available from Lake Casitas, the Ventura River diversion, and groundwater basins is 28,000 AFY, which is sufficient to meet these projected demand increases. Therefore, water supply impacts would be Class III, less than significant.	None Necessary	Less than significant without mitigation
Impact U-2 New development facilitated by the Project would increase wastewater generation. However, projected future wastewater flows would remain within the capacity of the City treatment plant. Impacts are Class III, less than significant.	None Necessary	Less than significant without mitigation
Impact U-3 Development facilitated by the Project would increase solid waste generation, but projected future solid waste generation is anticipated to remain within the capacity of local landfills. Impacts would therefore be Class III, less than significant.	None Necessary	Less than significant without mitigation
<i>TRAFFIC and CIRCULATION</i>		
Impact T-1 Development facilitated by the Project could result in a deficiency at one study area intersection (Wells Road and Darling Road) based on the projected 2025 growth scenario. However, feasible improvements are available to address this deficiency. Therefore, impacts associated with the	None Necessary	Less than significant without mitigation



**Table ES-1
 Summary of Environmental Impacts and Mitigation Measures**

Impact	Mitigation Measures	Significance After Mitigation
Project would be Class II, significant but mitigable.		
Impact T-2 Implementation of the Project would be expected to generally enhance the use of alternative transportation modes, including transit, bicycling, and walking. Impacts relating to alternative transportation are Class IV, beneficial.	None Necessary	Less than significant without mitigation
Impact T-3 Implementation of the Project would place new residential development along heavily traveled thoroughfares which may incrementally increase hazards. However, the implementation of proposed policies relating to traffic calming and improving walkability would reduce such impacts to Class III, less than significant.	None Necessary	Less than significant without mitigation



1.0 INTRODUCTION

This document is a Draft Environmental Impact Report (EIR) for the proposed Saticoy & Wells Community Plan and Development Code (herein referred to as the “Community Plan and Code” or “Project”), located in the City of Ventura, County of Ventura. This EIR is tiered off the City of Ventura General Plan Final EIR (herein referred to as “General Plan”) dated August 2005 (SCH #2004101014), which is incorporated by reference. Per CEQA disclosure, the General Plan FEIR can be read at the City of Ventura Planning Counter located at 501 Poli Street, Room #117, Ventura, CA. Community Plans are adopted by resolution as an amendment to the General Plan under Government Code Sec. 65350, et seq. In order to reduce redundancy, the reader is directed to the General Plan EIR for more detailed discussions of various issue areas. This EIR focuses the discussion of General Plan issues as they pertain to the Saticoy & Wells Community Plan and Code area.

This section describes: (1) the general background of the project’s EIR process; (2) the purpose and legal authority of the EIR (3) the scope and content of the EIR; (4) lead, responsible, and trustee agencies; and (5) the environmental review process required under the California Environmental Quality Act (CEQA).

1.1 ENVIRONMENTAL IMPACT REPORT BACKGROUND

Prior to preparing the Saticoy & Wells Community Plan and Code, the City of Ventura sponsored a series of public workshops to gather and incorporate public input. Workshops were conducted on December 3, 2005, January 19, 2006, and February 11, 2006. Additionally, the City engaged the public in a large scale design charrette effort in August of 2006. The results of public workshops and additional public feedback before the Planning Commission and City Council were presented on November 13, 2006, February 6, 2007, April 30, 2007, March 3, 2008 and March 17, 2008.

The City of Ventura prepared a Notice of Preparation (NOP) for an environmental impact report and distributed the NOP for agency and public review for the required 30-day review period from August 19, 2006 to September 25, 2006. During that time, the City received comment letters from agencies and members of the public. The NOP is presented in Appendix A, along with the Initial Study that was prepared for the project and the comment letters received.

A public scoping meeting was held on August 29, 2006, at the Sacred Heart Church community facility in Saticoy. The intent of the scoping meeting was to provide interested individuals, groups, public agencies and others a forum to provide input in an effort to assist in further refining the intended scope and focus of the EIR. The focus of the scoping meeting was on traffic and increased development in the area. The following topics were added to the scope of the EIR due to comments received:

- *Agricultural resources are analyzed according to both the CEQA thresholds and the LAFCO analysis used in advance of annexation. The EIR focuses greater attention on prior cropping activities and economic consequences of farmland conversion.*
- *Area roadways are analyzed in both a local and regional context.*



1.2 PURPOSE AND LEGAL AUTHORITY

This EIR has been prepared in accordance with the California Environmental Quality Act (CEQA) and the *CEQA Guidelines*. In accordance with Section 15121 of the *CEQA Guidelines*, the purpose of this EIR is to serve as an informational document that:

...will inform public agency decision-makers and the public generally of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project.

This EIR is tiered from the 2005 General Plan Final EIR (FEIR) and has been prepared as a Program EIR pursuant to Section 15168 of the *CEQA Guidelines*, which states that a Program EIR may be prepared on a series of actions that may be characterized as one large project. The use of a Program EIR can allow a Lead Agency to consider broad policy alternatives and program-wide mitigation measures at an early time when the agency has greater flexibility to deal with basic problems or cumulative impacts.

1.3 SCOPE AND CONTENT/ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

This EIR addresses the issues for which the City of Ventura determined that significant environmental impacts could occur based on the Initial Study and responses to the NOP. The issues addressed in this EIR include:

- *Aesthetics*
- *Agriculture*
- *Air Quality*
- *Biological Resources*
- *Cultural Resources*
- *Hydrology*
- *Land Use/Population & Housing*
- *Noise*
- *Public Services*
- *Transportation*
- *Utilities*

The Initial Study found that there were no impacts or less than significant impacts in the following areas:

- *Geology and Soils*
- *Mineral Resources*
- *Hazards and Hazardous Materials*

Despite of the lack of significant impacts, these last three issue areas are represented in the EIR to pull forward the discussion from the NOP, and to maintain the sequencing of discussions from the General Plan EIR.

This EIR addresses the issues referenced above and identifies potentially significant environmental impacts, including site-specific and cumulative effects of the project, in accordance with the provisions set forth in the *CEQA Guidelines*. In addition, the EIR recommends feasible mitigation measures, where possible, that would reduce or eliminate adverse environmental effects.



In preparing the EIR, use was made of pertinent City policies and guidelines, certified EIRs and adopted CEQA documents, and background documents prepared by the City. A full reference list is contained in Section 7.0, *References and Report Preparers*.

The Alternatives Section of the EIR (Section 6.0) was prepared in accordance with Section 15126.6 of the *CEQA Guidelines*. The alternatives discussion evaluates the CEQA-required “no project” alternative and two alternative development scenarios for the Project Area.

The level of detail contained throughout this EIR is consistent with the requirements of CEQA and applicable court decisions. The *CEQA Guidelines* provide the standard of adequacy on which this document is based. Section 15151 of the *CEQA Guidelines* states:

An EIR should be prepared with a sufficient degree of analysis to provide decision-makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of the proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection, but for adequacy, completeness, and a good faith effort at full disclosure.

1.4 LEAD, RESPONSIBLE, AND TRUSTEE AGENCIES

The *CEQA Guidelines* define lead, responsible and trustee agencies. The City of Ventura is the lead agency for the project because it holds principal responsibility for approving the project.

A responsible agency refers to a public agency other than the lead agency that has discretionary approval over the project. There are no responsible agencies for the proposed Saticoy & Wells Community Plan and Code as the City of Ventura has sole discretionary authority to approve the Project. Nevertheless, certain agencies would be responsible for the review and approval of certain aspects of individual actions that may be approved under the guise of the Saticoy & Wells Community Plan and Code. These agencies include the following:

- *Ventura County Local Agency Formation Commission (LAFCO)*
- *Ventura County Transportation Commission (VCTC)*
- *California Department of Fish and Game (CDFG)*
- *Ventura County Watershed Protection District (VCWPD)*
- *Los Angeles Regional Water Quality Control Board (LARWQCB)*
- *US Army Corp of Engineers (USACOE)*
- *Ventura County Board of Supervisors*

A “Trustee Agency” refers to a state agency having jurisdiction by law over natural resources affected by a project but without the legal authority to approve or carry out the project [Guidelines §15386]. The only trustee agency for the proposed project is the Department of Fish and Game [CEQA Guidelines §15386].



1.5 ENVIRONMENTAL REVIEW PROCESS

The major steps in the environmental review process, as required under CEQA, are outlined below. The steps are presented in sequential order. Figure 1-1 illustrates the review process.

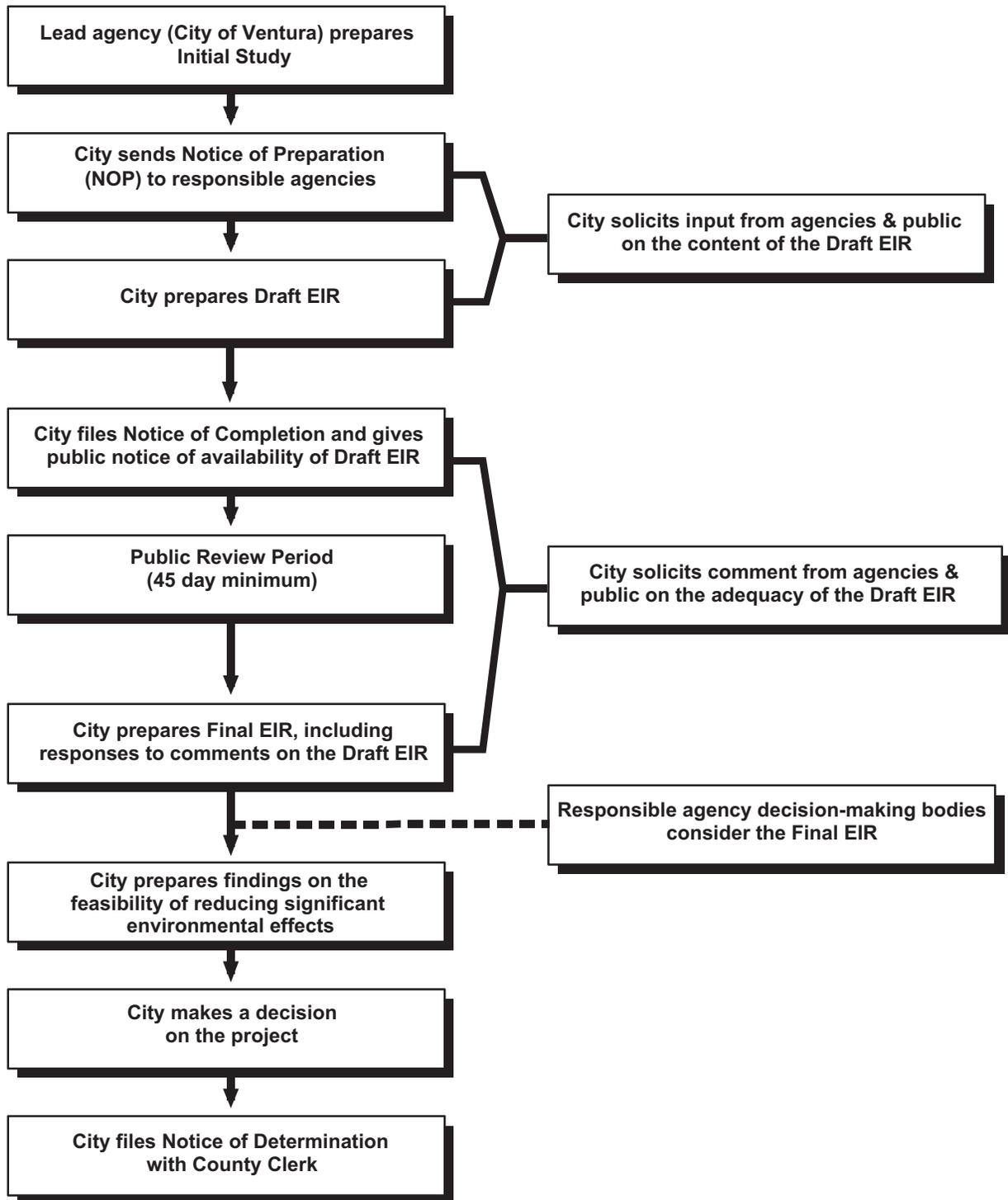
1. **Notice of Preparation (NOP).** After deciding that an EIR is required, the lead agency must file an NOP soliciting input on the EIR scope to the State Clearinghouse, other concerned agencies, and parties previously requesting notice in writing (*CEQA Guidelines* Section 15082; Public Resources Code Section 21092.2). The NOP must be posted in the County Clerk's office for 30 days. The NOP may be accompanied by an Initial Study that identifies the issue areas for which the proposed project could create significant environmental impacts.
2. **Draft Environmental Impact Report (DEIR) Prepared.** The DEIR must contain: a) table of contents or index; b) summary; c) project description; d) environmental setting; e) discussion of significant impacts (direct, indirect, cumulative, growth-inducing and unavoidable impacts); f) a discussion of alternatives; g) mitigation measures; and, h) discussion of irreversible changes.
3. **Notice of Completion.** A lead agency must file a Notice of Completion with the State Clearinghouse when it completes a Draft EIR and prepare a Public Notice of Availability of a Draft EIR. The lead agency must place the Notice in the County Clerk's office for 30 days (Public Resources Code Section 21092) and send a copy of the Notice to anyone requesting it (*CEQA Guidelines* Section 15087). Additionally, public notice of DEIR availability must be given through at least one of the following procedures: a) publication in a newspaper of general circulation; b) posting on and off the project site; and c) direct mailing to owners and occupants of contiguous properties. The lead agency must solicit input from other agencies and the public, and respond in writing to all comments received (Public Resources Code Sections 21104 and 21253). The minimum public review period for a DEIR is 30 days. When a Draft EIR is sent to the State Clearinghouse for review, the public review period must be 45 days unless the Clearinghouse (Public Resources Code Section 21091) approves a shorter period.
4. **Final EIR.** A Final EIR (FEIR) must include: a) the Draft EIR; b) copies of comments received during public review; c) list of persons and entities commenting; and, d) responses to comments.
5. **Certification of FEIR.** Prior to making a decision on a proposed project, the lead agency must certify that: a) the FEIR has been completed in compliance with CEQA; b) the FEIR was presented to the decision-making body of the lead agency; and, c) the decision-making body reviewed and considered the information in the FEIR prior to approving a project (*CEQA Guidelines* Section 15090).
6. **Lead Agency Project Decision.** A lead agency may: a) disapprove a project because of its significant environmental effects; b) require changes to a project to reduce or avoid significant environmental effects; or, c) approve a project despite its significant



environmental effects, if the proper findings and statement of overriding considerations are adopted (*CEQA Guidelines* sections 15042 and 15043).

7. **Findings/Statement of Overriding Considerations.** For each significant impact of the project identified in the EIR, the lead or responsible agency must find, based on substantial evidence, that either: a) the project has been changed to avoid or substantially reduce the magnitude of the impact; b) changes to the project are within another agency's jurisdiction and such changes have or should be adopted; or, c) specific economic, social, or other considerations make the mitigation measures or project alternatives infeasible (*CEQA Guidelines* Section 15091). If an agency approves a project with unavoidable significant environmental effects, it must prepare a written Statement of Overriding Considerations that sets forth the specific social, economic, or other reasons supporting the agency's decision.
8. **Mitigation Monitoring Reporting Program.** When an agency makes findings on significant effects identified in the EIR, it must adopt a reporting or monitoring program for mitigation measures that were adopted or made conditions of project approval to mitigate significant effects.
9. **Notice of Determination.** An agency must file a Notice of Determination after deciding to approve a project for which an EIR is prepared (*CEQA Guidelines* Section 15094). A local agency must file the Notice with the County Clerk. The Notice must be posted for 30 days and sent to anyone previously requesting notice. Posting of the Notice starts a 30-day statute of limitations on CEQA legal challenges [Public Resources Code Section 21167(c)].





CEQA Environmental Review Process

Figure 1-1
City of Ventura



2.0 PROJECT DESCRIPTION

The proposed project involves the adoption of a community plan and development code (Saticoy and Wells Community Plan and Development Code, herein referred to as the “Project”) for the regulation of development for approximately 1,000 acres in the City and County of Ventura. This section describes the project location, characteristics of the site and the proposed development, project objectives, and the approvals needed to implement the project.

2.1 PROJECT PROPONENT

City of San Buenaventura
501 Poli Street, Room 133
Ventura, California 93001

2.2 GEOGRAPHIC EXTENT OF THE PROJECT AREA

The Saticoy and Wells Community Plan and Code Area (Project Area) is located in the City of Ventura, California. The Project Area consists of approximately 1,000 acres that include roughly 565 acres within the City of Ventura and 435 acres in unincorporated Ventura County. Figure 2-1 illustrates the Project Area location in its regional context. The Project Area is bounded by Telegraph Road to the north, Saticoy Avenue to the west, the Santa Clara River to the south, and the Franklin-Wason Barranca to the east. The Project Area is regionally accessible by the State Route (SR) 126. Figure 2-2 illustrates the Plan Area and City/County boundaries.

2.3 CURRENT LAND USE AND REGULATORY SETTING

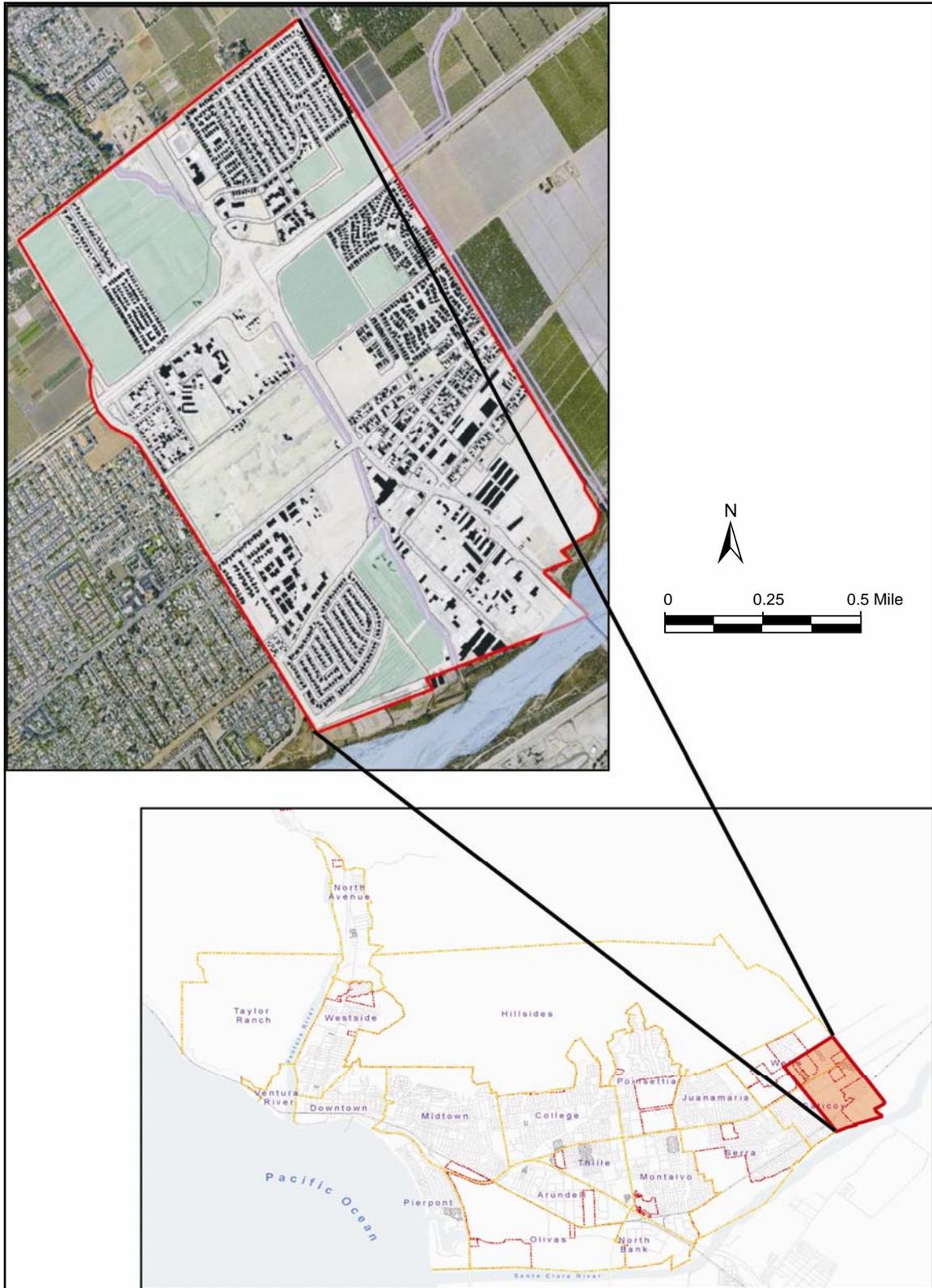
2.3.1 Current Land Uses

The Project Area for the most part is a built environment. However, approximately 300 acres within the Project Area acreage are either currently used for agricultural purposes or consist of vacant land. Land uses within the Project Area include residential, commercial, recreational, and industrial, and agricultural activities. Residential development includes autonomous housing tracts with little interconnectivity. The Project Area displays a mixed atmosphere where different land uses lie adjacent to one another. Recreational uses include Huntzinger Youth Sports Complex, Saticoy Regional Park and the Saticoy Golf Course.

There are four properties within the Project Area for which Specific Plans are either adopted or planned. These are as follows

- *UC Hansen Trust (Adopted)*
- *Parklands (Planned – awaiting adoption)*
- *Saticoy Gateway (Broome Site) (pending application)*
- *Saticoy Village (Adopted)*



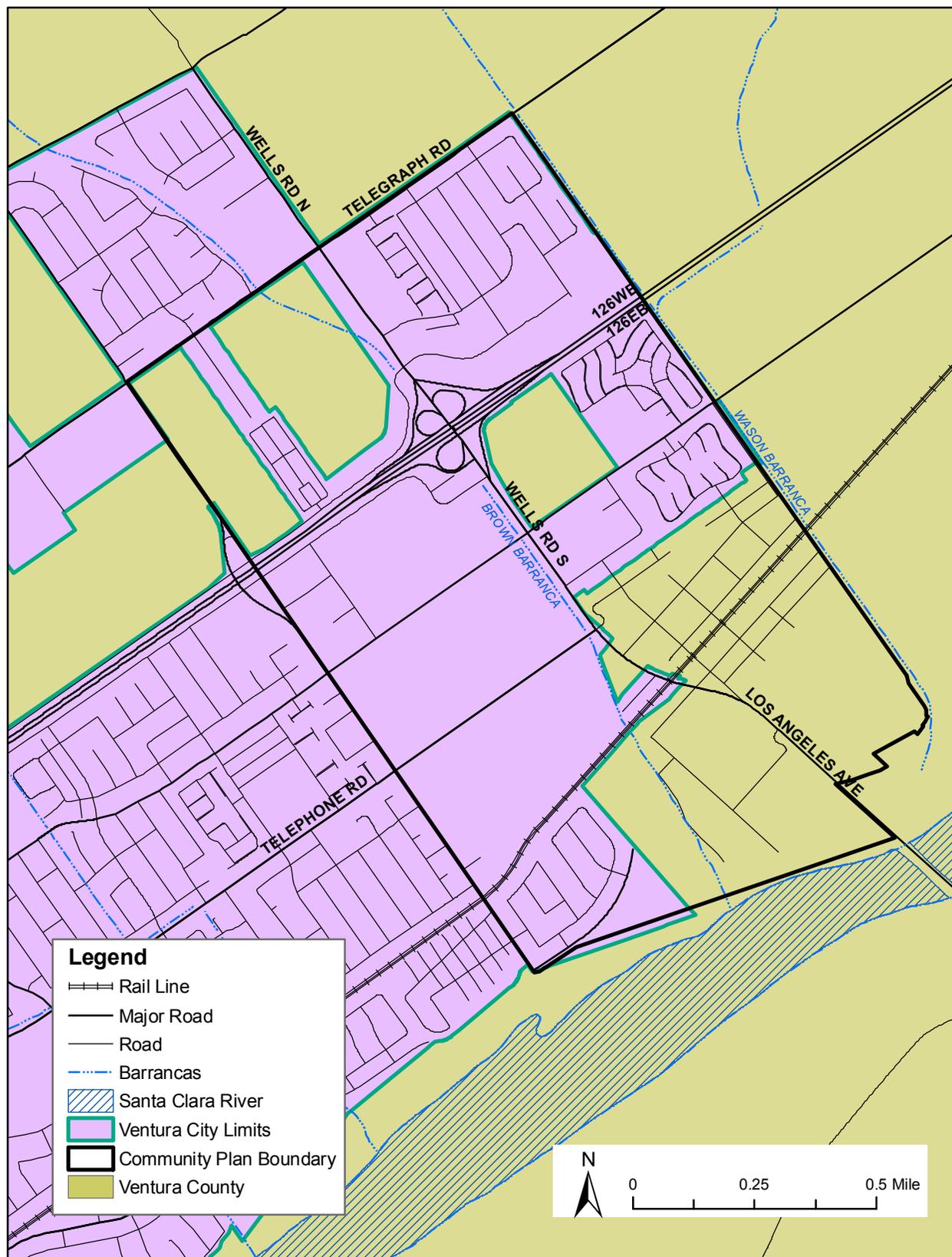


Source: City of San Buenaventura and Rincon Consultants, Inc., 2005.

Regional Location

Figure 2-1
City of Ventura





Source: CIRGIS, 2008.

Planning Area and City/County Boundaries

Figure 2-2

The Specific Plan sites account for the majority of the Project Area agricultural lands and are slated to be developed into residential and commercial land uses. The Specific Plan locations are identified on figures 2-6 in this section. Table 2-1 summarizes the existing characteristics of the Project Area.

**Table 2-1
Existing Project Area Characteristics**

Project Area Size	About 1,000 acres
2005 General Plan Land Use Designations	Neighborhood Low (0-8 du/acre); Neighborhood Medium (9-20 du/acre); Neighborhood High (21-53 du/acre); Commerce (Wells Corridor); Commerce (Neighborhood Center); Public and Institution; Parks/Open Space; Industry (Saticoy District)
Specific Plans within Project Area	UC Hansen (adopted), Parklands (planned), Saticoy Gateway (pending application), Saticoy Village (adopted)
Current Use and Development	Residential neighborhoods, parks, industrial, institutional, agricultural row crop production
Regional Access	State Route 126
Local Access	Telegraph Road, Wells Road, Blackburn Road, and Saticoy Avenue.
Public Services	Water: City of Ventura Sewer: City of Ventura; Saticoy Sanitary District (unincorporated areas) Fire: Ventura Fire Department Police: Ventura Police Department

2.3.2 Land Use Regulatory Overview

As indicated previously, about 565 of the 1,000 acres within the Project Area are within the City and are therefore under the City’s regulatory authority. Approximately 435 acres in the Project Area are currently under County of Ventura jurisdiction, but lie within the City of Ventura’s Sphere of Influence. Unincorporated lands within the Sphere of Influence are under the regulatory authority of County of Ventura; however, all projects within the Sphere of Influence are reviewed by the City of Ventura.

2.3.3 2005 General Plan Connection

The most recent City of Ventura General Plan was adopted in 2005. The 2005 General Plan sets forth the land use designations, policies, programs, standards, and goals for development of the City of Ventura and its sphere of influence through 2025. The 2005 General Plan is a formal expression of community goals and desires and fulfills California Government Code §65302, which requires the preparation and adoption of a General Plan.

The Community Plan is a product of the 2005 General Plan and is intended to serve as an implementation tool to carry out the policies of the 2005 General Plan. The 2005 General Plan describes a number of subareas within the City. Both the Saticoy and Wells areas are designated in the General Plan as “Planning Communities,” places where distinct communities exist or are appropriate. Figure 2-3 shows the 2005 General Plan land use designations within



the Project Area. Descriptions of the Saticoy and Wells areas as identified by the 2005 General Plan are as follows.

Wells. Within the Project Area, the Wells community includes an area north of the SR 126 to the south, Telegraph Rd to the north and Saticoy Ave to the west. This includes the Wells Road corridor. Brown Barranca runs through the northerly portion of this area, which includes several large parcels of agricultural land. The Wells Road corridor is a mix of older industrial uses and newer sub-urban commercial and residential development.

Saticoy. Within the Project Area, the Saticoy planning community includes the area south of SR 126, Saticoy Ave to the west, the Franklin-Wason Barranca to the east and the Santa Clara River to the south. This includes the Telephone/Cachuma and Saticoy neighborhood centers and the Old Town Saticoy district. Originally developed as a rural town in the late 1800s, Saticoy has a range of transect characteristics: from the Santa Clara River and the rural eastern edge, to its neighborhood centers, and a mix of housing types at various intensities. Its major civic uses are the Fritz Huntzinger Youth Sports Complex, Saticoy Regional Golf Course and Saticoy neighborhood park. Saticoy is further described as a Neighborhood Center, where housing alongside commercial is specifically encouraged in certain areas. The 2005 General Plan also describes the Saticoy area as a “planning district,” as follows:

A mix of homes, older industrial and agricultural operations, and the planned site for the County maintenance yard. The Saticoy Village Specific Plan governs a small portion of this area. A larger effort should ensure Saticoy’s seamless connection with adjacent areas, including a greenspace and circulation plan.

2.4 PROJECT OBJECTIVES

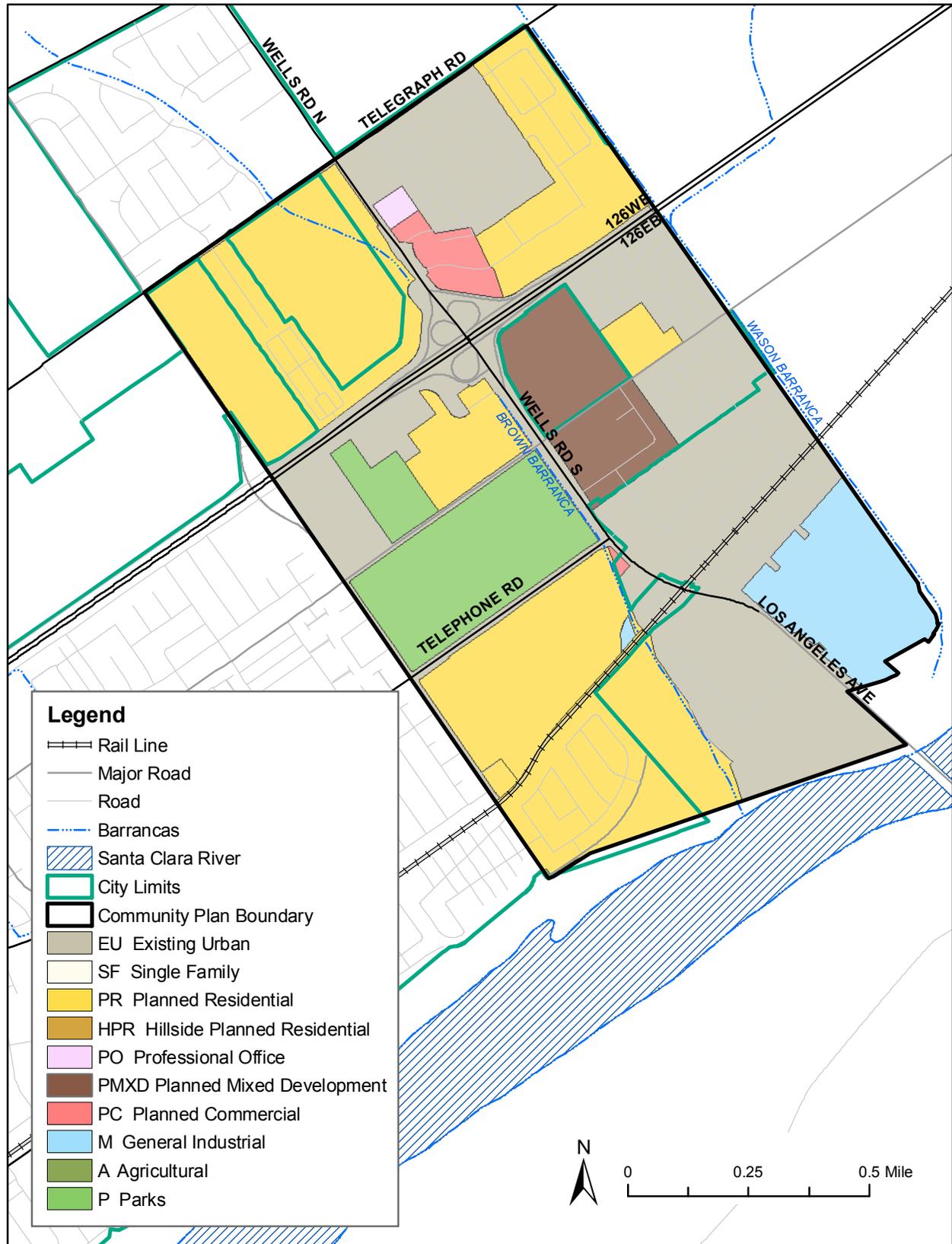
The Saticoy and Wells Community Plan is intended to function as a policy document to guide land use decisions within the Saticoy and Wells communities. The overall objective of the Saticoy and Wells Community Plan is to:

“Create six distinct, yet interconnected, walkable neighborhoods that improve over time by requiring well-designed development, thoroughfares usable by all modes of transportation, and providing neighborhood amenities that meet the unique needs of the Saticoy and Wells Communities.”

The Community Plan identifies the following overall planning principles to achieve the above objective:

- *Traditional Neighborhood Development*
- *Make great public places*
- *Generate a continuous network of great thoroughfares*
- *Make great neighborhoods*
- *Create a variety of housing choices*





Source: CIRGIS, 2008.

Existing Land Use

Figure 2-3

- *Live near transit*
- *Get the retail right*
- *Encourage various modes of transit*
- *Get the parking right*
- *Maintain industry functions*
- *Manage natural resources through ‘infill first’ and green redevelopment*

2.5 COMMUNITY PLAN CHARACTERISTICS

2.5.1 Community Plan Chapters

The Community Plan includes goals, policies, and actions aimed at facilitating its envisioned planned development. The Community Plan goals are developed in conjunction with the model provided by the General Plan. The Community Plan incorporates the same chapter format of the General Plan to provide for a clearer statement of its goals and policies. The policies and actions defined in the Community Plan are divided among the following chapters as listed in Table 2-2.

**Table 2-2
Community Plan Chapters**

Chapter	Example of Topics Covered
Our Natural Community	Natural drainages, habitats, plant and animal species
Our Prosperous Community	Economic development, commercial and retail standards
Our Well-planned and Designed Community	Development patterns, neighborhoods, visual character, urban design, housing needs, agricultural uses, green design
Our Accessible Community	Traffic, street network, parking, transit services, bike routes
Our Sustainable Infrastructure	Public facilities, utilities
Our Active Community	Greenspace, parks, community facilities
Our Healthy and Safe Community	Flood control, seismic activity, noise, emergency services
Our Educated Community	Schools and libraries
Our Creative Community	Arts, events, community programs, historic resources
Our Involved Community	Participation in governance

Most of the policies and actions within the Plan chapters either do not involve physical environmental changes or are intended to reduce the potential environmental changes associated with future development within the Plan Area. Of the above mentioned Community Plan chapters, the two primary chapters that involve physical environmental changes to the environment are “Our Well Planned and Designed Community” and “Our Accessible Community.” These chapters and the components contained therein are discussed below.



2.5.2 Our Well Planned and Designed Community

This chapter includes components that would result in the facilitation of physical environmental changes in concert with the overall planning objectives of the Community Plan. This section identifies the primary items in this chapter.

a. Identification of Neighborhoods, Corridors and Districts. The proposed Community Plan divides the Plan Area into six distinct neighborhoods, the Wells Road Corridor, and the Transit Oriented Development Opportunity district. To an extent, the Policies, Actions, and potential development for the Plan are divided among these Neighborhoods based on their geographical extents. Figure 2-4 shows the locations of the six neighborhoods, corridor, and district. A description of each component follows.

Northwest Neighborhood. The Northwest Neighborhood is framed by Telegraph Road to the north, Saticoy Avenue to the west, Wells Road to the east and SR 126 to the south. It currently consists of an existing housing tract, mobile home park and agricultural lands. The UC Hansen Trust and Parklands Specific Plans consist of approximately 100 acres combined in this neighborhood.

Northeast Neighborhood. The Northeast Neighborhood is framed by Telegraph Road to the north, Wells Road to the west, Highway 126 to the south, and the SOAR fields to the east. It is comprised largely of independently built housing tracts.

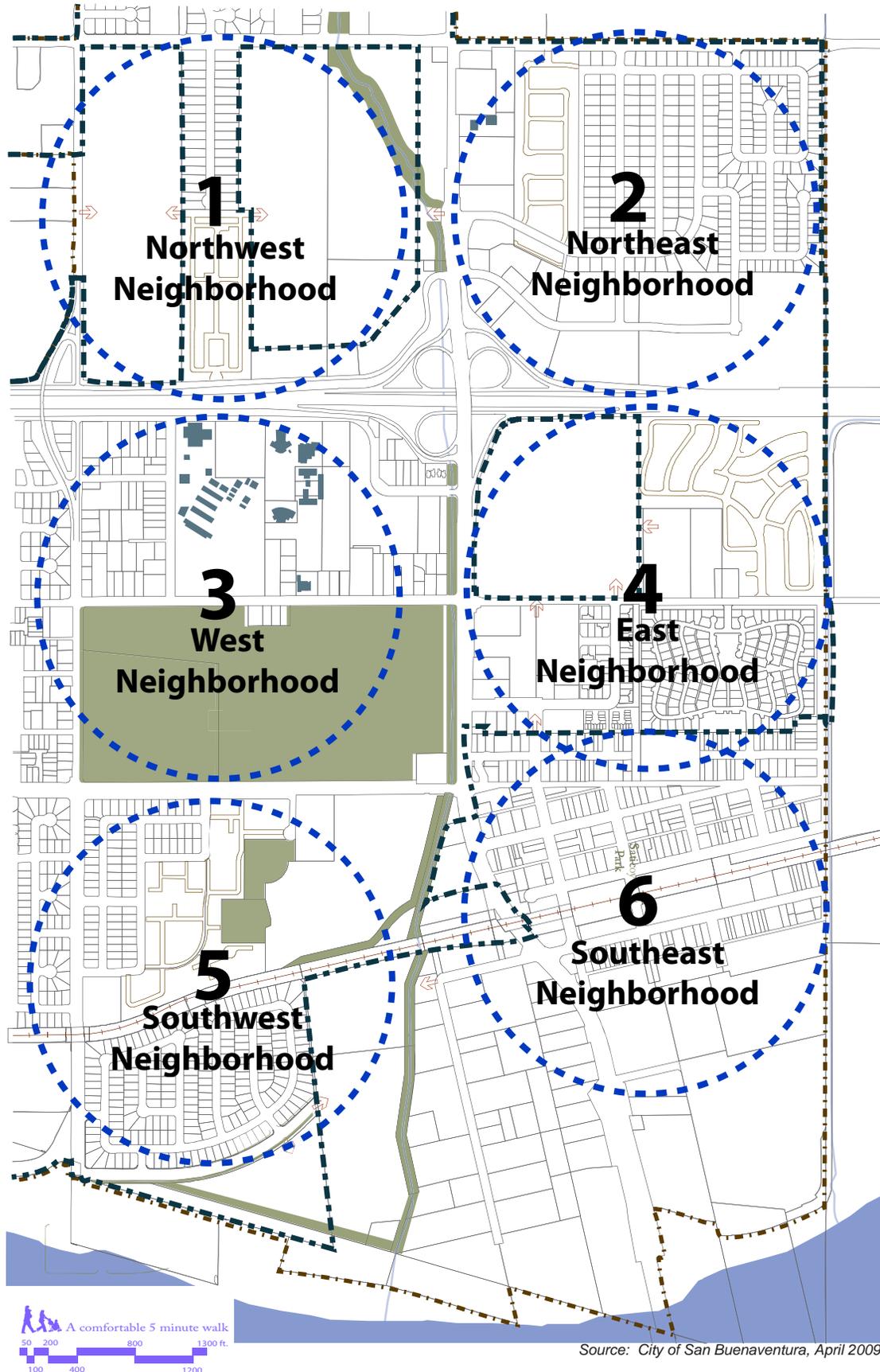
West Neighborhood. The West Neighborhood is framed by SR 126 to the north, Saticoy Avenue to the west, Wells Road to the east and Telephone Road to the south. This area primarily includes school and recreational facilities (Huntzinger Youth Sports Complex and Saticoy Golf Course) in addition to a small pocket of residential in the northwest corner of this neighborhood.

East Neighborhood. The East Neighborhood is framed by SR 126 to the north, Wells Road to the west, agricultural fields to the east, and Aster Road to the south. This neighborhood consists of independent housing tracts. The Saticoy Village Specific Plan and the conceptual Saticoy Gateway Specific Plan are included in the East Neighborhood. Saticoy Park lies to the south of the East Neighborhood.

Southwest Neighborhood. The Southwest Neighborhood is framed by Telephone Road to the north, Saticoy Avenue to the west, Wells Road to the east, and the Santa Ana River to the south. This neighborhood is comprised with a mix of land uses including housing tracts, agriculture, and industrial. Additionally, the historic Chumash Indian burial grounds and the new Veteran's Home is located within this neighborhood. The industrial areas of this neighborhood exhibit unkempt grounds.

Southeast Neighborhood. The Southeast Neighborhood is framed by Violeta Road to the north, Wells Road to the west, agricultural fields to the east, and the Santa Ana River to the south. This neighborhood centers around the historic Old Town Saticoy, which is located immediately north and south of the existing rail tracks. Several historic sites can be found here, including the Farmers & Merchants Bank, Walnut Growers Association Warehouse, and the





Saticoy and Wells Neighborhoods

Figure 2-4
City of Ventura

Saticoy Bean Warehouse. The Southeast Neighborhood also supports a mix of land uses including residential, commercial, and industrial facilities.

Wells Road Corridor. Wells Road divides the Plan Area into east and west portions, creating boundaries for the above mentioned neighborhoods. Wells Road becomes SR 118/Los Angeles Avenue to the south of the Plan Area and extends through the north of the Plan Area. The Wells Road Corridor includes a mix of land uses from primarily industrial in the southern portion of the Plan Area and then passes through a mix of agricultural lands and mixed residential and commercial.

Transit Oriented Development District. The heart of this district centers on the historic train depot and rail tracks for the potential of a commuter train. The half-mile radius pedestrian shed overlaps with portions of the West, East, Southwest, and Southeast Neighborhoods.

b. Key Policies. The “Well Planned and Designed Community” chapter includes policies aimed at developing the Plan Area within the framework of the Community Plan’s overall goal and planning principles. The following policies would facilitate physical changes to the Plan Area that may include reconfiguring Wells Road, establishing new buildings along the Wells Road Corridor, alterations of key intersections, development of community serving retail, a community gathering places, roadway extensions and agricultural buffers. Other changes include redeveloping the Old Town Saticoy area, installation of public art, and annexation of unincorporated areas into the City. Policies contained in this chapter are identified below.

- **Policy 11E:** *Sustain and complement the historic and natural characteristics of the Saticoy and Wells Community Plan Area.*
- **Policy 11F:** *Integrate the design principles of Traditional Neighborhood Development into community-scale and building-scale plans.*
- **Policy 11G:** *Promote the development of neighborhood centers at strategic locations to direct investment into the local economy, encourage community vitality, and provide community amenities.*
- **Policy 11H:** *Diversify housing to provide for a range of incomes and special needs throughout the Saticoy and Wells Community Plan Area.*
- **Policy 11I:** *Continue to preserve agricultural uses in the City’s Sphere of Influence and as identified in the greenbelt agreement between the City of Ventura and Santa Paula, and require new development to provide all necessary buffers.*
- **Policy 11J:** *Incorporate green design and infrastructure solutions into the urban landscape using low impact development techniques to protect and preserve water resources, and mitigate air quality and urban heat island effects.*

c. Development Forecasts. Implementation of the Community Plan would not substantially alter development patterns for the Plan Area as compared to the 2005 General Plan. The development figures included in the Community Plan as facilitated development are conceptual numbers and do not reflect codified regulations.

The determination of potential development scenario is also based on trends in a particular community. Assumptions can be made as to the likely percentage of the maximum allowable



densities at which parcels will be built, based on community trends. A good example is with the Old Saticoy Village. This area is largely developed at a level of lesser intensity than what the City would allow were it annexed. It is unlikely that within the horizon of the Community Plan the area will see any significant change in that intensity.

Table 2-3 shows estimates of the additional Plan Area development that would be facilitated by the Saticoy and Wells Community Plan through 2025.

**Table 2-3
 Plan Area Potential Development (2025)**

Neighborhood	Developable Area (acres)	Additional Residential (dwelling units)	Additional Commercial (retail square feet)
Northwest	124	688	15,000
Northeast	107	231	17,150
Midwest	109	1	0
Mideast	107	653	228,475
Southwest	189	248	10,000
Southeast	138	12	0
Totals	794	1,833	270,625

The Community Plan identifies areas in which development is likely to occur. The Plan aims to bring these individual infill developments and relate them into a larger community vision. Figure 2-5 illustrates the identified development opportunities within the Plan Area.

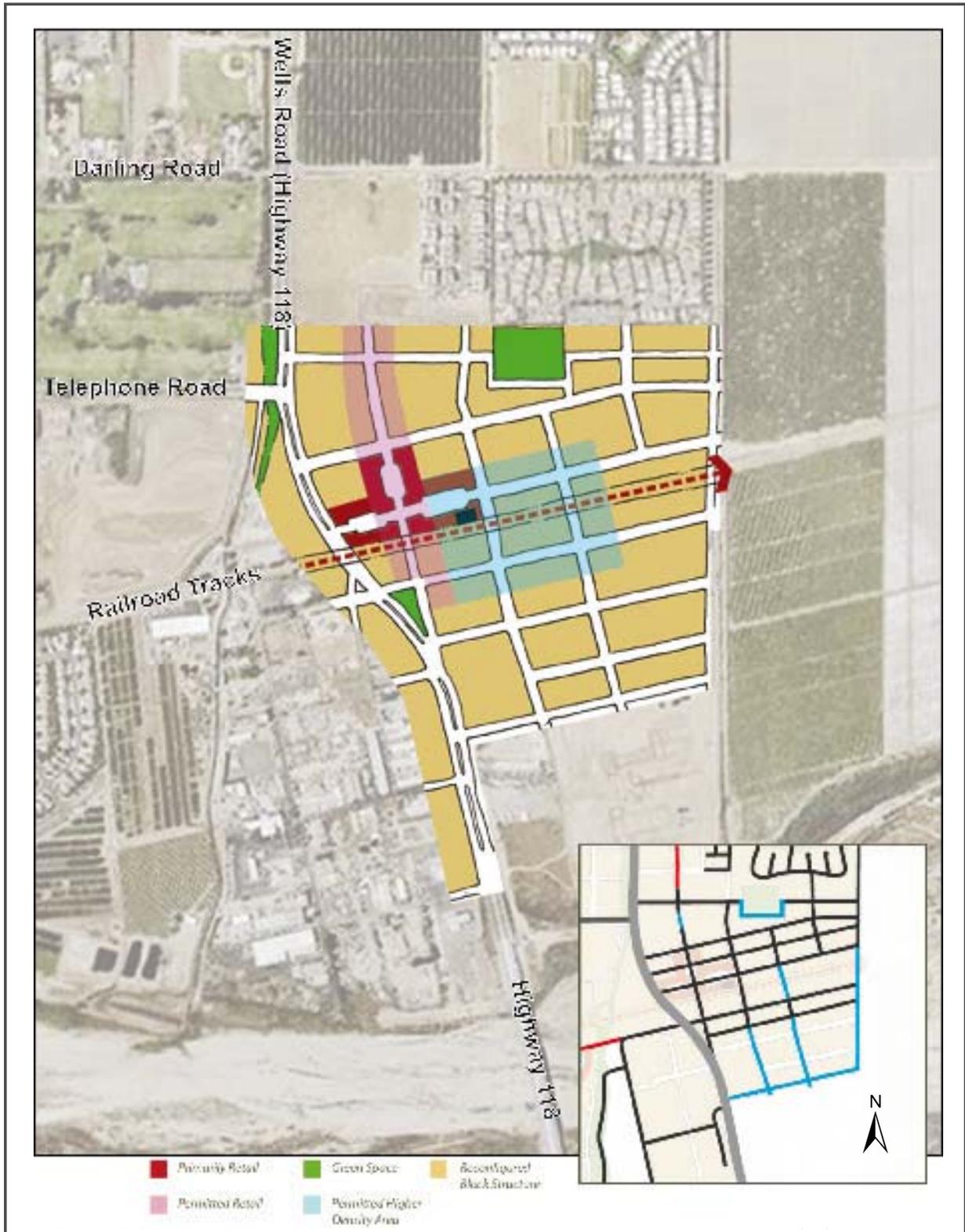
2.5.3 Our Accessible Community

The “Our Accessible Community” chapter addresses the topic of transportation and circulation within the Plan Area. The Community Plan seeks to achieve its goals of interconnecting the Plan Area through two methods. These include introducing new streets that establish connections from north to south and east to west and area-wide street interventions. Additionally, the chapter provides a conceptual transportation plan for Old Town Saticoy on Figure 2-5.

a. Principle Strategies. The Community Plan identifies the following principle strategies to establish an interconnected street network in the Plan Area.

1. *A new north-south connection (Los Angeles Avenue), east Wells Road will provide alternatives for local traffic that normally bottlenecks on Wells Road. Los Angeles Avenue is intended to connect to Darling Road and beyond.*





Source: City of San Buenaventura, February 6, 2007.



2. A pedestrian crossing from the East Neighborhood to the Northeast Neighborhood will be evaluated in order to link these two neighborhoods together, allowing increased access to neighborhoods to the south.
3. The enhancement of Telegraph Road will establish a clear east-west connection north of the freeway.
4. The enhancement of Darling Road will establish a clear east-west connection south of the freeway.
5. Two east-west connector roads at Citrus Drive (north of the 126) and Nardo Street (south of the train tracks), will join the area latitudinally and provide alternatives to the SR 126, Darling Road, and Telegraph Road for local traffic
6. In new development, local streets will ensure interconnectivity between different projects within the same neighborhood, through compliance with subdivisions standards of this Plan’s accompanying development code (See Section 2.6, below), and further connect to other neighborhoods.
7. Explore the potential for new at-grade rail pedestrian crossing located west of Wells Road to complement the two existing crossings that exist to the east of Wells Road
8. Enhancements for Wells Road, from Telegraph Road in the north to Nardo Street to the south, are intended to strengthen this thoroughfare’s character to allow pedestrians, cars, bicyclists, and other modes of transit to coexist with a mix of uses to activate the street level and weaken its current presence as a distinct barrier between neighborhoods.
9. Old Town Saticoy will maintain its grid pattern and further improve upon it through the extension and connection of stubbed streets to provide for a greater degree of connectivity.

b. Key Actions. The “Our Accessible Community” chapter includes one policy and 36 actions divided amongst neighborhoods and area-wide zones. Based on the above mentioned principle strategies, the Community Plan includes a number of actions aimed at facilitating the goals of the Plan. Some of these actions would result in specific environmental changes to the transportation and circulation setting of the Plan Area. Those actions that would induce specific change to identified roadways are acknowledged below in Table 2-4 under their respective divisions in the chapter. Actions that include specific streetscaping improvements only are not included.

**Table 2-4
 Our Accessible Community Key Actions Potentially Resulting in Physical Changes**

Action	Potential Physical Change
Area-Wide Actions	
Action 11.4.4	Reconfigure Wells Rd
Action 11.4.8	Install sidewalks
Northwest Neighborhood	
Action 11.4.16	Reconfigure Telegraph Rd
Action 11.4.17	Reconfigure Telegraph Rd between Nevada and Saticoy Ave
Action 11.4.18	Create new street from Wells Rd to Saticoy Ave between mobile home park and adjacent residential tract
Action 11.4.19	Open the cul-de-sac on South Linden Ave
Action 11.4.21	Reconfigure Wells Rd between Telegraph Rd and Citrus Dr
East Neighborhood	
Action 11.4.26	Create new north-south street north of Darling Rd and east of Wells rd



**Table 2-4
 Our Accessible Community Key Actions Potentially Resulting in Physical Changes**

Action 11.4.27	Establish east-west street between Broome and Aldea Hermosa properties
Southwest Neighborhood	
Action 11.4.30	Extend and reconfigure North Bank Dr to connect to Nardo St
Action 11.4.31	Connect Daffodil Ave and infill south of North Bank Dr
Southeast Neighborhood	
Action 11.4.33	Reconfigure Los Angeles Ave around rail station
Action 11.4.35	Reconfigure Los Angeles Ave around rail hub
Action 11.4.36	Extend Azahar St west to connect to Wells Rd

2.6 SATICOY & WELLS DEVELOPMENT CODE

The City of Ventura is in the process of developing a form-based development code. The Saticoy & Wells Development Code is the third in a series of phases as it pertains to the City-incorporated areas of the Saticoy & Wells Community Plan Area. The proposed Saticoy & Wells Development Code is designed to achieve consistency with the General Plan for the City, as analyzed in the Final Environmental Impact Report for the Ventura General Plan adopted in 2005. The Code represents a continuation of development of a Citywide “Form-Based Code” as called for in the General Plan. Therefore, in conjunction with the Community Plan, certain amendments to the City’s Development Code are proposed. “Form-based” codes emphasize design and building form in pedestrian areas and have less emphasis on use constraints as compared to traditional zoning. The principle role of the Saticoy & Wells Development Code is to implement the land use pattern, land use densities and intensities designated by the General Plan land use diagram, and the policies and program of the General Plan and proposed Saticoy & Wells Community Plan. All land uses allowed by the Saticoy & Wells Development Code are consistent with those anticipated by the General Plan. The Saticoy & Wells Development Code is only applicable to those areas within the jurisdiction of the incorporated areas of the City of Ventura, as indicated on Figure 2-6.

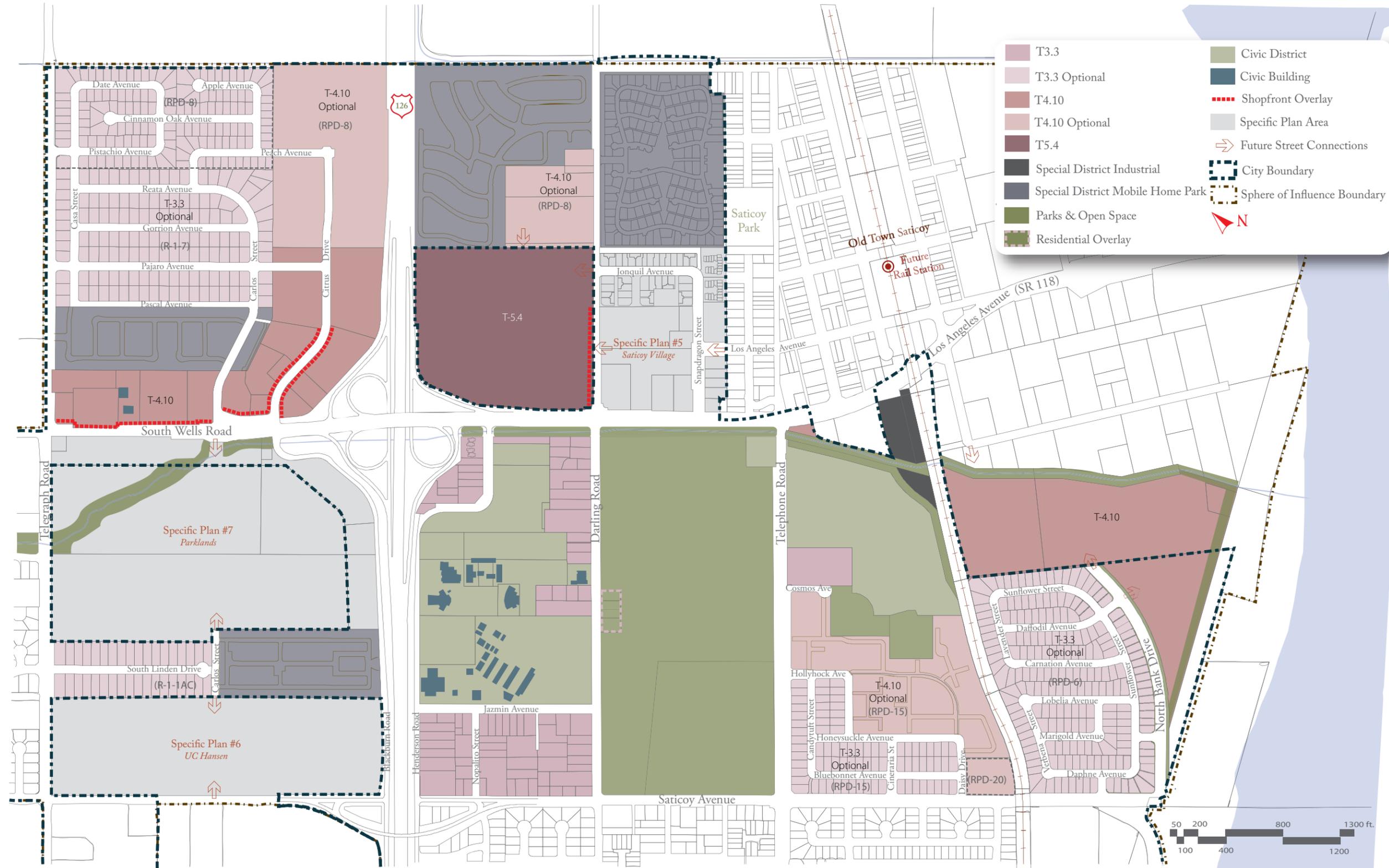
The Saticoy & Wells Development Code is proposed to protect and promote the public health, safety, comfort, convenience, prosperity and general welfare of the community. The proposed project uses Transect Zones in order to achieve this purpose. The proposed Saticoy & Wells Development Code Transect Zones are as follows:

T.3.3: The T3.3, Neighborhood General Zone, is applied to areas appropriate for a mix of house and lot sizes, characterized by single-family houses on larger lots. Building types allowed in this Transect Zone include Large Lot, Carriage, Front Yard, and Side Yard Housing types. Allowable buildings heights would be 20 feet to the eaves above the finished grade. The T3.3 Transect Zone is generally applied in areas with existing traditional subdivision housing development types.

T.4.10: The T4.10, Urban General Zone, would allow for a mix of uses and building types to achieve a balanced mix of residential and neighborhood serving commercial uses within a walkable setting. Allowable building heights are from 1 to 3 stories.

T.5.4: The T5.4, Urban Center Zone, is characterized by mixed-use buildings set close to the sidewalk, many with ground floor commercial uses and higher density housing. This zone occurs on the northwest corner of the East Neighborhood. Development allowed





Saticoy and Wells Regulating
 Land Use Plan

under this zone includes buildings from 1 to 4 floors, which may include residential, commercial, or a mix of the two.

Optional Zones: The Optional Zones areas are designed to offer an alternate, form-based, set of regulations for properties that were recently developed or entitled as part of a large-scale conventional (non form-based) residential subdivision. The parallel system of coding retain the zoning designation and development standards under which the subdivision were entitled. In doing so, it protects the right of the affected properties to be maintained in accordance with the development standards under which they were built without being deemed 'nonconforming'. The Optional Zones are applied in areas of the T3.3 and T4.10 Transect Zones. These areas are not anticipated to experience development pressure or change in the foreseeable future or within the planning horizon of the 2005 Ventura General Plan and thus the intensities of these areas will not change.

Shopfront Overlay Zone: To provide an even finer level of precision and subtlety, the Shopfront Overlay Zones has been added to select areas of the T4.10 and T5.4 Transect Zones to articulate allowable frontage types.

Residential Overlay Zone: The Residential Overlay Zone is applied to a portion of the Parks and Open Space District to reflect the existing residential uses on those sites.

Mobile Home Special District: Existing mobile home parks represent an important component to a diversified community affordable housing strategy. Existing mobile home parks are to be protected as an important piece of the affordable housing stock of the City through special district zoning which refers back to existing regulation of the Ventura Municipal Code.

Industrial Special District: Existing industrial development represents an important component of job preservation within the City of Ventura. Existing industrial development is to be preserved through special district zoning which refers back to existing regulation of the Ventura Municipal Code.

Parks and Open Space Special District: The Parks and Open Space Special District identifies the open space types allowed within the Saticoy & Wells Area and provides design standards for each type, to ensure that proposed development is consistent with the City's goals for character and quality of the public realm of the street.

Civic District: The Civic District applies to existing public uses within the Saticoy & Wells Project Area.

Existing/Proposed Specific Plan Areas: These areas denote properties that are subject to a Specific Plan. Most notably, they are the UC Hansen, Parklands, and Saticoy Village Specific Plan. These areas will refer to those documents for development standards.

County Unincorporated. This area would not be coded and no developmental change is scheduled to occur.



The provisions of the Saticoy & Wells Development Code would supersede and replace existing regulations in the Ventura Zoning Code as applicable. The full text of the Saticoy & Wells Development Code can be found at:

http://www.ci.ventura.ca.us/depts/community_development/planning/planning_communities/wells-saticoy

2.7 REQUIRED APPROVALS

Implementation of the proposed Saticoy and Wells Community Plan would require the following discretionary approvals from the City of Ventura:

- *Certification of the EIR*
- *General Plan Amendment to adopt Saticoy and Wells Community Plan*
- *General Plan Amendment to change the amount of retail square footage under 'vacant' in Table 3-2 of the General Plan from 165,000 square feet to 228,475 square feet of retail. All other allocations in Table 3-2 of the General Plan would remain the same.*
- *General Plan Land Use Re-Designations as indicated in Table 2-5 of this document.*
- *Zone Change and Zoning Ordinance Text amendment for City designated parcels as indicated on Figure 2-8 and specified in Appendix B, Community Plan.*

**Table 2-5
Parcel Land Redesignations Requiring General Plan Amendments**

Parcel #	Redesignation Summary
900250025 and 900250035	Neighborhood Low to Commerce
900240035	Commerce to Neighborhood Medium
900101010 and 900094130	Neighborhood Low to Parks and Open Space

Discretionary approval of the Community Plan is not required from any agency except for the City of Ventura. However, the County of Ventura will retain land use authority over properties that remain in the unincorporated County. In addition, the Ventura County LAFCO will have discretionary authority with respect to any future proposals to annex individual Plan Area properties.



3.0 ENVIRONMENTAL SETTING

This section provides a general overview of the environmental setting for the proposed project. More detailed descriptions of the environmental setting germane to each environmental issue can be found in their environmental sections found in Section 4.0, *Environmental Impact Analysis*.

3.1 REGIONAL SETTING

The Project Area is located in the City of Ventura, in western Ventura County about 60 miles northwest of Los Angeles and 25 miles southeast of Santa Barbara. The County is topographically diverse, with mountains, rich agricultural valleys, and distinct urban areas, all within close proximity of the Pacific Ocean. The Mediterranean climate of the region and coastal influence produce moderate temperatures year round, with rainfall concentrated in the winter months. The region is subject to various natural hazards, including earthquakes, landslides, flooding, and wildfires. The City of Ventura is located in the Santa Clara River Valley, framed on the north, east and south by steep mountains and by the Pacific Ocean on the west. The Saticoy and Wells communities are located at the extreme eastern edge of the City, and include unincorporated lands near the Santa Clara River. Major features in the Project Area include the Santa Clara River to the south, and Highway 126 and Wells Road/Highway 118, which intersect in the central portion of the Project Area.

Tables 3-1 and 3-2 show population and housing trends from 2000-2008. As indicated, Ventura's 2008 population is estimated at 108,261. Between 2000 and 2008, the population grew by an estimated 7,345 persons. This represents an average annual growth rate of approximately 0.91% over the 8-year period. About 97% of the City's residents reside in households, with the remainder in group quarters.

**Table 3-1
2000 and 2008 Citywide Population Estimates**

Year	Population		
	Household	Group Quarter	Total
2000	98,546	2,370	100,916
2008	105,508	2,753	108,261

Source: California Department of Finance, 2008.
(<http://www.dof.ca.gov/HTML/DEMOGRAP/E-5a.xls>).



**Table 3-2
 2000 and 2008 Citywide Housing Estimates**

Year	Housing			
	Single Family	Multi-Family	Mobile Homes	Total
2000	25,666	11,514	2,623	39,803
2008	26,978	12,806	2,623	42,407

Source: California Department of Finance, 2008.
 (<http://www.dof.ca.gov/HTML/DEMOGRAP/E-5a.xls>).

Ventura’s 2008 housing stock is estimated at 42,407 units. An estimated 2,604 units were added between 2000 and 2008, which represents an average annual growth rate of about 0.81% over the 8-year period. Single family residences make up about 64% of the City’s existing housing stock, while 30% are attached multiple family residences and 6% are mobile homes. The housing vacancy rate has remained steady since 2000 and, as of 2008, was estimated at 3.21% (California Department of Finance, 2008).

3.2 PROJECT AREA SETTING

The Project Area consists of approximately 1,000 acres of moderately sloping land in the eastern portion of the City. Major drainages include Brown and Franklin-Wason barrancas, both of which drain to the Santa Clara River. The Project Area consists of both agricultural and urban lands. Regional access is provided by SR 126, which bisects the Project Area in an east/west direction.

As discussed in Section 2.0, Project Description, the proposed Project Area consists of six distinct neighborhoods. These neighborhoods, shown on Figure 2-4 in Section 2.0, are described below.

- ***Northwest Neighborhood.*** This neighborhood is framed by Telegraph Road to the north, Saticoy Avenue to the west, Wells Road to the east and SR 126 to the south. It currently consists of an existing housing tract, mobile home park and agricultural lands. The UC Hansen Trust and Parklands specific plan areas, which are currently agricultural, but proposed for residential use, encompass a combined 100 acres of this neighborhood.
- ***Northeast Neighborhood.*** This neighborhood is framed by Telegraph Road to the north, Wells Road to the west, Highway 126 to the south, and the SOAR fields to the east. It is comprised largely of independently built housing tracts.
- ***West Neighborhood.*** This neighborhood is framed by SR 126 to the north, Saticoy Avenue to the west, Wells Road to the east and Telephone Road to the south. This area primarily includes school and recreational facilities (Huntzinger Youth Sports Complex and Saticoy Golf Course). A small residential pocket is located in the northwest corner of the neighborhood.



- **East Neighborhood.** *This neighborhood is framed by SR 126 to the north, Wells Road to the west, agricultural fields to the east, and Aster Road to the south. It consists of independent housing tracts. The Saticoy Village Specific Plan and the conceptual Saticoy Gateway Specific Plan are included in the East Neighborhood.*
- **Southwest Neighborhood.** *This neighborhood is framed by Telephone Road to the north, Saticoy Avenue to the west, Wells Road to the east, and the Santa Ana River to the south. It is comprised of a mix of land uses, including housing, and agricultural and industrial uses. A historic Chumash Indian burial grounds and the new Veteran's Home are also located within this neighborhood.*
- **Southeast Neighborhood.** *This neighborhood is framed by Violeta Road to the north, Wells Road to the west, agricultural fields to the east, and the Santa Ana River to the south. This neighborhood centers around the historic Old Town Saticoy, which is located immediately north and south of the existing rail tracks. Several historic sites can be found here, including the Farmers & Merchants Bank, Walnut Growers Association Warehouse, and the Saticoy Bean Warehouse. This neighborhood supports a mix of uses, including residences and commercial and industrial facilities.*

Within the Project Area, there are approximately 300 acres of lands used for agriculture, 13 acres of vacant land, and 70 acres of parks/open space. All of the agricultural lands within the Project Area are designated for non-agricultural uses and approximately 132 of these acres are under approved or planned Specific Plans. The UC Hansen and Saticoy Village Specific Plans have been adopted, while the Parklands is pending review by the City and a specific plan for the Broome Site is still in conceptual form and pending application to the City. The locations of these properties are shown on figures 2-5 and 2-8 in Section 2.0, *Project Description*.

3.3 CUMULATIVE PROJECTS SETTING

Section 15130 of the *CEQA Guidelines* requires a discussion of cumulative impacts, which are defined as two or more individual events that, when evaluated together, are significant or would compound other environmental impacts. For example, traffic impacts of two nearby projects may be inconsequential when analyzed separately, but could have a substantial impact when analyzed together.

The *CEQA Guidelines* indicate that discussion of related or cumulative projects may be drawn from either a "list of past, present, and probable future projects producing related or cumulative impacts" or a "summary of projections contained in an adopted general plan or related planning document or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact."

To assess potential cumulative impacts to which implementation of the Project may contribute, this EIR considers 2025 projections for population, housing, and job growth contained in the 2005 General Plan EIR. That document is incorporated by reference and is available for review at the Department of Community Development, Ventura City Hall, 501 Poli Street, Ventura, California 93001 and all public libraries within the City of Ventura.



Table 3-3 summarizes the projected citywide increase in population and housing growth through 2025, while Table 3-4 summarizes the projected citywide increase in jobs through 2025. An estimated 7,995 housing units are projected to be added to the City over that time period, while the City’s population is projected to grow by just over 20,000. Employment growth is estimated at 14,010 jobs through 2025. The cumulative analysis for this EIR is based on the potential development of the entire City of Ventura through the year 2025 as indicated in the 2005 General Plan and shown in Table 3-5.

**Table 3-3
 Citywide Housing Projections, 2008-2025**

	2008 Levels ^a	2025 Estimates (0.88% Average Annual Growth)	Change from 2008-2025
Population	108,261	126,153	17,892 (16.5%)
Housing Units ^b	42,407	49,138	6,731 (15.9%)

^a Source: California Department of Finance, City/County Population and Housing Estimates, 2008.

^b Housing unit estimates assume that the current ratio of 2.57 persons per household remains constant through 2025. In reality, the number of persons per unit could go up or down, depending upon housing costs, the types of housing built in the City, population growth, and other factors.

**Table 3-4
 Citywide Projected Job Growth by Sector, 2005-2025**

Sector	2005 Jobs	2025 Jobs	Job Growth 2005-2025
Retail	12,168	13,432	1,264
Office	14,168	17,943	3,775
Industrial	9,398	12,662	3,264
Total (Retail, Office, Industrial)	35,734	44,037	8,303
Total Jobs (all sectors)	55,201	69,211	14,010

Job estimates from Stanley R. Hoffman Associates, Inc., August 2003, and UCSB Economic Forecast Project. Job estimates are based upon the “low growth” estimates from the report.



**Table 3-5
Forecast Cumulative Development
in Ventura through 2025**

Land Use	Predicted Development (du or sf)
Residential	8,318 du
Retail	1,241,377 sf
Office	1,213,214 sf
Industrial	2,235,133 sf
Hotel	530,000 sf
Totals	8,318 du / 5,219,724 sf

Source: City of Ventura, 2005 General Plan.

du = dwelling unit; sf = square feet

Note: These figures are from the General Plan which analyzed from 2004 to 2025.

Therefore, figures differ from Table 3-3, which provide data from 2008 to 2025.

For cumulative traffic impacts, the analysis considers the effects of regional traffic growth in addition to the effects of development projected for the City of Ventura. The forecasts of regional growth are the same as those used in the 2005 General Plan EIR. For cumulative impacts to regional air quality and solid waste disposal facilities, the analysis considers the effects of countywide growth as forecast by the Ventura County Air Pollution Control District (APCD) and the Southern California Association of Governments (SCAG). APCD forecasts are discussed in Section 4.3, *Air Quality*. SCAG forecasts are discussed in the 2005 General Plan EIR.



4.0 ENVIRONMENTAL IMPACT ANALYSIS

This section discusses the possible environmental effects of the proposed Saticoy & Wells Community Plan for the issue areas identified as having the potential to experience significant impacts. “Significant effect” is defined by Section 15382 of the State CEQA Guidelines as “a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment, but may be considered in determining whether the physical change is significant.”

The assessment of each issue area begins with a description of the current setting for the issue area being analyzed, followed by an analysis of the project’s effect within that issue area. The first subsection of the impact analysis identifies the methodologies used and the “significance thresholds,” which are those criteria adopted by the City, other agencies, universally recognized, or developed specifically for this analysis to determine whether potential effects are significant. The next subsection describes each impact of the proposed project, mitigation measures for significant impacts, and the level of significance after mitigation. Each effect under consideration for an issue area is separately listed in bold text, with the discussion of the effect and its significance following. Each bolded impact listing also contains a statement of the significance determination for the environmental impact as follows:

Class I, Significant and Unavoidable: An impact that cannot be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires a Statement of Overriding Considerations to be issued if the project is approved per §15093 of the State CEQA Guidelines.

Class II, Significant but Mitigable: An impact that can be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires findings to be made under §15091 of the State CEQA Guidelines.

Class III, Not Significant: An impact that may be adverse, but does not exceed the threshold levels and does not require mitigation measures. However, mitigation measures that could further lessen the environmental effect may be suggested if readily available and easily achievable.

Class IV, No Impact or Beneficial: An effect that would reduce existing environmental problems or hazards or no change in environmental conditions would occur.

As indicated above, significant positive effects are also noted (Class IV) in addition to the adverse effects (Class I through III). Following each environmental effect discussion is a listing of recommended mitigation measures (if required) and the residual effects or level of significance remaining after implementation of the measures. In cases where the mitigation measure for an impact could have a significant environmental impact in another issue area, this impact is discussed as a residual effect. The impact analysis concludes with a discussion of cumulative effects, which evaluates the impacts associated with the proposed project in conjunction with other future development in the area.



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4.1 AESTHETICS

This section evaluates potential impacts to views, visual conditions, and light and glare resulting from implementation of the Saticoy & Wells Community Plan and Code.

4.1.1 Setting

a. Visual Character of the Saticoy & Wells Project Area. The Project Area encompasses approximately 1,000 acres and is bound by Telegraph Road on the north, Saticoy Avenue on the west, the Santa Clara River on the south, and the Franklin-Wason Barranca on the east. The Project Area includes properties within the City limits as well as properties in unincorporated Ventura County. The Project Area is regionally accessible by SR 126 and consists of a mix of older industrial and agricultural operations, as well as newer suburban commercial and residential development. The Community Plan and Code recognizes Old Town Saticoy as the historic town center of the Project Area comprised of sporadic and discontinuous residential, commercial, and industrial uses, and gradually dissolves into a disconnected block-street network with several deadends. This neighborhood is today comprised of older buildings that are generally in a state of disrepair. Small bungalow style single-family housing in the neighborhood line Violeta, Azahar, Nardo Streets and are in need of repair. Many agricultural properties within the Project Area remain in operation, though some are no longer cultivated. Section 4.2, *Agricultural Resources*, discusses agricultural production within the Project Area further. Figure 4.1-1 shows the general visual character of neighborhoods within the Project Area.

Key visual features of the Project Area and surrounding areas are described below.

Hillsides. Hillsides can be seen from both the east and south and are visible from SR 126 and throughout the Project Area. The hillsides offer views of open space and areas of topographic interest. Figure 4.1-2 shows hillsides visible from the Project Area.

Rivers and Barrancas. Although the Santa Clara River forms the southern boundary of the Project Area, river features are not readily visible from most of the Project Area due to intervening topography and vegetation. Views of the river are afforded from the elevated Highway 118 bridge crossing and from some residences along North Bank Drive. Existing housing in the La Paloma and Rio Vista neighborhoods do not have views of the river or barrancas.

Both the Franklin-Wason and Brown Barrancas are visible from roadways in the Project Area. Brown Barranca, particularly its northern reaches, exhibits relatively intact riparian vegetation, and provides views from Telegraph and Wells Roads. Southerly portions of the Brown Barranca are more actively managed and are not of scenic value. Franklin-Wason Barranca is almost completely devoid of vegetation, except at its outlet to the Santa Clara River, and provides little scenic value. Views of Brown Barranca from Parklands are being considered in the Parklands Specific Plan. Figure 4.1-3 shows a view of the Santa Clara River and Franklin-Wason Barranca.





Photo 1 - Old Town Saticoy industrial structure.



Photo 2 - Old Town Saticoy commercial structure



Photo 3 - Old Town Saticoy residence.



Photo 4 - Old Town Saticoy commercial spaces.

Visual Character





Photo A - Ridgelines east of Highway126 in the planning area.



Photo B - Ridgelines south of the planning area.





Photo A - View of the Santa Clara River.



Photo B - View of Franklin-Wason Barranca.

Santa Clara River and
Franklin Barranca



Agricultural Lands. Approximately 300 acres, or 30% of the Project Area remain in row crop operations or are otherwise undeveloped and have soils suitable for agricultural use. In addition to row crops, portions of the Project Area are used for orchard production. These agricultural areas are interspersed with residential and commercial areas providing a visual break from development. The UC Hansen Trust Specific Plan and the Parklands Specific Plan areas, located in the northwestern corner of the Project Area, account for 103 acres of agricultural lands, but are slated to be developed with a mix of residential and commercial land uses.

Developed Open Space. The Project Area includes the Fritz Huntzinger Youth Sports Complex (18 acres) and Saticoy Regional Golf Course (50 acres), which are located on Wells Road between Darling Road and Telephone Road. Fritz Huntzinger Youth Sport Complex has three baseball fields, open space, and picnic tables. These developed open spaces provide green space views. Figure 4.1-4 shows views of these developed green spaces.

b. View Corridors. Principal travel corridors are important to an analysis of aesthetic features because they define the vantage points for the largest number of views. Figure 4.1-5 depicts the locations of scenic view corridors. The following routes within and adjacent to the Project Area are identified in the 2005 General Plan as having scenic value:

- *SR 126*
- *Telegraph Road*
- *Wells Road*
- *Union Pacific Rail Corridor*

State Route 126. SR 126, also known as the Santa Paula Freeway, is the primary route linking Ventura to Santa Paula and points farther east. The highway runs through the eastern portion of the City and bisects the Project Area. For eastbound travelers, SR 126 offers background views of the hillsides behind the City. Ridgelines to the north are located at elevations approximately 800 feet higher than the freeway elevation at a distance of approximately one mile from the freeway.

Telegraph Road east of Victoria Avenue. East of Saticoy Avenue, Telegraph Road crosses through a mix of agricultural and residential suburban areas. Portions of this road offer views of the foothills and mountains to the north and east. Development obstructs portions of these views.

Wells Road. Wells Road is a major thoroughfare that runs between the hills to the north and south to SR 118. This road provides views of the hills and agricultural areas on the east side of the road at the base of the hills as one travels farther up the roadway away from SR 126. Commercial and residential developments are also visible along portions of the Wells Road frontage.

Union Pacific Rail Corridor. The Union Pacific Railroad (UPRR) crosses through the Project Area south of Azahar Street. Currently, the rail line is used for both freight and interstate passenger service. Views from the railroad include hillsides and agricultural lands.



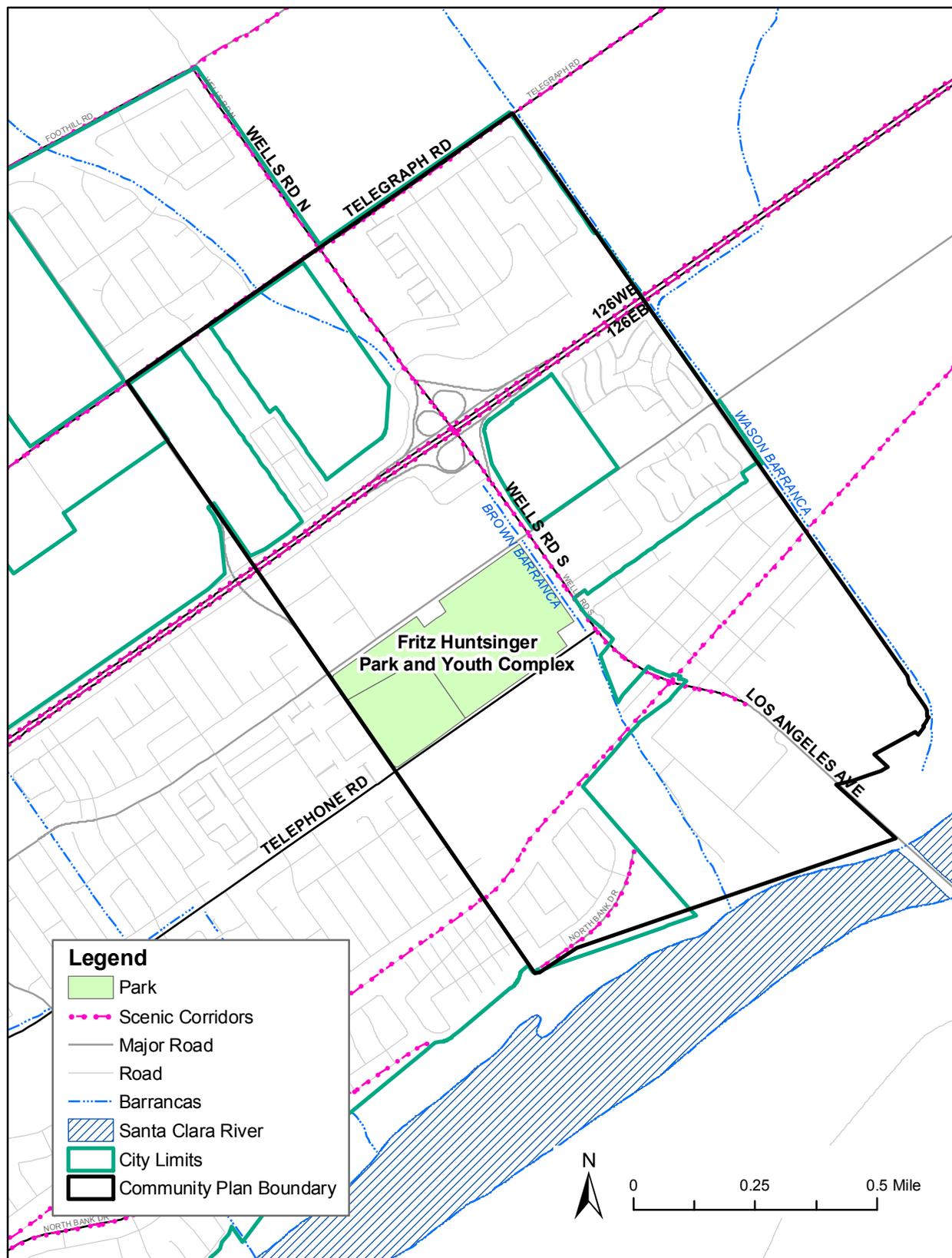


Photo A - View of Saticoy Regional Golf Course.



Photo B - View of Huntsinger Sports Complex.





Scenic View Corridors

Figure 4.1-5

c. Light and Glare. During the day, sunlight reflecting from roadways and structures is a primary source of glare, while nighttime light and glare can be divided into both stationary and mobile sources.

Stationary sources of nighttime light include structure illumination, interior lighting, decorative landscape lighting, and streetlights. The principal mobile source of nighttime light and glare is vehicle headlights. This ambient light environment can be accentuated during periods of low clouds or fog. In general, nighttime lighting levels within and adjacent to the Project Area are low to moderate.

d. Regulatory Setting. Development in the Project Area is subject to the following regulatory programs aimed in part at the preservation of the Project Area's visual character.

Zoning Ordinance. The Zoning Ordinance establishes setback, parking and sign standards, building height limits, hillside development restrictions, and building densities in conformance with the 2005 General Plan.

SOAR Ordinance. In November 1995, a majority of voters (52%) in Ventura passed the Save Our Agricultural Resources (SOAR) Ordinance also called the Agricultural Lands Preservation Initiative. The Ventura County Save Open Space and Agricultural Resources Initiative, Measure B, passed in November 1998 by a 63% majority. Both measures generally prevent changes in specified land use categories (of the City's Comprehensive Plan and the County General Plan) unless the land use change is approved by a majority of voters. The City SOAR Ordinance reaffirms and re-adopts the Agriculture designations defined in the 2005 General Plan until the year 2030. Lands along the Santa Clara River, are subject to the City SOAR ordinance (see Figure 4.2-2).

City of Ventura 2005 General Plan. The 2005 General Plan designates SR 126, Wells Road, and Telegraph Road (east of Victoria Avenue) as view corridors having scenic value. Policy 4D of the 2005 General Plan requires the protection of views along scenic routes, and Action 4.36 requires development along these roadways - including noise mitigation, landscaping, and advertising - to respect and preserve views of the community and its natural context. In addition, Action 4.37 requests that SR 126 be designated as a State Scenic Highway.

Ventura County General Plan. The Ventura County General Plan contains goals and policies to protect aesthetic quality of Ventura County. The Plan identifies designated State and County Scenic Highways of considerable value in providing a pleasurable environment for local citizens and in stimulating tourism. The Plan states conservation of scenic resources is most critical where the resources will be frequently and readily viewed, as from a highway, or where the resource is particularly unique. The Plan contains goals, policies, and programs to protect scenic resources including Goal 1.7.1 (1) preserve and protect the significant open views and visual resources of the County and (3) enhance and maintain the visual appearance of buildings and developments. Furthermore, Policy 1.7.2 (1) states discretionary development which would significantly degrade visual resources or significantly alter or obscure public



views of visual resources shall be prohibited unless no feasible mitigation measures are available and the decision-making body determines there are overriding considerations.

UC Hansen Trust Specific Plan. The Hansen Specific Plan would facilitate the development of an approximately 36-acre parcel in the Project Area for predominantly residential uses, including 185 dwelling units with supporting infrastructure, green-space, and community recreational space. The Hansen Specific Plan Area is located at the southeast corner of the intersection of Telegraph Road and Saticoy Avenue in the Project Area.

Saticoy Village Specific Plan. The Saticoy Village Specific Plan area encompasses approximately 23-acres located within the Project Area. The site is located to the south of Darling Road and bounded by Wells Road on the west. At the time this Project was analyzed, the Saticoy Village Specific Plan area contains 111 existing units and proposes to develop 336 additional units by 2025.

4.1.2 Impact Analysis

a. Methodology and Significance Thresholds. The assessment of aesthetic impacts involves qualitative analysis that is inherently subjective in nature. Different viewers react to viewsheds and aesthetic conditions differently. This evaluation measures the existing visual environment against the proposed action, analyzing the nature of the anticipated change.

An impact is considered significant if development facilitated by the Community Plan and Code would result in one or more of the following conditions, which are based upon the environmental checklist in Appendix G of the *CEQA Guidelines*:

- *A substantial adverse effect on a scenic vista*
- *Substantial damage to scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings*
- *Substantial degradation of the existing visual character or quality of the community*
- *New sources of light or glare that would adversely affect day or nighttime views*

b. Project Impacts and Mitigation Measures. Project impacts to aesthetics and corresponding mitigation measures follow.

Impact AES-1 Development facilitated by the Project would convert agricultural lands and vacant land in the Project Area to suburban uses, thus transforming the Project Area's visual character. Although some individuals may view this change as adverse, the change for this area was envisioned in the 2005 General Plan and the proposed development would not create an aesthetically offensive condition. Thus, the impact to the Project Area's visual character would be Class III, *less than significant*.



The Community Plan and Code would facilitate the development and redevelopment of lands within the Project Area. These areas include agricultural lands, vacant lands, infill development, and reuse of existing urbanized lands. The intensification and change in land use anticipated to occur in certain areas of the Project Area may be considered an adverse effect to some people due to the conversion of agricultural and vacant lands to a more suburban environment. The 2005 General Plan FEIR acknowledges a significant visual impact relating to the conversion of agricultural lands throughout the City's Sphere of Influence to non-agricultural use, including the lands that would be converted under the guise of the Project. The City Council adopted a Statement of Overriding Considerations for that impact at the time the 2005 General Plan was adopted and the Project would not create any impact in this regard beyond what was anticipated in the 2005 General Plan FEIR.

The potential redevelopment of already developed areas would minimize the pressure for conversion of agricultural lands and open space outside the City's Sphere of Influence. Moreover, development facilitated by the Project, such as the Parklands Specific Plan and Hansen Specific Plan, is anticipated to create mixed-use neighborhoods that would be more pedestrian-scaled. Although it is not anticipated that substantial redevelopment of Old Town Saticoy would occur during the lifetime of the Project, infill development within Old Town Saticoy would generally enhance the area recognized in the Community Plan and Code as the historic town center of the Project Area. Redevelopment activities would also generally improve the visual character of this neighborhood as it is currently comprised of older residential, commercial, and industrial buildings, some of which have deferred maintenance issues. As such, development within the Project Area is anticipated to generally improve visual conditions in the Project Area. The Project strives to create new development of the highest design and quality to include much needed public amenities such as parks and community facilities, and meet larger citywide goals. These citywide goals include creating walkable, compact neighborhoods with a wide diversity of housing types and neighborhood serving uses.

The Community Plan includes the following policies and actions intended to enhance the visual quality within the Project Area.

- Policy 11E Sustain and complement the historic and natural characteristics of the Saticoy and Wells Community Project Area.*

- Action 11.3.1 Develop Old Town Saticoy, the historic core of Saticoy and Wells, through lot-by-lot infill that respects the character of the existing urban fabric.*

- Action 11.3.2 Ensure the frontage of Wells Road, south of Darling Road, enhances the historic character of Old Town Saticoy.*

- Action 11.3.3 Provide the southern gateway to Saticoy with public art on the triangular parcel of land at the intersection of Nardo Street, Los Angeles Avenue, and Wells Road. This feature could be added to development on site.*



- Action 11.3.4 Work with the Historic Preservation Committee to preserve important historic buildings in the area through reuse and preservation.*
- Action 11.3.7 Monitor the production and pace of new development through the issuance of building permits and report annually to the City Council. When the Project Area has reached 70% of predicted development as defined in the General Plan, the City Council shall review the intensity of development and locations throughout the Project Area to determine if strategies are needed to modify the pace, redirect location of new growth, or consider changing the Planning Designations and related zoning for the area.*
- Policy 11F Integrate the design principles of Traditional Neighborhood Development into community-scale and building-scale plans.*
- Action 11.3.8 Design the Saticoy and Wells Community Project Area as a series of six neighborhoods with community gathering places within a network of interconnected blocks.*
- Action 11.3.9 Ensure infill is integrated with surrounding development to achieve continuity of design and scale and connectivity of open space and circulation patterns.*
- Action 11.3.10 Work with Caltrans to reconfigure Wells Road with new buildings and uses to establish it as a pedestrian friendly, mixed-use thoroughfare.*
- Action 11.3.11 Create development standards that allow existing neighborhoods to change over time to reflect the community design features of this Community Plan.*
- Action 11.3.12 Allow and encourage small retail and restaurant areas within walking distance of the industrial employment centers.*
- Action 11.3.13 Create urban standards for parcels along Wells Road to both create an urban face to the proposed Wells Road Corridor, as well as transition down into neighborhood massing and densities. Projects along Wells Road should have urban frontages such as shop fronts, and live work housing types.*
- Action 11.3.14 Establish a live/work flex frontage for the units just west of the Brown Barranca in the Southwest Neighborhood in anticipation of their relationship and context facing the Saticoy Industrial area.*

Development facilitated by the Community Plan and Code would result in visual alterations to the Project Area. These alterations would be subject to the policies and actions included in the Community Plan that address the aesthetic character of the Project Area. The following General Plan policies and actions related to urban development address visual conditions:



- Policy 3A Sustain and complement cherished community characteristics.*
- Action 3.2 Enhance the appearance of districts, corridors, and gateways...through controls on building placement, design elements, and signage.*
- Policy 3C Maximize use of land in the City before considering expansion.*
- Policy 3E Ensure the appropriateness of urban form through modified development review.*
- Action 3.23 Develop and adopt a form-based Development Code that emphasizes pedestrian orientation, integration of land uses, treatment of streetscapes as community living space, and environmentally sensitive building design and operation.*

Development and redevelopment facilitated over the life of the Community Plan would also be subject to the Development Code and applicable Specific Plans. As noted above, adherence to these Specific Plan regulations and General Plan actions and policies would protect and generally enhance the aesthetic character of the Project Area. Impacts would be less than significant with implementation of applicable action, policies, and regulations.

Mitigation Measures. No mitigation is required as the development facilitated by of the Project would not create an offensive aesthetic condition and is consistent with the 2005 General Plan.

Significance after Mitigation. Although Community Plan and Code implementation would transform the visual character of portions of the Project Area, it would generally enhance the visual character of the community and would not create an aesthetically offensive condition. Impacts would be less than significant without mitigation.

Impact AES-2 Development that would be facilitated by the Project would potentially alter and/or block views from various public view corridors. The magnitude of impact would vary with each proposed development. Impacts to viewsheds are considered Class II, significant but mitigable.

Travel corridors provide views of the Project Area for the greatest quantity of viewers. SR 126, Wells Road, and Telegraph Road (east of Victoria Ave) are identified in the 2005 General Plan as offering high quality views of the community and its natural context, particularly with respect to such features as the Santa Clara River, barrancas, and mountains. Project area private development projects, including the Parklands Specific Plan, effectively address key visual features located within or adjacent to their boundaries (Brown Barranca, in the case of Parklands). In addition, it is anticipated that future Project Area developments with visual access to key visual features (such as future development within the North Bank Drive area, which may have views of the Santa Clara River) would take appropriate steps to maintain and enhance views. Nevertheless, implementation of the Project has the potential to affect views



from key roadways. The specific impacts to affected view corridors associated with this change in land use are described below.

SR 126. Development that could be facilitated by the Project along SR 126 consists of a combination of retail, single-family residential, multi-family residential, and mixed-use developments. Development adjacent to SR 126 would potentially include the Hansen Specific Plan Area, Parklands Specific Plan Area, and future development at the Broome Site. SR 126 provides the main access to the Project Area and thus the most viewers traveling through the Project Area. The majority of the development accommodated under the Project along SR 126 would be on agricultural lands and vacant lands and would increase density along the view corridor. Development would be required to comply with the 2005 General Plan policies and design guidelines. Development facilitated by the Project could potentially add sound walls in order to address noise along SR 126. Such walls would have the potential to block views depending on siting and height.

The Parklands Specific Plan includes a sound wall along the south side of Blackburn Road. Second story development would also be visible above the wall. SR 126 Westbound viewers would be approximately 60 feet from the sound wall. The mountains to the north are located at elevations approximately 800 feet higher than the freeway elevation at a distance of approximately one mile from the freeway. Based on the wall height, distance from the viewers to the wall, and distance to the hillsides behind the wall, views of the hillsides from the portion of SR 126 adjacent the Project Area would be obstructed by a continuous and potentially monolithic wall. The creation of a monolithic structure along the freeway edge would potentially create an aesthetically offensive condition and is therefore a potentially significant impact.

The Hansen Specific Plan proposes a sound wall to be constructed immediately south of Blackburn Road adjacent to the northern boundary of SR 126. The wall has the potential to marginally obscure views of the mountains to the north. Existing vegetation located immediately south of the proposed sound wall currently blocks most, but not all, views of the mountains. Based on the wall height, distance from the viewers to the wall, and the hillsides behind the wall, it is likely that a viewer from motor vehicles would not be able to see above the sound wall. The sound wall would, therefore, obstruct backdrop views of the hillsides. The creation of this sound wall along the freeway edge would potentially create an aesthetically offensive condition and is therefore a potentially significant impact.

Future development on the 29-acre Broome Site southeast of SR 126 may necessitate a sound wall. Unlike views to the north side of the freeway, a sound wall constructed in this location would not block any views of significant ridgelines from SR 126 as the site is south of the freeway and ridgelines. Also, views of the hillsides to the north are negligible because the eastbound lanes of the freeway are depressed and views to the north are minimal. Construction of a sound wall could however, be considered as adding a monolithic structure along the freeway edge that would potentially create an aesthetically offensive condition and would therefore be a potentially significant impact.



The Parklands Specific Plan and Hansen Specific Plan contain mitigation measures to soften the visual effects of the proposed sound walls. The mitigation measure below would soften the effects of other potential sound walls proposed in the Project Area.

Wells Road. Following development of the Parklands Specific Plan and Broome Site viewers along Wells Road would see primarily multi-family residential structures if looking to the west or east. The visually sensitive designation for Wells Road is intended to preserve views of the hillsides, which are visible when traveling northbound toward the hillsides at the terminus of Wells Road. The proposed development would not interfere with views of the hillsides, as the Wells Corridor leads straight to the hillsides, while the proposed developments would occur adjacent the western and eastern boundaries of Wells Road. Thus, the Project's effects with respect to the Wells Road visual corridor and obstruction of hillside views would be less than significant.

Telegraph Road. With respect to Telegraph Road, the proposed developments would occur south of Telegraph Road, whereas the hillsides lie to the north. Thus, although the proposed development would alter the character of views to the south by converting agricultural land and vacant land to residential and commercial uses, it would not obstruct views of the hillsides to the north. Thus, the visual effect of development along the Telegraph Road corridor would be less than significant.

Mitigation Measures. Inclusion of the following mitigation measure would reduce the impacts of potentially monolithic sound walls that could potentially be constructed in the Project Area.

AES-2(a) Sound Walls. Views of sound walls abutting SR 126 shall be softened through installation of landscaping such as trees, shrubs and climbing vines, resulting in a variety of textures and colors.

Significance After Mitigation. Impacts would be less than significant with the adoption of Mitigation Measure AES-2(a).

Impact AES-3 Development that would be facilitated by the Project would potentially introduce new sources of light and glare. However, implementation of current and proposed lighting standards and policies on new development would reduce impacts to a Class III, *less than significant*, level.

Development that could be facilitated by the Project would increase the ambient nighttime lighting throughout the Project Area. Increased lighting could come from streetlights, parking lot lights, and signage on business establishments. Increased glare could potentially occur as a result of building materials, roofing materials, and windows reflecting sunlight. Development facilitated by the Project would occur mostly on agricultural land and vacant land, areas that have traditionally not had nighttime lighting. Areas that would experience the greatest potential for increased lighting are those areas likely to experience the greatest amount of development. Locations in which potential future development would occur include the Saticoy Village Specific Plan Area, Hansen Specific Plan Area, Parklands Specific Plan Area, and



Broome Site. Mixed-use, residential, and retail development that would potentially occur would increase lighting. Old Town Saticoy could also accommodate infill development that could incrementally increase sources of lighting and glare in an area already containing lighting sources.

General Plan Action 3.23 addresses appropriate design standards as part of the Development Code that emphasizes pedestrian orientation, integration of land uses, treatment of streetscapes as community living space, and environmentally sensitive building design and operation. Furthermore, the Development Code provides for enhancement of exposure to light and air and includes setbacks, lot coverage, and parking lot lighting standards to ensure that new structures would not affect adjacent uses. Adherence to Action 3.23 and existing City lighting requirements and restrictions would reduce impacts to a less than significant level.

Mitigation Measures. No mitigation is required beyond adherence to the City's lighting standards.

Significance After Mitigation. Impacts would be less than significant without mitigation.

c. Cumulative Impacts. As discussed in Section 3.0, *Environmental Setting*, growth forecast under the 2005 General Plan would add an estimated 8,300 dwelling units, as well as about 1.2 million square feet of retail development, 1.2 million square feet of office development, 2.2 million square feet of industrial development, and more than 500,000 square feet of hotel development citywide. Such development would create a somewhat more urban character in portions of the City, including the Project Area. The 2005 General Plan FEIR identifies impacts relating to the change in visual character of alteration of views from public view locations as unavoidably significant and the City Council adopted a Statement of Overriding Considerations for this cumulative change at the time the 2005 General Plan was adopted. This cumulative impact has not changed since the adoption of the 2005 General Plan, nor has the Project's contribution to cumulative visual effects. Because cumulative aesthetic impacts would not be greater than what has already been acknowledged in conjunction with 2005 General Plan adoption, they are not significant.

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4.2 AGRICULTURAL RESOURCES

This section analyzes the impacts of development accommodated under the Saticoy & Wells Community Plan and Code upon agricultural resources. Both direct impacts relating to the potential conversion of agricultural lands and indirect effects associated with placing urban development adjacent to agriculture are addressed.

4.2.1 Setting

a. General Setting. Agriculture plays an important role in the economy of Ventura County and the City of Ventura. Ventura County is one of the principal agricultural counties in the state. In 2007, the total value of agriculture production for the County was \$1.550 billion, an increase of \$41.8 million from 2006 (Ventura County Crop Report, 2007). This level of production is made possible by the presence of high quality soils, adequate water supply, favorable climate, long growing season, and level topography. In 2007, the top five cash crops in the County were strawberries, nursery stock, lemons, raspberries, and avocados. Nursery stock and cut flowers are of increasing importance to local agricultural production.

b. Project Area Agriculture. The majority of the soils in the Project Area were at one time considered suitable for intensive farming. Most of the Project Area has been developed (approximately 60%) and no longer supports farming operations. Approximately 300 acres, or 30% of the Project Area, remain in row crop operations or are otherwise undeveloped and have soils suitable for agricultural use. In addition to row crops, portions of the Project Area are used for orchard production. Table 4.2-1 lists the existing sites used for agriculture as well as the estimated acreage of "Prime" and "Statewide" Important Farmland.

Important Farmlands. The U.S. Soil Conservation Service Important Farmlands Inventory (IFI) system is used to inventory lands with agricultural value. This system divides farmland into classes based on productive capability of the land (rather than the mere presence of ideal soil conditions). The major classifications for farmlands are described below.

- *"Prime" farmlands in California are irrigated soils (Class I and II) over 40 inches deep with an available water-holding capacity of four inches or more. They are generally well drained and free from frequent flooding. Soil reaction is neither extremely acid nor strongly alkaline. The erosion hazard is slight and farming is not limited by cobbly surface layers, slow subsoil permeability, or freezing soil temperatures.*
- *Farmlands of "statewide" importance are lands other than "prime" that have a good combination of physical and chemical characteristics to produce food, feed, forage, fiber, and oil seed crops. The criteria are like that for "prime" except that no minimum soil depth limitation or permeability restriction exists. "Statewide" farmlands have broader waterholding capacity, soil reaction, may be slightly saline or alkali affected, and may have a slight erosion hazard.*
- *"Unique" farmlands are additional lands that produce high value food and fiber crops, as listed in the annual report of the Department of Food and Agriculture.*



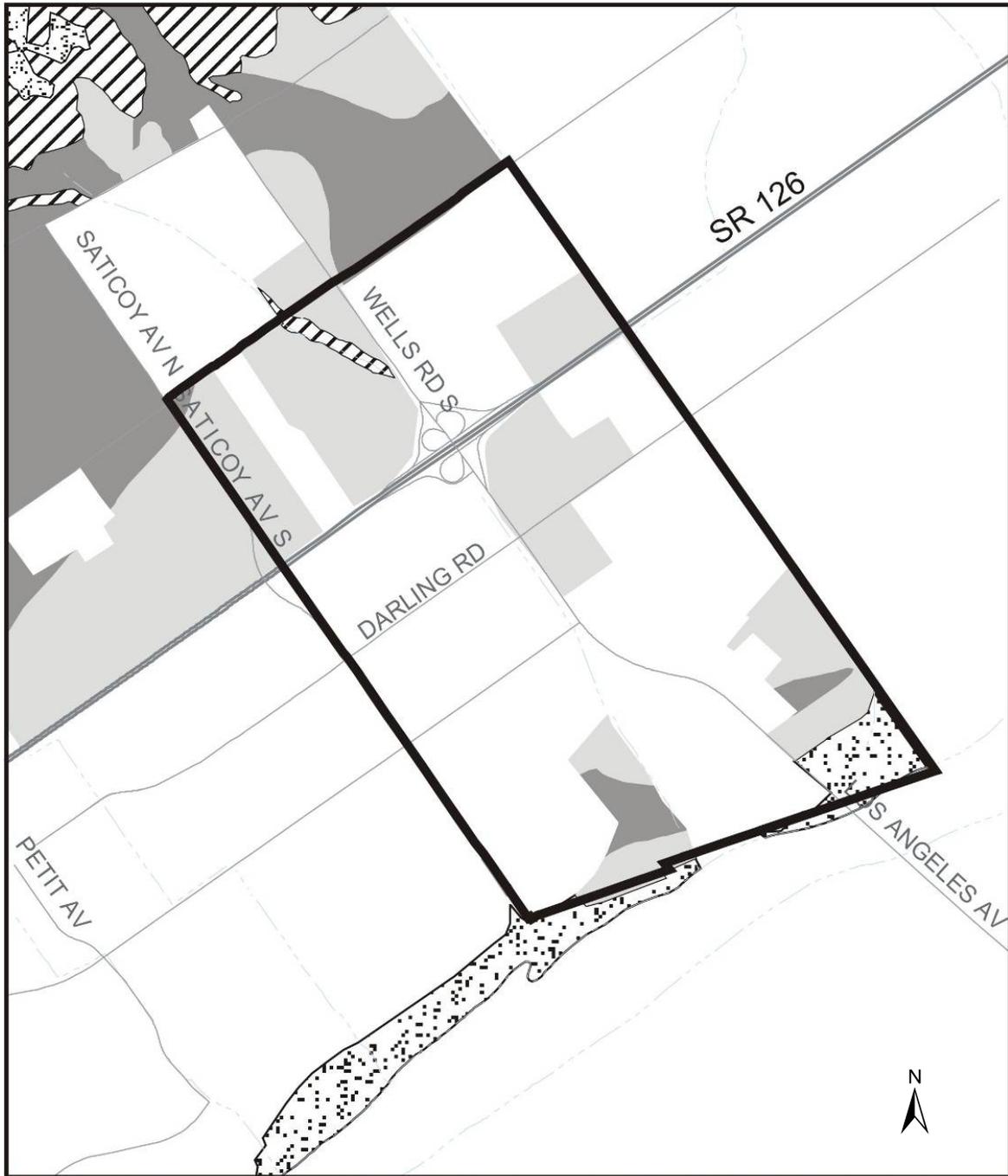
**Table 4.2-1
Agricultural Lands within the Project Area**

Name	Acres in Project Area	Type of Agriculture	Acres of Prime Farmland	Farmland of Statewide Importance
UC Hansen Trust	36	Row Crops	36	None
Parklands	67	Row Crops	67	None
Citrus Place	23	Row Crops	23	None
Broome Site	29	Row Crops	29	None
Aldea Hermosa	7	Row Crops	7	None
Saticoy Village	24	Row Crops	24	None
North Bank Infill	31	Row Crops, Orchards	15	16
Saticoy Industry District East	76	Row Crops	66	10
South of Rosal St. "Las Brisas"	8	Row Crops	None	None
Total	300		267	26

Note: All acreage numbers are approximate.

Figure 4.2-1 shows important farmlands within the Project Area. A number of properties within the Project Area designated for urban uses in the Community Plan and Code are currently in agricultural production. Major agricultural lands currently slated for eventual urbanization include approximately 160 acres of land that have been or are currently used for the cultivation of nursery crops, seeds, truck crops, and lemons (these sites are listed in Table 4.2-2). These areas are within unincorporated Ventura County and are currently zoned as Agriculture - Urban Reserve on the Ventura County General Plan Land Use Map (2005). However, the entire Project Area is within the City of Ventura's Sphere of Influence and all five areas are designated for urban use in the 2005 Ventura General Plan. During adoption of the 2005 Ventura General Plan, the City Council considered the conversion of agricultural lands within the City's sphere of influence and determined that the public benefits of the 2005 General Plan outweigh certain unavoidable adverse environmental effects, including the conversion of agricultural land. A Statement of Overriding Consideration was adopted.





Source: City of San Buenaventura, 2005, State of California, Department of Conservation, Farmland Mapping and Monitoring Program, 2002, and Rincon Consultants, Inc., 2005.



-  Prime Farmland
-  Farmland of Statewide Importance
-  Unique Farmland
-  Other Land
-  City of Ventura
-  Saticoy Community Plan Boundary

Agriculture Location and Type

Figure 4.2-1



**Table 4.2-2
 Prime Farmlands Designated for
 Non-Agricultural Use in the Project Area**

Site Name	Acres of Prime Farmlands
UC Hansen Trust	36
Parklands	67
Citrus Place	23
Broome Site	29
Aldea Hermosa	7
Total	160

Note: All acreage numbers are approximate.

c. Agricultural/Urban Interface Issues. Large agricultural parcels abut urban land uses, including residences and schools, in portions of the Project Area. The gradual development in the Saticoy and Wells communities in the past has created a variety of potential conflicts for both growers and urban interests. Areas of potential conflict are primarily in the Northeast and Northwest neighborhoods, where housing tracts and other urban uses are located immediately adjacent to agricultural parcels. This land use pattern also occurs to a lesser degree in portions of the East neighborhood and the Southeast neighborhood neighborhoods. Issues concerning the agricultural/urban interface include:

Potential Issues for Urban Interests

- *Use of pesticides/dust problems in vicinity of residential neighborhoods, particularly near schools*
- *Odors associated with pesticides and livestock*
- *Noise related to farming equipment*
- *Growing presence and operation of large greenhouses*
- *General effects of agriculture on air quality*



Potential Issues for Agricultural Interests

- *Restrictions on activity*
- *Restrictions on conversion*
- *Loss of revenue and competitiveness*
- *Competition for water and land*
- *Pilferage, trespassing, and littering*
- *Dust from adjacent construction activity*

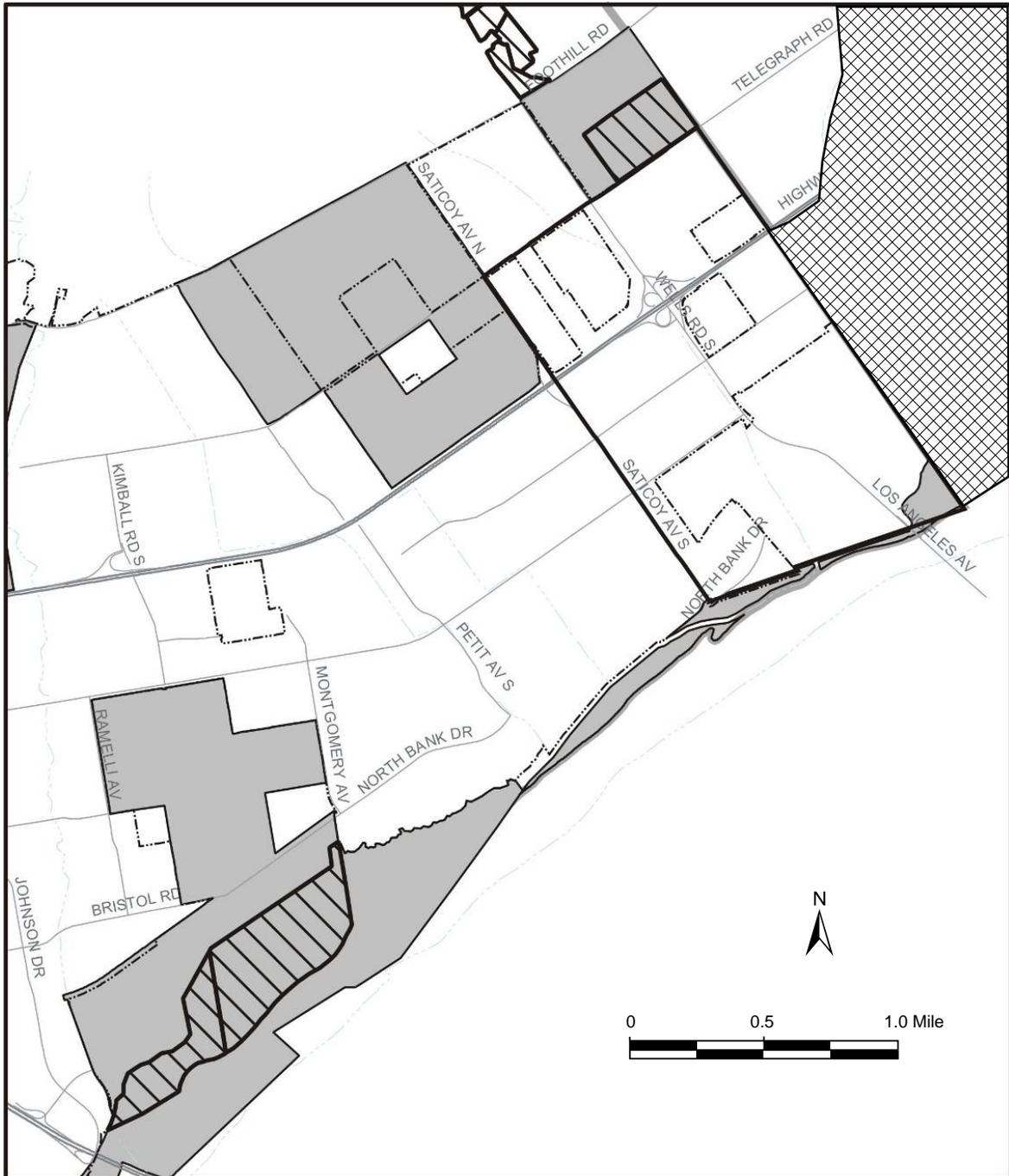
d. Regulatory Setting. A number of state and local regulatory mechanisms are in place to preserve farmland and agricultural activity. These are described below. Figure 4.2-2 shows lands that are affected by one or more of these policies.

Williamson Act/Land Conservation Act. A primary tool to preserve farmlands is the California Land Conservation Act (LCA) or Williamson Act contract program, established in 1965. Under provisions of the Act, private landowners may voluntarily enter into a long-term contract (minimum of 10 years) with cities and counties to form agricultural preserves and maintain their property in agricultural or open space uses in return for a reduced property tax assessment based on the agricultural value of the property. The term of an LCA contract is generally ten years and the contract automatically renews itself each year for another ten-year period, unless a Notice of Non-Renewal is filed or the contract is cancelled. State Government Code Section 51282 provides specific findings that must be made for the approval of LCA contract cancellations. Ventura County entered the program in 1969, and in 2007 the County had 907 LCA (10-year) contracts and 57 FSZA/LCA (20-year) contracts in the unincorporated area, for a total of approximately 128,900 acres under contract (Ventura County Planning Division, 2008). There are existing LCA contract properties adjacent to the east and northwest of the Project Area. However, no LCA contract properties are located within the Project Area. As such, the development facilitated under the Project would not conflict with an existing LCA contract. Figure 4.2-2 shows the properties in the vicinity of the Project Area that are under LCA contracts.

Save Our Agricultural Resources (SOAR) Initiative. In November 1995, a majority of voters (52%) in Ventura passed the Save Our Agricultural Resources (SOAR) Ordinance also called the Agricultural Lands Preservation Initiative. The Ventura County Save Open Space and Agricultural Resources Initiative, Measure B, passed in November 1998 by a 63% majority.

Both measures generally prevent changes in specified land use categories (of the City's Comprehensive Plan and the County General Plan) unless the land use change is approved by a majority of voters. The City SOAR Ordinance reaffirms and readopts the Agriculture designations defined in the Ventura General Plan until the year 2030. Portions of the Project Area along the Santa Clara River in the Southeast neighborhood are subject to the SOAR Ordinance (see Figure 4.2-2). However, the development that would be facilitated under the Project does not propose any land use change on the agriculture lands under the SOAR Ordinance. As such, there would be no conflict with existing agriculture lands that are under the SOAR Ordinance as a result of the development facilitated by the Project.





Source: City of San Buenaventura and Rincon Consultants, Inc., 2005.

-  SOAR Designated Parcels
-  Land Conservation Act Contracts
-  City Limits
-  Sphere of Influence
-  Planning Area
-  Ventura-Santa Paula Greenbelt

SOAR, LCA Contracts,
 and Greenbelt Areas

Figure 4.2-2
 City of Ventura



Greenbelt Agreements. Several cities, Ventura County, and the Local Agency Formation Commission (LAFCO) have adopted greenbelt agreements between jurisdictions to further the objectives of the Guidelines for Orderly Development and to assist in preserving agriculture and other open space lands located between cities. Greenbelt agreements are joint or co-adopted resolutions by cities, the County (when applicable) and LAFCO, whereby it is agreed to cooperatively administer a policy of non-annexation and non-development in a specific area. The basic purpose of the greenbelt is to establish a mutual agreement between cities regarding the limits of urban growth for each city. A greenbelt agreement must be amended by all parties involved before the LAFCO will consider any proposal that may be in conflict with the agreement.

The City of Ventura is a participant in two greenbelt agreements. Ventura first entered into a greenbelt agreement with the City of Oxnard in 1994 and updated the agreement in 2002. That agreement applies to farmlands between the two cities. Ventura and Santa Paula adopted an agreement in 1967 to maintain the area between the Franklin Barranca east of the Ventura city limits and the Adams Barranca west of the Santa Paula city limits in agriculture production. The majority of agricultural lands in this greenbelt are under LCA contract. No portion of the Project Area lies within the greenbelt. Although the Ventura-Santa Paula greenbelt lies directly adjacent to portions of the eastern boundary of the Project Area. The boundary for the Ventura-Santa Paula greenbelt is shown on Figure 4.2-2.

Right-To-Farm Ordinances. In 1997, the City approved a Right-To-Farm Ordinance to provide protection to farmers against nuisance claims and frivolous lawsuits involving legal and accepted farming practices. The measure requires realtors to disclose potential conflicts with agriculture (e.g., pesticide smells, noise from machinery, pesticides use) when properties adjacent to agricultural parcels are for sale. The ordinance also provides a statement that agriculture is not subject to nuisance claims if it is being properly conducted. Ventura County also has a Right-To-Farm Ordinance that mediates similar disputes between neighboring cities.

Agricultural/Urban Buffer Policy. The Ventura County Agricultural Commissioner indicates that ideal setbacks include a 300-foot setback to new structures and sensitive uses on the non-agricultural property, or a setback of 150 feet with a vegetative screen (UC Hansen Trust Specific Plan MND, p. 13). Low human-intensive uses such as non-residential accessory structures, walking paths and front yards of homes are considered acceptable with setbacks of less than 150 feet as long as vegetative screening is present.

4.2.2 Impact Analysis

a. Methodology and Significance Thresholds. Agricultural impacts were evaluated based upon review of Department of Conservation farmland classifications, regulatory requirements that apply to the various agricultural lands within the Project Area, and the potential of future development to create agricultural/urban interface.

Impacts to agriculture would be significant if development accommodated by the Project would:



- *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to nonagricultural use*
- *Conflict with existing zoning for agricultural use, or a Williamson Act contract*
- *Involve other changes in the existing environment which, due to their location or nature, could individually or cumulatively result in the loss of Farmland*

As discussed in the *Setting*, no properties within the Project Area are under a Williamson Act/LCA contract. In addition, development facilitated under the proposed Community Plan and Code would not convert any agriculture lands that are protected under the SOAR Ordinance to non-agriculture use. Finally, although agriculture properties within the Project Area are a part of unincorporated Ventura County and zoned Agriculture – Urban Reserve by the Ventura County General Plan Land Use Map (2005), the entire Project Area is within the City of Ventura’s Sphere of Influence; therefore, conversion of agriculture lands within the Project Area to non-agricultural use does not require voter approval. These areas are designated for urban use under the 2005 Ventura General Plan. As such, the development facilitated under the proposed Project would have no conflict with existing zoning for agricultural use, or a Williamson Act contract.

b. Project Impacts and Mitigation Measures

Impact AG-1 Development facilitated by the Project could result in conflicts with ongoing agricultural operations in surrounding areas. However, with adherence to existing regulations as well as implementation of proposed Community Plan policies and actions, impacts to the agriculture/urban interface are considered Class III, less than significant.

Development facilitated by the Project that would be located near ongoing agricultural operations could result in conflicts for both urban and agriculture interests. New residents in the Project Area may be subject to various conflicts associated with standard agriculture operations. Impacts to residents may include the use of pesticides/dust problems, odors associated with pesticides and livestock, and noise related to farming equipment.

Under the Community Plan and Code, certain areas currently in the agricultural production could be converted to urban uses. This would reduce conflicts between existing residences and agricultural operations in some areas, while creating potential new conflicts in other areas. Areas where potential conflicts would be reduced or eliminated include the UC Hansen site, the Parklands site, the Broome site, Aldea Hermosa, and Citrus Place. Many of these “islands” of agriculture are currently surrounded by residential and commercial activities; therefore, conversion of these areas to urban uses would eliminate potential conflicts.

The placement of new suburban development adjacent to agricultural lands that abut the Project Area boundary would have the potential to create agricultural/urban conflicts. The UC Hansen site abuts agricultural lands to the west of the Project Area, resulting in a potential conflict area. However, the UC Hansen Specific Plan includes 150-foot agricultural buffers that would reduce conflicts between urban use and ongoing agricultural operations. Additionally, the Citrus Place site in the Northeast neighborhood (see Figure 2-5 in Section 2.0, *Project*

Description), which borders agriculture lands to the east, is another potential conflict area. Community Plan Action 11.3.25 requires the City to collaborate with the Agriculture Commissioner's Office to determine the necessity for agricultural buffers in new development. If required, agricultural buffers between agricultural activity and new structures and other sensitive uses on non-agricultural properties are to be no less than 300 feet, but may be reduced to 150 feet on the recommendation or guideline of the agricultural commissioner. Implementation of this action would address potential impacts associated with development on the Citrus Place site.

Adherence to existing regulations and 2005 General Plan policies in association with the implementation of the Project's policies and actions would also reduce impacts associated with agricultural/urban conflicts.

The 2005 General Plan contains several goals and policies that address agriculture resources. Applicable goals and policies include:

Policy 3D: Continue to preserve agricultural and other open space lands within the City's Planning Area.

Action 3.21: Adopt performance standards for non-farm activities in agricultural areas that protect and support farm operations, including requiring non-farm uses to provide all appropriate buffers as determined by the Agriculture Commissioner's Office.

The Community Plan and Code also encourages development projects within the Project Area to provide adequate buffers between proposed development, and adjacent agricultural uses. In this way, the proposed Project is consistent with the policies and actions within the General Plan. The following Community Plan policy and actions, which include Action 11.3.25 discussed above, support the creation of buffers in areas where there is an agriculture-urban interface:

Policy 11I: Continue to preserve agricultural uses in the City's Sphere of Influence and as identified in the greenbelt agreement between the City of Ventura and Santa Paula, and require new development to provide all necessary buffers.

Action 11.3.25: Collaborate with the Agriculture Commissioner's Office to determine the necessity for agricultural buffers in new development. If required, agricultural buffers shall be no less than 300 feet to new structures and sensitive uses on non-agricultural property, but may be reduced to no less than 150 feet on recommendation or guideline of the agricultural commissioner for vegetative screens or other buffering mechanisms to protect neighborhoods from agricultural activities and to allow agricultural uses to continue operating.

Action 11.3.26: Utilize CEQA to identify mitigation measures such as agricultural buffers to be employed by new development to reduce impacts as determined by applicable thresholds of significance for noise, toxic, substances, odors, and other effects of agricultural use as it adjoins the boundaries of new development within the Saticoy & Wells Project Area.

Implementation of proposed Community Plan Action 11.3.25 would require the Agriculture Commissioner's Office to determine necessary buffers for new development in all areas that border agriculture lands. Buffers are especially effective if substantial plantings are used in the buffer areas to diminish the effects of farming. Buffers would help to alleviate a number of the agricultural/urban interface issues. This would reduce impacts from potential conflict areas such as Citrus Place which would place development facilitated under the proposed Project in areas that are adjacent to agriculture lands that exist outside the Project Area. As such, impacts from the agricultural/urban interface would be less than significant.

With adherence to the existing regulations as well as implementation of the Community Plan's policies and actions, impacts relating to agriculture/urban conflicts would be avoided and impacts to farmland due to urbanization within the Project Area would be less than significant.

Mitigation Measures. Mitigation is not required as implementation of 2005 General Plan and Community Plan policies and actions would reduce impacts to a less than significant level.

Significance After Mitigation. Impacts would be less than significant without mitigation.

Impact AG-2 Development facilitated by the Project would involve the conversion of State-designated Prime, Statewide Importance, and Unique farmland. However, the City already acknowledged this conversion in the 2005 General Plan EIR and Project implementation would not increase impacts beyond those already identified in the 2005 General Plan FEIR. Therefore, impacts related to the conversion of farmland are considered Class III, less than significant.

As shown in Table 4.2-2 in the *Setting*, there are approximately 160 acres of Prime farmland within the Project Area that would be converted to non-agricultural use under the Project. The conversion of Prime farmland into non-agricultural use is considered a significant impact under CEQA. However, the conversion of farmland under the Community Plan is in accord with the long-range plan for the City of Ventura as expressed in the 2005 General Plan. The City adopted a statement of overriding considerations for specific significant impacts, including the unavoidably significant impact related to the conversion of agricultural lands throughout the City's sphere of influence to non-agricultural use in conjunction with Addendum Number 1 to the 2005 General Plan, which was prepared to provide additional information related to the proposed Housing Approval Program. The conversion of farmland associated with the Project is consistent with that already acknowledged in the 2005 General Plan FEIR and for which the City already adopted a statement of overriding considerations. Therefore, no new significant impact beyond that previously identified in the 2005 General Plan FEIR would occur.



Mitigation Measures. Mitigation is not required as the Project would not create any impacts beyond those associated with the 2005 General Plan. As noted under Impact AG-1, both the 2005 General Plan and the Project include policies and actions aimed at the preservation of agriculture. Implementation of these policies would further minimize impacts relating to agricultural land conversion.

Significance After Mitigation. The project would contribute to the unavoidably significant agricultural impact identified in the 2005 General Plan FEIR, though the Prime farmland conversion associated with the Project would not be beyond that acknowledged in the 2005 General Plan FEIR. As discussed above, the City previously adopted a statement of overriding considerations for this impact as part of Addendum Number 1 to the 2005 General Plan FEIR.

c. Cumulative Impacts. Development facilitated by the Project would convert approximately 160-acres of Prime farmland to non-agriculture use. As discussed in Section 3.0, *Environmental Setting*, planned cumulative development associated with growth forecasts from the 2005 General Plan would add about 8,300 dwelling units, as well as about 1.2 million square feet of retail development, 1.2 million square feet of office development, 2.2 million square feet of industrial development, and 530,000 square feet of hotel development. This cumulative development would convert an estimated 674 acres of important farmlands, including 520 acres of Prime farmland, 138 acres of "Statewide Importance" farmland, and 16 acres of "Unique" farmland. This would incrementally contribute to the loss of farmland throughout the County and the state.

As discussed in the *Setting*, a number of regulatory mechanisms are in place to minimize the conversion of agricultural land to nonagricultural use, including the City's SOAR Initiative, the County SOAR Ordinance, the City's Right-To-Farm Ordinance, the Agriculture/Urban Buffer Policy, and the greenbelt agreement between Ventura and Santa Paula. Nevertheless, other pending projects within the City would allow for continued conversion of agricultural lands citywide. The 160-acre loss of farmland associated with development facilitated by the Project represents about 31% of the total cumulative loss of Prime farmlands within the City planning area. However, as described previously in this section, the conversion of farmland under the Project is in accord with the long-range plan for the City of Ventura as expressed in the 2005 General Plan. The General Plan and General Plan FEIR specifically noted the conversion of agriculturally suitable land to urban uses including the approximately 160-acres within the Project Area. During adoption of Addendum Number 1 to the 2005 General Plan FEIR, the City Council considered the conversion of agricultural lands within the City's sphere of influence and determined that the public benefits of the General Plan outweigh certain unavoidable adverse environmental effects, including the conversion of agricultural land. A Statement of Overriding Consideration was adopted. Because cumulative impacts would not be greater than those already identified in the 2005 General Plan FEIR, such impacts are considered less than significant.

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4.3 AIR QUALITY

This section analyzes the impacts of the Saticoy & Wells Community Plan and Code upon local and regional air quality. Both temporary impacts relating to construction activity and long-term impacts associated with population growth and associated growth in vehicle traffic and energy consumption are discussed. Impacts relating to global climate change are discussed in Section 5.0, *Other CEQA Sections*.

4.3.1 Setting

a. Local Climate and Meteorology. The semi-permanent high pressure system west of the Pacific coast strongly influences California's weather. It creates sunny skies throughout the summer and influences the pathway and occurrence of low pressure weather systems that bring rainfall to the area during October through April. As a result, wintertime temperatures in Ventura are generally mild, while summers are warm and dry. During the day, the predominant wind direction is from the west and southwest, and at night, wind direction is from the north and generally follows the Santa Clara River Valley.

Predominant wind patterns are occasionally broken during the winter by storms coming from the north and northwest and by episodic Santa Ana winds. Santa Ana winds are strong northerly to northeasterly winds that originate from high pressure areas centered over the desert of the Great Basin. These winds are usually warm, very dry, and often full of dust. They are particularly strong in the mountain passes and at the mouths of canyons.

Daytime summer temperatures in the area average in the high 70s to the low 90s. Nighttime low temperatures during the summer are typically in the high 50s to low 60s, while the winter high temperatures tend to be in the 60s. Winter low temperatures are in the 40s. Annual average rainfall in Ventura ranges from about 14 to 16 inches, the majority of which falls in winter months.

Two types of temperature inversions (warmer air on top of colder air) are created in the Ventura County area: subsidence and radiational (surface). The subsidence inversion is a regional effect created by the Pacific high in which air is heated as it is compressed when it flows from the high pressure area to the low pressure areas inland. This type of inversion generally forms at about 1,000 to 2,000 feet and can occur throughout the year, but is most evident during the summer months. Surface inversions are formed by the more rapid cooling of air near the ground at night, especially during winter. This type of inversion is typically lower and is generally accompanied by stable air. Both types of inversions limit the dispersal of air pollutants within the regional airshed. The primary air pollutant of concern during the subsidence inversions is ozone, while carbon monoxide and nitrogen oxides are of greatest concern during winter inversions.

b. Local Regulatory Framework. Both the federal and state governments have established ambient air quality standards for the protection of public health. The U.S. Environmental Protection Agency (USEPA) is the federal agency designated to administer air quality regulation, while the California Air Resources Board (CARB) is the state equivalent in



the California Environmental Protection Agency. Local control in air quality management is provided by the CARB through county-level Air Pollution Control Districts (APCDs). The CARB has established air quality standards and is responsible for the control of mobile emission sources, while the local APCDs are responsible for enforcing standards and regulating stationary sources. The CARB has established 14 air basins statewide. In addition, the City further regulates air quality through the City’s Air Quality Ordinance (Ordinance 93-37). This ordinance requires developers of projects that generate emissions exceeding Ventura County APCD (VCAPCD) significance thresholds to pay air quality impact fees that are placed in a transportation demand management (TDM) fund that is used by the City to offset project emissions through implementation of regional air quality programs.

The USEPA has set primary national ambient air quality standards (NAAQS) for ozone (O₃), carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), suspended particulates, known as PM₁₀ (particulate matter with a diameter of 10 microns or less) and PM_{2.5} (particulates of less than 2.5 microns in diameter), and lead (Pb). Primary standards are those levels of air quality deemed necessary, with an adequate margin of safety, to protect public health. In addition, the State of California has established health-based ambient air quality standards for these and other pollutants, some of which are more stringent than the federal standards. Table 4.3-1 lists the current Federal and State standards for regulated pollutants.

**Table 4.3-1
 Federal and State Ambient Air Quality Standards**

Pollutant	Averaging Time	Federal Primary Standards	California Standard
Ozone	1-Hour	---	0.09 ppm
	8-Hour	0.075 ppm	0.07 ppm
Carbon Monoxide	8-Hour	9.0 ppm	9.0 ppm
	1-Hour	35.0 ppm	20.0 ppm
Nitrogen Dioxide	Annual	0.053 ppm	0.03 ppm
	1-Hour	---	0.18 ppm
Sulfur Dioxide	Annual	0.03 ppm	---
	24-Hour	0.14 ppm	0.04 ppm
	1-Hour	---	0.25 ppm
PM ₁₀	Annual	---	20 µg/m ³
	24-Hour	150 µg/m ³	50 µg/m ³
PM _{2.5}	Annual	15 µg/m ³	12 µg/m ³
	24-Hour	35 µg/m ³	--
Lead	30-Day Average	---	1.5 µg/m ³
	3-Month Average	1.5 µg/m ³	---

ppm = parts per million

µg/m³ = micrograms per cubic meter

Source: California Air Resources Board, www.arb.ca.gov/research/aaqs/aaqs2.pdf, April 1, 2008.



Ventura County has been listed as “moderate nonattainment” for the eight-hour ozone standard with an estimated attainment date of June 2010.

The USEPA has issued a staff paper regarding the policy implications of the latest scientific and technical information regarding particulate matter. In this report, USEPA staff recommends continuing the PM_{2.5} annual standard while reducing the 24-hour standard to between 25-35 µg/m³ or reducing the annual standard to 12 µg/m³ (same as California standard) and the 24-hour standard to 35-40 µg/m³. The PM₁₀ standard is recommended to be revised to not include the 2.5 micron increment.

Ventura is located in the Ventura County portion of the South Central Coast Air Basin. The VCAPCD is the designated air quality control agency in the Ventura County portion of the Basin. The Ventura County portion of the South Central Coast Air Basin is a state and federal non-attainment area for ozone (1-hour and 8-hour, respectively) and a state non-attainment area for suspended particulates (PM₁₀ & PM_{2.5}). In addition, though the Ventura County portion of the South Central Coast Air Basin is in attainment for the state and federal carbon monoxide standards, carbon monoxide can potentially be a problem at heavily congested intersections. Each of these pollutants is described below. The City of Ventura is within the “Ventura growth area.”

Ozone. Ozone is produced by a photochemical reaction (triggered by sunlight) between nitrogen oxides (NO_x) and reactive organic gases (ROG). Nitrogen oxides are formed during the combustion of fuels, while reactive organic gases are formed during combustion and evaporation of organic solvents. Because ozone requires sunlight to form, it mostly occurs in serious concentrations between the months of May and October. Ozone is a pungent, colorless toxic gas with direct health effects on humans including respiratory and eye irritation and possible changes in lung functions. Groups most sensitive to ozone include children, the elderly, people with respiratory disorders, and people who exercise strenuously outdoors.

Suspended Particulates. PM₁₀ is small particulate matter measuring no more than 10 microns in diameter. It is mostly composed of dust particles, nitrates, and sulfates. PM₁₀ is a by-product of fuel combustion and wind erosion of soil and unpaved roads, and is directly emitted into the atmosphere through these processes. PM₁₀ is also created in the atmosphere through chemical reactions. Particles less than 10 micrometers in diameter (PM₁₀) pose a health concern because they can be inhaled into and accumulate in the respiratory system. Particles less than 2.5 micrometers (=microns) in diameter (PM_{2.5}) are referred to as “fine” particles and are believed to pose the greatest health risks. Because of their small size (approximately 1/30th the average width of a human hair), fine particles can lodge deeply into the lungs. Fine particulate matter is composed primarily as a by-product of combustion, while matter between 2.5 and 10 microns is mostly dust from roads and grinding or crushing operations. Fine particulate matter poses a serious health threat to all groups, but particularly to the elderly, children, and those with respiratory problems. More than half of the fine particulate matter that is inhaled into the lungs remains there, which can cause permanent lung damage. These materials can damage health by interfering with the body’s mechanisms for clearing the respiratory tract or by acting as carriers of an absorbed toxic substance.



An important fraction of the particulate matter emission inventory is that formed by diesel engine fuel combustion. Particulates in diesel emissions are very small and readily respirable. The particles have hundreds of chemicals adsorbed onto their surfaces, including many known or suspected mutagens and carcinogens. The California Office of Environmental Health Hazard Assessment (OEHHA) reviewed and evaluated the potential for diesel exhaust to affect human health, and the associated scientific uncertainties (California EPA, ARB, April 1998). Based on the available scientific evidence, a level of diesel PM exposure below which no carcinogenic effects are anticipated has not been identified. The Scientific Review Panel that approved the OEHHA report determined that based on studies to date that $3 \times 10^{-4} (\mu\text{g}/\text{m}^3)^{-1}$ is a reasonable estimate of the unit risk for diesel PM. This means that a person exposed to a diesel PM concentration of $1 \mu\text{g}/\text{m}^3$ continuously over the course of a lifetime has a 3 per 10,000 chance (or 300 in one million chance) of contracting cancer due to this exposure. Based on an estimated year 2000 statewide average concentration of $1.26 \mu\text{g}/\text{m}^3$ for indoor and outdoor ambient air, about 380 excess cancer cases per one million population could be expected if diesel PM concentrations remained the same (ARB, October 2000).

Diesel PM emissions are estimated to be responsible for about 70% of the total ambient air toxics risk. In addition to these general risks, diesel PM can also be responsible for elevated localized or near-source exposures ("hot spots"). Depending on the activity and nearness to receptors, these potential risks can range from small to 1,500 per million or more (ARB, October 2000). Risk characterization scenarios have been conducted by the ARB staff to determine the potential excess cancer risks involved due to the location of individuals near to various sources of diesel engine emissions, ranging from school buses to high volume freeways.

Diesel PM emissions are expected to decline 30% from 2000 to 2020 due to currently adopted on-road standards and fleet turnover as new vehicles with controls replace older vehicles with little or far less effective controls, but such reductions will not be sufficient to fully reduce the existing risk. In addition, ARB staff have prepared a Diesel Risk Reduction Plan (ARB, October 2000) that includes a comprehensive plan to further reduce diesel PM emissions. The ARB is in the process of developing specific regulations to implement the plan. The basic concept is to require all new diesel-fueled vehicles and engines to use state-of-the-art catalyzed diesel particulate filters (DPFs) and very low-sulfur diesel fuel. Also, where technically and economically feasible, the ARB staff recommends that existing vehicles and engines should be retro-fitted to further reduce particulate emissions. For example, the ARB in 2001 adopted new PM and NO_x emission standards to clean up large diesel engines that power big-rig trucks, trash trucks, delivery vans and other large vehicles. The new standard for PM takes effect in 2007 and reduces emissions to 0.01 gram of PM per brake horsepower-hour (g/bhp-hr.), a 90% reduction from the existing standard.

The USEPA is also working to reduce the emissions from diesel engines. The USEPA finalized a new rule in December 2000 for on-road vehicles requiring petroleum refiners to remove all but 15 ppm of sulfur from diesel fuel by mid-2006, and requiring engine makers to reduce particulate matter emissions by almost 90% and NO_x levels by up to 95% for new engines by the model year 2007.



Carbon Monoxide. Carbon monoxide, a colorless, odorless, poisonous gas, is a local pollutant that is found in high concentrations only very near the source. The major source of carbon monoxide is automobile engines. Elevated concentrations, therefore, are usually only found near areas of high traffic volumes. Carbon monoxide's health effects are related to its affinity for hemoglobin in the blood. At high concentrations, carbon monoxide reduces the amount of oxygen in the blood, causing heart difficulties in people with chronic diseases, reduced lung capacity and impaired mental abilities.

c. Current Ambient Air Quality. The Air Quality Monitoring Station at El Rio is the nearest to the City of Ventura and most representative of air quality in the Project Area. The El Rio monitoring station measures ozone, NO₂, PM₁₀, and PM_{2.5}. The closest monitoring station reporting CO is the Goleta-Fairview station in Santa Barbara. There are no CO monitoring stations in Ventura County. Table 4.3-2 lists the ambient air quality data for the El Rio and Goleta-Fairview monitoring stations.

Ozone concentrations at the El Rio monitoring station exceeded the state standard only once during the 2005-2007 period and federal standards were not exceeded. Measured concentration samples of PM₁₀ at El Rio exceeded state standards between 2 to 4 times per year from 2005-2007. Federal exceedances occurred once in the year 2007; 2005 and 2006 did not report any exceedances of the federal standard. Estimates were used due to a lack of samples. Ventura County is in attainment for the federal PM_{2.5} standard. Neither carbon monoxide nor nitrogen dioxide at the El Rio station exceeded federal or state standards. Carbon monoxide concentrations at the Goleta-Fairview monitoring station did not exceed state or federal standards during the 2005-2007 period.

The major sources of ozone precursors in Ventura County are motor vehicles and other mobile equipment, solvent use, pesticide application, the petroleum industry, and electric utilities. The major sources of PM₁₀ are road dust, construction, mobile sources, and farming operations. Locally, Santa Ana winds are responsible for entraining dust and occasionally causing elevated PM₁₀ levels.

d. Air Quality Management Plan. The Federal Clean Air Act Amendments (CAAA) mandate that states submit and implement a State Implementation Plan (SIP) for areas not meeting air quality standards. The SIP includes pollution control measures to demonstrate how the standards will be met through those measures. The SIP is established by incorporating measures established during the preparation of AQMPs and adopted rules and regulations by each local APCD and AQMD, which are submitted for approval to the ARB and the USEPA. The goal of an AQMP is to reduce pollutant concentrations below the National Ambient Air Quality Standards (NAAQS) through the implementation of air pollutant emissions controls.

The USEPA designated Ventura County a moderate nonattainment area for the 8-hour ozone standard based on Ventura County's ozone levels over the previous three years in 2004. Moderate ozone nonattainment areas are required to obtain the federal 8-hour ozone standard by June 15, 2010. On February 14, 2008, ARB formally requested that the USEPA reclassify Ventura County to a serious 8-hour ozone nonattainment area. This means that Ventura County must meet the federal 8-hour ozone standard by June 15, 2013. VCAPCD has released a Final



**Table 4.3-2
Ambient Air Quality Data**

Pollutant	Air Pollution Data		
	2005	2006	2007
Ozone, ppm - maximum hourly concentration (ppm)	0.076	0.089	0.089
Number of days of state exceedances (>0.09 ppm)	0	0	0
Number of days of federal exceedances (>0.12 ppm)	0	0	0
Ozone, ppm - maximum 8-hour concentration (ppm)	0.068	0.070	0.072
Number of days of State exceedances (>0.07 ppm)	0	0	1
Number of days of federal exceedances (>0.08 ppm)	0	0	0
Carbon Monoxide, ppm - Worst 8 Hours ^a	0.83	0.80	1.10
Number of days of state 1-hour exceedances (>20.0 ppm) ^a	0	0	0
Number of days of state 8-hour exceedances (>9.0 ppm) ^a	0	0	0
Nitrogen Dioxide, ppm - Worst Hour	0.070	0.050	0.053
Number of days of state exceedances (>0.25 ppm)	0	0	0
Particulate Matter <10 microns, maximum concentration in $\mu\text{g}/\text{m}^3$ (State/Fed)	54.4/54.0	119.1/119.4	248/245.5
Number of samples of state exceedances (>50 $\mu\text{g}/\text{m}^3$)	2	4	2
Number of samples of federal exceedances (>150 $\mu\text{g}/\text{m}^3$)	0	0	1
Particulate Matter <2.5 microns, maximum 24-hour average concentration in $\mu\text{g}/\text{m}^3$	35.2	29.8	39.9
Estimated number of days of federal 24-hour average exceedances (>65 $\mu\text{g}/\text{m}^3$)	0	0	0

Source: ARB, Air Quality Data Statistics; available at <http://www.arb.ca.gov/adam/cgi-bin/db2www/adamtop4b.d2w/start>

^a No CO monitoring is available in Ventura County, the closest point is the Goleta-Fairview site results.



2007 AQMP (May 2008), which presents new control measures intended to bring the County into compliance by that date. The 2007 AQMP emission factors based its population forecasts on the 2008 South Coast Association of Governments (SCAG) Regional Transportation Plan (RTP).

The 2007 AQMP also presents the 2003 – 2005 Triennial Assessment and Plan Update required by the California Clean Air Act (CCAA). The goal of the CCAA is to achieve more stringent health-based state air quality standards at the earliest practicable date. Ventura County is designated a severe nonattainment area under the CCAA and must meet many of the most stringent requirements under this act.

While the Final 2007 AQMP contains some additional local control measures, most of the emissions reductions that Ventura County needs to attain the federal 8-hour ozone standard and continued progress to the state ozone standard will come from the ARB's 2007 SIP. This SIP contains comprehensive emission reduction programs that focus on reducing emissions from mobile sources, consumer products, and pesticides to significantly improve air quality. Based on photochemical modeling and the use of the local and state control measures, Ventura County is projected to attain the federal ozone standard by the required 2013 date.

e. Sensitive Receptors. Ambient air quality standards have been established to represent the levels of air quality considered sufficient, with an adequate margin of safety, to protect public health and welfare. They are designed to protect that segment of the public most susceptible to respiratory distress, such as children under 14; the elderly over 65; persons engaged in strenuous work or exercise; and people with cardiovascular and chronic respiratory diseases. The majority of sensitive receptor locations are therefore schools and hospitals. Sensitive receptors in the Project Area include Sacred Heart School, Saticoy Elementary School, Douglas Penfield School, seniors living at assisted living communities, patients of medical offices, and residences located throughout the Project Area.

4.3.2 Impact Analysis

a. Methodology and Significance Thresholds. The analysis of the Project air quality impacts follows the guidance and methodologies recommended in the Ventura County Air Quality Assessment Guidelines (October 2003). This analysis is based on information provided by the General Plan EIR for existing and buildout figures.

Projects and programs requiring an analysis of consistency with the AQMP include general plan updates and amendments, specific plans, area plans, large residential developments and large commercial/industrial developments. The consistency analysis evaluates the following questions:

- *Are the population projections used in the plan or project equal to or less than those used in the most recent AQMP for the same area?*
- *Is the rate of increase in vehicle trips and miles traveled less than or equal to the rate of population growth for the same area?*



- *Have all applicable land use and transportation control measures from the AQMP been included in the plan or project to the maximum extent feasible?*

If the answer to all of the above questions is yes, then the proposed project or plan is considered consistent with the AQMP. If the answer to any one of the questions is no, then Project implementation could potentially delay or preclude attainment of the state ozone standard. This would be considered inconsistent with the AQMP.

The VCAPCD's 25 lbs/day threshold is not used in this analysis due to the broad nature of the Project. The threshold is specific to development projects. As such, development projects are not proposed as part of the Community Plan and Code. Further, projects accommodated by the Project will required individual environmental review to assess air quality impacts.

The VCAPCD has not established numeric thresholds for particulate matter. However, a project that may generate fugitive dust emissions in such quantities as to cause injury, detriment, nuisance, or annoyance to any considerable number of persons, or which may endanger the comfort, repose, health, or safety of any such person, or which may cause or have a natural tendency to cause injury or damage to business or property is considered to have a significant air quality impact by the VCAPCD. This threshold is particularly applicable to the generation of fugitive dust during construction grading operations. As outlined in the VCAPCD's Guidelines for the Preparation of Air Quality Impact Analyses, the project's impact is considered significant if it would:

- *Cause an exceedance or making a substantial contribution to an exceedance of an ambient air quality standard;*
- *Directly or indirectly cause the existing population to exceed the population forecasts in the most recently adopted AQMP; or*
- *Create a human health hazard by exposing sensitive receptors to toxic air emissions.*

b. Project Impacts and Mitigation Measures.

Impact AQ-1 Anticipated population growth facilitated by the Project would be consistent with the 2005 Ventura General Plan and the Ventura County AQMP population forecasts. Therefore, impacts related to the consistency with the AQMP are Class III, less than significant.

Vehicle use, energy consumption, and associated air pollutant emissions are directly related to population growth. The population forecasts upon which the Ventura County AQMP is based are used to estimate future emissions and devise appropriate strategies to attain state and federal air quality standards. When population growth exceeds the forecasts upon which the AQMP is based, emission inventories could be surpassed, which could affect attainment of standards.

The Ventura County AQMP relies on the most recent population estimates developed by the Metropolitan Planning Organization (MPO). The Southern California Association of Governments (SCAG) acts as the MPO for Ventura County. Accordingly, the Ventura County



AQMP uses SCAG's 2008 RTP for its population forecasts. SCAG's projected 2025 population for Ventura is 127,032.

The projected 2025 population under the 2005 General Plan is 126,153 for the year 2025. This is within the 2007 AQMP population projections for the City. See Table 4.3-3 for a comparison AQMP and 2005 General Plan population forecasts.

**Table 4.3-3
Comparison of 2025 Population Projections**

	Population
Ventura AQMP 2025 Population Projections	127,032
2005 General Plan 2025 Population Projection	126,153
<i>Estimated Persons Under AQMP Projection</i>	879

Source: 2005 City of Ventura General Plan EIR.

The residential development facilitated by the Project (1,833 dwelling units) is within the allotted 1,990 dwelling units identified for the Project Area under the 2005 General Plan. Therefore, the population forecast for the Project Area is within that envisioned in the 2005 General Plan. Therefore, the Project is consistent with the residential growth with the General Plan and essentially the AQMP population forecasts and impacts to regional air quality would be less than significant.

Mitigation Measures. Mitigation is not required.

Significance after Mitigation. Impacts would be less than significant without mitigation.

Impact AQ-2 Individual projects facilitated by the proposed Project would generate air pollutant emissions. The significance of air quality impacts associated with individual projects would depend upon the characteristics of the projects and the availability of feasible mitigation measures. However, implementation of existing programs, in combination with proposed Community Plan policies and actions, would reduce impacts associated with individual development projects to Class III, less than significant.

Long-term emissions associated with growth facilitated by the proposed Project are those associated with vehicle trips and stationary sources (electricity and natural gas). As noted in Impact AQ-1, development facilitated by the Project would be within regional growth forecasts. However, individual intensification/reuse projects could exceed the VCAPCD's project-specific thresholds. Table 4.3-4 shows the size of projects that would be expected to exceed VCAPCD thresholds in 2005, 2010, 2015, 2020, and 2025. As indicated, it is anticipated that the size of



projects that will exceed VCACPD thresholds will increase over time. This is because it is anticipated that emissions from individual vehicles and buildings will continue to decline as new technologies are introduced. It should be noted, that the UC Hansen and Parklands Specific Plans exceed these thresholds but have already been addressed in separate environmental review documents.

**Table 4.3-4
 Project Size That Will Exceed VCAPCD Significance Thresholds for Ozone Precursors
 (ROC and NO_x)**

Year	Residential Projects (units)			Non-Residential Projects (square feet)			
	Single Family Housing	Apartments	Condos/ Townhouses	Strip Mall (retail)	Home Improvement (retail)	Office Park	Industrial Park
2005	117	160	203	60,600	70,900	120,500	199,500
2010	173	236	255	88,000	99,900	191,700	366,500
2015	247	294	310	141,600	156,800	328,500	704,000
2020	284	331	345	202,000	220,500	475,000	1,099,000
2025	322	367	378	288,200	311,400	677,000	1,705,000

Source: Ventura County Air Pollution Control District, Ventura County Air Quality Assessment Guidelines, Appendix F, October 2003.

Individual future development projects under the Project would be required to include mitigation measures to address potential impacts. Specifically, the City’s Air Quality Ordinance (Ordinance 93-37) requires developers of projects that generate emissions exceeding VCAPCD significance thresholds to pay air quality impact fees that are placed in a transportation demand management (TDM) fund that is used by the City to offset project emissions through implementation of regional air quality programs. The fee is based on a formula developed by the VCAPCD and included in the District’s Air Quality Assessment Guidelines (October 2003). Funds are used to implement such programs as enhanced public transit service, vanpool programs/subsidies, rideshare assistance programs, clean fuel programs, improved pedestrian and bicycle facilities, and park-and-ride facilities. Continued collection of fees on all projects that generate emissions over VCAPCD thresholds would reduce the impacts of individual developments to a less than significant level.

The potential for individual projects to generate emissions exceeding VCAPCD thresholds is based on areas of change as identified by the Project. Figure 2-5 illustrates those areas the Project is expecting to result in development. The Parklands and the UC Hansen Specific Plans have undergone environmental review in respect to Air Quality. The Saticoy Gateway (Broome site) is adding additional commercial use and would therefore likely result in additional traffic trips. Additional traffic trips are discussed in Section 4.15, *Transportation and Circulation*. This project along with other development that would occur within the Project Area would require individual environmental review and may require mitigation. Long-term emissions impacts from implementation of the Project would be less than significant.



Mitigation Measures. Mitigation is not required. Individual Project Area projects may require mitigation, including compliance with the City's Air Quality Ordinance

Significance after Mitigation. Impacts would be less than significant without mitigation.

Impact AQ-3 Construction of individual projects accommodated under the Project would result in temporary emissions of air pollutants. The Ventura County APCD has not adopted significance thresholds for construction impacts because of their temporary nature; therefore, impacts are Class III, less than significant. Nevertheless, implementation of standard emission and dust control technologies will be required on all future development.

Construction activity that would be facilitated through 2025 under the Project would cause temporary emissions of various air pollutants. Ozone precursors NO_x and CO would be emitted by the operation of construction equipment, while fugitive dust (PM₁₀) would be emitted by activities that disturb the soil, such as grading and excavation, road construction and building construction. Information regarding specific development projects, soil types, and the locations of receptors would be needed in order to quantify the level of impact associated with construction activity.

Impacts associated with individual construction projects are not generally considered significant because of their temporary nature. Nevertheless, given the amount of development that the Project would accommodate over the next 16 years, it is reasonable to conclude that some major construction activity could be occurring at any given time over the life of the Project. Impacts could also be complicated by the fact that multiple construction projects could occur simultaneously within the Project Area's vicinity.

Impacts from construction are directly associated with the amount of land disturbance and development that will take place. As shown in Table 2-2 in Section 2.0, *Project Description*, the Project Area would accommodate approximately 1,800 new dwelling units and approximately 271,000 sf of new retail uses through 2025.

Areas identified by the Project as areas for potential development primarily include developing greenfield sites. Grading of these areas would be expected to generate temporary emissions of fugitive dust. For redevelopment areas, the demolition of existing older structures that were constructed with asbestos containing materials (ACMs) may occur. Demolition activity that disturbs friable asbestos could potentially create health hazards for receptors in the vicinity of individual demolition sites. However, all demolition activity involving ACMs is required to be conducted in accordance with VCAPCD Rule 62.7, which requires VCAPCD notification and use of licensed asbestos contractors to remove all ACMs prior to demolition. Compliance with Rule 62.7 on all future construction activity would reduce impacts to a less than significant level.

The impact of construction-related emissions upon sensitive receptors such as residences, schools, and hospitals depends upon the location of individual construction projects relative to



sensitive receptors. It is not possible to predict where all future development might occur, but virtually any new development within the Project Area is likely to be adjacent to or near one or more sensitive receptors.

As mentioned above, the VCAPCD has not adopted significance thresholds for construction-related emissions since such emissions are temporary. Nevertheless, the Ventura County Air Quality Assessment Guidelines (October 2003) recommend various techniques to reduce construction-related emissions associated with individual developments. These include techniques to limit emissions of both ozone precursors (NO_x and ROC) and fugitive dust (PM₁₀) and are identified below:

- *Minimize equipment idling time.*
- *Maintain equipment engines in good condition and in proper tune as per manufacturers' specifications.*
- *Lengthen the construction period during smog season (May through October), to minimize the number of vehicles and equipment operating at the same time.*
- *Use alternatively fueled construction equipment, such as compressed natural gas (CNG), liquefied natural gas (LNG), or electric, if feasible.*
- *The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excessive amounts of dust.*
- *Pre-grading/excavation activities shall include watering the area to be graded or excavated before commencement of grading or excavation operations. Application of water (preferably reclaimed, if available) should penetrate sufficiently to minimize fugitive dust during grading activities.*
- *Fugitive dust produced during grading, excavation, and construction activities shall be controlled by the following activities:*
 - a) *All trucks shall be required to cover their loads as required by California Vehicle Code §23114.*
 - b) *All graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved on-site roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible.*
- *Graded and/or excavated inactive areas of the construction site shall be monitored by the City Building Inspector at least weekly for dust stabilization. Soil stabilization methods, such as water and roll-compaction, and environmentally-safe dust control materials, shall be periodically applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area should be seeded and watered until grass growth is evident, or periodically treated with environmentally-safe dust suppressants, to prevent excessive fugitive dust.*
- *Signs shall be posted on-site limiting traffic to 15 miles per hour or less.*
- *During periods of high winds (i.e., wind speed sufficient to cause fugitive dust to impact adjacent properties), all clearing, grading, earth moving, and excavation operations shall be curtailed to the degree necessary to prevent fugitive dust created by on-site activities and operations from being a nuisance or hazard, either off-site or*



- on-site. The site superintendent/supervisor shall use his/her discretion in conjunction with the APCD in determining when winds are excessive.*
- *Adjacent streets and roads shall be swept at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads.*
 - *Personnel involved in grading operations, including contractors and subcontractors, should be advised to wear respiratory protection in accordance with California Division of Occupational Safety and Health regulations.*

The General Plan FEIR identified mitigation that requires individual construction contractors to implement the construction mitigation measures included in the most recent version of the Ventura County APCD's Ventura County Air Quality Assessment Guidelines.

Compliance with the above mentioned techniques and the individual environmental reviews of development projects within the Project Area would help to reduce impacts. Construction related impacts from implementation of the Project are less than significant.

Mitigation Measures. Mitigation is not required.

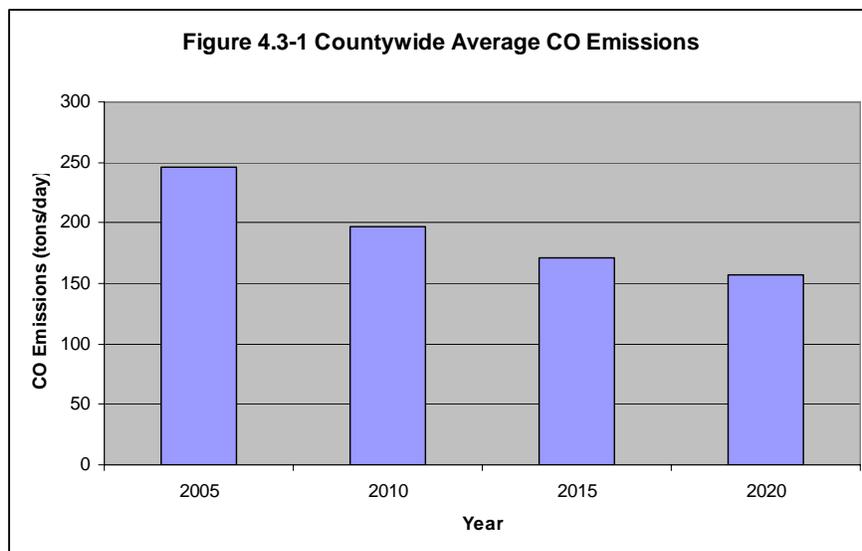
Significance after Mitigation. Impacts would be less than significant without mitigation.

Impact AQ-4 Increased traffic congestion Project Area growth would potentially increase carbon monoxide (CO) concentrations at congested intersections. However, because of the low ambient CO concentrations and anticipated reduction in emissions associated with less polluting vehicles, exceedance of state and federal CO standards is not expected. Impacts relating to CO "hotspots" are therefore considered Class III, less than significant.

All of Ventura County is in attainment of state and federal CO standards and has been for several years. At the El Rio monitoring station, the maximum 8-hour CO level recorded from 2002-2004 is 3.5 parts per million (ppm), less than half of the 9 ppm state and federal 8-hour standard. Updated CO data (2005-2007) does not exist within Ventura County. As such, the closest monitoring station (Goleta-Fairview) recorded maximum CO levels from 0.80 to 1.10 ppm from 2005-2007. In addition, as shown on Figure 4.3-1, countywide CO emissions are projected to fall by about 38% by 2020, largely due to the use of cleaner operating vehicles.

Although CO is not expected to be a major air quality concern in Ventura County over the planning horizon, elevated CO levels can occur at or near intersections that experience severe traffic congestion. A project's localized air quality impact is considered significant if the additional CO emissions resulting from the project create a "hot spot" where the 1-hour or 8-hour standard is exceeded. This typically occurs at severely congested intersections. The Ventura County APCD's *Air Quality Assessment Guidelines* indicate that screening for possible elevated CO levels should be conducted for severely congested intersections experiencing level of service (LOS) E or F with project traffic where a significant project traffic impact may occur.





Source: California Air Resources Board, 2008 Almanac.

As discussed in Section 4.15, *Transportation and Circulation*, traffic growth accommodated under the Project would potentially result in LOS F at one Planning Area intersection. However, mitigation has been incorporated to reduce impacts to LOS D. Additionally, implementation of the Project would improve circulation within the Project Area through its Policies and Actions. Finally, as noted above, the Ventura County region does not experience any CO “hot spots” and CO concentrations are expected to drop substantially over the planning period as cleaner technologies become available. As such, it is not anticipated that violations of state or federal standards would occur.

Mitigation Measures. Mitigation is not required.

Significance after Mitigation. Impacts would be less than significant without mitigation.

c. Cumulative Impacts. The Ventura County Air Basin is currently a non-attainment area for both the federal and state standards for ozone and the state standards for PM₁₀. When population growth exceeds the forecasts upon which the AQMP is based, emission inventories could be surpassed, which could affect attainment of standards as a result of past and ongoing urban and rural development that has caused emissions to exceed the air basin’s capacity for dispersal and removal of the air pollutants. However, as indicated in AQ-1, the 2005 General Plan development forecasts (2025) do not exceed the AQMP forecasts for the City, and would therefore not result in delayed attainment of air quality standards. Cumulative impacts would therefore be less than significant and the Project’s contribution to cumulative air quality impacts would not be cumulatively considerable.

4.4 BIOLOGICAL RESOURCES

This section evaluates potential impacts to biological resources within the Project Area. Both direct and indirect impacts to biological resources are discussed.

4.4.1 Setting

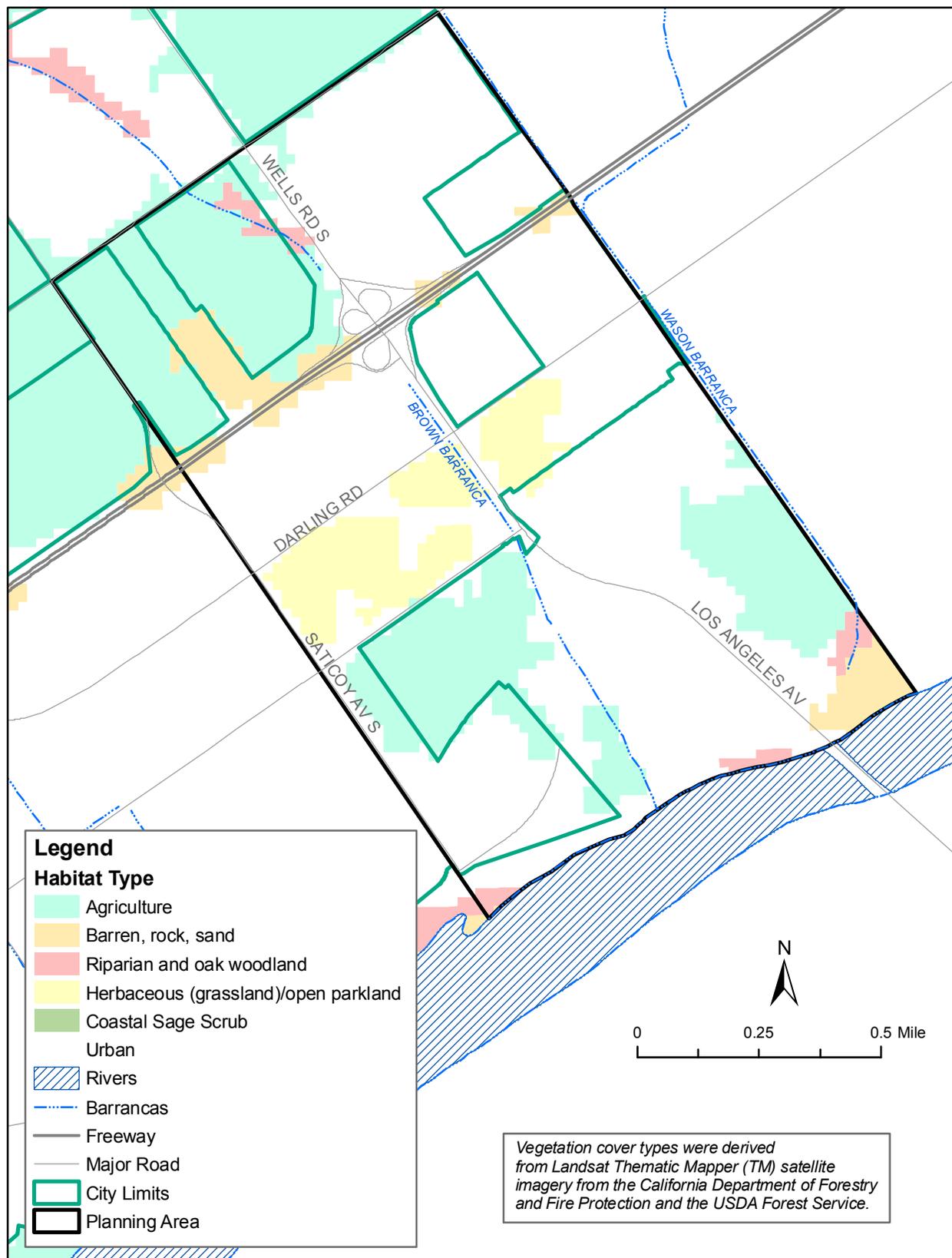
a. Project Area Habitat Types. The Project Area is primarily built out with urban/suburban development as well as agricultural operations. As such, the Project Area includes few remaining natural habitat types. The natural habitat types present in the Project Area are described in the following paragraphs. Figure 4.4-1 illustrates the locations of habitat types within the Project Area and its surroundings.

Southern Willow Riparian Forest/Scrub. Riparian plant communities are characterized as sparse to dense corridors of vegetation occurring adjacent to streams and rivers or in areas with a high ground water table. The most biologically diverse habitat within the Project Area, riparian forest, occurs in several areas. It can be found along Brown Barranca between Telegraph Road and Blackburn Road. In addition, it occurs along the Santa Clara River near the mouth of Brown Barranca and the Saticoy Sanitary District treatment plant. The structure of riparian communities within the Project Area is variable and alternates between dense tree thickets (riparian woodland) and open, shrub dominated areas (riparian scrub). In addition, species composition varies in conjunction with the level of habitat and channel alteration. Riparian forest habitat in the Project Area is made up of dense semi-aquatic trees, shrubs, and herbs along intermittent and perennial streams. Portions of Brown Barranca support riparian vegetation, which is mainly composed of a dense overstory dominated by arroyo willow (*Salix lasiolepis*), southern California black walnut (*Juglans californica* var. *californica*), and blue gum eucalyptus (*Eucalyptus globulus*) with an understory populated with poison oak (*Toxicodendron diversilobum*), broad-leaved cattail (*Typha latifolia*), mulefat (*Baccharis salicifolia*), castor bean (*Ricinus communis*), willow weed (*Polygonum lapathifolium*), and big saltbrush (*Atriplex lentiformis*). Figure 4.4-2 illustrates photos of riparian and drainages within the Project Area.

Wetlands. Portions of Brown Barranca and the Santa Clara River reach that borders the Project Area exhibit wetland and riparian characteristics. These characteristics include soil saturation, plants that are associated with prolonged wet conditions, and certain types of soils which develop under these conditions. Riparian areas are similar to wetlands except that they are typified by flowing water and associated scrub or woodlands.

Ruderal Vegetation. Ruderal vegetation is significantly disturbed vacant land that has been influenced by agriculture, construction, or other land clearing activities for many years. Disturbed habitat occurs throughout the Project Area in vacant lots, abandoned fields, roadsides, agricultural fields, parks, golf courses, and development areas. The vast majority of the Project Area is considered Ruderal. Characteristic uncultivated species recorded in disturbed habitats include non-native species such as wild mustard, wild radish (*Raphanus sativus*), Russian thistle (*Salsola iberica*), castor bean (*Ricinus communis*), wild oat, soft chess, red brome, ripgut grass (*Bromus diandrus*), sweet fennel (*Foeniculum vulgare*), Bermuda grass (*Cynodon dactylon*), and red stem filaree.





Source: City of San Buenaventura, and Rincon Consultants, Inc., 2005, and California Department of Forestry and Fire Protection, 2000 (cover types renamed based on local vegetation characteristics).

Habitat Types

Figure 4.4-1



Photo 1: Brown Barranca north of Highway 126 along Wells Road.



Photo 2: Brown Barranca south of Telephone Road.



Photo 3: Franklin Barranca south of Darling Road.



Photo 4: Santa Clara River near Wells Road.

Riparian Areas and Drainages



b. Special-Status Biological Resources. The term special-status biological resources includes those plants, animals, vegetation communities, jurisdictional drainages and other sensitive biological resources that are governed under federal, state, and local laws and regulations.

Listed Species. Federal, State, and local authorities under a variety of legislative acts share regulatory authority over biological resources. The California Department of Fish and Game (CDFG) has direct jurisdiction under law for biological resources through the state Fish and Game Code and under the California Endangered Species Act. The federal Endangered Species Act also provides direct regulatory authority over specially designated organisms and their habitats to the U.S. Fish and Wildlife Service (USFWS). These acts specifically regulate listed and candidate endangered and threatened species, which are defined as:

- **Endangered Species:** any species that is in danger of extinction throughout all or a significant portion of its range.
- **Threatened Species:** any species that is likely to become an endangered species within the foreseeable future throughout all or a significant part of its range.

Sensitive Plants. Special-status plant species are either listed as endangered or threatened under the federal or California Endangered Special Acts, or rare under the California Native Plant Protection Act, or considered to be rare (but not formally listed) by resource agencies, professional organizations (e.g., California Native Plant Society [CNPS]), and the scientific community. Although only one special-status plant species is tracked by CNDDDB (CDFG 2008) within five miles of the Project Area, a literature search and field surveys conducted (Rincon Consultants 2008b; Padre Associates 2007) indicates that four special-status plant species have the potential to occur within the Project Area. These include:

- *Ventura marsh milk-vetch (Astragalus pycnostachyus var. lanosissimus)*
- *Round leaved boykinia (Boykinia rotundifolia)*
- *Southern California black walnut (Juglans californica var. californica)*
- *Fish's milkwort (polygala cornuta var. fishiae).*

Ventura marsh milk-vetch is a Federally and State listed Endangered plant species, and was not observed in or near the Project Area. The other three species are designated as CNPS List 4, meaning they have a limited distribution, but are not rare or declining. Southern California black walnut was observed in the Brown Barranca near the northwestern portion of the Project Area and is the only special-status plant species observed within the Project Area. Southern California black walnut is a deciduous tree native to California that occurs in Los Angeles, Orange, and Ventura counties. Walnut forest is a much fragmented, rare, and declining vegetation community. It is threatened by urbanization and grazing, and possibly by lack of natural reproduction.

Sensitive Wildlife. State or federally listed species are accorded the highest protection status. A total of 29 special-status wildlife species are documented as having the potential to occur within the Project Area (Padre Associates 2007; Rincon Consultants 2008b; CDFG 2008). Six special-status wildlife species are tracked by CNDDDB (CDFG 2008) within five miles of the



Project Area, including the western yellow-billed cuckoo, monarch butterfly, tidewater goby, coast horned lizard, coastal California gnatcatcher, and least Bell's vireo. Three special-status bird species were documented within the Project Area during a nesting bird survey conducted by Rincon Consultants (May 2008). Allen's hummingbird is considered a Special Animal by California Department of Fish and Game (CDFG) while nesting, the California horned lark is on the CDFG Watch List, and the yellow warbler is a CDFG Species of Special Concern while nesting. While none of these species were observed nesting within the Project Area during the breeding season surveys, these species have a high potential of nesting within the Project Area since they were observed during the breeding season in appropriate breeding habitat. These birds are not listed as threatened or endangered under the federal or state Endangered Species Acts, but are under consideration for conservation (Rincon 2008b). Table 4.4-1 identifies these species and their likelihood of occurrence within the Project Area.

**Table 4.4-1
Special Status Wildlife Species with Potential to Occur in the Project Area**

Common Name (Scientific Name)	Status	Occurrence within the Project Area
Invertebrates		
monarch butterfly (<i>Danaus plexippus</i>)	G5, S3 (overwintering)	None-Moderate, reported by CNDDDB within five miles of the Project Area. May potentially use riparian trees or windrow eucalyptus trees for overwintering sites.
Fish		
southern steelhead (<i>Oncorhynchus mykiss irideus</i>)	FE, CSC	None, reported from the Santa Clara River (CNDDDB 2008) but barriers exist downstream of the Project Area that would preclude access to Brown Barranca.
Tidewater gobi (<i>Eucyclogobius newberryi</i>)	FE, CSC	None-Low, reported by CNDDDB within five miles of the Project Area.
Santa Ana sucker (<i>Catostomus santaanae</i>)	FT, CSC	None, reported from the Santa Clara River (CNDDDB 2008) but barriers exist downstream of the Project Area that would preclude access to Brown Barranca.
Arroyo chub (<i>Gila orcuttii</i>)	CSC	None-Low, reported from the Santa Clara River (CNDDDB 2008) but surface water is rare within the Project Area.
Reptiles		
southwestern pond turtle (<i>Actinemys marmorata pallida</i>)	CSC, P	None-Low, surface water is rare, no suitable pool habitat.
Two-striped garter snake (<i>Thamnophis ammodii</i>)	CSC, P	None-Low, prey base (small fish and amphibian larvae) is rare or absent.
Coast (San Diego) horned lizard (<i>Phrynosoma coronatum</i> [blainvillii population])	CSC	None-Low, reported by CNDDDB within five miles of the Project Area; however, no suitable habitat (Coastal Sage Scrub with friable soils) within study area.
San Diego mountain kingsnake (<i>Lampropeltis zonata pulchra</i>)	CSC	None-Low, prey base (lizards, snakes, bird eggs) is rare or absent due to surrounding development.



**Table 4.4-1
Special Status Wildlife Species with Potential to Occur in the Project Area**

Common Name (Scientific Name)	Status	Occurrence within the Project Area
Birds		
western yellow-billed cuckoo (<i>Coccyzus americanus occidentalis</i>)	FC, SE	None, rarely reported from the Santa Clara River (CNDDDB 2008), habitat within Project Area is not suitable.
Least Bell's vireo (<i>Vireo belli pusillus</i>)	FE, SE	None-Low, reported nesting in the Santa Clara River (CNDDDB 2008) in riparian habitats. Habitat within Project Area is too small, fragmented, and lacks upland foraging areas.
Southwestern willow flycatcher (<i>Empidonax traillii extimus</i>)	SE, FE	None, rarely reported from the Santa Clara River (CNDDDB 2008), habitat within Project Area is not suitable.
Coastal California gnatcatcher (<i>Polyoptila californica californica</i>)	FT, CSC	None-Low, reported by CNDDDB (2008) within five miles of the Project Area; however, no suitable habitat (Coastal Sage Scrub) within study area.
Cooper's hawk (<i>Accipiter cooperi</i>)	CSC	Low-Moderate, common in the region (Ventura Audubon Society 2003). May forage within the Brown Barranca, no suitable nesting habitat.
ferruginous hawk (<i>Buteo regalis</i>)	CSC	Low, an uncommon migrant (Ventura Audubon Society 2003). Unlikely to forage within Brown Barranca.
sharp-shinned hawk (<i>Accipiter striatus</i>)	CSC	Low, an uncommon migrant (Ventura Audubon Society 2003). Unlikely to forage within Brown Barranca.
northern harrier (<i>Circus cyaneus</i>)	CSC	Low, an uncommon migrant (Ventura Audubon Society 2003). Unlikely to forage within Brown Barranca.
golden eagle (<i>Aquila chrysaetos</i>)	CSC	Low, an uncommon migrant (Ventura Audubon Society 2003). Unlikely to forage within Brown Barranca.
white-tailed kite (<i>Elanus caeruleus</i>)	SA, P	Low, uncommon in the region (Ventura Audubon Society 2003). No suitable nesting habitat within the Project Area.
prairie falcon (<i>Falco mexicanus</i>)	CSC	None-Low, rare in the region (Ventura Audubon Society 2003). No suitable nesting habitat within the Project Area.
long-eared owl (<i>Asio otus</i>)	CSC	None-Low, very rare in region (Ventura Audubon Society 2003). No suitable nesting habitat within the Project Area.
yellow warbler (<i>Dendroica petechia brewsteri</i>)	CSC (nesting)	Observed in the Project Area (Rincon 2008b) in appropriate breeding habitat during the breeding season. It was not observed nesting, but has potential to nest in the Project Area. Reported from the Santa Clara River, riparian vegetation within Project Area is considered marginal habitat as it is small, isolated, and lacks upland foraging areas



**Table 4.4-1
Special Status Wildlife Species with Potential to Occur in the Project Area**

Common Name (Scientific Name)	Status	Occurrence within the Project Area
yellow-breasted chat (<i>Icteria virens</i>)	CSC	Moderate-Low, uncommon in the region (Ventura Audubon Society 2003). Riparian vegetation within Project Area is considered marginal habitat as it is small, isolated, and lacks upland foraging areas.
Allen's Hummingbird (<i>Selasphorus sasin</i>)	SA (nesting)	Observed in the Project Area (Rincon 2008b) in appropriate breeding habitat during the breeding season. It was not observed nesting, but has the potential to nest in the Project Area.
California horned lark (<i>Eremophila alpestris actia</i>)	Watch List	Observed in the Project Area (Rincon 2008b) in appropriate breeding habitat during the breeding season. It was not observed nesting, but has the potential to nest in the Project Area.
Mammals		
pallid bat (<i>Antrozous pallidus</i>)	CSC	None-Low, no roosting habitat (caves, crevices, buildings) present within Project Area. Prey base (large insects) limited by cultivation, unlikely to forage within Project Area.
California mastiff bat (<i>Eumops perotis californicus</i>)	CSC	None-Low, no roosting habitat (crevices) present within Project Area. Prey base (night-flying bees and wasps) limited by cultivation, unlikely to forage within Project Area.
pale big-eared bat (<i>Plecotus townsendii pallescens</i>)	CSC	None-Low, no roosting habitat (caves, mines, buildings) present within Project Area. Prey base (small moths and beetles) limited by cultivation, unlikely to forage within Project Area.
Ringtail (<i>Bassariscus astutus octavus</i>)	P	Low, no documented sightings in the Project Area, but may forage in Brown Barranca.

Source: Table 4, Padre Associates Inc., April 2007; Rincon Consultants, Inc May 2008a/b; CNDDDB (CDFG) October 2008.

Status Codes: FE Federal Endangered (USFWS) SE State Endangered (CDFG)
FT Federal Threatened (USFWS) CSC California Species of Special Concern (CDFG)
FC Federal Candidate (USFWS) P Protected under California Fish and Game Code
SA Special animal (CDFG)

c. Wildlife Corridors. Wildlife corridors are generally defined as connections between habitat patches that allow for physical and genetic exchange between otherwise isolated animal populations. Such linkages may serve a local purpose, such as between foraging and denning areas, or they may be regional in nature allowing movement across the landscape. Some habitat linkages may serve as migration corridors, wherein animals periodically move away from an area and then subsequently return.

The major potential corridor feature in the Project Area is Brown Barranca. Brown Barranca has the potential to provide a suitable wildlife migration corridor between the Santa Clara River Valley and the largely undeveloped areas to the north within Long Canyon and adjacent sub-watersheds. Concrete arched and box culverts beneath road crossings at the upstream and downstream ends of Northwest Neighborhood area would provide access for wildlife



traversing the area. However, the concrete-lined trapezoidal channel downstream of this Neighborhood extends for about 1,000 feet through the SR 126/Wells Road interchange. The lack of cover and difficult access associated with steep concrete banks may discourage use of Brown Barranca by wildlife moving between the Santa Clara River and Long Canyon. In addition, dense growth of willows in the Barranca within the Northwest Neighborhood limits passage by larger mammals. Therefore, Brown Barranca is not considered an important wildlife movement corridor. Linear park development adjacent to the Barranca may reduce the value of this potential movement corridor through increased noise, lighting, pet predation and human activity.

The Franklin-Wason Barranca has potential to act as a wildlife corridor. However, this feature is not considered a likely movement corridor due to the rarity of woody vegetation and frequent disturbance, as well as the considerable fencing on all sides.

d. Special-Status Habitats. Special-status habitats are vegetation types, associations, or sub-associations that support concentrations of special-status plant or wildlife species, are of relatively limited distribution, or are of particular value to wildlife. One sensitive habitat is tracked by CNDDDB and was observed within the Project Area - southern riparian scrub. This habitat is described above in the *Project Area Habitat Types* subsection (4.4.1 A). The only critical habitat tracked in the vicinity of the Project Area is southern steelhead critical habitat within the Santa Clara River.

e. Regulatory Setting. The following describes the regulatory context under which biological resources are managed at the federal, state, and local level. Agencies with responsibility for protection of biological resources within the Project Area include:

- *Regional Water Quality Control Board (RWQCB)*
- *U.S. Army Corps of Engineers (wetlands and other waters of the United States)*
- *U.S. Fish and Wildlife Service (endangered species and migratory birds)*
- *California Department Fish and Game (waters of the State, endangered species, and other protected plants and wildlife)*
- *City of Ventura (General Plan Goals, Policies, and Actions)*

A number of federal and State statutes provide a regulatory structure that guides the protection of biological resources. The following discussion provides a summary of those laws that are most relevant to biological resources in the vicinity of the Project Area.

Regional Water Quality Control Board. The protection of water quality in the watercourses of Ventura County is under the jurisdiction of the Los Angeles Regional Water Quality Control Board (LARWQCB). The Board establishes requirements prescribing discharge limits and establishes water quality objectives through the Ventura County Municipal Storm Water National Pollutant Discharge Elimination System (NPDES) Permit. The Storm Water Quality Urban Impact Mitigation Plan (SQUIMP), which is part of the NPDES Permit, addresses specific storm water pollution requirements for new developments. As co-permittee, the City of Ventura is responsible for assuring that new developments are in compliance with the SQUIMP.



The SQUIMP requires that all development projects implement various control techniques (termed best management practices, or BMPs) to minimize the amount of pollutants entering surface waters. The following requirements apply to all new development:

- *Control post-development peak stormwater runoff discharge rates to maintain or reduce pre-development downstream erosion and to protect stream habitat*
- *Conserve natural areas*
- *Minimize stormwater pollutants of concern*
- *Protect slopes and channels*
- *Provide storm drain system stenciling and signage*
- *Properly design outdoor material storage areas*
- *Properly design trash storage areas*
- *Provide proof of on-going best management practice (BMP) maintenance*
- *Implement structural or treatment BMPs that meet design standards*

U.S. Army Corps of Engineers (Corps). Under Section 404 of the Clean Water Act, the Corps regulates activities that could discharge fill or dredge material or otherwise adversely modify wetlands or other waters of the United States.

U.S. Fish and Wildlife Service. The U.S. Fish and Wildlife Service (USFWS) implements the Migratory Bird Treaty Act (16 United States Code (USC) Section 703-711), the Bald and Golden Eagle Protection Act (16 USC Section 668), and the Federal Endangered Species Act (FESA) (16 USC § 153 *et seq.*).

Native birds, including raptors such as the red-tailed hawk, are regulated under the Federal Migratory Bird Treaty Act (MTBA) of 1918 (50 C.F.R.) and protected under California Fish and Game Code (Section 3503, raptors under Section 3503.5). According to this legislation, breeding birds and nests should be avoided until the young have fledged and left the nest.

Projects that would result in a “take” of any federally listed threatened or endangered species are required to obtain permits from the USFWS through either Section 7 (interagency consultation) or Section 10(a) (incidental take permit) of FESA, depending on the involvement by the federal government in permitting or funding the project. The permitting process is used to determine if a project would jeopardize the continued existence of a listed species and what mitigation measures would be required to avoid jeopardizing the species.

“Take” under federal definition means to harass, harm (which includes habitat modification), pursue, hunt, shoot, wound, kill, trap, capture, or collect an individual, or to attempt to engage in any such conduct. Candidate species do not have the full protection of FESA; however, the USFWS advises project applicants that they could be elevated to listed status at any time.

California Department of Fish and Game. The California Department of Fish and Game (CDFG) derive its authority from the Fish and Game Code of California. The California Endangered Species Act (CESA) (Fish and Game Code Section 2050 *et, seq.*) prohibits take of listed threatened or endangered species. Take under CESA is restricted to direct killing of a listed species and does not prohibit indirect harm by way of habitat modification.



California Fish and Game Code Sections 3503, 3503.5, and 3511 describe unlawful take, possession, or needless destruction of birds, nests, and eggs. Fully protected birds (Section 3511) may not be taken or possessed except under specific permit. Section 3503.5 of the Code protects all birds-of-prey and their eggs and nests against take, possession, or destruction of nests or eggs.

Species of Special Concern (CSC) is a category conferred by CDFG for those species which are considered to be indicators of regional habitat changes or are considered to be potential future protected species. Species of Special Concern do not have any special legal status except that afforded by the Fish and Game Code. The CSC category is intended by the CDFG for use as a management tool to take these species into special consideration when decisions are made concerning the development of natural lands.

The CDFG also has authority to administer the Native Plant Protection Act (Fish and Game Code Section 1900 *et seq*). The Act requires CDFG to establish criteria for determining if a species, subspecies, or variety of native plant is endangered or rare. Under Section 1913(c) of the Act, the owner of land where a rare or endangered native plant is growing is required to notify the Department at least 10 days in advance of changing the land use to allow for salvage of the plant.

Perennial and intermittent streams also fall under the jurisdiction of the CDFG. Section 1602 of the Fish and Game Code (Streambed Alteration Agreements) gives the CDFG regulatory authority over work within the stream zone (which could extend to the 100-year flood plain) consisting of, but not limited to, the diversion or obstruction of the natural flow or changes in the channel, bed, or bank of any river, stream or lake.

The Department identified the following stressors affecting wildlife habitat: 1) growth and development; 2) water management conflicts and degradation of aquatic ecosystems; 3) invasive species; and 4) altered fire regimes.

City of Ventura. The City's 2005 General Plan provides the framework for evaluating potential biological impacts. The following Policies and Actions from the "Our Natural Community" chapter of the 2005 General Plan protect biological resources:

- Policy 1B Increase the area of open space protected from development impacts.*
- Action 1.8 Buffer barrancas and creeks that retain natural soil slopes from development according to State and Federal guidelines.*
- Action 1.9 Prohibit placement of material in watercourses other than native plants and required flood control structures, and remove debris periodically.*
- Action 1.10 Remove concrete channel structures as funding allows, and where doing so will fit the context of the surrounding area and not create unacceptable flood or erosion potential.*



- Action 1.11 Require that sensitive wetland and coastal areas be preserved as undeveloped open space wherever feasible and that future developments result in no net loss of wetlands or “natural” coastal areas.*
- Action 1.12 Updated the provisions of the Hillside Management Program as necessary to ensure protection of open space lands.*
- Action 1.13 Recommend that the City’s Sphere of Influence boundary be coterminous with the existing City limits in the hillsides in order to preserve the hillsides as open space.*
- Action 1.14 Work with established land conservation organizations toward establishing a Ventura hillsides preserve.*
- Action 1.15 Actively seek local, State, and federal funding sources to achieve preservation of the hillsides.*
- Policy 1C Improve protection for native plants and animals.*
- Action 1.16 Comply with directives from regulatory authorities to update and enforce stormwater quality and watershed protection measures that limit impacts to aquatic ecosystems and that preserve and restore the beneficial uses of natural watercourses and wetlands in the City.*
- Action 1.17 Require development to mitigate its impacts on wildlife through the development review process.*
- Action 1.18 Require new development adjacent to rivers, creeks, and barrancas to use native or non-invasive plant species, preferably drought tolerant, for landscaping.*
- Action 1.19 Require projects near watercourses, shoreline areas, and other sensitive habitat areas to include surveys for State and/or federally listed sensitive species and to provide appropriate buffers and other mitigation necessary to protect habitat for listed species.*
- Action 1.20 Conduct coastal dredging in accordance with the U.S. Army Corps of Engineers and California Department of Fish and Game requirements in order to avoid impacts to sensitive fish and bird species.*
- Action 1.21 Work with State Parks on restoring the Alessandro Lagoon and pursue funding cooperatively.*
- Action 1.22 Adopt development code provisions to protect mature trees, as defined by minimum height, canopy, and/or trunk diameter.*
- Action 1.23 Require, where appropriate, the preservation of healthy tree windrows associated with current and former agricultural uses, and incorporate trees into the design of new developments.*



Action 1.24 Require new development to maintain all indigenous tree species or provide adequately sized replacement native trees on a 3:1 basis.

The City of Ventura Tree Ordinance, Sec. 20.150.210 of the Municipal Code, requires a tree permit as follows: “It is unlawful for any person to plant, prune, deface, destroy, or remove or in any manner injure any tree or shrub on any street in the city without first obtaining a permit from the parks manager to do so. Whenever a tree is removed or destroyed pursuant to any tree permit, it will be unlawful for the permittee to fail, refuse, or neglect to plant another tree, of the kind and size specified in the permit to replace the one destroyed or removed, within 40 days after the permit was issued.”

4.4.2 Impact Analysis

a. Methodology and Significance Thresholds. Impacts were assessed using available literature regarding the existing biological resources within the Project Area, aerial photography, and field surveys of the Project Area conducted at various times over the past three years (Padre Associates 2007, Rincon Consultants 2008a-c).

CEQA Statute 21001(c) states that it is the policy of the state of California to “prevent the elimination of fish and wildlife species due to man’s activities, ensure that fish and wildlife populations do not drop below self-perpetuating levels, and preserve for future generations representations of all plant and animal communities.” Environmental impacts relative to biological resources may be assessed using impact significance based on the *CEQA Guidelines* and federal, state and local plans, regulations, and ordinances. Impacts to flora and fauna may be determined to be significant even if they do not directly affect rare, threatened, or endangered species.

Significant impacts to biological resources could occur if Project Area development would:

- *Substantially affect rare, threatened or endangered species*
- *Interfere substantially with the movement of any resident or migratory fish or wildlife species*
- *Substantially diminish habitat for fish, wildlife or plants*
- *Substantially affect federally protected wetlands*
- *Have impacts that are individually limited, but cumulatively considerable; or involve the alteration or conversion of biological resources (locally important species or locally important communities) identified as significant within the county or region*

b. Project Impacts and Mitigation Measures.

Impact BIO-1 **The Project would largely avoid impacts to riparian and wetland habitats by emphasizing preservation of the existing natural habitats and restoration of those areas that have been previously altered by human impacts. Potential impacts could occur in certain locations, but would be addressed through implementation of proposed Community Plan policies and actions. Impacts would be Class III, less than significant.**



Due to large-scale agriculture and urban development within the Project Area, the only remaining Project Area wetland and riparian habitats present are along the Brown Barranca and the Santa Clara River floodplain. The potential for impacts to riparian, wetland, and open water habitats is limited due to the extent of such habitats in the Project Area. Most projects facilitated by the Community Plan would occur on land that has already been altered by agricultural activities or development, to a varying degree and, therefore, would not affect wetland and riparian areas. Potential development facilitated under the Project Area would include the adopted UC Hansen Specific Plan, the proposed Parklands Specific Plan, and potential development on the Citrus Place site, the Broome site, and the Aldea Hermosa site, all of which would convert existing agriculture lands to non-agricultural use (For the locations see Figure 2-5 in *Project Description*). The Parklands site is the only potential development area that includes portions of the Brown Barranca. As part of the Draft Environmental Impact Report (DEIR) for the proposed Parklands Specific Plan, impacts to riparian habitat were analyzed and mitigation measures including invasive plant removal, wetland creation, and a barranca and basin management plan were recommended to reduce any potentially significant impacts to a less than significant level. Furthermore, Policy 11J of the Community Plan directs the incorporation of green design and infrastructure using low impact development techniques to protect and preserve water resources. Specifically, Action 11.3.29 requires landscaping to reduce water demand, retain runoff, decrease flooding, and recharge groundwater through selection of plants, soil preparation, and the installation of appropriate irrigation systems.

Bridges, multi-modal paths, and other infrastructure may affect riparian and wetland areas. Permits would be required prior to beginning any activity in Army Corps and Department of Fish and Game jurisdictional areas, in order to ensure no net loss of wetland or riparian habitat. Assuming that Regional Water Quality Control Board (RWQCB) asserts jurisdictional authority, a general Waste Discharge Requirements (WDRs) permit would be required to regulate any fill discharge to State waters.

The proposed Project follows the “infill first” strategy for development promoted in the 2005 General Plan and also promotes “green development” in order to manage natural resources within the Project Area. Implementation of Action 1.8 from the 2005 General Plan, requiring buffers from the Santa Clara River, would minimize potential impacts to riparian and ruderal vegetation near the river’s floodplain to a less than significant level. Action 1.9 of the 2005 General Plan requires the use of native landscaping adjacent to rivers, creeks, and barrancas, which addresses potential indirect adverse effects to downstream fish, wildlife, and vegetation as a result of water quality degradation associated with increased human activity. In addition, Action 1.10 of the 2005 General Plan requires restoration of channelized barrancas and creeks to a quasi-natural condition to the extent feasible.

Community Plan policies and actions are consistent with 2005 General Plan actions and would reduce impacts to riparian and wetland habitats. The Community Plan includes the following policy and actions (from the *Our Natural Community* section) aimed at the protection of wetland and riparian areas from the impacts of future development:

Policy 11A Restore and maintain critical environmental habitats, such as the Brown and Franklin Barrancas and the Santa Clara River, as vital components



of the natural resource system for wildlife habitat, water quality through sub-basin stormwater collection and for recreation opportunities.

Action 11.1.1 Where land or structural improvements are necessary to the barrancas or river, development should comply with the Ventura County Watershed Protection District standards and permit requirements, and require the incorporation of aesthetic and ecologically sensitive design treatments.

Action 11.1.2 To the extent possible, preserve the Brown and Franklin Barrancas and the Santa Clara River in their natural state.

Action 11.1.6 Require landscape that conserves and re-establishes native habitat in the riparian corridors, protects drainage processes, reduces water demand, retains runoff, and recharges groundwater supplies.

With adherence to the regulatory framework, applicable 2005 General Plan actions and implementation of the Community Plan's policies and actions, impacts to riparian and wetland habitats would be reduced to a less than significant level.

Mitigation Measures. Compliance with regulatory framework and the General Plan actions in association with implementation of the Community Plan's policies and actions would reduce impacts to riparian, wetland, and aquatic resources to a less than significant level. Mitigation is not required.

Significance After Mitigation. Impacts would be less than significant without mitigation.

Impact BIO-2 The Project would generally avoid sensitive habitat, including areas with mature trees. Based on reconnaissance studies of the Project Area and with implementation of Community Plan policies and actions, impacts to sensitive habitats would be Class III, less than significant.

Sensitive habitat within the Project Area is limited to relatively undeveloped portions of Brown Barranca, the outlet of Franklin-Wason Barranca, and the Santa Clara River. As discussed under Impact BIO-1, existing regulations, including policies and actions outlined in the 2005 General Plan, ensure impacts to these features are avoided and/or mitigated. The 2005 General Plan addresses impacts to mature trees as follows:

Action 1.23 Require, where appropriate, the preservation of healthy tree windrows associated with current and former agricultural uses, and incorporate trees into the design of new developments.

Action 1.24 Require new development to maintain all indigenous tree species or provide adequately sized replacement native trees on a 3:1 basis.

Along with Policy 11A (discussed under Impact BIO-1), the proposed Community Plan includes the following actions that address potential impacts to sensitive habitat, including mature trees:



- Action 11.1.3 Enhance the Brown Barranca along the western edge of Wells Road to create a distinct green edge. Any development that happens along the golf course in the long term will have to further improve this green edge.*
- Action 11.1.7 Work with local watershed groups and others to identify opportunities to protect natural features and systems including trees and vegetation, soils, hydrology, and to restore features such as urban creeks and wetlands that have been degraded from previous land uses and management practice.*

The City of Ventura Tree Ordinance (Sec. 20.150.210 of the Municipal Code) requires a tree permit and the replacement of any tree removed or destroyed after a permit was issued. Adherence to the tree ordinance would reduce impacts to sensitive habitats including mature trees.

Mature trees (mostly willows and eucalyptus) occur within the Northwest Neighborhood in association with Brown Barranca. The Project would avoid or mitigate loss of these trees by designating Brown Barranca as a linear park/preserve as part of Action 11.1.5:

- Action 11.1.5 Create a linear park along the Brown Barranca and ensure its visual and experiential continuity from north to south over the freeway.*

As described under Impact BIO-1, the Parklands Specific Plan DEIR includes mitigation measures that in addition to Community Plan Action 11.1.5 would avoid or mitigate the loss of mature trees along Brown Barranca. The mitigation measures include:

- BIO-2(a) Invasive Plant Removal.** The applicant shall remove invasive or non-native plants from the Brown Barranca Preserve area, including (but not limited to) castor bean, German ivy, garden blackberry, free tobacco, garden nasturtium, and palm trees.
- BIO-2(b) Wetland Creation.** The applicant shall mitigate the removal of riparian vegetation (CDFG defined wetlands) at a minimum ratio of 1:1. The mitigation may be done on-site by increasing the area of the Brown Barranca preserve where feasible to eliminate landscape specimens and incorporate native riparian species between the bikepath/ footpath and the preserve such that the total area of the preserve is increased by 0.27 acres or the applicant may mitigate off-site through in-kind mitigation banks within the same watershed subject to review and approval by the Planning Division or their designee.
- BIO-2(c) Barranca and Basin Maintenance Plan.** The applicant shall develop and implement a maintenance plan to assure that future maintenance of the detention basin, Brown Barranca and associated slopes for permanent erosion control measures, which will minimize adverse effects to vegetation and promote maturation of wetland vegetation such that a Corps defined wetland, is formed.



Mature trees also occur within the Southwest Neighborhood at the confluence of Brown Barranca and the Santa Clara River. The Project would avoid loss of these trees by designating Brown Barranca as a linear park/preserve. In addition, a linear park is proposed near the Santa Clara River. This park would support new mature trees. Mature trees also occur within areas in Old Town Saticoy. Implementation of existing permit procedures for removal of existing mature trees would address potential impacts in this neighborhood as a result of potential infill development that would be facilitated under the Project.

With adherence to the 2005 General Plan policies and actions and the City of Ventura Tree Ordinance in association with the implementation of the policies and actions of the Community Plan, impacts to sensitive habitat including mature trees would be less than significant.

Mitigation Measures. Compliance with the 2005 General Plan and Ventura Tree Ordinance and implementation of proposed Community Plan policies and actions would reduce impacts to riparian, wetland, and aquatic resources to a less than significant level. Mitigation is not required.

Significance After Mitigation. Impacts would be less than significant without mitigation.

Impact BIO-3 The Project would designate areas for future development and would implement public infrastructure such as bridges, pathways, and parklands. Future development and infrastructure components may affect areas known or suspected to contain rare, threatened, or endangered species. Impacts are considered Class II, *significant but mitigable*.

The majority of the Project Area is already built out or will be developed under the guidance of applicable Specific Plans. Consequently, there is limited potential for new development that would affect sensitive species. However, through 2025, the Project would facilitate development estimated at up to 794 acres, 1,833 additional dwelling units, and 270,625 square feet of additional commercial retail (see Table 2-2 in Section 2.0 *Project Description*). No listed wildlife species were observed in the Project Area; however, development facilitated by the Community Plan & Code may result in the loss of listed wildlife species not detected or observed, and may result in loss of habitat in areas near the Brown Barranca and natural areas adjacent to the Santa Clara River where sensitive species may be present.

Although no listed plant species were observed in the Project Area, one listed plant species is tracked within five miles of the Project Area. This species, Ventura marsh milk-vetch, is a Federally and State listed Endangered plant species. Future development facilitated by the Community Plan could potentially result in the loss of Ventura marsh milk-vetch not detected or observed. This is considered a potentially significant impact.

Mitigation Measures. The following mitigation measures are proposed to reduce potential impacts to listed wildlife species.



BIO-3(a) Pre-construction Surveys. A preconstruction presence/absence survey will be required within 30 days prior to any development proposed within natural habitat to determine the presence of special-status wildlife species. Prior to commencement of grading operations or other activities involving disturbance of natural habitat, a survey shall be conducted to locate potential special-status wildlife species within 100 feet of the outer extent of projected soil disturbance activities. If a special-status wildlife species is observed, the locations shall be clearly marked and identified on the construction/grading plans. A biological monitor shall also be present at the initiation of vegetation clearing to provide an education program to the construction operators regarding the efforts needed to protect the special-status species. Fencing or flagging shall be installed around the limits of grading prior to the initiation of vegetation clearing.

If a listed wildlife species is located within the Project Area, the following mitigation measure would be required.

BIO-3(b) Lighting and Sound Restrictions. Lighting near natural habitat, such as in the vicinity of Brown Barranca and the Santa Clara River, shall be shielded and directed away from that habitat. Lighting of parking lot areas shall be limited to an intensity only sufficient to provide safe passage. Sound amplification equipment shall be shielded from natural habitat to reduce effects on potential special-status wildlife species. A qualified biologist shall review lighting and sound plans prior to construction to ensure that the proposed lighting minimizes potential impacts on special-status wildlife species.

The following mitigation measures are proposed to reduce potential impacts to listed plant species. These mitigation measures provide for the development of restoration measures that would result in mitigation for potential loss of potential listed plant species. It is at the CDFG's discretion as to whether or not the actions that an applicant may propose meet the criteria listed above such that a finding of "no jeopardy" regarding listed plant species can be made.

BIO-3(c) Conduct Pre-Construction Floristic Surveys. Within natural habitat areas that have been previously undeveloped and undisturbed, floristic surveys shall be conducted prior to the commencement of construction activities to account for any special-status plant species that were not identifiable or detected during initial surveys. The supplemental focused rare plant surveys would follow survey guidelines as developed by CDFG and CNPS. The purpose of the surveys shall be to identify all extant individuals and the population size of listed plants within the Project Area.

BIO-3(d) Avoid or Minimize Impacts to Listed Plant Species. If a special-status plant species is observed on a proposed construction site, the location of any potential listed species and/or population boundaries



shall be delineated prior to grading or construction. All individuals or areas of the population that can be avoided shall be flagged off, preserved, and monitored to insure indirect impacts do not contribute to further loss of any listed species. Avoidance is defined as a minimum 200-foot buffer unless an active maintenance plan is implemented for the known occurrence. With implementation of an active maintenance and management program, the buffer width may be reduced further based on review and approval by the jurisdictional agencies (USFWS and/or CDFG).

Construction monitors shall be present during grading or other construction activity within 200 feet of known listed plant species. Construction operators shall be educated as to the species identification and sensitivity, and shall be directed to avoid impacts to such plants.

Any individuals that may be affected or lost due to construction activities and associated development shall be salvaged and relocated to a designated suitable mitigation site isolated from human disturbance. A mitigation restoration plan shall be prepared by a qualified plant ecologist that identifies the number of plants to be replanted and the methods that will be used to preserve this species in the onsite mitigation area. The plan shall also include a monitoring program so that the success of the effort can be measured. Restoration efforts shall be coordinated with applicable federal, state, and local agencies. The mitigation restoration plan shall be submitted to the appropriate regulatory agencies for review, with the plan then submitted to the City of Ventura for approval prior to issuance of a grading permit for the area of concern.

BIO-3(e) Sensitive Plant Protection Plan. A mitigation and management plan shall be developed for listed plant species that may be affected or lost due to potential development facilitated by the proposed Community Plan. The plan shall be developed by a qualified plant ecologist and would include an analysis of take, mitigation measures, and an Adaptive Management Plan (AMP) to identify strategies for responding to changed circumstances, and a monitoring plan. Specifically, it shall identify the number of plants to be replanted, the methods that will be used to preserve this species in this location, and methods to ensure successful mitigation for impacts to special-status plant species. The required level of success shall be defined at a minimum as a demonstration of three consecutive years of growth of a population equal to or greater than that would be lost due to development facilitated under the proposed Community Plan. The mitigation plan shall include but not be limited to:



- *Preserving and transporting appropriate topsoil from the development envelope as a seed bank to promote special-status species revegetation at a relocation site;*
- *Salvage operations to relocate species to a suitable mitigation site;*
- *Collecting seeds of special-status plant species in the immediate vicinity of the project site, to ensure that the genetic integrity of the local landscape remains intact;*
- *Sowing the collected seed into designated suitable mitigation site.*
- *Determination of necessary irrigation requirements and irrigating the mitigation plantings if necessary until they become established; and*
- *Maintaining and monitoring restoration/planting sites for a minimum of three (3) years (or as determined successful, whichever is sooner) to determine mitigation success/failure, and implementing remedial measures to satisfy mitigation objectives.*

Significance After Mitigation. After successful implementation of the proposed mitigation measures, the level of significance for potential impacts to endangered, threatened, or rare wildlife and plant species would be reduced to a less than significant level.

Impact BIO-4 **Locally important species have been tracked in the vicinity of the Project Area. However, with implementation of proposed Community Plan policies and actions, impacts to these species would be Class III, less than significant.**

Round leaved boykinia (*Boykinia rotundifolia*), southern California black walnut (*Juglans californica* var. *californica*), and Fish's milkwort (*polygala cornuta* var. *fishiae*) were tracked in the vicinity of the Project Area. These species are designated as CNPS List 4, meaning they have a limited distribution, but are not rare or declining. Southern California black walnut was observed in the Brown Barranca near the northwestern portion of the Project Area and is the only special-status plant species observed within the Project Area. Adherence to the Ventura Tree Ordinance procedures would address potential impacts to the Southern California black walnut. In addition, Community Plan Action 11.1.7 (see Impact BIO-2) would identify opportunities to protect natural features and systems, including locally important plant species.

Most of the wildlife species that could be encountered within the natural habitats in the Project Area are found throughout California and the Pacific Coast, and many are found throughout the western United States. Project Area development would likely not restrict the range of these species and would not substantially reduce the population levels of common wildlife species with broad ranges and substantial numbers. However, significant impacts to wildlife habitat may occur if a project action would have a substantial adverse effect either directly or through habitat modifications on any species identified as a candidate, sensitive, or special-status species. The loss of habitat is relative to the actual numbers and distribution of individual species both at an individual site and in the region.

Three locally important wildlife species were observed in the vicinity of Brown Barranca, including a yellow warbler (*Dendroica petechia brewsteri*), Allen's Hummingbird (*Selasphorus sasin*), and California horned lark (*Eremophila alpestris actia*). With the implementation of



Community Plan actions 11.1.3 and 11.1.7, which would enhance the Brown Barranca and protect natural features and systems (both are listed above under Impact BIO-2), impacts to important wildlife species would be less than significant.

Franklin Barranca is channelized and currently is not considered suitable habitat for locally important or special status species. However, implementation of Community Plan Action 11.1.4 may have a beneficial impact upon locally important plant and wildlife species. Implementation of the proposed action would likely increase the amount of suitable habitat within the Project Area.

Action 11.1.4 Work with the County of Ventura and the Watershed Protection District and other appropriate agencies to convert the concrete channel of the Franklin Barranca to a natural watercourse.

With adherence to 2005 General Plan and Community Plan policies and actions, impacts to locally important species would be less than significant.

Mitigation Measures. Compliance with the 2005 General Plan and implementation of Project policies and actions would reduce the potential for impacts to locally important species to a less than significant level. Mitigation measures listed above for listed plants (BIO-3(c, d, and e)) would further reduce the potential for impacts to locally important plants potentially within the Project Area.

Significance After Mitigation. Impacts would be less than significant without mitigation. Implementation of the measures listed under Impact BIO-3 would further reduce the potential for adverse effects.

Impact BIO-5 Implementation of the Project would largely avoid impacts to wildlife movement corridors by emphasizing intensification/reuse of existing urbanized areas. Implementation of Community Plan Actions 11.1.3, 11.1.4, 11.1.6, and 11.1.7 would maintain ecological connectivity corridors through urban spaces and potentially enhance connectivity in some locations. Therefore, impacts to wildlife movement would be Class III, less than significant.

The Santa Clara River is a key wildlife corridor in the Project Area, providing linkage to the east to the Sespe area and the San Gabriel Mountains. Brown Barranca is considered a potential movement corridor as it may link the Santa Clara River to the Ventura foothills. Development in the vicinity of these resources may incrementally reduce the widths of the linkages and may indirectly affect wildlife passage through lighting, noise, chemicals, and increased human presence. However, with implementation of Actions 11.1.3, 11.1.6, and 11.1.7, the Project would reduce impacts to wildlife movement to a less than significant level. Action 11.1.3 (listed in BIO-2) would enhance the Brown Barranca to create a distinct green edge. Action 11.1.5 (listed in BIO-2) would create a linear park along the Brown Barranca. Both actions would enhance the potential for the wildlife movement within the barranca with the creation of a green edge and a linear park that ensures continuity from the north to south over the freeway. Action 11.1.6



(listed in BIO-1) would also enhance the potential for wildlife movement by requiring landscape that conserves and re-establishes native habitat to riparian corridors. And Action 11.1.4 (listed in BIO-4) and Action 11.1.7 (listed in BIO-2) would convert the Franklin Barranca to a natural watercourse and would promote restoration of areas that have been previously degraded. This may include enhancement to wildlife corridors, thus also enhancing the potential for wildlife movement. Therefore, impacts to wildlife movement would be less than significant.

Mitigation Measures. Compliance with the 2005 General Plan and implementation of Community Plan policies and actions would reduce impacts to wildlife corridors to a less than significant level. Mitigation is not required.

Significance After Mitigation. Impacts would be less than significant without mitigation.

c. Cumulative Impacts. The significance of cumulative impacts to biological resources is based upon:

- *The cumulative contribution of the projects and other approved and proposed projects to fragmentation of open space in the project vicinity*
- *The loss of sensitive habitats and species*
- *Contribution of the projects to urban expansion into natural areas*
- *Isolation of open space within the proposed Project Area by future projects in the vicinity*

Development facilitated by the Project, in conjunction with other development in the City, would continue to disturb areas with potential biological resources. As discussed in Section 3.0, *Environmental Setting*, planned cumulative development associated with the growth forecasts of the 2005 General Plan in the City of Ventura would add about 8,300 dwelling units, as well as about 1.2 million square feet of retail development, 1.2 million square feet of office development, 2.2 million square feet of industrial development, and 530,000 square feet of hotel development. Biological resource impacts related to cumulative development are dependent upon the specific site and nature of an individual development.

As described in the 2005 General Plan FEIR, the 2005 General Plan's growth forecasts focuses predominantly on intensification and reuse of already developed areas and limited expansion into agricultural and/or relatively undisturbed areas. Policy 3C of the 2005 General Plan requires the City to maximize use of land in the city before considering expansion. Other actions focus on reducing impacts to biological resources to less than significant. Action 1.8 of the 2005 General Plan requires buffers from the Santa Clara River in order to minimize potential impacts to riparian and ruderal vegetation near the river's floodplain to a less than significant level. Action 1.9 requires the use of native landscaping adjacent to rivers, creeks, and barrancas, which addresses potential indirect adverse effects to downstream fish, wildlife, and vegetation as a result of water quality degradation associated with increased human activity. Action 1.23 requires developments to incorporate trees and Action 1.24 requires maintenance of indigenous trees or replacement of native trees. In addition, Action 1.10 requires restoration of channelized barrancas and creeks to a quasi-natural condition to the extent feasible. As such, implementation of 2005 General Plan policies and actions would generally avoid direct impacts



to riparian, wetland, open water habitats, sensitive habitats, special-status species, and wildlife movement corridors throughout the City. With adherence to 2005 General Plan policies and actions, cumulative impacts to biological resources as a result of overall growth in the City, including the Project, would be reduced to a less than significant level.



4.5 CULTURAL and HISTORIC RESOURCES

This section analyzes the impacts of the Saticoy & Wells Community Plan and Code on cultural and historic resources. Impacts to both pre-historic archaeological resources and historic resources are addressed.

4.5.1 Setting

a. Historic Resources Surveys. This discussion summarizes the findings of a Record Search conducted by Conejo Archaeological Consultants (Conejo) (July 2006). This section analyzes potential impacts to cultural resources. The cultural resource analysis included a records search with the South Central Coastal Information Center (SCCIC) and a sacred lands file check with the Native American Heritage Commission. Conejo requested a Native American Heritage Commission's (NAHC) sacred lands file check for the Saticoy & Wells Project Area on July 4, 2006. To date, Conejo has not received a response from the NAHC. The report is confidential in order to protect resources, but may be requested for review by authorized persons by contacting the City of Ventura Planning Department. The purpose of this technical report was to identify and evaluate any historic resources that may be affected by implementation of the proposed Project and to recommend mitigation measures where appropriate. The report includes record searches for previous documentation of identified historic resources, including listings in the National Register of Historic Places, determinations of eligibility for National Register listings, the California Historical Resources Inventory database and the Ventura County Historical Landmarks Inventories. A site inspection was made to document existing conditions, identify character-defining features of those properties evaluated as significant, and define the historic resources study area. A reconnaissance survey, including photography and background research, was then made of the Project Area. Additional background and site-specific research was conducted in order to evaluate the properties within their historic context. National Register of Historic Places and California Register of Historical Resources criteria were employed to assess the significance of the properties.

b. Prehistoric Context of the Project Area. The Project Area lies within the historic territory of the Native American Indian group known as the Chumash. The Chumash occupied the region from San Luis Obispo County to Malibu Canyon on the coast, and inland as far as the western edge of the San Joaquin Valley, and the four northern Channel Islands. The Chumash are subdivided into factions based on distinct dialects. Ventura County is within the historic territory of the Ventureño Chumash. The Ventureño were the southernmost Chumash group, occupying most of the area of present day Ventura County and the southwest corner of Los Angeles County. The name Ventureño is derived from the mission with local jurisdiction, San Buenaventura. Based on the results of the archaeological records search, outlined below, there is evidence of four Chumash archaeological sites including the Chumash Village *Sa'aqtik'oy* existing within the Saticoy & Wells Project Area.

c. Historic Context of the Project Area. In 1769, the Portola Expedition departed the newly established San Diego settlement, and marched northward toward Monterey with the objective to secure that port and establish five missions along the route. The closest mission to



the project site is Mission San Buenaventura, founded by Father Serra in 1782. In 1822, Mexico gained its independence from Spain and in the 1830s, the Missions were secularized and their lands granted as rewards for loyal service or in response to an individual's petition.

By the end of the Mexican-American War in the 1840's, most Spanish Europeans had fled the area, leaving the Indians at the Mission. American settlers slowly began to move into the area. The state was then divided into 27 counties; Ventura was originally the southern end of Santa Barbara County. Large-scale subdivision of ranchos occurred in the 1860s, as a result of a drought. Ventura incorporated in 1866, and in 1873, Ventura County was split from Santa Barbara County. The Southern Pacific Railroad was laid in 1887 connecting Saticoy to the main San Francisco-Los Angeles line. The community of Saticoy was officially established in 1892.

Two towns were originally known as Saticoy. One was referred to as West Saticoy and the other, Lower Saticoy. West Saticoy is today Old Town Saticoy and Lower Saticoy is the area located just north of Darling Road and east of Saticoy Avenue. In the late 1890s through the 1920s, the area significantly contributed to the growth of the City of Ventura as a central point of cultivation of citrus, beans, and other crops. During this time, farmers used the Southern Pacific train depot to load and ship crops to other cities and states. Since that time, Saticoy has changed from a small agricultural center along the banks of the Santa Clara River into a larger and more complex residential, commercial, and industrial area.

d. Criteria for Evaluation of Historic Resources. CEQA requires the evaluation of project impacts on historic resources, including properties "listed in, or determined eligible for listing in, the California Register of Historical Resources [or] included in a local register of historical resources." In analyzing the historic significance of properties located within the study area, various criteria for designation under federal, state, and local landmark programs were considered and applied, as described below. It should be noted, however, that pursuant to CEQA Section 15064.5(a)(4), "[t]he fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources...or identified in an historical resources survey...does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1."

Federal Regulatory Setting. The criteria for determining eligibility for listing on the National Register of Historic Places (NRHP) have been developed by the National Park Service. Properties may qualify for NRHP listing if they:

1. *Are associated with events that have made a significant contribution to the broad patterns of our history; or*
2. *Are associated with the lives of persons significant in our past; or*
3. *Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or*

4. *Have yielded, or may be likely to yield, information important in prehistory or history.*

According to the NRHP guidelines, the “essential physical features” of a property must be present for it to convey its significance. Further, in order to qualify for the NRHP, a resource must retain its integrity, or “the ability of a property to convey its significance.”

The seven aspects of integrity are:

1. *Location (the place where the historic property was constructed or the place where the historic event occurred)*
2. *Design (the combination of elements that create the form, plan, space, structure, and style of a property)*
3. *Setting (the physical environment of a historic property)*
4. *Materials (the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property)*
5. *Workmanship (the physical evidence of the crafts of a particular culture or people during any given period of history or prehistory)*
6. *Feeling (a property’s expression of the aesthetic or historic sense of a particular period of time)*
7. *Association (the direct link between an important historic event or person and a historic property).*

The relevant aspects of integrity depend upon the National Register criteria applied to a property. For example, a property nominated under Criterion A (events), would be likely to convey its significance primarily through integrity of location, setting and association. A property nominated solely under Criterion C (design) would usually rely primarily upon integrity of design, materials and workmanship.

The minimum age criterion for the NRHP is 50 years. Properties less than 50 years old may be eligible for listing on the NRHP if they can be regarded as “exceptional,” as defined by the NRHP procedures.

State of California Regulatory Setting. A resource is eligible for listing on the California Register of Historical Resources (CRHR) if it:

1. *Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;*
2. *Is associated with the lives of persons important in our past;*
3. *Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or*
4. *Has yielded, or may be likely to yield, information important in prehistory or history.*



The California Register procedures include similar language to the NRHP with regard to integrity. The minimum age criterion for the CRHR is 50 years. Properties less than 50 years old may be eligible for listing on the CRHR “if it can be demonstrated that sufficient time has passed to understand its historical importance” (Chapter 11, Title 14, §4842(d)(2)).

By definition, the California Register of Historical Resources also includes all “properties formally determined eligible for, or listed in, the National Register of Historic Places,” and certain specified State Historical Landmarks. The majority of “formal determinations” of NRHP eligibility occur when properties are evaluated by the State Office of Historic Preservation in connection with federal environmental review procedures (Section 106 of the National Historic Preservation Act of 1966). Formal determinations of eligibility also occur when properties are nominated to the NRHP, but are not listed due to owner objection.

Historic resources as defined by CEQA also include properties listed in “local registers” of historic properties. A “local register of historic resources” is broadly defined in §5020.1 (k) of the Public Resources Code, as “a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution.” Local registers of historic properties come essentially in two forms: (1) surveys of historic resources conducted by a local agency in accordance with Office of Historic Preservation procedures and standards, adopted by the local agency and maintained as current, and (2) landmarks designated under local ordinances or resolutions. These properties are “presumed to be historically or culturally significant... unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant.” (Public Resources Code §§ 5024.1, 21804.1, 15064.5).

City of Ventura Criteria. The City of Ventura Municipal Code, Chapter 24.455, *Historic Preservation Regulations*, establishes the procedures for identifying, designating, and preserving historic landmarks or points of interest. Pursuant to §24.455.120.2, a building, structure, archaeological excavation, or object that is unique or significant because of its location, design, setting, materials, workmanship, or aesthetic feeling may qualify as a landmark if it is marked by any of the following:

1. *Events that have made a meaningful contribution to the nation, state, or community*
2. *Lives of persons who made a meaningful contribution to national, state, or local history*
3. *Embodying the distinctive characteristics of a type, period, or method of construction*
4. *Reflecting or exemplifying a particular period of the national, state, or local history*
5. *The work of one or more master builders, designers, artists, or architects whose talents influenced their historical period, or work that otherwise possesses high artistic value*
6. *Representing a significant and distinguishable entity whose components may lack individual distinction*
7. *Yielding or likely to yield, information important to national, state, or local history or prehistory*

Pursuant to §24.455.120.3, any real property or object may qualify as a point of interest if:



1. *It is the site of a building, structure, or object that no longer exists but was associated with historic events, important persons, or embodied a distinctive character of architectural style.*
2. *It has historic significance, but was altered to the extent that the integrity of the original workmanship, materials, or style is substantially compromised.*
3. *It is the site of a historic event which has no distinguishable characteristics other than that a historic event occurred there and the historic significance is sufficient to justify the establishment of a historic landmark.*

Potential landmarks or points of interests are first considered by the Historic Preservation Committee at a noticed public hearing and with the property owner's permission. The Historic Preservation Committee then makes a recommendation to the Planning Commission. After consideration of the Historic Preservation Committee's recommendation, the Planning Commission is responsible for making a recommendation to the City Council, which, after consideration at a noticed public hearing, has sole authority to designate landmarks or points of interest. Pursuant to General Plan Action 9.19, any project in a historic district or that would affect any potential historic resource, or structure more than 40 years old is required to perform an assessment of eligibility for the State and Federal registers, landmark status, and appropriate mitigation to protect the resource.

Pursuant to §24.455.510, it is unlawful for a property owner or any other person to carry out, cause, or permit the demolition or relocation of a designated historic landmark. Any such act shall constitute a misdemeanor and:

1. *The owner shall pay to the City the greater of \$10,000.00 or the appraised value of the landmark before demolition occurred minus the appraised value after such action.*
2. *No building permits shall be issued for new development on the property for a period of five years from the date of demolition.*

Exceptions to the rule exist as outlined in §24.455.520, the demolition or relocation of a historic landmark shall not constitute a misdemeanor as prescribed in section 2.430.510 if prior approval of the action was received from the historic preservation committee or, on appeal, from the planning commission or, on appeal from city council.

In addition to the designation of individual historical landmarks and points of interest, the Historic Preservation Committee, Planning Commission, and, ultimately, the City Council may designate certain areas of the City as Historic District (HD) Overlay Zones, pursuant to the City of Ventura Municipal Code, Chapter 23.340 and §24.455.310. The purpose of the HD Overlay Zone is to regulate a landmark, point of interest, or any combination thereof in order to:

1. *Protect against destruction or encroachment upon such areas and structures*
2. *Encourage uses which promote the preservation, maintenance, or improvement of landmarks and points of interest*
3. *Assure that new structures and uses within such areas will be in keeping with the character to be preserved or enhanced*
4. *Promote the educational and economic interests of the entire City*
5. *Prevent creation of environmental influences adverse to such purposes*



The procedure for establishing an HD Overlay Zone is similar to that required for designating a historical landmark or point of interest and includes recommendations by the Historic Preservation Committee and Planning Commission to the City Council for consideration at noticed public hearings. After designation as a historical landmark, point of interest, or Historic District, future development that might have an impact on designated buildings, structures, or areas is subject to design review for compliance with any architectural and development guidelines that the City Council has adopted as a part of the designation process.

The City has adopted the Mills Act, a state law that grants local governments the authority to directly implement a historic preservation program to encourage the preservation and restoration of designated Historic Landmarks. In exchange for property tax relief, property owners agree to maintain and preserve the exterior of their properties according to the Secretary of the Interior's Standards for the Treatment of Historical Properties guidelines.

d. Project Area Cultural Resources. Below is a discussion of historic properties and archaeological resources within the Project Area.

Archaeological Sites. Four archaeological sites are located within the Saticoy & Wells Project Area and are all located on the former Rancho Attilio, which is located in southern portion of the Project Area. The western half of Rancho Attilio has been sold and developed with residential units. The orchards have been cleared from the eastern half of the property for future development of a Veteran's Residential Care Center.

CA-VEN-31. This site marks the remnants of the Chumash village *Sa'aqtik'oy*. The original springs that helped support the village are visible during the wet years. The site is located within a swale on the Vanoni property known as Rancho Attilio. The swale was filled with up to 4.5 meters to 6 meters of fill during terracing of the property in the mid-1950s. The artifact assemblage observed by Dr. Charles Rozaire at that time included a complement of projectile points, scrapers, blades, drills, *manos*, mortars, pestles, bone awls, shell beads, and glass trade beads. Also, a limited subsurface testing program performed by Conejo in 1999 identified a burial within CA-VEN-31. This area has been set aside as a Chumash Preservation area. The Saticoy Springs and Chumash Indian Village *Sa'aqtik'py* site is the only Ventura County Point of Historical Interest located within the Saticoy & Wells Project Area.

CA-VEN-32. This is a cemetery site located on a small knoll on Rancho Attilio overlooking CA-VEN-31. At least four burials have been associated with the cemetery which was likely destroyed by bulldozing to prepare land for citrus trees. Conejo excavated ten test trenches within CA-VEN-32 in 1999. All ten trenches were sterile of cultural material with the exception of one flake, further indicating that this site had been destroyed during the 1950s grading.

CA-VEN-33. This site was discovered on Rancho Attilio in 1931 during irrigation trenching and consisted of 48 whole *metates*, 16 *metate* fragments, six *manos*, six mortars and bowls, 14 pestles, and three stone balls. This collection has since been lost after the artifacts were taken from the site and loaned to the Ventura County Courthouse for display in the 1930s.

CA-VEN-34. This site was located during the large-scale grading operations for orchard planting on the Vanoni property in 1955. Analogous to CA-VEN-33, this site was also classified as a *metate* feature, although other items in the inventory included hammerstones, pestles and sandstone balls. The entire site assemblage was salvaged and collected while the site was being graded.

Historic Resources. The following locations are designated historic sites or eligible sites within the Project Area. Table 4.5-1 lists the landmarks and historic points of interest within the Project Area. Existing historical resources are identified on Figure 4.5-1.

Saticoy Walnut Growers Association Warehouse. The Saticoy Walnut Growers Association Warehouse was constructed in 1917 and is located at 1235 E. Wells Road. This structure was used for drying and shipping Diamond Brand walnuts and is one of two large agricultural warehouses in Saticoy located on opposite sides of the Southern Pacific Railroad tracks. This site is registered as Ventura County Historical Landmark number 117 and recorded on the SCCIC site record map as site 56-152244. The California State Historic Resources Inventory (HRI) indicates that this site is listed on the California Register and is determined eligible for listing on the National Register. Figure 4.5-2 provides views of the building.

Saticoy Bean Warehouse. The Saticoy Bean Warehouse was built in 1917 and is located at 10995 Azahar Street. This structure served the area's important local lima bean industry. Along with the Saticoy Walnut Growers Association Warehouse, this structure stands today as a reminder of the Saticoy and Wells agricultural history and the growth of the farming cooperative movement in California. This site is registered as Ventura County Historical Landmark number 118 and recorded on the SCCIC site record map as site 56-152245. The HRI indicates this site is listed on the California Register and is determined eligible for listing on the National Register.

Golden Top Dairy Hay Barns. The Golden Top Dairy hay barns were built in the 1940s. These structures were recorded during Conejo's 1998 survey of Rancho Attilio and have since been replaced by residential development. This site is recorded on the SCCIC site record map as number 56-152746.

Rancho Attilio Ancillary Structures. This site consists of five Rancho Attilio ancillary structures, including an approximately 90 year old barn, equipment shed, a former walnut dehydrator barn, a wooden shed, and a corrugated metal shed used as a corn crib. Maki and Carbone (1998) noted that the structures would be demolished for future development. All of these structures, with the exception of one barn, have since been either demolished or relocated. This site is recorded on the SCCIC site record map as number 56-152747.

Storage Facilities. This site consists of two large two-story structures with concrete floors and corrugated metal roofs supported by steel "I" beams, used for storage. These structures

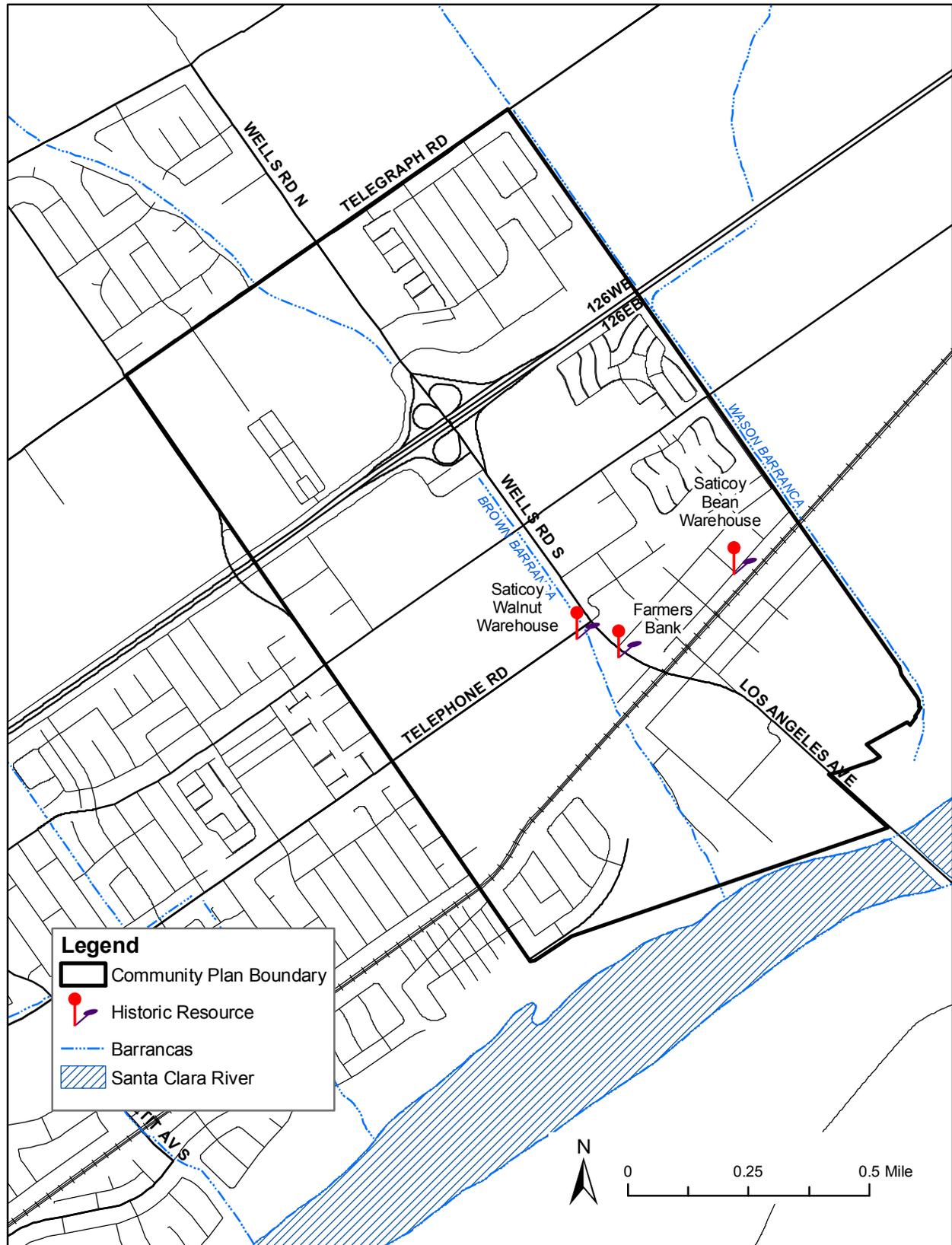
**Table 4.5-1
 Landmarks and Points of Interest In the Saticoy & Wells Project Area**

Resource	Year	Address	Designation
Saticoy Walnut Grower's Association Warehouse	1917	1235 E. Wells Rd.	Ventura County Historical Landmark No. 117. June 1988.
Saticoy Warehouse Company, Bean Warehouse	1917	10995 Azahar Street	Ventura County Historical Landmark No. 118. May 1988. Under private ownership. Shown by appointment only.
Rancho Attilio (Vanoni Ranch)	1916		Recommended Historic Point of Interest. Family-owned and operated ranch site. Property was once part of the Chumash Village <i>Sa'aqtik'oy</i> .
Farmers and Merchants Bank of Santa Paula, Saticoy Branch	1911	1203 Los Angeles Av.	HRI determined the site is listed on the California Register and is eligible for listing on the National Register.
Site of Saticoy Springs and Chumash Indian Village, <i>Sa'aqtik'oy</i> Site.			Ventura County Declared Point of Interest No. 6. May 1988.
Sacred Heart Mission Church	1910	Darling Rd off Wells Rd.	HRI determined this property appears eligible for listing on the National Register as a contributor to a National Register eligible district. The building was burned down.

have since been replaced by residential development. This site is recorded on the SCCIC site record map as number 56-152748.

Sacred Heart Mission Church. This site consists of a white clapboard country church constructed in 1910. The church was constructed at the northwest corner of Telephone Road and Saticoy Avenue as Arnold's General Store and Post Office in 1910. Five years later John P. Thille and other community leaders had the building moved to the northwest side of Violeta Street between Wells Road and Los Angeles Avenue and converted the building into a chapel named Sacred Heart. The building fell out of use when the congregation relocated to a new building in 1968. The church was moved to a location on Darling Road off of Wells Road (no address) in 1987. The HRI indicated this property appeared eligible for listing on the National Register as a contributor to a National Register eligible district, however, in 2004, the building burned down.





Historic Resources Locations

Figure 4.5-1



Photo 1 - Front view of Saticoy Walnut Grower's Association Warehouse, built in 1917, and located at 1235 E. Wells Road. Ventura County Historical Landmark No. 117.



Photo 2 - Back side of Saticoy Walnut Grower's Association Warehouse.

Saticoy Walnut Grower's
Association Warehouse

Figure 4.5-2
City of Ventura



Farmers and Merchants Bank of Santa Paula-Saticoy Branch. This bank was built in 1911 serving as the first branch bank in Ventura County and is located at 1203 Los Angeles Avenue. The bank was built in a neo-classical style and is a reminder of Saticoy's vitality as an important agricultural shipping community around the turn of the century. The HRI indicates that this site is listed on the California Register and is determined eligible for listing on the National Register. Figure 4.5-3 provides views of the building.

4.5.2 Impact Analysis

a. Methodology and Significance Thresholds. Conejo Archeological Consultants performed an historic resources technical report for the proposed project in July 2006. The conclusions as to the significance of the effects of the proposed project on historic resources are based on the findings of the Historic Resources report.

According to PRC §21084.1, "a project that may cause a substantial change in the significance of an historical resource is a project that may have a significant effect on the environment." Broadly defines a threshold for determining if the impacts of a project on an historic property would be significant and adverse. By definition, a substantial adverse change means, "demolition, destruction, relocation, or alterations," such that the significance of an historical resource would be impaired (PRC §5020.1(6)). For purposes of NRHP eligibility, reductions in a resource's integrity (the ability of the property to convey its significance) should be regarded as potentially adverse impacts.

Further, according to the *CEQA Guidelines*, "an historical resource is materially impaired when a project... [d]emolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources [or] that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant."

The lead agency is responsible for the identification of "potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource." The specified methodology for determining if impacts are mitigated to less than significant levels are the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), publications of the National Park Service. (PRC §15064.5(b)(3-4))



Photo 1 - Farmers and Merchants Bank of Santa Paula, Saticoy Branch, built in 1911, located at 1203 Los Angeles Avenue. Listed on the California Register of Historic Resources and is eligible for the National Register of Historic Places.



Photo 2 - Facade of Farmers and Merchants Bank.

Farmers and Merchants Bank

Figure 4.5-3
City of Ventura



b. Project Impacts and Mitigation Measures.

Impact CR-1 **Implementation of the Project may result in the direct or indirect disturbance of as-yet undetected areas of prehistoric archaeological significance. This is considered a Class II, significant but mitigable impact.**

The SCCIC records search identified both prehistoric and historic resources within the Project Area. The four recorded prehistoric sites and three of the five of the historic resources are located within the former Rancho Attilio property. In addition, four Ventura County Landmarks and one Point of Historic Interest are located within the Project Area. The majority of the Project Area has not been subject to archaeological reconnaissance studies. Therefore, it is possible that undocumented prehistoric and historic resources occur within the Project Area. Future development in the Project Area would likely occur in present agricultural areas. A survey was performed for the Parklands Specific Plan that did not discover archaeological resources. Surficial archaeological resources or human remains could potentially be unearthed in these areas since they have not experienced extensive disturbance. However, urbanized areas have been subject to extensive disturbance over the years due to previous development; thus, any surficial archaeological resources or human remains that may have been present at one time in these areas have likely been disturbed. The potential exists for previously unknown resources or remains to be damaged during grading for site preparation. Potential impacts to previously unknown resources are considered significant, though standard measures and procedures are to be followed if resources or remains are discovered during grading and site preparation would mitigate impacts.

Potentially significant impacts would be mitigated through implementation of 2005 General Plan Actions 9.14 and 9.15.

Action 9.14 Require archaeological assessment for projects proposed in the Coastal Zone and other areas where cultural resources are likely to be located.

Action 9.15 Suspend development activity when archaeological resources are discovered, and require the developer to retain a qualified archaeologist to oversee handling of the resources in coordination with the Ventura County Archaeological Society and local Native American organizations as appropriate.

Implementation of these policies on a project-by-project basis would require the preparation of site-specific archaeological studies in areas of potential sensitivity as well as mitigation of impacts to any identified resources. Implementation of these policies would reduce potential archaeological resource impacts to a less than significant level.

Mitigation Measures. Impacts would be less than significant with adherence to General Plan Actions 9.14 and 9.15 and additional mitigation measures are not necessary.



Significance after Mitigation. Adherence to the General Plan Actions above would reduce impacts of project excavations and ground disturbing activities to as-yet undetected areas of significance.

Impact CR-2 Implementation of the Project may result in the removal or alteration of buildings that have the potential to be historic resources. This is considered a Class II, significant but mitigable, impact.

Most of the development proposed under the Project would occur on agricultural properties, such as the Northwestern Neighborhood and on vacant land such as those in the East Neighborhood and would not require the alteration or demolition of buildings. However, redevelopment and infill projects in the Project Area, particularly in Old Town Saticoy (Community Plan designated Southeast Neighborhood), could potentially result in the removal or alteration of the historic buildings included in Table 4.5-1. As discussed in the *Setting*, the Farmers and Merchants Bank, Walnut Growers Association Warehouse, and the Saticoy Bean Warehouse are located in the Old Town Saticoy area. Any proposed alterations made to these buildings would be required to conform to the requirements of the 2005 City of Ventura General Plan and the Project pertaining to cultural heritage resources. The Saticoy Bean Warehouse, Saticoy Walnut Growers Association Warehouse, and the Farmers & Merchants Bank are located in unincorporated Ventura County and would be subject to goals and policies of the County of Ventura General Plan (as last amended September 8, 2008).

The City's 2005 General Plan contains the following actions that address historic resources protection:

- Action 9.16 Pursue funding to preserve historic resources.*
- Action 9.17 Provide incentives to owners of eligible structures to seek historic landmark status and invest in restoration efforts.*
- Action 9.18 Require that modifications to historically-designated buildings maintain their character.*
- Action 9.19 For any project in a historic district or that would affect any potential historic resource or structure more than 40 years old, require an assessment of eligibility for State and federal register and landmark status and appropriate mitigation to protect the resource.*
- Action 9.20 Seek input from the City's Historic Preservation Commission on any proposed development that may affect any designated or potential landmark.*
- Action 9.23 Complete and maintain historic resource surveys containing all the present and future components of the historic fabric within the built, natural, and cultural environments.*

The Community Plan includes the following actions that address historic resources protection:



- Policy 11E Sustain and complement the historic and natural characteristics of the Saticoy & Wells Project Area.*
- Action 11.3.1 Develop Old Town Saticoy, the historic core of Saticoy and Wells, through lot-by-lot infill that respects the character of the existing urban fabric.*
- Action 11.3.2 Ensure the frontage of Wells Road, south of Darling Road, enhances the historic character of Old Town Saticoy.*
- Action 11.3.4 Work with the Historic Preservation Committee to preserve important historic buildings in the area through reuse and preservation.*
- Policy 11U Enhance, preserve, and celebrate the historic and prehistoric resources.*
- Action 11.9.6 Preserve the historic Chumash burial grounds as a significant community amenity as well as a memory of the history of Wells and Saticoy.*
- Action 11.9.7 Upon annexation to conduct a historical survey (in Old Town Saticoy and other areas as appropriate) in accordance with the U.S. Department of the Interior Guidelines for Local Surveys.*
- Action 11.9.8 Upon completion of a historical survey, all new development on a lot containing a historic resource to be reviewed by the Historic Preservation Committee for compliance with the Secretary of the Interior's Standard and Guidelines for the treatment of Historic Properties.*
- Action 11.9.9 Upon the completion of a historical survey, development contiguous to a lot containing a historic resource to be reviewed by the Design Review Committee for compliance with the City's Municipal Code and the Historic Preservation Committee for compliance with the Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties.*
- Action 11.9.10 Establish a permit application fee to be established for design review by the Historic Preservation community.*
- Action 11.9.11 Update the Historic and Prehistoric Sensitivity map every 10 years.*

The County General Plan includes the following goals, policies, and programs that address historic resources protection:

- Goal 1.8.1.1 Identify, inventory, preserve, and protect the paleontological and cultural resources of Ventura County (including archaeological, historical, and Native American Resources) for their scientific, educational, and cultural value.*



- Goal 1.8.1.2 Enhance cooperation with cities, special districts, other appropriate organizations, and private landowners in acknowledging and preserving the County's paleontological and cultural resources.*
- Policy 1.8.2.1 Discretionary developments shall be assessed for potential paleontological and cultural resource impacts, except when exempt from such requirements by CEQA. Such assessments shall be incorporated into a Countywide paleontological and cultural resource data base.*
- Policy 1.8.2.2 Discretionary development shall be designed or re-designed to avoid potential impacts to significant paleontological or cultural resources whenever possible. Unavoidable impacts, whenever possible, shall be reduced to a less than significant level and/or shall be mitigated by extracting maximum recoverable data. Determinations of impacts, significance and mitigation shall be made by qualified archaeological (in consultation with recognized local Native American groups), historical or paleontological consultants, depending on the type of resource in question.*
- Policy 1.8.2.3 Mitigation of significant impacts on cultural or paleontological resources shall follow the Guidelines of the State Office of Historic Preservation, the State Native American Heritage Commission, and shall be performed in consultation with professionals in their respective areas of expertise.*
- Policy 1.8.2.4 Confidentiality regarding locations of archaeological sites throughout the County shall be maintained in order to preserve and protect these resources from vandalism and the unauthorized removal of artifacts.*
- Policy 1.8.2.5 During environmental review of discretionary development the reviewing agency shall be responsible for identifying sites having potential archaeological, architectural, or historical significance and this information shall be provided to the County Cultural Heritage Board for evaluation.*
- Policy 1.8.2.6 The Building and Safety Division shall utilize the State Historic Building Code for preserving historic sites in the County.*
- Program 1.8.3.1 The County Cultural Heritage Board will continue to assist the County of Ventura in identifying and preserving significant County architectural and historical landmarks.*
- Program 1.8.3.2 The Planning Division will continue to compile and retain a list of qualified archaeological, historical, and paleontological consultants to provide additional information to complete Initial Studies and Environmental Analyses.*

Program 1.8.3.2 The General Services Agency will continue to develop a cultural resources program at Oakbrook Park emphasizing Chumash history and heritage.

Implementation of these actions on a case-by-case basis as individual projects are proposed would reduce the potential for historic resource impacts to a less than significant level.

Mitigation Measures. Mitigation is not required as Community Plan policies and actions would address potential impacts to historic resources within the Project Area.

Significance After Mitigation. Historic resource impacts would be less than significant without mitigation.

c. Cumulative Impacts. Implementation of the Project, in combination with past, present, and potential future cumulative development in the City, could alter the historic character of the Project Area and of Ventura as a whole. However, continued implementation of 2005 City General Plan and County General Plan policies described above, in combination with Community policies and actions, would reduce impacts resulting from cumulative development to a less than significant level.

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4.6 GEOLOGICAL HAZARDS

This section discusses potential seismic and geologic hazards in the Saticoy & Wells Project Area.

4.6.1 Setting

a. Regional (Structural) Geology. California is divided geologically into several physiographic or geomorphic provinces, including the Sierra Nevada range, the Central (Great) Valley, the Transverse Ranges, the Coast Ranges, and others. The Project Area lies within the Transverse Range geomorphic province of California. The Transverse Range includes Ventura County and portions of Los Angeles, San Bernardino, and Riverside counties.

The Transverse Range was formed at the intersection of two tectonic plates: the Pacific to the west and the North American plate. The compressive and shearing motions between the tectonic plates resulted in a complex system of active strike-slip faults, reverse faults, thrust faults and related folds (bends in rock layers). Locally, the Transverse Ranges are characterized by east-west trending mountains and faults. Major basins and ranges in the Transverse Ranges include the Ventura basin and the San Gabriel and San Bernardino Mountains.

The Saticoy & Wells Project Area is located in the Ventura basin, which is drained primarily by the Santa Clara River. The Ventura Basin is one of the most active tectonic regions in the world.

b. Seismic Hazards. The Project Area lies in a highly active earthquake region of southern California and thus is subject to various seismic and geologic hazards, including ground shaking, surface rupture, and landslides. Each potential geological hazard is described below.

Seismically Induced Ground Shaking. Faults produce comprehensive damage in two ways: ground shaking and surface rupture. Seismically induced ground shaking covers a wide area and is greatly influenced by the distance of the site to the seismic source, soil conditions, and depth to groundwater. Surface rupture is limited to very near the fault. Other hazards associated with seismically induced ground shaking include earthquake-triggered landslides and liquefaction.

Alquist-Priolo (A-P) Earthquake Fault Zones encompass surface traces of active faults that have potential for future surface fault rupture. A-P Fault Zones are designated within 500 feet from a known fault trace. Per the Alquist-Priolo legislation, no structure for human occupancy is permitted on the trace of an active fault. The term “structure for human occupancy” is defined as any structure used or intended for supporting or sheltering any use or occupancy, which is expected to have a human occupancy rate of more than 2,000 person-hours per year. If development is proposed within an A-P Fault Zone, a geologic study must be conducted for developments of four units or more to determine the location of the fault trace. Based on the findings in the geologic study, all structures for human occupancy must be set back a minimum of 50 feet from the fault trace because, unless proven otherwise, an area within 50 feet of an active fault is presumed to be underlain by active traces of the fault.



The U.S. Geological Survey defines active faults as those that have had surface displacement within Holocene time (about the last 11,000 years). Holocene surface displacement can be recognized by the existence of cliffs in alluvium, terraces, offset stream courses, fault troughs and aligned saddles, sag ponds, and the existence of steep mountain fronts. Potentially active faults are those that have had surface displacement during Quaternary time, within the last 1.6 million years. Inactive faults have not had surface displacement within the last 1.6 million years. A fault is a plane or surface in the earth along which failure has occurred and materials on opposite sides have moved relative to one another in response to the accumulation and release of stress. Faults that are known to have moved in recent history (the last 200 years) are considered historically active. Faults that have exhibited signs of activity during the last 11,000 years are considered active, and faults that have exhibited signs of activity within 11,000 years to 2 to 3 million years ago are considered potentially active. Ground surface displacement along a fault, although more limited in area than the ground shaking associated with it, can have disastrous consequences when structures are located across or near the fault zone.

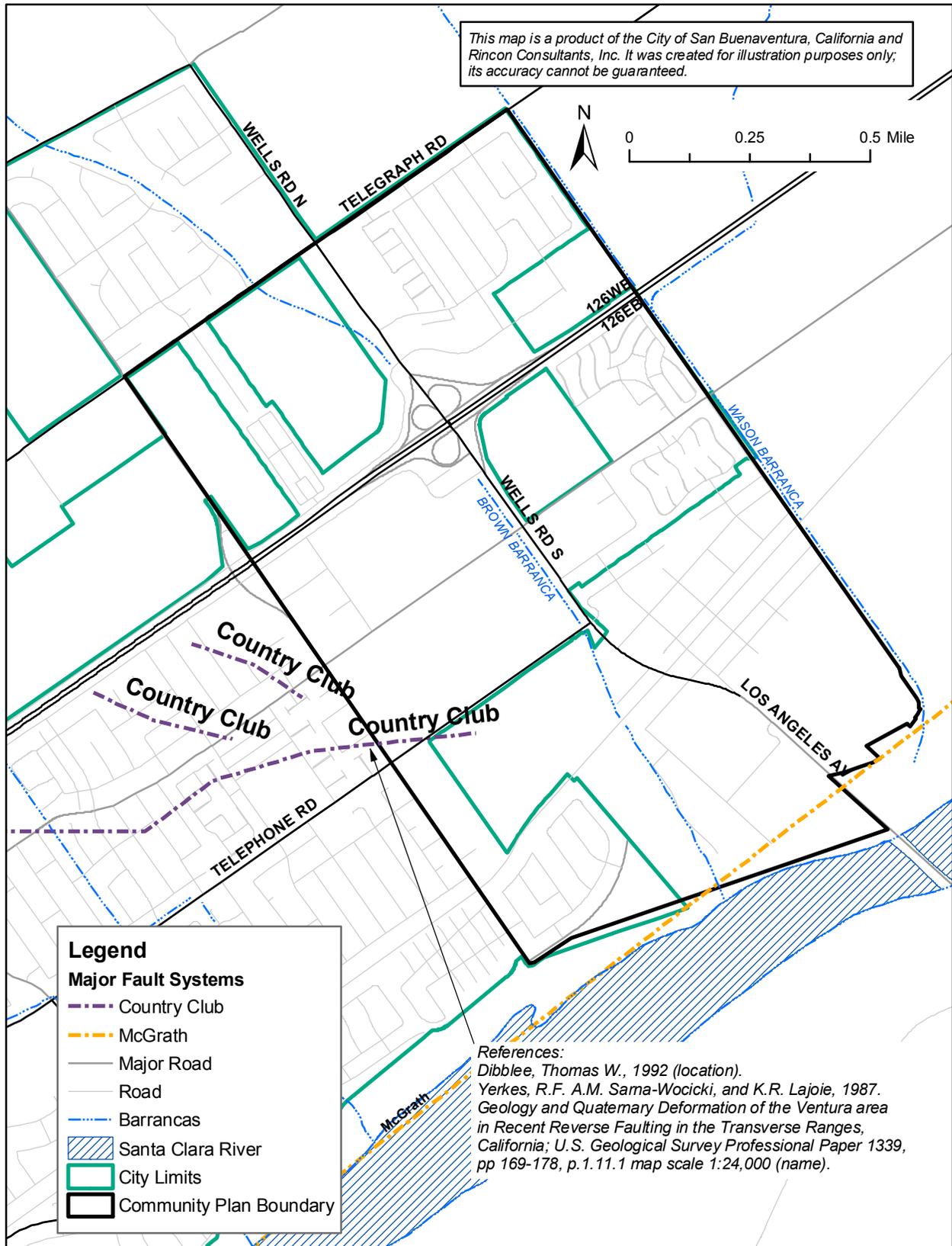
Amounts of movement during an earthquake can range up to tens of feet. Fault displacement may also occur gradually, not as a result of earthquakes, but as the nearly imperceptible continual movement known as creep. Creep can produce the rupture or bending of buildings, fences, railroads, streets, pipelines, curbs, and other linear structures.

Faults in the Project Area. Potentially active faults within in the Project Area include the Country Club Fault and McGrath Fault. The Country Club Fault is a northwest-southeast trending zone in the eastern portion of the City between Kimball Road and Wells Road to the west and east, and Telegraph and Telephone Roads to the north and south. This fault is considered potentially active; however, it was evaluated in 1976 and was not designated as an Alquist-Priolo Special Studies Zone. The McGrath Fault runs along the Santa Clara River on the southern boundary of the Project Area. Other faults within the vicinity of the Project Area include the Ventura-Foothill Alquist-Priolo Zone, and Oak Ridge. Areas on or around active and potentially active fault traces are potentially subject to surface rupture. These faults may produce damaging ground shaking and are shown on Figure 4.6-1.

Effects of Seismicity. Table 4.6-1 shows the estimated maximum earthquake that may occur due to activity along the most significant faults that could affect the Saticoy & Wells Project Area. It includes active regional faults such as the San Andreas and the Anacapa that are known to produce tremors sufficient in magnitude to affect large areas.

In the event of a strong earthquake (magnitude 6.0 to 7.5) originating in southern Ventura County or a major earthquake (8.0 magnitude) along the San Andreas Fault, damage to many existing structures could be severe and some loss of life could occur.

b. Landslides. A landslide is the perceptible downslope movement of earth mass. It is part of the continuous, natural, gravity-induced movement of soil, rock and debris. Landsliding can range from downslope creep of soil and rock material to sudden failure of entire hillsides. Landslides include rockfalls, slumps, block glides, mudslides, debris flows, and mud flows.



Source: City of San Buenaventura, and Rincon Consultants, Inc., 2002.
 Noise contours are based on existing traffic volumes estimated by Austin Faust Associates (2005).

Seismic Faults

Figure 4.6-1

Landsliding or slope instability may be caused by natural factors such as fractured or weak bedrock, heavy rainfall, erosion, earthquake activity, and fire, as well as by human alteration of topography and water content in the soil.

**Table 4.6-1
 Significant Faults and Estimated Maximum
 Earthquake Size**

Fault Name	Estimated Maximum Credible Earthquake
Ventura-Pitas Point	6.9
Red Mountain	7.0
Oak Ridge	7.0
Simi-Santa Rosa	7.0
San Cayetano	7.0
Arroyo Parida-More Ranch	7.2
Mid Channel	6.6
Santa Ynez (East)	7.1
Malibu Coast	6.7
Anacapa	7.5
San Andreas (Mojave)	7.4

Source: Cao, T, Bryant, W.A., Rowshandel, B., Branum, D., and Wills, C. (2003).

The Saticoy & Wells Project Area contains no steep slopes or other earthquake-induced landslide areas where the previous occurrence of landslide movement, or local topographic, geological, geotechnical, and subsurface water conditions indicate a potential for permanent ground displacements. Thus, landsliding is not a significant hazard within the Project Area.

c. Secondary Seismic and Soil Related Hazards. Secondary seismic and soil related hazards include liquefaction, expansive soils, settlement, subsidence, and hydrocompaction. These types of hazards within the Project Area are discussed as follows.

Liquefaction. Liquefaction is a temporary, but substantial, loss of shear strength in granular solids, such as sand, silt, and gravel, usually occurring during or after a major earthquake. This occurs when the seismic waves, from an earthquake of sufficient magnitude and duration, shear a soil deposit that has a tendency to decrease in volume. If drainage cannot occur, this reduction in soil volume will increase the pressure exerted on the water contained in the soil. This process can transform stable granular material into a fluid-like state. The potential for liquefaction to occur is greatest in areas with loose, granular, low-density soil, where the water table is within the upper 40 to 50 feet of the ground surface. Liquefaction can result in slope and/or foundation failure, and also post-liquefaction settlement. Liquefaction hazards are present in portions of the Project Area along the Brown Barranca and south of the



Southern Pacific Railroad tracks to the Santa Clara River. Areas within the Project Area that are classified by the State of California as being subject to liquefaction are shown on Figure 4.6-2.

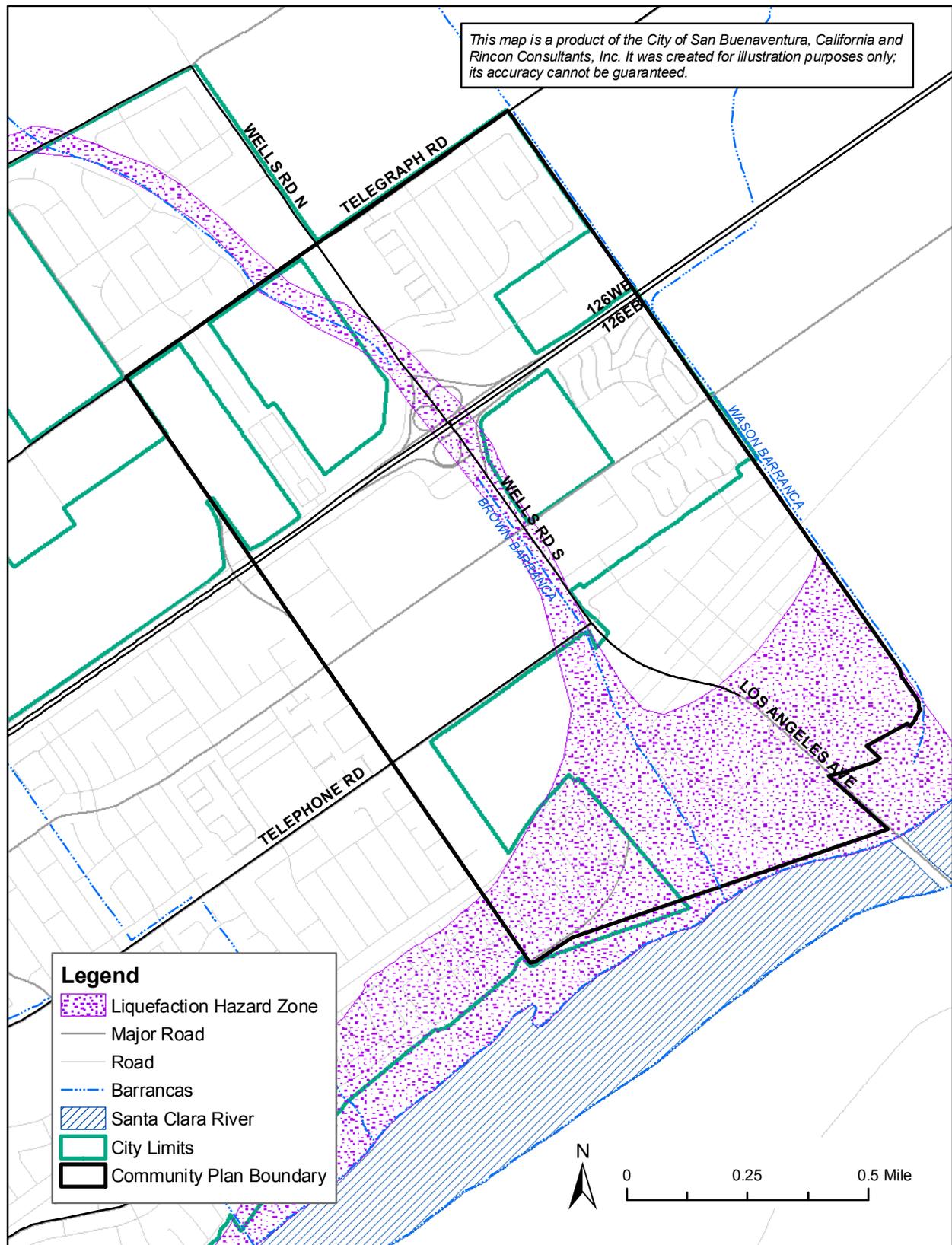
Expansive Soils. Expansive soils are generally clayey and swell when wetted and shrink when dried. Wetting can occur naturally in a number of ways, (e.g., absorption from the air, rainfall, groundwater fluctuations, lawn watering and broken water or sewer lines). In hillside areas, as expansive soils expand and contract, gradual downslope creep may occur, eventually causing landsliding. Clay soils also retain water and may act as lubricated slippage planes between other soil/rock strata, also producing landslides, often during earthquakes or by unusually moist conditions.

Expansive soils are also often prone to erosion. Foundations of structures placed on expansive soils may rise during the wet season and fall during the succeeding dry season. Expansive soils are prone to erosion and can act as a lubricant when between differing soil/rock strata which can facilitate movement triggered during heavy rains or earthquakes. Soils in the Project Area are classified as having low to moderate expansiveness and do not require study and mitigation. The Project Area does not contain areas of high expansiveness. Soils in the Project Area are shown on Figure 4.6-3.

Settlement, Lateral Spreading, and Subsidence. Extreme settling or ground subsidence may result from post-liquefaction reconsolidation. Ground settlement often occurs differentially because liquefiable deposits and ground water elevations are seldom distributed evenly over broad areas. If the ground surface slopes even gently, liquefaction may lead to lateral spreading or low angle landsliding of soft saturated soils. This can result in the rapid or gradual loss of strength in the foundation materials, so that structures built upon them settle or break up as the foundation soils flow out from beneath them.

Subsidence may be caused by post-liquefaction reconsolidation. It may also be caused by groundwater withdrawal, oil or gas withdrawal, and hydroconsolidation. Groundwater withdrawal subsidence generally occurs in valley areas underlain by alluvium. This type of subsidence results from extraction of a large quantity of water from an unconsolidated aquifer. As water is removed from the aquifer, the total weight of the overburden, which the water had helped support, is placed on the alluvial structure and it is compressed. If fine-grained silts and clays make up portions of the aquifer, the additional load can squeeze the water out of these layers and into the coarser-grained portions of the aquifer. All of this compaction produces a net loss in volume and hence a subsidence of the land surface. A very similar sequence of events leads to subsidence with the oil and gas withdrawals. Hydroconsolidation subsidence can occur in dry, unconsolidated, porous, semi-arid and arid deposits that, when wetted, lose their strength and develop spontaneous settling, slumping, or cracking.

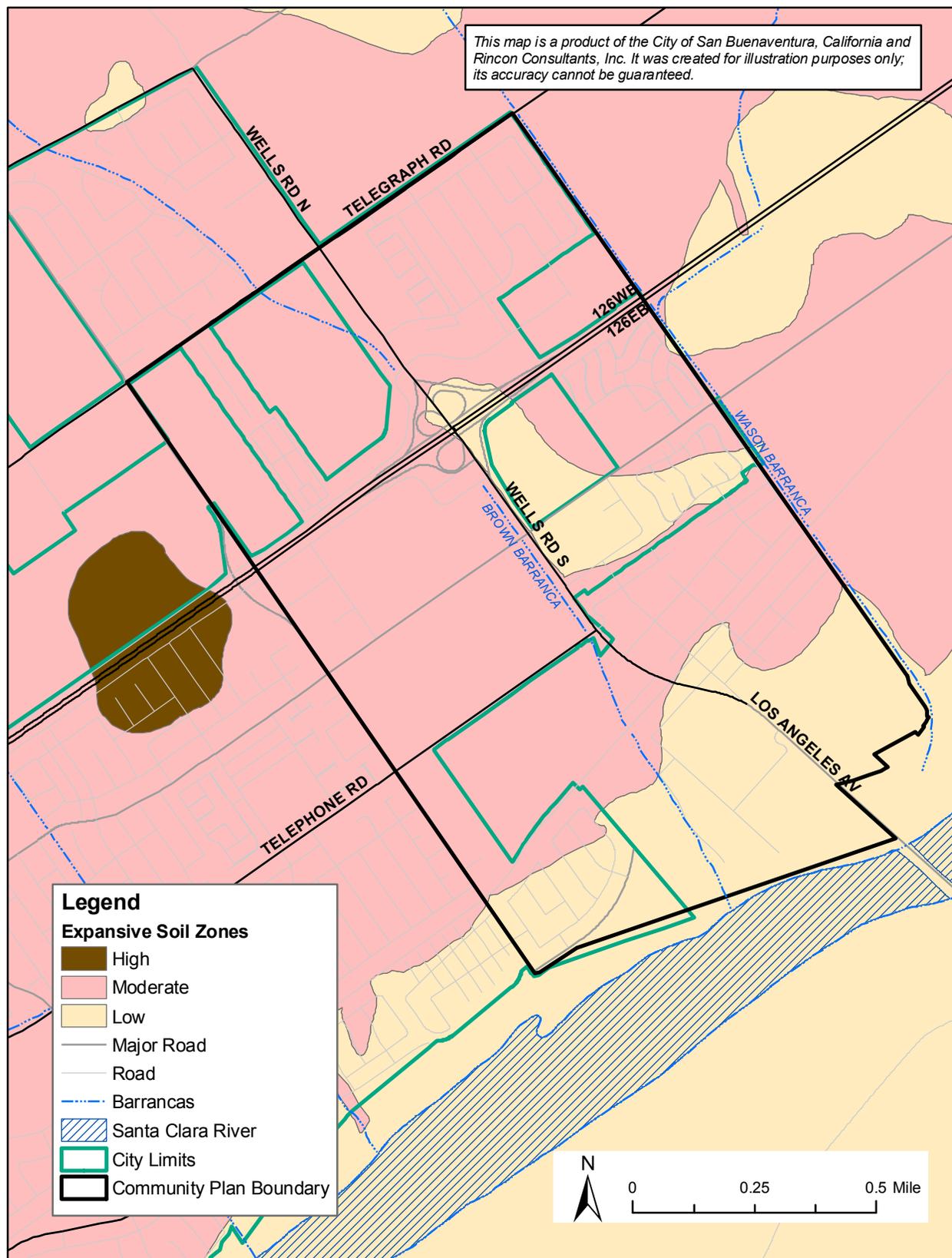
Damage caused by subsidence generally is not immediate or violent in nature. The consolidation of alluvium and settling of the land surface is a process that tends to take many years, except when prompted by seismic shaking or wetting of highly collapsible soils. However, subsidence that results from groundwater or oil and gas withdrawal can be responsible for numerous structural effects. Most seriously affected are long surface



Source: California Department of Conservation, California Geological Survey, Seismic Hazard Mapping Program, 2003, City of San Buenaventura, 2005 and Rincon Consultants, Inc., 2005.

Liquefaction Hazard Areas

Figure 4.6-2



Source: City of San Buenaventura and Rincon Consultants, Inc., 2005, Ventura Soil Survey (Cañada Larga area), and SSURGO Data, 2002.

Expansive Soil Areas

Figure 4.6-3

infrastructure facilities that are sensitive to slight changes in gradient, such as wells, sewers, and other underground utility lines.

The Community Project Area is not located in an area threatened with subsidence or hydroconsolidation.

4.6.2 Impact Analysis

a. Methodology and Significance Thresholds. The Project would result in potentially significant impacts if development would result in substantial adverse physical impacts associated with any of the following conditions:

- *Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides, or seismic-related inundation from tsunami or seiche*
- *Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse*
- *Be located on expansive soil, creating substantial risks to life or property*

Development facilitated by the Project would not result in substantial soil erosion or the loss of topsoil nor would it result in the loss of a unique geologic feature. The Initial Study does not identify significant soil erosion impacts. No unique geologic features have been identified in the Project Area as the Project Area is generally flat and consists of mostly suburban and agricultural uses. Therefore, these conditions were not addressed as potential effects resulting from implementation of the Project.

b. Project Impacts and Mitigation Measures. A discussion of the project impacts and mitigation measures follows.

The following 2005 General Plan policy and actions relate to geologic and seismic hazards.

- | | |
|-------------------|---|
| <i>Policy 7B</i> | <i>Minimize risks from geologic and flood hazards.</i> |
| <i>Action 7.6</i> | <i>Adopt updated editions of the California Construction Codes and International Codes as published by the State of California and the International Code Council respectively.</i> |
| <i>Action 7.7</i> | <i>Require project proponents to perform geotechnical evaluations and implement mitigation prior to development of any site:</i> <ul style="list-style-type: none">• <i>With slopes greater than 10% or that otherwise have potential for landsliding</i>• <i>Along bluffs, dunes, beaches, or other coastal features</i>• <i>In an Alquist-Priolo earthquake fault zone or within 100 feet of an identified active or potentially active fault</i> |



- *In areas mapped as having moderate or high risk of liquefaction, subsidence, or expansive soils*
- *In areas within 100-year flood zones, in conformance with all Federal Emergency Management Agency regulations.*

Action 7.8 To the extent feasible, require new critical facilities (hospital, police, fire, and emergency service facilities, and utility “lifeline” facilities) to be located outside of fault and tsunami hazard zones, and require critical facilities within hazard zones to incorporate construction principles that resist damage and facilitate evacuation on short notice.

Action 7.9 Maintain and implement the Standardized Emergency Management System (SEMS) Multihazard Functional Response Plan.

The following Community Plan standard relates to geologic and seismic hazards.

Action 11.7.1 Review the integrity of barranca structures to evaluate hazards adjoining development from failing or disintegrating barranca walls.

Impact GEO-1 Future seismic events could produce ground shaking throughout the Project Area as well as surface rupture in some areas where future development could be accommodated. Ground shaking and surface rupture could damage structures and/or create adverse safety effects. However, compliance with City policies, in combination with the requirements of the CBC and the Alquist-Priolo legislation, would reduce the risk associated with ground shaking and surface rupture to a Class III, less than significant, level.

Similar to most of southern California, the Saticoy & Wells Project Area is subject to severe ground shaking from any of a number of faults in the region. As shown in Table 4.6-1, the largest ground-shaking events in the Project Area would occur from a maximum earthquake on the Arroyo Parida-More Ranch, Mid Channel, Santa Ynez (East), and Malibu Coast Faults. The only potentially active fault in the Project Area is the Country Club fault, which crosses portions of the neighborhood center on Telephone Road. Surface rupture could potentially occur along this fault line.

All new development within the Project Area would conform to the California Building Code (CBC) (as amended at the time of permit approval), as required by law. This addresses potential impacts relating to ground shaking. In addition, the 2005 General Plan contains policies that address risks from fault rupture. Action 7.7 requires geotechnical evaluation and mitigation prior to development of any site within an Alquist-Priolo earthquake fault zone or within 100 feet of a potentially active fault. Action 7.8 requires new critical facilities (hospital, police, fire, and emergency service facilities, and utility “lifeline” facilities) to be located outside of fault zones. Implementation of these 2005 General Plan policies, in combination with CBC requirements, on all new development in the Project Area would reduce impacts to a less than significant level.



Mitigation Measures. No mitigation is required.

Significance After Mitigation. Implementation of State requirements and adherence to 2005 General Plan policies in all new development would reduce impacts associated with ground shaking and fault rupture to a less than significant level for future projects in the Saticoy & Wells Project Area.

Impact GEO-2 Future seismic events could result in liquefaction of soils in portions of the Project Area. Development in certain areas within the Project Area could be subject to liquefaction hazards. However, compliance with 2005 General Plan policies would reduce potential impacts to a Class III, less than significant, level.

Liquefaction, a process in which soils liquefy during ground shaking, is of greatest concern in areas with high water tables. Areas along and adjacent to the Santa Clara River and Brown Barranca within the Project Area are subject to liquefaction hazards. The Brown Barranca liquefaction area crosses through the Northwest Neighborhood and the East Neighborhood where the proposed Parklands Specific Plan Area and Saticoy-Gateway Specific Plan Area are located. No potential future developments are proposed for the Santa Clara River liquefaction area.

The 2005 General Plan contains an action that would address the risks from liquefaction. Action 7.7 requires a geotechnical analysis and mitigation prior to development of any site within an area mapped as having high or moderate risk for liquefaction. Additionally, Community Plan Action 11.7.1 requires review of the integrity of barranca structures to evaluate hazards to adjoining development from failing or disintegrating barranca walls. Implementation of these 2005 General Plan and Community Plan policies as appropriate on Project Area development would reduce liquefaction impacts to a less than significant level.

Mitigation Measures. No Mitigation is required.

Significance After Mitigation. Impacts would be less than significant without mitigation.

Impact GEO-3 Expansive soil conditions could result in foundation and building distress problems and cracking of concrete slabs. However, buildings would conform to CBC requirements along with 2005 General Plan policies that address expansive soils would reduce potential impacts to Class III, less than significant.

Expansive soil could lead to subsidence or settlement may result in loss of strength in foundation materials, such that structures built upon them gradually settle or break up. Expansive soils may contribute to downslope creep, landslides, and erosion. The seasonal expansion and contraction of soils may cause foundations, walls, and ceilings to crack and various structural portions of building to warp and distort. Expansive soils are generally clayey



and swell when wetted and shrink when dried. The Project Area does not contain high soil expansion zones. Detailed geotechnical studies at a site-specific level would be necessary prior to development to evaluate the potential for geologic and soil hazards, including expansive soils, for these conditions to be minimized or corrected during construction. Large-scale settlement problems would not be significant provided that adequate soil and foundation studies are performed prior to construction and that CBC guidelines and appropriate site-specific mitigation are followed.

Mitigation Measures. Compliance with the California Building Code and implementation of General Plan Action 7.7 would reduce impacts due to expansive soils to a less than significant level. Additional mitigation is not required.

Significance After Mitigation. Impacts would be less than significant with the implementation of CBC requirements and General Plan Action 7.7.

c. Cumulative Impacts. Implementation of the Project, in combination with past, present, and potential future cumulative development in the area, increase the population density of the Saticoy & Wells Project Area. Citywide development anticipated through 2025 includes an estimated of 8,300 dwelling units and about 5.2 million square feet of retail, office, industrial, and hotel spaces. Cumulative development within the City would increase the number of people and structures susceptible to risks from geologic hazards, including surface rupture, groundshaking, liquefaction, and landslides. However, adherence to the CBC, 2005 General Plan policies, and Community Plan policies would reduce the risk resulting from potential geologic hazards to a less than significant level.

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4.7 HAZARDS AND HAZARDOUS MATERIALS

This section evaluates potential hazard impacts relating to hazardous materials in the soil and groundwater, and hazardous material transport and airport operation. Geologic hazards are discussed in Section 4.5, *Geology and Soils*.

A records search was completed to provide property owners and the public more information about past and present hazardous materials contamination in the Project Area. The following paragraphs summarize the findings of this search, which is included in its entirety as Appendix C.

4.7.1 Setting

a. Regulatory Setting. Federal, state, and/or local government laws define hazardous materials as substances that are toxic, flammable/ignitable, reactive, or corrosive. Extremely hazardous materials are substances that show high or chronic toxicity, carcinogenic, bioaccumulative properties, persistence in the environment, or that are water reactive. Hazardous materials impacts are normally a result of project related activities disturbing or otherwise encountering such materials in subsurface soils or groundwater during site grading or dewatering. Other means for human contact with hazardous materials are transportation accidents associated with the transportation on hazardous materials along highways and railroads.

Use, Storage, and Handling of Hazardous Materials. Numerous federal, state, and local regulations regarding use, storage, transportation, handling, processing and disposal of hazardous materials and waste have been adopted since the passage of the federal Resource Conservation and Recovery Act (RCRA) of 1976. The goal of RCRA is to assure adequate tracking of hazardous materials from generation to proper disposal. California Fire Codes (CFC) Articles 79, 80 et al., which augment RCRA, are the primary regulatory guidelines used by the City to govern the storage and use of hazardous materials. The CFC also serves as the principal enforcement document from which corresponding violations are written.

Pursuant to SB 1082 (1993), the State of California has adopted regulations to consolidate six hazardous materials management programs under a single, local agency, known as the Certified Unified Program Agency (CUPA). The CUPA provides regulatory oversight for the following program elements:

- *Hazardous Materials Reporting and Response Planning Program*
- *Uniform Fire Code Business Plan*
- *Hazardous Waste Generator Program*
- *Accidental Release Prevention*
- *Underground Storage Tanks*
- *Aboveground Storage Tanks*

In addition to conducting annual facility inspections, the Hazardous Materials Program is involved with hazardous materials emergency response, investigation of the illegal disposal of



hazardous waste, public complaints, and stormwater illicit discharge inspections. The Ventura City Fire Department has been designated as the administering agency for CUPA. Accordingly, the City Fire Department compiles and maintains a list of businesses that meet the threshold criteria for use, storage, or disposal of hazardous materials, compressed gases and/or hazardous waste. Threshold quantities are defined as hazardous materials equal to or exceeding 55 gallons or 500 pounds, 200 cubic feet of compressed gas, and/or hazardous waste in any amount.

Soil Contamination. Regulatory agencies such as the United States Environmental Protection Agency (USEPA) set forth guidelines that list at what point concentrations of certain contaminants pose a risk to human health. The USEPA combines current toxicity values of contaminants with exposure factors to estimate what the maximum concentration of a contaminant can be in environmental media before it is a risk to human health. These concentrations set forth by the EPA are termed Preliminary Remediation Goals (PRGs) for various pollutants in soil, air, and tap water (USEPA Region IX, Preliminary Remediation Goals Tables, 2002). PRG concentrations can be used to screen pollutants in environmental media, trigger further investigation, and provide an initial cleanup goal.

The Los Angeles Regional Water Quality Control Board (RWQCB) has developed an interim guidance document that contains numerical site screening levels to determine the need for remediation of gasoline and volatile organic compound (VOC) contaminated soils (Los Angeles RWQCB, 1996). The guidance document has been used to determine when a site may require remedial action or to establish an acceptable clean up standard for a particular constituent.

Groundwater Contamination. Both the EPA and the California Department of Health Services (DHS) regulate the concentration of various chemicals in drinking water. The DHS thresholds are generally stricter than the EPA thresholds. Primary maximum contaminant levels (MCLs) are established for a number of chemical and radioactive contaminants (Title 22, Division 4, Chapter 15, California Code of Regulations). MCLs are often used by regulatory agencies to determine cleanup standards when groundwater is affected with contaminants.

Large-Scale Hazardous Material Upset. The Ventura City Fire Department has devised and maintains a comprehensive Standardized Emergency Management System (SEMS) Multihazard Functional Response Plan (1999) that addresses the City's planned response to extraordinary emergency situations associated with natural disasters, technological incidents, or national security emergencies, including incidents involving major hazardous material upset. The plan provides operational concepts, identifies sources of outside support that would be provided through mutual aid agreements, State and Federal agencies, and the private sector.

Hazardous material incidents differ from other emergency response situations because of the wide diversity of causative factors and the pervasiveness of the potential threat. Circumstances such as the prevailing wind and geographic features in the vicinity of emergency incidents are relevant factors that may greatly increase the hazardous chemical dangers. Incidents may occur at fixed facilities within the Project Area such as the Saticoy Industrial District, where, most likely, the occupants have filed site-specific emergency response contingency and evacuation plans. However, incidents may also occur at any place along any land, water, or air



transportation routes, and may occur in unpredictable areas, relatively inaccessible by ground transportation.

The Ventura City Fire Department responds to all hazardous materials calls within the City of Ventura. The city maintains a hazardous materials (HAZMAT) team at Fire Station 6, located at 10979 Darling Road. The HAZMAT team is specially trained and equipped to respond to emergencies involving potentially hazardous materials. As partners to a region wide Hazardous Materials Response Plan, additional fire protection equipment and staffing specifically designed for hazardous materials incidents is available from the City of Oxnard, the Ventura County Fire Protection District and the U.S. Naval Construction Battalion Center in Port Hueneme.

b. Hazardous Materials within the Project Area. Improper use, storage, transport, and disposal of hazardous materials and waste may result in harm to humans, surface and groundwater degradation, air pollution, fire, and explosion. The risk of hazardous material exposure can come from a range of sources. These may include household uses, agricultural/commercial/industrial uses, transportation of hazardous materials, and abandoned industrial sites, commonly known as brownfields.

Household Products. By far the most common hazardous materials are those found or used in the home. Waste oil is a common hazardous material that is often improperly disposed of and can contaminate surface water through runoff. Other household hazardous wastes (used paint, pesticides, cleaning products and other chemicals) are common and often improperly stored in garages and homes throughout the community. Because of their prevalence and proximity to residents, household products constitute the most pervasive health hazard facing residents of the community.

Commercial and Industrial Uses. The City and County of Ventura (per CUPA) regulate several hundred facilities in the City that meet specified threshold quantities for hazardous materials. Under Chapter 6.95, Section 25503 of the California Health and Safety Code, Business Plans are required from California businesses that handle a hazardous material. As part of the Business Plan, emergency response plans must be developed and training sessions provided to employees. Businesses are routinely inspected by the Ventura County Environmental Health Division to ensure that handling, storage, and waste disposal practices conform to appropriate laws and regulations.

The Saticoy & Wells Project Area contains a mixture of residential, retail commercial, service commercial, light industrial, and public facility land uses. Potentially hazardous materials from identified sites include leaking underground storage tanks, the closed Saticoy County landfill, and one industrial facility with regulatory action. Saticoy County landfill is located adjacent to the southeastern corner of the Project Area north of Brown Barranca and near the Santa Clara River. The Saticoy Industrial District is the primary area where hazardous material use occurs within the Project Area. Community Plan Action 11.7.2 requires monitoring of the use and storage of hazardous substances in the Saticoy Industrial District to alleviate the risk of watercourse contamination along the Santa Clara River through development review and NPDES monitoring requirements.



Agricultural Pesticide Use. Agricultural operations are located throughout portions of the Saticoy & Wells Project Area, including the Northwest, Northeast, and East neighborhoods. Orchards are often sprayed with various pesticides, which can contaminate the soils. In general, pesticide use can result in health impacts to those who come in contact with such chemicals and are unprotected. The County of Ventura Office of the Agricultural Commissioner Agricultural/Urban Buffer Policy states that new urban developments (and non-farming activities) should be required to lessen public and animal exposure to agricultural chemicals, dust, noise, and odors and protect agricultural operations and land from vandalism, pilferage trespassing and complaints against standard legal agricultural practices. This policy provides guidelines to prevent conflicts that may arise at the urban/agricultural interface from issues including pesticide sprayings. General Plan Action 7.29 requires non-agricultural development to provide buffers of 50 feet or more from agricultural operations to minimize the potential for pesticide drift. The Ventura County Agricultural Commissioner's office retains a registry of pesticides used on individual agricultural parcels in the County. Please refer to Section 4.2, *Agriculture*, for further discussion of potential conflicts between agricultural and urban development.

Transportation Corridors. The most likely cause of a major hazardous materials (HAZMAT) incident is a transportation accident involving a vehicle carrying hazardous materials. Historically, HAZMAT incidents frequently occur on the heaviest traveled streets, freeway interchanges, and railroad crossings. The railroad in the Project Area is minimally operational, providing only freight service (no passengers) every several months; therefore, a HAZMAT incident is unlikely along this corridor.

State Route 126 and Wells Road/SR 118 are the main arteries in the Project Area utilized by transporters of hazardous materials and waste. The City does not currently restrict travel ways for hazardous materials transportation. Trucks commonly carry a variety of potentially hazardous materials, including gasoline and various crude oil derivatives, and other chemicals known to cause human health problems. When properly contained, these materials present no hazard to the community. However, in the event of an accident, such materials may be released, either in liquid or gas form. In the case of some chemicals (such as chlorine), highly toxic fumes may be carried far from the accident site.

Pipelines. Underground pipelines are located throughout the City. Natural gas, crude oil, and refined petroleum products are transported in these lines. The failure of these pipelines can expose the adjacent population and improvements to the dangers of potential fire and explosion from the ignition of materials release. Pipelines are inspected on a regular basis per state and federal requirements, and normally present no hazard to the community.

4.7.2 Impact Analysis

a. Methodology and Thresholds of Significance. For the purpose of this analysis, a significant impact would occur if the project would:

- *Create a significant hazard to the public or the environment through the routine*

- transport, use, or disposal of hazardous materials*
- *Be located on a site included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment*
 - *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan*

Development facilitated by the Project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Additionally, development facilitated by the Project would not involve construction of facilities that would emit hazardous emissions or handle actively hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The Project would facilitate residential, mixed-use, and commercial land uses, which would not produce or handle hazardous substances. Therefore, these conditions were not addressed as potential effects resulting from implementation of the Project.

b. Project Impacts and Mitigation Measures. The 2005 General Plan includes the following policy and actions intended to minimize human exposure to hazardous substances.

- Policy 7D Minimize exposure to air pollution and hazardous substances.*
- Action 7.20 Require air pollution point sources to be located safe distances from sensitive sites such as homes and schools.*
- Action 7.24 Only approve projects involving sensitive land uses (such as residences, schools, daycare centers, playgrounds, medical facilities) within or adjacent to industrially designated areas if an analysis provided by the proponent demonstrates that the health risk will not be significant.*
- Action 7.25 Adopt new development code provisions that ensure uses in mixed-use projects do not pose significant health effects.*
- Action 7.27 Require proponents of projects on or immediately adjacent to lands in industrial, commercial, or agricultural use to perform soil and groundwater contamination assessments in accordance with American Society for Testing and Materials standards, and if contamination exceeds regulatory action levels, require the proponent to undertake remediation procedures prior to grading and development under supervision of the County Environmental Health Division, County Department of Toxic Substances Control, or Regional Water Quality Control Board (depending upon the nature of any identified contamination).*
- Action 7.28 Educate residents and businesses about how to reduce or eliminate the use of hazardous materials, including by using safer non-toxic equivalents.*

- Action 7.29 *Require non-agricultural development to provide buffers of 50 feet or more from agricultural operations to minimize the potential for pesticide drift.*
- Action 7.30 *Require all users, producers, and transporters of hazardous materials and wastes to clearly identify the materials that they store, use, or transport, and to notify the appropriate City, County, State and Federal agencies in the event of a violation.*
- Action 7.31 *Work toward voluntary reduction or elimination of aerial and synthetic chemical application in cooperation with local agricultural interests and the Ventura County agricultural commissioner.*

The Community Plan includes the following policy and actions intended to minimize human exposure to hazardous substances.

- Action 11.7.2 *Monitor the use and storage of hazardous substances in the Saticoy Industrial District to alleviate the risk of watercourse contamination along the Santa Clara River through development review and NPDES monitoring requirements.*

Impact HAZ-1 Some industrial and agricultural operations within the Project Area use hazardous materials to which current and future residents could be exposed. Potential development near hazardous material users, including agricultural sources, could expose individuals to health risks due to soil/groundwater contamination or emission of hazardous materials into the air. However, compliance with 2005 General Plan policies and actions, in combination with existing regulations, would reduce potential impacts associated with hazardous material use to a Class III, less than significant, level.

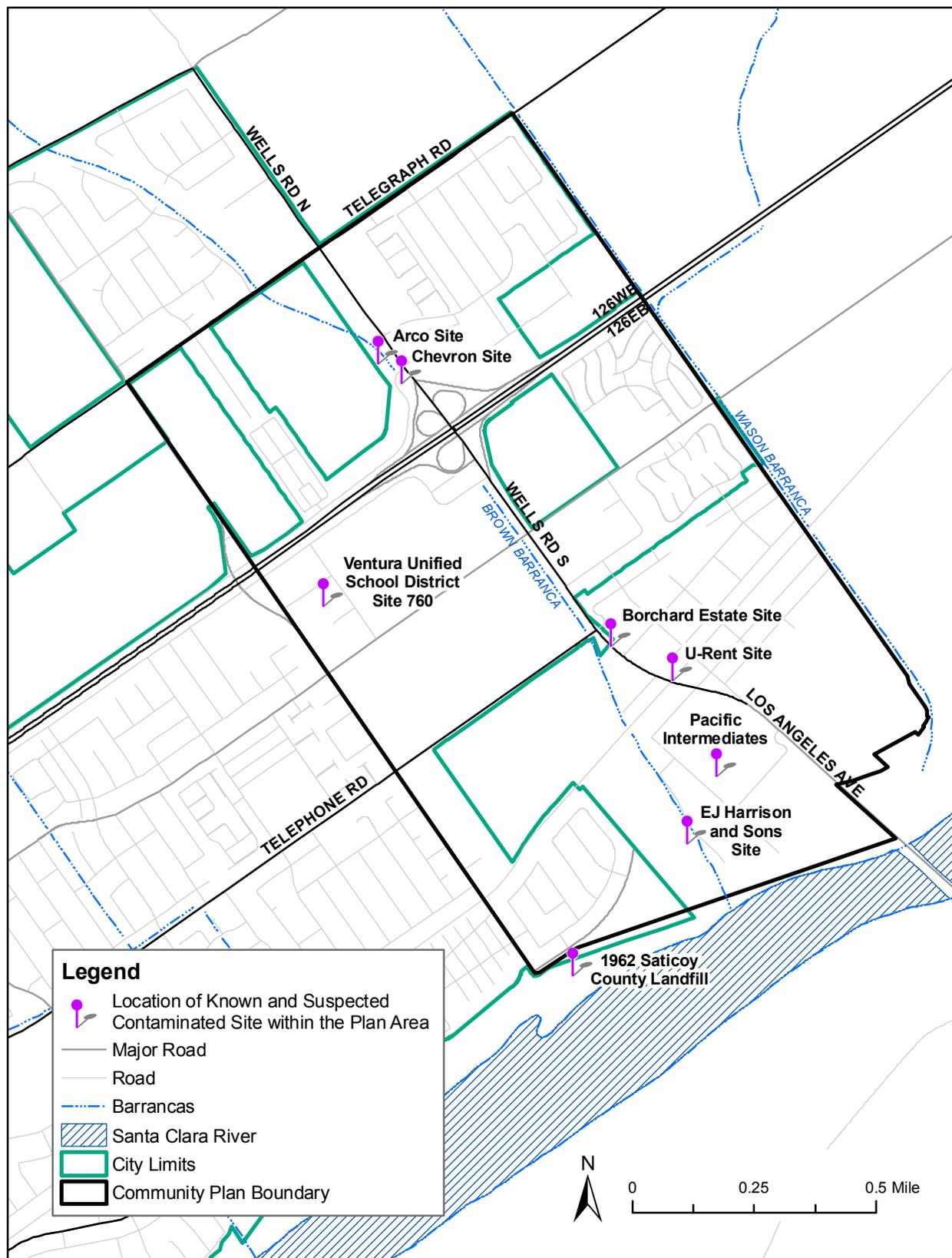
The development of residential uses in proximity to commercial and industrial uses that use or store hazardous materials increases the risk of exposure to deleterious health effects. The following eight sites were identified by Environmental Data Resources as known or suspected contaminated sites within the Project Area and are shown on Figure 4.7-1:

- *The Pacific Intermediates site located at 11019 Jacinto Way is an RCRA-NFRAP archived site that has been removed and archived from the CERCLIS inventory. Archived status indicates a site assessment has been completed and the EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates the decision was not appropriate or require listing at another time. This decision does not mean there is no hazard associated with the site, rather, based upon available information the location is not judged to be a potential NPL site. At present the site has been delivered a consent order by the EPA.*
- *The 1962 Saticoy County Landfill is a closed landfill located within the Project Area.*

- It is classified a SWF/LF (Solid Waste Facilities and Landfills).*
- *Ventura Unified School District Site 760 at 760 Jazmin is a designated LUST (Leaking Underground Storage Tank) site. The site contains contaminated soil but no contaminated groundwater. Remedial action is underway.*
 - *The Chevron site is located at 11008 Citrus and is a designated LUST site. The site's soil and ground water are contaminated. The site is under post remedial action monitoring.*
 - *The Borchard Estate site located at 11075 Violetta Street is a designated LUST site. The site's soil and ground water are contaminated. The site remediation plan is in preparation.*
 - *The U-Rent site located at 1387 Los Angeles Avenue is a designated LUST site. Only the site's soil has been affected and the groundwater has not been contaminated. Pollution characterization is underway.*
 - *The E.J. Harrison and Sons site located at 1589 Lirio Avenue is a designated LUST site. The site's soil and groundwater are contaminated. Pollution characterization is underway.*
 - *The Arco site located at 11005 Citrus is a designated LUST site. The site's soil and groundwater are contaminated. Post remedial action monitoring is underway.*

Development or redevelopment in the vicinity of these facilities would have the potential for exposure of hazardous materials to the public. Potential developments facilitated by the Project that would be within the vicinity of these facilities include the Hansen Specific Plan and Parklands Specific Plan in the Northwest Neighborhood and infill development in Old Town Saticoy in the West Neighborhood. The magnitude of hazards for individual projects would depend upon the location, type, and size of development and the specific hazards associated with individual sites. Action 7.27 of the 2005 General Plan Action 7.27 requires proponents of projects on or immediately adjacent to lands in industrial, commercial or agricultural use to undertake soil and groundwater contamination assessment in accordance with ATSM standards, and requires remediation if necessary. The assessment and clean up of properties listed may be required as part of grading activities during redevelopment if grading activities would disturb remaining areas of contaminated soils. Clean up would be pursuant to existing regulations and oversight would be provided by the Ventura County CUPA and the RWQCB. Clean up goals and methods would be established and the sites would be remediated prior to development of listed sites within the Project Area.

Development or redevelopment in the proximity of agricultural uses that utilize pesticides increases the chance of health risks. Agricultural operations are located throughout portions of the Saticoy & Wells Project Area, including the Northwest Neighborhood, Northeast Neighborhood, and East Neighborhood. Action 7.29 of the 2005 General Plan would require non-agricultural development to provide buffers of 50 feet or more from agricultural operations to minimize the potential for pesticide drift. Please refer to Section 4.2, *Agriculture*, for further discussion of potential conflicts between agricultural and urban development. Compliance with federal, state, and local regulations, in combination with 2005 General Plan and Community Plan policies and actions, would reduce adverse impacts from exposure to hazardous materials.



Source: City of San Buenaventura, 2005 and Rincon Consultants, Inc., 2008.

Known or Suspected Contaminated Sites

Figure 4.7-1

Mitigation Measures. No mitigation is required.

Significance After Mitigation. Compliance with existing regulations and 2005 General Plan and Community Plan policies and actions would reduce potential impacts associated with risk through the use, storage, or disposal of hazardous materials to a less than significant level for proposed development within the Project Area. Impacts would be less than significant without mitigation.

Impact HAZ-2 **The transportation of hazardous materials could potentially create a public safety hazard for new development that could be accommodated along major transportation corridors under the Project. Provided the City continues participation in the SEMS Multihazard Functional Response Plan, impacts to new development within the Project Area would be Class III, less than significant.**

While incidents related to hazardous materials spills are infrequent, accidents along major transportation corridors are a possibility. Hazardous materials are transported along SR 126 and Wells Road/SR 118. The placement of residences along the freeway or Wells Road/SR 118 would put people at risk of exposure to hazardous materials that may be released, either in liquid or gas form in the event of an accident. All of the neighborhoods within the Project Area are located along either one of these roadways and developments facilitated by the Project including the Hansen Specific Plan, Parklands Specific Plan, Saticoy Village Specific Plan, and potential development at the Broome Site are at risk from exposure to hazardous materials releases. Action 7.30 of the 2005 General Plan requires all users, producers, and transporters of hazardous materials and wastes to clearly identify the materials that they store, use, or transport, and to notify the appropriate City, County, State and Federal agencies in the event of a violation. When properly contained, these materials present no hazard to the community.

The Ventura Fire Department has devised and maintains a comprehensive Standardized Emergency Management System (SEMS) Multihazard Functional Response Plan that addresses the city's planned response to extraordinary emergency situations, including incidents involving major hazardous material upset. The plan provides operational concepts, identifies sources of outside support that would be provided through mutual aid agreements, State and Federal agencies, and the private sector. Continued implementation of the City's SEMS Plan would reduce impacts associated with transportation-related hazardous material incidents to a less than significant level.

Mitigation Measures. Compliance with existing hazardous materials transportation regulations as well as continuing participation and maintenance of the SEMS Multihazard Functional Response Plan would reduce impacts related to hazardous material upset risk to a less than significant level. No mitigation is required.

Significance After Mitigation. With implementation of the SEMS and 2005 General Plan and policies and actions, impacts would be less than significant for the transportation of hazardous materials in the Project Area.



c. Cumulative Impacts. Implementation of the Project, in combination with past, present, and potential future cumulative development in the area, increase the population density of the Saticoy & Wells Project Area. Citywide development anticipated by 2025 consists of about 8,300 dwelling units and 5.2 million square feet of retail, office, industrial, and hotel spaces. Cumulative development within the City would increase the number of people and structures susceptible to risks from hazards and hazardous materials. Implementation of 2005 General Plan and Community Plan policies and actions would reduce impacts associated with exposure of hazardous materials to development facilitated by the Project. Actions included in the 2005 General Plan, such as Action 7.27 requiring soil and groundwater assessment and remediation if necessary of lands immediately adjacent to or on industrial, commercial, or agricultural use. Action 7.29 of the 2005 General Plan would require non-agricultural development to provide buffers of 50 feet or more from agricultural operations to minimize the potential for pesticide drift. Action 7.30 of the 2005 General Plan requires all users, producers, and transporters of hazardous materials and wastes to clearly identify the materials that they store, use, or transport, and to notify the appropriate City, County, State and Federal agencies in the event of a violation. Impacts from hazards and hazardous materials would be less than significant with the implementation of existing General Plan regulations. Significant cumulative impacts would not occur.

4.8 HYDROLOGY AND WATER QUALITY

This section addresses impacts to local and regional hydrology, as well as temporary and long-term impacts to surface water and groundwater quality. Water supply impacts are discussed in Section 4.14, *Utilities and Service Systems*.

4.8.1 Setting

a. Hydrology. The City of Ventura is located within the western portion of the Santa Clara River Basin. The City's general drainage pattern begins in the hills above of the City and terminates at the Ventura River, the Santa Clara River or the Pacific Ocean. Within the Project Area, water is transported through overland flows or by Ventura County Watershed Protection District (VCWPD) natural and concrete-lined barrancas. Long Canyon, located in the hills north of the Project Area, drains to Brown Barranca, a drainage that is under the jurisdiction of the VCWPD. Brown Barranca is the primary drainage in the Project Area and transitions between a concrete lined channel to a heavily vegetated earthen ditch that crosses the Parklands site in a southeasterly direction from Telegraph Road on the north to the Santa Clara River to the south. Franklin-Wason Barranca transports water from Peppertree Canyon located northeast of the Project Area and partially forms the eastern border of the Project Area near Darling Road. This drainage, like Brown Barranca, also continues south to the Santa Clara River.

The Project Area is a predominantly built environment with approximately 300 acres of undeveloped land previously or currently used for agriculture. Impermeable surfaces in the developed portions of the Project Area prevent water from infiltrating, increasing the amount of runoff reaching the storm drainage infrastructure.

b. Drainage. The Project Area consists of approximately 1,000 acres that extends from Telegraph Road to the north down to the Santa Clara River to the south. The Project Area gently slopes to the south toward the Santa Clara River. Project Area elevations range from about 240 feet above mean sea level at the northern boundary to approximately 130 feet above mean sea level in the southern portion of the Project Area. The Project Area is predominantly developed, but also contains approximately 300 acres of agricultural and undeveloped lands and drains overland toward the Santa Clara River via the Brown and Franklin-Wason barrancas.

c. Flood Hazards. The Federal Emergency Management Agency (FEMA) has defined the 100- and 500-year flood hazard areas within the Project Area through the publication of Flood Insurance Rate Maps (FIRMs), which establish base flood heights and flood zones for 100-year and 500-year storm events. The 100-year storm event is defined as a storm that has a 1% probability of occurring in any given year, while a 500-year storm event has a 0.2% chance of occurring in any given year. A "floodplain", also called a flood zone, is the lowland adjacent to a river, lake or ocean and is designated by the frequency of the flood that is large enough to cover it. For example, a 100-year floodplain will be covered by a 100-year flood, while a 500-year floodplain will be covered by a 500-year flood. The "floodway" is the channel of a river or stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 100-year flood can be conveyed without substantial (greater than one foot) increases in flood heights. Planning policies typically prohibit urban development, activities, and structures



within the floodway that will alter the floodway’s ability to convey the 100-year flood. However, development is not usually restricted within the 500-year flood zone because of the low probability of flood occurrence.

As indicated on the FEMA Flood Maps (Figure 4.8-1), portions of the Project Area are located within the 100- and 500-year floodplains. Currently, Brown Barranca and areas located along the barranca are located within a 100-year flood zone (see Figure 4.8-1). Brown Barranca, for the most part, is a stabilized earthen ditch. It is currently deficient for the 100-year storm. However, modifications to the hydrological setting included in the Parklands Specific Plan would eliminate the deficiency of Brown Barranca and revise the flood zone for that area. Areas on the north bank of the Santa Clara River, especially in the Southwest Neighborhood are also located within a 100-year flood zone.

Dam inundation is also a potential hazard to the Project Area. Table 4.8-1 illustrates those dams that would have impacts on the Project Area should they fail. All of these dams meet applicable safety requirements and are inspected by the Division of Dam Safety, California Department of Water Resources, twice per year to ensure they meet all safety requirements and that necessary maintenance is performed. The Castaic and Pyramid Dam inundation area lies north of Olivas Park Drive and south of U.S. 101 and SR 126. Dam inundation zones are shown on Figure 4.8-2.

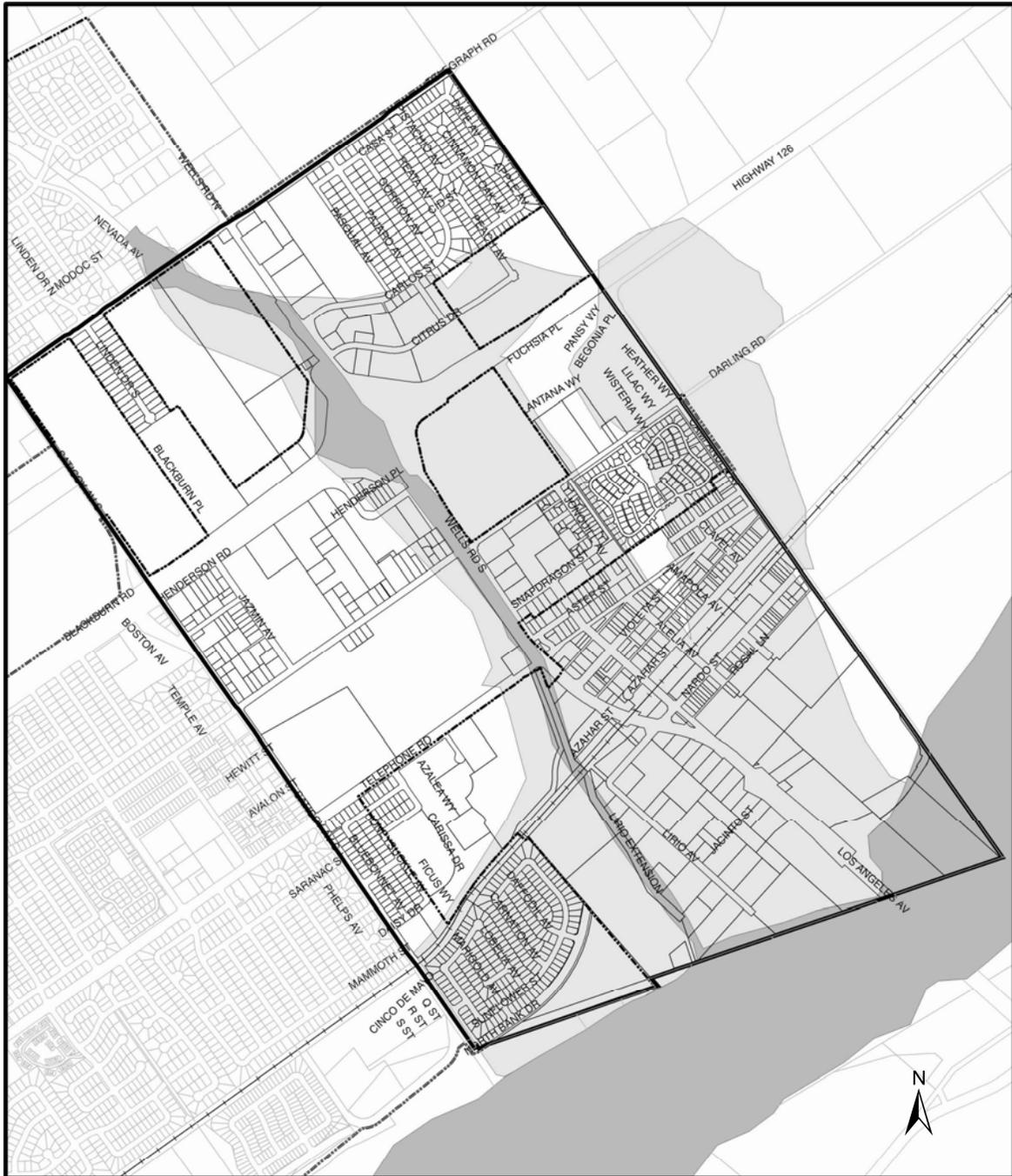
**Table 4.8-1
Existing Dams with the Potential to Affect the Project Area**

Dam	Location	Construction Material	Capacity (Acre Feet)
Bouquet Dam	West fork of Matilija Creek above Matilija Hot Springs	Earth Fill	36,505
Santa Felicia Dam	Piru Creek 5 miles N of town of Piru	Earth Fill	100,000
Castaic Dam	Castaic Creek 1 mile NE of town of Castaic	Earth Fill	325,000
Pyramid Dam	Piru Creek 15 miles N of Castaic	Earth and Rock Fill	179,000

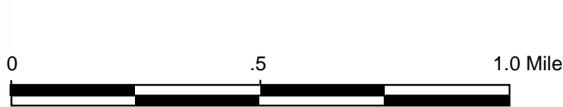
Source: McClelland Consultants (West), Inc. Environmental Services, 1989.

d. Surface and Groundwater Water Quality. The primary sources of pollution to surface and groundwater resources include stormwater runoff from paved areas, which can contain hydrocarbons, sediments, pesticides, herbicides, toxic metals, and coliform bacteria. Seepage from sewage treatment lagoons can further contribute to degraded water quality in the form of elevated nitrate levels. Improperly placed septic tank leach fields can cause similar types of contamination. Illegal waste dumping can introduce contaminants such as gasoline, pesticides, herbicides, and other harmful chemicals. Agricultural and industrial operations typically use substances that can affect surface and groundwater quality.





Source: City of San Buenaventura and Rincon Consultants, Inc., 2005.

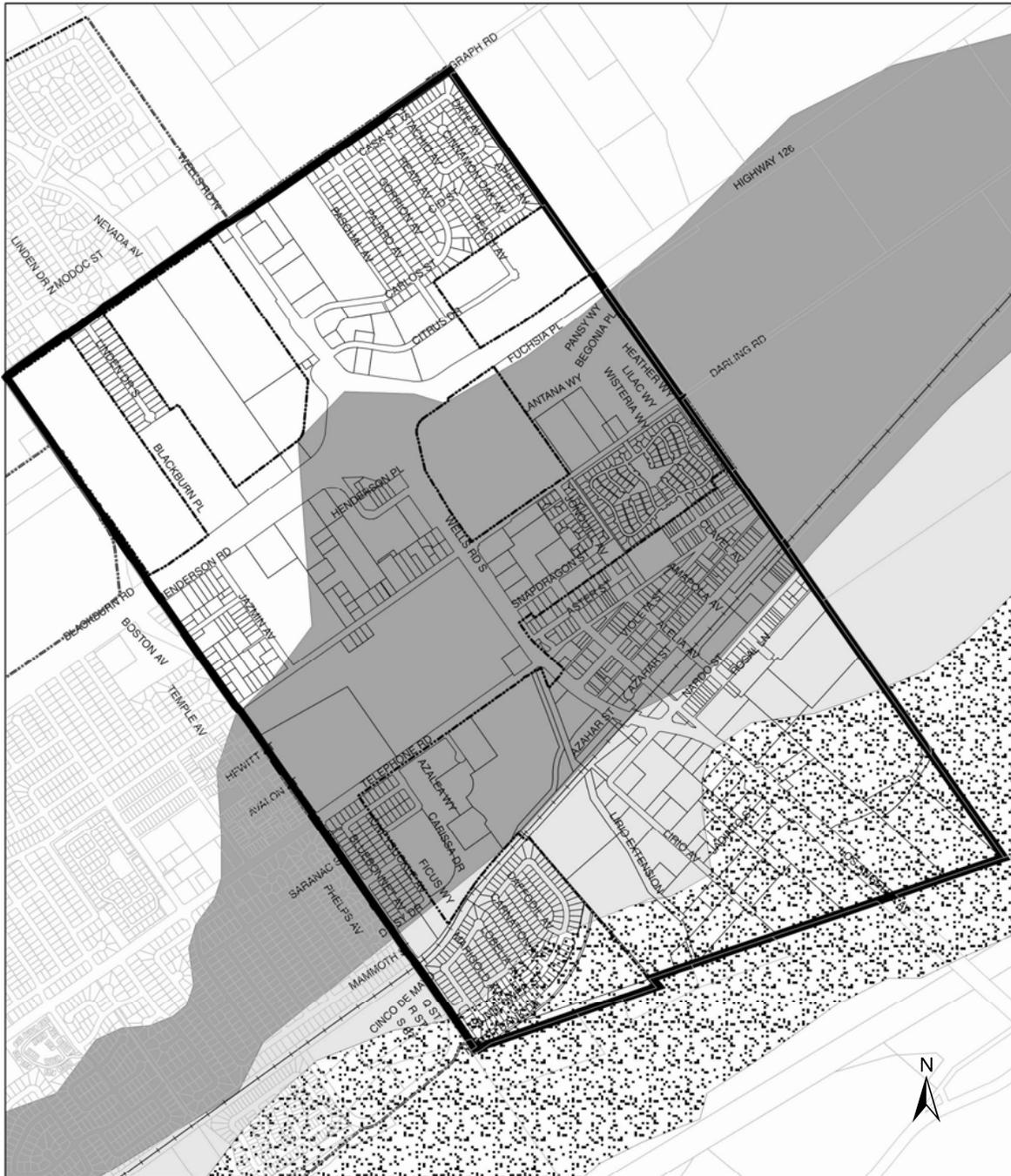


- 100-yr. Floodzone
- 500-yr. Floodzone
- Plan Area
- City Limit
- Railroad

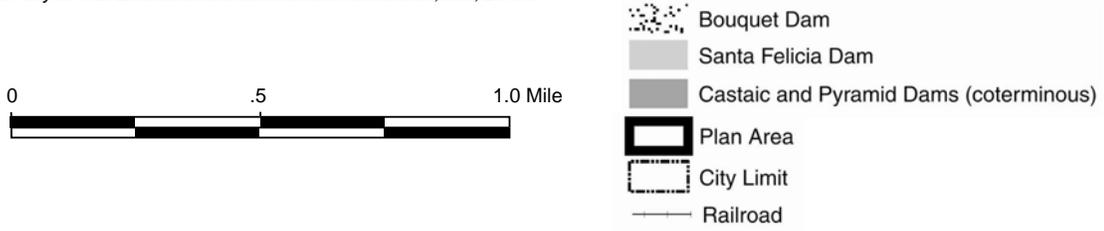
FEMA Flood Zone Map

Figure 4.8-1
 City of Ventura





Source: City of San Buenaventura and Rincon Consultants, Inc., 2005.



Dam Inundation Zone

Figure 4.8-2
 City of Ventura



d. Regulatory Framework. Development in the Project Area is subject to various local, state, and federal regulations and permits regarding the use of water resources. The Ventura County Watershed Protection District, the California Department of Water Resources, and the Los Angeles Regional Water Quality Control Board are the primary agencies responsible for the protection of watersheds, floodplains, and water quality. The Ventura County Department of Health is the primary agency responsible for establishing design standards and permitting of septic tanks and wells. The federal government administers the National Pollutant Discharge Elimination System (NPDES) permit program, which regulates discharges into surface waters. Section 404 of the Clean Water Act prohibits the discharge of dredged or fill materials into Waters of the United States or adjacent wetlands without a permit from the U.S. Army Corps of Engineers. As discussed above under the subheading, “Flood Hazards,” FEMA establishes base flood heights for the 100-year and 500-year flood zones.

The primary regulatory control relevant to the protection of water quality is the Federal National Pollution Discharge Elimination System (NPDES) permit administered by the State Water Resources Control Board. This board establishes requirements prescribing the quality of point sources of discharge and establishes water quality objectives. These objectives are established based on the designated beneficial uses (e.g., water supply, recreation, and habitat) for a particular surface water or groundwater. The NPDES permits are issued to point source dischargers of pollutants to surface waters and are issued pursuant to Water Code Chapter 5.5 that implements the Federal Clean Water Act. Examples include, but are not limited to, public wastewater treatment facilities, industries, power plants, and groundwater cleanup programs discharging to surface waters (State Water Resources Control Board, Title 23, Chapter 9, Section 2200). Discharge limits, under the NPDES permits, for minerals and pollutants are established and regulated by the California Regional Water Quality Control Board.

Locally, the Ventura County Stormwater Quality Urban Impact Mitigation Plan (SQUIMP) is included as an attachment to the NPDES permit. The SQUIMP is an implementation document that resulted from the Ventura County Stormwater Quality Management Program, which was formed to enhance, protect and preserve water quality in Ventura County water bodies. The Program works as a countywide means to locally implement Clean Water Act Requirements. The SQUIMP requires proposed developments to “control the post-development peak storm water runoff discharge rates to maintain or reduce predevelopment downstream erosion and to protect stream habitat.” The SQUIMP addresses stormwater pollution from new and redevelopment by the private sector and contains guidance for implementing and designing Best Management Practices (BMPs) used to reduce impacts.

BMPs can be used for minimizing the introduction of pollutants of concern that may result in significant impacts to the storm water conveyance system from site runoff. Treatment Control BMPs are required for eight categories of development. Additional BMPs may be required by ordinance or code adopted by the City and applied generally or on a case-by-case basis. The City is required to implement the requirements of the SQUIMP, and developers are required to comply with those provisions.



4.8.2 Impact Analysis

a. Methodology and Significance Thresholds. This evaluation is based on a review of existing information that has been developed for the Project and other available regional sources. Impacts would be considered significant if development facilitated by the Project through the year 2025 would:

- *Violate any water quality standards or waste discharge requirements*
- *Substantially alter existing drainage patterns such that substantial erosion would occur on- or off-site*
- *Substantially alter existing drainage patterns such that flooding would occur on- or off-site*
- *Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff*
- *Place housing within a 100-year flood hazard area*
- *Place within a 100-year flood hazard area structures that would impede or redirect flood flows*
- *Expose people or structures to risk of flooding, including as a result of dam failure*

Since the Project Area lies more than seven miles from the Pacific Ocean, impacts related to flooding due to seiches and tsunamis, are less than significant. Therefore, these impacts are not analyzed.

b. Project Impacts and Mitigation Measures.

Impact HYD-1 **Development facilitated by the Project could place new development within 100-year flood zones and dam inundation zones. However, compliance with the City Flood Plain Ordinance, 2005 General Plan actions, and proposed Community Plan actions would reduce impacts to a Class III, less than significant, level.**

The primary effect of flooding, where urban encroachment on flood plains has occurred, is the threat to life and property. Floods may also create health and safety hazards and disruption of vital public services. Economic costs may include a variety of flood relief expenses, as well as investment in flood control facilities to protect endangered development. The extent of damage caused by any flood depends on the topography of the area flooded; depth, duration, and velocity of floodwaters; the extent of development in the floodplain; and the effectiveness of forecasting, warnings, and emergency operations. Encroachment onto floodplains, such as artificial fills and structures, reduces the capacity of the flood plain and increases the height of floodwater upstream of the obstructions. The 2005 General Plan includes the following actions relating to flood hazards:

Action 7.7 *Require project proponents to perform geotechnical evaluations and implement mitigation prior to development of any site:*



- *With slopes greater than 10 percent or that otherwise have potential for landsliding,*
- *Along bluffs, dunes, beaches, or other coastal features*
- *In an Alquist-Priolo earthquake fault zone or within 100 feet of an identified active or potentially active fault,*
- *In areas mapped as having moderate or high risk of liquefaction, subsidence, or expansive soils,*
- *In areas within 100-year flood zones, in conformance with all Federal Emergency Management Agency regulations.*

Action 7.10 Require proponents of any new developments within the 100-year floodplain to implement measures, as identified in the Flood Plain Ordinance, to protect structures from 100-year flood hazards (e.g., by raising the finished floor elevation outside the floodplain).

The proposed Community Plan includes the following action:

Action 11.5.6 Require new development to either pay their proportionate share for or construct specific improvements identified in the updated Saticoy and Wells Capital Improvement Deficiency Study.

Most of the areas that have potential to be developed under the Project are outside the 100-year flood zone (see Figure 4.8-1). However, portions of Wells Road near Brown Barranca are within the 100-year flood zone. Action 7.10 of the 2005 General Plan requires proponents of any new developments within the 100-year floodplain to implement measures, as identified in the Flood Plain Ordinance, to protect structures from 100-year flood hazards. As required by the Flood Plain Ordinance, any future development within the 100-year flood zone would require a hydrologic/hydraulic analysis to show that they are protected from flood flows and a Letter of Map Revision (LOMR) filed and approved by FEMA prior to development approval. The Draft EIR for the Parklands Specific Plan area, a portion of which is within the 100-year flood zone near Brown Barranca, includes mitigation requiring that the applicant obtain a Letter of Map Revision (LOMR) from FEMA prior to issuance of building permits and requiring the final development shall be sited to assure that no structures are placed within the re-defined 100-year flood zone. The agriculture lands within the Southeast neighborhood that exist north of the Santa Clara River near the southeast border of the Project Area are also within the 100-year flood zone. However, this area is not proposed for any land use changes and would remain agricultural lands under the Project. Community Plan Action 11.5.6 would require any future development within the 100-year floodplain to pay for or construct specific improvements identified in the updated Saticoy & Wells Capital Improvement Deficiency Study. These may include storm drain infrastructure improvements, especially within Brown Barranca. Compliance with these requirements would reduce flooding impacts within the 100-year flood hazard areas to a less than significant level.

Portions of the Project Area are also potentially subject to inundation from a number of dams (see Figure 4.8-2). However, response to dam inundation risk is already addressed through notification and evacuation procedures at the City and regional levels. Implementation of the Project would not alter evacuation procedures at the City or regional level and new development would be required to adhere to existing procedures or seek approval from



required agencies. Compliance with these requirements would reduce flooding impacts due to dam inundation to a less than significant level.

Mitigation Measures. Compliance with the Flood Plain Ordinance and the 2005 General Plan, in combination with implementation of Community Plan policies and actions, would reduce flood hazard impacts to a less than significant level. Mitigation is not required.

Significance After Mitigation. Impacts would be less than significant without mitigation.

Impact HYD-2 Development facilitated by the proposed Project would increase the amount of impervious surfaces within the Project Area, potentially increasing surface runoff in areas where existing storm drain systems are deficient. However, compliance with existing regulations, 2005 General Plan actions, and Community Plan policies and actions would reduce impacts to a Class III, less than significant, level.

The 2005 General Plan includes the following actions aimed at minimizing impacts to the local storm drain system and surface and groundwater quality.

- Action 1.16 Comply with directives from regulatory authorities to update and enforce stormwater quality and watershed protection measures that limit impacts to aquatic ecosystems and that preserve and restore the beneficial uses of natural watercourses and wetlands in the city.*
- Action 5.2 Use natural features such as bioswales, wildlife ponds, and wetlands for flood control and water quality treatment when feasible.*

The Community Plan includes the following policy and actions aimed at minimizing impacts to the local storm drain system and surface and groundwater quality:

- Principle 11 Manage natural resources through “infill first” and green redevelopment – The “infill first” strategy of the 2005 Ventura General Plan is in and of itself a powerful environmental strategy to reduce the pressure to develop in greenfields and expand the urban growth boundary. Compact, walkable transit-oriented community design minimizes automobile-generated urban runoff pollutants and the open lands that absorb water are preserved to the maximum extent possible. Overall the collective urban design principles contained in this plan work to reduce the footprint and impacts of development by efficiently using lands, having public spaces such as parking and transportation, and reducing, per unit, the amount of impervious cover and land disturbance needed to sustain our community and development needs. This plan will introduce an array of green features to minimize runoff, prevent pollution, reduce water use, and auto travel-related pollution. Actions at the area wide scale will focus on identifying and using existing natural drainage systems to promote water treatment through infiltration to the extent feasible. Area wide*



solutions, coupled with site level practices, can be designed to minimize and prevent impacts on water quality and reduce stormwater quality.

- Policy 11A Restore and maintain critical environmental habitats, such as the Brown and Franklin Barrancas and the Santa Clara River, as vital components of the natural resource system for wildlife habitat, water quality through sub-basin stormwater collection and for recreation opportunities.*
- Action 11.1.6 Require landscape that conserves and re-establishes native habitat in the riparian corridors, protects drainage processes, reduces water demand, retains runoff, and recharges groundwater supplies.*
- Action 11.1.7 Work with local watershed groups and others to identify opportunities to protect natural features and systems including trees and vegetation, soils, hydrology, and to restore features such as urban creeks and wetlands that have been degraded from previous land uses and management practice.*
- Policy 11J Incorporate green design and infrastructure solutions into the urban landscape using low impact development techniques to protect and preserve water resources, and mitigate air quality, and urban heat island effects.*
- Action 11.3.28 Require new development to minimize impervious surfaces through compact design, parking reduction strategies, street design, and the use of alternative paving surfaces where applicable.*
- Action 11.3.29 Require landscaping to reduce water demand retain runoff, decrease flooding, and recharge groundwater through selection of plants, soil preparation, and the installation of appropriate irrigation systems.*
- Policy 11L Promote the use of existing natural systems for resource management.*
- Action 11.5.1 Require new development to maximize and preserve permeable land surfaces, to the extent feasible, for water quality protection, groundwater recharge, flood prevention and watershed health.*
- Action 11.5.2 Make use of existing barrancas for drainage, and utilize other naturalistic features such as bioswales, ponds, and wetlands to capture and treat runoff, decrease flooding, and recharge groundwater. Comply, at a minimum, with the current municipal National Pollutant Discharge Elimination System requirements for peak flow, stormwater quality, and runoff volume and hydromodification.*
- Action 11.5.4 New development shall provide adequate public services and facilities as determined through the development review process.*
- Action 11.5.5 Update the 1996 Capital Improvement Deficiency Study (CIDS) for the Saticoy and Wells Communities.*



- Action 11.5.6 Require new development to either pay their proportionate share for or construct specific improvements identified in the updated Saticoy and Wells Capital Improvement Deficiency Study.*
- Policy 11N Develop a rich and interconnected palette of public open spaces in an inspirational manner that facilitates social interaction and a sense of community, and provides ecoservices such as planned sub-basin drainage and storage.*
- Action 11.6.11 Create multi-functional parks and open space that benefit people and the environment by protecting and enhancing water supplies, and providing flood and storm water management services.*
- Action 11.6.12 Identify opportunities to use and connect public lands such as playing fields, parks, and rights-of-way for “green solutions” to water quality and supply problems, while creating a more human urban environment.*

Development facilitated by the Project would require increases in the number or size of stormwater collection lines, and may require new or expanded recharge infrastructure (i.e., basins or injection wells). The larger vacant and agricultural parcels that could be converted to suburban use under the Project (the UC Hansen site, the Parklands site, the Broome Site, and Citrus Place) include sufficient acreage to allow for provision of onsite detention or retention facilities. Where infill of vacant parcels occurs, localized runoff could increase incrementally. However, such increases can be addressed on a case-by-case basis and individual developers would be required to implement solutions to address their project’s impacts. Even with limited acreage, on-site solutions, such as detention facilities constructed under parking lots and/or utilization of impervious paving methods, could be employed to minimize runoff.

In the event that on-site solutions are unavailable, individual developers may contribute to the funding of regional solutions, such as off-site detention basins and/or drainage facility capacity enhancement projects. This would be required under Community Plan Policy 11L actions 11.5.4, 11.5.5 and 11.5.6. It is anticipated that potential regional impacts to the local drainage system can be reduced to a less than significant level through implementation of applicable City and Watershed Protection District regulations on a case-by-case basis. Implementation of the applicable regulatory requirements and proposed Community Plan actions would reduce potential impacts to groundwater recharge to a less than significant level and, in some instances, may improve recharge as compared to current conditions. It is also anticipated that implementation of storm drain system improvements in accordance with current requirements and the Project’s actions would not have significant secondary environmental effects and would generally reduce pollutants in storm runoff. Development facilitated by the Project would be required to comply with the most recent NPDES requirements at the time of development approval.

Implementation of the applicable regulatory requirements, in combination with the 2005 General Plan actions and the proposed Community Plan actions would reduce impacts to surface runoff to a less than significant level.



Mitigation Measures. Implementation of applicable regulatory requirements, in combination with 2005 General Plan and Community Plan policies and actions, would reduce impacts to a less than significant level. Mitigation is not required.

Significance After Mitigation. Impacts would be less than significant without mitigation.

Impact HYD-3 Development facilitated by the Project would incrementally increase the generation of urban pollutants in surface runoff. Point and non-point sources of contamination could affect water quality in the Santa Clara River, Franklin and Brown barrancas, and groundwater. However, implementation of existing regulatory requirements, and 2005 General Plan and Community Plan policies and actions, would reduce impacts to a Class III, *less than significant*, level.

The Community Plan includes the following policy and actions aimed at minimizing impacts to the local storm drain system as well as surface and groundwater quality:

Planning Principle 11 Refer to HYD-2.

Policy 11A Refer to HYD-2.

Action 11-1.6 Refer to HYD-2.

Action 11-1.7 Refer to HYD-2.

Policy 11I Continue to preserve agricultural uses in the City's Sphere of Influence and as identified in the greenbelt agreement between the City of Ventura and Santa Paula, and require new development of provide all necessary buffers.

Action 11.3.27 Require new development to utilize low impact and green design techniques to treat stormwater and mitigate air quality and urban heat island effects.

Action 11.3.28 Refer to HYD-2.

Action 11.3.29 Refer to HYD-2.

Action 11.4.2 Develop street standards that emphasize the safe and sufficient movement of vehicles, pedestrian safety, streetscapes, and compatibility with adjoining urban features and incorporate naturalistic 'green street' design elements into the streetscape to minimize impacts to the natural environment.

Chapter 11.5 California planning guidelines define sustainable development as an integrated, systems approach to development, which attempts to maximize



the efficient and effective long-range management of land, community, and resources (State of California, General Plan Guidelines 2003). A sufficient water supply, an effective waste water treatment system, and an efficient drainage system are vital components of a community's well being. It is the responsibility of the City to ensure that growth does not outpace the ability to provide adequate public facilities and services. In addition to traditional infrastructure systems, the City recognizes the values of "natural infrastructure" systems including healthy soils, vegetation, and watersheds. With this plan, the City will strive to continue to advance sustainable planning and design practices to minimize the impacts of development on natural systems and processes. The City of Ventura will incorporate practices for integrating watershed protection, water resource management, and land use planning to enable a "sustainable urbanism".

Policy 11L Refer to HYD-2.

Action 11.5.1 Refer to HYD-2.

Action 11.5.2 Refer to HYD-2.

Open Space Strategy 12 Create multi-functional parks and open space that serve individuals, the community, and the environment.

Policy 11N Refer to HYD-2.

Action 11.6.11 Refer to HYD-2.

Action 11.6.12 Refer to HYD-2.

The Community Plan further augments the local drain system as well as surface and groundwater quality with a discussion on page 11-17 directing infill projects to reduce water demand, recharge groundwater, treat and retain runoff, and decrease flood risks.

Water quality impacts associated with new development are directly related to specific site drainage patterns and stormwater runoff. Development within the Project Area would increase the amount of impermeable surface over current conditions. Most areas within the Project Area that are proposed for new development are largely comprised of undeveloped, permeable surfaces. Development of these areas would place impervious surfaces, such as commercial and residential structures, parking lots, walkways, roadways, and other paved areas within these areas. These surfaces would increase the amount of runoff following storm events.

As rainwater passes overland, contaminants become suspended within the flow. In particular, stormwater runoff from landscaped areas, roadways and parking lots contains various pollutants associated with motor vehicles, including petroleum compounds, heavy metals, asbestos, and rubber, as well as, fertilizers and pesticides from landscaped areas. During storm events, these pollutants are transported into drainage systems by surface runoff. The pavement of individual sites reduces the amount of exposed, erodible dirt, resulting in a reduction in sediment loading. With no prior treatment of stormwater runoff, any pollutants retained from



the impervious roadway surfaces could enter the surface water bodies including the Brown and Franklin Barrancas and the Santa Clara River.

Construction activities could also result in the pollution of natural watercourses or underground aquifers. The types of pollutant discharges that could occur as a result of construction include accidental spillage of fuel and lubricants, discharge of excess concrete, and an increase in sediment runoff.

It should be noted that agricultural uses within the Project Area may involve the application of pesticides and other chemicals. Storm runoff from these agricultural fields recharges groundwater and also discharges into local water bodies. The replacement of agricultural land with urban uses could result in the reduction in discharge of agriculturally-related pollutants, including pesticide runoff, into nearby surface water bodies and the placement of impervious surfaces at the sites would reduce the amount of sediment conveyed to surface water through stormwater runoff.

Discharge of pollutants from any point source is prohibited unless it is in compliance with the National Pollutant Discharge Elimination System (NPDES) Permit issued by the Regional Water Quality Control Board. Point sources of pollutants of greatest concern include nutrients (ammonia and nitrate), heavy metals, toxic chemicals, chlorine, and salts. Non-point sources of pollutants, which are also regulated under NPDES permits, include both construction-related runoff and operational runoff associated with urban uses. Surface runoff from individual sites is carried to City storm drains and/or natural drainages.

Regulations under the federal Clean Water Act require that projects that would disturb greater than one acre during construction comply with the statewide NPDES general construction storm water permit. Compliance with the NPDES permit is dependent on the preparation of a Storm Water Pollution Prevention Plan (SWPPP) that contains specific actions, termed Best Management Practices (BMPs), to control the discharge of pollutants, including sediment, into the local surface water drainages. In the State of California, Regional Water Quality Control Boards administer the NPDES permit process. Development facilitated by the Project would be required to comply with the most recent NPDES requirements at the time of development approval.

As discussed in the *Setting*, the Ventura County SQUIMP applies to the operational runoff and requires new developments and redevelopment projects to implement various BMPs to minimize the amount of pollutants entering surface waters. All projects that fall into one of eight categories are identified in the Ventura Countywide Municipal Permit as requiring SQUIMPs. These categories include: (1) single family hillside residences; (2) 100,000 square foot commercial developments; (3) automotive repair shops; (4) retail gasoline outlets; (5) restaurants; (6) home subdivisions with 10 or more housing units; (7) location within or directly adjacent to or discharging directly to an environmentally sensitive area; and (8) parking lots with 5,000 square foot or more impervious parking or access surfaces with 25 or more parking spaces and potentially exposed to stormwater runoff.



Future developments with the Project Area that fall into any of these categories would be subject to SQUIMP requirements for implementing stormwater BMPs. Per the SQUIMP, structural or treatment control BMPs must meet the following design standards:

- *Volume based post-construction structural or treatment control BMPs shall be designed to mitigate (infiltrate or treat) storm water runoff from the volume of annual runoff to achieve 80% volume capture (Ventura County Land Development Guidelines); or*
- *Flow-based post-construction structural or treatment control BMPs shall be sized to handle the flow generated from 10% of the 50-year design flow rate.*

Implementation of these standards on future development and redevelopment projects within the Project Area would address impacts on a project-by-project basis, thus reducing surface water quality impacts to a less than significant level.

In addition to these standards, the 2005 General Plan includes the actions described under Impact HWQ-2, as well as the following actions aimed at preservation of riparian habitat and improvement of water quality.

- Action 1.8 Buffer barrancas and creeks that retain natural soil slopes from development according to State and Federal guidelines.*
- Action 1.9 Prohibit placement of material in watercourses other than native plants and required flood control structures, and remove debris periodically.*
- Action 1.10 Remove concrete channel structures as funding allows, and where doing so will fit the context of the surrounding area and not create unacceptable flood or erosion potential.*

The Community Plan also includes actions aimed at preservation of riparian habitat and improvement of water quality.

- Policy 11A Restore and maintain critical environmental habitats, such as the Brown and Franklin Barrancas and the Santa Clara River, as vital components of the natural resource system for wildlife habitat, water quality through sub-basin stormwater collection and for recreation opportunities.*
- Action 11.1.1 Where land or structural improvements are necessary to the barrancas or river, development should comply with the Ventura County Watershed Protection District standards and permit requirements, and require the incorporation of aesthetic and ecologically sensitive design treatments.*
- Action 11.1.2 To the extent possible, preserve the Brown and Franklin Barrancas and the Santa Clara River in their natural state.*
- Action 11.1.6 Require landscape that conserves and re-establishes native habitat in the riparian corridors, protects drainage processes, reduces water demand, retains runoff, and recharges groundwater supplies.*



Action 11.5.2 Make use of existing barrancas for drainage, and utilize other naturalistic features such as bioswales, ponds, and wetlands to capture and treat runoff, decreasing flooding, and recharge groundwater. Comply, at a minimum, with the current municipal National Pollutant Discharge Elimination System requirements for peak flow, stormwater quality, and runoff volume and hydromodification.

Policy 11A and Actions 11.1.1, 11.1.2 and 11.1.6 are further discussed in Section 4.4, *Biological Resources*.

In addition to infill development in already urbanized areas in the Project Area, several large agricultural parcels, including the UC Hansen site, the Parklands site, the Broome site, the Aldea Hermosa site, and Citrus Place, could be developed under the Project. Development of these properties would be expected to reduce erosion and sedimentation, but may incrementally reduce percolation and increase urban pollutants. Installation of water quality BMPs in conjunction with new development, as required by the Ventura County SQUIMP (as discussed above), would mitigate potential urban runoff pollutants. In many instances, replacement of older development with new development built in accordance with current runoff and water quality control standards may reduce contaminants entering surface water and groundwater. Impacts to water quality as a result of infill and new development facilitated under the Project would be less than significant.

Mitigation Measures. Implementation of existing and proposed policies and actions, in combination with existing regulations, would reduce water quality impacts to a less than significant level. Mitigation is not required.

Significance After Mitigation. Impacts would be less than significant without mitigation.

c. Cumulative Impacts. Continued development in the Project Area will increase the amount of impervious surfaces that in turn will concentrate flow, and increase volume and velocity of runoff. As discussed in Section 3.0, *Environmental Setting*, planned cumulative development associated with growth forecasts from the 2005 General Plan in the City of Ventura would add about 8,300 dwelling units, as well as about 1.2 million square feet of retail development, 1.2 million square feet of office development, 2.2 million square feet of industrial development, and 530,000 square feet of hotel development. Additional development facilitated by the 2005 General Plan may also adversely affect the quality of ground and surface water by increasing the number and density of vehicles, people, and commercial establishments. However, 2005 General Plan Policy 3C requires the City to maximize use of land in the city before considering expansion. As described in the 2005 General Plan FEIR, this “infill first” approach would reduce impacts to hydrology and water quality to a less than significant level. Development facilitated under the Project would be consistent with the 2005 General Plan. In addition, new development would be subject to regulatory requirements to which existing development was not subject. As all development in the City, including the Project Area, would be subject to the SQUIMP, the NDPES permit and 2005 General Plan policies and actions, cumulative water quality, recharge and stormwater infrastructure impacts would not be significant.



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4.9 LAND USE AND PLANNING

This section addresses potential environmental impacts resulting from, applicable local, regional, and state land use policies. Consistency with the Ventura County Air Quality Management Plan (AQMP) is discussed in Section 4.3, *Air Quality*. Land use compatibility conflicts associated with growth facilitated by the Community Plan and Code are also discussed in sections 4.1, *Aesthetics*, 4.2, *Agricultural Resources*, 4.3, *Air Quality*, 4.7, *Hazards and Hazardous Materials*, 4.13, *Public Services*, and 4.15, *Traffic and Circulation*.

4.9.1 Setting

The City of Ventura is the lead agency for the Saticoy & Wells Community Plan and Code, with sole discretionary approval over the Community Plan and Code, amendments to the General Plan, land use re-designations, and zone changes. Approximately 435 acres in the Project Area are under Ventura County jurisdiction, but lie within the City of Ventura's Sphere of Influence and are anticipated for eventual annexation to the City.

Both the Saticoy and Wells areas are designated in the 2005 General Plan as "Planning Communities," places where distinct communities exist or are appropriate. The Saticoy & Wells Community Plan and Code is intended to function as a policy document to guide land use decisions within the Saticoy and Wells communities. As indicated in Section 2.0, *Project Description*, the proposed Project would require the following discretionary approvals from the City:

Required Discretionary City Approvals

- *Certification of the EIR*
- *General Plan Amendment to adopt Saticoy & Wells Community Plan*
- *General Plan Amendment to change the amount of retail square footage under 'vacant' in Table 3-2 of the General Plan from 165,000 square feet to 228,475 square feet of retail. All other allocations in Table 3-2 would remain the same.*
- *General Plan Land Use Re-Designations as indicated in Table 2-5 of this document.*
- *Zone Change for City designated parcels as indicated on Figure 2-8 and specified in the proposed Community Plan.*

a. Regulatory Agencies. In addition to the City of Ventura, the Ventura County Local Agency Formation Commission (LAFCO) and Southern California Association of Governments (SCAG) have authority over certain aspects of planning in Ventura County. The roles of these agencies are described below.

Ventura LAFCO. Portions of the Project Area are currently unincorporated. Consequently, they would eventually need to be annexed into the City of Ventura in order to fully implement the proposed Community Plan and Code. The Ventura County LAFCO would have discretionary authority over any future annexation proposals.

The State of California has the exclusive power to regulate boundary changes, which means that no local government has the right to change its own boundary without State approval. The Legislature has prescribed a "uniform process" for boundary changes for both cities and special



districts that is now embodied in the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (California Government Code Section 56000 et seq.). This Act delegates the Legislature's boundary powers to local agency formation commissions (LAFCOs).

The Ventura LAFCO is responsible for reviewing and approving proposed jurisdictional boundary changes in Ventura County, including the annexation and detachment of territory to and/or from cities and most special districts, incorporations of new cities, formations of new special districts, and consolidations, mergers, and dissolutions of existing districts. In addition, LAFCOs must review and approve contractual service agreements, conduct service reviews, and determine spheres of influence for each city and district.

In addition to the Cortese-Knox-Hertzberg Act, the Ventura LAFCO has adopted local policies that it considers in its review of projects. The LAFCO also enforces the County's Guidelines for Orderly Development. A complete listing of policies that LAFCO considers in its review of proposed boundary changes can be found on the LAFCO website (www.ventura.lafco.ca.gov), which is incorporated by reference.

SCAG. The City of Ventura is located within the planning area of the Southern California Association of Governments (SCAG). SCAG functions as the Metropolitan Planning Organization for Los Angeles, Orange, San Bernardino, Riverside, Ventura and Imperial counties. The region encompasses a population exceeding 15 million persons in an area of more than 38,000 square miles. As the designated Metropolitan Planning Organization, SCAG is mandated by the federal government to research and draw up plans for transportation, growth management, hazardous waste management, and air quality. Also functioning as the Metropolitan Transportation Authority, SCAG administers the state-mandated Regional Transportation Plan (RTP), designed to address the regional impact of urban congestion.

b. Applicable Plans and Policies.

City of Ventura 2005 General Plan. As mentioned throughout this document, the Ventura General Plan, recently adopted in 2005, provides a comprehensive picture of development in the City of Ventura in the future. The General Plan sets forth land use goals, policies, actions and maps for use in assessing and processing development proposals in the City.

Guidelines for Orderly Development. The Guidelines for Orderly Development make Ventura County unique in the State in terms of County/City development issues. Originally adopted in 1969 by the Ventura LAFCO, Ventura County, and each of the cities in the County, the Guidelines for Orderly Development are statements of local policies which provide that urban development should occur, whenever and wherever practical, within incorporated cities.

Regional Comprehensive Plan and Guide. SCAG's Regional Comprehensive Plan and Guide (RCPG) contains a general overview of federal, state, and regional plans applicable to the southern California region and serves as a comprehensive planning guide for future regional growth. The primary goals of the RCPG are to improve the standard of living, enhance the quality of life, and promote social equity. The RCPG was originally adopted in 1994 by the member agencies of SCAG to set broad goals for the Southern California region and identify strategies for agencies at all levels of government to use in their decision making. The 2008 RCP



was recently adopted and includes input from each of the 13 subregions that make up the Southern California region and includes Los Angeles, Orange, San Bernardino, Riverside, Imperial, and Ventura Counties. The 2008 RCP serves the same function as the previous version.

Regional Transportation Plan (RTP). SCAG's RTP is a long range transportation plan that looks ahead 20+ years and provides a vision for the future of the regional multi-modal transportation system. The RTP identifies major challenges as well as potential opportunities associated with growth, transportation finances, the future of airports in the region, and impending transportation system deficiencies that could result from growth that is anticipated in the region.

Growth Vision Report. In an effort to provide local decision-makers with the tools they need to plan more effectively for the six million new residents projected to live in Southern California by 2030, SCAG undertook a growth visioning initiative called *Southern California Compass*. The objective of this effort was to develop a comprehensive new vision for Southern California over the next 30 years by taking a more all-encompassing, inclusive approach to planning at both the local and regional levels. The SCAG Growth Vision Report begins with a general discussion of the challenges facing Southern California as it prepares to accommodate an estimated 6.3 million additional people by 2030. It studies historical trends in demographics, housing, jobs, and other key aspects essential to understanding how the region will evolve and grow. Looking forward, the report explores how emerging trends and conditions will affect future growth in the region. It also discusses the challenges of continuously developing and refining the Growth Vision.

4.9.2 Impact Analysis

a. Methodology and Significance Thresholds. The discussion of land use impacts analyzes the proposed Saticoy & Wells Community Plan and Code's consistency with applicable policies of the various state and regional plan's for the purposes of assessing the Project's environmental impacts related to land use.

The proposed Community Plan is intended to function as a policy document to guide land use decisions within the Saticoy and Wells communities. The proposed Development Code includes regulations that identify the uses, design criteria and intensity of development, consistent with the goals, policies, and actions of the proposed Community Plan. As such, it would not physically divide an established community or displace people or housing. No Habitat Conservation Plans or Natural Communities Conservation Plans apply to the area. Therefore, the proposed Project would result in a potentially significant land use impact if it would conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the Project Area adopted for the purpose of avoiding or mitigating an environmental effect.

Although the analysis that follows evaluates consistency with various regulatory policies, it should be noted that each individual agency (City of Ventura, LAFCO, SCAG) ultimately has the discretion to determine consistency of the Project with the policies, plans, and/or programs that fall within that agency's purview.



b. Project Impacts and Mitigation Measures. A discussion of the Project's land use effects follows.

Impact LU-1 The proposed Project implements policies and actions of the 2005 General Plan and carries out the vision of the General Plan for the Wells-Saticoy communities. The Project would not conflict with other local regulatory planning documents. This is a Class III, *less than significant impact*.

Both the Saticoy and Wells areas are designated in the General Plan as "Planning Communities," places where distinct communities exist or are appropriate. Descriptions of the Saticoy and Wells areas as identified by the 2005 General Plan "Our Well Planned and Designed Community" section are as follows:

Wells. This area includes the Wells Road corridor. Brown Barranca runs through the northerly portion of this area and includes several large parcels of agricultural land. The Wells Road corridor is a mix of older industrial uses and newer sub-urban commercial and residential development. Wells Road should be returned to the neighborhoods it serves, so that new development can emulate the country charm that existed prior to its widening. Traffic calming in appropriate locations would encourage neighborhood connectivity, and end the current trend toward walls and buildings that turn their back to the street. This would also encourage redevelopment of the old neighborhood centers.

Saticoy. This area includes the Telephone/Cachuma and Saticoy neighborhood centers and the Saticoy district. Developed originally as a rural town in the late 1800s, Saticoy has a range of transect characteristics: from the Santa Clara river and the rural eastern edge, to its neighborhood centers, and a mix of housing types at various intensities. Its major civic uses are the Fritz Huntsinger Youth Sports Complex, Saticoy Regional Golf Course and the Saticoy neighborhood park. Saticoy is further described as a Neighborhood Center, where housing alongside commercial is specifically encouraged.

The Saticoy area is described as a "planning district," as follows:

A mix of homes, older industrial and agricultural operations, and the planned site for the County maintenance yard. The Saticoy Village Specific Plan governs a small portion of this area. A larger effort should ensure Saticoy's seamless connection with adjacent areas, including a greenspace and circulation plan.

Development facilitated by the Project would add additional residential and commercial land uses to the Project Area. As indicated in Table 2-2 of Section 2.0, *Project Description*, development facilitated by the Project could add 1,833 dwelling units and 270,625 square feet (sf) of additional commercial land uses. Allowable residential units within the Project Area would be within the growth forecasts of the General Plan (2025) of 1,990 dwelling units. Therefore, the Project would not induce substantial population growth that was unforeseen in the 2005 General Plan.

The Project is consistent with the intent of the 2005 General Plan to maximize development in areas of the City where infill is possible, prioritizing infill development. As such, the 2005



General Plan promotes smart growth, which is a measure to reduce VMT in regional plans. The Project is consistent with the vision for the Saticoy and Wells communities as described in the 2005 General Plan as it would create six distinct, yet interconnected, walkable neighborhoods that improve over time by requiring well-designed development, thoroughfares usable by all modes of transportation, and providing neighborhood amenities that meet the unique needs of the Saticoy and Wells Communities. The Community Plan includes policies, and actions aimed at facilitating the vision described for the Wells and Saticoy communities within the General Plan. These include:

- Policy 11F Integrate the design principles of Traditional Neighborhood Development into community-scale and building-scale plans.*
- Action 11.3.9 Ensure infill is integrated with surrounding development to achieve continuity of design and scale and connectivity of open space and circulation patterns.*
- Action 11.3.10 Work with Caltrans to reconfigure Wells Road with new buildings and uses to establish it as a pedestrian friendly, mixed-use thoroughfare.*
- Policy 11G Promote the development of neighborhood centers at strategic locations to direct investment into the local economy, encourage community vitality, and provide community amenities.*
- Policy 11K Improve thoroughfare design and ensure that the circulation system is interconnected and usable by all modes of transportation.*
- Policy 11N Develop a rich and interconnected palette of public open spaces in an inspirational manner that facilitates social interaction and a sense of community, and provides ecoservices such as planned sub-basin drainage and storage.*

Policy 11F is consistent with the 2005 General Plan's vision by implementing design principles that would orient walls and buildings towards the street. Actions 11.3.9 and 11.3.10 are consistent with the General Plan's vision by encouraging neighborhood connectivity that includes pedestrian friendly, mixed-use thoroughfare. Policy 11G is consistent by encouraging neighborhood centers in strategic locations within the Project Area. Action 11.3.10 and Policy 11K encourage improvements to the circulation system that would improve the interconnectivity of both the Saticoy and Wells communities. And Policy 11N encourages implementation of public open spaces that would provide a seamless connection with greenspace. With implementation of the policies and actions, the proposed Project is consistent with the vision for the Saticoy and Wells communities that was established in the 2005 General Plan. Impacts are less than significant.

Mitigation Measures. The proposed Project follows the vision that the 2005 General Plan established for the Saticoy and Wells communities and would generally implement policies and actions of the 2005 General Plan. No mitigation is required.



Significance After Mitigation. The impact with respect to consistency with City of Ventura land use policies would be less than significant without mitigation.

Impact LU-2 The proposed Project does not directly involve any annexation, but certain properties within the Project Area would likely be annexed under the guise of the Project. Conflicts with LAFCO policies are not anticipated; therefore, impacts would be Class III, less than significant.

The Ventura LAFCO is responsible for reviewing and approving proposed jurisdictional boundary changes in Ventura County, including the annexation and detachment of territory to and/or from cities and most special districts, incorporations of new cities, formations of new special districts, and consolidations, mergers, and dissolutions of existing districts. In addition, LAFCOs must review and approve contractual service agreements, conduct service reviews, and determine spheres of influence for each city and district.

In addition to the Cortese-Knox-Hertzberg Act, the Ventura LAFCO has adopted local policies that it considers in its review of projects. The LAFCO also enforces the County's Guidelines for Orderly Development.

The Project Area consists of approximately 1,000 acres of which 565 acres lie within the Ventura city limits and the remaining 435 acres are apart of unincorporated Ventura County. The majority of the unincorporated areas are located in the southern portion of the Project Area. However, to the north of Darling Road, approximately 160-acres of unincorporated areas exist as islands, completely surrounded by urban use (see Figure 2-3 in Section 2.0, *Project Description*). No adjustments to the City's corporate boundaries or Sphere of Influence (SOI) are proposed at this time. However, under the Project, the City would anticipate the eventual annexation of existing islands of county land within the general City boundary. The 2005 General Project also envisioned the extension of the City limits to include the unincorporated lands within the Project Area. Boundary adjustment policies as they relate to the Community Project are discussed below

Conformance with Local Plans and Policies. Unless exceptional circumstances are shown, LAFCO will not approve a proposal unless it is consistent with the applicable general plan and any applicable specific plan. Although no boundary adjustments are being sought at this time, implementation of the Project would involve the annexation of existing islands of county land within the general city boundary, consistent with the 2005 General Plan. Some of the areas to be eventually annexed area also include specific plans including the UC Hansen Specific Plan and the proposed Parklands Specific Plan. The Saticoy Village Specific Plan has been incorporated into the City and the UC Hansen and Parklands Specific Plans will as well. Therefore the potential annexations under the Project are consistent with the Ventura General Plan and applicable specific plans.

LAFCO will not approve a proposal unless it is consistent with ordinances requiring voter approval. No land use designations or boundary adjustments are being sought at this time for any lands that require voter approval. If such adjustments are sought at some point in the future, they will be sought only after voter approval of a land use designation change for the property in question.



Guidelines for Orderly Development. LAFCO encourages proposals that involve urban development or that result in urban development to include annexation to a city wherever possible. As discussed in Section 4.2 *Agricultural Resources*, the Project follows the vision of the 2005 General Plan by designating 160 acres within the Project Area that are currently in agricultural use for non-agriculture use. Development of such areas could be found consistent with the Guidelines for Orderly Development, as those areas are surrounded by urban uses. In addition, no development would occur until such time as the property in question is annexed into the City. Given that future boundary adjustments would only be made at such time as they are deemed consistent with the Guidelines for Orderly Development, the Project could be found to be consistent with the Guidelines.

Greenbelts. LAFCO will not approve a proposal for a city that is in conflict with any Greenbelt Agreement unless exceptional circumstances are shown to exist. The Project Area does not include any lands that are subject to existing Greenbelt Agreements. Therefore, the Project could be found to be consistent with LAFCO's criteria.

Agricultural and Open Space Preservation. LAFCO will approve a proposal for a change of organization that is likely to result in the conversion of Prime agricultural land or open space land only if it finds that the proposal will lead to planned, orderly, and efficient development. For a development to be deemed planned, orderly, and efficient, all of the following criteria must be met: (1) the territory involved is contiguous with lands developed with an urban use or that have received approvals for urban development; (2) the territory is likely to be developed within 5 years and has been pre-zoned for non-agricultural use; (3) insufficient non-Prime agricultural land or vacant land exists within the existing boundaries of the agency that is planned and developable for the same general type of use; (4) the territory is not subject to voter approval for the extension of services or changing of land use designations; and (5) the proposal will have no significant adverse effects on the integrity of other Prime agricultural or open space lands.

As discussed in Section 4.2, *Agricultural Resources*, the Project would facilitate the conversion of approximately 160-acres of Prime agricultural lands. These areas include:

- *UC Hansen Trust, 36 acres*
- *Parklands Site, 67 acres*
- *Citrus Place, 23 acres*
- *Broome Site, 29 acres*
- *Aldea Hermosa, 7 acres*

All of the areas that could potentially be converted are contiguous with existing urban uses and, in many instances, are surrounded by urban uses (see Figure 2-5 in Section 2.0, *Project Description*). Any of the agricultural lands that could be converted under the Project could be found to be consistent with LAFCO's agricultural and open space preservation policies, though LAFCO's determination would need to be at the time of individual proposals based upon current (at that time) circumstances and the nature of the proposals.

School Capacity. LAFCO will not favor a change of organization where any affected school district certifies that there is not sufficient existing school capacity to serve the territory



involved. As discussed in Section 4.13, *Public Services*, many VUSD schools are at or near capacity and could be over capacity in 2025 with the growth projected by the 2005 General Plan. Future development in the Project Area would generate new VUSD students, thereby contributing to potential future capacity exceedances. However, as discussed in Section 4.13, In accordance with Section 65995(h) of the California Government Code (Senate Bill 50, chaptered August 27, 1998), the payment of statutory fees "...is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization." Pursuant to CGC §65994(h), impacts relating to school capacity would not be significant under CEQA if future developers within the VUSD continue to pay State-mandated school impact fees. The Project could be found consistent with LAFCO's criteria.

Annexation of Unincorporated Island Areas. Any approval of a proposal for a change of organization for an area of 40 acres or more will be conditioned to provide that the proceedings will not be completed until and unless a subsequent proposal is filed with LAFCO initiating proceedings for the change of organization of all unincorporated island areas that meet the provisions of Government Code Section 56375.3. This policy means that LAFCO will not approve annexations of 40 acres or more unless the City has filed an application to annex all of the island areas in the City, which include eight separate islands in the Montalvo area totaling about 55 acres. The 67-acre Parklands site, for which a specific plan is being considered at the time of this writing, is the only unincorporated site within the Project Area that is greater than 40 acres. Presumably, the City would need to file an application to annex the eight islands in Montalvo before the LAFCO will consider annexation of this area.

Mitigation Measures. No mitigation is required, though the City would presumably need to apply for annexation of eight island areas in Montalvo before annexation of the Parklands site would be considered by the LAFCO. The Project is consistent with the LAFCO Guidelines for Orderly Development and with the City's vision under the 2005 General Plan.

Significance After Mitigation. The impact would be less than significant without mitigation.

Impact LU-3 The proposed Project could be found to be consistent with applicable SCAG policies, therefore, impacts are Class III, less than significant impact due to policy consistency.

In their comment letter on the NOP, the Southern California Association of Governments (SCAG) wrote that the Project is considered "regionally significant," and that an assessment of the Community Plan and Code's consistency with its planning documents, including the 1996 Regional Comprehensive Plan and Guide (RCPG), the Regional Transportation Plan (RTP), and the Compass Growth Vision, is required. The following discussion lists the applicable policies from the RCPG, RTP, and the Compass Growth Vision and determines whether the Project is consistent with those policies.

SCAG's Regional Comprehensive Plan and Guide (RCPG) serves as a framework for decision-making with respect to regional growth and changes that can be anticipated during the next 20 years and beyond. The RCPG provides a general view of regional plans that will affect local governments, responses to significant issues facing Southern California, and a summary of how



the region will meet certain federal and state requirements with respect to Transportation, Growth Management, Air Quality, Housing, Hazardous Waste Management, and Water Quality Management. Relevant goals and policies contained within the Growth Management, Air Quality, and Open Space chapters are discussed below, with cross-references to sections of this EIR that are applicable to specific issue areas. RCPG Policies relating to population and housing are discussed in Section 4.12, *Population and Housing*.

The RCPG includes Growth Management goals that seek to develop urban forms that minimize public and private development costs, enable firms to be more competitive, and stimulate the regional economy. The following policies are intended to guide efforts toward achievement of these goals.

- 3.03 *The timing, financing, and location of public facilities, utility systems, and transportation systems shall be used by SCAG to implement the region's growth policies.*

Environmental impacts associated with public services, public facilities, transportation, and utilities for the Project are discussed in sections 4.13, *Public Services*, 4.14, *Utilities and Service Systems*, and, 4.15, *Traffic and Circulation*. SCAG could use the analysis provided in each of those sections for the Project to implement the region's growth policies. Therefore, the Project could be found to be consistent with RCPG Policy 3.03.

Growth Management Policies Related to the RCPG Goal to Improve the Regional Standard of Living. The following policies are intended to develop urban forms that enable individuals to spend less income on housing cost, that minimize public and private development costs, that enable firms to be more competitive, and that strengthen the regional strategic goal to stimulate the regional economy.

- 3.04 *Encourage local jurisdictions' efforts to achieve a balance between the types of jobs they seek to attract and housing prices*

The Project includes flexibility to allow for a variety of building types. As indicated in Section 4.12, *Population and Housing*, development facilitated by the Project would employ approximately 639 people and accommodate approximately 1,833 housing units within the Project Area. The Community Plan and Code is intended to guide efforts toward achievement of a jobs/housing balance citywide. Therefore, the Project could be found to be consistent with RCPG Policy 3.04.

- 3.05 *Encourage patterns of urban development and land use, which reduce costs on infrastructure construction and make better use of existing facilities.*
- 3.09 *Support local jurisdictions' efforts to minimize the cost of infrastructure and public service delivery, and efforts to seek new sources of funding for development and the provision of services.*
- 3.10 *Support local jurisdictions' actions to minimize red tape and expedite the permitting process to maintain economic vitality and competitiveness.*



The development and redevelopment of the Project Area is intended to improve use of an underutilized portion of the City (and the County) where infrastructure and utilities currently exist. The adoption of the Project is also intended to streamline future development by providing more guidance and environmental information for future projects. Although the Project are not budgeting documents, several policies and actions provide general guidance for the funding of public services and facilities. Similarly, although the Community Plan does not address specific procedural requirements for permitting development, it includes a range of policies and actions intended to foster economic vitality. The Project could be found to be consistent with the requirements of RCPG policies 3.5, 3.9, and 3.10.

Growth Management Policies Related to the RCPG Goal to Improve the Regional Quality of Life. The growth management goals to attain mobility and clean air goals and to develop urban forms that enhance quality of life, that accommodate a diversity of life styles, that preserve open space and natural resources, and that are aesthetically pleasing and preserve the character of communities enhance the regional strategic goal of maintaining the regional quality of life.

- 3.12 *Encourage existing or proposed local jurisdictions' programs aimed at designing land uses which encourage the use of transit and thus reduce the need for roadway expansion, reduce the number of auto trips and vehicle miles traveled, and create opportunities for residents to walk and bike.*
- 3.13 *Encourage local jurisdictions' plans that maximize the use of existing urbanized areas accessible to transit through infill and development.*
- 3.14 *Support local plans to increase density of future development located at strategic points along the regional commuter rail, transit systems, and activity centers.*
- 3.15 *Support local jurisdictions' strategies to establish mixed-use clusters and other transit-oriented developments around transit stations and along transit corridors.*

The Project includes, among its central objectives, the creation of mixed use, walkable districts proximate to existing and proposed transit options. It also provides actions to enhance natural resources such as Brown Barranca. The Project could therefore be found to be consistent with RCPG policies 3.12, 3.13, 3.14 and 3.15.

- 3.22 *Discourage development, or encourage the use of special design requirements, in areas with steep slopes, high fire, flood, and seismic hazards.*
- 3.23 *Encourage mitigation measures that reduce noise in certain locations, measures aimed at preservation of biological and ecological resources, measures that would reduce exposure to seismic hazards, minimize earthquake damage, and to develop emergency response and recovery plans.*

As discussed in Section 4.6, *Geology*, the Project Area contains no steep slopes and impacts from seismic hazards are reduced to less than significant levels with adherence to the California Building Code, 2005 General Plan policies, and Community Plan policies. As described in Section 4.13, *Public Services*, fire hazards are addressed mainly through the application of the



State Fire Code and the Uniform Building Code (UBC). Within Section 4.8, *Hydrology and Water Quality*, flood hazard impacts would be reduced to a less than significant level with compliance to the Flood Plain Ordinance and the 2005 General Plan, in combination with implementation of Community Plan policies and actions. Impacts as a result of flooding in areas of potential development facilitated under the Project. The Project generally would not adversely affect areas of particular biological or ecological value, as discussed in Section 4.4, *Biology*. Noise and the reduction of noise are addressed in Section 4.11, *Noise*.

Growth Management Policies Related to the RCPG Goal to Provide Social, Political, and Cultural Equity. Goals to develop urban forms that avoid economic and social polarizations promotes the regional strategic goal of minimizing social and geographic disparities and of reaching equity among all segments of society.

- 3.24 *Encourage efforts of local jurisdictions in the implementation of programs that increase the supply and quality of housing and provide affordable housing as evaluated in the Regional Housing Needs Assessment.*

The Project is intended to guide development for the Saticoy and Wells communities. With future buildout under the Project, development would add additional housing the City of Ventura housing stock. The Project would increase both the supply and quality of housing in the Project Area. The Project could therefore be found to be consistent with RCPG Policy 3.24.

Air Quality Chapter. Air Quality goals related to the proposed Community Plan include the following.

- 5.07 *Determine specific programs and associated actions needed (e.g., indirect source rules, enhanced use of telecommunications, provision of community based shuttle services, provision of demand management based programs, or vehicle-miles-traveled/emission fees) so that options to command and control regulations can be assessed*
- 5.11 *Through the environmental document review process, ensure that plans at all levels of government (regional, air basin, county, subregional, and local) consider air quality, land use, transportation, and economic relationships to ensure consistency and minimize conflicts.*

The air quality chapter policies relate to identification of programs and actions to reduce air pollutant emissions and ensuring that environmental documents consider air quality and related issues. As discussed in Section 4.3, *Air Quality*, the City's Air Quality Ordinance (Ordinance 93-37) requires developers of projects that generate emissions exceeding VCAPCD significance thresholds to pay air quality impact fees that are placed in an air quality mitigation fund that is used to offset project emissions through implementation of regional air quality programs. The EIR analyzes the Project's air quality impacts (see Section 4.3, *Air Quality*) as well as related impacts in the areas of traffic (see Section 4.15, *Traffic and Circulation*).

Open Space and Conservation Chapter. Goals related to the proposed specific plan include the following.



- 9.01 *Provide adequate land resources to meet the outdoor recreation needs of the present and future residents in the region.*
- 9.02 *Increase the accessibility to open space lands for outdoor recreation.*
- 9.03 *Promote self sustaining regional recreation resources and facilities.*
- 9.04 *Maintain open space for adequate protection to lives and properties against natural and manmade hazards.*
- 9.05 *Minimize potentially hazardous developments in hillsides, canyons, areas susceptible to flooding, earthquakes, wildfire, and other known hazards, and areas with limited access for emergency equipments.*
- 9.08 *Develop well managed viable ecosystems or known habitats of rare, threatened and endangered species, including wetlands.*

Open space and conservation policies relate to the provision of adequate land for outdoor recreation, maintenance of open space to guard against natural disasters, and the development of well-managed ecosystems. While development under the Project would designate currently undeveloped sites for more urban use, the Project would provide green space, including parks and a preserve around the Brown Barranca. In addition, the applicants would be required to pay recreation fees consistent with City ordinance for each potential development project's contribution to the development of citywide parks (see Section 4.13, *Public Services*). Moreover, the Project Area is not subject to any natural hazards that cannot be avoided through implementation of proposed mitigation measures, while the Project calls for the preservation of most of the disturbed riparian corridor that crosses through the site as well as restoration of the corridor and revegetation with native plantings (see Section 4.4, *Biology*). As such, the proposed Project could be found to be consistent with applicable open space and conservation policies.

Water Quality Chapter Recommendations and Polity Options. Goals related to the proposed specific plan include the following.

- 11.02 *Encourage "watershed management" programs and strategies, recognizing the primary role of local governments in such efforts.*
- 11.07 *Encourage water reclamation throughout the region where it is cost-effective, feasible, and appropriate to reduce reliance on imported water and wastewater discharges. Current administrative impediments to increased use of wastewater should be addressed.*

Water quality policies are aimed at the development of watershed management programs and encouraging water reclamation where feasible. The proposed Community Plan incorporates a number of policies and actions (see Section 4.4, *Biology*) that involve improvements/enhancements to the local watersheds, including the Brown and Franklin barrancas and the Santa Clara River. Future development would be required to implement improvements such as infiltration swales, biofilters, pervious pavements, and stormwater detention. In addition, projects would be required to be designed to control runoff in a manner that would reduce



post-project runoff to at or below existing undeveloped conditions. As such, the proposed Project could be found to be consistent with applicable water quality policies.

Regional Transportation Plan. Applicable goals include the following.

- RTP G1 *Maximize mobility and accessibility for all people and goods in the region.*
- RTP G2 *Ensure travel safety and reliability for all people and goods in the region.*
- RTP G3 *Preserve and ensure a sustainable regional transportation system.*
- RTP G4 *Maximize the productivity of our transportation system.*
- RTP G5 *Protect the environment, improve air quality and promote energy efficiency.*
- RTP G6 *Encourage land use and growth patterns that complement our transportation investments.*

Transportation policies are aimed primarily at the efficient use of the transportation system and maximizing of mobility, accessibility, and reliability. Overall traffic volumes will increase under the Project due to other growth in the region. The 2005 General Plan EIR found the 2005 General Plan consistent with the RTP because it generally promotes infill and use of land within the existing Sphere of Influence, rather than expansion. The Project furthers the 2005 General Plan goals by identifying opportunities for improved accessibility, including pedestrian walkways, and roadway extensions. The Project also includes neighborhood centers, to increase local shopping opportunities and bike paths that facilitate alternative transportation modes. Therefore, the Project could be found to be consistent with applicable transportation policies.

Growth Visioning. The fundamental goal of the Compass Growth Visioning effort is to make the SCAG region a better place to live, work and play for all residents regardless of race, ethnicity, or income class. The following “Regional Growth Principles” are proposed to provide a framework for local and regional decision making that improves the quality of life for all SCAG residents. Each principle is followed by a specific set of strategies intended to achieve this goal.

Principle 1: Improve mobility for all residents.

- GV P1.1 *Encourage transportation investments and land use decisions that are mutually supportive.*
- GV P1.2 *Locate new housing near existing jobs and new jobs near existing housing.*
- GV P1.3 *Encourage transit-oriented development.*
- GV P1.4 *Promote a variety of travel choices.*

Principle 2: Foster livability in all communities.

- GV P2.1 *Promote infill development and redevelopment to revitalize existing communities.*
- GV P2.2 *Promote developments which provide a mix of uses.*



- GV P2.3 *Promote “people scaled” walkable communities.*
- GV P2.4 *Promote the preservation of stable, single-family neighborhoods.*

Principle 3: Enable prosperity for all people.

- GV P3.1 *Provide, in each community, a variety of housing types.*
- GV P3.2 *Support educational opportunities that promote balanced growth.*
- GV P3.3 *Ensure environmental justice regardless of race, ethnicity or income class.*
- GV P3.4 *Support local and state fiscal policies that encourage balanced growth.*
- GV P3.5 *Encourage Civic engagement.*

Principle 4: Promote sustainability for future generations.

- GV P4.1 *Preserve rural, agricultural, recreational, and environmentally sensitive areas.*
- GV P4.2 *Focus development in urban centers and existing cities.*
- GV P4.3 *Develop strategies to accommodate growth that uses resources efficiently, eliminate pollution and significantly reduce waste.*
- GV P4.4 *Utilize “green” development practices.*

Compass Growth Visioning policies are aimed at a variety of topics, including fostering mobility, livability, prosperity, and sustainability. As described earlier, the Project has been designed to implement the goals and visions of the 2005 General Plan to create six distinct, yet interconnected, walkable neighborhoods that improve over time by requiring well-designed development, thoroughfares usable by all modes of transportation, and providing neighborhood amenities that meet the unique needs of the Saticoy and Wells Communities. The Community Plan and Code is intended to function as a policy document to guide land use decisions within the Saticoy and Wells Communities. The additional residential units provide a variety of housing types in different economic ranges and diversity of designs oriented to the streets and scaled for pedestrian comfort. The designated areas to be used for commercial units would introduce the potential for jobs and commercial centers to serve the existing and future residents of the Project Area. .

Mitigation Measures. The Project could be found to be consistent with applicable growth visioning principles and strategies; therefore, mitigation is not required.

Significance After Mitigation. Impacts with respect to consistency with growth visioning principles and strategies would be less than significant without mitigation.



4.10 MINERAL RESOURCES

This section addresses potential impacts to mineral resources. Both direct impacts to mineral resource production and indirect land use compatibility impacts are discussed.

4.10.1 Setting

Mineral resources are usually mineral derivatives but can include geothermal and natural gas deposits. Because mineral resources can take millions of years to replenish naturally after extraction, they are considered “nonrenewable” resources. The two principal mineral resources within the Ventura area are aggregate and petroleum resources, each of which is discussed below.

a. Aggregate. Aggregate resources comprise the basic ingredients for a large variety of rock products including fill, construction-grade concrete, and riprap. Aggregate resources include sand, gravel, and rock material.

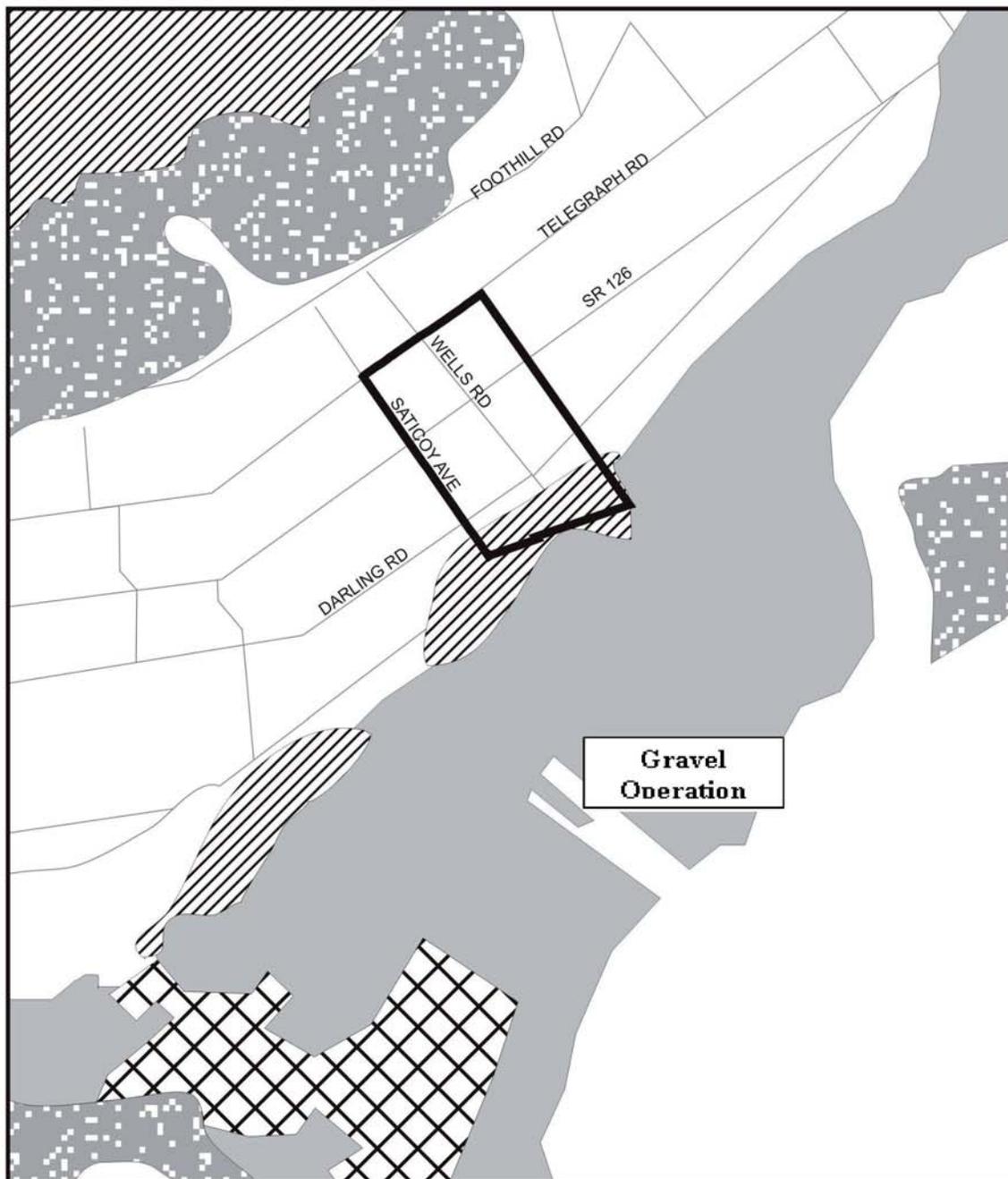
The Project Area is located in the Western Ventura production-consumption region (PCR), as designated by the California Geological Survey (CGS). Aggregate mining sites located within the vicinity of the Project Area were previously located along the Santa Clara River, and consisted primarily of the extraction of Portland cement concrete (PCC)-grade aggregate. However, there are currently no active aggregate mining activities within this area; “red line” restrictions imposed by a joint resolution of the Ventura County Board of Supervisors have removed the portion of the Santa Clara River downstream of Highway 118 from consideration as an area for possible future mining activities (AMEC Earth and Environmental, January 2004). A gravel extraction operation is located across the Santa Clara River (south of the Project Area), on the south bank immediately west of the Route 118 bridge (see Figure 4.10-1). This site is located outside of the City of Ventura in unincorporated Ventura County.

b. Petroleum. Oil production has played an integral role in the development of the Ventura area, where oil was discovered in 1885 during the drilling of a water well. By the 1980s, a drop in local oil production rates and a general decline in the oil production industry resulted in a substantial reduction in oil field related activity.

There are no petroleum fields within the Project Area. The only remaining petroleum fields in the Project vicinity are located approximately 2 ½ miles northeast of the Project Area (see Figure 4.10-2). This area is in unincorporated Ventura County.

c. Regulatory Framework. Surface mines are regulated by the state of California in accordance with the Surface Mining and Reclamation Act (SMARA), PRC § 2710 et seq., and through the County’s land use permitting processes. Adopted in 1975, SMARA has two basic objectives: (1) to safeguard access to mineral resources of regional and statewide significance in the face of competing land uses and urban expansion; and, (2) to ensure the proper reclamation of surface mining operation. Pursuant to SMARA, the California State Mining and Geology Board oversees the Mineral Resource Zone (MRZ) classification system. The MRZ system characterizes both the location and known/presumed economic value of underlying mineral





Source: California Division of Mines and Geology, Special Report 145 & Open File Report 92-09. Ventura County Planning Division, 1985.

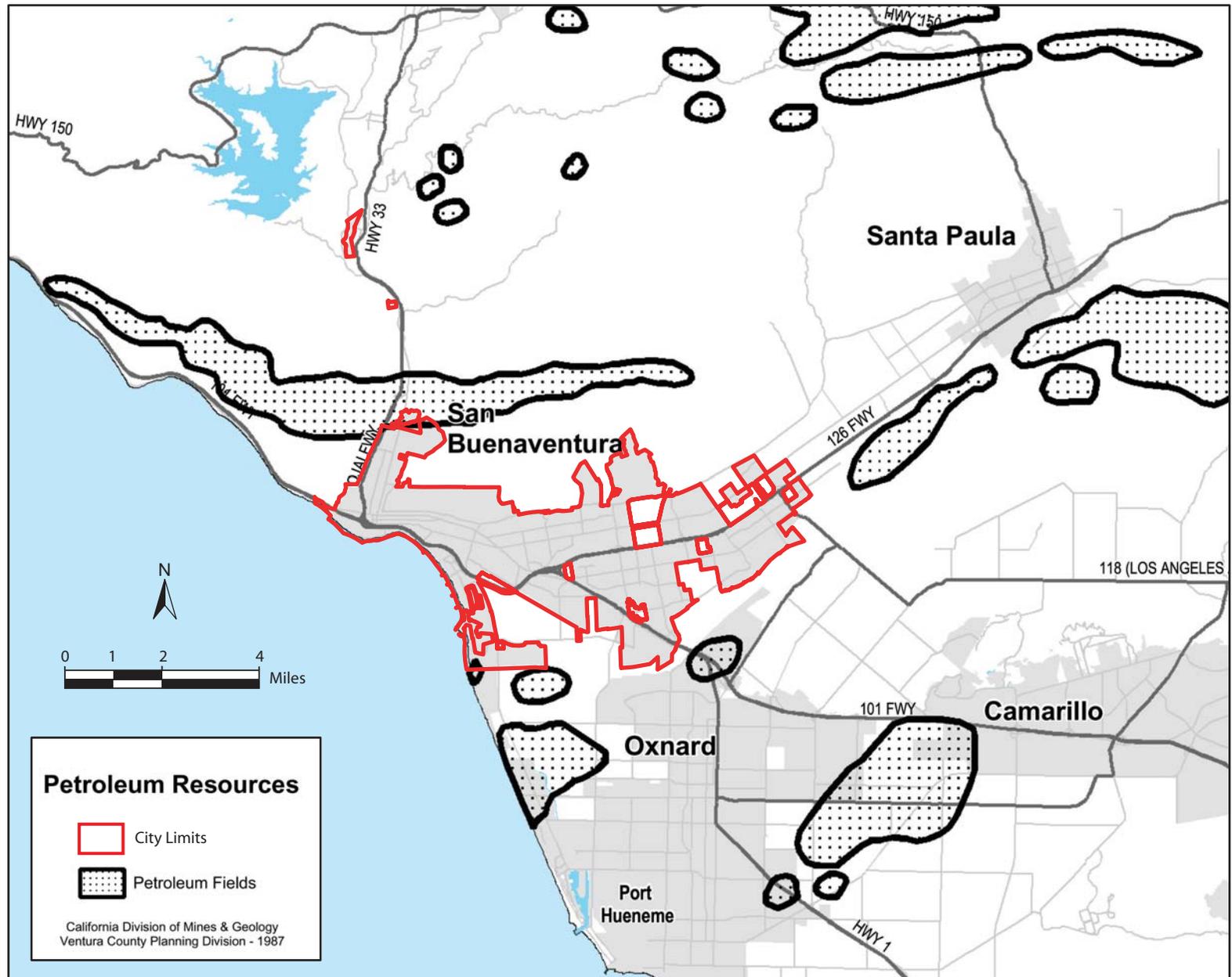
-  **MRZ-3**
Areas containing mineral deposits, the significance of which cannot be evaluated from available data.
-  **MRZ-3a**
Areas judged to have higher potential than other deposits classified MRZ-3.
-  **D MRZ-2**
Areas designated by the State which have regional or statewide significance.
-  **MRZ-2**
Areas where adequate information indicates that significant mineral deposits exist.
-  **Community Plan Boundary**



Mineral Resource Zones

Figure 4.10-1
 City of Ventura





Petroleum Resources

Figure 4.10-2
City of Ventura

resources. Typically, the lead agency under SMARA is the city or county within which the mining operation is located; however, the State Mining and Geology Board (SMGB) assumed “lead agency” status from the County on June 14, 2001, pursuant to SMARA §2774.4. The assumption of SMARA powers does not include the County’s authority to review and revise, issue, enforce, and revoke mining permits. The SMGB retains the authority to review and approve reclamation plans, review and approve financial assurances, conduct annual mine inspections, and enforce compliance with SMARA regulations.

4.10.2 Impact Analysis

a. Methodology and Significance Thresholds. Potential impacts were assessed by comparing the proposed Project to the locations of existing mineral resource extraction areas. Impacts would be considered significant if development facilitated under the Project would result in either of the following:

- *The loss of availability of a known mineral resource that would be of value to the region and the residents of the state*
- *Land use conflicts between mining operations and other land uses*

b. Project Impacts and Mitigation Measures.

Impact M-1 The Project would not reduce access to mineral resources. This would be a Class III, less than significant, impact.

Although the Santa Clara River is designated as having regional or statewide significance for mineral resources, there are no active aggregate mining operations within the Project Area. As noted in the *Setting*, the Ventura County Board of Supervisors removed areas along the Santa Clara River that have been subject to aggregate mining operations from consideration for future mining activities.

The only current aggregate mining operation in the vicinity of the Project Area is a gravel extraction operation located across the Santa Clara River, on the south bank immediately west of the Route 118 Bridge (see Figure 4.10-1). The only issue relative to this aggregate mining operation is the ability to access the resource. The current operation has ample access to the river and development facilitated by the Project would not impede the operation because the nearest development within the Project Area is located approximately 0.35 miles from the operation. Consequently, future development accommodated under the Project would generally create minimal conflicts with such operations.

The nearest petroleum fields are located approximately 2 ½ miles northeast of the Project Area (see Figure 4.10-2). As such, development facilitated by the Project would not result in a loss of availability of petroleum resources or create land use conflicts with the existing petroleum fields.

Mitigation Measures. The Project would not reduce access to mineral resources; therefore, mitigation is not required.



Significance after Mitigation. Impacts related to mineral resources would be less than significant without mitigation.

c. Cumulative Impacts. Development facilitated by the Project, in conjunction with other development in the City, would continue to disturb areas with potential mineral resources. As discussed in Section 3.0, *Environmental Setting*, planned cumulative development associated with the growth forecast of the 2005 General Plan in the City of Ventura would add about 8,300 dwelling units, as well as about 1.2 million square feet of retail development, 1.2 million square feet of office development, 2.2 million square feet of industrial development, and 530,000 square feet of hotel development. As described in the 2005 General Plan EIR, the General Plan's growth forecast focuses predominantly on intensification and reuse of already developed areas and limited expansion into relatively undisturbed areas. Policy 3C from the General Plan requires the City to maximize use of land in the city before considering expansion. Other actions focus on reducing impacts to mineral resources to a less than significant level. Action 7.24 would require the City to only approve projects involving sensitive land uses (such as residences, schools, daycare centers, playgrounds, medical facilities) within or adjacent to industrially designated areas if an analysis provided by the proponent demonstrates that the health risk will not be significant. Development facilitated under the Project would be consistent with the growth projections of the 2005 General Plan. Actions included in the 2005 General Plan would reduce compatibility conflicts between residential uses and mineral extraction activity to a less than significant level.



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4.11 NOISE

This section addresses the impacts of noise generated by additional traffic and the placement of development near noise producing sources.

4.11.1 Setting

a. Overview of Sound Measurement. Noise level (or volume) is generally measured in decibels (dB) using the A-weighted sound pressure level (dBA). The A-weighting scale is an adjustment to the actual sound power levels to be consistent with that of human hearing response, which is most sensitive to frequencies around 4,000 Hertz (about the highest note on a piano) and less sensitive to low frequencies (below 100 Hertz).

The sound pressure level is measured on a logarithmic scale with the 0 dB level based on the lowest detectable sound pressure level that people can perceive (an audible sound that is not zero sound pressure level). Based on the logarithmic scale, a doubling of sound energy is equivalent to an increase of 3 dB, and a sound that is 10 dB less than the ambient sound level has no effect on ambient noise. Because of the nature of the human ear, a sound must be about 10 dB greater than the reference sound to be judged as twice as loud. In general, a 3 dB change in community noise levels is noticeable, while 1-2 dB changes generally are not perceived. Quiet suburban areas typically have noise levels in the range of 40-50 dBA, while those along arterial streets are in the 50-60+ dBA range. Normal conversational levels are in the 60-65 dBA range, and ambient noise levels greater than 65 dBA can interrupt conversations.

Noise levels typically attenuate (or drop off) at a rate of 6 dB per doubling of distance from point sources such as industrial machinery. Noise from lightly traveled roads typically attenuates at a rate of about 4.5 dB per doubling of distance. Noise from heavily traveled roads typically attenuates at about 3 dB per doubling of distance.

In addition to the actual instantaneous measurement of sound levels, the duration of sound is important since sounds that occur over a long period of time are more likely to be an annoyance or cause direct physical damage or environmental stress. One of the most frequently used noise metrics that considers both duration and sound power level is the equivalent noise level (Leq). The Leq is defined as the single steady A-weighted level that is equivalent to the same amount of energy as that contained in the actual fluctuating levels over a period of time (essentially, the average noise level). Typically, Leq is summed over a one-hour period.

The actual time period in which noise occurs is also important since noise that occurs at night tends to be more disturbing than that which occurs during the daytime. Two commonly used noise metrics - the Day-Night average level (Ldn) and the Community Noise Equivalent Level (CNEL) - recognize this fact by weighting hourly Leqs over a 24-hour period. The Ldn is a 24-hour average noise level that adds 10 dB to actual nighttime (10 PM to 7 AM) noise levels to account for the greater sensitivity to noise during that time period. The CNEL is identical to the Ldn, except it also adds a 5 dB penalty for noise occurring during the evening (7 PM to 10 PM).

b. Sensitive Receptors. Noise exposure goals for various types of land uses reflect the varying noise sensitivities associated with those uses. Residences, hospitals, schools, guest



lodging, and libraries are most sensitive to noise intrusion and therefore have more stringent noise exposure targets than manufacturing or agricultural uses that are not subject to impacts such as sleep disturbance. The Project Area and surrounding neighborhoods include numerous residential areas. Other sensitive receptors in the area include Sacred Heart School, Saticoy Elementary School, Douglas Penfield School, seniors living at assisted living communities, and patients of medical offices. The schools are primarily located in the West Neighborhood on the block of land between the SR 126 and the Saticoy Golf Course. One additional school is located in the Northeast Neighborhood adjacent to Wells Road. Seniors living in assisted living communities would occur in the Southwest Neighborhood as part of the Veteran’s Home Project; while patients of medical offices would be located along Wells Road between the northern Project Area boundary and SR 126.

c. Noise Sources. Noise sources often include roadways, construction sites, industrial uses, etc. The primary noise sources in most of the Project Area are roadways such as SR 126, Telegraph Road, Telephone Road and Wells Road. Existing noise levels within the Project Area are identified in Table 4.11-1 as taken from the Parklands and General Plan EIRs.

**Table 4.11-1
Existing Noise Levels in the Vicinity of the Project Area**

Location	Noise Level (dBA Leq)
Near Bonaventure Senior Housing at Telegraph Road ^a	67.0
Near Las Clinicas Medical Building at Wells Road ^a	76.1
Near Country Estates Mobile Home Park at Blackburn Road ^a	74.2
Telegraph Road/Nevada – 35 ft from Telegraph centerline ^b	69.7

^a Data taken from Parklands DEIR, 2008.

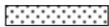
^b Data taken from City of Ventura General Plan EIR, 2005.

Additional noise sources occur within the Southwestern and Southeastern Neighborhoods of the Project Area, where industrial land uses occur. Industrial areas are located primarily along Wells Road and include uses such as auto repair, recycling centers, industrial equipment repair and the County of Ventura Public Works yard. These noise sources have the potential to affect adjacent residential dwellings located in Old Town Saticoy and near the Veteran’s Home.

d. Regulatory Setting. Guidelines for noise compatible land use, based upon the City of Ventura General Plan “Our Healthy and Safe Community” Element noise guidelines are shown on Figure 4.11-1. The objective of noise compatibility guidelines is to provide the community with a means of judging the noise environment that it deems to be generally acceptable.



LAND USE CATEGORY	COMMUNITY NOISE EXPOSURE						
	Ldn or CNEL, dBA						
	55	60	65	70	75	80	85
RESIDENTIAL - LOW DENSITY SINGLE FAMILY, DUPLEX, MOBILE HOMES							
RESIDENTIAL - MULTI-FAMILY							
TRANSIENT LODGING - MOTELS, HOTELS							
SCHOOLS, LIBRARIES, CHURCHES, HOSPITALS, NURSING HOMES							
AUDITORIUMS, CONCERT HALLS, AMPHITHEATRES							
SPORTS ARENA, OUTDOOR SPECTATOR SPORTS							
PLAYGROUNDS, NEIGHBORHOOD PARKS							
GOLF COURSES, RIDING STABLES, WATER RECREATION, CEMETERIES							
OFFICE BUILDINGS, BUSINESS COMMERCIAL AND PROFESSIONAL							
INDUSTRIAL, MANUFACTURING, UTILITIES, AGRICULTURE							



NORMALLY ACCEPTABLE
 Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.



NORMALLY UNACCEPTABLE
 New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design



CONDITIONALLY ACCEPTABLE
 New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.



CLEARLY UNACCEPTABLE
 New construction or development should generally not be undertaken.

Source: Guidelines for the Preparation and Content of Noise Elements of the General Plan, California Office of Planning and Research, 1998.

Noise Compatibility Matrix

Figure 4.11-1
 City of Ventura



The noise matrix is grouped into land uses that rate the “acceptability” of noise for those uses. Denotation of a land use as “clearly acceptable” implies that the highest noise level in that band is the maximum desirable for existing or conventional construction that does not incorporate any special acoustical treatment. In general, evaluation of land use that fall into the “normally acceptable,” “conditionally acceptable,” or “normally unacceptable” noise environments should analyze other potential factors that would affect the noise environment. These include consideration of the type of noise source, the sensitivity of the noise receptor, the noise reduction likely to be provided by structures, and the degree to which the noise source may interfere with speech, sleep, or to other activities characteristic of the land use.

The noise standards shown in Table 4.11-2 apply to any noise-generating activity that exceeds the applicable level for a cumulative period of more than 30 minutes in any hour. For noise levels that last less than 30 minutes, the following standards apply: maximum noise levels equal to the value of the noise standard plus 5 dBA for a cumulative period of no more than 15 minutes in any hour, 10 dBA for a cumulative period of no more than 5 minutes in any hour, 15 dBA for a cumulative period of no more than 1 minute in any hour, or 20 dBA for any period of time. If the ambient sound level exceeds the allowable exterior standard, the ambient levels become the standard.

**Table 4.11-2
 City of Ventura Exterior Noise Standards**

Time Period	ZONE I	ZONE II	ZONE III	ZONE IV
7 A.M. to 10 P.M.	50 dBA	50 dBA	60 dBA	70 dBA
10 P.M. to 7 A.M.	45 dBA	45 dBA	55 dBA	70 dBA

Source: *City of Ventura Municipal Code § 10.650.130B.*

For all multi-family residential units within zones I or II, daytime (7 a.m.–10 p.m.) noise levels shall not exceed 45 dBA and nighttime (10pm–7am) shall not exceed 40 dBA (Section 10.650.130 C.1).

Section 10.650.150 of the Ordinance exempts construction activities from the above standards, provided that they are conducted between 7 A.M. and 8 P.M. Construction activity is permitted between the hours of 8 pm and 7 am, provided that the noise levels do not exceed the standards specified in Table 4.11-2.

City of Ventura General Plan. The 2005 General Plan sets the interior noise standard for habitable rooms of new residences at 45 dBA CNEL (Policy 7E, Action 7.32). The exterior level for usable outdoor recreation space (patios, gardens, etc.) of both new single and multi-family residential structures is 65 dBA CNEL (Policy 7E, Action 7.32).



Action 7.32 also requires an acoustical analysis and mitigation prior to development of any residential development within the 60 dBA CNEL contour and incorporation of appropriate mitigation to reduce noise in residential exterior usable space to 65 dBA CNEL or lower and reduce interior noise levels at residences to 45 dBA CNEL or lower. Additionally, Action 7.33 calls for the construction of sound walls along SR 126 in areas where existing residences are exposed to exterior noise exceeding 65 dBA CNEL.

4.8.2 Impact Analysis

a. Methodology and Thresholds of Significance. The analysis of noise impacts focuses upon the Project's impact to surrounding noise-sensitive land uses and the impact of existing noise sources upon residents of the Project Area.

Roadway noise impacts were based on projected traffic volumes from the General Plan EIR for the year 2025. Existing and future (2025) conditions were used in this analysis. To determine roadway-generated impacts, the Federal Highway Administration's (FHWA) Traffic Noise Model (TNM) Version 2.2 was used. Existing and future average daily traffic (adt) was used from the General Plan Traffic Study. TNM datasheets can be found in Appendix D.

The average daily traffic (ADT) was used for the Project Area segments and a vehicle use mix was completed based on current conditions and compared to the FHWA 2007 *Annual Average Daily Truck Traffic on the California State Highway System* report (2008) for accuracy. A vehicle mix of 90% automobiles, 8% medium trucks and 2% heavy trucks was used.

Next, the ADT was converted to peak hour vehicles based on the general rule of thumb by dividing the ADT by 10. This provides a general weighting factor instead of dividing the ADT by 24 hours in a day which would skew results.

For the purpose of this analysis, a significant impact would occur if growth accommodated under the Project would result in any of the following conditions:

- *Exposure of persons to or generation of noise levels in excess of standards established in the General plan or noise ordinance*
- *Exposure of persons to or generation of excessive ground-borne noise levels*
- *A substantial permanent increase in ambient noise levels above levels existing without the project*
- *A substantial temporary or periodic increase in ambient noise levels above levels existing without the project*

For purposes of defining a "substantial" increase in traffic noise, project impacts would be significant if the increase in noise exceeded the Federal Interagency Committee on Noise (FICON) recommendations and affects a sensitive receptor. The FICON recommendations are shown in Table 4.11-3.



**Table 4.11-3
 Significance of Changes in
 Operational Roadway Noise Exposure**

Noise Level with Project (CNEL)	Significant Impact
< 60 dB	+ 5.0 dB or more
60 – 65 dB	+ 3.0 dB or more
> 65 dB	+ 1.5 dB or more

Temporary or periodic noise increases associated with specific plan implementation would primarily result from future construction activity. A temporary increase in noise is considered “substantial” if it would be in conflict with the City Noise Ordinance, which allows noise-generating construction activity between the hours of 7 AM and 8 PM.

b. Project Impacts and Mitigation Measures.

Impact N-1 Growth facilitated by the Project would increase traffic-related noise. Cumulative traffic noise increases on SR 126 and Wells Road would exceed significance thresholds. However, implementation of applicable 2005 General Plan policies and actions, in combination with mitigation recommended for the UC Hansen and Parklands specific plans, would reduce potential impacts to a Class III, *less than significant*, level.

Development facilitated by the Project would increase traffic-generated noise on Project Area roadways. Table 4.11-4 compares existing (2005) noise levels on main Project Area roadway segments to projected noise levels in 2025 with growth forecast under the 2005 General Plan (including the Project).

As illustrated in Table 4.11-4, four roadway segments would experience noise increases above the 1.5 dBA threshold that applies in locations where the noise level with the project exceeds 65 dBA CNEL. These include three segments on Wells Road and SR 126 west of Wells Road.

Sensitive receptors that may be affected by the increase in roadway noise include residences along Wells Road and on SR 126. Major developments facilitated by the Project include development of the UC Hansen, Parklands, and Broome sites. Environmental documents prepared for the UC Hansen and Parklands specific plans include mitigation in the form of sound walls along SR 126 to effectively reduce potential noise impacts associated with that roadway to a less than significant level. Other future development located adjacent to SR 126 and Wells Road, including possible development at the Broome site, would require similar mitigation based on 2005 General Plan Action 7.32, which requires acoustical analyses for new



**Table 4.11-4
 Comparison of Existing and Future Noise Levels
 on Key Project Area Roadways**

Roadway Segment	Estimated Noise Level (dBA CNEL)		Change (dB)	Significant Impact?
	Existing	2025 with Project		
Telegraph Rd b/w Saticoy and Wells	68.9	69.3	0.4	No
Telegraph Rd b/w Saticoy and City limit	67.1	67.8	0.7	No
Saticoy Ave b/w Telegraph and SR 126	65.4	65.4	0.0	No
Saticoy Ave b/w Darling and Telephone	65.4	66.3	0.9	No
Telephone Rd b/w Saticoy and Wells	68.6	69.2	0.6	No
Darling Rd b/w Saticoy and Wells	61.4	61.4	0.0	No
Wells Rd south of Telephone	71.1	72.4	1.3	No
Wells Rd b/w Telephone and Darling	75.2	76.7	1.5	Yes
Wells Rd b/w Darling and SR 126	71.4	73.0	1.6	Yes
Wells Rd b/w SR 126 and Telegraph	70.5 ^a	--	--	No
Wells Rd b/w SR 126 and A St	70.5	72.3 ^b	1.8	Yes
Wells Rd b/w A St and Telegraph	70.5	69.7 ^b	-0.8	No
SR 126 west of Wells Road	75.1	76.6	1.5	Yes
A St b/w Saticoy and Wells ^c	--	59.7	--	No

Source: Federal Highway Administration, Traffic Noise Model version 2.5, Appendix D

Those figures reflecting **bold** typing exceed FICON thresholds as indicated in Table 4.11-3.

^a This segment exists only in the Existing scenario, it is broken up into two segments for the future conditions. Therefore, for comparison purposes, this noise level is used for the existing scenario for the two segments this segment was broken into.

^b These segments were separated for the future scenario from the segment identified above.

^c This is a new roadway segment for the future scenario. Therefore, no comparison exists.

residential developments within the mapped 60 decibel (dBA) CNEL contour and mitigation necessary to ensure that:

- Noise in exterior spaces of new residences and other noise sensitive uses that are used for recreation (such as patios and gardens) does not exceed 65 dBA CNEL; and
- Interior noise in habitable rooms of new residences does not exceed 45 dBA CNEL with all windows closed.

In addition, Action 7.37 of the 2005 General Plan requires the use rubberized asphalt or other sound reducing material for paving and re-paving of City streets, including roadways within Caltrans ROW. Studies have indicated that rubberized asphalt reduces overall roadway noise by 3-5 dB as compared to conventional asphalt. Such a reduction would offset the potential 1.5



to 1.8 dBA increase in noise along Wells Road within the Project Area. Thus, compliance with this action would reduce noise impacts associated with project-generated traffic to a less than significant level.

Mitigation Measures. Mitigation is not required as compliance with mitigation measures already adopted as part of other environmental documents, in combination with conformance with 2005 General Plan actions, would reduce impacts to a less than significant level.

Significance After Mitigation. Impacts would be less than significant without mitigation.

Impact N-2 Construction of individual projects throughout the Project Area could intermittently generate high noise levels under the Project development scenario. This may affect sensitive receptors near construction sites. However, compliance with Noise Ordinance restrictions on construction timing would reduce this impact to a Class III, less than significant level.

Construction noise from individual projects through 2025 could have noise impacts on adjacent noise-sensitive land uses. As required by the City's Noise Ordinance (Sect. 10.650.150) construction noise is limited to between the hours of 7AM and 8PM. All future Project Area development would be subject to the City's Noise Ordinance requirements.

As shown in Table 4.11-5, the noise level associated with heavy equipment typically ranges from about 78 to 88 dBA at 50 feet from the source. Such noise levels can be disturbing, particularly to noise-sensitive uses such as residences, schools, and hospitals. The grading/excavation phase of project construction tends to create the highest construction noise levels because of the operation of heavy equipment.

Noise levels similar to those shown in Table 4.11-5 would be expected to occur with individual Project Area construction projects. Such levels would be temporary in nature, but would exceed ambient noise levels present throughout the Project Area. Continued development of the Saticoy Village and new development of the Broome Site would have the highest likelihood of creating noise disturbances because of their proximity to existing noise-sensitive uses (residences). These developments are located adjacent to residential areas located about 50 feet away from the development boundaries.

The Ventura Noise Ordinance exempts construction activities from the standards shown in Table 4.11-2 in the *Setting*, provided that they are conducted between 7 A.M. and 8 P.M. Assuming compliance with these timing restrictions, noise associated with construction of individual projects would not be significant.

Mitigation Measures. Mitigation is not required, though it is anticipated that individual construction activities would incorporate standard noise reduction techniques.

Significance after Mitigation. Impacts would be less than significant without mitigation.



**Table 4.11-5
 Typical Noise Levels at Construction Sites**

Construction Phase	Average Noise Level at 50 Feet	
	Minimum Required Equipment On-Site	All Pertinent Equipment On-Site
Clearing	84 dBA	84 dBA
Excavation	78 dBA	88 dBA
Foundation/Conditioning	88 dBA	88 dBA
Laying Subbase, Paving	78 dBA	79 dBA
Finishing and Cleanup	84 dBA	84 dBA

Source: Bolt, Beranek and Newman, "Noise from Construction Equipment and Operations, Building Equipment, and Home Appliances," prepared for the U.S. Environmental Protection Agency, 1971.

Impact N-3 The placement of residential and other noise-sensitive uses in proximity to industrial and commercial uses could potentially expose residents to high noise levels. However, development facilitated by the Project would be required to comply with the City Noise Ordinance and the noise compatibility standards. Adherence to these regulations would reduce impacts to a Class III, *less than significant*, level.

Development facilitated by the Project has the potential to place new residents in areas of with high ambient noise such as areas containing commercial and industrial uses. Commercial and industrial activity can produce noise due to heavy traffic, deliveries, and operation of machinery. Commercial and industrial activity occurs within the Project Area predominantly below Telephone Road along the Wells Road corridor. Some existing residential neighborhoods are located adjacent to these industrial areas and development facilitated by the Project could place additional residential development adjacent to or near industrial, commercial uses. For example, locations where this may occur include on the Broome site, Parklands, and the Saticoy Village properties. Placement of residences in proximity to industrial activity such as in the Southwest and Southeast neighborhoods could potentially expose Project Area residents to noise that exceeds levels specified in the City Noise Ordinance (Sec. 10.650.130), as shown in Table 4.11-2. However, the Noise Ordinance specifies that if the ambient noise level exceeds the designated noise limit level, the ambient noise level becomes the allowable noise level. Therefore, any new residential development placed adjacent to existing industrial development would be subject to current noise levels and violations of the Noise Ordinance would not be expected. Due to the nature of the noise ordinance, future increases of noise activity from industrial sites would exceed the current thresholds. This would limit the ability for additional industrial use.



In addition, development facilitated by the Project has the potential to expose residential units to high noise levels from roadway corridors. Corridors within the Project Area that experience increased noise levels include Wells Road, SR 126, Telephone Road and Telegraph Road. Residential units along these corridors would therefore be exposed to higher noise levels than those that are located further away from them.

The City's interior noise guidelines as outlined in General Plan Action 7.32, sets a limit for 45 dBA interior residential areas and requires noise studies prior to development of residential areas within the 60 dBA noise contour. If exterior noise exceeds 60-65 dBA, it is likely that the 45 dBA standard would be exceeded. This is due to an approximate 20 dBA decrease from standard construction practices from the exterior to the interior levels. Action 7.32 also indicates the need to mitigate development so that interior noise is 45 dBA. Developments facilitated by the Project would be required to meet this standard, and can be met with standard construction practices. The UC Hansen and Parklands Specific Plans have assessed noise impacts and include mitigation to reduce impacts to less than significant. Impacts would be less than significant with adherence to the above mentioned standards.

Mitigation Measures. Mitigation is not required. Design features that would achieve acceptable interior noise levels would need to be incorporated into individual Project Area projects.

Significance after Mitigation. Impacts would be less than significant without mitigation.

c. Cumulative Impacts. Impact N-1 addresses the cumulative change from existing conditions through 2025 due to projected growth under the 2025 General Plan (including the Project). As such, Impact N-1 addresses cumulative impacts. As noted under Impact N-1, cumulative traffic noise increases along portions of SR 126 and Wells Road would potentially exceed adopted thresholds; however, continued implementation of 2005 General Plan actions 7.32 and 7.37, in combination with mitigation measures adopted for the UC Hansen and Parklands specific plans, would reduce cumulative impacts to a less than significant level.



4.12 POPULATION AND HOUSING

This section evaluates the Project’s potential impact on population, housing and employment in the City of Ventura.

4.12.1 Setting

a. City of Ventura. Ventura is the fourth largest city in Ventura County, with a 2008 population estimated at 108,261 (California Department of Finance, 2008). Table 4.12-1 provides the 2008 estimates of population and housing for the City of Ventura and Ventura County as a whole.

The City of Ventura accounts for about 13% of the countywide population of 831,587. The City’s 42,407 households make up about 15% of the County’s total households. The average number of persons per household in Ventura is 2,571 (California Department of Finance, 2008), which is about 19% lower than the countywide average of 3.065 persons per household.

**Table 4.12-1
 Current Housing and Population**

	City of Ventura	Ventura County
Households	42,407	276,320
Population	108,261	831,587
Persons/Household	2.571	3.065

Sources: California Department of Finance, *Official State Estimates of City/County Population and Housing, January 1, 2008.*

Table 4.12-2 shows employment, households and population projections for Ventura from the Southern California Association of Governments (SCAG). As indicated, the current (2008) number of jobs in the City is estimated at approximately 66,049.

**Table 4.12-2
 SCAG Employment, Households and Population Projections for Ventura**

	2005	2008	2010	2015	2020	2025	2030	2035
Population	106,261	108,261 ^a	112,044	117,013	122,440	127,032	131,050	133,638
Household	40,055	42,407 ^a	42,346	44,838	46,925	48,665	50,210	51,677
Employment	62,748	66,049 ^b	68,249	72,626	76,606	80,017	82,860	85,379

Source: SCAG, *2008 RTP Baseline Growth Forecast, February, 2008.*

^a These figures are from the California Department of Finance in Table 4.10-1.

^b This figure was interpolated from 2005 and 2010 projections. Note that SCAG’s employment estimates for Ventura have increased on the order of 5-10% as compared to the estimates available at the time of the preparation of the 2005 General Plan FEIR.



Using the 2008 estimate of employment (jobs) shown in Table 4.12-2, and comparing it to the number of households in the City, the current jobs/housing ratio in Ventura is about 1.58:1. According to the Ventura Council of Governments, an area is normally considered to be “in balance” if it has between 1.1 and 1.34 jobs per housing unit (Economic/Transit/Mixed Use Strategies for Housing Rich Communities, 2004). The current ratio reflects a condition of higher jobs in relationship to housing, suggesting that Ventura is somewhat “jobs rich.”

b. Project Area. The Project Area includes a variety of housing types and locations. There are currently an estimated 2,235 residential units within the Project Area. Based on the City of Ventura’s current persons per household ratio (2.57 persons/household), the Project Area houses approximately 5,750 residents.

The Project Area also includes a mix of special needs housing for seniors, homeless, and farmworker housing. Specifically, the Project Area includes several mobile home parks that serve as low-cost housing for seniors. Additionally, the Ventura County Farmworker Housing Study (2002) identified 24 parcels within the Project Area potentially suitable for farmworker housing. The UC Hansen Specific Plan includes a minimum of 20 farmworker dwelling units.

c. Regulatory Setting. The 2000-2006 Housing Element is one the nine elements of Ventura’s General Plan, which identifies and analyzes existing and projected housing needs and includes a statement of goals, policies, and schedule programs for the preservation, improvement and development of housing. The Housing Element identifies strategies and programs that focus on: (1) maintaining and improving existing housing and neighborhoods, (2) providing a range of housing types and adequate housing sites, (3) assisting in the provision of affordable housing, (4) removing governmental and other constraints to housing production and affordability and (5) promoting fair and equal housing opportunities.

4.12.2 Impact Analysis

a. Methodology and Significance Thresholds. Impacts to population are generally social or economic in nature. Under CEQA, a social or economic change is not considered a significant effect on the environment unless the changes can be directly linked to a physical change. Population impacts would therefore be considered potentially significant if growth facilitated by the Project would exceed SCAG growth projections and if such an exceedance would have the potential to create a significant physical change to the environment.

Project implementation would not displace existing residences or residents. Therefore, issues relating to displacement are not relevant to the project.

b. Project Impacts and Mitigation Measures.

Impact PH-1 Development facilitated by the Project would not cause development to exceed SCAG or General Plan population or housing projections. Therefore, impacts would be Class III, less than significant.

As indicated in Table 2-3 of Section 2.0, *Project Description*, development facilitated by the



proposed Project would add an estimated 1,833 dwelling units to the Project Area by 2025. Based on a rate of 2.571 persons per unit, this would add an estimated 4,713 residents to the Project Area (see Table 4.12-3). When added to current estimates of population and housing, such growth would bring citywide totals to just over 44,000 housing units and a population of just under 113,000. As noted in Table 4.12-3, this is within SCAG’s 2025 forecasts for Ventura (these totals are also within SCAG’s 2015 forecasts). In addition, the housing and population growth forecasts for the Project Area are within that anticipated in the 2005 General Plan. Therefore, project impacts relating to population and housing growth would be less than significant.

**Table 4.12-3
 Project Projected Growth Compared to SCAG Forecasts**

	Projected Housing and Population Growth				SCAG 2025 Forecasts
	Units	Rate	Project Area Growth	Project Area Growth Plus Current City	
Housing	1,833 du	N/A	1,833	44,240	48,665
Population	1,833 du	2.571 persons/du ^a	4,713 persons	112,974	127,032

du = dwelling unit
^a Data from Table 4.12-1

Mitigation Measures. Mitigation is not required.

Significance after Mitigation. Impacts would be less than significant without mitigation.

Impact PH-2 **Development facilitated by the Project would accommodate an estimated 2.87 housing units per job. This would help to balance the jobs/housing ratio in the City, which is currently jobs rich. Therefore, impacts would be Class III, less than significant.**

As indicated in Section 4.12.1, the current jobs/housing ratio in Ventura is 1.58:1, which indicates a “jobs rich” condition (“balanced” is generally between 1.1 and 1.34 jobs per housing unit). Development facilitated by the Project would add an estimated 639 jobs and 1,833 housing units (see Table 4.12-4). This represents a Project Area jobs/housing ratio of 0.35:1. When added to the current citywide estimates of jobs and housing, these totals would reduce the citywide jobs/housing ratio from 1.58:1 to about 1.51:1. This would move the City toward a “balanced” range of 1.0 to 1.34 jobs per housing units, thus improving the citywide jobs/housing balance. Consequently, impacts relating to jobs/housing balance would be less than significant.



Table 4.12-4
Forecast Project Area and Citywide Jobs/Housing Ratios

	Project Area	Citywide (existing + Project Area development)
Projected Jobs	639 ^a	66,688
Projected Housing Units	1,833	44,240
Projected Jobs/Housing Ratio	0.35:1	1.51:1

^a The Project Area job estimate was derived using a factor of 2.36 employees/1,000 square feet of retail area and an estimate of 270,625 square feet of Project Area retail development (see Section 2.0, Project Description). The employees/1,000 square feet estimate is from the Natelson Company, Inc., Employment Density Study Summary Report, prepared for Southern California Association of Governments, October 31, 2001.

Mitigation Measures. Mitigation is not required.

Significance After Mitigation. Impacts would be less than significant without mitigation.

c. Cumulative Impacts. As indicated in Impact PH-1, housing and population growth facilitated by the Project would be consistent with the forecasts contained in the 2005 General Plan. Similarly, other planned and pending development in the City is consistent with what is envisioned in the 2005 General Plan. As such, cumulative citywide population and housing growth would be consistent with the SCAG growth forecasts through 2025. Therefore, cumulative impacts relating to population and housing would not be significant.



4.13 PUBLIC SERVICES

This section assesses potential impacts to public services, including fire and police protection, public schools, and parks. Impacts to water and wastewater infrastructure and solid waste collection and disposal are discussed in Section 4.14, *Utilities and Service Systems*.

4.13.1 Setting

a. Fire. The City of Ventura Fire Department (VFD) provides fire protection in the Project Area. The VFD's Fire Suppression Division provides direct responses to fire, emergency medical, hazardous material, hazardous conditions and public service incidents from a total of six fire stations. All fire-fighting personnel are also certified medical technicians. The VFD maintains a countywide mutual aid agreement with all fire protection agencies within Ventura County. This agreement has been arranged between the VFD and other fire agencies to facilitate response to large isolated incidents such as earthquake and wild fires, and does not include daily operations under normal conditions.

The VFD has 73 sworn firefighters, or approximately 0.67 firefighters per 1,000 residents, which is below the average of 0.98 firefighters per 1,000 residents in other similarly sized cities (VFD, City of Ventura Homepage, 2008). Nevertheless, the VFD currently (2008) has an ISO rating of Class 2 (Class 1 being the highest), indicating a generally rapid response to emergencies and an appropriate level of staffing.

The Project Area is located within a zone designated as a three-minute response time for Fire Station 6. Station #6 is located within the Project Area at 10797 Darling Rd (see Figure 4.13-1). Station 6 is home to the City's HAZMAT 6 team, which consists of firefighters who have received extensive training in hazardous materials response.

The VFD has an average response time of four minutes (2005 General Plan FEIR). This response time varies according to fire personnel staffing levels, placement of fire stations in relation to their service areas, and the density and pattern of development within a service area. As indicated, the Project Area is located within a three-minute response time for Station 6.

The majority of department calls (approximately 75%) are for emergency medical service (City of Ventura Public Safety Department). The Automatic Aid Agreement, which specifies that whichever station or engine (City or County) is closest to the emergency is the first to respond, is intended to ensure that Ventura residents receive the most immediate response possible in emergency situations. The VFD has an automatic aid agreement with the County to serve the unincorporated Old Town Saticoy area (since they offer the nearest facility).

Fire Flow. The term "fire flow" refers to the pressure and volume or rate of water flow needed at a given location to combat a fire. All new projects in the VFD's jurisdiction must comply with the fire code, including certification of adequate fire flow, denoted hydrant locations and provision of adequate storage. VFD requirements for access, fire flows and hydrants are addressed during the building permit stage for any given project. City staff indicate that a four million gallon storage tank and 24" diameter transmission line are currently



under construction (Memo, City of Ventura Public Works, 3/14/2007). When complete, those improvements will resolve the fire flow deficiencies in both the Wells and Saticoy communities.

Saticoy Well # 3 is planned to serve additional growth in the vicinity of the Project Area and is anticipated for operation in late 2009 (Biennial Water Supply Report, 2008). Thus, although Saticoy Well #3 is not yet constructed, the City is planning the construction of that well regardless of whether the Project is implemented. In addition, the Project indicates that all development and land use proposals would be reviewed by emergency service staff to ensure that the appropriate requirements are applied. Any additional specific requirements for the Project and any improvements in the water supply system necessary to meet those requirements, would be verified by the VFD and accomplished prior to occupancy of new development.

Funding of Fire Services. As with most municipal fire departments, the VFD is primarily funded by the City's general fund. Section 4.220 of the City's Municipal Code sets forth the reasoning for, and methodology for, assessing development mitigation impact fees for fire service. Fees are assessed and levied upon the owner of the property that proposes development. For residential property, the amount of fees are based on the type of development and the number of dwelling units proposed to be added to the property. For nonresidential property, the amount of fees are based on the kind of development and the square footage of any new building or structure on the property, the square footage being added to any existing building or structure on the property and/or the square footage of any existing residential building or structure on the property or portion of an existing building or structure being changed to residential use or to a different nonresidential use. Fees are used to fund the additional fire facilities and equipment required to provide fire prevention and suppression services, hazardous waste containment, identification and cleanup services, and paramedic services to new development occurring within the City. Fees are only used for the purpose of acquiring and constructing fire facilities and/or purchasing or fabricating fire equipment necessary to provide a level of fire suppression and prevention services, hazardous waste containment, identification and cleanup services, and paramedic services for the residents and other inhabitants of new residential and nonresidential development that is at least equivalent to the level of service provided to the City's existing residents and other inhabitants.

Existing Conditions in the Project Area. The Project Area currently includes firefighting infrastructure, including a fire station (Station 6) within a three-minute response distance, and an established hydrant network. The station is equipped with a fire pumper, a hazmat unit and other specialized equipment for managing hazardous materials spills. The apparent staffing shortage is an ongoing concern for the Fire Department. The Project Area is not located within mapped high fire hazard zones, although wildfires on the hillsides surrounding Ventura pose a potential threat to the developed portions of the City.

b. Police Services. Public safety in the Project Area is managed by the Ventura Police Department (VPD). The VPD is headquartered at 1425 Dowell Drive, approximately five miles west of the Project Area. The VPD currently has 128 sworn personnel or 1.18 officers per 1,000 residents. The response time within the City for emergency calls averages less than 6 minutes, and for all other calls average less than 20 minutes. The City's response times are considered rapid by state standards.



The City is divided into four geographic areas (Beats), which are created based on the number of crimes reported and calls for service within the City. The majority of the Project Area falls within VPD's Beat 4, which includes area south of Highway 126 and east of Mills Road. The Project Area that lies north of Highway 126 is within Beat 3 which includes the area east of Mills Road that is north of 126 (VPD, City of Ventura Homepage). Figure 4.13-1 shows police and fire stations located near the Project Area.

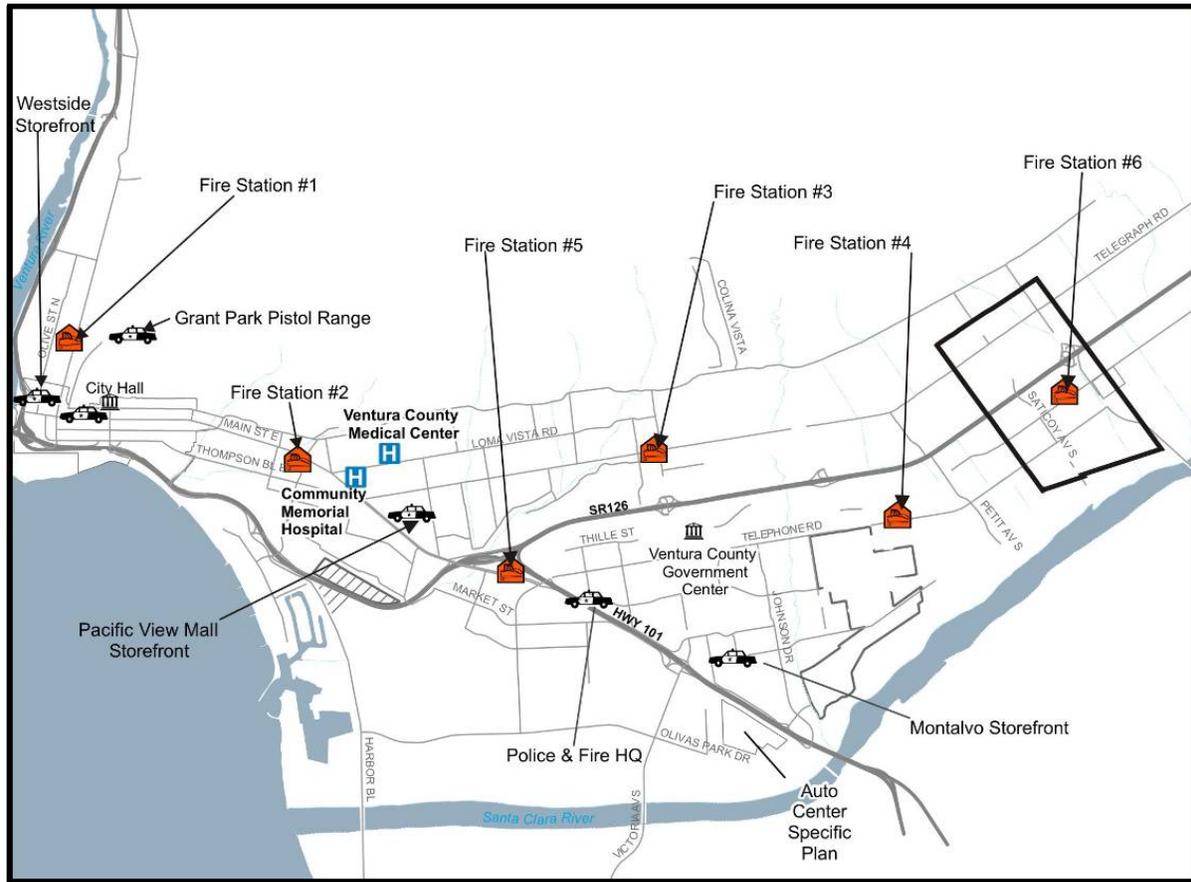
Police Protection Standards. Currently, there are no standards for police protection by which the City measures its performance. The 2005 General Plan includes policies to improve community safety through enhanced police service. Action 7.15 specifically provides for increased staffing as necessary to serve the community, in addition to increasing community participation and researching funding options for police services.

Current Needs. Based on the General Plan FEIR, existing facilities are at maximum capacity, meaning that additional staffing may require the construction of additional facility space, or additional management efforts to preserve space, such as alternate shift patterns. Based on personal communications, the Police Department is not actively seeking additional personnel (Sgt Reynoso, 2009). The Project, as all new development, would increase the statistical probability of the occurrence of criminal incidents, and an increase in traffic-related calls for service.

Funding of Police Services. The Police Department is primarily funded by the City's general fund. Additional funding is obtained through the collection of various fees for violations and permits.

c. Schools. The Ventura Unified School District (VUSD) serves the educational needs of the Project Area population. The Project Area is located within the East End area of the school district. All elementary schools except one serve a specific attendance area of one or more neighborhoods; the exception is Mound School, which is a District-wide math magnet school. Students in the Project Area generally attend Citrus Glen Elementary, Saticoy Elementary School, Balboa Middle School, and Buena High School. Two public schools and two private schools are located within the Project Area: Saticoy Elementary School at 760 Jazmin Avenue, Douglas Penfield Special Education School, St. Augustine Academy, and Sacred Heart School. According to the 2005 General Plan FEIR, all public school facilities are near capacity and additional schools will be needed to serve the future population of the City. The Ventura Unified School District determined in the 2008 East End Site Selection Evaluation Report (Evaluation Report), using standard guidelines for school size shown in Table 4.13-1 below, a new middle school and a new elementary school would be needed to accommodate additional student population growth. The Evaluation Report also determined that a high school site is not required at this time due to the allowable area for growth on the Buena High School campus. Once constructed, these facilities would serve students within the Project Area. Table 4.13-2 shows school enrollment and capacity statistics for Citrus Glen Elementary, Saticoy Elementary, Balboa Middle School, and Buena High School.





Source: City of San Buenaventura and Rincon Consultants, Inc., 2005.



Fire and Police Stations

Figure 4.13-1
 City of Ventura



**Table 4.13-1
 Enrollment and Acreage Prerequisites**

	Student Enrollment^a	Site Acreage^b
Elementary School	600	10.3-10.6
Middle School	1000	21.9
High School	2200	50

Source: Ventura Unified School District, East End Site Selection Evaluation Report, prepared by Jorge Gutierrez, Director Facilities Services Department and Terri Allison, Facilities Planner, January 15, 2008.

^a Per VUSD Long Range Facility Plan 1996-2010

^b Per California Department of Education Guidelines

**Table 4.13-2
 School Enrollment and Capacity**

School	Current Capacity	Enrollment (2008-2009)	Percent Capacity Utilized
Citrus Glen Elementary	573	538	94%
Saticoy Elementary	429	419	98%
Balboa Middle	1,357	1,320	97%
Buena High	2,279	2,187	96%

Source: Sandy Mikkelson, Attendance Accounting Specialist, Ventura Unified School District, January 27, 2009

School Funding. Operating revenue for school districts is provided by local property taxes accrued at the state and allocated to each school district based on the average daily student attendance. Capital for facility improvements to accommodate new students comes primarily from fees charged to development projects.

California Government Code §53080, 65995, and 66001, authorizes school districts to collect fees from new residential and commercial/industrial development which are used for facility construction, acquisition and improvements. Statutory fees charge a certain dollar amount per square foot of new residential construction and a certain dollar amount per square foot of commercial and industrial development. Land use approvals cannot be denied based on their impact on school capacity. In other words, once a fee has been exacted, the impacts of a particular project are considered mitigated by law.

d. Parks. The City of Ventura parks system includes more than 700 acres of parkland and facilities serving various interests from sailing, surfing, tennis, league sports, skateboard



parcs, tot lots and picnic areas. Within the Project Area, Saticoy Community Park is located just north of Old Town Saticoy near Aster Street and the Project is redesignating the park as part of the 2005 General Plan authority. This park is also referred to as “the old ball field” due to the presence of a baseball field on its premises. The Fritz Huntzinger Youth Sports Complex is located within the Project Area adjacent to the Saticoy Regional Golf Course. The Youth Sports Complex consists of about 18 acres and provides ball fields and neighborhood park facilities which include three baseball fields, open space, barbecue pits and picnic tables. Figure 4.13-2 shows park and recreation facilities near the Community Project Area.

Open space areas located along the barrancas and the Santa Clara River also provide informal recreational opportunities used as bike and walking trails by residents in the area.

The 2005 General Plan sets a goal of providing 10 acres of recreational uses per 1,000 residents. The 2005 General Plan states that the City currently falls approximately 1,050 acres short of meeting that standard with a ratio of about 8 acres per 1,000 residents. Action 6.2 of the 2005 General Plan requires higher density development to provide pocket parks, tot lots, seating plazas and other aesthetic green spaces. In addition, Action 6.3 of the 2005 General Plan requires development to include trails when appropriate.

Funding. The operation and maintenance of parks and other recreational facilities are funded primarily by the City’s general fund. The ability to provide proper maintenance, equipment, and recreational programs has declined in the City due to declining general fund revenues. Additional funding has been obtained through grants, shared use arrangements (such as with the school district), and other funding mechanisms.

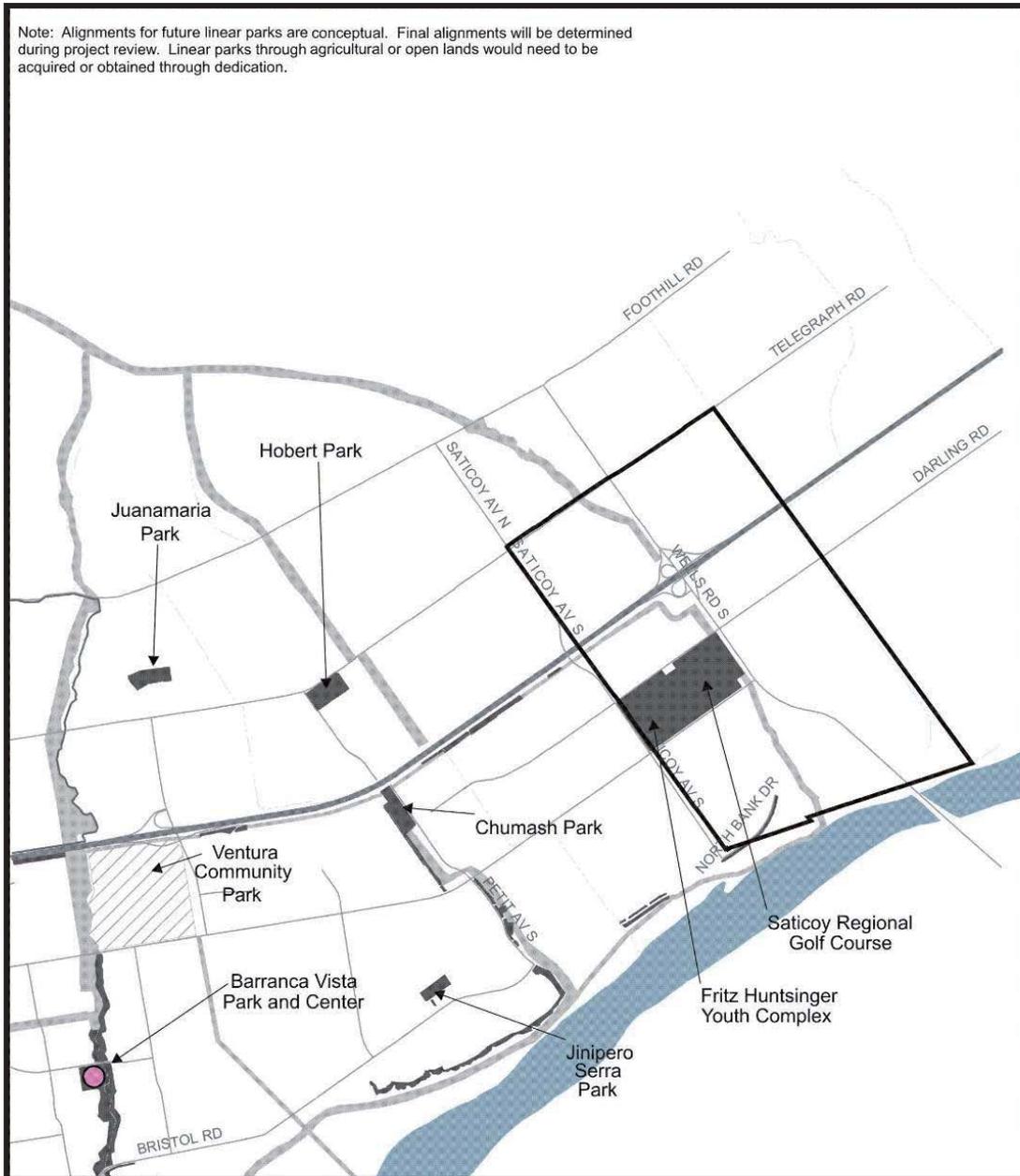
The development of parks is funded through various fee programs on new development in the City. Quimby fees are charged on all single family and condominium developments. Service Area Park Fees are charged on all new development in the City (including rental housing and non-residential development) for the development of new community facilities (such as the new community park). Capital Improvement Deficiency Study (CIDS) fees are charged on new development in the Saticoy & Wells area for the development of new facilities to offset the current deficiency of parks in that part of the Project Area. CIDS fees are applied in addition to the general City capital improvement fees. Developers may petition the city council to pay a portion of the fees if for example she only develops a portion of the parcel. The developer may also petition the city council to waive the additional general city capital fees.

e. Regulatory Setting.

Fire. Fire hazards are addressed mainly through the application of the State Fire Code and the Uniform Building Code (UBC). The Fire Code addresses access, including roads, and vegetation removal in high fire hazard areas. The UBC requires development in high fire hazard areas to show proof of nearby water sources and adequate fire flows.

The VFD sets standards for fire flow, based on a number of factors, including type of development and setting. The City has a residential sprinkler ordinance in place, which has significantly reduced the risk of fire damage throughout the community.





Source: City of San Buenaventura and Rincon Consultants, Inc., 2005.

Park Locations

Figure 4.13-2
 City of Ventura



The 2005 General Plan includes polices and programs to minimize potential damage and hazards resulting from fire, including, but not limited to, the following:

Policy 7C Optimize firefighting and emergency response capabilities.

Action 7.12 Refer development plans to the Fire Department to assure adequacy of structural fire protection, access for firefighting, water supply, and vegetation clearance.

Action 7.13 Resolve extended response time problems by:

- *Adding a fire station at the Pierpont/Harbor area,*
- *Relocating Fire Station #4 to the Community Park site,*
- *Increasing firefighting and support staff resources,*
- *Reviewing and conditioning annexations and development applications, and*
- *Requiring the funding of new services from fees, assessments, or taxes as new subdivisions are developed.*

Police. The Safety Element of the 2005 General Plan (Our Health and Safe Community) contains implementation policies and programs that relate to police protection.

Policy 7D Improve community safety through enhanced police service

Action 7.15 Increase public access to police services by:

- *Increasing police staffing to coincide with increasing population, development, and calls for service,*
- *Increasing community participation by creating a Volunteers in Policing Program, and*
- *Requiring the funding of new services from fees, assessments, or taxes as new subdivisions are developed*

Action: 7.17 Establish a nexus between police department resources and increased demands associated with new development.

Action 7.19 Expand Police Department headquarters as necessary to accommodate staff growth.

Schools. California Government Code §53080, 65995, and 66001, authorizes school districts to collect fees from new residential and commercial/industrial development which are used for facility construction, acquisition and improvements. Any future development within the Project Area would be required to pay statutory fees the Ventura Unified School District based on the size of the proposed residential or commercial development.

Policies contained in the 2005 General Plan also call for specific actions to follow during the development process.



- Policy 8A Reach out to institutions and educators to advance lifelong learning.*
- Action 8.1 Work closely with schools, colleges, and libraries to provide input into site and facility planning.*
- Action 8.3 Adopt joint-use agreements with libraries, schools, and other institutions to maximize use of educational facilities.*
- Policy 8B Increase the availability and diversity of learning resources.*
- Action 8.5 Install infrastructure for wireless technology and computer networking in City facilities.*
- Action 8.6 Establish educational centers at City parks.*
- Action 8.8 Work with the Ventura Unified School District to ensure that school facilities can be provided to serve new development.*

Parks. The City has adopted an ordinance to fund parks and recreation in accordance with Section 66477 of the Subdivision Map Act (the Quimby Act). The City's Quimby Ordinance allows the City to require the payment of a fee or the dedication of an equivalent area of parkland when new residential subdivisions are proposed. The law states that "the dedication of land or the payment of fees, or both, shall not exceed the proportionate amount necessary to provide three acres of park area per 1,000 persons residing within a subdivision subject to this section, unless the amount of existing neighborhood and community park area, as calculated pursuant to this subdivision, exceeds that limit, in which case the legislative body may adopt the calculated amount as a higher standard not to exceed five acres per 1,000 persons residing in a subdivision subject to this section." In addition to Quimby fees, facilities can be provided by grants, donations, user fees, community fund raising events, joint ventures, and joint use agreements.

State Public Park Preservation Act. The State Public Park Preservation Act was adopted to preserve and protect public parks. Under the public resource code, cities may not acquire any real property that is in use as a public park for any non-park use unless compensation and/or land are provided to replace the parkland acquired.

The 2005 General Plan includes policies directing land acquisition for park areas where future population growth and higher density is anticipated, and encourages a balanced park system that is accessible to all.

- Policy 6A Expand the park and trail network to link shoreline, hillside, and watershed areas.*
- Action 6.1: Develop new neighborhood parks, pocket parks, and community gardens as feasible and appropriate to meet citizen needs, and require them in new development.*



- Action 6.2: Require higher density development to provide pocket parks, tot lots, seating plazas, and other aesthetic green spaces.*
- Policy 6B: Ensure equal access to facilities and programs.*
- Action 6.14: Improve facilities at City parks to respond to the requirements of special needs groups.*
- Action 6.15: Adjust and subsidize fees to ensure that all residents have the opportunity to participate in recreation programs.*
- Action 6.16: Update the project fee schedule as necessary to ensure that development provides its fair share of park and recreation facilities.*
- Policy 6C: Provide additional gathering spaces and recreation opportunities.*
- Action 6.17: Update and create new agreements for joint use of school and City recreational and park facilities.*
- Action 6.18: Offer programs that highlight natural assets, such as surfing, sailing, kayaking, climbing, gardening, and bird watching.*
- Action 6.19: Provide additional boating and swimming access as feasible.*
- Action 6.20: Earmark funds for adequate maintenance and rehabilitation of existing skatepark facilities, and identify locations and funding for new development of advanced level skatepark facilities.*
- Policy 6D: Increase funding and support for park and recreation programs.*
- Action 6.21: Promote the use of City facilities for special events, such as festivals, tournaments, and races.*
- Action 6.22: Enter into concession or service agreements where appropriate to supplement City services.*

4.13.2 Impact Analysis

a. Methodology and Significance Thresholds. The following thresholds have been used to determine the impacts to fire protection services, police protection services, public schools, libraries, recreation, and solid waste disposal.

Development facilitated by the Project would result in potentially significant impacts relating to public services if it would:

- *Involve substantial adverse physical impacts associated with provision of new or physically altered governmental facilities*



- *Create the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives*
- *Directly remove or otherwise adversely affect the operation of an existing or planned park or recreational facility*
- *Increase the use of existing parks and recreational facilities such that substantial physical deterioration would occur or be accelerated. The potential for physical deterioration of existing parks may be considered substantial if the amount of new parkland in the City is insufficient to meet the projected demand associated with projected population growth (based on the current City standard, park demand is 10 acres per 1,000 new residents)*
- *Require the construction or expansion of parks or other recreational facilities that might have adverse effects on the environment*

With respect to school enrollment, impacts associated with new development would be considered significant if it is anticipated that individual developers would not pay State mandated school impact fees (pursuant to Section 65995(h) of the California Government Code [Senate Bill 50, chaptered August 27, 1998], the payment of statutory fees "...is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization")

b. Project Impacts and Mitigation Measures.

Impact PS-1 Development facilitated by the Project would add an estimated 1,833 residences within the Project Area. This increase would place additional demand on fire protection services, but would not create the need for new or expanded fire protection facilities. Impacts would therefore be Class III, less than significant.

Development facilitated by the Project would increase the demand for fire and emergency services in the Project Area. Facility and staffing levels are based on achieving the desired four-minute response time, which varies (at least in part) according to fire personnel staffing levels, the placement of fire stations in relation to service areas, and the density/layout of land uses and development within a service area. As discussed in the *Setting*, Fire Station #6 is located within the Project Area (10797 Darling Rd) and would be able to provide fire protection services to the Project Area within the VFD's desired four-minute response time. Therefore, development facilitated under the proposed Project would not require the construction of a new fire station. Development impact fees collected from applicants of development projects facilitated under the Project could be used as necessary for the purchase and maintenance of equipment.

As the Project continues to be developed with new or intensified urban uses it would increase the need for adequate fire flow for fire protection purposes. The provision of the necessary water supply infrastructure necessary to serve new development is assessed in Section 4.13, *Utilities*. In summary, the City will adopt capital improvement programs which identify improvements to the water supply system necessary to maintain fire flow and domestic service.



As new development is proposed, a project specific assessment of water demand and the necessary improvements to serve that demand will be undertaken. Backbone water supply infrastructure would be funded by development impact fees charged to new development.

Implementation of 2005 General Plan Action 7.13 would provide the requisite funding for new facilities and equipment needed to serve the Project Area through 2025, including facilities and staffing needed to serve development facilitated under the Project. No new stations are recommended for the Project Area. However, additional equipment for Fire Station 6 to accommodate Project Area development would be achieved through the collection of impact fees charged to new development. Additional staffing would be funded through the City's general fund from taxes generated by new development.

Mitigation Measures. No measures required so long as funding as required by 2005 General Plan Action 7.13 is provided concurrently or in advance to the demand for new fire protection facilities and staffing.

Significance After Mitigation. Impacts would be less than significant without mitigation.

Impact PS-2 Implementation of the Project would facilitate an increase in population within the Project Area. This would place additional demands upon police services. However, because the increase in demand would not create the need for new VPD facilities, impacts would be Class III, less than significant.

Development facilitated by the Project would increase the demand for police protection services in the Project Area. This demand increase would increase the number and frequency of calls for service.

Police protection services are not "facility-driven;" that is, police protection services are not as reliant on facilities in order to effectively patrol a beat. An expansion of, or intensification of development within, a beat does not necessarily result in the need for additional facilities if police officers and patrol vehicles are equipped with adequate telecommunications equipment in order to communicate with police headquarters. However, if the geographical area of a beat is expanded, population increases, or intensification/redevelopment of an existing beat results in the need for new police officers, new or expanded facilities could be needed.

To maintain the current ratio of 1.21 police officers per 1,000 residents, the population growth facilitated by the Project would require an additional six police officers.^a As described in the General Plan EIR, new development that could occur outside of the existing City limits (e.g., the Upper North Avenue, North Avenue corridors, or Saticoy corridors) would not require the construction of new facilities. However, additional telecommunications equipment (e.g., radios, cell phones, and computers) would be required to effectively patrol these areas. Additional equipment and facilities needed to accommodate additional police officers would be funded through the collection of impact fees charged to new development. Additional staffing would

^a Based on a population increase of 4,711 residents in the Saticoy & Wells Project Area.



be funded by the City's general fund through tax revenues when available. As such, the construction of new facilities would not be required to effectively patrol the Project Area.

The Community Plan includes policies and actions to deter crime in the Project Area.

Policy 11Q Develop a safety-by-design strategy that employs, where feasible, urban design techniques to reduce crime.

Action 11.7.4 Integrate features such as public visibility, night-time public use, low-level lighting, or other prevention measures, into the design of commercial and public buildings in order to create a safe environment, particularly in mixed-use areas.

Action 11.7.5 As resources become available, add code enforcement personnel in order to provide code enforcement in public places, recognizing the relationship of crime to poorly maintained area.

With funding from development fees and the City's general fund and with implementation of the Community Plan's policies and actions, police services would be able to effectively patrol the Project Area without construction of new facilities. Impacts to police services would be less than significant.

Mitigation Measures. No measures required so long as 2005 General Plan Action 7.15 is implemented and development impact fees are collected concurrently with new development.

Significance After Mitigation. Impacts would be less than significant without mitigation.

Impact PS-3 The Project would implement recommended circulation improvements that would improve emergency access in the Project Area. This impact is considered *beneficial* (Class IV).

The circulation system serving the Project Area does not currently provide adequate emergency access to all portions of the Project Area primarily because of narrow streets and an incomplete roadway network. The roadway system recommended by the Project will provide connections through areas that are currently underserved.

Policy 11K Improve thoroughfare design and ensure that the circulation system is interconnected and usable by all modes of transportation.

Action 11.4.1 Require street continuity and interconnectivity between infill projects (including neighborhood focal points) and existing development and through new subdivision standards.

Action 11.4.2 Develop street standards that emphasize the safe and sufficient movement vehicles, pedestrian safety, streetscapes, and compatibility with adjoining urban features and incorporate naturalistic 'green street'



design' elements into the streetscape to minimize impacts to the natural environment.

New development would be required to provide streets of sufficient size to accommodate emergency vehicles and will pay traffic impact fees aimed at funding improvements to the overall street network serving the City and the Project Area. The proposed circulation system is further analyzed in Section 4.15, *Traffic and Circulation*.

Mitigation Measures. No measures required so long as the circulation improvements recommended by the Project are provided concurrently or in advance of new development.

Significance After Mitigation. This effect would be beneficial.

Impact PS-4 Residential development facilitated by the Project would generate additional school aged children, which would increase the demand for school facilities. However, new development will be required to pay the school facilities fee as allowed by State law. Payment of the fee is considered full mitigation of school impacts associated with new development. Therefore, impacts to school facilities are considered *less than significant* (Class III).

Development facilitated by the Project would add about 1,833 additional dwelling units. The generation of school-aged children is based on the following factors from the VUSD Developer Fee Report:

- 0.22 elementary school students per unit
- 0.09 middle school students per unit
- 0.11 high school students per unit

Based on these factors, 1,833 additional dwelling units will generate approximately 403 elementary school students, 165 middle school students and 202 high school students, as shown in Table 4.13-3. With these additional students, every school serving the Project Area would be over capacity.

In accordance with Section 65995(h) of the California Government Code (Senate Bill 50, chaptered August 27, 1998), the payment of statutory fees "...is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization." Therefore, pursuant to CGC §65994(h), impacts relating to school capacity would not be significant.

The Community Plan includes policies and actions to further encourage adequate education facilities within the Project Area.

Policy 11R Work with the Ventura Unified School District to provide for adequate public schools and learning centers to meet expected growth in the Saticoy & Wells Project Area. .



**Table 4.13-3
 Future School Enrollment and Capacity**

School	Current Capacity ^a	Current Enrollment (2008-2009) ^a	Additional Enrollment From the Project	Cumulative Capacity Utilized
Citrus Glen Elementary	573	538	202	135%
Saticoy Elementary	429	419	202	145%
Balboa Middle	1,357	1,320	165	109%
Buena High	2,279	2,187	202	105%

Source: Ventura Unified School District, 2008

^a Figures from Table 4.13-2

Action 11.8.1 Work with the Ventura Unified School District to ensure that school facilities are provided to serve new development in Saticoy and Wells.

Action 11.8.3 New development proposals and City thoroughfare enhancements should link new and existing school sites into a cohesive network of pedestrian-friendly streets, trails, paths, and bikeways for safe public access.

The VUSD conducted a site selection process to identify one new Middle School and one new Elementary School in the East End Site Selection Evaluation Report. The VUSD identified four options for consideration. Option 1 recommends selecting one new Elementary and one new Middle School site. Option 1 would build these schools on separate parcels. Option 2 proposes selection of one site that would accommodate both a new middle school and a new elementary school. Option 3 recommends conversion of the existing Saticoy Elementary School to a Middle School and determine two new locations for Elementary Schools. Option 3, ideally, would locate one site north of SR 126 and one site south of SR 126. Option 4 considers a VUSD staff recommendation of another location.

Mitigation Measures. No mitigation is required or allowed by State law.

Significance After Mitigation. Continued collection of State-mandated school impact fees would reduce school impacts to a less than significant level. The VUSD East End Site Selection Report identifies five feasible candidate site locations to build additional schools that would serve the Project Area if it is determined expanded facilities are needed.



Impact PS-5 Development facilitated by the Project would increase the demand for park facilities due to an increase of population within the Project Area. However, implementation of current City programs to develop new parks as needed would reduce impacts to a Class III, *less than significant*, level.

The Project Area currently includes about 18 acres of public parkland for active recreation in the Fritz Huntzinger Youth Sports Complex. Assuming a population of 5,744 residents,^b the current ratio of neighborhood parks per 1,000 population within the Project Area is currently well above the two acres per 1,000 resident City standard (18 acres per 5,750 residents). With development facilitated by the Project, the Project Area population would grow to about 10,455 residents. To achieve the desired ratio of neighborhood parks to population of two acres per 1,000 population, an additional three acres of parklands will be needed to serve the Project Area.

As the Project Area develops over time, dedication of parklands for new development and continued payment of required park fees to purchase lands that could be converted into parklands would help offset the demand in new parklands. The adopted UC Hansen Trust Specific Plan will provide approximately six acres of public parks. With development of the UC Hansen Specific Plan, the Project would achieve the desired ratio of neighborhood parks to population. The proposed Parklands Specific Plan, if adopted, would also add approximately five acres of active recreational parks, approximately two acres of passive recreational parks, and three acres of sensitive habitat reserves. In addition, the Ventura City Council concurred with the Project's facilitated park acreages and found them to meet the City's Neighborhood Park Standard for the projected population of the Project (City of Ventura, March 2008).

The Community Plan includes policies and actions that would further promote the addition of parklands into the citywide inventory.

Policy 11N Develop a rich and interconnected palette of public open spaces in an inspirational manner that facilitates social interaction and a sense of community, and provides ecoservices such as planned sub-basin drainage and storage.

Action 11.6.1 Require new smaller open spaces, including public plazas, fountains, and pocket parks on portions of blocks to supplement larger public open spaces and to diversify the built environment.

Action 11.6.10 Create a neighborhood park as a transition element between the North Bank project and the existing housing tract to the north.

Action 11.6.11 Create multi-functional parks and open space that benefit people and the environment by protecting and enhancing water supplies, and providing flood and storm water management services.

^b Population based on 2,235 existing units X 2.57 persons per household (Department of Finance, 2008)



Action 11.6.12 Identify opportunities to use and connect public lands such as playing fields, parks, and rights-of-way for “green solutions” to water quality and supply problems, while creating a more human urban environment..

The Project allows for a variety of parks of varying sizes and types. Together, the payment of park in-lieu fees and the dedication of parkland as allowed by the Quimby Act would meet the demand for parks over time. Impacts would therefore be less than significant.

Mitigation Measures. Continued payment of required park fees and dedication of land for parks on a case-by-case basis would reduce impacts to a less than significant level. Therefore, mitigation is not required.

Significance After Mitigation. Impacts would be less than significant with continued payment of applicable park fees and dedication of parkland in associated with individual development projects. Possible environmental impacts associated with the development of new parks would depend upon the local and type of facility and would need to be addressed on case-by-case basis.

c. Cumulative Impacts. As discussed in Section 3.0, *Environmental Setting*, planned cumulative development associated with the growth forecasts of the 2005 General Plan in the City of Ventura would add about 8,300 dwelling units, as well as about 1.2 million square feet of retail development, 1.2 million square feet of office development, 2.2 million square feet of industrial development, and 530,000 square feet of hotel development.

Fire Protection. Growth forecasts estimated in the 2005 General Plan would increase demand for fire protection services in the City. As stated in the General Plan EIR, the addition of an estimated 21,201 new residents citywide would require additional fire protection facilities and fire stations. The VFD has tentative plans to construct a new fire station in the Harbor area and General Plan Action 7.13 calls for a new station in this area. Approximately 30 new firefighters are currently required to alleviate current staffing deficiencies and achieve the desired 0.98 firefighters/1,000 residents ratio. With estimated growth forecasts from the General Plan, a total of 121 firefighters would be needed in 2025 to maintain desired staffing ratio. As discussed in the General Plan EIR, implementation of 2005 General Plan Action 7.13 would provide the requisite funding for new facilities and equipment needed to serve new development through 2025. Site- and project-specific environmental review would be required for new fire stations once sites for the new facilities are identified. Action 7.12 would minimize impacts associated with new development adjacent to, or within, high fire hazard areas. Thus, significant cumulative impacts relative to fire protection are not anticipated.

Police Protection. Growth forecasts estimated in the 2005 General Plan would increase demand for police protection services in the City. Approximately 26 additional police personnel would be needed to maintain the current 1.21 police officers per 1,000 residents ratio with the projected increase of 21,201 new residents under the growth forecasts from the General Plan. As described in the General Plan EIR, implementation of General Plan Action 7.15 would provide for increased staffing as necessary to serve the community. New development that could occur outside of the existing City limits (e.g., the Upper North Avenue, North Avenue corridors, or Saticoy corridors) would not require the construction of new facilities. However,



additional telecommunications equipment (e.g., radios, cell phones, and computers) would be required to effectively patrol these areas. As the construction of new facilities would not be required to effectively patrol these areas, cumulative impacts would not be significant.

Schools. The anticipated addition of 8,300 residential units through 2025 under the growth forecasts in the General Plan would generate an estimated 3,486 new students at the Ventura Unified School District. This total includes 1,826 elementary, 747 middle, and 913 high school students. With this increase in enrollment, overall enrollment would exceed the capacity of existing VUSD schools by an estimated 1,962 students. Based on California Department of Education recommended standards, projected student growth associated with General Plan forecasts would generate the need for an estimated 2-3 new elementary schools, a new middle school, and potentially a new high school. Overall acreage needed to accommodate new facilities would range from about 29 to 93 acres, depending primarily upon whether or not new middle or high school facilities are needed. However, the VUSD report for the East End identified the need for one elementary and one middle school and that Project populations would be met. Additionally, the report identified that no high schools are necessary due to the allowable area for growth at Buena High School. Schools located within the Project Area would serve VUSD needs for residents both within and outside the Project Area.

Pursuant to Section 65995(h) of the California Government Code (Senate Bill 50, chaptered August 27, 1998), the payment of statutory fees "...is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization." Therefore, pursuant to CGC §65994(h), cumulative impacts relating to school capacity would not be significant if future developers within the VUSD continue to pay State-mandated school impact fees.

Parks. Growth forecasts estimated in the 2005 General Plan would increase demand for parks and recreational facilities by adding an estimated 21,201 new residents. Based on the 10 acres/1,000 residents standard, citywide demand for parkland in 2025 would be 1,262 acres. Because the current parkland inventory includes 866-870 acres, approximately 392-396 acres of new parkland would be needed to meet the 10 acres/1,000 residents standard. Dedication of parkland for new development and continued collection of required park fees on new development would allow the City to address increased demand for parks associated with population growth. General Plan Action 6.1 addresses this issue, calling for new neighborhood parks, pocket parks, and community gardens, and requiring new development to incorporate park facilities. In addition, Action 6.2 requires higher density development to provide pocket parks, tot lots, seating plazas, and other aesthetic green spaces. Continued payment of required park fees and dedication of land for parks on a case-by-case basis would reduce cumulative impacts to a less than significant level.



4.14 UTILITIES and SERVICE SYSTEMS

This section discusses potential impacts to utilities, including water supply and distribution, wastewater collection and treatment, and energy resources.

4.14.1 Setting

a. Water Supply. City of Ventura water facilities include water treatment, reservoirs, wells, pump stations, and pipelines. The City provides drinking water to over 109,000 residents through approximately 31,000 water service connections. The City receives its water from three sources: the Ventura River, Lake Casitas, and local groundwater wells. The City owns and operates 11 wells, three water treatment plants, 23 pump stations, 31 reservoirs, and more than 380 miles of distribution pipelines. A portion of Ventura's water is taken from the Ventura River and is stored and pumped from four shallow wells. The City also receives water from Lake Casitas which is operated and treated by the Casitas Municipal Water District (CMWD). Groundwater wells are pumped in the City's eastside to service the eastern portion of the City including the Project Area. Only City-generated water diverted from the Ventura River at Foster Park can be used to service the eastern area of the City.

There are presently five water sources that provide water to the City water system.

- *Casitas Municipal Water District*
- *Ventura River Surface Water Intake, Subsurface Water and Wells (Foster Park)*
- *Mound Groundwater Basin*
- *Oxnard Plain Groundwater Basin (Fox Canyon Aquifer)*
- *Santa Paula Groundwater Basin*

The City generally uses its water supplies in the following order: (1) Ventura River; (2) Lake Casitas; and (3) groundwater basins. Each of these water sources accounts for approximately one-third of the City's entire water supply. Water is used in this order to maximize the amount of surface water that would otherwise be lost to runoff before using stored groundwater. Figure 4.14-1 shows the locations of the City's water distribution facilities.

Table 4.14-1 summarizes historic and projected water supply from these sources, as detailed in the 2008 City of Ventura Urban Water Management Plan. The historic delivery values shown represent the capacity of available sources. The projected numbers in the table estimate available water supply levels under normal, non-drought conditions. Actual water supply levels in any given year may be higher or lower than these averages.

Table 4.14-2 presents historic and projected water production for the City. The City does not currently experience water supply shortages and, with the upcoming addition of the Saticoy Yard Well, does not anticipate the need for additional supplies within a 20-year horizon. The Saticoy Yard Well property has been acquired and construction is slated for 2010. The Saticoy Yard Well is anticipated to begin production in 2010, with an estimated 75% of design production capacity of 2,400 AFY.



**Table 4.14-1
 Historic and Projected Water Source Supply Availability
 (Acre Feet)**

Year	Surface Water		Groundwater				Total Water Supply
	Lake Casitas	Ventura River	Mound Basin	Oxnard Plain Basin	Santa Paula Basin	Saticoy Yard Well	
<i>Historic</i>							
1980	7,544	7,276	0	5,198	2,129	0	22,147
1985	9,099	5,493	2,360	6,172	46	0	23,170
1990	6,175	3,196	4,365	5,749	0	0	19,148
1995	1,622	9,042	2,169	2,603	2,594	0	18,030
1996	4,456	7,926	2,789	2,768	1,599	0	19,538
1997	7,089	7,052	213	3,452	2,025	0	19,831
1998	4,328	8,069	802	4,312	1,033	0	18,544
1999	7,061	6,419	3,955	1,621	1,669	0	20,725
2000	5,836	6,779	4,579	2,674	1,698	0	21,566
2001	6,292	5,727	4,030	905	2,006	0	18,960
2002	7,127	5,951	3,720	1,978	1,157	0	19,933
2003	4,874	6,722	5,546	2,898	316	0	20,356
2004	6,833	6,118	4,773	2,391	2,183	0	22,298
2005	1,293	7,115	3,716	4,728	2,046	0	18,898
2006	5,398	2,244	4,102	5,348	1,068	0	18,160
2007	6,649	1,966	3,521	5,314	1,263	0	18,713
<i>Projected</i>							
2008	8,000	6,700	5,700	4,600	3,000	0	28,000
2013	8,000	6,700	5,700	4,100	3,000	2,400	29,900
2018	8,000	6,700	5,700	4,100	3,000	2,400	29,900

Source: City of Ventura 2008 Biennial Water Supply Report as amended, September 2008 (see Appendix F).

**Table 4.14-2
 Historic and Projected Water Production (Acre Feet)**

Year	Estimated Water Service Area Population	Per Capita Usage	Treated Water Demand	Raw Water Demand	Total Water Demand
2008	112,006	0.18	20,161	1,000	21,161
2013	116,920	0.18	21,046	1,000	22,046
2018	122,052	0.18	21,969	1,000	22,969

Source: City of Ventura 2008 Biennial Water Supply Report as amended, September 2008 (see Appendix F).



b. Drinking Water Quality. The following terms are used to describe water quality:

- *Maximum Contaminant Level (MCL): The highest level of a contaminant allowed in drinking water. Primary MCLs are set as close to the Federal Public Health Goals or State Maximum Contaminant Level Goals as is economically and technologically feasible. Secondary MCLs are set to protect the odor, taste and appearance of drinking water.*
- *Primary Drinking Water Standard: MCLs for contaminants that affect health along with their monitoring and reporting requirements, and water treatment requirements.*
- *Maximum Contaminant Level Goal: The level of contaminant in drinking water below which there is no known or expected risk to the health; set by EPA.*
- *Public Health Goal: The level of a contaminant in drinking water below which there is no known or expected risk to health; set by the California EPA.*
- *Regulatory Action Level (RAL): The concentration of a contaminant, which, if exceeded, triggers treatment or other requirements that a water system must follow.*

In late 2002, the City completed changes to its water supply disinfection program for the use of chloramines for disinfection rather than chlorine primarily because the Casitas District also switched to chloramine disinfection and the two methods can't be utilized where the water would be commingled. This process was selected because chloramines have less odor and taste. The City owns and maintains a full scale, state certified laboratory where water quality is monitored. All treatment plants are run by State certified operators who consistently monitor water quality constituents.

In order to ensure tap water is safe to drink, the U.S. Environmental Protection Agency (EPA) and the California Department of Health Services prescribe regulations that limit the amount of certain contaminants allowed in water provided by public water systems. The City of Ventura treats its water according to the Department's regulations. Table 4.14-9 shows 2008 water quality test results for Ventura. The system meets all primary drinking water standards including state and federal water quality requirements. However, as shown in Table 4.14-3, the average total specific conductance and sulfate from groundwater sources was slightly higher than the Maximum Contaminant Level (MCL) for secondary standards.

The Department of Health Services also conducts an annual inspection of the public water systems. Table 4.14-4 shows water quality testing results for the distribution system and wells. The 2008 inspection report does not indicate above average levels for any primary standards.

c. Wastewater Collection and Treatment. The Ventura Water Reclamation Facility (WRF) is a permitted tertiary treatment plant with a 14 MGD capacity, located at 1400 Spinnaker Drive, near the mouth of the Santa Clara River in the Ventura Harbor area and treats the majority of wastewater generated in the Project Area. Wastewater flows in the Project Area would be directed to this facility (pers. comm., Don Burt, City of Ventura Public Works, December 2008). Locations of the City's sewage collecting facilities are shown on Figure 4.14-2. However, portions of the Project Area lie within the unincorporated County and are served either by the Saticoy Sanitary District or by

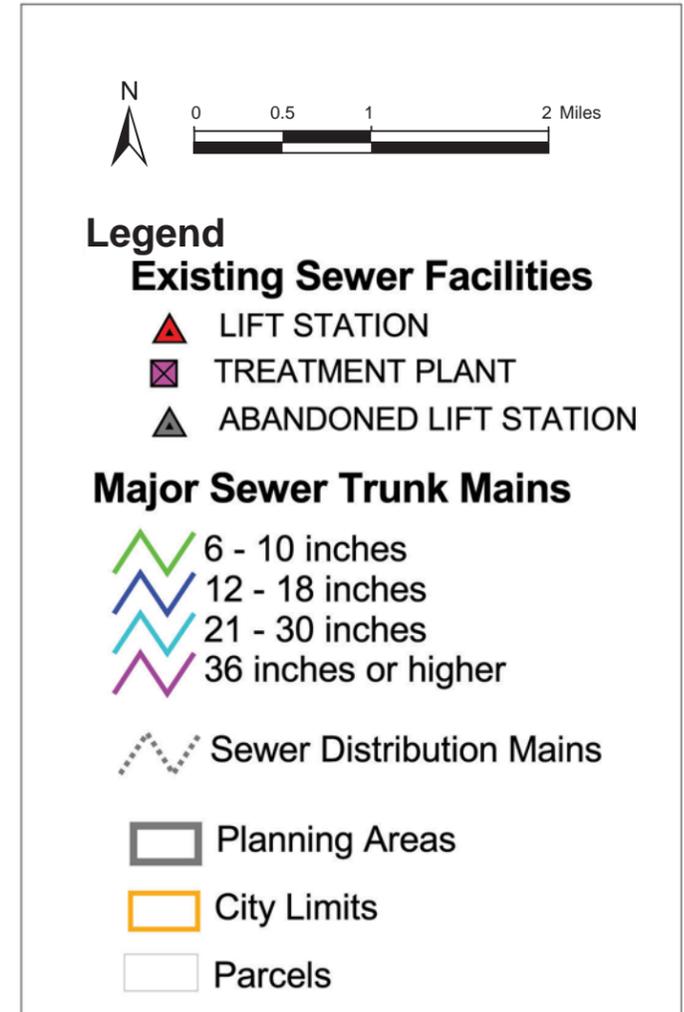
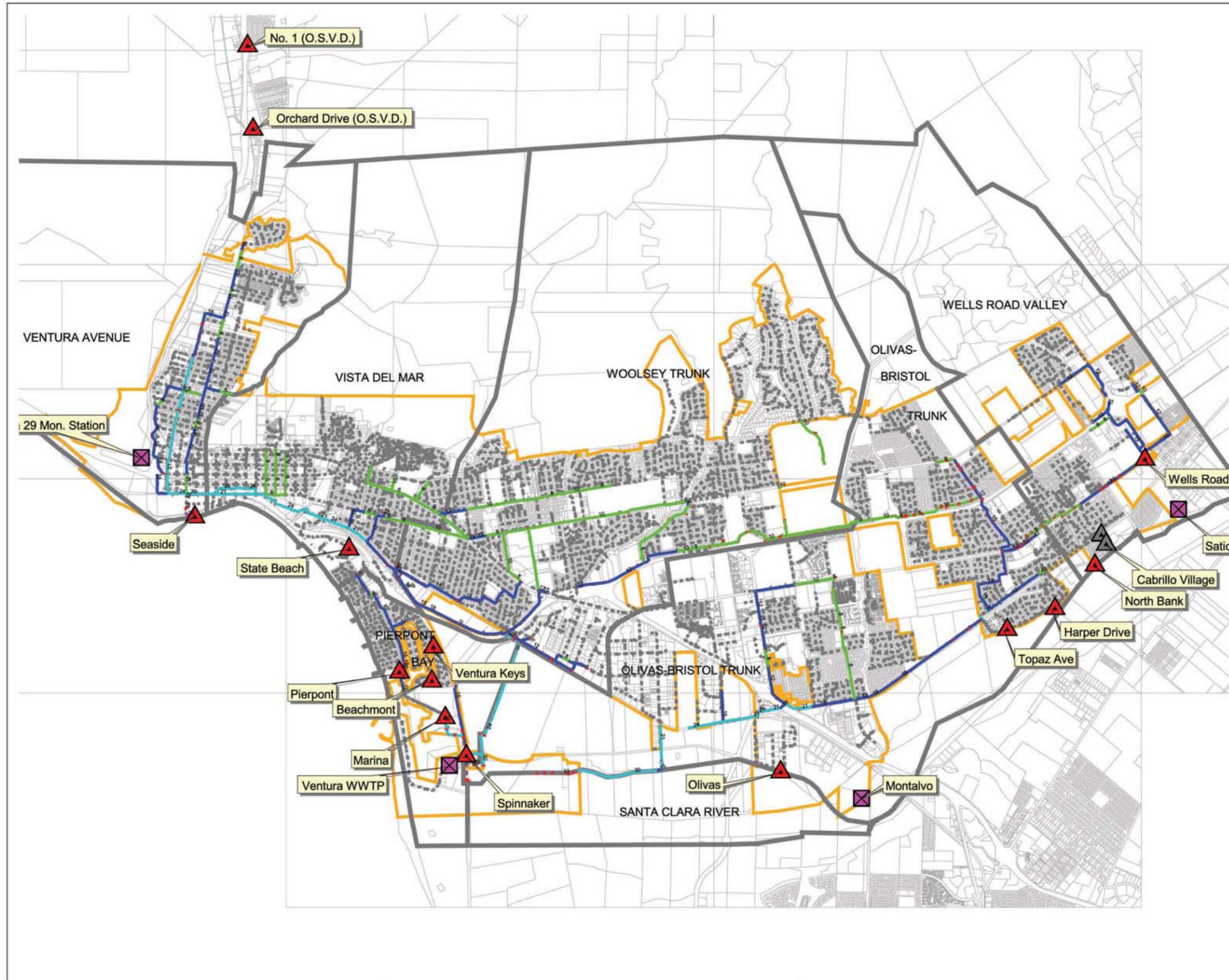


**Table 4.14-3
 Water Quality Testing, 2008**

Constituent	Units	Maximum Level MCL	Ventura River		Groundwater		CMWD	
			Average	Range	Average	Range	Average	Range
Primary Standards (PDWD)								
Water Clarity								
Turbidity	NTU	TT	0.15	0.03-0.29	0.28	0.1-1.0	0.08	0.01-0.08
Radioactive Contaminants								
Gross Alpha	pCi/l	15	4.26	0.96-10.0	9.1	2.9-27.6	1.1	0.3-2.1
Radium 226	pCi/l	5	0.008	ND-0.27	0.28	0.11-0.89	NA	NA
Uranium	pCi/l	20	3.0	1.8-4.9	11.4	3.4-25.9	NA	NA
Inorganic Contaminants								
Fluoride	Ppm	2	0.43	0.33-0.57	0.52	0.43-0.64	0.3	0.3
Selenium	Ppb	50	ND	ND	6	ND-18	ND	ND
Nitrate	Ppm	10	ND	ND-0.5	2.0	ND-2.4	ND	ND
Secondary Standards								
Aesthetic Standards								
Color	Color	15	5	ND-15	5	ND-10	10	10
Odor	Threshold	3	ND	ND	ND	ND	ND	ND
Chloride	ppm	500	28	15-48	61	54-76	10	10
Corrosivity	ppb	Non corrosive	0.11	0.15-0.82	0.47	-0.3-0.52	0.2	0.2
Iron	ppb	300	ND	0.13	ND	ND-190	NS	NS
Total dissolved solids	ppm	1000	630	310-728	1195	982-1616	360	360
Specific conductance	Umhos	1600	728	568-1035	1646	1336-2130	539	539
Sulfate	ppm	500	170	122-249	613	401-660	126	126
Additional Constituents								
pH	Units	6.5-8.5	7.65	7.49-8.12	7.44	7.23-7.93	7.7	7.7
Hardness	ppm	NS	292	227-392	574	471-758	227	227
Calcium	ppm	NS	76	55-103	150	122-207	58	58
Magnesium	ppm	NS	25	21-34	49	36-65	20	20
Manganese (TT)	ppb	50	ND	ND	ND	ND-70	ND	ND
Sodium	ppm	NS	31	21-47	126	92-185	23	23
Phosphate	ppm	NS	0.08	ND-0.22	0.17	0.06-0.89	NS	NS
Potassium	ppm	NS	2.2	2.1-2.5	4.7	3.8-6.6	2	2
Total Alkalinity	ppm	NS	169	143-214	263	248-286	140	140

pCi/l = pico Curies per liter; ppb = parts per billion ; ppm = parts per million





Source: City of San Buenaventura, Department of Public Works and Psomas, 2002.

The map is a product of the City of San Buenaventura, California and Psomas. It was created for illustration purposes only; its accuracy cannot be guaranteed.

Sewage Collection Facilities

Figure 4.14-2
 City of Ventura

**Table 4.14-4
 Primary Standards for Distribution System, 2008**

Constituent	Units	Maximum Level (MCL)	Distribution System Average	Distribution System Range	
Primary Standards					
Disinfection					
Chlorine Residual	ppm	4	2.3	0.9-3.5	
Disinfection By Products					
Total Trihalomethanes	ppb	80	29	5-84	
Total Haloacetic Acids	ppb	60	25	2-73	
Microbiological Contaminants					
Total Coliform Bacteria	NA	5%	0	0	
Fecal Coliform Bacteria	NA	0	0	0	
Constituent	Units	Maximum Level RAL	Samples Collected	Above RAL	90th Percentile
Lead	ppb	15	55	1	9
Copper	ppm	1.3	55	1	1.09

*ppb = parts per billion
 ppm = parts per million
 ND: Not Detected
 NA: Data Not Available*

septic systems. The Saticoy Sanitary District Treatment Plant has a capacity of 2.2 million gallons per day and is undergoing expansion and upgrading to tertiary treatment. Of the wastewater sent to the Ventura WRF, a minimum of 5.6 MGD of the effluent is discharged to the Santa Clara Estuary as required by the existing Regional Water Quality Board (RWQCB) Permit. The remaining effluent is either transferred to recycling ponds, where a portion is delivered as reclaimed water, or lost through percolation or evaporation. Methods for treatment of residual solids include thickening, anaerobic digestion, and dewatering by filter presses prior to land application.

d. Wastewater Conveyance Infrastructure. Wastewater conveyance infrastructure serving the Project Area is owned and operated by the City, the County, and Saticoy Sanitary District. The wastewater conveyance infrastructure consists of gravity collection mains and one wastewater lift station. The City collection system includes seven major tributary, or planning, areas (see Figure 4.14-1) with a total service area of 31,309 acres. The Project Area is serviced by the Wells Road Valley Trunk Sewer.

e. Solid Waste. Solid waste generated in the Project Area would likely be taken to either the Toland Road Landfill or the Simi Valley Landfill. The Toland Road Landfill has a maximum permitted capacity of 1,500 tons/day and receives on average 1,300 tons/day (Sally



Coleman, 2008) while the Simi Valley Landfill has a maximum permitted capacity of 3,000 tons per day. There are 200 tons available capacity at the Toland Road Landfill.

4.14.2 Impact Analysis

a. Methodology and Significance Thresholds. Development facilitated by the Project would result in potentially significant impacts if growth accommodated by the Project would result in substantial adverse physical impacts associated with provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives.

Water. Water demand was estimated using factors from the City of Ventura's Urban Water Management Plan. Impacts related to the implementation of the Project would be considered substantial if development facilitated by the Project would:

- *Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted);*
- *Require or result in the construction of new water facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; or*
- *Fail to have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.*

Wastewater. Wastewater generation was estimated using factors from the Ventura Standards and Design Manual. Table 4.14-5 lists wastewater generation factors applied to new development in Ventura.

Impacts related to the Project would be considered substantial if growth accommodated under the Project would:

- *Require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; or*
- *Result in a determination that the wastewater treatment provider that it does not have adequate capacity to serve projected demand in addition to existing commitments.*

Solid Waste. Solid waste generation was estimated using factors from the 2005 General Plan FEIR. Impacts are considered significant if solid waste generated by growth that could be accommodated under the Project would exceed the existing or planned capacity of landfills or do not comply with federal, state, and local statutes and regulations related to solid waste.



**Table 4-13-5
Wastewater Generation Factors**

Land Use	Average Flow
Residential	0.00013 cfs/capita
Industrial	0.0081 cfs/acre
Commercial	0.0061 cfs/acre
Public Structures	0.0061 cfs/acre
Recreation	0.00031 cfs/acre
Hospital	0.039 cfs/100 beds
School	0.031 cfs/1,000 students
College	0.031 cfs/1,000 students

Source: Ventura Standards and Design Manual, 2000

b. Project Impacts and Mitigation Measures

Impact U-1 **Development facilitated by the Project would increase water demand by a net increase of approximately 1,014 acre feet per year (AFY). The total estimated water available from Lake Casitas, the Ventura River diversion, and groundwater basins is 28,000 AFY, which is sufficient to meet these projected demand increases. Therefore, water supply impacts would be Class III, less than significant.**

Development facilitated by the Project would generate a water demand increase estimated at 1,014 AFY, as indicated in Table 4.14-6. Overall projected water demand for 2018 is 22,969 AFY and projected water supply is 29,900 AFY (City of San Buenaventura 2008 Biennial Water Supply Report). The 2018 demand is projected to be 23,983 AFY, which is within the projected supply.

Agricultural areas within the Project Area are not served by the City water system, but do utilize water from private wells drawing from the same groundwater basin as the City. When these lands are taken out of agricultural production, the available water supply that can be extracted from existing City wells or new City wells increases. Although water use varies depending on such conditions as crop type and soil characteristics, the average agricultural irrigation use is assumed to be 2.5 feet per year (30 inches) (2005 General Plan). Within the Project Area, 160 acres of lands in agricultural production are slated for conversion to urban uses. Using the equation 2.5 AFY x 160-acres, the conversion of 160 acres would yield a 400-AFY water credit. This would create an additional source of water available for urban demand in the City.



**Table 4.14-6
 Increase in Water Demand Associated with
 Project Development**

Land Use	Quantity	Water Demand Factor	Water Demand
Residential	1,833 units	0.5 Acre-feet per dwelling unit	916.5 AFY
Non-Residential	270,625 square feet	9 acre-feet per 25,000 square feet	97.4 AFY
Total			1,013.9 AFY

Source for Demand Factors: Urban Water Management Plan, 2005.

Connection fees would be paid by all new developments, and these would cover each project’s “buy-in” to existing City supply, storage and transmission/distribution systems. In addition, developers would be responsible for constructing all local on and off-site distribution improvements necessary to bring the particular development up to current standards. Where substantial intensification is anticipated, upgrades to older water distribution infrastructure to improve pressure and fire flow may be required.

Mitigation Measures. Impacts would be less than significant; therefore, mitigation is not required. Continued implementation of the following 2005 General Plan policies and actions would further reduce water demand.

- Policy 5A** Follow an approach that contributes to resource conservation.*
- Action 5.1** Require low flow fixtures, leak repair, and drought tolerant landscaping (native species if possible), plus emerging water conservation techniques, such as reclamation, as they become available.*
- Action 5.3** Demonstrate low water use techniques at community gardens and city-owned facilities.*
- Policy 5B** Improve services in ways that respect and even benefit the environment.*

Significance After Mitigation. Impacts related to water supply and reliability would be less than significant without mitigation.

Impact U-2 New development facilitated by the Project would increase wastewater generation. However, projected future wastewater flows would remain within the capacity of the City treatment plant. Impacts are Class III, less than significant.



Increased development facilitated by the Project would incrementally increase flows to the wastewater treatment plants serving the Project Area. The Ventura WRF averages approximately 10 MGD and has a designed capacity of 14 MGD, presently leaving 4 MGD of available capacity (Don Burt, 2008). Development facilitated by the Project would increase the population of the Project Area by an estimated 4,674 new residents (2.55 residents x 1,833 units). Using the 2005 General Plan EIR wastewater generation factors, residential development facilitated by the Project would add 387,792 gallons per day and commercial development would add 244,438 gallons per day, totaling 632,230 gallons per day. This represents a 0.5% increase above existing Ventura WRF wastewater flows and represents approximately 16% of the available capacity. Table 4.14-7 shows a breakdown of projected wastewater generation. Some wastewater flows may also be diverted to the Saticoy Wastewater Treatment Plant. Additionally, an expansion of the Ventura WRF is expected to occur within the next 2-3 years, which would increase capacity and allow for the continued compliance with RWQCB requirements. Development facilitated by the Project would not be permitted unless existing facilities could handle project generated flows.

**Table 4.14-7
Wastewater Generation**

Land Use	Forecast Population/Acreage Increase	Per Capita/Acre Wastewater Generation	Total Increase in Wastewater Generation
Residential	4,674 people	83 gpd/per capita	387,792 gpd
Commercial	6.2 acres	39,425 gpd/acre	244,438 gpd
			632,230 gpd

Sources: Generation Factors: 2005 General Plan, Table 4.11-12 Wastewater Generation Factors.

Residential Calculations:

*Forecast Population Increase: 2.55 residents x 1,833 units = 4,674 people
Per Capita Wastewater Generation: 387,792 gpd/4,674 people = 82.96 gpd
Total Increase in Wastewater Generation: 4,674 people x 0.00013 cfs/day x 646,320 gallons/day/cfs = 387,792 gpd*

Commercial Calculations:

*Forecast Acreage Increase: 270,625 sf/43,560 sf(1 acre) = 6.2 acres
Per Acre Wastewater Generation: 244,438 gpd/6.2 acres = 39,425 gpd/acre
Total Increase in Wastewater Generation: 6.2 acres x 0.061 cfs/day x 646,320 gallons/day/cfs = 244,438 gpd*

Mitigation Measures. Mitigation is not required as projected wastewater generation is within the capacity of the Ventura WRF. Continued implementation of the following 2005 General Plan actions would further reduce wastewater generation.

Action 5.6 Require project proponents to conduct sewer collection system analyses to determine if downstream facilities are adequate to handle the proposed development.

Action 5.12 Apply new technologies to increase the efficiency of the wastewater treatment system.



Significance After Mitigation. Wastewater impacts associated with Project development would be less than significant without mitigation.

Impact U-3 Development facilitated by the Project would increase solid waste generation, but projected future solid waste generation is anticipated to remain within the capacity of local landfills. Impacts would therefore be Class III, less than significant.

Solid waste generated in the Project Area would likely be taken to either the Toland Road Landfill or the Simi Valley Landfill. Table 4.14-8 provides a breakdown of projected solid waste generation for the Project Area. Development facilitated by the Project would increase the population of the Project Area by an estimated 4,674 new residents (2.55 residents X 1,833 units). Therefore, based on a 2005 General Plan generation per capita rate of 0.0096 tons/day per person, development facilitated by the Project would generate an estimated 45 tons of solid waste per day. However, the City diverts approximately 61% of this solid waste through source reduction programs such as recycling; therefore, the amount sent to the landfills would be approximately 18 tons per day. The Toland Road Landfill has a maximum permitted capacity of 1,500 tons/day and currently receives on average 1,300 tons/day (Sally Coleman, 2008). Therefore, the 18 tons per day is within the available capacity (200 tons per day) at the Toland Road Landfill and the project impact to solid waste disposal would be less than significant.

**Table 4.14-8
Solid Waste Generation**

Forecast Population Increase	Per Capita Solid Waste Generation	Total Increase in Solid Waste Generation
4,674 people	0.006 tons per day	18 tons per day

Source: Generation Factors: 2005 General Plan, Table 4.11-17 Current and Solid Waste Generation.

Calculations:

Forecast Population Increase: 2.55 residents x 1,833 units = 4,674 people

Per Capita Solid Waste Generation: 27 tons/day/4,674 people = 0.006 tons per day.

Total Increase in Solid Waste Generation: 4,674 people x 0.0096 tons per capita generation rate = 45 tons;

45 tons x 61% diversion rate = 27 tons per day; 45 tons - 27 tons = 18 tons

Mitigation Measures. Impacts would be less than significant; therefore, mitigation is not required. Continued implementation of the following 2005 General Plan policies would further reduce solid waste generation.

Action 5.10 Utilize existing waste source reduction requirements, and continue to expand and improve composting and recycling options.

Action 5.18 Work with the Ventura Regional Sanitation District and the County to expand the capacity of existing landfills, site new landfills, and/or develop alternative means of disposal that will provide sufficient capacity for solid waste generated in the City.



Significance After Mitigation. Impacts would be less than significant without mitigation.

c. Cumulative Impacts. The 2005 General Plan FEIR estimated the increase in citywide water demand through 2025 at 4,528 AFY. This increase would bring total citywide demand to 26,028 AFY, which is within the projected 2025 supplies (28,262 AFY). This forecast of cumulative water demand has not changed since certification of the 2005 General Plan FEIR. Because projected water supplies are adequate to meet citywide demand increases, cumulative water supply impacts would be less than significant.

The 2005 General Plan FEIR estimated the increase in wastewater flow to the VWRf through 2025 at 2.88 mgd. This total, which includes development of the Project Area, is within the remaining plant capacity of 4 mgd. This cumulative forecast has not changed since certification of the 2005 General Plan FEIR. Because projected wastewater generation is within the available capacity at the VWRf, cumulative wastewater impacts would be less than significant.

The 2005 General Plan FEIR estimated the citywide increase in solid waste generation through 2025 at 84 tons per day. As noted in the 2005 General Plan FEIR, this increase, in combination with increased solid waste generation in other Ventura County communities, would exceed the available capacity at Toland Road Landfill. Because other landfills had not been identified at that time, this impact was identified as unavoidably significant and the City adopted a Statement of Overriding Considerations with respect to solid waste generation. This situation has not changed since certification of the 2005 General Plan FEIR and the Project is within the general parameter of what was considered in the 2005 General Plan FEIR. Therefore, although the cumulative solid waste impact remains potentially significant, this impact has not changed and no new significant impact would occur as a result of current cumulative development, including the Project. As noted above, 2005 General Plan Action 5.18 calls for the City to work with the County Sanitation District to identify new or expanded landfill sites or alternative means of providing sufficient solid waste disposal capacity. However, because siting of new landfills and waste disposal facilities is subject to the approval of another agency (the Regional Sanitation District), the City cannot guarantee the siting of a new landfill within the timeframe of the 2005 General Plan. In addition, though any new or expanded facility would likely be subject to separate environmental review under CEQA, the siting of a new facility would likely have unavoidably significant secondary environmental impacts. As such, impacts relating to solid waste disposal facilities are considered unavoidably significant. As such, the City of Ventura adopted a statement of overriding considerations for regional solid waste impacts as part of city council resolution No. 2007-049 for the 2005 General Plan.



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4.15 TRAFFIC AND CIRCULATION

This section evaluates the impacts of the Saticoy & Wells Community Plan and Code on the local circulation system. The analysis utilizes information from the City of Ventura 2005 General Plan FEIR and the Parklands Specific Plan DEIR. Both of those documents are incorporated by reference and available for review at the City of Ventura Department of Community Development.

4.15.1 Setting

a. Existing Street Network. The Project Area is served by a network of highways, arterial streets and collector streets, as shown on Figure 4.15-1. The following text provides a brief discussion of the major components of the area circulation network.

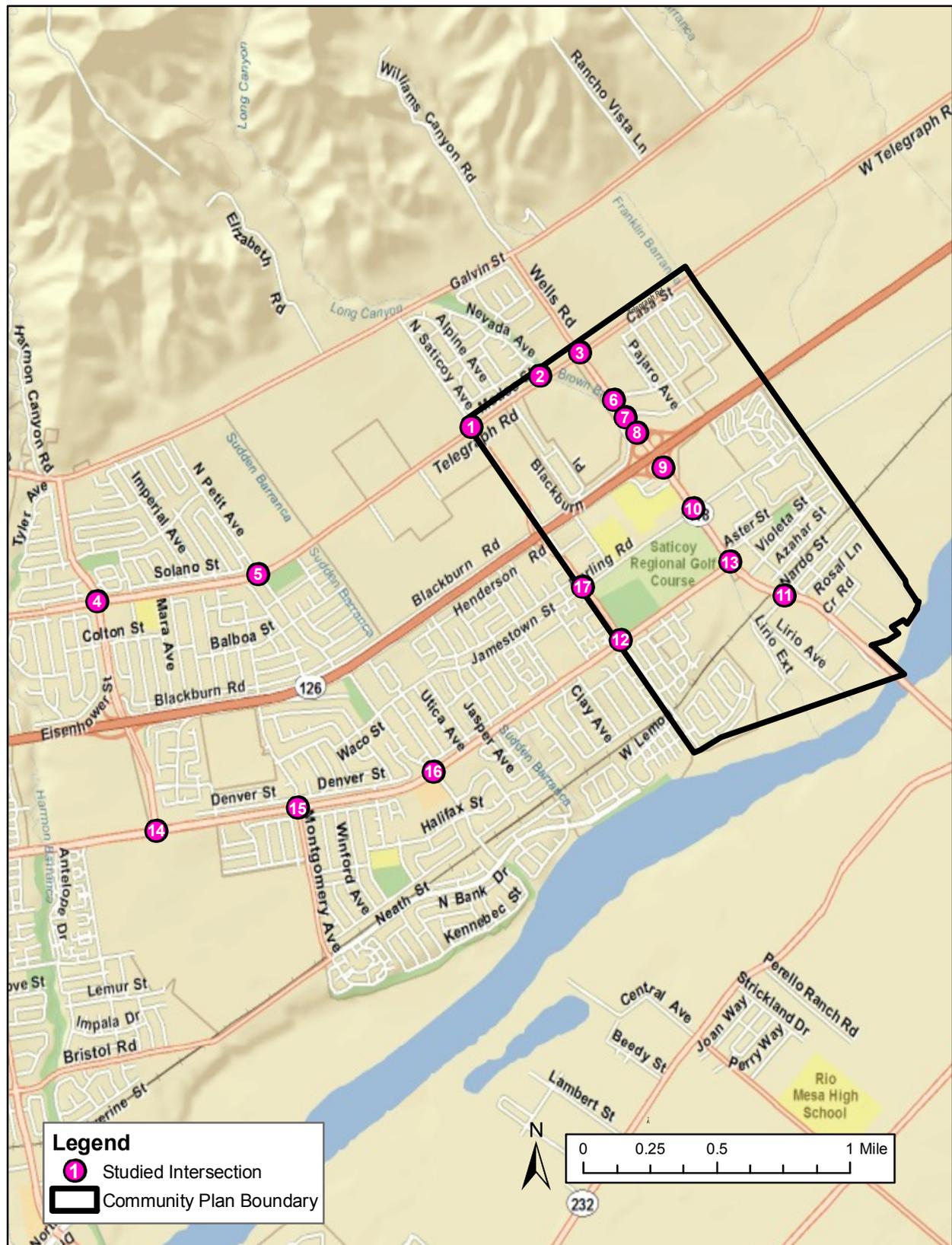
State Route 126. State Route (SR) 126 bisects the Project Area and is a four-lane east-west freeway that extends from U.S. Highway 101 to Santa Paula. East of Santa Paula the freeway becomes a conventional highway, extending to Interstate 5 in Santa Clarita (Los Angeles County). SR 126 provides regional access to the Project Area via the SR 126/Wells Road interchange. The SR 126/Wells Road Eastbound Ramp intersection is controlled by a traffic signal, and the SR 126/Wells Road Westbound Ramps intersection is controlled by a stop-sign on the off ramp approach.

Wells Road. Wells Road is a primary arterial that extends south from Foothill Road until it becomes Los Angeles Avenue at a point south of Telephone Road in the County of Ventura. South of SR 126 the roadway is also a state facility (SR 118). Wells Road bisects the Project Area into west and east sections and continues both north and south beyond the Project Area boundaries. The roadway contains five travel lanes and a raised median from SR 126 to Carlos Street. North of Carlos Street the roadway gradually narrows to two travel lanes and a median two-way left-turn lane. The intersections of Wells Road with Telegraph Road, Citrus Drive, Blackburn Road, Darling Road and Telephone Road are signalized. The Wells Road/Carlos Street intersection is controlled by a stop sign on Carlos Street.

Telegraph Road. Telegraph Road, which forms the Project Area's northern boundary, is an east-west primary arterial that connects the residential and commercial uses in the eastern part of Ventura to downtown. Telegraph Road extends from Main Street through east Ventura to the City of Santa Paula. It contains four travel lanes east of Kimball Road, and two travel lanes and a median two-way left-turn lane between Petit Avenue and Wells Road. The posted speed limit adjacent the Project Area is 45 to 55 mph. The intersections of Telegraph Road with Kimball Road, Petit Avenue and Saticoy Avenue are controlled by traffic signals. The Telegraph Road/Nevada Avenue intersection is controlled by stop signs on Nevada Avenue.

Telephone Road. Telephone Road is located south of SR 126, is a four- to six-lane primary arterial that extends north from Olivas Park Drive to U.S. Highway 101. From there it extends easterly until it terminates at Wells Road. The intersections of Telephone Road with Kimball Road, Montgomery Avenue, Petit Avenue, and Saticoy Avenue are controlled by traffic signals.





Study Area Street Network and Studied Intersections

Figure 4.15-1
 City of Ventura

b. Existing Traffic Volumes and Levels of Service. Table 4.15-1 and Figure 4.15-1 illustrate the intersections that were analyzed during the A.M. and P.M. peak hours as part of this EIR.

**Table 4.15-1
 Study Area Intersections**

1. Telegraph Road/Saticoy Avenue	10. Wells Road/ Darling Road
2. Telegraph Road/Nevada Avenue	11. Wells Road/Nardo Street
3. Telegraph Road/Wells Road	12. Telephone Road/Saticoy Avenue
4. Telegraph Road/Kimball Road	13. Telephone Road/Wells Road
5. Telegraph Road/Petit Avenue	14. Telephone Road/Kimball Road
6. Wells Road/ Carlos Street	15. Telephone Road/Montgomery Avenue
7. Wells Road/ Citrus Drive-Blackburn Road	16. Telephone Road/Petit Avenue
8. Wells Road/ SR-126 Westbound Ramps	17. Saticoy Ave/Darling Road
9. Wells Road/ SR-126 Eastbound Ramps	

Because traffic flow on urban arterials is most constrained at intersections, detailed traffic flow analyses focus on the operating conditions of critical intersections during peak travel periods. In rating intersection operations, “Levels of Service” (LOS) A through F are used, with LOS A indicating free flow operations and LOS F indicating exceedance of road capacity. Intersection Level of Service criteria are shown in Table 4.15-2.

The City considers LOS E acceptable at freeway interchange intersections and considers LOS D acceptable at the “Principal Intersections” within the City. Principal intersections are intersections that are regularly monitored by the City as a gauge of the operation of the City’s circulation system. The City does not have a level of service standard for non-principal intersections, except for those that are located on the CMP network, at which the CMP level of service standard of LOS E is applicable.

Levels of service for signalized intersections were calculated based on the “Intersection Capacity Utilization” (ICU) methodology parameters outlined in the City’s 2005 Ventura General Plan EIR. Levels of service for the unsignalized intersections were calculated using the Highway Capacity Software (HCS), which implements the Highway Capacity Manual (HCM) methodology to determine the total delay in seconds experienced by vehicles at a stop-controlled intersection, which is then related to a level of service. Table 4.15-3 lists the study area intersections and their corresponding A.M. and P.M. peak hour levels of service and the ICU for existing traffic conditions.

As indicated in Table 4.15-3, all of the intersections considered in this traffic study operate at LOS C or better under existing conditions, which is considered acceptable based on the City’s level of service standards.

c. Transit. Transit service is provided by Gold Coast Transit (formerly SCAT), with six routes operating on both weekdays and weekend days within the Project Area. Additional transit is provided by the Ventura Intercity Service Transit Authority (VISTA), which provides intercity service for the County of Ventura. Transit service routes within the Project Area are



**Table 4.15-2
Intersection Level of Service Descriptions**

LOS	Description	Delay per Vehicle (sec.)	ICU Range
A	LOS A describes operations with low control delay, up to 10 seconds per vehicle. This LOS occurs when progression is extremely favorable and most vehicles arrive during the green phase. Many vehicles do not stop at all. Short cycle lengths may tend to contribute to low delay values.	< 10	0.00 – 0.60
B	LOS B describes with control delay greater than 10 and up to 20 seconds per vehicle. This level generally occurs with good progression, short cycle lengths, or both. More vehicles stop than the LOS A, causing higher levels of delay.	10 - 20	0.61 – 0.70
C	LOS C describes operations with control delay greater than 20 and up to 35 seconds per vehicle. These higher delays may result from only fair progression, longer cycle lengths, or both. Individual cycle failures may begin to appear at this level. Cycle failure occurs when a given green phase does not serve queued vehicles, and overflows occur. The number of vehicles stopping is significant at this level, though many still pass through the intersection without stopping.	20 - 35	0.71 – 0.80
D	LOS D describes operations with control delay greater than 35 and up to 55 seconds per vehicle. At LOS D, the influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths, and high V/C ratios. Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.	35 - 55	0.81 – 0.90
E	LOS E describes operations with control delay greater than 55 and up to 80 seconds per vehicle. These high delay values generally indicate poor progression, long cycle lengths, and high V/C ratios. Individual cycle failures are common.	55 - 80	0.91 – 1.00
F	LOS F describes operations with control delay in excess of 80 seconds per vehicle. This level, considered unacceptable to most drivers, often occurs with oversaturation, that is, when arrival flow rates exceed the capacity of lane groups. It may also occur at high V/C ratios with many individual cycle failures. Poor progression and long cycle lengths may also contribute significantly to high delay levels.	> 80	> 1.00

Source: Highway Capacity Manual 2000, Transportation Research Board, National Research Council.



**Table 4.15-3
Existing A.M. and P.M. Peak Hour Intersection Level of Service**

Intersection	Control	A.M. Peak Hour		P.M. Peak Hour	
		ICU/Delay	LOS	ICU/Delay	LOS
1. Telegraph Rd/Saticoy Ave	Signal	0.38	A	0.37	A
2. Telegraph Rd/Nevada Ave ^{a,b}	Stop Sign	10.7 sec/veh	B	10.5 sec/veh	B
3. Telegraph Rd/Wells Rd	Signal	0.54	A	0.52	A
4. Telegraph Rd/Kimball Rd ^b	Signal	0.21	A	0.30	A
5. Telegraph Rd/Petit Ave ^b	Signal	0.34	A	0.37	A
6. Wells Rd/Carlos St ^{a,b}	Stop Sign	12.5 sec/veh	B	12.2 veh/sec	B
7. Wells Rd/Citrus Dr-Blackburn Rd	Signal	0.33	A	0.34	A
8. Wells Rd/SR-126 WB Ramps ^a	Stop-Sign	10.5 sec/veh	B	12.5	B
9. Wells Rd/SR-126 EB Ramps	Signal	0.73	C	0.63	B
10. Wells Rd/Darling Rd	Signal	0.72	C	0.78	C
11. Wells Rd/Nardo St ^b	Signal	0.64	B	0.71	C
12. Telephone Rd/Saticoy Ave	Signal	0.39	A	0.41	A
13. Telephone Rd/Wells Rd	Signal	0.78	C	0.72	C
14. Telephone Rd/Kimball Rd ^b	Signal	0.69	B	0.53	A
15. Telephone Rd/Montgomery Ave ^b	Signal	0.57	A	0.38	A
16. Telephone Rd/Petit Ave ^b	Signal	0.41	A	0.49	A
17. Saticoy Ave/Darling Rd ^c	Signal	0.31	A	0.23	A

Source: City of Ventura, General Plan EIR, 2005.

a Unsignalized intersection; level of service determined by average delay per vehicle

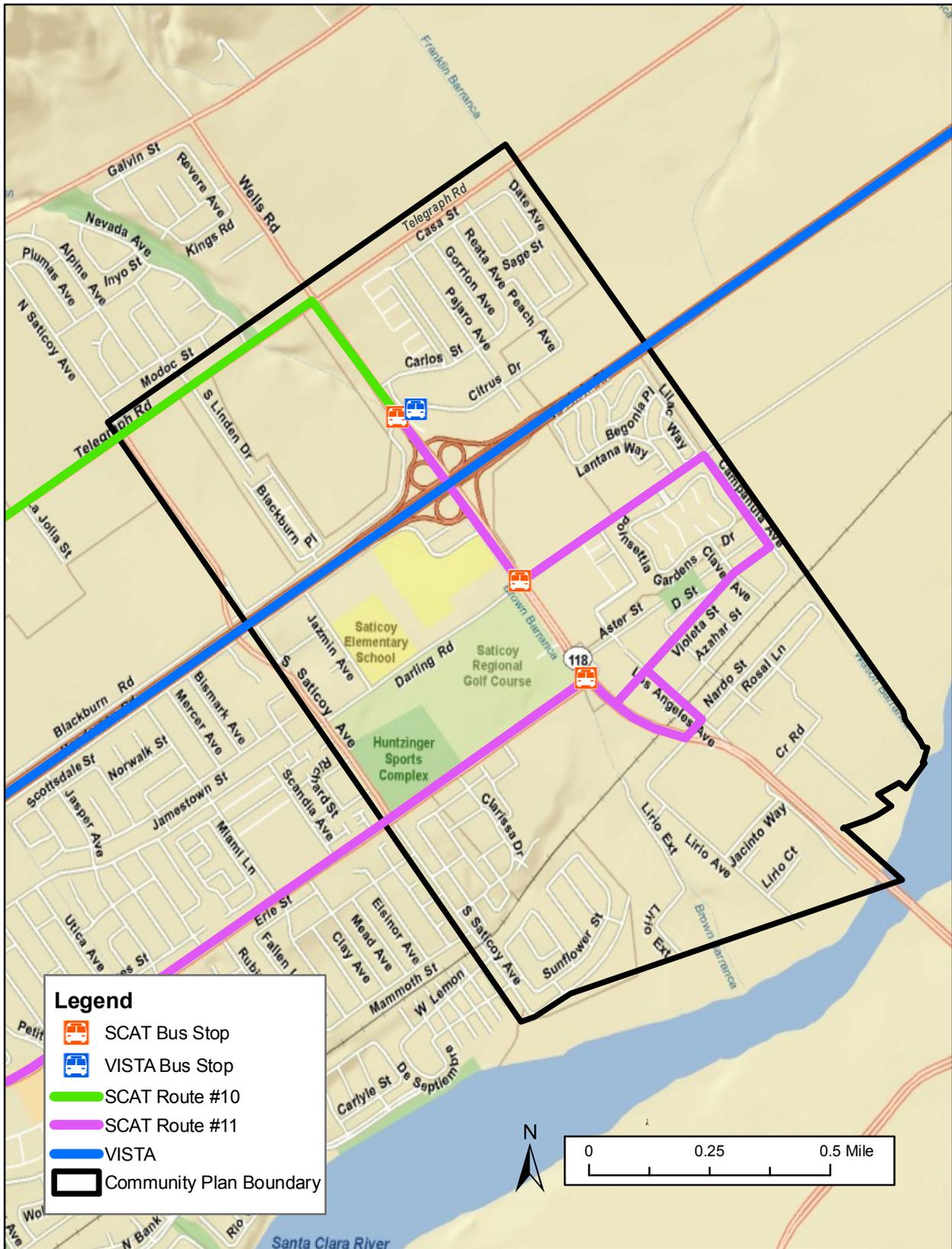
b Data is from Parklands Specific Plan Traffic Study (ATE, 2008)

shown on Figure 4.15-2. The routes serve major activity centers throughout the City, and as discussed in the bicycle section later in this chapter, buses are able to transport bicycles by means of special racks mounted on the buses. There are four scheduled bus stop locations. Three of these are for Gold Coast Transit service within the Project Area.

d. Bicycle/Pedestrian Travel. Non-motorized components of the circulation system within the Project Area include bicycle and pedestrian facilities. A description of each are discussed below.

Bicycle Facilities. The City of Ventura General Bikeway Plan, updated in January 2005, provides detailed information regarding the current bikeway network and an implementation program for augmenting the existing system. The Bikeway Plan envisions a “citywide bikeway





Bus Routes and Stop Locations

Figure 4.15-2

system that serves the needs of both commuter and recreational cyclists.” Portions of the Bikeway Plan that occur within the Project Area are shown on Figure 4.15-3.

City bikeways conform to standards and designations established by the California Department of Transportation (Caltrans), which are described below.

- ***Bike Path (Class I)*** – Class I bike paths are separated from roads by distance or barriers, and cross-traffic by motor vehicles is minimized. Bike paths offer opportunities not provided by the road system and can provide recreational opportunities or serve as desirable commuter routes. Design standards require two-way bicycle paths to be a minimum of eight feet wide plus shoulders. Bike paths are usually shared with pedestrians, and if pedestrian use is expected to be significant, the desirable width is 12 feet.
- ***Bike Lane (Class II)*** – Class II bikeways are lanes on a road that are reserved for bicycles. The lane is painted with pavement lines and markings and is signed. The lane markings decrease the potential for conflicts between motorists and bicyclists. Bike lanes are one-way, with a lane on each side of the roadway between the travel lane and the edge of paving or, if parking is permitted, between the travel lane and the parking lane. The lanes are at least four feet wide, five feet if parking is permitted.
- ***Bike Route (Class III)*** – Class III bike routes share existing roads and provide continuity to other bikeways or designated preferred routes through high traffic areas. There is no separate lane and bike routes are established by placing signs that direct cyclists and warn drivers of the presence of bicyclists. Since bicyclists are permitted on all roads, the decision to sign a road as a bike route is based on factors including the advisability of encouraging bicycle travel on the route, the need to meet bicycle demand, and the desire to connect discontinuous segments of bike lanes.

Pedestrian Facilities and Programs. Pedestrian facilities address the ability for pedestrians to access different land uses by way of non-vehicular or bicycle transportation. The following discussions identify pedestrian facilities within the Project Area.

Sidewalks. Sidewalks are the most important component of pedestrian systems. The City maintains 283 centerline miles of streets (one centerline mile is 5,280 feet by 10 feet) and 2 million square feet of sidewalks. Most city streets have sidewalks, but some neighborhood streets do not. .

Access Ramps. Access ramps are sloped sidewalks at intersections that provide transitions into street crosswalks for wheelchairs, strollers, and other wheeled vehicles like bicycles. The need for access ramps was codified with the 1990 Americans with Disabilities Act (ADA), which intends to make American society more accessible to people with disabilities. It contains requirements for new construction, alterations or renovations to buildings and facilities, and access to existing facilities of private companies that provide public goods or services. ADA requires access ramps at each street intersection from the sidewalk to the street level to permit safe movement for people with disabilities. Access ramps are currently being retrofitted into City sidewalks.

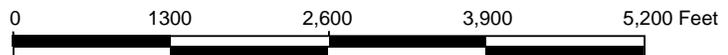




Source: City of San Buenaventura and Rincon Consultants, Inc., 2005.

Bicycle Lanes
 Class 1 Class 2
 Existing ——— ———
 Future - - - - - - - - - -

Community Plan Boundary
 City Limit



Bicycle Routes

Figure 4.15-3
 City of Ventura



Crosswalks. The California Vehicle Code defines a crosswalk as the portion of a roadway at an intersection that is an extension of the curb and property lines of the intersecting street, or is any other portion of a roadway that is marked as a pedestrian crossing location by painted lines. A marked crosswalk is delineated by white or yellow painted markings on the pavement. Crosswalks adjacent to or within 600 feet of a school building or grounds or along a suggested route to school are painted yellow; all other painted crosswalks are white. Although drivers legally must yield to pedestrians in any crosswalk (marked or unmarked), marking encourages pedestrians to use particular crossings. The City maintains marked crosswalks at intersections where:

- *There is substantial conflict between vehicle and pedestrian movement*
- *Significant pedestrian concentrations occur*
- *Pedestrians could not otherwise recognize the proper place to cross*
- *Traffic movements are controlled*

Such locations include school crossings and signalized and four way stop intersections. In an effort to improve the “pedestrian friendliness” of the local circulation system, the City has undertaken a number of programs, which include the following:

- *Lowered Speed Limits*
- *Restriping*
- *School Traffic Safety Programs*
- *Improved Pedestrian Signals*

Pedestrian System Deficiencies. The main deficiency of the Project Area’s pedestrian system is its discontinuity. A goal of the Project is to increase the connectivity of the six distinct neighborhoods. Many sections of streets lack sidewalks, and pedestrian connections between key use areas are rare and often in need of repair. There are limited crosswalks in some key use areas, and, in some instances, the pedestrian signal phases may be too short for some walkers.

Traffic calming measures would also improve the walkability of many Project Area neighborhoods. Pedestrian system deficiencies identified in the Project Area include:

- *Several main streets very wide with high traffic volumes*
- *Cars driving above speed limits (posted speed limit between 40 and 55 mph)*
- *Sidewalks lacking in some areas*
- *Few sidewalk amenities where sidewalks are present*

e. Planned Roadway Improvements. Several long-term roadway and intersection improvement projects have been identified in the City’s 2005 General Plan EIR that would be required to maintain the City’s performance standards under Year 2025 conditions. Other City improvements have been identified through the Parklands Specific Plan Traffic Study that are funded and planned for implementation. Table 4.15-4 lists those improvements that have been identified. These improvements are incorporated into the year 2025 buildout traffic scenario.

The new roadway “A” Street, programmed to extend from Saticoy Avenue to Wells Road, would connect to the existing segment of Carlos Street located north of the Country Estates



**Table 4.15-4
 City of Ventura Committed Roadway Network Improvements within the Project Area**

Roadways/Intersections	Improvement
Telegraph Road (Saticoy Avenue to Wells Road)	Maintained and enhanced as two-lane road ^a
Wells Road (SR-126 to City limits)	Widen to six Lanes
Wells Road (Telegraph Road to Carlos Drive)	Widen to four lanes
Wells Road (Carlos Street to Citrus Drive)	Widen to four lanes
"A" Street (Saticoy Avenue to Wells Road)	New two-lane roadway
Wells Road/SR-126 Eastbound Ramps intersection	Add third northbound and southbound through lanes
Wells Road/Darling Road intersection	Add third northbound and southbound through lanes
Wells Road/Telephone Road intersection	Add third northbound and southbound through lanes
Wells Road/Nardo Street	Add third northbound and southbound through lanes
North Bank Drive (City limits to Wells Road)	New two-lane roadway
North Bank Drive (Current terminus to Saticoy Avenue)	New two-lane roadway

Source: City of Ventura, General Plan EIR, 2005; ATE, Parklands Project, City of Ventura, Traffic and Circulation Study. September 2008.

^a *As part of the UC Hansen Project, the City is reserving the right to reclassify this roadway if traffic increases necessitate increased capacity. See text below for further information.*

Mobile Home Park and west of the Project Area. When fully constructed, this roadway will provide a direct connection between the Parklands Specific Plan area and Saticoy Avenue.

Interim improvements are proposed for the segment of Telegraph Road from Saticoy Avenue to Wells Road and the segment of Wells Road between Telegraph and Carlos Street. The UC Hansen Trust Project resulted in the City deciding to maintain and enhance Telephone Wells Roads as two-lane roads (Secondary Arterials) until traffic volumes necessitate the conversion to a four-lane road. The Secondary Arterial classification in the General Plan preserves the potential for the streets to be expanded if needed. In the event that future traffic volumes necessitate the conversion of these streets to four lanes, the street cross sections shall be determined by the City of Ventura Community Development Department.

Committed roadway and intersection improvements listed in Table 4.15-4, were assumed in the Year 2025 analysis provided in this traffic study. Frontage improvements planned to occur in conjunction with the Project are described below.



- *Telegraph Road.* Frontage improvements include widening of Telegraph Road along the project's frontage to provide two-travel lanes, parallel parking on both sides of the street, a bike lane on the south side of the street, a central median, and a 28-foot parkway on the north side of the street. The proposed parkway would provide a meandering bike lane and pedestrian path.
- *Wells Road (north of Citrus Drive).* Improvements include widening the street to provide one travel lane in each direction with parallel parking and bicycle lanes on both sides of the street. A center median would also be installed along this segment.
- *Wells Road (South of Citrus Drive).* Improvements including widening the roadway to provide two travel lanes in each direction, as well as bicycle lanes on both sides of the street. A center median would also be installed along this segment.
- *Blackburn Road.* Blackburn Road would be realigned to connect to the [Project Area's] main roadway approximately 100 feet west of Wells Road. Additional improvements would include construction of curb, gutter and sidewalk on Blackburn Road along the [Project Area] frontage.

4.15.2 Impact Analysis

a. Methodology and Significance Thresholds. In August, 2005, the City certified a final environmental impact report (FEIR) and adopted a comprehensive revision of the General Plan, including the Circulation Element. As part of that effort, 2025 traffic levels were modeled based on projected growth and a program of recommended improvements was devised to achieve and maintain the desired level of service on area roadways and intersections. The traffic analysis prepared for the 2005 General Plan (incorporated herein by reference and available for review at the City Planning Department) was based on growth assumptions for all of the various planning sub-areas of the City, including the Project Area. A comparison of the growth forecast for the Project with the assumptions used for the 2005 General Plan FEIR traffic model reveals that the Project would accommodate a comparable level of development at buildout as that assumed for the 2005 General Plan, resulting in comparable roadway and intersection impacts.

Accordingly, the analysis provided in this EIR characterizes traffic levels associated with growth facilitated by the Project within the context of the growth forecasts contained in the 2005 General Plan and focuses on impacts to the local circulation system that may result from the roadway and intersection improvements recommended by the Project.

Performance standards include level of service E (peak hour ICU less than or equal to 1.00) for freeway ramp intersections and non-Principal Intersections that are located in the CMP network. Level of service D (peak hour ICU less than or equal to 0.90) is the performance standard for all other principal intersections. For an intersection that is forecast to operate worse than its performance standard, the impact of a project is considered to be significant if the project increases the ICU by more than 0.01. Additionally, impacts relating to transportation and circulation would be considered potentially significant if development facilitated by the Project would:



- Result in a change in air traffic patterns
- Substantially increase traffic-related hazards due to a design feature or incompatible uses
- Result in inadequate emergency access

b. Project Impacts and Mitigation Measures.

Impact T-1 Development facilitated by the Project could result in a deficiency at one study area intersection (Wells Road and Darling Road) based on the projected 2025 growth scenario. However, feasible improvements are available to address this deficiency. Therefore, impacts associated with the Project would be Class II, *significant but mitigable*.

Development accommodated by the Project would add additional trips to the Project Area and to the City. Table 4.15-5 indicates that the potential development would add approximately 27,500 ADT through the year 2025, representing about 16% of the expected overall traffic growth under the 2005 General Plan.

**Table 4.15-5
 Project Development Potential Trip Generation**

Land Use	Units (du or sf) ^a	Generation Rate	ADT
Single-Family Residential	1,224 du	9.57 trips / du	11,714
Multi-Family Residential	609 du	6.72 trips / du	4,092
Retail	270,625 sf	42.94 trips / 1,000 sf	11,621
Total			27,427

du = dwelling units, sf = square feet

Source: Institute of Transportation Engineers. Trip Generation. 7th Edition.

^a *This estimate of Project Area development is within the 1,990 dwelling units forecasted for the Saticoy and Wells area in the 2005 General Plan upon which the 2005 General Plan traffic analysis was based.*

Year 2025 ICUs and LOS are listed in Table 4.15-6, which shows the traffic values with baseline improvements.

The Darling Road/Wells Road intersection is the only intersection that would operate at unacceptable levels (LOS F) under “baseline improvements” for the General Plan buildout conditions for the year 2025. To address this issue, the 2005 General Plan EIR identified a roadway improvement that would achieve the desired level of service at this location. Individual developments within the Project Area would be required to mitigate impacts by either implementing needed physical improvements, contributing “fair share” fees (both City and County) toward implementation of needed improvements, or some combination thereof. Implementation of the identified improvement at Darling Road/Wells Road would reduce 2025 traffic impacts to a less than significant level.



Development of the Broome site facilitated by the Project would add a mixed-use development that was not considered in the 2005 General Plan FEIR traffic analysis. The General Plan traffic analysis did not include residential dwelling units and included a split of 165,000 square feet of retail with the Saticoy Village Specific Plan. However, the analysis relied upon in this EIR is not compromised by this issue because the development projections for each parcel are within the allowable densities provided by the General Plan, and the addition of the dwelling units to the Broome Site does not exceed the 1,990 dwelling units analyzed in the General Plan traffic analysis.

**Table 4.15-6
Year 2025 A.M. and P.M. Peak Hour Intersection Level of Service**

Intersection	Control	A.M. Peak Hour		P.M. Peak Hour	
		ICU/Delay	LOS	ICU/Delay	LOS
1. Telegraph Rd/Saticoy Ave	Signal	0.47	A	0.51	A
2. Telegraph Rd/Nevada Ave ^a	Stop Sign	10.2 sec	B	10.5	B
3. Telegraph Rd/Wells Rd	Signal	0.63	B	0.63	B
4. Telegraph Rd/Kimball Rd ^a	Signal	0.24	A	0.34	A
5. Telegraph Rd/Petit Ave ^a	Signal	0.42	A	0.28	A
6. Wells Rd/Carlos St ^a	Stop Sign	12.1	B	14.8	B
7. Wells Rd/Citrus Dr-Blackburn Rd ^a	Signal	0.38	A	0.45	A
8. Wells Rd/SR-126 WB Ramps ^b	Stop-Sign	0.33	A	0.50	A
9. Wells Rd/SR-126 EB Ramps ^b	Signal	0.65	B	0.74	C
10. Wells Rd/Darling Rd	Signal	0.69	B	1.06	F
11. Wells Rd/Nardo St ^a	Signal	0.71	C	0.72	C
12. Telephone Rd/Saticoy Ave	Signal	0.47	A	0.46	A
13. Telephone Rd/Wells Rd	Signal	0.72	C	0.73	C
14. Telephone Rd/Kimball Rd ^a	Signal	0.76	C	0.66	B
15. Telephone Rd/Montgomery Ave ^a	Signal	0.58	A	0.35	A
16. Telephone Rd/Petit Ave ^a	Signal	0.45	A	0.58	A
17. Saticoy Ave/Darling Rd	Signal	0.35	A	0.29	A

Source: City of Ventura, 2005 General Plan EIR, 2005.

^a Data taken from Parklands Cumulative 2025 scenario based on 2005 City of Ventura General Plan development.

^b LOS E (ICU less than or equal to 1.00) is acceptable at this location (freeway ramps). LOS D (ICU less than or equal to 0.90) is the recommended performance standard for all other intersection locations.



As indicated above and in Table 4.15-6, the Wells/Darling Road intersection, located at the southwest corner of the Broome site would have a significant impact associated with cumulative growth through the year 2025. Development of the Broome site would contribute to the traffic generation at this intersection. However, it should be noted that development of the retail land uses is consistent with the proposed Community Plan planning principle “Get the retail right.” This principle identifies additional retail growth in the east neighborhood, which contain both the Broome and Saticoy Village properties. Other than basic neighborhood services, the nearest retail services are located 3-5 miles away along the Victoria Avenue and Main Street Corridors. Therefore, placement of new retail services on the Broome site would provide additional retail services in an area that currently lacks such services. This would generally be expected to allow Project Area residents to reduce the length of certain shopping trips, thereby reducing the overall vehicular miles traveled and impacts to the regional transportation system.

Mitigation Measures. The intersection of Darling Road/Wells Road would experience unacceptable LOS ratings under baseline improvement conditions in the 2025 scenario. As noted above, the 2005 General Plan EIR identified an improvement that would reduce the traffic impacts at this Project Area intersection to a less than significant level. This improvement consists of adding an eastbound left-turn lane, second southbound left-turn lane, and second westbound left-turn lane at the Darling Road/Wells Road intersection. Table 4.15-7 shows the ICU and LOS ratings for that intersection with these improvements.

**Table 4.15-7
Forecast LOS with Darling Rd/Wells Rd Improvements**

Location	AM Peak		PM Peak	
	ICU	LOS	ICU	LOS
Darling Road/Wells Road	0.63	B	0.88	D

Source: City of Ventura General Plan EIR, 2005.

Project Area developments would be required to pay a fair share contribution toward implementation of planned improvements at the Darling Road/Wells Road intersection.

Significance after Mitigation. The above mentioned mitigation, from the 2005 General Plan FEIR, would reduce impacts to a less than significant level.

Impact T-2 Implementation of the Project would be expected to generally enhance the use of alternative transportation modes, including transit, bicycling, and walking. Impacts relating to alternative transportation are Class IV, beneficial.

The proposed Community Plan includes policies and actions that promote the increased use of alternative transportation modes within the Project Area. The Community Plan and Code is included in Appendix B. In addition to the modes of transportation, the Project incorporates the goals of compact neighborhoods, pedestrian and bicycle circulation improvements and



roadway connections to adjacent neighborhoods. Implementation of the Project is expected to improve the availability of sidewalks, bike paths, and transit over time. By making these transportation alternatives more attractive, Project implementation is expected to foster a gradual transition toward greater use of alternatives to the single-occupant automobile. The commercial centers where development is to be emphasized are generally located along or in close proximity to existing Gold Coast Transit bus routes (see Figure 4.12-2). Implementation of the Project would likely result in beneficial impacts to the Project Area.

Mitigation Measures. Mitigation is not required.

Significance after Mitigation. Impacts would be beneficial.

Impact T-3 Implementation of the Project would place new residential development along heavily traveled thoroughfares which may incrementally increase hazards. However, the implementation of proposed policies relating to traffic calming and improving walkability would reduce such impacts to Class III, less than significant.

The Project would accommodate new mixed use and residential development along relatively highly traveled corridors. Among the corridors anticipated to accommodate substantial new development within the Project Area are Wells Road and Telegraph Road.

The placement of residences along main travel corridors is expected to generally increase pedestrian activity in these areas, with the potential for increased hazards for pedestrians. However, the Community Plan includes a range of policies and actions specifically intended to enhance the walkability of neighborhoods and corridors throughout the Project Area. The following policies and actions aim to achieve the overall goal of increasing connectivity within the Project Area:

Policy 11K Improve thoroughfare design and ensure that the circulation system is interconnected and usable by all modes of transportation.

Action 11.4.2 Develop street standards that emphasize the safe and sufficient movement of vehicles, pedestrian safety, streetscapes, and compatibility with adjoining urban features and incorporate naturalistic 'green street' design elements into the streetscape to minimize impacts to the natural environment.

Action 11.4.3 Create standards for properties fronting Wells Road to facilitate the efficient movement of vehicles, bicyclists, and pedestrians between community gathering places, transportation nodes, and public areas, and to protect the public/private realm.

Action 11.4.4 Work with Caltrans to reconfigure Wells Road (south of Citrus Drive) to accommodate new buildings and uses and to create it as a pedestrian-friendly, mixed-use thoroughfare.



- Action 11.4.5 *Improve connectivity between schools and neighborhoods through pedestrian access across and along major thoroughfares.*
- Action 11.4.6 *Develop a cohesive network of bicycle paths that link neighborhoods, community gathering places, and recreational areas as an extension of the City's "Select System of Bikeways."*
- Action 11.4.7 *Require development projects adjacent to urban focal points and natural features to create seamless connections and easy pedestrian access to those features.*
- Action 11.4.8 *Require, through new development or redevelopment, the installation of sidewalks.*
- Action 11.4.18 *Create a landscaped, pedestrian friendly east-west street from Wells Road to Saticoy Avenue that crosses the boundary between the existing mobile home park and adjacent residential tract.*
- Action 11.4.21 *Reconfigure Wells Road between Telegraph Road and Citrus Drive as a pedestrian parkway, with central median, single-lanes, bicycle path, and parallel parking.*
- Action 11.4.23 *Enhance Saticoy Avenue and its overpass with streetscaping as an improved pedestrian-friendly connection between the neighborhoods north and south of SR 126.*
- Action 11.4.24 *Require infill projects north and south of Darling Road to create a pedestrian friendly interconnected block-street network.*
- Action 11.4.25 *Study the feasibility of providing a pedestrian overpass between the East and Northeast Neighborhoods in order to link them and provide increased accessibility from the north to the south.*
- Action 11.4.29 *Study the feasibility of a new pedestrian rail crossing.*
- Action 11.4.34 *Study the feasibility of providing a pedestrian crossing from Amapola Avenue south over the rail tracks.*

Implementation of proposed policies and actions, in combination with continued application of standard safety requirements and ongoing City programs (including lowering of speed limits, re-striping of streets, neighborhood traffic management and calming) is expected to generally improve overall safety conditions for pedestrians throughout the Project Area.

Implementation of Community Plan policies, actions, and ongoing City programs on any future development in any of the potential expansion areas would also minimize traffic-related hazards associated with the development of those areas. Therefore, significant traffic safety impacts are not anticipated.



Mitigation Measures. Mitigation is not required.

Significance after Mitigation. Impacts would be less than significant without mitigation.

c. Cumulative Impacts. The analysis under Impact T-1 considers cumulative growth through 2025. As noted under that discussion, a significant cumulative impact would occur at the Darling Road/Wells Road intersection, but improvements identified in the 2005 General Plan FEIR would reduce the impact at that location to a less than significant level.



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5.0 GROWTH EFFECTS AND OTHER CEQA SECTIONS

This section discusses other issues for which CEQA requires analysis in addition to the specific issue areas discussed in Section 4.0, Environmental Impact Analysis. These additional issues include the Project's potential to induce growth and potential significant and irreversible effects on the environment.

5.1 GROWTH INDUCING EFFECTS

Section 15126.2(d) of the *CEQA Guidelines* requires that EIRs discuss the potential for projects to induce population or economic growth, either directly or indirectly. CEQA also requires a discussion of ways in which a project may remove obstacles to growth, as well as ways in which a project may set a precedent for future growth.

Growth may be induced in the following ways:

- *The removal of an impediment to growth (e.g., the establishment of an essential public service, or the provision of new access to an area.)*
- *Urbanization of land in a remote area (leapfrog development)*
- *Establishment of a precedent-setting action (e.g., change in zoning or general plan)*
- *Economic expansion or growth in response to the project*

5.1.1 Population and Economic Growth

As discussed in Section 2.0, *Project Description*, a maximum of about 1,833 residential units could be facilitated by the Project. This number of units would accommodate an estimated 4,713 new residents in the Saticoy and Wells community. When added to the SCAG projections, the accommodated housing and population figures are consistent with the year 2025 projections, as indicated in Table 4.12-2 of Section 4.12, *Population and Housing*. Additionally, the Project Area growth projections would be within the General Plan 2025 scenario of 1,990 additional dwelling units for the Project Area. Consequently, no exceedance of the population forecasts upon which SCAG's Regional Transportation Plan (RTP) is based is anticipated. Furthermore, consistency with the 2005 General Plan would preserve the jobs/housing balance within the City.

Based upon SCAG's employment generation factors of 3.13 and 2.36 employees per 1,000 square feet for retail (SCAG, 2001), the 270,625 sf of retail development facilitated by the Project would add about 639 jobs [270,625 sf times (2.36 divided by 1,000 sf)]. This increase in jobs would represent growth of about 1.0% over the current level of employment in the City. It is the specific purpose of the Project to accommodate the orderly development of the Wells and Saticoy community. Therefore, by its nature, the Project is intended to reduce the potential for uncontrolled growth and associated environmental impacts. As discussed above, the proposed project would generate employment opportunities in a City that is currently housing rich and is consistent with the long-term vision for the Project Area as indicated in the Community Plan and Code. Consequently, economic growth inducing impacts are considered less than significant.



5.1.2 Removal of Obstacles to Growth

The Project would not facilitate development in any undeveloped areas where development could not already occur under the 2005 Ventura General Plan. Consequently, although limited development on certain undeveloped properties and existing agriculture lands within the Project Area could occur, the Project would not open up new areas to development or otherwise remove obstacles to growth.

It is the specific purpose of the Project to create six distinct, yet interconnected, walkable neighborhoods that improve over time by requiring well-designed development, thoroughfares usable by all modes of transportation, and providing neighborhood amenities that meet the unique needs of the Saticoy and Wells communities. The Project's purpose is to accommodate the orderly development of the Saticoy and Wells communities. Therefore, by its nature, the Project is intended to reduce the potential for uncontrolled growth and associated environmental impacts.

The majority of undeveloped areas within the Project Area, all of which are in the City's Sphere of Influence, are bordered by urban uses. As discussed in Section 4.9, *Land Use and Planning*, annexation of any of these areas to the City would require the approval of the Ventura County Local Agency Formation Commission (LAFCO). City services, roads and other infrastructure are available to serve these areas but would require improvements. However, with implementation of the policies and actions proposed in the Community Plan, in combination with additional actions recommended in this EIR, service and infrastructure needs could be met for all of the Project Area. These improvements would not be likely to facilitate additional peripheral development in the future. This is due to the natural physical boundaries of the Santa Clara River located adjacent the southern boundary of the Project Area and the Ventura-Santa Paula Greenbelt Agreement area located adjacent to the eastern boundary of the Project Area. Therefore, the adverse impacts due to removal of obstacles to growth would be less than significant.

5.2 IRREVERSIBLE ENVIRONMENTAL EFFECTS

The *CEQA Guidelines* require that EIRs evaluating projects involving amendments to public plans, ordinances, or policies contain a discussion of significant irreversible environmental changes. CEQA also requires decisionmakers to balance the benefits of a proposed project against its unavoidable environmental risks in determining whether to approve a project. This section addresses non renewable resources, the commitment of future generations to the proposed uses, and irreversible impacts associated with the proposed development.

Construction facilitated by the Project would involve the use of building materials and energy, some of which are non-renewable resources. Consumption of these resources would occur with any development in the region and are not unique to Ventura or the Project Area. The addition of new residential and non-residential development in the City through 2025 would irreversibly increase local demand for non-renewable energy resources such as petroleum and natural gas. Increasingly efficient building fixtures and automobile engines, as well as implementation of policies and actions in the Community Plan, are expected to offset the demand to some degree.



It is not anticipated that growth accommodated under the Project would significantly affect local or regional energy supplies.

The Project would facilitate development that could convert 160 acres of Prime agricultural lands to non-agricultural uses. However, the agricultural lands within the Project Area were included in a list of a number of properties already designated for non-agricultural use under the 2005 General Plan. During adoption of the 2005 Ventura General Plan, the City Council considered the conversion of agricultural lands within the City's sphere of influence and determined that public benefits of the General Plan outweigh certain unavoidable adverse environmental effects, including the conversion of agricultural land. A Statement of Overriding Consideration was adopted. Therefore, the Project would not have any significant impact to agricultural lands beyond that identified in a prior impact assessment and documented in the certified 2005 General Plan FEIR.

Growth facilitated by the Project would require an irreversible commitment of law enforcement, fire protection, water supply, wastewater treatment, and solid waste disposal services. As discussed in sections 4.13, *Public Services*, and 4.14, *Utilities and Service Systems*, impacts to public services and utilities generally can be reduced to a less than significant level with implementation of policies and actions included in the 2005 General Plan and the Project.

Additional vehicle trips associated with growth through 2025 would incrementally increase local traffic and noise levels and regional air pollutant emissions. Development under the Project has the potential to expose sensitive receptors to noise levels exceeding the normally acceptable range for single family and multiple family residential uses. Implementation of Community Plan policies and actions, in combination with additional recommended mitigation, could reduce the noise impacts associated with future growth to a less than significant level. As discussed in Section 4.15, *Traffic and Circulation*, the proposed intersection level of service performance standards would be met at all locations. A significant cumulative impact would occur at the Darling Road/Wells Road intersection during the P.M. peak hour. However, the prescribed mitigation would achieve the City's level of service standard at that location. As discussed in Section 4.3, *Air Quality*, any future development projects accommodated under the Project would be required to contribute towards an air Quality Mitigation fund to be used to develop regional programs to offset air pollutant emissions associated with implementation of the Project.

5.3 GLOBAL CLIMATE CHANGE

Global climate change (GCC) is a change in the average weather of the earth that is measured by temperature, wind patterns, precipitation, and storms over a long period of time. The baseline, against which these changes are measured, originates in historical records identifying temperature changes that have occurred in the past, such as during previous ice ages. The global climate is continuously changing, as evidenced by repeated episodes of substantial warming and cooling documented in the geologic record. The rate of change has typically been incremental, with warming or cooling trends occurring over the course of thousands of years. The past 10,000 years have been marked by a period of incremental warming, as glaciers have steadily retreated across



the globe. However, scientists have observed an unprecedented acceleration in the rate of warming during the past 150 years.

GCC is a documented effect. Although the degree to which the change is caused by anthropogenic (man-made) sources is still under study, the increase in warming has coincided with the global Industrial Revolution, which has seen the widespread reduction of forests to accommodate urban centers and agriculture and the use of fossil fuels, primarily burning of coal, oil, and natural gas for energy. Per the United Nations Intergovernmental Panel on Climate Change (IPCC, 2007), the understanding of anthropogenic warming and cooling influences on climate has led to a very high confidence (90% or greater chance) that the global average net effect of human activities since 1750 has been one of warming. Most of the observed increase in global average temperatures, since the mid-20th century, is very likely due to the observed increase in anthropogenic greenhouse gas (GHG) concentrations per the IPCC (November 2007). While there is some disagreement by individual scientists with some of the findings of the IPCC, the overwhelming majority of scientists working on climate change agree with the main conclusions, as do the vast majority of major scientific societies and national academies of science. Disagreement within the scientific community is always present for all issues; however, the current state of knowledge suggests that GCC is occurring, with eleven of the last twelve years (1995-2006) ranking among the twelve warmest years in the instrumental record of global surface temperature since 1850 (IPCC, 2007). In addition, the majority of scientists agree that anthropogenic sources are a main, if not primary, contributor to the GCC warming.

5.3.1 Greenhouse Gases (GHGs)

Gases that trap heat in the atmosphere are often called greenhouse gases (GHG), analogous to the way in which a greenhouse retains heat. Common GHGs include water vapor, carbon dioxide (CO₂), methane (CH₄), nitrous oxides (N₂O_x), fluorinated gases, and ozone. GHGs are emitted by both natural processes and human activities. Of these gases, CO₂ and CH₄ are emitted in the greatest quantities from human activities. Emissions of CO₂ are largely by-products of fossil fuel combustion, whereas CH₄ results from off-gassing associated with agricultural practices and landfills. Man-made GHGs, many of which have greater heat-absorption potential than CO₂, include fluorinated gases, such as hydrofluorocarbons (HFCs), perfluorocarbons (PFC), and sulfur hexafluoride (SF₆) (Cal EPA, 2006b).

The accumulation of GHGs in the atmosphere regulates Earth's temperature. Without the natural heat trapping effect of GHGs, Earth's surface would be about 34° C cooler (CAT, 2006). However, it is believed that emissions from human activities, particularly the consumption of fossil fuels for electricity production and transportation, have elevated the concentration of these gases in the atmosphere beyond the level of naturally occurring concentrations. The following discusses the primary GHGs of concern.

Carbon Dioxide. The global carbon cycle is made up of large carbon flows and reservoirs. Billions of tons of carbon in the form of CO₂ are absorbed by oceans and living biomass (i.e., sinks) and are emitted to the atmosphere annually through natural processes (i.e., sources). When in equilibrium, carbon fluxes among these various reservoirs are roughly balanced (USEPA, April 2008). CO₂ was the first GHG demonstrated to be increasing in atmospheric concentration, with



the first conclusive measurements being made in the last half of the 20th century. Concentrations of CO₂ in the atmosphere have risen approximately 35%, since the Industrial Revolution. Per the IPCC (2007), the global atmospheric concentration of carbon dioxide has increased from a pre-industrial value of about 280 parts per million (ppm) to 379 ppm in 2005. The atmospheric concentration of CO₂ in 2005 exceeds the natural range over the last 650,000 years (180 to 300 ppm) as determined from ice cores. The average annual carbon dioxide concentration growth rate was larger during the last 10 years (1995–2005 average: 1.9 ppm per year) than it has been since the beginning of continuous direct atmospheric measurements (1960–2005 average: 1.4 ppm per year), although there is year-to-year variability in growth rates.

Methane. Methane (CH₄) is an effective absorber of radiation, though its atmospheric concentration is less than that of carbon dioxide and its lifetime in the atmosphere is limited to 10–12 years, compared to some other GHGs. It is approximately 20 times more effective at trapping heat in the atmosphere than CO₂ (global warming potential [GWP] 20x that of CO₂). Over the last 250 years, the concentration of CH₄ in the atmosphere increased by 148% (IPCC 2007). Anthropogenic sources of CH₄ include landfills, natural gas and petroleum systems, agricultural activities, coal mining, wastewater treatment, stationary and mobile combustion, and certain industrial processes (USEPA, April 2008).

Nitrous Oxide. Concentrations of nitrous oxide (N₂O) also began to rise at the beginning of the industrial revolution. N₂O is produced by microbial processes in soil and water, including those reactions which occur in fertilizers that contain nitrogen. Use of these fertilizers has increased over the last century. Nitrous oxide's GWP is 300 times that of CO₂.

Fluorinated Gases (HFCS, PFCS and SF₆). Fluorinated gases, such as hydrofluorocarbons (HFCs), perfluorocarbons (PFCs) and sulfurhexafluoride (SF₆), are greenhouse gases that are emitted from a variety of industrial processes. Fluorinated gases are used as substitutes for ozone-depleting substances, such as chlorofluorocarbons (CFCs), hydrochlorofluorocarbons (HCFCs), and halons, which have been regulated since the mid-1980s because of their ozone-destroying potential and are phased out under the *Montreal Protocol* and Clean Air Act Amendments of 1990. Fluorinated gases are typically emitted in smaller quantities than CO₂, CH₄, and N₂O, but each molecule can have a much greater global warming effect. SF₆ is the most potent greenhouse gas that the IPCC has evaluated.

5.3.2 Greenhouse Gas Inventory

Worldwide anthropogenic emissions of GHGs were approximately 40,000 million metric tons of carbon dioxide equivalent (CDE¹), including ongoing emissions from industrial and agricultural sources, but excluding emissions from land use changes (i.e., deforestation, biomass decay) (IPCC, 2007). CO₂ emissions from fossil fuel use accounts for 56.6% of the total emissions of 49,000 million metric tons CDE (includes land use changes) and all CO₂ emissions are 76.7% of the total. Methane emissions account for 14.3% and N₂O emissions for 7.9% of GHGs (IPCC, 2007).

¹ Carbon dioxide equivalent (CDE or CO₂E) is a quantity that describes, for a given mixture and amount of GHGs, the amount of CO₂ (usually in metric tons; million metric tons [megatonne] = MMTCO₂E = terragram [Tg] CO₂ Eq; 1,000 MMT = gigatonne) that would have the same global warming potential (GWP) when measured over a specified timescale (generally, 100 years).



Total U.S. GHG emissions were estimated at 7,054 million metric tons CDE in 2006 (USEPA, April 2008), or about 14% of worldwide GHG emissions. U.S. emissions rose by 14.7% from 1990 to 2006, while emissions fell by 1.1% from 2005 to 2006 (75.7 MMT CDE). The following factors were primary contributors to this decrease: (1) compared to 2005, 2006 had warmer winter conditions, which reduced consumption of heating fuels, as well as cooler summer conditions, which reduced demand for electricity; (2) restraint on fuel consumption caused by rising fuel prices, primarily in the transportation sector; and (3) increased use of natural gas and renewables in the electric power sector.

The primary GHG emitted by human activities in the United States is CO₂, representing an estimated 84.8% of total GHG emissions (USEPA, April 2008). The largest source of CO₂, and of overall greenhouse gas emissions, was fossil fuel combustion. CH₄ emissions, which have declined from 1990 levels, resulted primarily from enteric fermentation associated with domestic livestock, decomposition of wastes in landfills, and natural gas systems. Agricultural soil management and mobile source fossil fuel combustion were the major sources of N₂O emissions. The emissions of substitutes for ozone depleting substances and emissions of HFC-23 during the production of HCFC-22 are the primary contributors to aggregate HFC emissions. Electrical transmission and distribution systems account for most SF₆ emissions, while PFC emissions result from semiconductor manufacturing and as a by-product of primary aluminum production.

The residential and commercial end-use sectors accounted for 20% and 18%, respectively, of CO₂ emissions from fossil fuel combustion in 2006 (USEPA, April 2008). Both sectors relied heavily on electricity for meeting energy demands, with 72% and 79%, respectively, of their emissions attributable to electricity consumption for lighting, heating, cooling, and operating appliances. The remaining emissions were due to the consumption of natural gas and petroleum for heating and cooking.

California is the second largest contributor in the United States among states and if California were considered a country, it would be the sixteenth largest contributor in the world (AEP, 2007). Based upon the 2004 GHG inventory data (the latest year available) compiled by the California Energy Commission (CEC, December 2006), California produced 492 MMT CDE (7% of US total). The major source of GHGs in California is transportation, contributing 41% of the state's total GHG emissions. Electricity generation is the second largest source, contributing 22% of the state's GHG emissions (CEC, December 2006). Most, 81%, of California's 2004 GHG emissions (in terms of CDE) were carbon dioxide produced from fossil fuel combustion, with 2.8% from other sources of CO₂, 5.7% from methane, and 6.8% from nitrous oxide (CEC, December 2006). California emissions are due in part to its large size and large population. By contrast, California had the fourth lowest CO₂ emissions per capita from fossil fuel combustion in the country in 2001, due to the success of its energy-efficiency and renewable energy programs and commitments that have lowered the state's GHG emissions rate of growth by more than half of what it would have been otherwise (CEC, December 2006). Another factor that reduces California's per capita fuel use and GHG emissions, as compared to other states, is its mild climate compared to that of many other states.



5.3.3 Effects of Global Climate Change

GCC has the potential to affect numerous environmental resources through potential impacts related to future air temperatures and precipitation patterns. Scientific modeling predicts that continued GHG emissions, at or above current rates, would induce more extreme climate changes during the 21st century than were observed during the 20th century. A warming of about 0.2°C (0.36°F) per decade is projected, and there are identifiable signs that global warming could be taking place, including substantial ice loss in the Arctic (IPCC, 2007).

According to the California Air Resources Board (ARB), potential impacts in California of global warming may include loss in snow pack, sea level rise, more extreme heat days per year, more high ozone days, more large forest fires, and more drought years (ARB 2006c, 2007c). Below is a summary of some of the potential effects reported by an array of studies that could be experienced in California as a result of global warming and climate change.

Air Quality. Higher temperatures, conducive to air pollution formation, could worsen air quality in California. Climate change may increase the concentration of ground-level ozone, but the magnitude of the effect, and therefore its indirect effects, are uncertain. If higher temperatures are accompanied by drier conditions, the potential for large wildfires could increase, which, in turn, would further worsen air quality. However, if higher temperatures are accompanied by wetter, rather than drier conditions, the rains would tend to temporarily clear the air of particulate pollution and reduce the incidence of large wildfires, thus ameliorating the pollution associated with wildfires. Additionally, severe heat accompanied by drier conditions and poor air quality could increase the number of heat-related deaths, illnesses, and asthma attacks throughout the state (CEC, February 2006).

Water Supply. Uncertainty remains with respect to the overall impact of global climate change on future water supplies in California. Studies have found that, “considerable uncertainty about precise impacts of climate change on California hydrology and water resources will remain, until we have more precise and consistent information about how precipitation patterns, timing, and intensity will change” (Climate Change and California Water Resources). For example, some studies identify little change in total annual precipitation in projections for California (California Climate Change Center, 2006). Other studies show significantly more precipitation (Climate Change and California Water Resources [(DWR 2006)]). Even assuming that climate change leads to long-term increases in precipitation, analysis of the impact of climate change is further complicated by the fact that no studies have identified or quantified the runoff impacts that such an increase in precipitation would have in particular watersheds (California Climate Change Center, 2006). Also, little is known about how groundwater recharge and water quality will be affected (Id.). Higher rainfall could lead to greater groundwater recharge, although reductions in spring runoff and higher evapotranspiration could reduce the amount of water available for recharge (Ibid.).

The California Department of Water Resources (DWR 2006) report on climate change and effects on the State Water Project (SWP), the Central Valley Project, and the Sacramento-San Joaquin Delta concludes that “[c]limate change will likely have a significant effect on California’s future water resources... [and] future water demand.” DWR also reports that



“much uncertainty about future water demand [remains], especially [for] those aspects of future demand that will be directly affected by climate change and warming. While climate change is expected to continue through at least the end of this century, the magnitude and, in some cases, the nature of future changes is uncertain” (DWR, 2006).

This uncertainty serves to complicate the analysis of future water demand, especially where the relationship between climate change and its potential effect on water demand is not well understood (DWR, 2006). DWR adds that “[i]t is unlikely that this level of uncertainty will diminish significantly in the foreseeable future.” Still, changes in water supply are expected to occur, and many regional studies have shown that large changes in the reliability of water yields from reservoirs could result from only small changes in inflows (Kiparsky 2003; DWR 2005; Cayan 2006, Cayan, D., et al, 2006).

Hydrology. As discussed above, climate changes could potentially affect: the amount of snowfall, rainfall and snow pack; the intensity and frequency of storms; flood hydrographs (flash floods, rain or snow events, coincidental high tide and high runoff events); sea level rise and coastal flooding; coastal erosion; and the potential for salt water intrusion. Sea level rise may be a product of global warming through two main processes: expansion of sea water as the oceans warm and melting of ice over land. A rise in sea levels could result in coastal flooding and erosion and could jeopardize California’s water supply. Increased storm intensity and frequency could affect the ability of flood-control facilities, including levees, to handle storm events.

Agriculture. California has a \$30 billion agricultural industry that produces half the country’s fruits and vegetables. Higher CO₂ levels can stimulate plant production and increase plant water-use efficiency. However, if temperatures rise and drier conditions prevail, water demand could increase; crop-yield could be threatened by a less reliable water supply; and greater ozone pollution could render plants more susceptible to pest and disease outbreaks. In addition, temperature increases could change the time of year certain crops, such as wine grapes, bloom or ripen, and thus affect their quality (CCCC, 2006).

Ecosystems and Wildlife. Increases in global temperatures and the potential resulting changes in weather patterns could have ecological effects on a global and local scale. Increasing concentrations of GHGs are likely to accelerate the rate of climate change. Scientists expect that the average global surface temperature could rise as discussed previously: 1.0-4.5°F (0.6-2.5°C) in the next fifty years, and 2.2-10°F (1.4-5.8°C) in the next century, with substantial regional variation (EPA 2000). Soil moisture is likely to decline in many regions, and intense rainstorms are likely to become more frequent. Sea level could rise as much as two feet along most of the U.S. coast. Rising temperatures could have four major impacts on plants and animals: (1) timing of ecological events; (2) geographic range; (3) species’ composition within communities; and (4) ecosystem processes, such as carbon cycling and storage (Parmesan, 2004; Parmesan, C. and H. Galbraith 2004.)



5.3.4 Regulatory Setting

International and Federal. The United States is, and has been, a participant in the United Nations Framework Convention on Climate Change (UNFCCC), since it was signed on March 21, 1994. The Kyoto Protocol is a treaty, made under the UNFCCC, and was the first international agreement to regulate GHG emissions. It has been estimated that if the commitments outlined in the Kyoto Protocol are met, global GHG emissions could be reduced by an estimated 5% from 1990 levels, during the first commitment period of 2008–2012. Although the United States is a signatory to the Kyoto Protocol, Congress has not ratified the Protocol and the United States has not bound itself to the Protocol's commitments (UNFCCC, 2007).

The United States is currently using a voluntary and incentive-based approach toward emissions reductions in lieu of the Kyoto Protocol's mandatory framework. The Climate Change Technology Program (CCTP) is a multi-agency research and development coordination effort (which is led by the Secretaries of Energy and Commerce) that is charged with carrying out the President's National Climate Change Technology Initiative (CCTP, December 2007; <http://www.epa.gov/climatechange/policy/cctp.html>).

To date, the United States Environmental Protection Agency (USEPA) has not regulated GHGs under the Clean Air Act; however, the U.S. Supreme Court in *Massachusetts v. EPA* (April 2, 2007) held that the USEPA can, and should, consider regulating motor-vehicle GHG emissions. The USEPA has not yet promulgated federal regulations limiting GHG emissions. In December 2007, the USEPA also denied California's request for a waiver to directly limit GHG tailpipe emissions, which prompted a suit by California in January 2008 to overturn that decision.

California Regulations. Assembly Bill (AB) 1493, requiring the development and adoption of regulations to achieve "the maximum feasible reduction of greenhouse gases", emitted by noncommercial passenger vehicles, light-duty trucks, and other vehicles used primarily for personal transportation in the State was signed into law in September 2002. Executive Order S-3-05, issued in 2005, established statewide GHG emissions reduction targets. S-3-05 provides that by 2010, emissions shall be reduced to 2000 levels; by 2020, emissions shall be reduced to 1990 levels; and by 2050, emissions shall be reduced to 80% of 1990 levels (CalEPA 2006a).

AB 32, the "California Global Warming Solutions Act of 2006," was signed into law in the fall of 2006. AB 32 required the ARB to adopt regulations to require reporting and verification of statewide GHG emissions. In June 2008, ARB produced a plan that indicates how emission reductions will be achieved from significant GHG sources via regulations, market mechanisms, and other actions. Additionally, the ARB plan outlines a comprehensive plan to reduce GHG emissions to 1990 emission levels by 2020 (essentially a 25% reduction below 2005 emission levels; same requirement as under S-3-05). AB 32 requires ARB to adopt regulations by January 1, 2010 to implement the early action GHG emission reduction measures that can be implemented before the adoption of those recommended by the 2009 plan. Additionally, the bill requires the adoption of rules and regulations to achieve the maximum technologically feasible and cost-effective GHG emissions reductions. To provide guidance to local lead agencies, SCAQMD staff will be



convening a GHG CEQA Significance Threshold working group. Members of the group include government agencies implementing CEQA and representatives from various stakeholder groups that will provide input to SCAQMD staff on developing GHG CEQA significance thresholds.

Senate Bill (SB) 97, signed in August 2007, acknowledges that climate change is an important environmental issue that requires analysis under CEQA. This bill directs the California Office of Planning and Research to prepare, develop, and transmit to the Resources Agency guidelines for the feasible mitigation of GHG emissions or the effects of GHG emissions by July 1, 2009. The Resources Agency is required to certify or adopt those guidelines by January 1, 2010.

The OPR published a preliminary draft of the CEQA Guideline Amendments addressing GHG emissions on January 8, 2009 with the intent to receive input on the proposed amendments. Through a review of comments and workshops the OPR recently, April 13, 2009, submitted to the Secretary for Natural Resources its proposed amendments to the state CEQA Guidelines for greenhouse gas emissions, as required by Senate Bill 97. These proposed CEQA Guidelines amendments would provide guidance to public agencies regarding the analysis and mitigation of the effects of greenhouse gas emissions in draft CEQA documents. The Natural Resources Agency will conduct formal rulemaking in 2009, prior to certifying and adopting the amendments, as required by Senate Bill 97. Adoption of the CEQA Guideline Amendments is likely to occur in the summer of 2009.

Executive Order S-01-07 was enacted on January 18, 2007. The order mandates that a statewide goal be established to reduce the carbon intensity of California's transportation fuels by at least 10 percent by 2020. In addition, a Low Carbon Fuel Standard ("LCFS") for transportation fuels is to be established for California.

In response to EO S-3-05, the CalEPA created the Climate Action Team (CAT), which published the Climate Action Team Report (the "2006 CAT Report") in March 2006. The CAT Report identifies a recommended list of strategies that the State could pursue to reduce climate change greenhouse gas emissions. These are strategies that could be implemented by various State agencies to ensure that the Governor's targets are met and can be met with existing authority of the State agencies. The strategies include the reduction of passenger and light duty truck emissions, the reduction of idling times for diesel trucks, an overhaul of shipping technology/infrastructure, increased use of alternative fuels, increased recycling, and landfill methane capture, etc.

In response to the requirements of AB 32, ARB produced a list of 37 early actions for reducing GHG emissions in June 2007. ARB expanded this list in October 2007 to 44 measures that have the potential to reduce GHG emissions by at least 42 million metric tons of CO₂ emissions by 2020, representing about 25% of the estimated reductions needed by 2020 (ARB, October 2007). ARB staff is working on 1990 and 2020 GHG emission inventories in order to refine the projected reductions needed by 2020. After completing a comprehensive review and update process, the ARB has approved a 1990 statewide GHG level and 2020 limit of 427 MMT CDE.

For more information on the assembly bills and executive orders identified above, and to view reports and research referenced above, please refer to the following websites, which are incorporated by reference:



www.climatechange.ca.gov and <http://www.arb.ca.gov/cc/cc.htm>.

Local Regulations and CEQA Requirements. GHG emissions and their contribution to global climate change have only recently been addressed in CEQA documents, such that CEQA and case law do not provide guidance relative to their assessment. Quantitative significance thresholds for this topic have not been adopted by the State of California, or any particular air pollution control district, including the SCAQMD. The Office of Planning and Research (OPR) is directed under SB 97, to prepare, develop, and transmit to the Resources Agency guidelines for the feasible mitigation of GHG emissions or the effects of GHG emissions through CEQA by July 1, 2009. Those guidelines may recommend thresholds, but no adopted thresholds are available at this time. OPR will develop guidelines, and the California Resources Agency (Resources Agency) will certify and adopt amendments to the guidelines for the feasible mitigation of GHG emissions or the effects of GHG emissions implementing the California Environmental Quality Act (CEQA Guidelines), on or before January 1, 2010, pursuant to Senate Bill 97 (Dutton, 2007). These new CEQA Guidelines will provide regulatory guidance on the analysis and mitigation of GHG emissions in CEQA documents. In the interim, in an effort to guide professional planners, land use officials and CEQA practitioners, the OPR prepared *CEQA and Climate Change: Addressing Climate Change through California Environmental Quality Act (CEQA)*. *CEQA and Climate Change* offers informal guidance regarding the steps lead agencies should take to address climate change in their CEQA documents. This guidance was developed in cooperation with the Resources Agency, the California Environmental Protection Agency (Cal/EPA), and the California Air Resources Board (ARB).

Climate Change Impact Analysis. The information provided in this section is based on recently established California goals for reducing GHG emissions as well as a project-specific emissions inventory developed for the Project. Determining how a proposed project might contribute to climate change, and what the overall effect of an individual project would be based on that contribution is still undergoing debate at this time. As previously discussed, no approved thresholds or methodologies are currently available for determining the significance of a project's potential cumulative contribution to global climate change in CEQA documents. An individual project (unless it is a massive construction project, such as a dam or a new freeway project, or a large fossil-fueled fired power plant) does not generate sufficient GHG emissions to directly influence global climate change; therefore, the issue of global climate change typically involves an analysis of whether a project's contribution towards a cumulative impact is cumulatively considerable. "Cumulatively considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. The following is a good faith effort at disclosing the nature of the Project's potential effect with regard to GHG emissions, and suggest measures as appropriate to reduce potential GHG emissions.

Methodology. This analysis is based on the methodologies recommended by the California Air Pollution Control Officers Association [CAPCOA] (January 2008) *CEQA and Climate Change* white paper and is consistent with the methodologies identified in the draft CEQA Guidelines Amendments released by OPR on April 13, 2009 (See discussion above in *California Regulations* subsection). CAPCOA conducted an analysis of various approaches and



significance thresholds, ranging from a zero threshold (all projects are cumulatively considerable) to a high of 40,000 – 50,000 metric tons CDE per year. For example, assuming a zero threshold and the AB 32 2020 targets, this approach would require all discretionary projects to achieve a 33% reduction from projected “business-as-usual” emissions to be considered less than significant. A zero threshold approach could be considered based on the concept that climate change is a global phenomenon, and that not controlling small source emissions would potentially neglect a major portion of the GHG inventory. Another method based on a market capture approach that requires mitigation for greater than 90% of likely future discretionary development would use a quantitative threshold of greater than 900 metric tons CDE/year for most projects, which would generally correspond to office projects of approximately 35,000 square feet, retail projects of approximately 11,000 square feet, or supermarket space of approximately 6,300 square feet. Another potential threshold of 10,000 metric tons was considered by the Market Advisory Committee for inclusion in a GHG Cap and Trade System in California. A 10,000 metric ton significance threshold would correspond to the GHG emissions of approximately 550 residential units, 400,000 square feet of office space, 120,000 square feet of retail, and 70,000 square feet of supermarket space (CAPCOA, January 2008). This threshold would capture roughly half of new residential or commercial development (CAPCOA, January 2008). The basic concepts for the various approaches suggested by CAPCOA are used herein to determine whether or not the Project’s GHG emissions are “cumulatively considerable.”

Calculations of carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O) are provided for full disclosure of the magnitude of potential project effects. The analysis focuses on CO₂, N₂O, and CH₄ as these are those GHG emissions that the Project would emit in the largest quantities, as compared to other GHGs (such as chlorofluorocarbons [CFCs]). Calculations were based on the methodologies discussed in the CAPCOA white paper (January 2008) and included the use of the California Climate Action Registry General Reporting Protocol (March 2007).

Indirect Emissions. Operational emissions of CO₂, associated with space heating and landscape maintenance were quantified using the California Air Resource Board’s URBEMIS 2007 (version 9.2.4) computer model. Nitrous oxide (N₂O) and methane (CH₄) emissions were quantified using the California Climate Action Registry General Reporting Protocol (March 2007) indirect emissions factors for electricity use (see Appendix B for calculations). The calculations and emission factors contained in the General Reporting Protocol were selected based on technical advice provided to the Registry by the California Energy Commission. This methodology is considered reasonable and reliable for use, as it has been subjected to peer review by numerous public and private stakeholders, and in particular by the California Energy Commission, and is recommended by CAPCOA (January 2008).

Direct Emissions from Mobile Combustion. Emissions of CO₂ from transportation sources were quantified using the California Air Resource Board’s URBEMIS 2007 (version 9.2.4) computer model. N₂O and CH₄ emissions were quantified, using the California Climate Action Registry General Reporting Protocol (March 2007) direct emissions factors for mobile combustion (see Appendix B for calculations). Total daily mileage was calculated in URBEMIS 2007 and extrapolated to derive total annual mileage. Emission rates were based on the vehicle mix output, generated by URBEMIS, and the emission factors found in the California Climate Action Registry General Reporting Protocol.



It should be noted that one of the limitations to a quantitative analysis is that emission models, such as URBEMIS, evaluate aggregate emissions and do not demonstrate, with respect to a global impact, what proportion of these emissions are “new” emissions, specifically attributable to the proposed project in question. For most projects, the main contribution of GHG emissions is from motor vehicles and the total vehicle miles traveled (VMT), but the quantity of these emissions appropriately characterized as “new” is uncertain. Traffic associated with a project may be relocated trips from other locales, and consequently, may result in either higher or lower net VMT. In this instance, it is likely that some of the proposed Project-related GHG emissions, associated with traffic and energy demand, would be truly “new” emissions; but, it is also likely that some of the emissions represent diversion of emissions from other locations. Thus, although GHG emissions are associated with the Project, it is not possible to discern how much diversion is occurring or what fraction of those emissions represents global increases. In the absence of information regarding the different types of trips, the VMT generated by URBEMIS is used as a conservative estimate.

Estimate of GHG Emissions. Growth estimates for the Project include 1,833 residential units and 270,625 square feet of commercial retail space. This analysis uses a conservative estimate of GHG emissions that assumes that all such development would occur simultaneously. It is important to note that development projects would likely occur throughout the 2025 planning horizon in separate development projects.

Operational Indirect and Stationary Direct Emissions. Development forecast for the Project Area would consume an estimated 17.4 million kilowatt-hours [kWh] of electricity per year (see Table 5-1). The generation of electricity through combustion of fossil fuels typically yields carbon dioxide, and to a smaller extent nitrous oxide and methane. As discussed above, annual electricity emission can be calculated using the California Climate Action Registry General Reporting Protocol, which has developed emission factors, based on the mix of fossil-fueled generation plants, hydroelectric power generation, nuclear power generation, and alternative energy sources associated with the regional grid.

**Table 5-1
 Estimated Electricity Consumption**

Type of Use	sf/Units	Electricity Demand Factor ¹	Annual Electricity Demand (kWH/year)
Commercial	270,625 sf	16,750 kWh/1000 sf/year	4,532,969
Residential	1,833 units	7,000 kWh/unit/year	12,831,000
Project Total			17,363,969

sf = square feet kWh = kilowatt hour
¹ Source: CAPCOA, CEQA and Climate Change January 2008.



Table 5-2 shows the estimated operational emissions of GHGs from the Project. The carbon dioxide emission estimates in Table 5-2 combine the electricity emissions and emissions from other operational sources, such as natural gas used for space heating which were calculated based on the URBEMIS model (see Appendix B for calculations).

Transportation Emissions. Mobile source GHG emissions were estimated using the average daily trips estimate generated by the total vehicle miles traveled estimated in URBEMIS 2007 (v. 9.2.4). The URBEMIS 2007 model estimates that 242,953 daily vehicle miles traveled (VMT) are associated with Project Area development. Table 5-3 shows the estimated mobile source GHG emissions that would result from development facilitated by the Project.

**Table 5-2
 Estimated Annual Operational Greenhouse Gas Emissions**

Source	Annual Emissions	
	Emissions	CDE
Carbon Dioxide (CO ₂)*	12,668 tons (short, US)	11,493 metric tons
Methane (CH ₄) ²	0.0528 metric tons	1 metric ton
Nitrous Oxide (N ₂ O)	0.0291 metric tons	9 metric tons
Project Total		11,503 metric tons

* Carbon dioxide emission estimates are partially based on the URBEMIS model (see Appendix B), which also take into account emissions from other operational sources, such as natural gas used for space heating.

CDE = carbon dioxide equivalents

Source:

Calculation Methodology per California Climate Action Registry General Reporting Protocol, Reporting Entity-Wide Greenhouse Gas Emissions, Version 2.2, March 2007, page 30-35.

See Appendix B for GHG emission factor assumptions.



**Table 5-3
 Estimated Annual Mobile Greenhouse Gas Emissions**

Source	Annual Emissions	
	Emissions	CDE
Carbon Dioxide (CO ₂)	44,549 tons (short, US)	40,414 metric tons
Methane (CH ₄) ²	37.27 metric tons	857 metric tons
Nitrous Oxide (N ₂ O)	40.86 metric tons	12,095 metric tons
Project Total		53,367 metric tons

CDE = carbon dioxide equivalents

Source:

¹. *Calculation Methodology per California Climate Action Registry General Reporting Protocol, Reporting Entity-Wide Greenhouse Gas Emissions, Version 2.2, March 2007, page 30-35.*

See Appendix B for GHG emission factor assumptions.

Combined Stationary and Mobile Source Emissions. Table 5-4 combines the operational and mobile GHG emissions associated with development facilitated by the Project, which total approximately 64,870 metric tons per year in CO₂ equivalency units. This total represents roughly 0.013% of California’s total 2004 emissions of 492 million metric tons. These emission projections indicate that about 18% of the Project GHG emissions are associated with electricity use (and other operational sources, such as natural gas), while the other 82% of GHG emissions are associated with vehicular travel. Please note that as discussed above, the mobile emissions are in part a redirection of existing travel to other locations, and so already a part of the total California GHG emissions.

**Table 5-4
 Combined Annual Emissions of Greenhouse Gases**

Emission Source	Annual Emissions
Operational	11,503 metric tons CDE
Mobile	53,367 metric tons CDE
Project Total	64,870 metric tons CDE

CDE = carbon dioxide equivalents

Sources: Operational Emissions from URBEMIS 2007 (version 9.2.4).

California Climate Action Registry General Reporting Protocol, Reporting Entity-Wide Greenhouse Gas Emissions, Version 2.2, March 2007.

The emission levels shown in Table 5-4 assume that all GHG emissions associated with the Project are new emissions that would not occur if the Project were not implemented. In reality,



a portion of the emissions already occur, insofar as the occupants of the Project would be expected to consume energy and drive, regardless of where they live.

GHG Cumulative Significance. As discussed above under *Methodology*, CAPCOA (January 2008) provided several approaches to consider potential cumulative significance of projects with respect to GHGs. Table 5-5 shows CAPCOA's suggested thresholds for GHG emissions. A zero threshold approach can be considered based on the concept that climate change is a global phenomenon in that all GHG emissions generated throughout the Earth contribute to it, and not controlling small source emissions would potentially neglect a major portion of the GHG inventory. However, the *CEQA Guidelines* also recognize that there may be a point where a project's contribution, although above zero, would not be a considerable contribution to the cumulative impact (*CEQA Guidelines*, Section 15130 (a)). Therefore, a threshold of greater than zero is considered more appropriate for the analysis of GHG emissions under CEQA.

Based on CAPCOA suggested thresholds in Table 5-5, the Project's contribution of about 64,870 metric tons CDE/year would exceed four out of the five thresholds. However, as stated earlier, this conservative estimate assumes that all forecast development (1,833 residential units and 270,625 sf of commercial retail space) would be developed within the 2025 planning horizon and that all emissions are new. Finally, the proposed project involves development of the entire Project Area (which involves multiple individual development projects), whereas the CAPCOA thresholds are intended to apply to individual developments.

It should also be noted that because the Project seeks to intensify development in already urban environment by improving the interconnectivity among neighborhoods in the Saticoy and Wells communities, it would be expected to generally reduce reliance on the drive-alone automobile. A reduction in vehicle use and vehicle miles traveled can result in a reduction in fuel consumption and in air pollutant emissions, including GHG emissions. The Climate Action Team, established by Executive Order S-3-05 has recommended strategies (Table 5-6) to reduce GHG emissions at a statewide level to meet the goals of the Executive Order (http://www.climatechange.ca.gov/climate_action_team/index.html). Several of these actions are already required by California regulations. The Project's consistency with the Climate Action Team Strategies is discussed in Table 5-6.

The Project would be consistent with the measures indicated in the 2006 CAT Report. Consistency with this report illustrates that the Project would coincide with the State's greenhouse legislations and would not contribute to its inability to meet said goals.

In addition, the City recognizes the value of "sustainable urbanism." With the Project, the City strives to advance sustainable planning design practices to minimize the impacts of development on natural systems and processes. For example, the Community Plan includes the elements listed on page 5-21 that reduce its impact to global climate change through construction and operational practices that have reduced carbon footprints and contribute to a more sustainable community.



**Table 5-5
 CAPCOA Suggested Thresholds for Greenhouse Gases**

Quantitative (900 tons)	~900 tons CDE/year
Quantitative CARB Reporting Threshold/Cap and Trade	Report: 25,000 tons CDE/year Cap and Trade: 10,000 tons CDE/year
Quantitative Regulated Inventory Capture	~40,000 - 50,000 tons CDE/year
Qualitative Unit-Based Threshold	Commercial space > 50,000 sf*
Statewide, Regional or Area-wide (CEQA Guidelines 15206(b)).	Office Space > 250,000 sf

*sf = square feet

Sources: California Air Pollution Control Officers Association (CAPCOA), CEQA & Climate Change, January 2008.

**Table 5-6
 Project Consistency with Applicable Climate Action Team
 Greenhouse Gas Emission Reduction Strategies**

Strategy	Project Consistency
California Air Resources Board	
<p>Vehicle Climate Change Standards AB 1493 (Pavley) required the state to develop and adopt regulations that achieve the maximum feasible and cost-effective reduction of climate change emissions emitted by passenger vehicles and light duty trucks. Regulations were adopted by the ARB in September 2004.</p>	<p>Consistent Vehicles that travel to and from the Project Area on public roadways would be in compliance with ARB vehicle standards that are in effect at the time of vehicle purchase.</p>
<p>Diesel Anti-Idling The ARB adopted a measure to limit diesel-fueled commercial motor vehicle idling in July 2004.</p>	<p>Consistent Current State law restricts diesel truck idling to five minutes or less. Diesel trucks operating from and making deliveries to, the Project Area are subject to this statewide law. Construction vehicles are also subject to this regulation.</p>
<p>Hydrofluorocarbon Reduction 1) Ban retail sale of HFC in small cans. 2) Require that only low GWP refrigerants be used in new vehicular systems. 3) Adopt specifications for new commercial refrigeration. 4) Add refrigerant leak-tightness to the pass criteria for vehicular inspection and maintenance programs. 5) Enforce federal ban on releasing HFCs.</p>	<p>Consistent This strategy applies to consumer products. All applicable products would comply with the regulations that are in effect at the time of manufacture.</p>



**Table 5-6
 Project Consistency with Applicable Climate Action Team
 Greenhouse Gas Emission Reduction Strategies**

Strategy	Project Consistency
<p>Alternative Fuels: Biodiesel Blends ARB would develop regulations to require the use of 1 to 4 percent biodiesel displacement of California diesel fuel.</p>	<p>Consistent Diesel vehicles that travel to and from the Project Area on public roadways could utilize this fuel once it is commercially available.</p>
<p>Alternative Fuels: Ethanol Increased use of E-85 fuel.</p>	<p>Consistent Employees and residents of the Project Area could choose to purchase flex-fuel vehicles and utilize this fuel once it is commercially available in the region and local vicinity.</p>
<p>Heavy-Duty Vehicle Emission Reduction Measures Increased efficiency in the design of heavy duty vehicles and an education program for the heavy duty vehicle sector.</p>	<p>Consistent Heavy-duty vehicles that travel to and from the Project Area on public roadways would be subject to all applicable ARB efficiency standards that are in effect at the time of vehicle manufacture.</p>
<p>Achieve 50% Statewide Recycling Goal Achieving the State's 50% waste diversion mandate as established by the Integrated Waste Management Act of 1989, (AB 939, Sher, Chapter 1095, Statutes of 1989), will reduce climate change emissions associated with energy intensive material extraction and production as well as methane emission from landfills. A diversion rate of 48% has been achieved on a statewide basis. Therefore, a 2% additional reduction is needed.</p>	<p>Consistent The City of Ventura has already achieve the 50% Statewide Recycling Goal. It is anticipated that the Saticoy and Wells communities would similarly divert at least 50% of its solid waste after the recyclable content is diverted. Development projects under the Project will be conditioned to provide recycling bins to promote recycling of paper, metal, glass, and other recyclable material.</p>
<p>Zero Waste – High Recycling Efforts to exceed the 50% goal would allow for additional reductions in climate change emissions.</p>	<p>Consistent It is anticipated that the Project Area would similarly divert at least 50% of its solid waste after the recyclable content is diverted. Projects under the Project will be conditioned to provide recycling bins to promote recycling for both residential and commercial/retail components. Individual projects under the Project would also be subject to all applicable State and City requirements for solid waste reduction as they change in the future.</p>
Department of Forestry	
<p>Urban Forestry A new statewide goal of planting 5 million trees in urban areas by 2020 would be achieved through the expansion of local urban forestry programs.</p>	<p>Consistent The Community Plan includes policies and actions that include restoration of the Brown Barranca in addition to creation of a linear park. The Project also proposes landscaping as part of circulation improvements along area streets. This would include planting street trees for streets included in the Project.</p>
Department of Water Resources	
<p>Water Use Efficiency Approximately 19% of all electricity, 30% of all natural gas, and 88 million gallons of diesel are used to convey, treat, distribute and use water and wastewater. Increasing the efficiency of water transport and reducing water use would reduce greenhouse gas emissions.</p>	<p>Consistent The Project proposes to provide drought-tolerant, low water consumption plant varieties throughout the Project Area. This would include requiring landscaping that not only re-establishes native habitat in riparian corridors, but also protects drainage processes, reduces water demand, retains runoff, and recharges groundwater supplies.</p>
Energy Commission (CEC)	
<p>Building Energy Efficiency Standards in Place and in Progress Public Resources Code 25402 authorizes the CEC to adopt and periodically update its building energy efficiency</p>	<p>Consistent All future development under the Project will need to comply with the standards of Title 24 that are in effect at the time of development.</p>



**Table 5-6
 Project Consistency with Applicable Climate Action Team
 Greenhouse Gas Emission Reduction Strategies**

Strategy	Project Consistency
standards (that apply to newly constructed buildings and additions to and alterations to existing buildings).	
Appliance Energy Efficiency Standards in Place and in Progress Public Resources Code 25402 authorizes the Energy Commission to adopt and periodically update its appliance energy efficiency standards (that apply to devices and equipment using energy that are sold or offered for sale in California).	Consistent Under State law, appliances that are purchased for any development under the Project - both pre- and post-development – would be consistent with energy efficiency standards that are in effect at the time of manufacture.
Fuel-Efficient Replacement Tires & Inflation Programs State legislation established a statewide program to encourage the production and use of more efficient tires.	Consistent Residents of the Project Area site could purchase tires for their vehicles that comply with state programs for increased fuel efficiency.
Municipal Utility Energy Efficiency Programs/Demand Response Includes energy efficiency programs, renewable portfolio standard, combined heat and power, and transitioning away from carbon-intensive generation.	<i>Not applicable</i> , but the Project would not preclude the implementation of this strategy by municipal utility providers.
Municipal Utility Renewable Portfolio Standard California's Renewable Portfolio Standard (RPS), established in 2002, requires that all load serving entities achieve a goal of 20 percent of retail electricity sales from renewable energy sources by 2017, within certain cost constraints.	<i>Not applicable</i> , but the Project would not preclude the implementation of this strategy by Southern California Edison.
Municipal Utility Combined Heat and Power Cost effective reduction from fossil fuel consumption in the commercial and industrial sector through the application of on-site power production to meet both heat and electricity loads.	<i>Not applicable</i> since this strategy addresses incentives that could be provided by utility providers such as Southern California Edison and The Gas Company.
Alternative Fuels: Non-Petroleum Fuels Increasing the use of non-petroleum fuels in California's transportation sector, as recommended as recommended in the CEC's 2003 and 2005 Integrated Energy Policy Reports.	Consistent Residents of the Project Area could purchase alternative fuel vehicles and utilize these fuels once they are commercially available in the region and local vicinity.
Business, Transportation and Housing	
Measures to Improve Transportation Energy Efficiency Builds on current efforts to provide a framework for expanded and new initiatives including incentives, tools and information that advance cleaner transportation and reduce climate change emissions.	Consistent The proposed Project seeks to guide development in an area underutilized in the region; existing and potential developments would have readily available access to SR 126, which could reduce the lengths of regional vehicle trips. Additionally, the Project promotes walkability and bicycling as a mode of transportation and participates in the CIDS improvements for the Saticoy and Wells communities.
Smart Land Use and Intelligent Transportation Systems (ITS) Smart land use strategies encourage jobs/housing proximity, promote transit-oriented development, and encourage high-density residential/commercial development along transit corridors. ITS is the application of advanced technology systems and management strategies to improve operational efficiency of	Consistent Development under the proposed Project would locate new residences in relatively close proximity to commercial areas within the Saticoy and Wells communities. The Project also allows for a mix of residential and retail uses including some live-work opportunities that would cut down on vehicular trips. The Project Area would have readily available access to SR 126, thereby improving the efficiency of goods movement. The Project is designed to interconnect six distinct neighborhoods in the Wells-



**Table 5-6
 Project Consistency with Applicable Climate Action Team
 Greenhouse Gas Emission Reduction Strategies**

Strategy	Project Consistency
<p>transportation systems and movement of people, goods and services.</p> <p>The Governor is finalizing a comprehensive 10-year strategic growth plan with the intent of developing ways to promote, through state investments, incentives and technical assistance, land use, and technology strategies that provide for a prosperous economy, social equity and a quality environment.</p> <p>Smart land use, demand management, ITS, and value pricing are critical elements in this plan for improving mobility and transportation efficiency. Specific strategies include: promoting jobs/housing proximity and transit-oriented development; encouraging high density residential/commercial development along transit/rail corridor; valuing and congestion pricing; implementing intelligent transportation systems, traveler information/traffic control, incident management; accelerating the development of broadband infrastructure; and comprehensive, integrated, multimodal/intermodal transportation planning.</p>	<p>Saticoy community, providing additional housing and commercial development opportunities in an area where infrastructure already exists. The Project would help guide future development in the area while ensuring efficient land use and a circulation system that effectively moves people, goods and services.</p>
State and Consumer Services Agency	
<p>Green Buildings Initiative</p> <p>Green Building Executive Order, S-20-04 (CA 2004), sets a goal of reducing energy use in public and private buildings by 20 percent by the year 2015, as compared with 2003 levels. The Executive Order and related action plan spell out specific actions state agencies are to take with state-owned and -leased buildings. The order and plan also discuss various strategies and incentives to encourage private building owners and operators to achieve the 20 percent target.</p>	<p>Consistent</p> <p>As discussed previously, any development under the Project would be required to be constructed in compliance with the standards of Title 24 that are in effect at the time of development. The 2005 Title 24 standards are approximately 8.5% more efficient than the 2001 standards.</p>
Public Utilities Commission (PUC)	
<p>Accelerated Renewable Portfolio Standard</p> <p>The Governor has set a goal of achieving 33 percent renewable in the State's resource mix by 2020. The joint PUC/Energy Commission September 2005 Energy Action Plan II (EAP II) adopts the 33 percent goal.</p>	<p><i>Not applicable</i>, but the Project would not preclude the implementation of this strategy by energy providers.</p>
<p>California Solar Initiative</p> <p>The solar initiative includes installation of 1 million solar roofs or an equivalent 3,000 MW by 2017 on homes and businesses, increased use of solar thermal systems to offset the increasing demand for natural gas, use of advanced metering in solar applications, and creation of a funding source that can provide rebates over 10 years through a declining incentive schedule.</p>	<p>Consistent</p> <p>Although development is not proposed as part of the Project, it is recommended that the developers of future projects under the Project consider the installation and use of solar equipment.</p>



- *Easy pedestrian access to urban and natural amenities;*
- *A five-minute pedestrian walking shed from center of Project Area to edge of Project Area;*
- *An interconnected north-south and east-west network of diverse pedestrian-friendly thoroughfares;*
- *A rich and interconnected palette of open spaces, from streets, to parks, to playing fields, trails, and watercourses;*
- *Require new development to utilize low impact and green design techniques to treat stormwater and mitigate air quality and urban heat island effects;*
- *Require new development to minimize impervious surfaces through compact design, parking reduction strategies, street design, and the use of alternative paving surfaces where applicable;*
- *Require landscaping to reduce water demand, retain runoff, decrease flooding, and recharge groundwater through selection of plants, soil preparation, and the installation of appropriate irrigation systems; and*
- *Require new multi-family/mixed-use development to provide common transportation amenities such as transit passes, bicycles, personal mobility devices, scooters, neighborhood-use electric vehicles, and shared cars as part of the development and in numbers proportionate to the size of the development.*

As indicated in Table 5-4, development facilitated by the Project would increase the global GHG inventory by an estimated 64,870 metric tons CDE/year. However, the Project would be consistent with CAT strategies and would incorporate design criteria, working towards a more sustainable community. Therefore, the Project's contribution to cumulative GHG emissions and climate change would not be cumulatively considerable.



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6.0 ALTERNATIVES

As required by Section 15126.6 of the *CEQA Guidelines*, this section of the EIR examines a range of reasonable alternatives to the Project. However, it should be emphasized that the Project would not result in any unavoidably significant impacts. As such, alternatives were chosen that could potentially reduce certain impacts further.

The following alternatives are evaluated in this EIR:

- *Alternative 1: No Project (no development - no change to existing land uses)*
- *Alternative 2: Eliminate Large Retail from Broome Site (only residential)*
- *Alternative 3: No Agricultural Land Conversion*

A more detailed description of the alternatives is included in the impact analysis for each alternative. As required by CEQA, this section also includes a discussion of the “environmentally superior alternative” among those studied.

This EIR analyzes 15 issues. For some alternatives, impacts relating to many of these issues would not differ significantly from those associated with the proposed project. Therefore, only those issues that would result in a substantial change in the level of impact under the alternative as compared to the proposed project are discussed. Issues not discussed for each alternative would be similar to those of the proposed project.

6.1 ALTERNATIVE 1: NO PROJECT

6.1.1 Description

This alternative assumes that the proposed Saticoy & Wells Community Plan is not adopted and that development within the Project Area would not occur. As such environmental conditions would not change under this alternative. No new development would occur within the Project Area and the already approved UC Hansen and Saticoy Village Specific Plans would not be implemented. No new roadway infrastructure, parks, or other facilities would be completed within the Project Area. It is assumed that the current population of the Project Area would not change, though it should be recognized that the City cannot in reality control whether or not population growth occurs. Absent additional housing, any population growth within the Project Area would be accommodated through increasing the number of persons per household.

6.1.2 Impact Analysis

Implementation of this alternative would not result in any physical changes as it would not accommodate any new development. As such, this alternative would avoid the potentially significant, but mitigable, impacts of the Project relating to aesthetics, biological resources, cultural resources, or transportation. On the other hand, this alternative would not have any of the positive changes anticipated to occur as a result of development under the Community Plan, such as improvements to Brown Barranca and enhanced vehicular and pedestrian



circulation systems, and new parks. In addition, this alternative would not address any of the infrastructure deficiencies within the Project Area or address possible impacts relating to traffic growth. Failure to provide additional housing and non-residential development within the Project Area could potentially result in overcrowded conditions within the existing housing stock, lack of jobs for local residents, and increased traffic. Finally, it should be noted that this alternative may not be feasible because it would involve prohibiting all development, including that associated with already entitled projects.

6.2 ALTERNATIVE 2: ELIMINATE LARGE RETAIL FROM BROOME SITE (ONLY RESIDENTIAL)

6.2.1 Description

This alternative would assume residential development for the Broome site under the Community Plan. The conceptual Community Plan development assumptions include 125,000 sf of commercial development and up to 236 dwelling units with 3.6 acres of parks for the Broome Site. This alternative would assume 25,000 sf of commercial and up to 268 dwelling units with 5.5 acres of parks on the Broome site. This represents an 80% reduction in commercial space and a 14% increase in dwelling units from development projection assumed for the site through 2025. Table 6-1 compares potential development under Alternative 2 to development forecasts for the Project.

**Table 6-1
 Project vs. Alternative 2 Potential Development**

	Developable Area (acres)	Residential Units	Commercial Floor Area (square feet)
Community Plan total	794	1,833	270,625
Alternative 2 total	794	1,865	170,625
<i>Net Change</i>	<i>0</i>	<i>+ 32</i>	<i>- 100,000</i>

Implementation of Alternative 2 would result in additional changes to the Project. These changes would include alteration to proposed Action 11.2.6 to remove the specification of 50,000 sf of commercial for the Broome Site and a change to the amount of commercial land identified for the General Plan Amendment addressing Table 3-2 of the 2005 General Plan. The proposed T.5.3 zoning would continue to apply to the Broome Site.

6.2.2 Impact Analysis

Air Quality

Air pollutant impacts associated with this alternative would be generally similar to, but slightly lower than what would occur under the Project’s potential development scenario. As indicated in Table 6-5, overall vehicle trips would be reduced by about 4,000 ADT, or 17%, due to the reduction in commercial development. As with the Project, impacts would be less than



significant for this alternative since population forecasts would remain within regional forecasts.

It should be noted that removal of the commercial center may increase the trip length for Project Area residents for certain shopping trips. This would potentially increase emissions associated with such trips.

Noise

Overall increases in noise and exposure to noise would be similar to those of the Project. The potential for exposure of residents to noise would be incrementally higher due to the placement of dwelling units on the Broome site adjacent to Wells Road and SR 126. On the other hand, replacing the commercial use with residences would result in a 17% reduction in Project generated traffic, with commensurate reductions in traffic-generated noise. Development of the Broome site, along with all development in the Project Area, is required to comply with applicable noise standards and requirements such as the City's 45 dBA interior noise requirements for residences. Mitigation measure N-1 would continue to apply. As with the proposed project, incorporation of noise attenuation features into new development on a case-by-case basis would reduce noise impacts to a less than significant level.

Public Services

The overall demand for public services within the Project Area would be similar to, but slightly greater than that of the Project. The addition of 32 dwelling units would place additional demand on police, fire, school and park services. Fire and police impacts would be mitigated through the 2005 General Plan Actions 7.13 and 7.15 which aids in securing funds for needed improvements.

Based on the student generation factors used in Section 4.13, *Public Services*, the additional residential units from this alternative would add approximately 7 elementary school, 3 middle school, and 4 high school students. The addition of these students to the existing schools within the Project Area would incrementally increase impacts above those for the Project. However, the payment of additional school impact fees would mitigate impacts.

Park facilities would experience slightly greater impacts than under the Project. However, as with the proposed project, payment of park fees would mitigate this impact.

Utilities

The overall water demand and wastewater generation would be similar to, but slightly lower than that of the Project. Solid waste generation would be about equal to the waste estimated for the Project. Tables 6-2 through 6-4 compare utility demands for Alternative 2 and the Project.



**Table 6-2
 Water Demand Comparison
 (Alternative 2 vs. Project)**

Land Use	Units (du or sf)	Rate	Water Demand
Alternative 2			
Residential	1,865 du	0.5 Acre-feet per dwelling unit	932.5
Non-Residential	170,625 sf	9 acre-feet per 25,000 square feet	61.4
Alternative 2 Total			993.9 AFY
Project Total ^a			1,013.9 AFY
Difference			-20 AFY

du = dwelling units, sf = square feet
 Source for Demand Factors: *Urban Water Management Plan, 2005*
 a From Table 4.14-6

**Table 6-3
 Wastewater Generation Comparison
 (Alternative 2 vs. Project)**

Land Use	Forecast Population/Acreage Increase	Per Capita/Acre Wastewater Generation	Total Wastewater Generation
Alternative 2			
Residential	1,865 du	84 gpd/per capita	399,607
Non-Residential	170,625 sf	39,426 gpd/acre	153,760
Alternative 2 Total			553,367 gpd
Project Total ^a			632,230 gpd
Difference			-78,863 gpd

du = dwelling units, sf = square feet
 Sources: *Generation Factors: 2005 General Plan, Table 4.11-12 Wastewater Generation Factors.*
 a From Table 4.14-7

Residential Calculations:
 Forecast Population Increase: $2.55 \text{ residents} \times 1,865 \text{ units} = 4,756 \text{ people}$
 Per Capita Wastewater Generation: $399,607 \text{ gpd} / 4,756 \text{ people} = 84.02 \text{ gpd}$
 Total Increase in Wastewater Generation: $4,756 \text{ people} \times 0.00013 \text{ cfs/day} \times 646,320 \text{ gallons/day/cfs} = 399,607 \text{ gpd}$

Commercial Calculations:
 Forecast Acreage Increase: $170,625 \text{ sf} / 43,560 \text{ sf}(1 \text{ acre}) = 3.9 \text{ acres}$
 Per Acre Wastewater Generation: $153,760 \text{ gpd} / 3.9 \text{ acres} = 39,426 \text{ gpd/acre}$
 Total Increase in Wastewater Generation: $3.9 \text{ acres} \times 0.061 \text{ cfs/day} \times 646,320 \text{ gallons/day/cfs} = 153,760 \text{ gpd}$



**Table 6-4
Solid Waste Generation Comparison
(Alternative 2 vs. Project)**

Forecast Population Increase	Per Capita Solid Waste Generation	Total Increase in Solid Waste Generation
Alternative 2		
4,756 people	0.006 tons per day	18 tons per day
Project Total ^a		18 tons per day
Difference		0

Source: Generation Factors: 2005 General Plan, Table 4.11-17 Current and Solid Waste Generation.

Calculations:

Forecast Population Increase: 2.55 residents x 1,865 units = 4,756 people

Per Capita Solid Waste Generation: 28 tons/day/4,756 people = 0.006 tons per day.

Total Increase in Solid Waste Generation: 4,756 people x 0.0096 tons per capita generation rate = 46 tons;

46 tons x 61% diversion rate = 28 tons per day; 46 tons - 28 tons = 18 tons

As indicated in the above tables, water demand under Alternative 2 would be reduced by about 20 AFY, wastewater generation would be reduced by 78,863 gpd, and solid waste generation would be about the same. This represents a 2% and 12% reduction in water demand and wastewater generation, respectively, as compared to the Project. As with the Project, significant project impacts would not occur, though this alternative would contribute to the significant solid waste impact identified in the 2005 General Plan FEIR.

Traffic and Circulation

Overall traffic impacts would be similar to, but slightly lower than those of the Project. Reducing retail development and replacing it with residential units would reduce daily traffic generated by Project Area development by about 4,000 ADT. This is a 17% reduction as compared to the Project. Table 6-5 compares ADT for Alternative 2 and the Project.

As indicated in Table 6-5, Alternative 2 would result in about 4,000 fewer ADT, or a 17% decrease in ADT compared to the Project. This would result in somewhat lower impacts to all of the intersections identified within the Project Area. However, the significant impact identified at the intersection of Darling Road/Wells Road would remain potentially significant, despite a reduction in trips through this intersection. Mitigation for the Darling Road/Wells Road intersection identified in the 2005 General Plan FEIR would apply.

It should be noted that removal of the commercial center may increase trip lengths for Project Area residents for certain shopping trips. This may result in increased traffic impacts in the vicinity of existing retail centers in the City as well as increased impacts upon the citywide and regional transportation systems.



**Table 6-5
 Community Plan Trip Generation Comparison
 (Alternative 2 vs. Project)**

Land Use	Units (du or sf)	Generation Rate	ADT
Alternative 2			
Single-Family Residential	1,256 du ^a	9.57 trips / du	12,020
Multi-Family Residential	609 du	6.72 trips / du	4,092
Retail	170,625 sf	42.94 trips / 1,000 sf	7,327
Alternative 2 Total			23,439
Project Total ^b			27,427
Difference			- 3,988

du = dwelling units, sf = square feet

Source: Institute of Transportation Engineers. Trip Generation. 7th Edition.

^a 32 additional dwelling units are represented as single family to represent a conservative amount

^b From Table 4.15-5

6.3 ALTERNATIVE 3: REDUCED AGRICULTURAL LAND CONVERSION

6.3.1 Description

This alternative includes no agricultural land conversion within the Project Area beyond that which would be converted by already approved projects. Existing agricultural lands would remain in their present state with the exception of the UC Hansen and Saticoy Village Specific Plan properties, which would be developed according to their Specific Plan regulating land use plans. Currently there are about 300 acres of agricultural lands within the Project Area. This alternative would preserve about 173 of these acres, based on 127 of the 300 acres being part of Specific Plans. Table 6-6 illustrates the development accommodated by this Alternative as compared to the Project.

**Table 6-6
 Project vs. Alternative 3 Potential Development**

	Developable Area (acres)	Residential Units	Commercial Floor Area (square feet)
Project total	794	1,833	270,625
Alternative 3 total	621	1,089	135,625
<i>Net Change</i>	<i>-173</i>	<i>-744</i>	<i>-135,000</i>



6.3.1 Impact Analysis

Agricultural Resources

The overall decrease in agricultural lands converted to non-agricultural use would have reduced agricultural impacts as compared to the Project. The preservation of 173 acres for agricultural use would reduce the total converted agricultural land by about 58% as compared to the Project. As with the proposed project, no significant impacts beyond those identified in the 2005 General Plan FEIR would occur.

Air Quality

Air pollutant impacts associated with this alternative would be generally similar to, but lower than what would occur under the Project. As indicated in Table 6-10 on page 6-10, overall vehicle trips would be reduced by about 12,175 ADT, or 44%, due to the reduction in total development. As with the proposed project, impacts would be less than significant for this alternative. It should be noted that removal of potential commercial centers (Broome and North Bank Infill) may increase the length of certain shopping trips for Project Area residents.

Hazards and Hazardous Materials

Impacts relating to hazards would be similar, but slightly higher than compared to those of the Project. This alternative would accommodate additional residential units near the non-converted agricultural uses. This has the potential to increase the potential for residential/agricultural conflicts. Impacts would remain less than significant with compliance with existing 2005 General Plan policies and actions and proposed actions from the Community Plan aimed at reducing hazards impacts from the agriculture/residential interface.

Noise

Noise and exposure impacts would be similar to, but slightly lower than those of the Project. The reduction of development would reduce the amount of new residents subject to high noise areas within the Project Area such as Wells Road and SR 126. Additionally, the 44% decrease in traffic would reduce potential traffic-generated noise. As with the proposed project, development accommodated within the Project Area would be required to comply with applicable noise standards and requirements such as the City's 45 dBA interior noise requirements for residential units. Mitigation measure N-1 would continue to apply. As with the proposed project, incorporation of noise attenuation features into new development would reduce impacts to a less than significant level.

Public Services

The overall demand for public services within the Project Area would be lower than estimated for the Project. The reduction of 744 dwelling units and 135,000 sf would reduce demands on police, fire, school and park services.



As with the proposed project, demand that would occur under Alternative 3 for fire and police services would be mitigated through the 2005 General Plan Actions 7.13 and 7.15, which aids in securing funds for needed improvements.

Based on the student generation factors used in Section 4.13, *Public Services*, the development reduction associated with not converting agricultural lands would reduce the total students attending Project Area Schools. The reduction would include 164 elementary, 67 middle school, and 82 high school students for a total of 313 students. This is a 41% reduction as compared to the student generation of the Project. Payment of school fees would mitigate the students associated with accommodated development under Alternative 3.

Park facility impacts would be lower under Alternative 3 as well. As with the proposed project, park fees are required for the Project Area development.

Utilities

The overall demand for utility services would be lower than that of the Project. Tables 6-7 through 6-9 compare utility demands or generation for Alternative 3 and the Project.

**Table 6-7
 Water Demand Comparison
 (Alternative 3 vs. Project)**

Land Use	Units (du or sf)	Rate	Water Demand
Alternative 3			
Residential	1,089 du	0.5 Acre-feet per dwelling unit	544.5
Non-Residential	135,625 sf	9 acre-feet per 25,000 square feet	48.8
Alternative 3 Total			593.3
Project Total ^a			1,013.9 AFY
Difference			-420.6

du = dwelling units, sf = square feet
 Source for Demand Factors: *Urban Water Management Plan, 2005*
 a From Table 4.14-6

Alternative 3 water demand would be reduced by an estimated 420.6 AFY, wastewater generation would be reduced by 276,683 gpd, and solid waste generated would be reduced by about 7 tons per day. This represents reductions of 41%, 44% and 39% for water demand, wastewater generation and solid waste, respectively, as compared to the Project. As with the Project, significant project impacts would not occur, though this alternative would contribute to the significant solid waste impact identified in the 2005 General Plan FEIR.



**Table 6-8
Wastewater Generation Comparison
(Alternative 3 vs. Project)**

Land Use	Forecast Population/Acreage Increase	Per Capita/Acre Wastewater Generation	Total Wastewater Generation
Alternative 3			
Residential	1,089 du	84 gpd/per capita	233,328
Non-Residential	135,625 sf	39,425 gpd/acre	122,219
Alternative 3 Total			355,547 gpd
Project Total ^a			632,230 gpd
Difference			-276,683 gpd

du = dwelling units, sf = square feet

Sources: Generation Factors: 2005 General Plan, Table 4.11-12 Wastewater Generation Factors.

a From Table 4.14-7

Residential Calculations:

Forecast Population Increase: 2.55 residents x 1,089 units = 2,777 people

Per Capita Wastewater Generation: 233,328 gpd/1,089 people = 84.02 gpd

Total Increase in Wastewater Generation: 2,777 people x 0.00013 cfs/day x 646,320 gallons/day/cfs = 233,328 gpd

Commercial Calculations:

Forecast Acreage Increase: 135,625 sf/43,560 sf(1 acre) = 3.1 acres

Per Acre Wastewater Generation: 122,219 gpd/3.1 acres = 39,425 gpd/acre

Total Increase in Wastewater Generation: 3.1 acres x 0.061 cfs/day x 646,320 gallons/day/cfs = 122,219 gpd

**Table 6-9
Solid Waste Generation Comparison
(Alternative 3 vs. Project)**

Forecast Population Increase	Per Capita Solid Waste Generation	Total Increase in Solid Waste Generation
Alternative 3		
2,777 people	0.004 tons per day	11 tons per day
Project Total ^a		18 tons per day
Difference		-7 tons per day

Source: Generation Factors: 2005 General Plan, Table 4.11-17 Current and Solid Waste Generation.

Calculations:

Forecast Population Increase: 2.55 residents x 1,089 units = 2,777 people

Per Capita Solid Waste Generation: 11 tons/day/2,777 people = 0.004 tons per day.

Total Increase in Solid Waste Generation: 2,777 people x 0.0096 tons per capita generation rate = 27 tons;

27 tons x 61% diversion rate = 16 tons per day; 27 tons - 16 tons = 11 tons

Traffic and Circulation

Overall traffic would be reduced by about 44% as compared to the Project and traffic impacts would be incrementally lower. Reducing total development by not converting all the agricultural land in the Project Area would result in an approximately 12,175 ADT reduction as compared to the Project. Table 6-10 illustrates the comparison of the ADT for the Project and Alternative 2.



**Table 6-10
 Project Trip Generation Comparison
 (Alternative 3 vs. Project)**

Land Use	Units (du or sf)	Generation Rate	ADT
Alternative 3			
Single-Family Residential	741 du ^a	9.57 trips / du	7,091
Multi-Family Residential	348 du ^a	6.72 trips / du	2,339
Retail	135,625 sf	42.94 trips / 1,000 sf	5,824
Alternative 3 Total			15,254
Project Total ^b			27,427
Difference			- 12,173

du = dwelling units, sf = square feet

Source: Institute of Transportation Engineers. Trip Generation. 7th Edition.

^a *Reduction of dwelling units is based on potential residential development on agg land not converted by this alternative.*

^b *From Table 4.15-5*

The reduction in overall traffic generation would lower impacts at all of the intersections identified within the Project Area. However, the significant impact identified at the intersection of Darling Road/Wells Road would likely remain potentially significant. Mitigation for the Darling Road/Wells Road intersection identified in the 2005 General Plan FEIR would apply.

It should be noted that removal of the commercial center may increase trip lengths for Project Area residents for certain shopping trips. This may result in increased traffic impacts in the vicinity of existing retail centers in the City as well as increased impacts upon the citywide and regional transportation systems.

6.4 ALTERNATIVE SITES

The Project involves various policies and actions specific to the Saticoy and Wells community. Implementing these changes at another location is not feasible since they relate to the development at the current location. Therefore, analysis of alternative sites is not warranted.



6.5 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

Table 6-11 provides a summary comparison of the proposed project and the two project alternatives. The table indicates both the magnitude of each impact for each alternative (Class I, II, III, or IV) and how the impact for each alternative compares to the proposed project (superior [+], similar [=], or inferior [-]).

**Table 6-11
 Comparison of the Environmental Impacts of Project Alternatives**

Issue	Proposed Project ^a	Alt 1 (No Project)	Alt 2 (Eliminate Large Retail from Broome Site)	Alt 3 (Reduced Agricultural Land Conversion)
Aesthetics	II	+	+	+
Agricultural Resources	III	+	=	+
Air Quality	III	+	+	+
Biological Resources	II	-	=	+
Cultural and Historic Resources	II	=	=	+
Geology	III	=	=	=
Hazards and Hazardous Materials	III	+	=	-
Hydrology and Water Quality	III	+	=	+
Land Use	III	=	=	=
Mineral Resources	III	=	=	=
Noise	III	+	-	+
Population and Housing	III	=	=	=
Public Services	III	+	-	+
Utilities	III	+	+	+
Transportation	II	-	+	+

^a Issues may include multiple impact statements. The most significant level will be reported here.

I = Unavoidably significant impact

II = Significant but mitigable impact

III = Adverse, but less than significant impact

IV = No Impact

+ Superior to the proposed project

- Inferior to the proposed project

= Similar impact to the proposed project

Each of the alternatives has specific issue areas that are environmentally superior to the proposed project. Overall, Alternative 3, Reduced Agricultural Land Conversion, is considered environmentally superior among the three options it is superior in 10 issues and only inferior in one. The No Project alternative is infeasible because it would not accommodate already entitled



projects. None of the alternatives would result in unavoidably significant environmental impacts.



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7.1 REFERENCES

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7.1.2 Persons Contacted

Don Burt, Public Works

Sandy Mikkelson, Ventura Unified School District

Sally Coleman, Ventura Regional Sanitation District

Sergeant Reynoso, Ventura Police Department

7.2 REPORT PREPARERS

This EIR was prepared by the City of Ventura with the assistance of Rincon Consultants, Inc. Joe Power, Principal, managed the preparation of the EIR for the City. Consultant staff involved in the preparation of the EIR are listed below.

Rincon Consultants, Inc.

Joe Power, AICP, Principal

Mark Neumeister, LEED-AP, Associate Environmental Planner

John Stark, Associate Environmental Planner

Matt Maddox, Associate Environmental Planner

Cher Batchelor, Senior Biologist

Kathy Babcock, Graphics Technician

Katherine Warner, Graphics Technician/GIS Specialist





CITY OF
VENTURA

In compliance with the Americans with Disabilities Act, this document is available in alternate formats by calling the City of Ventura at 805/654-7893 or by contacting the California Relay Service.





Saticoy & Wells
Community Plan &
Development Code

DRAFT
ENVIRONMENTAL
IMPACT REPORT

EIR-2473
SCH#2006081139

CITY OF
VENTURA

VOLUME II – APPENDICES • MAY 2009



Appendix A
Initial Study/NOP



INITIAL STUDY/NOTICE OF PREPARATION
FOR THE
SATICOY & WELLS COMMUNITY PLAN AND DEVELOPMENT CODE
EIR-2473

Prepared for:
THE CITY OF SAN BUENAVENTURA
501 Poli Street
Ventura, California 93002

Prepared by:

The logo for Crawford Multari & Clark Associates features the company name in a teal serif font, with 'Crawford' on the first line, 'Multari &' on the second, and 'Clark' on the third. Below this, the word 'ASSOCIATES' is written in a smaller, teal, all-caps sans-serif font. A thin teal horizontal line is positioned above the word 'Crawford'.

Crawford
Multari &
Clark
ASSOCIATES

641 Higuera Street, Suite 302
San Luis Obispo, California 93401

(805) 541-2622

August 24, 2006



To: Responsible and Trustee Agencies, Interested Persons

From: Mr. Chris Wm. Clark
Consultant to the City of Ventura
Crawford Multari & Clark Associates
641 Higuera Street, Suite 302
San Luis Obispo, California 93401

Subject: Notice of Preparation of a Draft Environmental Impact Report

The City of Ventura will be the Lead Agency and will prepare an environmental impact report (EIR) for the project identified below. We need to know the views of your agency as to the scope and content of the environmental document. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for this project.

The project description, location and the potential environmental effects are contained in the attached Initial Study. All references are available for review at City Hall. The project area may include sites listed on active hazardous materials site lists.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice. A scoping session for this project will be held at 5:00 p.m., August 29, 2006 at Sacred Heart Church, Biederman Hall, 10800 Henderson Road, Ventura, CA. The NOP and the Plan are available for viewing at the City website: http://www.ci.ventura.ca.us/depts/comm_dev/enviro_plan/environmental_impact.asp.

Please send your response to (contact person) at the address shown above. We will need the name for a contact person in your agency.

Project Title: Saticoy & Wells Community Plan and Development Code and Development Code
Project Applicant, if any: NA

Date August 24, 2006

Signature: 

Telephone: (805) 541-2622 x14

Signature _____

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COMPLIANCE WITH CEQA

The City of San Buenaventura (Ventura), as the lead agency, has entered into the environmental review process to assess potential impacts that could arise from development pursuant to the Saticoy & Wells Community Plan and Development Code. Through this documentation process, the City ensures that all possible environmental effects are fully disclosed in compliance with the California Environmental Quality Act (CEQA).

PURPOSE

This Initial Study has been prepared in accordance with the requirements of the California Environmental Quality Act (CEQA) to evaluate the potential for development pursuant to the Saticoy & Wells Community Plan and Development Code to result in significant environmental impacts. As described by Section 15063 of the *CEQA Guidelines*, an Initial Study can be used to:

- Provide a preliminary analysis of potential project-specific and cumulative environmental effects of a proposed project;
- Identify environmental issue areas where the proposed project may have the potential to result in significant impacts that should be evaluated in a project-specific EIR;
- Enable the lead agency to modify a project to avoid or mitigate adverse impacts before an EIR is prepared, thereby allowing a Negative Declaration or a Mitigated Negative Declaration to be prepared for the project; and
- Document the factual basis for the finding in a Negative Declaration or a Mitigated Negative Declaration that a project will not have a significant impact on the environment.

PROJECT LOCATION

The planning area is located in eastern Ventura and in the County of Ventura, north and south of Highway 126 (Figure 1 and 2). The plan area includes approximately 1,000 acres and corresponds generally to the area bound by Telegraph Avenue on the north, Saticoy Avenue on the west, the Santa Clara River on the south, and the Franklin Barranca on the east.

PROJECT DESCRIPTION

The Community Plan is being developed in two phases: the first phase was performed in conjunction with City and Regional Planning students at the California Polytechnic State University, San Luis Obispo (Cal Poly) over the 2005-2006 academic year. Cal Poly students conducted community and agency outreach, held meetings with staff and the public, and prepared a draft background report and general concept plan. The student-generated report and concept plan serves to inform the second phase: preparation of a Community Plan and Development Code by Crawford Multari and Clark Associates and their team of consultants.

The professional plan is being completed at the time of this writing. The intent of the professional effort is to build on the student work, while ensuring that the Code and Plan meet professional and City standards. The following description is based in part on the student-generated plan and in part on the professional-level work that is underway.

The Community Plan is intended to implement the goals, policies and programs of the 2005 General Plan by establishing policies and standards for the development and redevelopment of the Saticoy and Wells planning areas. The Community Plan will include goals, policies, and implementation programs, as well as a Development Code.

The Saticoy & Wells Community Plan and Development Code will be an amendment to the General Plan and will serve to implement the following General Plan goals:

“provide residents with more transportation choices” by strengthening infrastructure for alternative modes of transportation through the provision of a future transit center, addition of bike lanes, and creation of a pedestrian/bike path system.

“be a model for other communities of environmental responsibility” through restoration and revitalization of the barrancas and preservation the Santa Clara River corridor.

“provide enriching recreation options for the entire community” through emphasis on active and passive recreational opportunities, including the provision for civic parks and the facilitation of recreation along the community’s waterways.

“respect our diverse neighborhoods” through special emphasis on Old Town Saticoy as an especially diverse and culturally significant neighborhood with specialized retail opportunities and a lively town square.

“reinvest in older areas of our community” such as Old Town Saticoy and the Saticoy Industrial District through the promotion of small businesses with live/work and mixed use opportunities, in addition to the preservation of older industrial uses.

“to become a vibrant cultural center” by connecting Saticoy & Wells to its cultural heritage through amenities including an agricultural interpretive center, a farmers market, and a Chumash historical museum.

Land Use

Key features of the Community Plan include at this time:

New Urbanism	
Application of transects	Distinct neighborhood centers
Community and Cultural Context	
Integration of existing neighborhoods with new development into a walkable urban fabric	Transit-oriented development near rail depot
Public plaza for farmers market and other community and cultural activities	Native American museum for Chumash tribe
Senior community center	Diverse housing (live-work, lofts, etc.)
Public Facilities	
Police station	
Accessibility	
Pedestrian/bicycle paths along barrancas	Rear/side access lanes throughout neighborhoods
Pedestrian overcrossing over Highway 126	Connection with regional circulation system
Natural Environment	
Barranca enhancement/restoration	Linear parks along waterways
Variety of parks serving different users	

A number of projects have been proposed or are envisioned for the Saticoy & Wells area, as outlined in the following table:

Planned or Pending Projects (February 2006)

Project Name	Current General Plan Land Use	Proposed Land Use	Acreage	Description
Citrus Place	Neighborhood Residential Low	Mixed Use	99	Modified grid street pattern with 184 dwelling units of varying density and cost and commercial and open space.
The Parklands	Neighborhood Residential Low	Mixed Use	67	Modified grid street pattern with 487 mixed density housing units with pocket parks, commercial, and central civic use.
Aldea Hermosa	Neighborhood Residential Low	Medium Density Residential	7	Grid Street pattern with 59 units and a central park.

Broome Site	Neighborhood Residential Medium	City staff foresee big box retail and housing	29	A range of 174 ~ 254 including a mix of housing types
Hansen Trust	Neighborhood Residential Low	Medium Density Residential	35	221 units small and large family homes
Totals:			160 acres	1,205 dwelling units

In addition to the proposed development described above, additional housing could be developed in unincorporated portions of the plan area, as well as an amount of redevelopment. For the purposes of this initial study, the City is contemplating a range between 2,000 and 2,400 potential additional units. This number will be further refined for the Draft EIR. Additional commercial development will be analyzed as well.

Practically, the Community Plan will:

- Incorporate the planned or pending projects to the extent information is available at this time
- Identify connections and accessibility options between these projects and the larger public realm
- Plan for development on those sites where no projects have yet been proposed
- Apply a development code throughout the plan area

REQUIRED APPROVALS

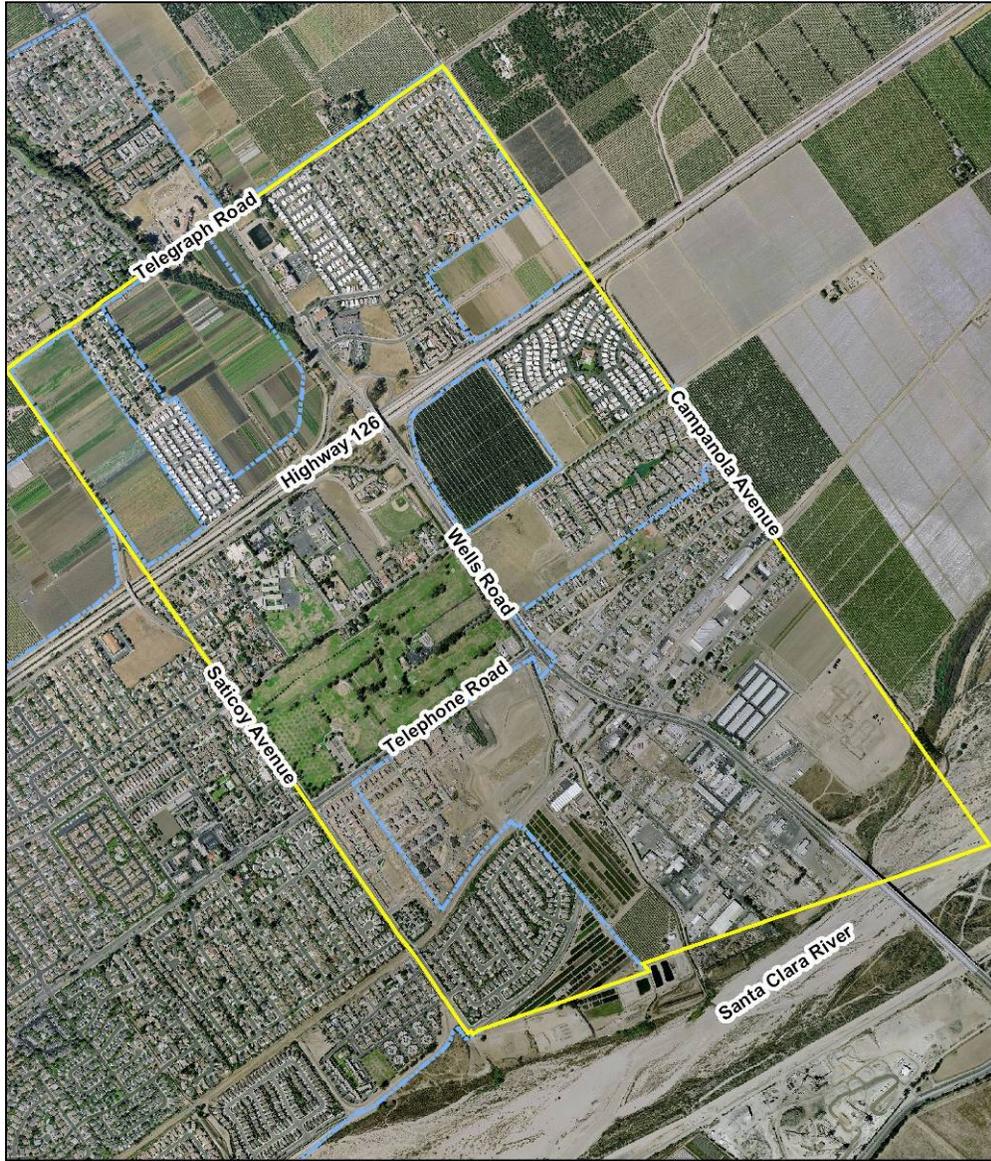
Approvals required for the proposed Community Plan include:

- Certification of an environmental impact report with findings
- Approval of a general plan amendment to amend the map and text consistent with the updated Saticoy-Wells Community Plan
- Adoption of an ordinance amending the text and map of the City's Zoning Ordinance to incorporate relevant provisions of the Saticoy-Wells Community Plan development code and regulating plan

Figure 1. Regional Location



Figure 2. Planning Area



 Saticoy Specific Plan Boundary
 City Limit



0 650 1,300 2,600 3,900 5,200 Feet

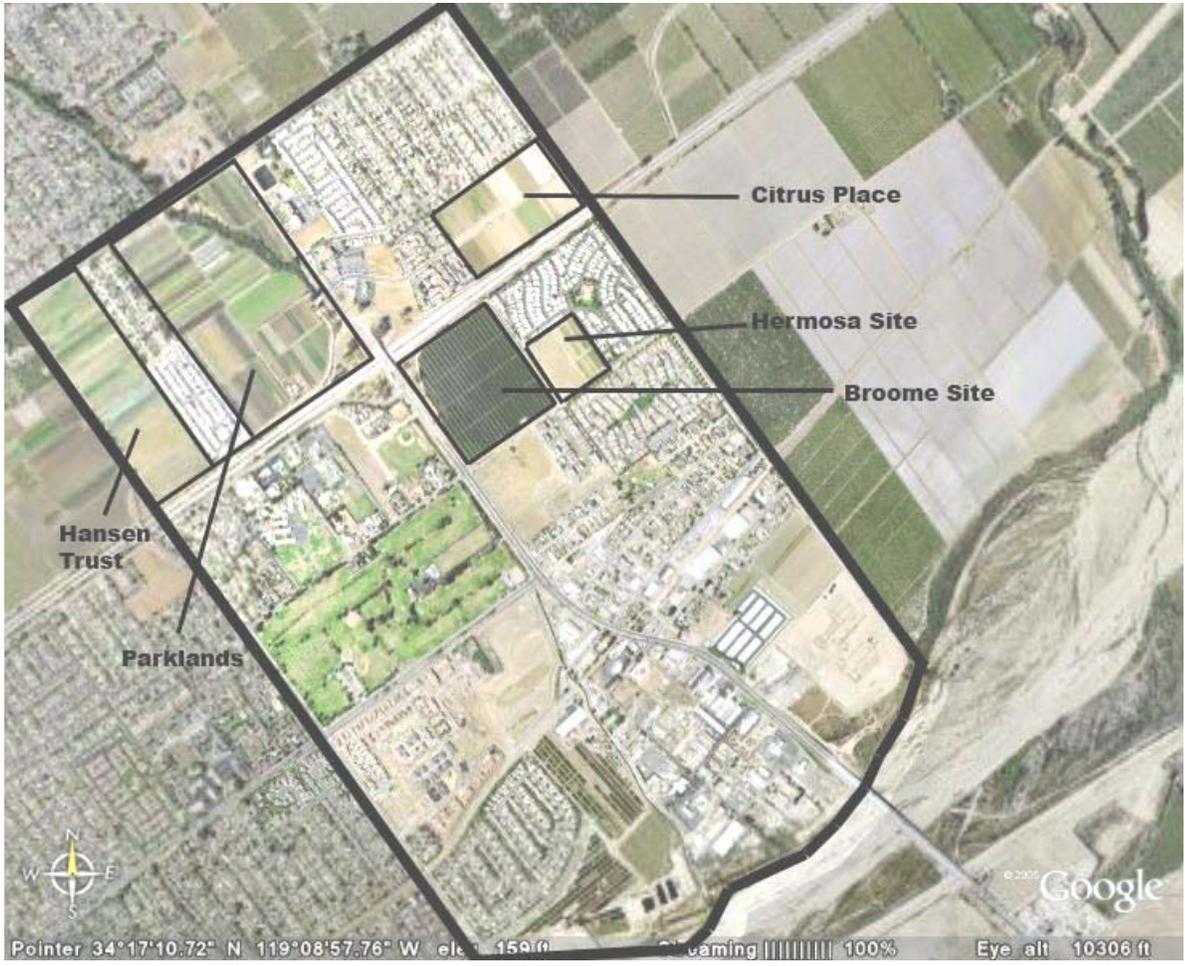


Figure 3. Pending Project Locations.

ENVIRONMENTAL CHECKLIST

Project Title: Saticoy & Wells Community Plan and Development Code

Lead Agency: City of Ventura

Contact Person: Chris Clark

Consultant for the City of Ventura Community Development Department
Crawford Multari & Clark Associates
641 Higuera Street, Suite 302
San Luis Obispo, California 93402

(805) 541-2622 x14

Project Location: The planning area is located in eastern Ventura and in Ventura County, north and south of Highway 126. The plan area corresponds generally to the area bound by Telegraph Road on the north, Saticoy Avenue on the west, the Santa Clara River on the south, and Franklin Barranca on the east.

Project Sponsor: NA

General Plan Designation(s): Agriculture, Neighborhood Low, Neighborhood Medium, Neighborhood High, Public Institutional, Commerce, Industry, Specific Plan Area, Parks and Open Space, Wells Corridor, Saticoy Neighborhood Center, and Saticoy District

Zoning: Single Family (R-1-6, R-1-7, R-1—10, R-1-1AC), Residential Planned Development (RPD-8U, RDPD-20U), Two Family (R-2), Multiple Family (R-3-2, R-3-3), Mixed Use (MXD), Commercial Planned Development (CPD), Intermediate Commercial (C-1A), Mobile Home Park (MHP), and Professional Office (PO).

Project Description: The project is a Community Plan and Development Code for approximately 1,000 acres at the eastern edge of the City of Ventura. The project is intended to implement the General Plan by providing a Plan for new and revitalized residential communities, public use facilities, and commercial centers in the Saticoy & Wells areas.

Surrounding Land Uses and Setting: The planning area is surrounded by a mix of residential, agricultural, and commercial land uses.

Other Agencies Whose Approval is Required:

The plan as a whole is subject solely to the approval of the City Council. Individual projects may be required to obtain any number of permit approvals, including, but not limited to:

- California Department of Transportation (Caltrans)
- Regional Water Quality Control Board (RWQCB)
- Ventura County Air Pollution Control District (APCD)
- U. S. Army Corps of Engineers
- Ventura Flood Control District
- Department of Fish & Games

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

Descriptions of project-related impacts that have the potential to be significant, or that have been determined to be less than significant, are provided in the narrative in this Initial Study.

The evaluation of potential environmental impacts determined that the project would not result in environmental impacts or less than significant impacts in the issue areas that are listed below and that are denoted with a “*”. The project has the potential to result in significant environmental impacts regarding issue areas that are denoted with a “✓”.

✓	Aesthetics	✓	Agriculture Resources	✓	Air Quality
✓	Biological Resources	✓	Cultural Resources	*	Geology/Soils/Geotechnical
*	Hazards & Hazardous Materials	✓	Hydrology/Water Quality	✓	Land Use/Planning
*	Mineral Resources	✓	Noise	✓	Population/Housing
✓	Public Services	✓	Recreation	✓	Transportation/Traffic
✓	Utilities/Service Systems	✓	Mandatory Findings of Significance		

- * No impact or less than significant impact
- ✓ Significant or potentially significant impact

CEQA Guidance

The State CEQA Guidelines were used in answering the checklist questions:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the discussion. A “No Impact” answer is adequately supported if the discussion shows that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained when it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (State CEQA Guidelines Section 15063[c][D]). In this case, a brief discussion should identify the following:
 - a). *Earlier Analysis Used.* Identify and state where they are available for review.
 - b). *Impacts Adequately Addressed.* Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c). *Mitigation Measures.* For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. *Supporting Information Sources:* A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

Identification of the potential for residual significant adverse environmental impacts would trigger the need for preparation of an EIR. For issue areas in which no significant adverse impact would result or impacts would be reduced to a less-than-significant level by mitigation, further analysis is not required.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS				
Would the proposal:				
a. Have a substantial adverse effect on a scenic vista?	X			
b. Substantially damage scenic resources, including, but not limited to, tree, rock outcroppings, and historic buildings within a scenic state highway?			X	
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	X		X	
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in this area?			X	

Discussion of Checklist Answers

- a. The San Rafael Mountains to the north and east of the Community Plan and Development Code Area are visible from major public roadways in the planning area (during clear conditions). The river is not visible from the project interior. Other conditions include rural views of agricultural land. The height of the mountains is substantial. Views of the mountains may be blocked to varying degree on specific sites compared to existing conditions, but overall views will be maintained. However, rural views of agricultural land will be converted to urban views. Impacts may be potentially significant.
- b. There are no designated scenic state highways in the planning area. Telegraph, Wells, and Highway 126 are considered locally scenic roadways. The project area does not include rock outcroppings, or historic trees, which would be impacted by development. The project seeks to improve aesthetics in the area, and preserve or enhance historic resources. Impacts are considered less than significant.
- c. The character and quality of the planning area varies greatly, from natural areas and neighborhoods to the south, to established natural vegetation, agricultural operations, and newer construction elsewhere. The project will alter the character of the area, from rural to urban in nature. The quality of the view will be addressed by the City's design review process, and the Development Code developed as part of the project. Impacts to character are considered potentially significant. Impacts to quality are considered less than significant.
- d. The project area is largely lit, since the majority (approximately 60%) is currently developed. Implementation of the plan in this area would introduce additional light and potential sources of glare which may affect views. However, given existing City lighting restrictions, and the generally developed nature of the project area, impacts are considered less than significant.

Issues	Potentially Significant Impact	Potentially Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURAL RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the proposal:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	X			
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?			X	

Discussion of Checklist Answers

- a. The implementation of the project will result in the conversion of prime and important farmland to non-agricultural use. Impacts are considered potentially significant.
- b. Although portions of the planning area are in agricultural use, existing zoning for the planning area foresees eventual development for residential and commercial uses. None of the existing agricultural operations are covered by Williamson Act contracts. There is no impact.
- c. The project area represents the planned terminus of the City of Ventura, as set forth in the 2005 General Plan. Agricultural lands to the north and northwest of the planning area are protected by the provisions of SOAR, which require a vote of populace before conversion of certain agricultural lands. Impacts are considered less than significant.

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY					
Where available, the significance criteria established by the applicable air quality management or pollution control district may be relied upon to make the following determinations. Would the project:					
a.	Conflict with or obstruct implementation of the applicable air quality plan?	X			
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	X			
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	X			
d.	Expose sensitive receptors to substantial pollutant concentrations?	X			
e.	Create objectionable odors affecting a substantial number of people?	X			

Discussion of Checklist Answers

- a. The applicable air quality plan is the Ventura APCD Air Quality Management Plan (AQMP). Consistency with the AQMP will be analyzed further in the EIR. Impacts may be potentially significant.
- b. Implementation of the proposed project would contribute to air quality deficiencies in the area. Potential for violations of air quality standards can be broken down into two phases: construction (short-term) and operation (long-term). Construction impacts generally stem from grading, excavation, and use of heavy equipment on site. Buildout of the planning area pursuant to the proposed plan may result in increased vehicle traffic and related emissions. Given the large area encompassed by the Community Plan and Development Code, and the amount of new development anticipated, impacts may be potentially significant.
- c. Development pursuant to the proposed plan would contribute to air quality deficiencies when considered along with other existing and future emission sources in the area. Impacts may be potentially significant.
- d. Sensitive receptors include school-age children, residential areas, and nursing homes. The project may generate emissions and dust levels that exceed acceptable thresholds. In the EIR emission concentrations from non-stationary sources would be quantified and compared to appropriate AQMD significance thresholds. The analysis may include a carbon monoxide (CO) "hot spot" analysis at potentially impacted intersections. Impacts may be potentially significant.
- e. The project will not generally be a source of objectionable odors. However, localized incompatibilities may occur where mixed use projects are proposed (such as nail salons below residences). Impacts may be potentially significant.

Issues		Potentially	Less Than	Less Than	No
		Significant	Significant with	Significant	Impact
		Impact	Mitigation	Impact	Impact
			Incorporated		
IV. BIOLOGICAL RESOURCES					
Would the proposal:					
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	X			
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?	X			
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	X			
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native residents or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	X			
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f.	Conflict with provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Discussion of Checklist Answers

- a. Based on preliminary work done by Padre Associates, including field visits in July 2006, the most biologically diverse habitat within the Community Plan and Development Code Area occurs along Brown Barranca and the Santa Clara River. There is also a small riparian area at the mouth of Franklin barranca. Several sensitive bird species breed in riparian areas including the listed least Bell's vireo and willow flycatcher, and sensitive yellow warbler and yellow breasted chat (California Species of Concern - CSC). The project may directly or indirectly impact these areas. Impacts may be potentially significant.
- b. The planning area borders the Santa Clara River and includes the Brown Barranca, both of which provide varying degrees of riparian habitat. The project may directly or indirectly impact these features. Impacts may be potentially significant.
- c. The aforementioned features may also include areas of wetland habitat. Impacts may be potentially significant.
- d. The aforementioned features provide varying degrees of wildlife cover and movement corridor. Impacts may be potentially significant.

- e. Development pursuant to the plan is subject to the City's tree protection ordinance. Impacts are considered less than significant.
- f. The project area is not subject to a Habitat Conservation Plan (HCP) or Natural Communities Conservation Plan (NCCP). There is no impact.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES				
Would the proposal:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	X			
b. Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?	X			
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d. Disturb any human remains, including those interred outside of formal cemeteries?	X			

Discussion of Checklist Answers

- a. A number of structures located in the planning area are listed as historic or potentially historic resources. The project may directly or indirectly affect these resources. Impacts may be potentially significant.
- b. The project area is known to contain archaeological resources. Further development may directly impact known and unknown resources. Impacts may be potentially significant.
- c. No known paleontologic or unique geologic features exist on site. Impacts are less than significant.
- d. The project area is known to include sites containing human remains. Impacts may be potentially significant.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS				
Would the project:				
a. Expose people or structure to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated in the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii. Strong seismic ground shaking?			X	
iii. Seismic-related ground failure, including liquefaction?			X	
iv. Landslides?				X
b. Result in substantial soil erosion or loss of topsoil?			X	

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Be located on a geologic unit or soil that is unstable, or that would become unstable because of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

Discussion of Checklist Answers

- ai. There are known potentially active and active faults in and near the planning area. Rupture and its risks are addressed by City requirements to prepare and comply with geotechnical studies. Impacts are considered less than significant.
- aii. Seismic activity along any of the faults in the area would pose varying degrees of ground shaking risk to the project. The project will be required to comply with Uniform Building Code Seismic Regulations, which includes requirements for a geotechnical investigation prior to construction. The Code requires that the components of the project be designed in accordance with the parameters and recommendations outlined in the geotechnical study, including measures to reduce risk of seismic damage. Impacts are considered less than significant.
- aiii. The Building Code requires investigation of the site's potential for liquefaction. Impacts are considered less than significant.
- aiv. There are no slopes of sufficient grade within the planning area for landslide to be a concern. There is no impact.
- b. The greatest potential for erosion for a project is during the initial grading stages, as surfaces are denuded and soil is exposed. The potential for erosion is limited by the relatively shallow slope, and the phased nature of the construction program, which will limit the total area of disturbance. The potential for erosion is further reduced by existing regulatory programs, such as the NPDES program, which requires stormwater management plans for all projects greater than one acre, and the Ventura Countywide Stormwater Quality Urban Impact Mitigation Plan (SQUIMP), which requires stormwater and erosion control for most projects. Impacts are considered less than significant.
- c. Soils within the Community Plan and Development Code Area exhibit moderate to low potential for expansiveness. Impacts are considered less than significant; impacts are to be addressed for particular projects in geotechnical studies.
- d. The project will not utilize septic systems. There is no impact.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. HAZARDS AND HAZARDOUS MATERIAL				
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			X	
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			X	
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

Discussion of Checklist Answers

- a-d. Hazardous materials may be transported on roads or rails through the Community Plan and Development Code Area. Hazardous materials may also be used in industrial and agricultural operations in and near the plan area. The plan may result in additional population, including students, and housing proximate to these sources. However, potential impacts are addressed by existing regulations which include the requirement to address discovered contamination.
- e-f. The project area is not located within the vicinity of a public or private airstrip. Impacts are less than significant.
- g. The project will introduce additional population and development in the planning area. However, none of this is designed to have a major effect on area roadways (i.e. evacuation routes or emergency response routes. There may be some changes which affect the utilization of roads and intersections, but this will not effect overall emergency planning.

- h. Based on the Ventura General Plan EIR (Figure 4.11-2), the project area is not considered a high fire hazard area. Impacts are less than significant.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY				
Would the project:				
a. Violate any water quality standards or waste discharge requirements?	X			
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	X			
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	X			
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	X			
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	X			
f. Otherwise substantially degrade water quality?			X	
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	X			
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	X			
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	X			
j. Inundation by seiche, tsunami, or mudflow?	X			

Discussion of Checklist Answers

- a. Runoff from the project area could result in violations of water quality or waste discharge standards imposed by the various agencies (RWQCB). Impacts may be potentially significant and will be further analyzed in the EIR.
- b. The proposed project, in conjunction with other past, present, and reasonable foreseeable future projects, will contribute to the utilization of public water. Impacts may be potentially significant and will be further analyzed in the EIR.

- c. The proposed project may create a change in surface drainage patterns or absorption. Impacts may be potentially significant and will be further analyzed in the EIR.
- d. Surface waters in the region could be degraded by runoff from the proposed project. Impacts may be potentially significant and will be further analyzed in the EIR.
- e. The project may increase runoff to area stormwater infrastructure, necessitating improvements. Impacts are potentially significant.
- f. The project would not otherwise degrade water quality. Impacts are considered less than significant.
- g-h. The project would include development in a 100-year flood hazard area. Impacts may be potentially significant.
- i. The project area is at risk of inundation from a number of upstream dams. Impacts may be potentially significant.
- j. The project site is not located near the ocean or other water body that would put it at risk of inundation by seiche or tsunamis. However, the project area is at risk of mudflow from dam failure or flooding along the Santa Clara River. Impacts related to mudflow are considered potentially significant.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. LAND USE PLANNING				
Would the project:				
a. Physically divide an established community?			X	
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	X			
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
d. Induce substantial population growth in an area, either directly or indirectly	X			
e. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere and/or displace substantial numbers of people, necessitating the construction of replacement housing elsewhere			X	

Discussion of Checklist Answers

- a. The project will introduce new development in an area of existing communities. As stated in the project description, the project seeks, in part, to provide more connectivity between communities. Impacts are considered less than significant.
- b. The project will be assessed for conflict with all applicable plans and policies in the EIR.

- c. No Habitat Conservation Plans (HCP) or Natural Communities Conservation Plans (NCCP) apply to the planning area. There is no impact.
- d. The project will introduce additional population in the planning area. Impacts of growth may be potentially significant, as described elsewhere in this Study.
- e. The project will increase the available housing stock in the planning area, but may temporarily displace existing residents as properties are redeveloped. The net effect of the plan will be to increase housing opportunities in the area. Therefore, impacts are considered less than significant.

Issues	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
X. MINERAL RESOURCES.				
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			X	
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?			X	

Discussion of Checklist Answers

- a-b. The Santa Clara River area is mapped as important mineral resources in both the County and City General Plans. Near the study area, these resources are located in the river way and consist of aggregate used for construction. The project would not interfere with the ability to access these resources.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. NOISE.				
Would the project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	X			
b. Exposure of persons to or generation of excessive groundbourne vibration or groundbourne noise levels?	X			
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	X			

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Discussion of Checklist Answers

- a. The project may introduce population into noisy areas, or increase noise in the plan area. Impacts may be potentially significant.
- b. Land uses proximate to the rail lines may experience groundbourne noise and/or vibration from passing trains. Impacts may be potentially significant.
- c-d. The introduction of a substantial additional population in the planning area will result in increases in vehicle traffic, the operation of which may significantly increase ambient noise levels in the area. Impacts may be potentially significant.
- e-f. The project is not within the vicinity of an airport. There is no impact.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. POPULATION AND HOUSING. Would the project:				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	X			
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Discussion of Checklist Answers

- a. The project will introduce substantial new population in the area, the impacts of which may be potentially significant.
- b-c. The project consists mainly of infill development. Portions of the planning area may redevelop over time. This may lead to temporary displacement of individual housing units or units of population. However, the net effect of the plan will be to increase the available housing stock and population in the planning area. Impacts are less than significant.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. PUBLIC SERVICES.				
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i. Fire protection?	X			
ii. Police protection?	X			
iii. Schools?	X			
iv. Parks?	X			
v. Other Public Facilities?	X			

Discussion of Checklist Answers

- ai-aii. The implementation of the Plan would result in the development of substantial numbers of residential dwelling units, increasing demand for fire and police service. Impacts may be potentially significant.
- aiii. The project will increase the number of students requiring accommodation in the school system. Existing schools are at or near capacity. Impacts may be potentially significant.
- aiv. Existing park space in the community appears to be insufficient to reach the stated goal of 10 acres per thousand new residents. Impacts may be potentially significant.
- av. The project may adversely impact other public facilities, such as libraries. Impacts may be potentially significant.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. RECREATION.				

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	X			
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	X			

Discussion of Checklist Answers

a-b. The full implementation of the plan will induce substantial population growth into the planning area, which could have significant adverse impacts in terms of both existing and proposed recreational facilities. Existing facilities could be adversely affected through substantial increases in use, and proposed facilities, when considered along with development of the planning area, could have significant impacts. The project could also fail to meet the stated goal of 10 acres per thousand residents. Impacts are considered potentially significant.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. TRANSPORTATION/TRAFFIC				
Would the proposal:				
a. Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	X			
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	X			
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d. Substantially increase hazards due to a design feature (e.g., sharp curves of dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
e. Result in inadequate emergency access?				X
f. Result in inadequate parking capacity?	X			
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	X			

Discussion of Checklist Answers

a-b. The project will increase traffic in the area, which may result in congestion and decreases in levels of service. Impacts may be potentially significant.

- c. The project will not impact air traffic patterns.
- d-e. The implementation of the plan will result in new development patterns and street infrastructure in portions of the planning area. This may result in nonstandard conditions or issues emergency access, but these will be addressed through design review and city regulations. Impacts are considered less than significant.
- f. The project will increase the need for public on-street and private off-street parking in the planning area. Impacts may be potentially significant.
- g. The project will increase the need for facilities supporting alternative transportation, and may alter or impair existing plans for alternative transportation. Impacts may be potentially significant.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS.				
Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	X			
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	X			
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could have significant environmental effects?	X			
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements necessary?	X			
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	X			
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	X			
g. Comply with federal, state, and local statutes and regulations related to solid waste?			X	

Discussion of Checklist Answers

- a. The project may contribute to existing water quality violations in the Santa Clara River. Impacts are considered potentially significant.
- b-f. The project will increase demand for all utilities and service systems. Improvements and/or expansion may be needed to serve proposed development. Impacts are considered potentially significant.
- g. Development in the planning area will generate predominantly residential and commercial waste, which will continue to be subject to diversion requirements and will be managed by approved waste haulers and facilities. Impacts are considered less than significant.

Issues		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII.	MANDATORY FINDINGS OF SIGNIFICANCE				
	a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife species population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	X			
	b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, and the effects of probable future projects)	X			
	c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	X			

Conclusion

The project may have cumulatively significant impacts, and may impact humans, through noise and traffic, among other issue areas, as noted throughout this initial study.

DETERMINATION

Pursuant to Sections 15152 and 15168 of the State CEQA Guidelines, this initial study has been prepared to evaluate the potential impacts of the proposed project.

On the basis of this initial evaluation:

_____ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

_____ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because of the mitigation measures described in the initial study. **A NEGATIVE DECLARATION** will be prepared.

X I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

_____ I find that the proposed project **MAY** have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

_____ I find that although the proposed project could have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.



Chris Clark for the City of Ventura

August 24, 2006

Date

City Staff

Date

CITATIONS

2005 Ventura General Plan and FEIR, City of Ventura

Padre Associates, "Saticoy Wells Specific Plan, Preliminary Biology Constraints" July 24, 2006

LIST OF PREPARERS

Nicole Carter, Senior Environmental Specialist, CMCA

Chris Clark, Principal, CMCA

Appendix B

Greenhouse Gas Data Sheets



Greenhouse Gas Emission Worksheet

Mobile Emissions

Wells-Saticoy Community Plan

From URBEMIS 2007 Vehicle Fleet Mix Output:

Daily Vehicle Miles Traveled (VMT): 242,953 (Net: Proposed - Existing)

Annual VMT: 88,677,845

Vehicle Type	Percent Type	CH4 Emission Factor (g/mile)*	CH4 Emission (g/mile)	N2O Emission Factor (g/mile)*	N2O Emission (g/mile)
Light Auto	55.6%	0.4	0.2224	0.4	0.2224
Light Truck < 3750 lbs	15.1%	0.5	0.0755	0.6	0.0906
Light Truck 3751-5750 lbs	15.9%	0.5	0.0795	0.6	0.0954
Med Truck 5751-8500 lbs	7.0%	0.5	0.035	0.6	0.042
Lite-Heavy Truck 8501-10,000 lbs	1.1%	0.12	0.00132	0.2	0.0022
Lite-Heavy Truck 10,001-14,000 lbs	0.3%	0.12	0.00036	0.2	0.0006
Med-Heavy Truck 14,001-33,000 lbs	1.0%	0.12	0.0012	0.2	0.002
Heavy-Heavy Truck 33,001-60,000 lbs	0.9%	0.12	0.00108	0.2	0.0018
Other Bus	0.0%	0.5	0	0.6	0
Urban Bus	0.1%	0.5	0.0005	0.6	0.0006
Motorcycle	1.7%	0.09	0.00153	0.01	0.00017
School Bus	0.1%	0.5	0.0005	0.6	0.0006
Motor Home	1.2%	0.12	0.00144	0.2	0.0024
Total			0.42033		0.46077

* from Table C.4: Methane and Nitrous Oxide Emission Factors for Mobile Sources by Vehicle and Fuel Type (g/mile).

Assume Model year 2000-present, gasoline fueled.

Source: California Climate Action Registry General Reporting Protocol, Reporting Entity-Wide Greenhouse Gas Emissions, Version 2.2, March 2007.

Total Emissions (metric tons) = Emission Factor by Vehicle Mix (g/mi) x Annual VMT(mi) x 0.000001 metric tons/g
--

Conversion to Carbon Dioxide Equivalency (CO2e) Units based on Global Warming Potential (GWP)

CH4 23 GWP

N2O 296 GWP

1 ton (short, US) = 0.90718474 metric ton.

Annual Mobile Emissions:

	Total Emissions	Total CO2e units
CO2 Emissions* :	44548.6 tons CO2	40,413.8 metric tons CO2e
CH4 Emissions:	37.2740 metric tons CH4	857.3010 metric tons CO2e
N2O Emissions:	40.8601 metric tons N2O	12,095 metric tons CO2e

Project Total:	53,365.690 metric tons CO2e
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* From URBEMIS 2007 results for mobile sources

Urbemis 2007 Version 9.2.4

Combined Summer Emissions Reports (Pounds/Day)

File Name: C:\Documents and Settings\MMaddox\Application Data\Urbemis\Version9a\Projects\Wells Saticoy Community Plan.urb924

Project Name: Wells Saticoy Community Plan

Project Location: California State-wide

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Summary Report:

AREA SOURCE EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (lbs/day, unmitigated)	131.08	25.36	90.91	0.00	0.27	0.27	31,143.39

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (lbs/day, unmitigated)	235.52	325.52	2,933.48	2.41	420.24	82.07	244,101.87

SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (lbs/day, unmitigated)	366.60	350.88	3,024.39	2.41	420.51	82.34	275,245.26

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Area Source Unmitigated Detail Report:

AREA SOURCE EMISSION ESTIMATES Summer Pounds Per Day, Unmitigated

<u>Source</u>	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
Natural Gas	1.88	24.45	11.49	0.00	0.05	0.05	31,014.23
Hearth - No Summer Emissions							
Landscape	13.57	0.91	79.42	0.00	0.22	0.22	129.16
Consumer Products	89.68						
Architectural Coatings	25.95						
TOTALS (lbs/day, unmitigated)	131.08	25.36	90.91	0.00	0.27	0.27	31,143.39

Area Source Changes to Defaults

Operational Unmitigated Detail Report:

OPERATIONAL EMISSION ESTIMATES Summer Pounds Per Day, Unmitigated

<u>Source</u>	<u>ROG</u>	<u>NOX</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM25</u>	<u>CO2</u>
Single family housing	133.04	175.67	1,615.22	1.31	227.33	44.43	132,565.91
Condo/townhouse general	14.19	17.90	164.61	0.13	23.17	4.53	13,509.81
City park	0.28	0.22	1.89	0.00	0.28	0.05	160.66
Free-standing discount store	46.31	69.59	608.44	0.51	89.52	17.46	51,699.83
Regnl shop. center	20.85	31.07	271.66	0.23	39.97	7.80	23,082.83
Strip mall	20.85	31.07	271.66	0.23	39.97	7.80	23,082.83
TOTALS (lbs/day, unmitigated)	235.52	325.52	2,933.48	2.41	420.24	82.07	244,101.87

Operational Settings:

Does not include correction for passby trips

Does not include double counting adjustment for internal trips

Analysis Year: 2010 Temperature (F): 85 Season: Summer

Emfac: Version : Emfac2007 V2.3 Nov 1 2006

Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
Single family housing	535.33	9.57	dwelling units	1,606.00	15,369.42	131,403.93
Condo/townhouse general	14.19	6.90	dwelling units	227.00	1,566.30	13,391.40
City park		1.59	acres	13.56	21.56	160.79
Free-standing discount store		56.02	1000 sq ft	125.00	7,002.50	51,769.48
Regnl shop. center		42.94	1000 sq ft	72.81	3,126.46	23,113.93
Strip mall		42.94	1000 sq ft	72.81	3,126.46	23,113.93
					30,212.70	242,953.46

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	48.9	1.2	98.4	0.4
Light Truck < 3750 lbs	10.9	2.8	91.7	5.5
Light Truck 3751-5750 lbs	21.7	0.9	98.6	0.5
Med Truck 5751-8500 lbs	9.5	1.1	98.9	0.0
Lite-Heavy Truck 8501-10,000 lbs	1.7	0.0	76.5	23.5
Lite-Heavy Truck 10,001-14,000 lbs	0.6	0.0	50.0	50.0
Med-Heavy Truck 14,001-33,000 lbs	1.0	0.0	20.0	80.0
Heavy-Heavy Truck 33,001-60,000 lbs	0.9	0.0	0.0	100.0

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Other Bus	0.1	0.0	0.0	100.0
Urban Bus	0.1	0.0	0.0	100.0
Motorcycle	3.5	68.6	31.4	0.0
School Bus	0.1	0.0	0.0	100.0
Motor Home	1.0	0.0	90.0	10.0

Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commuter	Non-Work	Customer
Urban Trip Length (miles)	10.8	7.3	7.5	9.5	7.4	7.4
Rural Trip Length (miles)	16.8	7.1	7.9	14.7	6.6	6.6
Trip speeds (mph)	35.0	35.0	35.0	35.0	35.0	35.0
% of Trips - Residential	32.9	18.0	49.1			

% of Trips - Commercial (by land use)

City park	5.0	2.5	92.5
Free-standing discount store	2.0	1.0	97.0
Regnl shop. center	2.0	1.0	97.0
Strip mall	2.0	1.0	97.0

Appendix C

Hazardous Materials Report



MEMORANDUM**PADRE ASSOCIATES, INC.**811 El Capitan Way, Suite 130
San Luis Obispo, CA 93401

Tel: 805/786-2650

Fax: 805/786-2651



To:	<u>Nicole Carter, CMCA</u>	Date:	<u>September 21, 2006</u>
From:	<u>Eric Snelling</u>	Project No:	<u>0602-1591</u>
Subject:	<u>Saticoy/Wells Community Area Plan – Hazardous Materials Research</u>	Copy to:	<u></u>

This section addresses known or suspected hazardous waste sites within the proposed Saticoy/Wells Community Plan Area of Ventura, California, based on review of readily-available agency-maintained environmental databases. These risks are primarily associated with the potential for hazardous materials storage, underground and aboveground storage tanks, and the historical sites located within the boundaries of the proposed Community Plan Area.

Methodology

An environmental records search was conducted by Environmental Data Resources, Inc. for the Community Plan area to identify known or suspected areas of contamination, underground storage tank locations, solid waste management facilities, and hazardous waste treatment, storage, and/or disposal locations. The research activities provide an overview of the environmental conditions of the Community Plan area and are not intended to replace property-specific Phase I environmental site assessments or any parcels within the Community Plan area.

Setting

The Community Plan area contains a mixture of residential, retail commercial, service commercial, light industrial, and public facility land uses. The planning area is located in eastern Ventura and in the County of Ventura, north and south of Highway 126. The plan area includes approximately 1,000 acres and corresponds generally to the area bound by Telegraph Avenue on the north, Saticoy Avenue on the west, the Santa Clara River on the south, and the Franklin Barranca on the east.

Findings

A review of environmental databases completed for the Community Plan area identified several sites with known or suspected contamination resulting from previous or current uses. The identified sites include sites with leaking underground fuel tanks sites, one closed solid waste landfill, and one industrial facility with regulatory action, as shown in Table 1 below.

Table 1 – Sites Identified Within Community Plan Area

Site Name	Address	Case	Status
Pacific Intermediates	11019 Jacinto Way	RCRA-NFRAP, CONSENT	Site of Chemical Plant Fire. Consent Order by EPA
Saticoy County 1962	Saticoy	SWF/LF	Closed Landfill
VUSD-760	760 Jazmin	LUST	Soil only. Remedial action underway
Chevron	11008 Citrus	LUST	Ground water affected. Post remedial action monitoring
Borchard Estate	11075 Violetta St.	LUST	Ground water affected. Remediation plan under preparation
U-Rent	1387 Los Angeles Ave.	LUST	Soil only. Post remedial action monitoring underway
E.J. Harrison and Sons	1589 Lirio Ave.	LUST	Ground water affected. Pollution characterization underway.
ARCO	11005 Citrus	LUST	Ground water affected. Post remedial action monitoring underway.

Source: Environmental Data Resources, Inc., EDR Radius Map Report, September 15, 2006.

Notes:

RCRA-NFRAP - Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

CONSENT - Major Legal settlements that establish responsibility and standards for cleanup at NPL (superfund) sites. Released periodically by U.S. District Courts after settlement by parties to litigation matters.

SWF/LF – Solid Waste Facilities and Landfills. Includes active and closed landfill sites.

LUST – Leaking Underground Storage Tank Site under regulatory oversight.

Several LUST sites listed with a status of "Case Closed" were listed on the EDR database report. It should be noted that residual soil contamination may be present at each of these listed LUST sites, even sites with a Case Closed status. Additional remedial activities may be required by local or state regulatory agencies if grading activities during redevelopment would disturb remaining areas of contaminated soils.

Additional sites were listed on the regulatory databases reviewed as currently or previously containing underground storage tanks (USTs), generating small quantities of hazardous wastes, or handling hazardous materials in reportable quantities. The listing of sites as containing USTs or handling hazardous materials or wastes is not necessarily an indication of site contamination.

The assessment and clean-up of properties may be required as part of site re-development which would be managed via existing regulations with oversight provided by the local CUPA and the RWQCB. Established cleanup goals will be applied to contaminated sites and the sites remediated before development is allowed to occur.

Memorandum to Nicole Carter
September 21, 2006
Page 3

A copy of the EDR Radius Map report will be forwarded to you along with this memorandum. Please contact me if you have questions or need additional information. Thank you for the opportunity to be of service to Crawford, Multari, and Clark Associates.



EDR® Environmental
Data Resources Inc

The EDR Radius Map™ Report

**Saticoy-Wells
Wells Road
Ventura, CA 93004**

Inquiry Number: 1755798.1s

September 15, 2006

The Standard in Environmental Risk Management Information

440 Wheelers Farms Road
Milford, Connecticut 06461

Nationwide Customer Service

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

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GEOCHECK ADDENDUM

GeoCheck - Not Requested

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

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

WELLS ROAD
VENTURA, CA 93004

COORDINATES

Latitude (North): 34.283800 - 34° 17' 1.7"
Longitude (West): 119.151200 - 119° 9' 4.3"
Universal Transverse Mercator: Zone 11
UTM X (Meters): 301982.8
UTM Y (Meters): 3795523.0
Elevation: 161 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 34119-C2 SATICOY, CA
Most Recent Revision: 1967

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following government records. For more information on this property see page 6 of the attached EDR Radius Map report:

<u>Site</u>	<u>Database(s)</u>	<u>EPA ID</u>
WELLS ROAD AT AZAHOR STREET WELLS ROAD AT AZAHOR STREET SATICOY, CA 93004	CHMIRS Date Completed: 01-JUN-90	N/A

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

FEDERAL RECORDS

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
Delisted NPL..... National Priority List Deletions

EXECUTIVE SUMMARY

NPL RECOVERY	Federal Superfund Liens
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
CORRACTS	Corrective Action Report
RCRA-TSDF	Resource Conservation and Recovery Act Information
HMIRS	Hazardous Materials Information Reporting System
US ENG CONTROLS	Engineering Controls Sites List
US INST CONTROL	Sites with Institutional Controls
DOD	Department of Defense Sites
FUDS	Formerly Used Defense Sites
US BROWNFIELDS	A Listing of Brownfields Sites
ROD	Records Of Decision
UMTRA	Uranium Mill Tailings Sites
ODI	Open Dump Inventory
TSCA	Toxic Substances Control Act
SSTS	Section 7 Tracking Systems
ICIS	Integrated Compliance Information System
PADS	PCB Activity Database System
MLTS	Material Licensing Tracking System
MINES	Mines Master Index File
RAATS	RCRA Administrative Action Tracking System

STATE AND LOCAL RECORDS

HIST Cal-Sites	Historical Calsites Database
CA BOND EXP. PLAN	Bond Expenditure Plan
SCH	School Property Evaluation Program
Toxic Pits	Toxic Pits Cleanup Act Sites
WMUDS/SWAT	Waste Management Unit Database
SLIC	Statewide SLIC Cases
AST	Aboveground Petroleum Storage Tank Facilities
Notify 65	Proposition 65 Records
DEED	Deed Restriction Listing
VCP	Voluntary Cleanup Program Properties
WIP	Well Investigation Program Case List
CDL	Clandestine Drug Labs
RESPONSE	State Response Sites
ENVIROSTOR	EnviroStor Database

TRIBAL RECORDS

INDIAN LUST	Leaking Underground Storage Tanks on Indian Land
INDIAN UST	Underground Storage Tanks on Indian Land

EDR PROPRIETARY RECORDS

Manufactured Gas Plants	EDR Proprietary Manufactured Gas Plants
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SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

FEDERAL RECORDS

CERCLIS-NFRAP: Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

A review of the CERC-NFRAP list, as provided by EDR, and dated 07/17/2006 has revealed that there is 1 CERC-NFRAP site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
PACIFIC INTERMEDIATES	11019 JACINTO WY, SATIC	1/4 - 1/2 SE	Z139	128

RCRAInfo: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System(RCRIS). The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month Large quantity generators generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

A review of the RCRA-LQG list, as provided by EDR, and dated 06/13/2006 has revealed that there is 1 RCRA-LQG site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
TOSCO 30971	11004 TELEGRAPH RD	1/2 - 1 NW	AM239	222

RCRAInfo: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System(RCRIS). The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month Large quantity generators generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

A review of the RCRA-SQG list, as provided by EDR, and dated 06/13/2006 has revealed that there are 10 RCRA-SQG sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
BUENAVENTURA MOBILEHOME ESTATE	11405 DARLING RD	1/4 - 1/2 NNE	132	125
P R PRINTING	10386 BOULDER CT	1/2 - 1 WSW	204	190

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
CREATIVE SCREEN PRINTING	1299 WELLS RD	0 - 1/8 SE	D26	30

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
COCOS AUTO BODY AND PAINT	1322 LOS ANGELES AVENUE	1/8 - 1/4ESE	J53	51
PETOSEED COMPANY INC	10999 NARDO STREET SATI	1/8 - 1/4SE	L58	53
GARY BETZ ENTERPRISES INC	1395 LIRID ST SATICOY	1/4 - 1/2 SSE	P78	80
HARRISON E J AND SONS INCORPOR	1589 LIRIO STREET	1/4 - 1/2 SE	W124	120
CALIFORNIA LAND CLEABING INC	1579 LOS ANGELES AVE	1/4 - 1/2ESE	V129	123
SUPER SEAL & STRIPE	1662 LIRIO AVE	1/4 - 1/2 SE	Y155	148
A 1 BODY SHOP	1691 LOS ANGELES AVE	1/2 - 1 ESE	AF190	175

ERNS: The Emergency Response Notification System records and stores information on reported releases of oil and hazardous substances. The source of this database is the U.S. EPA.

A review of the ERNS list, as provided by EDR, and dated 12/31/2005 has revealed that there are 3 ERNS sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
HWY 126 W AND 118 WELLS RD	HWY 126 W AND 118 WELLS	1/2 - 1 NW	AD172	164
HWY 126 W AND 118 WELLS RD	HWY 126 W AND 118 WELLS	1/2 - 1 NW	AD175	165

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
STATE ROUTE 118/E. OF AZAHAR S	STATE ROUTE 118/E. OF A	1/8 - 1/4ESE	H39	43

CONSENT: Major Legal settlements that establish responsibility and standards for cleanup at NPL (superfund) sites. Released periodically by U.S. District Courts after settlement by parties to litigation matters.

A review of the CONSENT list, as provided by EDR, and dated 12/14/2004 has revealed that there is 1 CONSENT site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
PACIFIC INTERMEDIATES	11019 JACINTO WY, SATIC	1/4 - 1/2SE	Z139	128

FTTS: FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act) over the previous five years. To maintain currency, EDR contacts the Agency on a quarterly basis.

A review of the FTTS list, as provided by EDR, and dated 07/14/2006 has revealed that there are 2 FTTS sites within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
FISHY FARMACY	1242 LOS ANGELES AVE	1/8 - 1/4 E	I40	43
FISHY FARMACY	1242 LOS ANGELES BLVD	1/8 - 1/4 E	I41	44

EXECUTIVE SUMMARY

FINDS: The Facility Index System contains both facility information and "pointers" to other sources of information that contain more detail. These include: RCRIS; Permit Compliance System (PCS); Aerometric Information Retrieval System (AIRS); FATES (FIFRA [Federal Insecticide Fungicide Rodenticide Act] and TSCA Enforcement System, FTTS [FIFRA/TSCA Tracking System]; CERCLIS; DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes); Federal Underground Injection Control (FURS); Federal Reporting Data System (FRDS); Surface Impoundments (SIA); TSCA Chemicals in Commerce Information System (CICS); PADS; RCRA-J (medical waste transporters/disposers); TRIS; and TSCA. The source of this database is the U.S. EPA/NTIS.

A review of the FINDS list, as provided by EDR, and dated 07/21/2006 has revealed that there are 22 FINDS sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
BUENAVENTURA MOBILEHOME ESTATE	11405 DARLING RD	1/4 - 1/2 NNE	132	125
SATICOY ELEMENTARY	760 JAZMIN ST.	1/2 - 1 W	AE177	166
P R PRINTING	10386 BOULDER CT	1/2 - 1 WSW	204	190
TOSCO 30971	11004 TELEGRAPH ROAD	1/2 - 1 NW	AM234	218
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
MARBLE - N - MORE	1163 LOS ANGELES AVE.	0 - 1/8 ENE	F17	21
CREATIVE SCREEN PRINTING	1299 WELLS RD	0 - 1/8 SE	D26	30
EL MILLENIUM AUTO REPAIR	1210 LOS ANGELES AVENUE	1/8 - 1/4 E	E34	39
FISHY FARMACY	1242 LOS ANGELES AVE	1/8 - 1/4 E	I40	43
COCOS AUTO BODY AND PAINT	1322 LOS ANGELES AVENUE	1/8 - 1/4 ESE	J53	51
PETOSEED COMPANY INC	10999 NARDO STREET SATI	1/8 - 1/4 SE	L58	53
U-RENT INC.	1387 LOS ANGELES AVENUE	1/8 - 1/4 ESE	M70	71
GARY BETZ ENTERPRISES INC	1395 LIRIO ST SATICOY	1/4 - 1/2 SSE	P78	80
BUENAVENTURA LEMON CO	11299 NARDO ST	1/4 - 1/2 E	Q80	83
HUB AUTO BODY	1401 LIRIO AVENUE	1/4 - 1/2 SSE	P86	91
HARRISON E J AND SONS INCORPOR	1589 LIRIO STREET	1/4 - 1/2 SE	W124	120
CALIFORNIA LAND CLEABING INC	1579 LOS ANGELES AVE	1/4 - 1/2 ESE	V129	123
ALTA WTP - TREATED	1635 LIRIO AVENUE	1/4 - 1/2 SE	Y137	128
PACIFIC INTERMEDIATES	11019 JACINTO WY, SATIC	1/4 - 1/2 SE	Z144	137
CASTLE OF MARBLE	1607 LOS ANGELES AVENUE	1/4 - 1/2 ESE	X150	140
AQUA CREATIONS	1607 #D LOS ANGELES AVE	1/4 - 1/2 ESE	X151	143
SUPER SEAL & STRIPE	1662 LIRIO AVE	1/4 - 1/2 SE	Y155	148
A 1 BODY SHOP	1691 LOS ANGELES AVE	1/2 - 1 ESE	AF190	175

STATE AND LOCAL RECORDS

SWF/LF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the Integrated Waste Management Board's Solid Waste Information System (SWIS) database.

A review of the SWF/LF list, as provided by EDR, and dated 06/12/2006 has revealed that there is 1 SWF/LF site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
SATICOY COUNTY 1962	SATICOY	0 - 1/8 ESE	C7	10

EXECUTIVE SUMMARY

CORTESE: This database identifies public drinking water wells with detectable levels of contamination, hazardous substance sites selected for remedial action, sites with known toxic material identified through the abandoned site assessment program, sites with USTs having a reportable release and all solid waste disposal facilities from which there is known migration. The source is the California Environmental Protection Agency/Office of Emergency Information.

A review of the Cortese list, as provided by EDR, and dated 04/01/2001 has revealed that there are 26 Cortese sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
CBX PROPERTIES/CHASE BROS	1151 WELLS RD	0 - 1/8 NW	G21	25
CHASE BROS DAIRY	1151 WELLS RD	0 - 1/8 NW	G22	27
FIRE STATION #6	10797 DARLING RD	1/4 - 1/2 WNW	R96	98
CHEVRON U.S.A. INC.	11008 CITRUS DR	1/2 - 1 NW	AH212	195
ARCO #1983	11005 CITRUS DR	1/2 - 1 NW	AI218	203
PARAMOUNT CITRUS	11832 DARLING RD	1/2 - 1 NE	AK227	210
UNOCAL #5744	11004 TELEGRAPH RD	1/2 - 1 NW	AM236	219
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
DISHMAN	11025 VIOLETA	0 - 1/8 ESE	C11	14
BORCHARD ESTATE (MARGARET)	11075 VIOLETA ST	0 - 1/8 E	E15	16
DONALD BRIGHAM	11107 VIOLETA ST	0 - 1/8 E	E29	31
BALLARD PROPERTY (ALEX)	1210 LOS ANGELES AVE	1/8 - 1/4 E	E32	36
U-RENT INC	1387 LOS ANGELES AVE	1/8 - 1/4 ESE	M61	57
WALKER RECYCLING	11032 NARDO ST	1/8 - 1/4 SE	N62	61
ORTIZ BROTHERS	11040 NARDO ST	1/8 - 1/4 SE	N66	65
NEWTON BUILDING MATERIALS	11220 AZAHAR ST	1/4 - 1/2 E	O73	75
BUENA VENTURA LEMON	11195 NARDO ST	1/4 - 1/2 E	Q79	81
BUENAVENTURA LEMON	11195 NARDO ST	1/4 - 1/2 E	Q83	88
FLORES TRUCKING	1421 LIRIO AVE	1/4 - 1/2 SSE	P92	95
BMB LEASING COMPANY	1497 LOS ANGELES AVE	1/4 - 1/2 ESE	S99	102
PILLADO J P SR	1506 LIRIO ST	1/4 - 1/2 SSE	T105	108
E.J. HARRISON & SONS	1589 LIRIO AVE	1/4 - 1/2 SE	W123	117
RAYMOND FRAZIER	1579 LOS ANGELES AVE	1/4 - 1/2 ESE	V130	124
SUPER SEAL & STRIPE	1662 LIRIO	1/4 - 1/2 SE	W131	125
J.D. HADLEY INC.	1674 LIRIO AVE	1/4 - 1/2 SE	Y160	152
JAY-MAR SUPERIOR	1804 LIRIO AVE	1/2 - 1 SE	AC185	171
OLD GAS STATION	1905 LIRIO	1/2 - 1 SE	AG198	185

SWRCY: A listing of recycling facilities in California.

A review of the SWRCY list, as provided by EDR, and dated 07/10/2006 has revealed that there are 2 SWRCY sites within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
WALKER BROS RECYCLING	11032 NARDO ST	1/8 - 1/4 SE	N64	64
JDML INC DBA STANDARD INDUSTRI	1905 LIRIO AVE	1/2 - 1 SE	AG201	187

EXECUTIVE SUMMARY

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

A review of the LUST list, as provided by EDR, and dated 07/11/2006 has revealed that there are 34 LUST sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
CBX PROPERTIES/CHASE BROS Facility Status: Case Closed	1151 WELLS RD	0 - 1/8 NW	G21	25
BAUER MANUFACTURING Facility Status: Case Closed	1140 WELLS RD.	1/8 - 1/4NW	G37	41
FIRE STATION #6 Facility Status: Case Closed	10797 DARLING RD	1/4 - 1/2 WNW	R96	98
VUSD-760 Facility Status: Remedial action (cleanup) Underway	760 JAZMIN ST	1/2 - 1 W	AE178	166
CHEVRON #9-3096 Facility Status: Post remedial action monitoring	11008 CITRUS DR.	1/2 - 1 NW	AH207	191
UNION 76 CHEVRON U.S.A. INC. Facility Status: Preliminary site assessment underway	11008 CITRUS DR 11008 CITRUS DR	1/2 - 1 NW 1/2 - 1 NW	AH208 AH212	193 195
ARCO #1983 Facility Status: Post remedial action monitoring	11005 CITRUS DR	1/2 - 1 NW	AI218	203
PARAMOUNT CITRUS Facility Status: Case Closed	11832 DARLING RD	1/2 - 1 NE	AK227	210
UNOCAL #5744 Facility Status: Case Closed	11004 TELEGRAPH ROAD	1/2 - 1 NW	AM231	215
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
DISHMAN Facility Status: Case Closed	11025 VIOLETA ST	0 - 1/8 ESE	C9	11
BORCHARD ESTATE (MARGARET) Facility Status: Remediation Plan Facility Status: Post remedial action monitoring	11075 VIOLETA ST	0 - 1/8 E	E15	16
MARGARET BORCHARD ESTATE WESTERDALE TRUST Facility Status: Case Closed	11075 VIOLETTA ST 1299 WELLS RD	0 - 1/8 E 0 - 1/8 SE	E16 D25	19 28
DONALD BRIGHAM Facility Status: Case Closed	11107 VIOLETA ST	0 - 1/8 E	E29	31
BALLARD PROPERTY (ALEX) Facility Status: Case Closed	1210 LOS ANGELES AVE	1/8 - 1/4E	E32	36
U-RENT INC Facility Status: Post remedial action monitoring	1387 LOS ANGELES AVE	1/8 - 1/4ESE	M61	57
WALKER RECYCLING Facility Status: Case Closed	11032 NARDO ST	1/8 - 1/4SE	N62	61
ORTIZ BROTHERS Facility Status: Case Closed	11040 NARDO ST	1/8 - 1/4SE	N66	65
NEWTON BUILDING MATERIALS Facility Status: Case Closed	11220 AZAHAR ST	1/4 - 1/2E	O73	75
BUENA VENTURA LEMON Facility Status: Case Closed	11195 NARDO ST	1/4 - 1/2E	Q79	81

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
BUENAVENTURA LEMON Facility Status: Case Closed	11195 NARDO ST	1/4 - 1/2E	Q83	88
BUENA VENTURA LEMON FLORES TRUCKING Facility Status: Case Closed	11195 NARDO ST 1421 LIRIO AVE	1/4 - 1/2E 1/4 - 1/2SSE	Q84 P92	90 95
BMB LEASING COMPANY Facility Status: Case Closed	1497 LOS ANGELES AVE	1/4 - 1/2ESE	S99	102
PILLADO J P SR PILLADO, J P SR Facility Status: Case Closed	1506 LIRIO ST 1506 LIRIO AVE.	1/4 - 1/2SSE 1/4 - 1/2SSE	T105 T107	108 109
E.J. HARRISON & SONS Facility Status: Pollution Characterization	1589 LIRIO AVE	1/4 - 1/2SE	W123	117
SUPER SEAL & STRIPE Facility Status: Case Closed	1662 LIRIO AVE	1/4 - 1/2SE	Y155	148
J.D. HADLEY INC. Facility Status: Case Closed	1674 LIRIO AVE	1/4 - 1/2SE	Y160	152
MIDWAY DRILLING MIDWAY DRILLING & PUMP CO Facility Status: Case Closed	1651 LOS ANGELES AVE 1651 LOS ANGELES AVE	1/2 - 1 ESE 1/2 - 1 ESE	AB164 AB167	156 158
JAY-MAR SUPERIOR Facility Status: Case Closed	1804 LIRIO AVE	1/2 - 1 SE	AC185	171
TIDWELL EXCAVATING Facility Status: Case Closed	1895 LIRIO AVE	1/2 - 1 SE	AG194	182

CA FID: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 8 CA FID UST sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
93096 BHAG SINGH KARIR SERVICE STATION 5744-UNOCAL	11008 CITRUS DR 11005 CITRUS DR 11004 TELEGRAPH RD	1/2 - 1 NW 1/2 - 1 NW 1/2 - 1 NW	AH210 AI215 AM235	194 198 218
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
DIX SEE SALES NEWTON BUILDING MATERIALS R & H PAVING INC A.A. & P E.J. HARRISON & SONS	10995 AZAHAR 11220 AZAHAR ST 1497 LOS ANGELES AVE 1506 LIRIO ST 1589 LIRIO AVE	1/8 - 1/4ESE 1/4 - 1/2E 1/4 - 1/2ESE 1/4 - 1/2SSE 1/4 - 1/2SE	J43 O76 S101 T108 W122	45 79 106 111 117

EXECUTIVE SUMMARY

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, and dated 07/11/2006 has revealed that there are 40 UST sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
CHASE BROS. DAIRY #8	1151 WELLS RD.	0 - 1/8 NW	G23	27
BAUER MANUFACTURING	1140 WELLS RD	1/8 - 1/4NW	G38	43
RANCHO ATTILIO	10814 TELEPHONE ROAD	1/8 - 1/4SW	K55	52
VENTURA CITY FIRE #6	10797 DARLING RD	1/4 - 1/2WNW	R95	98
CHEVRON-VENTURA	11008 CITRUS DR	1/2 - 1 NW	AH214	198
PARAMOUNT CITRUS	11832 DARLING RD	1/2 - 1 NE	AK227	210
UNOCAL/TOSCO #5744	11004 TELEGRAPH RD	1/2 - 1 NW	AM232	217
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
DISHMAN, CAL	11025 VIOLETA ST.	0 - 1/8 ESE	C10	14
MARGARET BORCHARD TRUST	11075 VIOLETA ST.	0 - 1/8 E	E14	16
BACKE'S SERVICE STATION	11087 VIOLETA ST.	0 - 1/8 E	E19	24
D.E & M.J WESTERDALE TRUST	1299 WELLS RD	0 - 1/8 SE	D24	27
DONALD BRIGHAM	11107 VIOLETA ST.	0 - 1/8 E	E28	31
WALKER MOTORS	1210 LOS ANGELES AVE	1/8 - 1/4E	E36	41
COUNTY OF VENTURA	11168 VIOLETA ST.	1/8 - 1/4ENE	42	44
ROY THOMPSON	11060 AZAHAR STREET	1/8 - 1/4ESE	J46	46
WALKER BROS	11032 NARDO ST.	1/8 - 1/4SE	N65	65
ORTIZ BROTHERS	11040 NARDO ST.	1/8 - 1/4SE	N68	69
STEED, WILLIAM	1387 LOS ANGELES AVE	1/8 - 1/4ESE	M71	75
NEWTON BUILDING MATERIALS CO.	11220 AZAHAR STREET	1/4 - 1/2E	O75	78
BROKAW NURSERY	1419 LIRIO AVE.	1/4 - 1/2 SSE	P89	93
FLORES TRUCKING	1421 LIRIO AVE.	1/4 - 1/2 SSE	P93	97
RAMIREZ FAMILY ASSOC.	1437 LIRIO AVE.	1/4 - 1/2 SSE	P94	97
BMB LEASING (R.H. PAVING)	1497 LOS ANGELES AVE	1/4 - 1/2ESE	S98	102
BUENA VENTURA LEMON CO.	11298 NARDO ST.	1/4 - 1/2E	104	107
PILLADO, J P SR	1506 LIRIO AVE.	1/4 - 1/2 SSE	T107	109
VAN CONSTRUCTION CO.	1585 LIRIO AVE.	1/4 - 1/2 SE	U117	115
HANK'S SERVICE STATION	1566 LOS ANGELES AVE	1/4 - 1/2ESE	V120	116
E J HARRISON & SONS INC	1589 LIRIO AVE	1/4 - 1/2 SE	W121	117
RAYMOND E. FRAZIER	1579 LOS ANGELES AVE	1/4 - 1/2ESE	V128	123
J.R. INDUSTRIES	1593 LOS ANGELES AVE	1/4 - 1/2ESE	X136	127
AMERICAN FENCE CO.	1600 LOS ANGELES AVE	1/4 - 1/2ESE	X147	138
D & J MANAGEMENT	1662 LIRIO AVE.	1/4 - 1/2 SE	Y156	151
J.D. HADLEY	1674 LIRIO AVE.	1/4 - 1/2 SE	Y159	152
MIDWAY DRILLING & PUMP CO	1651 LOS ANGELES AVE	1/2 - 1 ESE	AB165	156
MIDWAY DRILLING & PUMP CO	1651 LOS ANGELES AVE	1/2 - 1 ESE	AB167	158
JAY MAR INDUSTRIES	1804 LIRIO AVE.	1/2 - 1 SE	AC188	175
TIDWELL EXCAVATING	1691 LOS ANGELES AVE	1/2 - 1 ESE	AF193	182
HARRISON & BROS	1895 LIRIO ST	1/2 - 1 SE	AG195	184
TIDWELL EXCAVATING INC	1895 LIRIO AVE	1/2 - 1 SE	AG196	184
PETOSEED COMPANY, INC.	1905 LIRIO AVE.	1/2 - 1 SE	AG199	185

EXECUTIVE SUMMARY

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 22 HIST UST sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
RANCHO ATTILIO	10814 TELEPHONE RD	1/8 - 1/4SW	K51	49
93096	11008 CITRUS DR	1/2 - 1 NW	AH213	197
VENTURA ARCO	11005 CITRUS DR	1/2 - 1 NW	AI217	202
BHAG SINGH KARIR	11005 CITRUS DR	1/2 - 1 NW	AI220	206
RANCHOS LAND CO.	11832 DARLING RD	1/2 - 1 NE	AK225	209
SERVICE STATION 5744	11004 TELEGRAPH RD	1/2 - 1 NW	AM233	217
UNION OIL SERVICE STATION 5744	11004 TELEGRAPH RD	1/2 - 1 NW	AM237	221
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
FILL-N-SHOP	1210 LOS ANGELES AVE	1/8 - 1/4E	E33	39
PETOSEED CO., INC.	10999 NARDO ST.	1/8 - 1/4SE	L60	56
WALKER BROS RECYCLING	11032 NARDO ST	1/8 - 1/4SE	N64	64
ORTIZ BROS. TRUCKING INC.	11040 NARDO STREET	1/8 - 1/4SE	N67	68
NEWTON ENTERPRISES, DBA, NEWTO	11220 AZAHAR STREET	1/4 - 1/2E	O74	78
BUENAVENTURA LEMON COMPANY	11299 NARDO STREET	1/4 - 1/2E	Q82	88
AW NURSERY, INC.	1419 LIRIO AVE.	1/4 - 1/2SSE	P90	93
R & H PAVING, INC.	1497 LOS ANGELES AVE.	1/4 - 1/2ESE	S97	100
A.A.&P. CONTRACTORS INC.	1506 LIRIO AVE	1/4 - 1/2SSE	T106	108
VAN CONSTRUCTION COMPANY	1585 SO. LIRIO AVENUE	1/4 - 1/2SE	U116	115
FAST GAS	1566 LOS ANGELES AVE.	1/4 - 1/2ESE	V118	116
E.J. HARRISON & SONS, INC.	1589 LIRIO ST.	1/4 - 1/2SE	W125	122
SUPER SEAL & STRIPE	1662 LIRIO AVE	1/4 - 1/2SE	Y155	148
J. D. HADLEY, INC.	1674 LIRIO STREET	1/4 - 1/2SE	Y158	151
TRICO INDUSTRIES, INC.	1804 LIRIO AVE.	1/2 - 1 SE	AC186	174

SWEEPS: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1980's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 12 SWEEPS UST sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
CHEVRON U.S.A. INC.	11008 CITRUS DR	1/2 - 1 NW	AH212	195
BHAG SINGH KARIR	11005 CITRUS DR	1/2 - 1 NW	AI215	198
SERVICE STATION 5744-UNOCAL	11004 TELEGRAPH RD	1/2 - 1 NW	AM235	218
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
DIX SEE SALES	10995 AZAHAR	1/8 - 1/4ESE	J43	45
U-RENT INC	1387 LOS ANGELES AVE	1/8 - 1/4ESE	M61	57
NEWTON BUILDING MATERIALS	11220 AZAHAR ST	1/4 - 1/2E	O73	75
R & H PAVING INC	1497 LOS ANGELES AVE	1/4 - 1/2ESE	S101	106
A.A. & P	1506 LIRIO ST	1/4 - 1/2SSE	T108	111
E.J. HARRISON & SONS	1589 LIRIO AVE	1/4 - 1/2SE	W123	117
MIDWAY DRILLING	1651 LOS ANGELES AVE	1/2 - 1 ESE	AB164	156
TIDWELL EXCAVATING	1895 LIRIO AVE	1/2 - 1 SE	AG194	182
PETOSEED CO. INC.	1905 LIRIO AVE	1/2 - 1 SE	AG197	185

EXECUTIVE SUMMARY

CHMIRS: The California Hazardous Material Incident Report System contains information on reported hazardous material incidents, i.e., accidental releases or spills. The source is the California Office of Emergency Services.

A review of the CHMIRS list, as provided by EDR, and dated 12/31/2004 has revealed that there are 8 CHMIRS sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
Not reported Date Completed: 18-MAY-90	11190 CITRUS AVENUE	1/2 - 1 NNW	202	188
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
Not reported Date Completed: 13-MAR-90	HWY 118, TELEPHONS ROAD	0 - 1/8 SE	B3	8
Not reported Date Completed: 02-MAY-90	SR 118, 88' E/AZAHAR ST	1/8 - 1/4ESE	H30	34
Not reported Date Completed: 26-JUN-91	11032 NARDO	1/8 - 1/4SE	N63	63
Not reported	11200 AZAHAR	1/8 - 1/4E	O69	69
Not reported Date Completed: 10-APR-89	11019 JACINTO WAY #11	1/4 - 1/2SE	Z142	132
Not reported Date Completed: 15-JUL-88 Date Completed: 05-MAY-89	11019 JACINTO WAY	1/4 - 1/2SE	Z143	133
Not reported Date Completed: 05-APR-89	1740 LIRIO AVE	1/2 - 1 SE	AC170	162

DRYCLEANERS: A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaners' agents; linen supply; coin-operated laundries and cleaning; drycleaning plants except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

A review of the CLEANERS list, as provided by EDR, and dated 04/18/2005 has revealed that there are 3 CLEANERS sites within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
PERFORMANCE SPECIALTIES	1395 LIRIO AVE	1/4 - 1/2SSE	P77	79
DAMAR CONSTRUCTION INC	1752 LIRIO ST	1/2 - 1 SE	AC173	164
MD SERVICE	1752 LIRIO AVE	1/2 - 1 SE	AC174	165

CA BWT: The Business Plan, Hazardous Waste Producers, & Operating Underground Tanks Site Address List indicates by site address whether EHD has Business Plan (BP), Waste Producer (W), and/or Underground Tank (T) Information.

A review of the VENTURA CO. BWT list, as provided by EDR, and dated 05/30/2006 has revealed that there are 58 VENTURA CO. BWT sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
VENTURA CITY SATICOY TREATMENT	10975 TELEPHONE RD	0 - 1/8 WSW	4	9
RANCHO BELLA VISTA	10814 TELEPHONE RD	1/8 - 1/4SW	K56	53

EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
SATICOY REGIONAL GOLF COURSE	1025 S WELLS RD	1/4 - 1/2NW	102	107
VERIZON WIRELESS - SATICOY	10665 TELEPHONE RD	1/4 - 1/2SW	103	107
CHEVRON-VENTURA	11008 CITRUS DR	1/2 - 1 NW	AH214	198
BP WEST COAST PRODUCTS LLC 019	11005 CITRUS DR	1/2 - 1 NW	AI219	206
PETRON, JEFFREY D.D.S.	10235 TELEPHONE RD #A	1/2 - 1 SW	AJ221	207
CHHUN, ANTHONY DC	10225 TELEPHONE RD #B	1/2 - 1 SW	AJ222	208
EAST VENTURA ANIMAL HOSPITAL I	10225 TELEPHONE RD	1/2 - 1 SW	AJ223	208
CLINICAS DEL CAMINO REAL, INC	200 S WELLS RD #100	1/2 - 1 NW	224	209
ROBS' REMEDIES	251 S SATICOY AVE	1/2 - 1 WNW	AL230	214
WOODSIDE DENTAL GROUP	10883 TELEGRAPH RD	1/2 - 1 NW	AN242	223
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
SATICOY LAWN MOWER REPAIR	11018 VIOLETA ST	0 - 1/8 ESE	C8	11
MARBLE-N-MORE BY BRIAN	1163 LOS ANGELES AVE	0 - 1/8 ENE	F18	24
WEST COAST IRRIGATION	11087 VIOLETA ST	0 - 1/8 E	E20	24
WESTERDALE TRUST	1299 WELLS RD	0 - 1/8 SE	D25	28
EL MILLENNIUM	1210 LOS ANGELES AVE	1/8 - 1/4E	E31	35
KAMFAB	11060 AZAHAR ST	1/8 - 1/4ESE	J44	46
SLOANS EXTERMINATORS	11061 AZAHAR ST	1/8 - 1/4ESE	J45	46
ECONOMY RADIATOR	11085 AZAHAR ST	1/8 - 1/4ESE	J47	46
HERALD PRINTING LTD	1297 LOS ANGELES AVE	1/8 - 1/4ESE	J49	48
SATICOY AUTOBODY & PAINT	1322 LOS ANGELES AVE	1/8 - 1/4ESE	J54	52
CONTRACTORS BARRICADE SERVICE	10999 NARDO ST	1/8 - 1/4SE	L59	54
SATICOY U-RENT INC	1387 LOS ANGELES AVE	1/8 - 1/4ESE	M72	75
NEWTON BUILDING MATERIALS CO.	11220 AZAHAR STREET	1/4 - 1/2E	O75	78
HUB AUTO BODY	1401 LIRIO AVE	1/4 - 1/2SSE	P87	92
BROKAW NURSERY	1419 LIRIO AVE.	1/4 - 1/2SSE	P89	93
BMB LEASING COMPANY	1497 LOS ANGELES AVE	1/4 - 1/2ESE	S99	102
MAJOR APPLIANCE RECYCLING SERV	1497 LOS ANGELES AVE	1/4 - 1/2ESE	S100	106
CHAPALA IRON WORKS	1301 CALLENS RD	1/4 - 1/2SE	U109	112
R-HELP CONSTRUCTION CO, INC	1560 LIRIO ST	1/4 - 1/2SE	U111	113
DEPENDABLE CAR CARE	1561 LOS ANGELES AVE	1/4 - 1/2ESE	V112	113
THERMO HEATING	11405 NARDO ST	1/4 - 1/2ENE	113	113
DUTTWEILER PERFORMANCE	1563 LOS ANGELES AVE	1/4 - 1/2ESE	V114	114
ORTIZ BROS TRUCKING INC	1585 LIRIO AVE	1/4 - 1/2SE	W119	116
E J HARRISON & SONS INC	1589 LIRIO ST	1/4 - 1/2SE	W126	122
RAYMOND FRAZIER	1579 LOS ANGELES AVE	1/4 - 1/2ESE	V130	124
ROB'S AUTO REPAIR	1591 LOS ANGELES AVE #1	1/4 - 1/2ESE	X134	127
GARY BETZ ENTERPRISES INC	1591 LOS ANGELES AVE #1	1/4 - 1/2ESE	X135	127
S & Z NORMS AUTO SERVICE	11019 JACINTO WY #12	1/4 - 1/2SE	Z140	131
H & H RV REPAIRS & STORAGE	10951 JACINTO WY	1/4 - 1/2SE	145	137
PERFORMANCE EXHAUST	11019 JACINTO WY C-4	1/4 - 1/2ESE	X146	138
CUSTOM LAWN SERVICE	1607 LOS ANGELES AVE #1	1/4 - 1/2ESE	X149	140
AQUA CREATIONS	1607 #D LOS ANGELES AVE	1/4 - 1/2ESE	X151	143
CASTLE OF MARBLE	1607 LOS ANGELES AVE #G	1/4 - 1/2ESE	X152	147
FENCE FACTORY	1606 LOS ANGELES AVE	1/4 - 1/2ESE	X154	147
PRO-LINE STRIPING INC	1662 LIRIO AVE	1/4 - 1/2SE	Y157	151
ALDEZ WELDERS	1678 LIRIO AVE	1/4 - 1/2SE	AA161	154
CFM BUILDERS INC	1686 LIRIO AVE	1/4 - 1/2SE	AA162	154
MIDWAY DRILLING	1651 LOS ANGELES AVE	1/2 - 1 ESE	AB164	156
HOT LINE CONSTRUCTION	1780 LIRIO ST	1/2 - 1 SE	AA168	161
PRO FLAME GAS OF VENTURA	1740 LIRIO AVE	1/2 - 1 SE	AC171	164
DAMAR CONSTRUCTION INC	1752 LIRIO ST	1/2 - 1 SE	AC173	164
TAXI LEASING/YELLOW CAB	20 N AVIADOR ST	1/2 - 1 SE	AC181	169
SHUMATE'S SANDBLASTING & PAINT	1804 LIRIO ST	1/2 - 1 SE	AC187	175

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
SO CAL EDISON	1691 LOS ANGELES AVE	1/2 - 1 ESE	AF189	175
TIDWELL EXCAVATING	1691 LOS ANGELES AVE	1/2 - 1 ESE	AF193	182
PETOSEED CO. INC.	1905 LIRIO AVE	1/2 - 1 SE	AG197	185

HAZNET: The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000-1,000,000 annually, representing approximately 350,000-500,000 shipments. Data from non-California manifests & continuation sheets are not included at the present time. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, & disposal method. The source is the Department of Toxic Substance Control is the agency

A review of the HAZNET list, as provided by EDR, and dated 12/31/2003 has revealed that there are 73 HAZNET sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
SATICOY VETERINARY HOSPITAL	1195 S WELLS RD	0 - 1/8 WNW	A2	7
DAVMAR	11047 ASTER ST	0 - 1/8 N	6	10
REUBEN CAMPOS	10966 HENDERSON PL	1/4 - 1/2NW	127	123
SATICOY ELEMENTARY SCHOOL	760 JAZMIN AVE	1/2 - 1 W	AE176	165
VENTURA UNIFIED SCHOOL DISTRICT	760 JAZMIN AVE	1/2 - 1 W	AE179	167
1X FEDERAL NATIONAL MORTGAGE A	11150 CITRUS DRIVE	1/2 - 1 NNW	203	190
VENTURA SERVICE STATION	11105 CITRUS DR	1/2 - 1 NNW	205	190
U S POSTAL SERVICE/SATICOY STA	11043 CITRUS DR	1/2 - 1 NW	AH206	191
NICK'S UNION	11008 CITRUS DR	1/2 - 1 NW	AH209	193
CHEVRON	11008 CITRUS	1/2 - 1 NW	AH211	194
ARCO PRODUCTS COMPANY	11005 CITRUS DRIVE	1/2 - 1 NW	AI216	201
ARCO #1983	11005 CITRUS DR	1/2 - 1 NW	AI218	203
BP WEST COAST PRODUCTS LLC 019	11005 CITRUS DR	1/2 - 1 NW	AI219	206
EAST VENTURA ANIMAL HOSPITAL I	10225 TELEPHONE RD	1/2 - 1 SW	AJ223	208
PARAMOUNT CITRUS	11832 DARLING ROAD	1/2 - 1 NE	AK226	210
KEEGAN, GOOCH, GIESEKING, & GO	192 REATA STREET	1/2 - 1 NNW	228	213
ROBS REMEDIES	251 SO SATICOY AVE	1/2 - 1 WNW	AL229	213
UNOCAL #5744	11004 TELEGRAPH RD	1/2 - 1 NW	AM236	219
TOSCO CORPORATION SS#30971	11004 TELEGRAPH RD	1/2 - 1 NW	AM238	221
DR JAMES MASON	10885 TELEGRAPH RD	1/2 - 1 NW	AN240	222
WOODSIDE DENTAL GROUP	10883 TELEGRAPH	1/2 - 1 NW	AN241	222
PETTY RANCH	11971 DARLING ROAD	1/2 - 1 NE	243	224

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
MARTIN V. SMITH & ASSOCIATES	1233 SO. WELLS ROAD	0 - 1/8 SSE	B5	9
SATICOY FAMILY HEALTH CARE	1280 SOUTH WELLS RD	0 - 1/8 SE	D12	14
ESTATE OF MARGARET JONES ORCHA	11075 VIOLETA ST	0 - 1/8 E	E13	15
DON & MARILYN WESTERDALE TRUST	1299 S WELLS RD	0 - 1/8 SE	D27	30
DONALD BRIGHAM	11107 VIOLETA ST	0 - 1/8 E	E29	31
EL MILLENNIUM	1210 LOS ANGELES AVE	1/8 - 1/4E	E31	35
BALLARD PROPERTY (ALEX)	1210 LOS ANGELES AVE	1/8 - 1/4E	E32	36
VALENZUELA AUTO REPAIR	1210 LOS ANGELES AVE	1/8 - 1/4E	E35	40
HERALD PRINTING, LTD.	1297 LOS ANGELES AVE	1/8 - 1/4ESE	J48	47
J & S EXCAVATING INC	1299 LOS ANGELES AVE	1/8 - 1/4ESE	J50	48
COCO'S AUTO BODY	1322 LOS ANGELES AVENUE	1/8 - 1/4ESE	J52	50
SATICOY AUTOBODY & PAINT	1322 LOS ANGELES AVE	1/8 - 1/4ESE	J54	52
1X ORTIZ BROS TRUCKING INC	S/W CRNR 11040 NARDO ST	1/8 - 1/4SE	L57	53
CONTRACTORS BARRICADE SERVICE	10999 NARDO ST	1/8 - 1/4SE	L59	54

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
U-RENT INC	1387 LOS ANGELES AVE	1/8 - 1/4ESE	M61	57
WALKER BROS RECYCLING	11032 NARDO ST	1/8 - 1/4SE	N64	64
NEWTON BUILDING MATERIALS	11220 AZAHAR ST	1/4 - 1/2 E	O73	75
GARY BETZ ENTERPRISES INC	1395 LIRIO ST SATICOY	1/4 - 1/2 SSE	P78	80
BUENA VENTURA LEMON CO	11175 NARDO ST	1/4 - 1/2 E	Q81	87
BUENA VENTURA LEMEN	11299 NARDO ST	1/4 - 1/2 E	Q85	90
HUB AUTO BODY	1401 LIRIO AVENUE	1/4 - 1/2 SSE	P86	91
E R VAWTER CO	1407 LIRIO AVE	1/4 - 1/2 SSE	P88	93
RAMIREZ FAMILY ASSOC.	1437 LIRIO AVE.	1/4 - 1/2 SSE	P94	97
BMB LEASING COMPANY	1497 LOS ANGELES AVE	1/4 - 1/2 ESE	S99	102
PILLADO J P SR	1506 LIRIO ST	1/4 - 1/2 SSE	T105	108
CHAPALA IRON & MFTG	1550 LIRIO ST	1/4 - 1/2 SE	U110	112
THERMO HEATING	11405 NARDO ST	1/4 - 1/2 ENE	113	113
ORTIZ BROS TRUCKING	1585 LIRIO ST	1/4 - 1/2 SE	U115	114
HARRISON E J AND SONS INCORPOR	1589 LIRIO STREET	1/4 - 1/2 SE	W124	120
CALIFORNIA LAND CLEABING INC	1579 LOS ANGELES AVE	1/4 - 1/2 ESE	V129	123
RAYMOND FRAZIER	1579 LOS ANGELES AVE	1/4 - 1/2 ESE	V130	124
ROBS AUTO REPAIR	1591 LOS ANGELES AVE	1/4 - 1/2 ESE	X133	125
CFM BUILDERS	1686 LIRIO	1/4 - 1/2 SE	Y138	128
MARTIN'S AUTO REPAIR	11019 JACINTO	1/4 - 1/2 SE	Z141	131
AMERICAN FENCE CO.	1600 LOS ANGELES AVE	1/4 - 1/2 ESE	X147	138
COCO'S AUTO BODY	1607 LOS ANGELES AVENUE	1/4 - 1/2 ESE	X148	138
CNM PAVING	1606B LOS ANGELES AVE	1/4 - 1/2 ESE	X153	147
1X DELTA ELECTRIC	1776 LIRIO	1/2 - 1 SE	AA163	155
MIDWAY DRILLING & PUMP CO	1651 LOS ANGELES AVE	1/2 - 1 ESE	AB166	157
MIDWAY DRILLING & PUMP CO	1651 LOS ANGELES AVE	1/2 - 1 ESE	AB167	158
J.L. STANSTON CONST CO INC	1790 LIRIO	1/2 - 1 SE	AC169	161
Not reported	1740 LIRIO AVE	1/2 - 1 SE	AC170	162
TAXI LEASING INC	1776 LIRIO AVE	1/2 - 1 SE	AC180	168
CABLE CRAFTERS CONSTRUCTION	1794 LIRIO AVE	1/2 - 1 SE	AC182	169
JL STANTON CONSTRUCTION	1794 LIRIO AVE	1/2 - 1 SE	AC183	170
BLACK GOLD INDUSTRIES	1794 LIRIO ST	1/2 - 1 SE	AC184	171
A 1 BODY SHOP	1691 LOS ANGELES AVE	1/2 - 1 ESE	AF190	175
TIDWELL EXCAVATION ACQUISITION	1691 LOS ANGELES AVE	1/2 - 1 ESE	AF191	177
TIDWELL EXCAVATING	1691 LOS ANGELES AVE	1/2 - 1 ESE	AF193	182
SEMINIS VEGETABLE SEEDS INC	1905 LIRIO ST	1/2 - 1 SE	AG200	186
JDML INC DBA STANDARD INDUSTRI	1905 LIRIO AVE	1/2 - 1 SE	AG201	187

Emissions Inventory Data: Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies

A review of the EMI list, as provided by EDR, and dated 12/31/2004 has revealed that there are 8 EMI sites within approximately 1 mile of the target property.

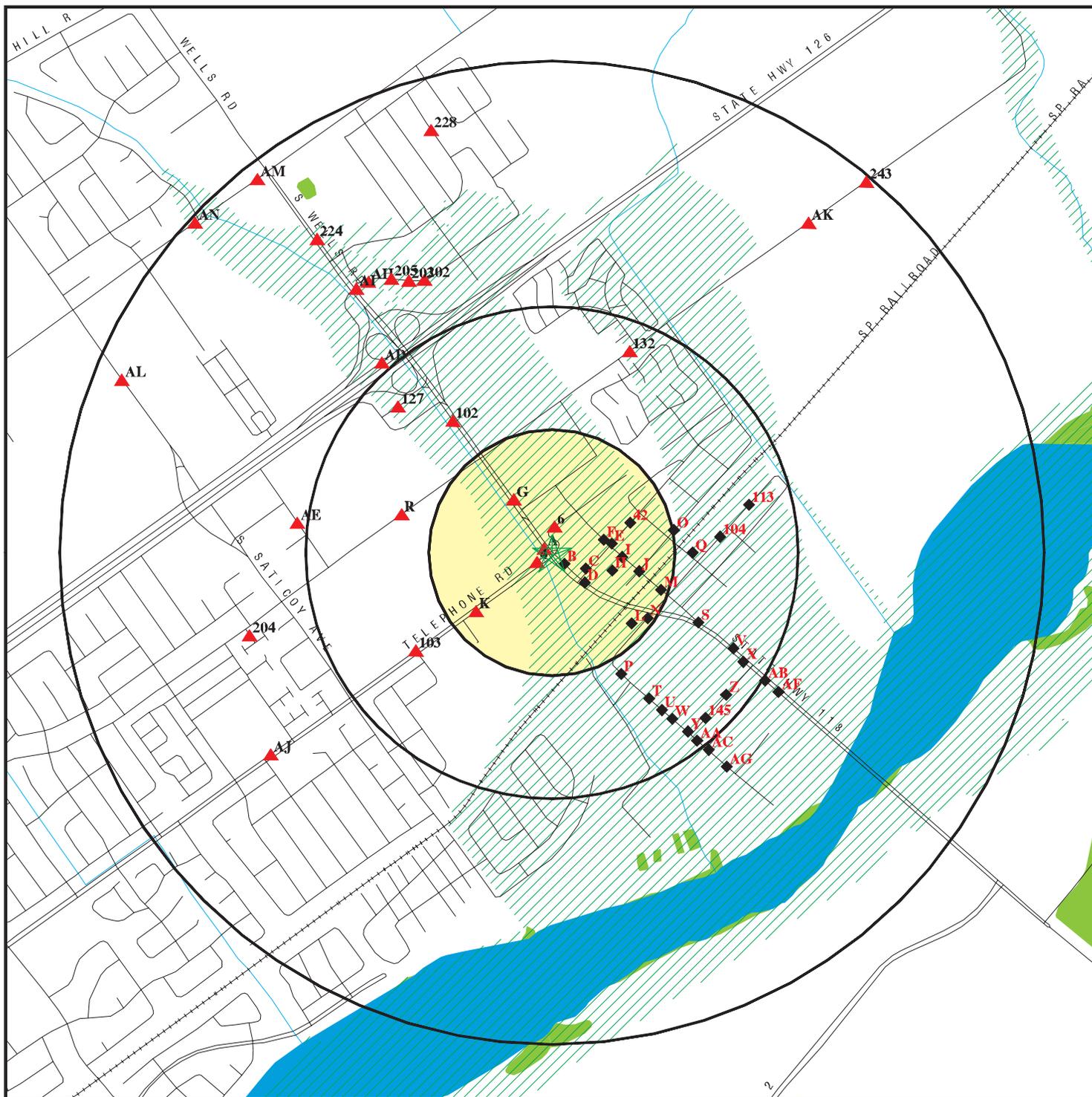
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
MARBLE - N - MORE	1163 LOS ANGELES AVE.	0 - 1/8 ENE	F17	21
U-RENT INC.	1387 LOS ANGELES AVENUE	1/8 - 1/4ESE	M70	71
BUENAVENTURA LEMON CO	11299 NARDO ST	1/4 - 1/2 E	Q80	83
SATICOY WASTEWATER TREATMENT P	1419 LIRIO AVENUE	1/4 - 1/2 SSE	P91	94
CASTLE OF MARBLE	1607 LOS ANGELES AVENUE	1/4 - 1/2 ESE	X150	140
AQUA CREATIONS	1607 #D LOS ANGELES AVE	1/4 - 1/2 ESE	X151	143
JAY-MAR SUPERIOR	1804 LIRIO AVE	1/2 - 1 SE	AC185	171
A-1 BODY SHOP	1691 LOS ANGELES AVE.	1/2 - 1 ESE	AF192	179

EXECUTIVE SUMMARY

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

<u>Site Name</u>	<u>Database(s)</u>
WITTENBERG TRACT #4043-6	LUST, Cortese
NEWTON BUILDING MATERIALS	LUST
WALKER RECYCLING	LUST
ORTIZ BROTHERS	LUST
DONALD BRIGHAM	LUST
ARCO #1983	LUST
CHEVRON #9-3096	LUST
DISHMAN	LUST
BORCHARD ESTATE (MARGARET)	LUST
VCFPD STN #25	UST
RANCHO LARGO	HIST UST
ADAMS CANYON	HIST UST
SALT MARSH	HIST UST
SULPHUR CREST - CENTRAL FACILI	HIST UST
BRIDGE COMPRESSOR PLANT	HIST UST
JOY WILDE GROVES	HIST UST
FOWLER & MYERS CONCRETE PIPE P	HIST UST
STATE READY MIX INC	AST
UNION PACIFIC RAILROAD	HAZNET
CITY SANTA PAULA	HAZNET
MARTIN ROOFING, BOB MASOPUST, HIGI	HAZNET
EQUILON ENTERPRISES LLC	HAZNET
FRANK ARAGON	HAZNET
UNIQUE FABRICATION INC	HAZNET
US BUREAU OF RECLAMATION	HAZNET
SANTA FE ENERGY CO OJAI	RCRA-SQG, FINDS
UNOCAL BRIDGE PLANT	FINDS, EMI
IBSEN RESOURCES/LLOYD BUTLER LEAS	VENTURA CO. BWT
RANCH ENRIQUE	VENTURA CO. BWT
CULBERT HOME RANCH	VENTURA CO. BWT
GRETHER FARMING CO. INC-CHRISTINO	VENTURA CO. BWT
NICHOLS & ASSOCIATES-RANCHO LARGO	VENTURA CO. BWT
RANCHO ISABEL	VENTURA CO. BWT
EXXONMOBIL CORPORATION	VENTURA CO. BWT
SO CAL GAS OM 5809 - PAC OFFSH	VENTURA CO. BWT
VENOCO RINCON PIPELINE STN	VENTURA CO. BWT
CHANG, DONALD DDS INC	VENTURA CO. BWT
BLACKMAN & BRUNNER, D.D.S.	VENTURA CO. BWT
ARGO PETROLEUM CORP.	EMI
UNION OIL CO. OF CALIFORNIA	EMI
SHERWIN D. YOELIN/HILL LEASE	EMI
TEXACO INC.	EMI
LLOYD - BUTLER LEASE	EMI

OVERVIEW MAP - 1755798.1s



★ Target Property

▲ Sites at elevations higher than or equal to the target property

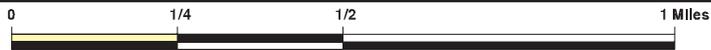
◆ Sites at elevations lower than the target property

▲ Manufactured Gas Plants

■ National Priority List Sites

■ Landfill Sites

■ Dept. Defense Sites



Oil & Gas pipelines

100-year flood zone

500-year flood zone

National Wetland Inventory

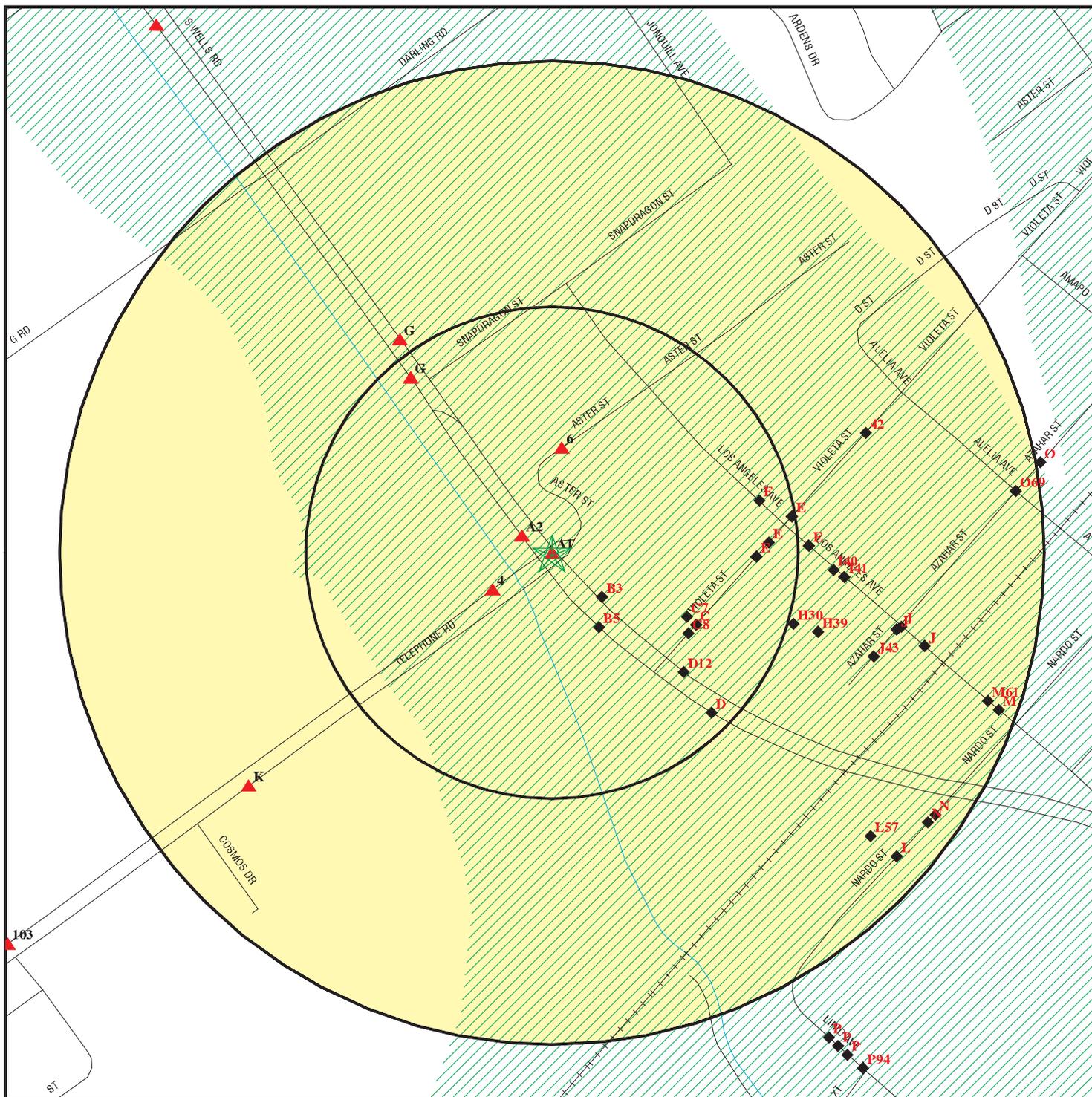
Areas of Concern



SITE NAME: Saticoy-Wells
 ADDRESS: Wells Road
 Ventura CA 93004
 LAT/LONG: 34.2838 / 119.1512

CLIENT: Padre Associates
 CONTACT: Eric Snelling
 INQUIRY #: 1755798.1s
 DATE: September 15, 2006 1:07 pm

DETAIL MAP - 1755798.1s



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Manufactured Gas Plants
- Sensitive Receptors
- ▣ National Priority List Sites
- ▣ Landfill Sites
- ▣ Dept. Defense Sites

- Oil & Gas pipelines
- ▨ 100-year flood zone
- ▨ 500-year flood zone
- ▣ Areas of Concern

SITE NAME: Saticoy-Wells
 ADDRESS: Wells Road
 Ventura CA 93004
 LAT/LONG: 34.2838 / 119.1512

CLIENT: Padre Associates
 CONTACT: Eric Snelling
 INQUIRY #: 1755798.1s
 DATE: September 15, 2006 1:07 pm

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>FEDERAL RECORDS</u>								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
NPL RECOVERY		1.000	0	0	0	0	NR	0
CERCLIS		1.000	0	0	0	0	NR	0
CERC-NFRAP		1.000	0	0	1	0	NR	1
CORRACTS		1.000	0	0	0	0	NR	0
RCRA TSD		1.000	0	0	0	0	NR	0
RCRA Lg. Quan. Gen.		1.000	0	0	0	1	NR	1
RCRA Sm. Quan. Gen.		1.000	1	2	5	2	NR	10
ERNS		1.000	0	1	0	2	NR	3
HMIRS		1.000	0	0	0	0	NR	0
US ENG CONTROLS		1.000	0	0	0	0	NR	0
US INST CONTROL		1.000	0	0	0	0	NR	0
DOD		1.000	0	0	0	0	NR	0
FUDS		1.000	0	0	0	0	NR	0
US BROWNFIELDS		1.000	0	0	0	0	NR	0
CONSENT		1.000	0	0	1	0	NR	1
ROD		1.000	0	0	0	0	NR	0
UMTRA		1.000	0	0	0	0	NR	0
ODI		1.000	0	0	0	0	NR	0
TSCA		1.000	0	0	0	0	NR	0
FTTS		1.000	0	2	0	0	NR	2
SSTS		1.000	0	0	0	0	NR	0
ICIS		1.000	0	0	0	0	NR	0
PADS		1.000	0	0	0	0	NR	0
MLTS		1.000	0	0	0	0	NR	0
MINES		1.000	0	0	0	0	NR	0
FINDS		1.000	2	5	11	4	NR	22
RAATS		1.000	0	0	0	0	NR	0
<u>STATE AND LOCAL RECORDS</u>								
Hist Cal-Sites		1.000	0	0	0	0	NR	0
CA Bond Exp. Plan		1.000	0	0	0	0	NR	0
SCH		1.000	0	0	0	0	NR	0
Toxic Pits		1.000	0	0	0	0	NR	0
State Landfill		1.000	1	0	0	0	NR	1
WMUDS/SWAT		1.000	0	0	0	0	NR	0
Cortese		1.000	5	4	11	6	NR	26
SWRCY		1.000	0	1	0	1	NR	2
LUST		1.000	6	5	12	11	NR	34
CA FID UST		1.000	0	1	4	3	NR	8
SLIC		1.000	0	0	0	0	NR	0
UST		1.000	6	8	16	10	NR	40
HIST UST		1.000	0	5	10	7	NR	22
AST		1.000	0	0	0	0	NR	0
SWEEPS UST		1.000	0	2	4	6	NR	12

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
CHMIRS	X	1.000	1	3	2	2	NR	8
Notify 65		1.000	0	0	0	0	NR	0
DEED		1.000	0	0	0	0	NR	0
VCP		1.000	0	0	0	0	NR	0
DRYCLEANERS		1.000	0	0	1	2	NR	3
WIP		1.000	0	0	0	0	NR	0
Ventura Co. BWT		1.000	5	9	27	17	NR	58
CDL		1.000	0	0	0	0	NR	0
RESPONSE		1.000	0	0	0	0	NR	0
HAZNET		1.000	7	11	22	33	NR	73
EMI		1.000	1	1	4	2	NR	8
ENVIROSTOR		1.000	0	0	0	0	NR	0
<u>TRIBAL RECORDS</u>								
INDIAN LUST		TP	NR	NR	NR	NR	NR	0
INDIAN UST		TP	NR	NR	NR	NR	NR	0
<u>EDR PROPRIETARY RECORDS</u>								
Manufactured Gas Plants		1.000	0	0	0	0	NR	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

A1
Target **WELLS ROAD AT AZAHOR STREET**
Property **SATICOY, CA 93004**

CHMIRS **S100219943**
N/A

Site 1 of 2 in cluster A

Actual:
161 ft.

CHMIRS:
 OES Control Number: 9011113
 Extent of Release: Not reported
 Property Use: Health Care
 Incident Date: 01-JUN-90
Date Completed: 01-JUN-90
 Time Completed : 1815
 Agency Id Number : 56020
 Agency Incident Number : 07146
 OES Incident Number : 9011113
 Time Notified : 1621
 Surrounding Area : 500
 Estimated Temperature : Not reported
 Property Management : Not reported
 More Than Two Substances Involved? : N
 Special Studies 1 : Not reported
 Special Studies 2 : Not reported
 Special Studies 3 : Not reported
 Special Studies 4 : Not reported
 Special Studies 5 : Not reported
 Special Studies 6 : Not reported
 Resp Agncy Personel # Of Decontaminated : 0
 Others Number Of Decontaminated : 0
 Others Number Of Injuries : 0
 Others Number Of Fatalities : 0
 Vehicle Make/year : Not reported
 Vehicle License Number : Not reported
 Vehicle State : Not reported
 Vehicle Id Number : Not reported
 CA/DOT/PUC/ICC Number : Not reported
 Company Name : Not reported
 Reporting Officer Name/ID : DEAN J. DYSART
 Report Date : 01-JUN-90
 Comments : Yes
 Facility Telephone Number : 805 656-1500
 Waterway Involved : Not reported
 Waterway : Not reported
 Spill Site : Not reported
 Cleanup By : Not reported
 Containment : Not reported
 What Happened : Not reported
 Type : Not reported
 Other : Not reported
 Substance : Not Reported
 E Date : 16-MAY-91
 Contained : Not reported
 Site Type : Not reported
 Evacuations : Not reported
 Num Of Injuries : Not reported
 Num Of Fatalities : Not reported
 Date/Time : Not reported
 Year : 88-92
 Agency : Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

(Continued)

S100219943

BBLS : Not reported
 Cups : Not reported
 CUFT : Not reported
 Gallons : Not reported
 Grams : Not reported
 Pounds : Not reported
 Liters : Not reported
 Ounces : Not reported
 Pints : Not reported
 Quarts : Not reported
 Sheen : Not reported
 Tons : Not reported
 Unknown : Not reported
 Description : Not reported
 Incident date : Not reported
 Admin Agency : Not reported
 OES date : Not reported
 OES time : Not reported
 OES notification : Not reported
 Amount : Not reported

A2 SATICOY VETERINARY HOSPITAL
WNW 1195 S WELLS RD
< 1/8 SATICOY, CA 93004
91 ft.

HAZNET S102814044
N/A

Site 2 of 2 in cluster A

**Relative:
 Higher**

HAZNET:

**Actual:
 163 ft.**

Gepaid: CAL000059692
 TSD EPA ID: CAD981402522
 Gen County: Ventura
 Tsd County: Kern
 Tons: .1251
 Facility Address 2: Not reported
 Waste Category: Photochemicals/photoprocessing waste
 Disposal Method: Not reported
 Contact: LAW DONALD DR
 Telephone: (000) 000-0000
 Mailing Name: Not reported
 Mailing Address: 1195 S WELLS RD
 VENTURA, CA 93004 - 1903
 County: Ventura
 Gepaid: CAL000059692
 TSD EPA ID: CAD981402522
 Gen County: Ventura
 Tsd County: Kern
 Tons: .0120
 Facility Address 2: Not reported
 Waste Category: Metal sludge - Alkaline solution (pH <UN-> 12.5) with metals (antimony, arsenic, barium, beryllium, nickel, selenium, silver, thallium, vanadium, and zinc)
 Disposal Method: Not reported
 Contact: LAW DONALD DR
 Telephone: (000) 000-0000
 Mailing Name: Not reported
 Mailing Address: 1195 S WELLS RD
 VENTURA, CA 93004 - 1903

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

SATICOY VETERINARY HOSPITAL (Continued)

EDR ID Number
 EPA ID Number

Database(s)

County Ventura

S102814044

**B3
 SE
 < 1/8
 181 ft.**

**HWY 118, TELEPHONS ROAD / WELLS
 SATICOY, CA 93004**

**CHMIRS S100275566
 N/A**

Site 1 of 2 in cluster B

**Relative:
 Lower**

CHMIRS:

**Actual:
 158 ft.**

OES Control Number: 9000630
 Extent of Release: Not reported
 Property Use: Freeway
 Incident Date: 13-MAR-90
Date Completed: 13-MAR-90
 Time Completed : 1930
 Agency Id Number : 56712
 Agency Incident Number : 90032
 OES Incident Number : 9000630
 Time Notified : 1130
 Surrounding Area : 500
 Estimated Temperature : 66
 Property Management : S
 More Than Two Substances Involved? : N
 Special Studies 1 : Not reported
 Special Studies 2 : Not reported
 Special Studies 3 : Not reported
 Special Studies 4 : Not reported
 Special Studies 5 : Not reported
 Special Studies 6 : Not reported
 Resp Agncy Personel # Of Decontaminated : 0
 Others Number Of Decontaminated : 0
 Others Number Of Injuries : 0
 Others Number Of Fatalities : 0
 Vehicle Make/year : Not reported
 Vehicle License Number : Not reported
 Vehicle State : Not reported
 Vehicle Id Number : Not reported
 CA/DOT/PUC/ICC Number : Not reported
 Company Name : CHEM WASTE MGMT
 Reporting Officer Name/ID : DAWN CHASE #10994
 Report Date : 14-MAR-90
 Comments : Yes
 Facility Telephone Number : 805 654-2813
 Waterway Involved : Not reported
 Waterway : Not reported
 Spill Site : Not reported
 Cleanup By : Not reported
 Containment : Not reported
 What Happened : Not reported
 Type : Not reported
 Other : Not reported
 Substance : Not Reported
 E Date : 27-JUN-91
 Contained : Not reported
 Site Type : Not reported
 Evacuations : Not reported
 Num Of Injuries : Not reported
 Num Of Fatalities : Not reported
 Date/Time : Not reported

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

(Continued)

S100275566

Year : 88-92
 Agency : Not reported
 BBLS : Not reported
 Cups : Not reported
 CUFT : Not reported
 Gallons : Not reported
 Grams : Not reported
 Pounds : Not reported
 Liters : Not reported
 Ounces : Not reported
 Pints : Not reported
 Quarts : Not reported
 Sheen : Not reported
 Tons : Not reported
 Unknown : Not reported
 Description : Not reported
 Incident date : Not reported
 Admin Agency : Not reported
 OES date : Not reported
 OES time : Not reported
 OES notification : Not reported
 Amount : Not reported

4
WSW
< 1/8
185 ft.

VENTURA CITY SATICOY TREATMENT PLNT
10975 TELEPHONE RD
VENTURA, CA

VENTURA CO. BWT

S107138698
N/A

Relative:
Equal

BWT:
 Facility ID: FA0010442
 Region: VENTURA
 Program: 4221 - BUSINESS PLAN - VENTURA CITY

Actual:
161 ft.

B5
SSE
< 1/8
237 ft.

MARTIN V. SMITH & ASSOCIATES
1233 SO. WELLS ROAD
SATICOY, CA 93066

HAZNET

S102798653
N/A

Relative:
Lower

Site 2 of 2 in cluster B

HAZNET:
 Gepaid: CAC000935968
 TSD EPA ID: CAD000088252
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: .0800
 Facility Address 2: Not reported
 Waste Category: Household waste
 Disposal Method: Transfer Station
 Contact: Not reported
 Telephone: (000) 000-0000
 Mailing Name: Not reported
 Mailing Address: P. O. BOX 5447
 OXNARD, CA 93031
 County: Ventura

Actual:
157 ft.

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

6
North
< 1/8
284 ft.

DAVMAR
11047 ASTER ST
VENTURA, CA 93004

HAZNET **S107148735**
N/A

Relative:
Higher

HAZNET:
 Gepaid: CAL000267778
 TSD EPA ID: CAD099452708
 Gen County: Ventura
 Tsd County: Ventura
 Tons: 0.31
 Facility Address 2: Not reported
 Waste Category: Waste oil and mixed oil
 Disposal Method: Recycler
 Contact: JAMAR HEURUNG
 Telephone: (805) 659-5403
 Mailing Name: Not reported
 Mailing Address: 11047 ASTER ST
 VENTURA, CA 93004 - 1975
 County: Ventura

Actual:
162 ft.

C7
ESE
< 1/8
403 ft.

SATICOY COUNTY 1962
SATICOY
SATICOY, CA

SWF/LF **S106198572**
N/A

Site 1 of 5 in cluster C

Relative:
Lower

LF:
 Facility ID: 56-CR-0021 Operator: County Of Ventura
 Operator Addr: 800 South Victoria Avenue
 Ventura, CA 93009
 Date: Not reported
 Address: Not reported
 Prep By: Not reported
 DOHS Number: Not reported
 CUP Number: Not reported
 CIWMB: Not reported
 Activity: Solid Waste Disposal Site
 Operator's Status: Closed
 Owner: County Of Ventura
 Facility Phone 2 : Not reported
 Owner Address: Not reported
 800 South Victoria Avenue
 Ventura, CA 93009
 Operator Phone: (805) 654-2889 Owner Telephone: (805) 654-2889
 Regulation Status: Pre-regulations Region: STATE
 Location: Not reported
 Parcel Num: Not reported
 Parcel Num 2 : Not reported
 Land Use: Not reported
 Sig. Change Since Last Visit: Not reported
 Site Size: Not reported
 Other Observations: Not reported
 Issue And Observations: Not reported
 Recommendations / Follow Up: Not reported
 Program Type: Not reported
 Public Notice: Not reported
 PERMTIER: Not reported
 Lat/Long: 34 / -119 Permit Date: Not reported
 Accepted Waste:
 Restrictions:

Actual:
156 ft.

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

SATICOY COUNTY 1962 (Continued)

S106198572

Status :	Not reported	Swisnumber :	Not reported
Site Type :	Not reported	Aka :	Not reported
Type Of Waste :	Not reported	Disposal Area :	Not reported
SWFP Date :	Not reported	WDR Number :	Not reported
Dates Operation :	Not reported	Closure Approve :	Not reported
Dt Of Field Units :	Not reported	Surface Condition :	Not reported
Lea Date :	Not reported	Reassess Site :	Not reported
Leachate :	Not reported	Emrgncy Response	Not reported
Landfill Gas :	Not reported		
Priority For Site Assessment :	Not reported		
Other Recommendation :	Not reported		
Explanation:	Not Reported		
No Further Action:	Not Reported		
Permitted Throughput with Units:	Not reported		
Actual Throughput with Units:	Not reported		
Actual Capacity with Units:	Not reported		
Permitted Capacity with Units:	Not reported		
Remaining Capacity with Units:	Not reported		
Permitted Total Acreage:	0		
Remaining Capacity :	Not reported		
Fill Area:	Not reported	Inspe Frequency :	Quarterly
Landuse Name:	Open Space - Irrigated,Agricultural	GIS Source:	Place
Permit Status:	Not reported	Category:	Disposal
Unit Number:	01	Closure Date:	/ /
Closure Type:	Not reported	Disposal Acreage:	0
Year Opened:	Not reported	Year Closed:	Not reported
Last Waste Tire Inspection Count :	Not reported		
Last Waste Tire Inspection Date:	Not reported		
Original Waste Tire Count:	Not reported		
Original Waste Tire Count Date:	Not reported		
Type Of Refuse:	Not reported		
Avg Depth Of Fill:	Not reported		
Addtl Expansion Area:	Not reported		
Site Description:	Not Reported		

**C8
 ESE
 < 1/8
 427 ft.**

**SATICOY LAWN MOWER REPAIR
 11018 VIOLETA ST
 SATICOY, CA**

**VENTURA CO. BWT S104995146
 N/A**

Site 2 of 5 in cluster C

**Relative:
 Lower**

BWT:
 Facility ID: FA0006666
 Region: VENTURA
 Program: 4420 - HAZARDOUS WASTE GENERATOR

**Actual:
 156 ft.**

**C9
 ESE
 < 1/8
 434 ft.**

**DISHMAN
 11025 VIOLETA ST
 VENTURA, CA 93004**

**LUST S104164967
 N/A**

Site 3 of 5 in cluster C

**Relative:
 Lower**

State LUST:
 Cross Street: Not reported
 Qty Leaked: Not reported
 Case Number C-89139
 Reg Board: Los Angeles Region

**Actual:
 156 ft.**

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

DISHMAN (Continued)

EDR ID Number
EPA ID Number

Database(s)

S104164967

Chemical: Unleaded Gasoline
Lead Agency: Local Agency
Local Agency : 56000L
Case Type: Soil only
Status: Case Closed
Abate Method: Excavate and Dispose - remove contaminated soil and dispose in approved site, No Action Required - incident is minor, requiring no remedial action

Review Date:	1989-09-14 00:00:00	Confirm Leak:	1989-09-14 00:00:00
Workplan:	1990-01-23 00:00:00	Prelim Assess:	1990-01-23 00:00:00
Pollution Char:	1990-02-01 00:00:00	Remed Plan:	1990-02-01 00:00:00
Remed Action:	1990-02-26 00:00:00		
Monitoring:	Not reported		
Close Date:	1990-05-17 00:00:00		
Release Date:	1989-09-14 00:00:00		
Cleanup Fund Id :	Not reported		
Discover Date :	1989-09-14 00:00:00		
Enforcement Dt :	1989-09-28 00:00:00		
Enf Type:	EF		
Enter Date :	Not reported		
Funding:	State Funds		
Staff Initials:	EHD		
How Discovered:	Not reported		
How Stopped:	Not reported		
Interim :	Not reported		
Leak Cause:	Not reported		
Leak Source:	Not reported		
MTBE Date :	Not reported		
Max MTBE GW :	Not reported		
MTBE Tested:	Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.		
Priority:	Not reported		
Local Case # :	89139		
Beneficial:	Not reported		
Staff :	UNK		
GW Qualifier :	Not reported		
Max MTBE Soil :	Not reported		
Soil Qualifier :	Not reported		
Hydr Basin #:	SANTA CLARA RIVER VA		
Operator :	Not reported		
Oversight Prgm:	LUST		
Review Date :	Not reported		
Stop Date :	Not reported		
Work Suspended :	Not reported		
Responsible Party:	CAL DISHMAN		
RP Address:	Not reported		
Global Id:	T0611100542		
Org Name:	Not reported		
Contact Person:	Not reported		
MTBE Conc:	0		
Mtbe Fuel:	1		
Water System Name:	Not reported		
Well Name:	Not reported		
Distance To Lust:	0		
Waste Discharge Global ID:	Not reported		
Waste Disch Assigned Name:	Not reported		
Summary :	Not reported		

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

DISHMAN (Continued)

S104164967

LUST Region 4:
 Report Date: 9/14/1989
 Lead Agency: Local Agency
 Local Agency: 56000L
 Substance: Unleaded Gasoline
 Case Type: Soil
 Status: Case Closed
 Region: 4
 Staff: UNK
 Date Case Last Changed on Database: Not reported
 Date Leak Record Entered: Not reported
 Historical Max MTBE Date: Not reported
 GW Qualifier: Not reported
 Soil Qualifier: Not reported
 Hist Max MTBE Conc in Groundwater: Not reported
 Hist Max MTBE Conc in Soil : Not reported
 County: Ventura
 Organization : Not reported
 Regional Board: 04
 Owner Contact: Not reported
 Responsible Party: CAL DISHMAN
 RP Address: Not reported
 Significant Interim Remedial Action Taken: Not reported
 Program : LUST
 Lat / Long : 34.2832836 / -1
 Local Agency Staff: EHD
 Beneficial Use : Not reported
 Priority : Not reported
 Cleanup Fund Id : Not reported
 Suspended : Not reported
 Local Case No : 89139
 Substance Quantity : Not reported
 Abatement Method Used at the Site: EDNA
 Operator : Not reported
 Water System : Not reported
 Well Name : Not reported
 Approx. Dist To Production Well (ft) : 317.742776642801254337946942
 Assigned Name : Not reported
 W Global ID : Not reported
 Source of Cleanup Funding: State Funds
 Date the Leak was Discovered: 9/14/1989
 How the Leak was Discovered: Not reported
 How the Leak was Stopped: Not reported
 Cause of Leak: Not reported
 Leak Source: Not reported
 Date The Leak was Stopped: Not reported
 Date Confirmation Leak Began: 9/14/1989
 Preliminary Site Assessment Workplan Submitted: 9/14/1989
 Preliminary Site Assessment Began: 1/23/1990
 Pollution Characterization Began: 1/23/1990
 Remediation Plan Submitted: 2/1/1990
 Remedial Action Underway: 2/26/1990
 Post Remedial Action Monitoring Began: Not reported
 Date the Case was Closed: 5/17/1990
 Enforcement Action Date: 9/28/1989
 Date Leak First Reported: 9/14/1989
 Enforcement Type: EF

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

DISHMAN (Continued)

EDR ID Number
 EPA ID Number

Database(s)

Global ID : T0611100542
 Cross Street: Not reported
 Summary :

S104164967

**C10
 ESE
 < 1/8
 434 ft.**

**DISHMAN, CAL
 11025 VIOLETA ST.
 VENTURA, CA**

**UST U002244346
 N/A**

Site 4 of 5 in cluster C

**Relative:
 Lower**

UST Ventura County Active & Inactive:

**Actual:
 156 ft.**

Facility ID: D 747
 Facility Status: Inactive
 Box No: 146059
 Region: Ventura County

**C11
 ESE
 < 1/8
 434 ft.**

**DISHMAN
 11025 VIOLETA
 SATICOY, CA**

**Cortese S105026543
 N/A**

Site 5 of 5 in cluster C

**Relative:
 Lower**

CORTESE:

**Actual:
 156 ft.**

Region: CORTESE
 Fac Address 2: Not reported

**D12
 SE
 < 1/8
 479 ft.**

**SATICOY FAMILY HEALTH CARE
 1280 SOUTH WELLS RD
 SATICOY, CA 00000**

**HAZNET S100873453
 N/A**

Site 1 of 5 in cluster D

**Relative:
 Lower**

HAZNET:

**Actual:
 154 ft.**

Gepaid: CAL000110218
 TSD EPA ID: CAD981402522
 Gen County: Ventura
 Tsd County: Kern
 Tons: .0208
 Facility Address 2: Not reported
 Waste Category: Photochemicals/photoprocessing waste
 Disposal Method: Not reported
 Contact: CLINCAS DEL CAMINO REAL INC
 Telephone: (805) 650-0688
 Mailing Name: Not reported
 Mailing Address: PO BOX 4878
 SATICOY, CA 93004
 County: Ventura
 Gepaid: CAL000110218
 TSD EPA ID: CAD981402522
 Gen County: Ventura
 Tsd County: Kern
 Tons: .0120
 Facility Address 2: Not reported
 Waste Category: Metal sludge - Alkaline solution (pH <UN-> 12.5) with metals (antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, vanadium, and zinc)

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

SATICOY FAMILY HEALTH CARE (Continued)

S100873453

Disposal Method: Not reported
Contact: CLINCAS DEL CAMINO REAL INC
Telephone: (805) 650-0688
Mailing Name: Not reported
Mailing Address: PO BOX 4878
SATICOY, CA 93004
County: Ventura

**E13
East
< 1/8
550 ft.**

**ESTATE OF MARGARET JONES ORCHARD
11075 VIOLETA ST
SATICOY, CA 93004**

**HAZNET S103963449
N/A**

Site 1 of 14 in cluster E

**Relative:
Lower**

HAZNET:

**Actual:
157 ft.**

Gepaid: CAC002123288
TSD EPA ID: CAD008252405
Gen County: Ventura
Tsd County: Los Angeles
Tons: 0.0166
Facility Address 2: Not reported
Waste Category: Liquids with halogenated organic compounds > 1000 mg/l
Disposal Method: Not reported
Contact: ELIZABETH ANN BRYTE
Telephone: (805) 482-0156
Mailing Name: Not reported
Mailing Address: 37 NORMA CT
CAMARILLO, CA 93010
County: Ventura

Gepaid: CAC002123288
TSD EPA ID: CAD008252405
Gen County: Ventura
Tsd County: Los Angeles
Tons: 0.0166
Facility Address 2: Not reported
Waste Category: Liquids with halogenated organic compounds > 1000 mg/l
Disposal Method: Recycler
Contact: ELIZABETH ANN BRYTE
Telephone: (805) 482-0156
Mailing Name: Not reported
Mailing Address: 37 NORMA CT
CAMARILLO, CA 93010
County: Ventura

Gepaid: CAC002123288
TSD EPA ID: CAT080013352
Gen County: Ventura
Tsd County: Los Angeles
Tons: 1.6054
Facility Address 2: Not reported
Waste Category: Unspecified oil-containing waste
Disposal Method: Recycler
Contact: ELIZABETH ANN BRYTE
Telephone: (805) 482-0156
Mailing Name: Not reported
Mailing Address: 37 NORMA CT
CAMARILLO, CA 93010
County: Ventura

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

ESTATE OF MARGARET JONES ORCHARD (Continued)

S103963449

Gepaid: CAC002123288
 TSD EPA ID: CAD028409019
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: 1.2093
 Facility Address 2: Not reported
 Waste Category: Unspecified oil-containing waste
 Disposal Method: Treatment, Tank
 Contact: ELIZABETH ANN BRYTE
 Telephone: (805) 482-0156
 Mailing Name: Not reported
 Mailing Address: 37 NORMA CT
 CAMARILLO, CA 93010
 County: Ventura

E14
East
< 1/8
550 ft.

MARGARET BORCHARD TRUST
11075 VIOLETA ST.
SATICOY, CA

UST U003906807
N/A

Site 2 of 14 in cluster E

Relative:
Lower

UST Ventura County Active & Inactive:

Facility ID: D 1348
 Facility Status: Inactive
 Box No: 146073
 Region: Ventura County

Actual:
157 ft.

E15
East
< 1/8
550 ft.

BORCHARD ESTATE (MARGARET)
11075 VIOLETA ST
VENTURA, CA 93004

LUST S102432974
Cortese N/A

Site 3 of 14 in cluster E

Relative:
Lower

State LUST:

Cross Street: Not reported
 Qty Leaked: Not reported
 Case Number: C-95186
 Reg Board: Los Angeles Region
 Chemical: Gasoline
 Lead Agency: Local Agency
 Local Agency: Not reported
 Case Type: Other ground water affected
Status: Remediation Plan
 Review Date: 1995-12-05 00:00:00
 Workplan: Not reported
 Pollution Char: 2003-12-12 00:00:00
 Remed Action: Not reported
 Monitoring: Not reported
 Close Date: Not reported
 Release Date: 1995-12-05 00:00:00
 Cleanup Fund Id: Not reported
 Discover Date: 1995-12-05 00:00:00
 Enforcement Dt: 1995-12-05 00:00:00
 Enf Type: LFOR
 Enter Date: Not reported
 Funding: Federal Funds
 Staff Initials: Not reported
 How Discovered: Not reported

Confirm Leak: 1995-12-05 00:00:00
 Prelim Assess: Not reported
 Remed Plan: 2003-12-12 00:00:00

Actual:
157 ft.

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

BORCHARD ESTATE (MARGARET) (Continued)

S102432974

How Stopped: Not reported
Interim : Not reported
Leak Cause: Not reported
Leak Source: Not reported
MTBE Date : 1999-02-17 00:00:00
Max MTBE GW : 12 Parts per Billion
MTBE Tested: MTBE Detected. Site tested for MTBE & MTBE detected
Priority: Not reported
Local Case # : 95186
Beneficial: Not reported
Staff : UNK
GW Qualifier : Not reported
Max MTBE Soil : 0.05 Parts per Million
Soil Qualifier : <
Hydr Basin #: SANTA CLARA RIVER VA
Operator : Not reported
Oversight Prgm: LUST
Review Date : Not reported
Stop Date : Not reported
Work Suspended :Not reported
Responsible Party:MARGARET BORCHARD ESTATE
RP Address: Not reported
Global Id: T0611101071
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 2
Mtbe Fuel: 1
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported
Summary : Not reported

Cross Street: Not reported
Qty Leaked: Not reported
Case Number C95186
Reg Board: Los Angeles Region
Chemical: 8006619,1203
Lead Agency: Local Agency
Local Agency : 56000L
Case Type: O, S
Status: Post remedial action monitoring
Review Date: 1995-12-07 00:00:00
Workplan: Not reported
Pollution Char: 2005-01-01 00:00:00
Remed Action: 2005-03-28 00:00:00
Monitoring: 2005-05-16 00:00:00
Close Date: Not reported
Release Date: 1995-12-05 00:00:00
Cleanup Fund Id : Not reported
Discover Date : 1995-12-05 00:00:00
Enforcement Dt : Not reported
Enf Type: TC
Enter Date : Not reported
Funding: Not reported
Staff Initials: MMC

Confirm Leak: 1995-12-07 00:00:00
Prelim Assess: Not reported
Remed Plan: 2005-01-01 00:00:00

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

BORCHARD ESTATE (MARGARET) (Continued)

S102432974

How Discovered: Subsurface Monitoring
 How Stopped: Other Means
 Interim : Not reported
 Leak Cause: UNK
 Leak Source: UNK
 MTBE Date : Not reported
 Max MTBE GW : Not reported
 MTBE Tested: MTBE Detected. Site tested for MTBE & MTBE detected
 Priority: Not reported
 Local Case # : 95186
 Beneficial: GWR
 Staff : UNK
 GW Qualifier : Not reported
 Max MTBE Soil : Not reported
 Soil Qualifier : Not reported
 Hydr Basin # : Not reported
 Operator : Not reported
 Oversight Prgm: LUST
 Review Date : Not reported
 Stop Date : 1995-12-05 00:00:00
 Work Suspended :Not reported
 Responsible Party:TOM BRIGHT
 RP Address: 251 ALOSTA DR
 Global Id: T0611129121
 Org Name: Not reported
 Contact Person: Not reported
 MTBE Conc: 0
 Mtbe Fuel: 0
 Water System Name: Not reported
 Well Name: Not reported
 Distance To Lust: 0
 Waste Discharge Global ID: Not reported
 Waste Disch Assigned Name: Not reported
 Summary : Not reported

LUST Region 4:

Report Date: 12/5/1995
 Lead Agency: Local Agency
 Local Agency: Not reported
 Substance: Gasoline
 Case Type: Groundwater
 Status: Remediation Plan
 Region: 4
 Staff: UNK
 Date Case Last Changed on Database: Not reported
 Date Leak Record Entered: Not reported
 Historical Max MTBE Date: 2/17/1999
 GW Qualifier: Not reported
 Soil Qualifier: <
 Hist Max MTBE Conc in Groundwater: 12
 Hist Max MTBE Conc in Soil : .05
 County: Ventura
 Organization : Not reported
 Regional Board: 04
 Owner Contact: Not reported
 Responsible Party: MARGARET BORCHARD ESTATE
 RP Address: Not reported
 Significant Interim Remedial Action Taken: Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

BORCHARD ESTATE (MARGARET) (Continued)

S102432974

Program : LUST
 Lat / Long : 34.2837545 / -1
 Local Agency Staff: Not reported
 Beneficial Use : Not reported
 Priority : Not reported
 Cleanup Fund Id : Not reported
 Suspended : Not reported
 Local Case No : 95186
 Substance Quantity : Not reported
 Abatement Method Used at the Site: Not reported
 Operator : Not reported
 Water System : Not reported
 Well Name : Not reported
 Approx. Dist To Production Well (ft) : 91.66506891555330499496167023
 Assigned Name : Not reported
 W Global ID : Not reported
 Source of Cleanup Funding: Federal Funds
 Date the Leak was Discovered: 12/5/1995
 How the Leak was Discovered: Not reported
 How the Leak was Stopped: Not reported
 Cause of Leak: Not reported
 Leak Source: Not reported
 Date The Leak was Stopped: Not reported
 Date Confirmation Leak Began: 12/5/1995
 Preliminary Site Assessment Workplan Submitted: 12/5/1995
 Preliminary Site Assessment Began: Not reported
 Pollution Characterization Began: Not reported
 Remediation Plan Submitted: 12/12/2003
 Remedial Action Underway: Not reported
 Post Remedial Action Monitoring Began: Not reported
 Date the Case was Closed: Not reported
 Enforcement Action Date: 12/5/1995
 Date Leak First Reported: 12/5/1995
 Enforcement Type: LFOR
 Global ID : T0611101071
 Cross Street: Not reported
 Summary :

CORTESE:

Region: CORTESE
 Fac Address 2: 11075 VIOLETA ST

**E16
 East
 < 1/8
 550 ft.**

**MARGARET BORCHARD ESTATE
 11075 VIOLETTA ST
 VENTURA, CA 93004**

**LUST S106448412
 N/A**

Site 4 of 14 in cluster E

**Relative:
 Lower**

LUST Region 4:
 Report Date: 12/5/1995
 Lead Agency: Local Agency
 Local Agency: 56000L
 Substance: 8006619,1203
 Case Type: Soil
 Status: Preliminary site assessment workplan submitted
 Region: 4
 Staff: UNK
 Date Case Last Changed on Database: Not reported
 Date Leak Record Entered: Not reported

**Actual:
 157 ft.**

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

MARGARET BORCHARD ESTATE (Continued)

S106448412

Historical Max MTBE Date:	Not reported
GW Qualifier:	Not reported
Soil Qualifier:	Not reported
Hist Max MTBE Conc in Groundwater:	Not reported
Hist Max MTBE Conc in Soil :	Not reported
County:	Ventura
Organization :	Not reported
Regional Board:	04
Owner Contact:	Not reported
Responsible Party:	TOM BRIGHT
RP Address:	251 ALOSTA DR
Significant Interim Remedial Action Taken:	Not reported
Program :	Not reported
Lat / Long :	0 / 0
Local Agency Staff:	DCS
Beneficial Use :	Not reported
Priority :	Not reported
Cleanup Fund Id :	Not reported
Suspended :	Not reported
Local Case No :	95186
Substance Quantity :	Not reported
Abatement Method Used at the Site:	Not reported
Operator :	Not reported
Water System :	Not reported
Well Name :	Not reported
Approx. Dist To Production Well (ft) :	Not reported
Assigned Name :	Not reported
W Global ID :	Not reported
Source of Cleanup Funding:	Not reported
Date the Leak was Discovered:	12/5/1995
How the Leak was Discovered:	Subsurface Monitoring
How the Leak was Stopped:	Other Means
Cause of Leak:	UNK
Leak Source:	UNK
Date The Leak was Stopped:	12/5/1995
Date Confirmation Leak Began:	12/5/1995
Preliminary Site Assessment Workplan Submitted:	12/5/1995
Preliminary Site Assessment Began:	Not reported
Pollution Characterization Began:	Not reported
Remediation Plan Submitted:	Not reported
Remedial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	Not reported
Date the Case was Closed:	Not reported
Enforcement Action Date:	Not reported
Date Leak First Reported:	12/5/1995
Enforcement Type:	NONE
Global ID :	T0611129121
Cross Street:	LOS ANGELES AVE
Summary :	

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

F17
ENE
< 1/8
576 ft.

MARBLE - N - MORE
1163 LOS ANGELES AVE.
SATICOY, CA 93004

FINDS 1006823275
EMI 110013818360

Site 1 of 2 in cluster F

Relative:
Lower

FINDS:

Other Pertinent Environmental Activity Identified at Site:

Actual:
159 ft.

The NEI (National Emissions Inventory) database contains information on stationary and mobile sources that emit criteria air pollutants and their precursors, as well as hazardous air pollutants (HAPs).

EMISSIONS :

Year : 1995
 Facility ID : 857
 Air District Code : VEN
 SIC Code : 2821
 Air Basin : SCC
 Air District Name : VENTURA COUNTY APCD
 Community Health Air Pollution Info System : Not reported
 Consolidated Emission Reporting Rule : Not reported
 County Code : 56
 County ID : 56
 Total Organic Hydrocarbon Gases Tons/Yr: 0
 Reactive Organic Gases Tons/Yr: 0
 Carbon Monoxide Emissions Tons/Yr: 0
 NOX - Oxides of Nitrogen Tons/Yr: 0
 SOX - Oxides of Sulphur Tons/Yr: 0
 Particulate Matter Tons/Yr : 0
 Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 1996
 Facility ID : 857
 Air District Code : VEN
 SIC Code : 2821
 Air Basin : SCC
 Air District Name : VENTURA COUNTY APCD
 Community Health Air Pollution Info System : Not reported
 Consolidated Emission Reporting Rule : Not reported
 County Code : 56
 County ID : 56
 Total Organic Hydrocarbon Gases Tons/Yr: 0
 Reactive Organic Gases Tons/Yr: 0
 Carbon Monoxide Emissions Tons/Yr: 0
 NOX - Oxides of Nitrogen Tons/Yr: 0
 SOX - Oxides of Sulphur Tons/Yr: 0
 Particulate Matter Tons/Yr : 0
 Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 1997
 Facility ID : 857
 Air District Code : VEN
 SIC Code : 2821
 Air Basin : SCC
 Air District Name : VENTURA COUNTY APCD
 Community Health Air Pollution Info System : Not reported
 Consolidated Emission Reporting Rule : Not reported
 County Code : 56
 County ID : 56
 Total Organic Hydrocarbon Gases Tons/Yr: 0

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

MARBLE - N - MORE (Continued)

1006823275

Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 1998
Facility ID : 857
Air District Code : VEN
SIC Code : 2821
Air Basin : SCC
Air District Name : VENTURA COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 56
County ID : 56
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 1999
Facility ID : 857
Air District Code : VEN
SIC Code : 2821
Air Basin : SCC
Air District Name : VENTURA COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 56
County ID : 56
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 2000
Facility ID : 857
Air District Code : VEN
SIC Code : 2821
Air Basin : SCC
Air District Name : VENTURA COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 56
County ID : 56
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

MARBLE - N - MORE (Continued)

1006823275

SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 2001
Facility ID : 857
Air District Code : VEN
SIC Code : 2821
Air Basin : SCC
Air District Name : VENTURA COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 56
County ID : 56
Total Organic Hydrocarbon Gases Tons/Yr: 1
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 2002
Facility ID : 857
Air District Code : VEN
SIC Code : 2821
Air Basin : SCC
Air District Name : VENTURA COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 56
County ID : 56
Total Organic Hydrocarbon Gases Tons/Yr: 1
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 2003
Facility ID : 857
Air District Code : VEN
SIC Code : 2821
Air Basin : SCC
Air District Name : VENTURA COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 56
County ID : 56
Total Organic Hydrocarbon Gases Tons/Yr: 1
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

MARBLE - N - MORE (Continued)

EDR ID Number
 EPA ID Number

Database(s)

1006823275

Year : 2004
 Facility ID : 857
 Air District Code : VEN
 SIC Code : 2821
 Air Basin : SCC
 Air District Name : VENTURA COUNTY APCD
 Community Health Air Pollution Info System : Not reported
 Consolidated Emission Reporting Rule : Not reported
 County Code : 56
 County ID : 56
 Total Organic Hydrocarbon Gases Tons/Yr: 0.7
 Reactive Organic Gases Tons/Yr: 0
 Carbon Monoxide Emissions Tons/Yr: 0
 NOX - Oxides of Nitrogen Tons/Yr: 0
 SOX - Oxides of Sulphur Tons/Yr: 0
 Particulate Matter Tons/Yr : 0
 Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

F18
ENE
 < 1/8
 576 ft.

MARBLE-N-MORE BY BRIAN
1163 LOS ANGELES AVE
SATICOY, CA

VENTURA CO. BWT S104994291
N/A

Site 2 of 2 in cluster F

Relative:
Lower

BWT:
 Facility ID: FA0006204
 Region: VENTURA
 Program: 4220 - BUSINESS PLAN

Actual:
159 ft.

E19
East
 < 1/8
 584 ft.

BACKE'S SERVICE STATION
11087 VIOLETA ST.
VENTURA, CA

UST U001966585
N/A

Site 5 of 14 in cluster E

Relative:
Lower

UST Ventura County Active & Inactive:
 Facility ID: D 748
 Facility Status: Inactive
 Box No: 146059
 Region: Ventura County

Actual:
158 ft.

E20
East
 < 1/8
 584 ft.

WEST COAST IRRIGATION
11087 VIOLETA ST
VENTURA, CA

VENTURA CO. BWT S106570545
N/A

Site 6 of 14 in cluster E

Relative:
Lower

BWT:
 Facility ID: FA0009622
 Region: VENTURA
 Program: 4220 - BUSINESS PLAN

Actual:
158 ft.

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

G21 CBX PROPERTIES/CHASE BROS LUST S101306126
NW 1151 WELLS RD Cortese N/A
< 1/8 VENTURA, CA 93004
603 ft.

Relative: Site 1 of 5 in cluster G

Higher

State LUST:

Actual: 166 ft.

Cross Street: TELEPHONE
 Qty Leaked: Not reported
 Case Number: 930040025
 Reg Board: Los Angeles Region
 Chemical: Gasoline
 Lead Agency: Regional Board
 Local Agency: 56020
 Case Type: Other ground water affected
Status: Case Closed
 Abate Method: Pump and Treat Ground Water - generally employed to remove dissolved
 contaminants
 Review Date: Not reported
 Workplan: Not reported
 Pollution Char: Not reported
 Remed Action: 1991-07-08 00:00:00
 Monitoring: Not reported
 Close Date: 1995-04-13 00:00:00
 Release Date: 1989-04-17 00:00:00
 Cleanup Fund Id: Not reported
 Discover Date: 1989-07-16 00:00:00
 Enforcement Dt: Not reported
 Enf Type: Not reported
 Enter Date: Not reported
 Funding: Federal Funds
 Staff Initials: UNK
 How Discovered: Tank Closure
 How Stopped: Not reported
 Interim: Yes
 Leak Cause: Spill
 Leak Source: Tank
 MTBE Date: Not reported
 Max MTBE GW: Not reported
 MTBE Tested: Site NOT Tested for MTBE. Includes Unknown and Not Analyzed.
 Priority: Not reported
 Local Case #: Not reported
 Beneficial: Not reported
 Staff: UNK
 GW Qualifier: Not reported
 Max MTBE Soil: Not reported
 Soil Qualifier: Not reported
 Hydr Basin #: SANTA CLARA RIVER VA
 Operator: Not reported
 Oversight Prgm: LUST
 Review Date: 1995-04-13 00:00:00
 Stop Date: Not reported
 Work Suspended: Not reported
 Responsible Party: CBX PROPERTIES
 RP Address: C
 Global Id: T0611100036
 Org Name: Not reported
 Contact Person: Not reported
 MTBE Conc: 0

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

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

CBX PROPERTIES/CHASE BROS (Continued)

S101306126

Mtbe Fuel: 1
 Water System Name: Not reported
 Well Name: Not reported
 Distance To Lust: 0
 Waste Discharge Global ID: Not reported
 Waste Disch Assigned Name: Not reported
 Summary : THIS IS ALSO A CHASE BROTHERS PROPERTY.
 9/8/97-LOC REMOVED DUE TO CASE CLOSURE

LUST Region 4:

Report Date: 4/17/1989
 Lead Agency: Regional Board
 Local Agency: 56020
 Substance: Gasoline
 Case Type: Groundwater
 Status: Case Closed
 Region: 4
 Staff: UNK
 Date Case Last Changed on Database: 4/13/1995
 Date Leak Record Entered: Not reported
 Historical Max MTBE Date: Not reported
 GW Qualifier: Not reported
 Soil Qualifier: Not reported
 Hist Max MTBE Conc in Groundwater: Not reported
 Hist Max MTBE Conc in Soil : Not reported
 County: Ventura
 Organization : Not reported
 Regional Board: 04
 Owner Contact: Not reported
 Responsible Party: CBX PROPERTIES
 RP Address: C
 Significant Interim Remedial Action Taken: Yes
 Program : LUST
 Lat / Long : 34.2836625 / -1
 Local Agency Staff: UNK
 Beneficial Use : Not reported
 Priority : Not reported
 Cleanup Fund Id : Not reported
 Suspended : Not reported
 Local Case No : Not reported
 Substance Quantity : Not reported
 Abatement Method Used at the Site: Pump and Treat Groundwater
 Operator : Not reported
 Water System : Not reported
 Well Name : Not reported
 Approx. Dist To Production Well (ft) : 96.63469449944849612395503123
 Assigned Name : Not reported
 W Global ID : Not reported
 Source of Cleanup Funding: Federal Funds
 Date the Leak was Discovered: 7/16/1989
 How the Leak was Discovered: Tank Closure
 How the Leak was Stopped: Not reported
 Cause of Leak: Spill
 Leak Source: Tank
 Date The Leak was Stopped: Not reported
 Date Confirmation Leak Began: Not reported
 Preliminary Site Assessment Workplan Submitted: Not reported
 Preliminary Site Assessment Began: Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

CBX PROPERTIES/CHASE BROS (Continued)

EDR ID Number
 EPA ID Number

Database(s)

S101306126

Pollution Characterization Began: 5/3/1989
 Remediation Plan Submitted: Not reported
 Remedial Action Underway: 7/8/1991
 Post Remedial Action Monitoring Began: Not reported
 Date the Case was Closed: 4/13/1995
 Enforcement Action Date: Not reported
 Date Leak First Reported: 4/17/1989
 Enforcement Type: Not reported
 Global ID : T0611100036
 Cross Street: TELEPHONE
 Summary : THIS IS ALSO A CHASE BROTHERS PROPERTY. 9/8/97-LOC
 REMOVED DUE TO CASE CLOSURE

CORTESE:
 Region: CORTESE
 Fac Address 2: 1151 WELLS RD

**G22
 NW
 < 1/8
 603 ft.**

**CHASE BROS DAIRY
 1151 WELLS RD
 VENTURA, CA 93004**

**Cortese S102859937
 N/A**

**Relative:
 Higher**

Site 2 of 5 in cluster G

CORTESE:
 Region: CORTESE
 Fac Address 2: 1151 WELLS RD

**Actual:
 166 ft.**

**G23
 NW
 < 1/8
 603 ft.**

**CHASE BROS. DAIRY #8
 1151 WELLS RD.
 SATICOY, CA**

**UST U001966602
 N/A**

**Relative:
 Higher**

Site 3 of 5 in cluster G

UST Ventura County Active & Inactive:
 Facility ID: D 755
 Facility Status: Inactive
 Box No: 146059
 Region: Ventura County

**Actual:
 166 ft.**

**D24
 SE
 < 1/8
 608 ft.**

**D.E & M.J WESTERDALE TRUST
 1299 WELLS RD
 VENTURA, CA**

**UST U003973563
 N/A**

**Relative:
 Lower**

Site 2 of 5 in cluster D

UST Ventura County Active & Inactive:
 Facility ID: D 1486
 Facility Status: Inactive
 Box No: UGTCLO25
 Region: Ventura County

**Actual:
 153 ft.**

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

D25
SE
 < 1/8
 612 ft.

WESTERDALE TRUST
1299 WELLS RD
VENTURA, CA 93004

LUST
VENTURA CO. BWT

S105974927
N/A

Site 3 of 5 in cluster D

Relative:
Lower

State LUST:

Actual:
 153 ft.

Cross Street: Not reported
 Qty Leaked: Not reported
 Case Number: C03041
 Reg Board: Los Angeles Region
 Chemical: Diesel
 Lead Agency: Local Agency
 Local Agency : 56000L
 Case Type: Undefined
Status: Case Closed
 Review Date: 2003-09-08 00:00:00
 Workplan: Not reported
 Pollution Char: Not reported
 Remed Action: Not reported
 Monitoring: Not reported
 Close Date: 2003-12-01 00:00:00
 Release Date: 2003-09-08 00:00:00
 Cleanup Fund Id : Not reported
 Discover Date : 2003-08-07 00:00:00
 Enforcement Dt : Not reported
 Enf Type: CLOS
 Enter Date : Not reported
 Funding: Not reported
 Staff Initials: KCK
 How Discovered: Tank Closure
 How Stopped: Close Tank
 Interim : Not reported
 Leak Cause: UNK
 Leak Source: UNK
 MTBE Date : Not reported
 Max MTBE GW : Not reported
 MTBE Tested: Not Required to be Tested.
 Priority: Not reported
 Local Case # : 03041
 Beneficial: Not reported
 Staff : UNK
 GW Qualifier : Not reported
 Max MTBE Soil : Not reported
 Soil Qualifier : Not reported
 Hydr Basin #: Not reported
 Operator : Not reported
 Oversight Prgm: LUST
 Review Date : Not reported
 Stop Date : 2003-08-07 00:00:00
 Work Suspended :Not reported
 Responsible Party: DON WESTERDALE
 RP Address: 3352 BOUNTY CIRCLE
 Global Id: T0611157048
 Org Name: Not reported
 Contact Person: Not reported
 MTBE Conc: 0
 Mtbe Fuel: 0
 Water System Name: Not reported

Confirm Leak: 2003-09-08 00:00:00
 Prelim Assess: Not reported
 Remed Plan: Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

WESTERDALE TRUST (Continued)

S105974927

Well Name:	Not reported
Distance To Lust:	0
Waste Discharge Global ID:	Not reported
Waste Disch Assigned Name:	Not reported
Summary :	Not reported
LUST Region 4:	
Report Date:	9/8/2003
Lead Agency:	Local Agency
Local Agency:	56000L
Substance:	Diesel
Case Type:	Undefined
Status:	Case Closed
Region:	4
Staff:	UNK
Date Case Last Changed on Database:	Not reported
Date Leak Record Entered:	Not reported
Historical Max MTBE Date:	Not reported
GW Qualifier:	Not reported
Soil Qualifier:	Not reported
Hist Max MTBE Conc in Groundwater:	Not reported
Hist Max MTBE Conc in Soil :	Not reported
County:	Ventura
Organization :	Not reported
Regional Board:	04
Owner Contact:	Not reported
Responsible Party:	DON WESTERDALE
RP Address:	3352 BOUNTY CIRCLE
Significant Interim Remedial Action Taken:	Not reported
Program :	LUST
Lat / Long :	0 / 0
Local Agency Staff:	KCK
Beneficial Use :	Not reported
Priority :	Not reported
Cleanup Fund Id :	Not reported
Suspended :	Not reported
Local Case No :	03041
Substance Quantity :	Not reported
Abatement Method Used at the Site:	Not reported
Operator :	Not reported
Water System :	Not reported
Well Name :	Not reported
Approx. Dist To Production Well (ft) :	Not reported
Assigned Name :	Not reported
W Global ID :	Not reported
Source of Cleanup Funding:	Not reported
Date the Leak was Discovered:	8/7/2003
How the Leak was Discovered:	Tank Closure
How the Leak was Stopped:	Close Tank
Cause of Leak:	UNK
Leak Source:	UNK
Date The Leak was Stopped:	8/7/2003
Date Confirmation Leak Began:	9/8/2003
Preliminary Site Assessment Workplan Submitted:	Not reported
Preliminary Site Assessment Began:	Not reported
Pollution Characterization Began:	Not reported
Remediation Plan Submitted:	Not reported
Remedial Action Underway:	Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

WESTERDALE TRUST (Continued)

S105974927

Post Remedial Action Monitoring Began: Not reported
 Date the Case was Closed: 12/1/2003
 Enforcement Action Date: Not reported
 Date Leak First Reported: 9/8/2003
 Enforcement Type: CLOS
 Global ID : T0611157048
 Cross Street: Not reported
 Summary :

LUST Region VN:
 Facility ID: 03041
 Status: Case Closed

BWT:
 Facility ID: FA0006365
 Region: VENTURA
 Program: 4221 - BUSINESS PLAN - VENTURA CITY

Facility ID: FA0006365
 Region: VENTURA
 Program: 4420 - HAZARDOUS WASTE GENERATOR

D26 SE < 1/8 612 ft.
CREATIVE SCREEN PRINTING
1299 WELLS RD
VENTURA, CA 93004

RCRA-SQG 1001404367
FINDS CAR000046672

Site 4 of 5 in cluster D

Relative: Lower

RCRAInfo:
 Owner: CREATIVE SCREEN PRINTING
 (805) 647-2600
 EPA ID: CAR000046672
 Contact: AARON CHACON
 (805) 647-2600
 Classification: Small Quantity Generator
 TSDF Activities: Not reported
 Violation Status: No violations found

Actual: 153 ft.

FINDS:

Other Pertinent Environmental Activity Identified at Site:
 California - Hazardous Waste Tracking System - Datamart

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

D27 SE < 1/8 617 ft.
DON & MARILYN WESTERDALE TRUST
1299 S WELLS RD
VENTURA, CA 93004

HAZNET S107142353
N/A

Site 5 of 5 in cluster D

Relative: Lower

Actual: 153 ft.

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

DON & MARILYN WESTERDALE TRUST (Continued)

EDR ID Number
 EPA ID Number

Database(s)

S107142353

HAZNET:
 Gepaid: CAC002567898
 TSD EPA ID: CAT080013352
 Gen County: Ventura
 Tsd County: Ventura
 Tons: 1.25
 Facility Address 2: Not reported
 Waste Category: Unspecified oil-containing waste
 Disposal Method: Recycler
 Contact: DON WESTERDALE
 Telephone: (714) 814-0867
 Mailing Name: Not reported
 Mailing Address: 3352 BOUNTY CIRCLE
 HUNTINGTON BEACH, CA 92649
 County: Ventura

E28
 East
 < 1/8
 653 ft.

DONALD BRIGHAM
 11107 VIOLETA ST.
 VENTURA, CA

UST U002244347
 N/A

Site 7 of 14 in cluster E

Relative:
 Lower

UST Ventura County Active & Inactive:
 Facility ID: D 745
 Facility Status: Inactive
 Box No: 146059
 Region: Ventura County

Actual:
 158 ft.

E29
 East
 < 1/8
 653 ft.

DONALD BRIGHAM
 11107 VIOLETA ST
 SATICOY, CA 93004

HAZNET S104164968
LUST N/A
 Cortese

Site 8 of 14 in cluster E

Relative:
 Lower

HAZNET:
 Gepaid: CAC002567355
 TSD EPA ID: CAT080033681
 Gen County: Ventura
 Tsd County: Ventura
 Tons: 0.2
 Facility Address 2: Not reported
 Waste Category: Other organic solids
 Disposal Method: Recycler
 Contact: JERRY GLOVER
 Telephone: (805) 647-1172
 Mailing Name: Not reported
 Mailing Address: PO BOX 4217
 SATICOY, CA 93007
 County: Ventura

Actual:
 158 ft.

State LUST:

Cross Street: Not reported
 Qty Leaked: Not reported
 Case Number: C-89084
 Reg Board: Los Angeles Region
 Chemical: Gasoline
 Lead Agency: Local Agency
 Local Agency: 56000L

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

DONALD BRIGHAM (Continued)

EDR ID Number
EPA ID Number

Database(s)

S104164968

Case Type: Soil only
Status: Case Closed
Abate Method: Cap Site - install horizontal impermeable layer to reduce rainfall infiltration, Excavate and Dispose - remove contaminated soil and dispose in approved site
Review Date: 1989-06-29 00:00:00 Confirm Leak: 1989-06-29 00:00:00
Workplan: 1990-03-07 00:00:00 Prelim Assess: 1990-03-07 00:00:00
Pollution Char: 1990-04-26 00:00:00 Remed Plan: 1990-04-26 00:00:00
Remed Action: 1990-04-26 00:00:00
Monitoring: 1991-02-15 00:00:00
Close Date: 1991-03-06 00:00:00
Release Date: 1989-06-29 00:00:00
Cleanup Fund Id : Not reported
Discover Date : 1989-06-29 00:00:00
Enforcement Dt : 1989-07-11 00:00:00
Enf Type: EF
Enter Date : Not reported
Funding: State Funds
Staff Initials: EHD
How Discovered: Not reported
How Stopped: Not reported
Interim : Not reported
Leak Cause: Not reported
Leak Source: Not reported
MTBE Date : Not reported
Max MTBE GW : Not reported
MTBE Tested: Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
Priority: Not reported
Local Case # : 89084
Beneficial: Not reported
Staff : UNK
GW Qualifier : Not reported
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin #: SANTA CLARA RIVER VA
Operator : Not reported
Oversight Prgm: LUST
Review Date : Not reported
Stop Date : Not reported
Work Suspended :Not reported
Responsible Party:BRIGHAM MFG. CO.
RP Address: Not reported
Global Id: T0611100493
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mtbe Fuel: 1
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported
Summary : Not reported

LUST Region 4:
Report Date: 6/29/1989
Lead Agency: Local Agency
Local Agency: 56000L

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

DONALD BRIGHAM (Continued)

S104164968

Substance: Gasoline
Case Type: Soil
Status: Case Closed
Region: 4
Staff: UNK
Date Case Last Changed on Database: Not reported
Date Leak Record Entered: Not reported
Historical Max MTBE Date: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil : Not reported
County: Ventura
Organization : Not reported
Regional Board: 04
Owner Contact: Not reported
Responsible Party: BRIGHAM MFG. CO.
RP Address: Not reported
Significant Interim Remedial Action Taken: Not reported
Program : LUST
Lat / Long : 34.2840755 / -1
Local Agency Staff: EHD
Beneficial Use : Not reported
Priority : Not reported
Cleanup Fund Id : Not reported
Suspended : Not reported
Local Case No : 89084
Substance Quantity : Not reported
Abatement Method Used at the Site: ED CD
Operator : Not reported
Water System : Not reported
Well Name : Not reported
Approx. Dist To Production Well (ft) : 73.15626701621419972248074276
Assigned Name : Not reported
W Global ID : Not reported
Source of Cleanup Funding: State Funds
Date the Leak was Discovered: 6/29/1989
How the Leak was Discovered: Not reported
How the Leak was Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Not reported
Date The Leak was Stopped: Not reported
Date Confirmation Leak Began: 6/29/1989
Preliminary Site Assessment Workplan Submitted: 8/15/1989
Preliminary Site Assessment Began: 3/7/1990
Pollution Characterization Began: 2/22/1990
Remediation Plan Submitted: 4/26/1990
Remedial Action Underway: 4/26/1990
Post Remedial Action Monitoring Began: 2/15/1991
Date the Case was Closed: 3/6/1991
Enforcement Action Date: 7/11/1989
Date Leak First Reported: 6/29/1989
Enforcement Type: EF
Global ID : T0611100493
Cross Street: Not reported
Summary :

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

DONALD BRIGHAM (Continued)

EDR ID Number
 EPA ID Number

S104164968

CORTESE:
 Region: CORTESE
 Fac Address 2: 11107 VIOLETA ST

**H30
 ESE
 1/8-1/4
 677 ft.**

**SR 118, 88' E/AZAHAR STREET
 SATICOY, CA**

**CHMIRS S100221193
 N/A**

Site 1 of 2 in cluster H

**Relative:
 Lower**

CHMIRS:
 OES Control Number: 9099173
 Extent of Release: Not reported
 Property Use: Freeway
 Incident Date: 02-MAY-90

**Actual:
 155 ft.**

Date Completed: 02-MAY-90
 Time Completed : 1615
 Agency Id Number : 66
 Agency Incident Number : 90-089
 OES Incident Number : 9099173
 Time Notified : 1530
 Surrounding Area : 500
 Estimated Temperature : Not reported
 Property Management : S
 More Than Two Substances Involved? : N
 Special Studies 1 : Not reported
 Special Studies 2 : Not reported
 Special Studies 3 : Not reported
 Special Studies 4 : Not reported
 Special Studies 5 : Not reported
 Special Studies 6 : Not reported
 Resp Agncy Personel # Of Decontaminated : 0
 Others Number Of Decontaminated : 0
 Others Number Of Injuries : 0
 Others Number Of Fatalities : 0
 Vehicle Make/year : Not reported
 Vehicle License Number : Not reported
 Vehicle State : Not reported
 Vehicle Id Number : Not reported
 CA/DOT/PUC/ICC Number : Not reported
 Company Name : EVANS EXTERMINATOR
 Reporting Officer Name/ID : LINDA ACEVEDO #8721
 Report Date : 08-MAY-90
 Comments : No
 Facility Telephone Number : 916 327-3310
 Waterway Involved : Not reported
 Waterway : Not reported
 Spill Site : Not reported
 Cleanup By : Not reported
 Containment : Not reported
 What Happened : Not reported
 Type : Not reported
 Other : Not reported
 Substance : Not Reported
 E Date : 13-MAY-91
 Contained : Not reported
 Site Type : Not reported
 Evacuations : Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

(Continued)

S100221193

Num Of Injuries :	Not reported
Num Of Fatalities :	Not reported
Date/Time :	Not reported
Year :	88-92
Agency :	Not reported
BBLS :	Not reported
Cups :	Not reported
CUFT :	Not reported
Gallons :	Not reported
Grams :	Not reported
Pounds :	Not reported
Liters :	Not reported
Ounces :	Not reported
Pints :	Not reported
Quarts :	Not reported
Sheen :	Not reported
Tons :	Not reported
Unknown :	Not reported
Description :	Not reported
Incident date :	Not reported
Admin Agency :	Not reported
OES date :	Not reported
OES time :	Not reported
OES notification :	Not reported
Amount :	Not reported

**E31
 East
 1/8-1/4
 691 ft.**

**EL MILLENNIUM
 1210 LOS ANGELES AVE
 SATICOY, CA 93004**

**HAZNET S105773600
 VENTURA CO. BWT N/A**

Site 9 of 14 in cluster E

**Relative:
 Lower**

HAZNET:
 Gepaid: CAL000254945
 TSD EPA ID: Not reported
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: 2.00
 Facility Address 2: Not reported
 Waste Category: Unspecified oil-containing waste
 Disposal Method: Recycler
 Contact: RAUL SALCEDA
 Telephone: (805) 647-5406
 Mailing Name: Not reported
 Mailing Address: 1210 LOS ANGELES AVE
 SATICOY, CA 93004
 County: Not reported

**Actual:
 157 ft.**

BWT:
 Facility ID: FA0008262
 Region: VENTURA
 Program: 4220 - BUSINESS PLAN

 Facility ID: FA0008262
 Region: VENTURA
 Program: 4420 - HAZARDOUS WASTE GENERATOR

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

E32 **BALLARD PROPERTY (ALEX)**
East **1210 LOS ANGELES AVE**
1/8-1/4 **SATICOY, CA 93004**
691 ft.

HAZNET **S101305946**
LUST **N/A**
Cortese

Site 10 of 14 in cluster E

Relative:
Lower

HAZNET:

Actual:
157 ft.

Gepaid: CAC001039328
 TSD EPA ID: CAD980883177
 Gen County: Ventura
 Tsd County: Kern
 Tons: 4.0866
 Facility Address 2: Not reported
 Waste Category: Unspecified oil-containing waste
 Disposal Method: Recycler
 Contact: ALEXANDER BALLARD
 Telephone: (000) 000-0000
 Mailing Name: Not reported
 Mailing Address: PO BOX 1333
 SIMI VALLEY, CA 93062
 County Ventura
 Gepaid: CAL000142296
 TSD EPA ID: CAT080013352
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: .5838
 Facility Address 2: Not reported
 Waste Category: Aqueous solution with 10% or more total organic residues
 Disposal Method: Recycler
 Contact: ALEXANDER BALLARD
 Telephone: (805) 522-6919
 Mailing Name: Not reported
 Mailing Address: 2825 ALAMO ST
 SIMI VALLEY, CA 93065 - 1312
 County Ventura
 Gepaid: CAC001220984
 TSD EPA ID: CAD000088252
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: .2500
 Facility Address 2: Not reported
 Waste Category: Unspecified oil-containing waste
 Disposal Method: Transfer Station
 Contact: ALEXANDER BALLARD
 Telephone: (805) 654-1214
 Mailing Name: Not reported
 Mailing Address: 2825 ALOMO ST
 SIMI VALLEY, CA 93062
 County Ventura

State LUST:

Cross Street: Not reported
 Qty Leaked: Not reported
 Case Number C90127
 Reg Board: Los Angeles Region
 Chemical: Unleaded Gasoline
 Lead Agency: Local Agency
 Local Agency : 56000L
 Case Type: Other ground water affected

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

BALLARD PROPERTY (ALEX) (Continued)

S101305946

Status: Case Closed
Abate Method: Excavate and Treat - remove contaminated soil and treat (includes spreading or land farming)
Review Date: 1990-11-28 00:00:00 Confirm Leak: 1990-11-28 00:00:00
Workplan: 1994-09-15 00:00:00 Prelim Assess: 1994-09-15 00:00:00
Pollution Char: Not reported Remed Plan: Not reported
Remed Action: 2001-10-09 00:00:00
Monitoring: 2002-10-22 00:00:00
Close Date: 2006-05-04 00:00:00
Release Date: 1990-11-28 00:00:00
Cleanup Fund Id : Not reported
Discover Date : 1990-11-28 00:00:00
Enforcement Dt : 1990-11-28 00:00:00
Enf Type: LFOR
Enter Date : Not reported
Funding: Federal Funds
Staff Initials: DBW
How Discovered: Not reported
How Stopped: Not reported
Interim : Not reported
Leak Cause: Not reported
Leak Source: Not reported
MTBE Date : Not reported
Max MTBE GW : Not reported
MTBE Tested: MTBE Detected. Site tested for MTBE & MTBE detected
Priority: Not reported
Local Case # : 90127
Beneficial: AGR, PROC, IND, MUN
Staff : UNK
GW Qualifier : Not reported
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin #: SANTA CLARA RIVER VA
Operator : Not reported
Oversight Prgm: LUST
Review Date : Not reported
Stop Date : Not reported
Work Suspended :Not reported
Responsible PartyALEX BALLARD
RP Address: Not reported
Global Id: T0611100700
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mtbe Fuel: 1
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported
Summary : Not reported
LUST Region 4:
Report Date: 11/28/1990
Lead Agency: Local Agency
Local Agency: 56000L
Substance: Unleaded Gasoline
Case Type: Soil

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

BALLARD PROPERTY (ALEX) (Continued)

S101305946

Status: Post remedial action monitoring
 Region: 4
 Staff: UNK
 Date Case Last Changed on Database: Not reported
 Date Leak Record Entered: Not reported
 Historical Max MTBE Date: 11/9/2001
 GW Qualifier: =
 Soil Qualifier: Not reported
 Hist Max MTBE Conc in Groundwater: 120
 Hist Max MTBE Conc in Soil : Not reported
 County: Ventura
 Organization : Not reported
 Regional Board: 04
 Owner Contact: Not reported
 Responsible Party: ALEX BALLARD
 RP Address: Not reported
 Significant Interim Remedial Action Taken: Not reported
 Program : LUST
 Lat / Long : 34.2839235 / -1
 Local Agency Staff: KEA
 Beneficial Use : Not reported
 Priority : Not reported
 Cleanup Fund Id : Not reported
 Suspended : Not reported
 Local Case No : 90127
 Substance Quantity : Not reported
 Abatement Method Used at the Site: Excavate and Treat
 Operator : Not reported
 Water System : Not reported
 Well Name : Not reported
 Approx. Dist To Production Well (ft) : 95.26915880109578369356031618
 Assigned Name : Not reported
 W Global ID : Not reported
 Source of Cleanup Funding: Federal Funds
 Date the Leak was Discovered: 11/28/1990
 How the Leak was Discovered: Not reported
 How the Leak was Stopped: Not reported
 Cause of Leak: Not reported
 Leak Source: Not reported
 Date The Leak was Stopped: Not reported
 Date Confirmation Leak Began: 11/28/1990
 Preliminary Site Assessment Workplan Submitted: 11/28/1990
 Preliminary Site Assessment Began: 11/28/1990
 Pollution Characterization Began: 11/28/1990
 Remediation Plan Submitted: Not reported
 Remedial Action Underway: Not reported
 Post Remedial Action Monitoring Began: 3/18/2003
 Date the Case was Closed: Not reported
 Enforcement Action Date: 11/28/1990
 Date Leak First Reported: 11/28/1990
 Enforcement Type: LFOR
 Global ID : T0611100700
 Cross Street: Not reported
 Summary :

CORTESE:
 Region: CORTESE
 Fac Address 2: 1210 LOS ANGELES AVE

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

E33
East
1/8-1/4
691 ft.

FILL-N-SHOP
1210 LOS ANGELES AVE
SATICOY, CA 93004

HIST UST **U001579163**
N/A

Site 11 of 14 in cluster E

Relative:
Lower

UST HIST:

Actual:
157 ft.

Facility ID: 46394
 Total Tanks: 3
 Owner Address: 1210 LOS ANGELES AVE.
 SATICOY, CA 93004
 Tank Used for: PRODUCT
 Tank Num: 1
 Tank Capacity: 00008000
 Type of Fuel: UNLEADED
 Leak Detection: Sensor Instrument
 Contact Name: ALEX BALLARD
 Facility Type: Gas Station

Owner Name: ALEXANDER & BETTY JO BALLARD
 Region: STATE

Container Num: 1
 Year Installed: Not reported
 Tank Construction: Not Reported

Telephone: (805) 659-2617
 Other Type: Not reported

Facility ID: 46394
 Total Tanks: 3
 Owner Address: 1210 LOS ANGELES AVE.
 SATICOY, CA 93004
 Tank Used for: PRODUCT
 Tank Num: 2
 Tank Capacity: 00005000
 Type of Fuel: REGULAR
 Leak Detection: Sensor Instrument
 Contact Name: ALEX BALLARD
 Facility Type: Gas Station

Owner Name: ALEXANDER & BETTY JO BALLARD
 Region: STATE

Container Num: 2
 Year Installed: Not reported
 Tank Construction: Not Reported

Telephone: (805) 659-2617
 Other Type: Not reported

Facility ID: 46394
 Total Tanks: 3
 Owner Address: 1210 LOS ANGELES AVE.
 SATICOY, CA 93004
 Tank Used for: PRODUCT
 Tank Num: 3
 Tank Capacity: 00005000
 Type of Fuel: DIESEL
 Leak Detection: Sensor Instrument
 Contact Name: ALEX BALLARD
 Facility Type: Gas Station

Owner Name: ALEXANDER & BETTY JO BALLARD
 Region: STATE

Container Num: 3
 Year Installed: 1983
 Tank Construction: Not Reported

Telephone: (805) 659-2617
 Other Type: Not reported

E34
East
1/8-1/4
691 ft.

EL MILLENIUM AUTO REPAIR
1210 LOS ANGELES AVENUE
VENTURA, CA 93004

FINDS **1007678608**
110017965166

Site 12 of 14 in cluster E

Relative:
Lower

FINDS:

Actual:
157 ft.

Other Pertinent Environmental Activity Identified at Site:
 UORS (California - Used Oil Recycling System). California Integrated Waste Management Board (CIWMB) helps communities establish and promote convenient collection opportunities for used oil and used oil filters.

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

E35
East
1/8-1/4
691 ft.

VALENZUELA AUTO REPAIR
1210 LOS ANGELES AVE
SATICOY, CA 93004

HAZNET

S103366516
N/A

Site 13 of 14 in cluster E

Relative:
Lower

HAZNET:

Actual:
157 ft.

Gepaid:	CAL000153255
TSD EPA ID:	CAT080013352
Gen County:	Ventura
Tsd County:	Los Angeles
Tons:	0.2293
Facility Address 2:	Not reported
Waste Category:	Aqueous solution with 10% or more total organic residues
Disposal Method:	Recycler
Contact:	GREGORIA VALENZUELA
Telephone:	(805) 659-4774
Mailing Name:	Not reported
Mailing Address:	1210 LOS ANGELES AVE SATICOY, CA 93004
County	Ventura
Gepaid:	CAL000153255
TSD EPA ID:	CAT080013352
Gen County:	Ventura
Tsd County:	Los Angeles
Tons:	.3127
Facility Address 2:	Not reported
Waste Category:	Unspecified oil-containing waste
Disposal Method:	Recycler
Contact:	GREGORIA VALENZUELA
Telephone:	(805) 659-4774
Mailing Name:	Not reported
Mailing Address:	1210 LOS ANGELES AVE SATICOY, CA 93004
County	Ventura
Gepaid:	CAL000153255
TSD EPA ID:	CAT080013352
Gen County:	Ventura
Tsd County:	Los Angeles
Tons:	.2250
Facility Address 2:	Not reported
Waste Category:	Unspecified organic liquid mixture
Disposal Method:	Recycler
Contact:	GREGORIA VALENZUELA
Telephone:	(805) 659-4774
Mailing Name:	Not reported
Mailing Address:	1210 LOS ANGELES AVE SATICOY, CA 93004
County	Ventura

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

E36 **WALKER MOTORS**
East **1210 LOS ANGELES AVE**
1/8-1/4 **SATICOY, CA**
691 ft.

UST **U002244061**
 N/A

Site 14 of 14 in cluster E

Relative: UST Ventura County Active & Inactive:
Lower Facility ID: D 848
 Facility Status: Inactive
Actual: Box No: 146060
157 ft. Region: Ventura County

G37 **BAUER MANUFACTURING**
NW **1140 WELLS RD.**
1/8-1/4 **VENTURA, CA 93004**
702 ft.

LUST **S105454722**
 N/A

Site 4 of 5 in cluster G

Relative: State LUST:
Higher
Actual: Cross Street: Not reported
166 ft. Qty Leaked: Not reported
 Case Number C01033
 Reg Board: Los Angeles Region
 Chemical: Gasoline
 Lead Agency: Local Agency
 Local Agency : 56000L
 Case Type: Other ground water affected
 Status: Case Closed
 Review Date: Not reported
 Workplan: 2002-05-01 00:00:00
 Pollution Char: 2004-05-24 00:00:00
 Remed Action: 2005-01-25 00:00:00
 Monitoring: 2003-01-31 00:00:00
 Close Date: 2006-05-23 00:00:00
 Release Date: 2001-11-09 00:00:00
 Cleanup Fund Id : Not reported
 Discover Date : 2001-10-11 00:00:00
 Enforcement Dt : Not reported
 Enf Type: LFOR
 Enter Date : Not reported
 Funding: Not reported
 Staff Initials: DBW
 How Discovered: Tank Closure
 How Stopped: Close Tank
 Interim : Not reported
 Leak Cause: UNK
 Leak Source: UNK
 MTBE Date : Not reported
 Max MTBE GW : Not reported
 MTBE Tested: MTBE Detected. Site tested for MTBE & MTBE detected
 Priority: Not reported
 Local Case # : 01033
 Beneficial: AGR, PROC, IND, MUN
 Staff : UNK
 GW Qualifier : Not reported
 Max MTBE Soil : Not reported
 Soil Qualifier : Not reported
 Hydr Basin #: SANTA CLARA RIVER VA
 Operator : Not reported
 Oversight Prgm: LUST
 Review Date : Not reported

Confirm Leak: Not reported
 Prelim Assess: 2002-05-01 00:00:00
 Remed Plan: 2004-05-24 00:00:00

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

BAUER MANUFACTURING (Continued)

S105454722

Stop Date : 2001-10-11 00:00:00
Work Suspended :Not reported
Responsible Party:JOHN M. BAUER
RP Address: PO BOX 747
Global Id: T0611119792
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mtbe Fuel: 1
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported
Summary : Not reported

LUST Region 4:

Report Date: 11/9/2001
Lead Agency: Local Agency
Local Agency: 56000L
Substance: Gasoline
Case Type: Groundwater
Status: Remediation Plan
Region: 4
Staff: UNK
Date Case Last Changed on Database: Not reported
Date Leak Record Entered: Not reported
Historical Max MTBE Date: 4/1/2004
GW Qualifier: ND
Soil Qualifier: ND
Hist Max MTBE Conc in Groundwater: 0
Hist Max MTBE Conc in Soil : 0
County: Ventura
Organization : Not reported
Regional Board: 04
Owner Contact: Not reported
Responsible Party: JOHN M. BAUER
RP Address: 401 CORRAL DE TIERRA RD.
Significant Interim Remedial Action Taken: Not reported
Program : LUST
Lat / Long : 34.283462 / -1
Local Agency Staff: DBW
Beneficial Use : AGR, PROC, IND, MUN
Priority : Not reported
Cleanup Fund Id : Not reported
Suspended : Not reported
Local Case No : 01033
Substance Quantity : Not reported
Abatement Method Used at the Site: Not reported
Operator : Not reported
Water System : Not reported
Well Name : Not reported
Approx. Dist To Production Well (ft) : 195.33743495651957008739657708
Assigned Name : Not reported
W Global ID : Not reported
Source of Cleanup Funding: Not reported
Date the Leak was Discovered: 10/11/2001
How the Leak was Discovered: Tank Closure

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

BAUER MANUFACTURING (Continued)

S105454722

How the Leak was Stopped:	Close Tank
Cause of Leak:	UNK
Leak Source:	UNK
Date The Leak was Stopped:	10/11/2001
Date Confirmation Leak Began:	Not reported
Preliminary Site Assessment Workplan Submitted:	Not reported
Preliminary Site Assessment Began:	5/1/2002
Pollution Characterization Began:	1/21/2003
Remediation Plan Submitted:	5/24/2004
Remedial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	1/31/2003
Date the Case was Closed:	Not reported
Enforcement Action Date:	Not reported
Date Leak First Reported:	11/9/2001
Enforcement Type:	LFOR
Global ID :	T0611119792
Cross Street:	Not reported
Summary :	

LUST Region VN:
 Facility ID: 01033
 Status: Case Closed

**G38
 NW
 1/8-1/4
 702 ft.**

**BAUER MANUFACTURING
 1140 WELLS RD
 VENTURA, CA**

**UST U003933245
 N/A**

Site 5 of 5 in cluster G

**Relative:
 Higher**

UST Ventura County Active & Inactive:
 Facility ID: D 1442
 Facility Status: Inactive
 Box No: S-018484
 Region: Ventura County

**Actual:
 166 ft.**

**H39
 ESE
 1/8-1/4
 747 ft.**

**STATE ROUTE 118/E. OF AZAHAR STREET
 STATE ROUTE 118/E. OF AZAHAR STREET
 SATICOY, CA**

**ERNS 90167400
 N/A**

Site 2 of 2 in cluster H

**Relative:
 Lower**

[Click this hyperlink](#) while viewing on your computer to access additional ERNS detail in the EDR Site Report.

**Actual:
 155 ft.**

**I40
 East
 1/8-1/4
 759 ft.**

**FISHY FARMACY
 1242 LOS ANGELES AVE
 VENTURA, CA 93003**

**FINDS 1004444015
 FTTS 110011661184**

Site 1 of 2 in cluster I

**Relative:
 Lower**

**Actual:
 156 ft.**

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

FISHY FARMACY (Continued)

EDR ID Number
 EPA ID Number

Database(s)

1004444015

FINDS:

Other Pertinent Environmental Activity Identified at Site:

NCDB (National Compliance Data Base) supports implementation of the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) and the Toxic Substances Control Act (TSCA). The system tracks inspections in regions and states with cooperative agreements, enforcement actions, and settlements.

FTTS Insp:

Region: 09
 Inspected Date: Not reported
 Insp Number: 1987062502223 1
 Violation occurred: Yes
 Inspector: OHIOSUMUA
 Investigation Type: General Product Review
 Facility Function: Producer
 Investig Reason: Not reported
 Legislation Code: FIFRA

**I41
 East
 1/8-1/4
 789 ft.**

**FISHY FARMACY
 1242 LOS ANGELES BLVD
 VENTURA, CA 93004**

**FTTS 1008180171
 N/A**

Site 2 of 2 in cluster I

**Relative:
 Lower**

FTTS:

Case Number: Not reported
 Docket Number: 09-0595-C-88-08
 Complaint Issued: 02/11/1988
 Complaint Closed: / /
 Abatement Amount: 0.0000
 Proposed Penalty: 4000.0000
 Final Assessment: 600.0000
 Final Order Date: 05/11/1988
 Close Date: / /
 Violation: Sold or distributed a pesticide NOT REGISTERED under section 3 or was CANCELLED or SUSPENDED., produced a pesticide or active ingredient subject to the Act in an unregistered establishment.

**Actual:
 156 ft.**

**42
 ENE
 1/8-1/4
 903 ft.**

**COUNTY OF VENTURA
 11168 VIOLETA ST.
 SATICOY, CA**

**UST U001966587
 N/A**

**Relative:
 Lower**

UST Ventura County Active & Inactive:

Facility ID: D 937
 Facility Status: Inactive
 Box No: 146061
 Region: Ventura County

**Actual:
 159 ft.**

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

J43
ESE
1/8-1/4
909 ft.

DIX SEE SALES
10995 AZAHAR
SATICOY, CA 93004

CA FID UST
SWEEPS UST

S101596388
N/A

Site 1 of 11 in cluster J

Relative:
Lower

FID:

Actual:
154 ft.

Facility ID:	56004838	Regulate ID:	Not reported
Reg By:	Active Underground Storage Tank Location		
Cortese Code:	Not reported	SIC Code:	Not reported
Status:	Active	Facility Tel:	Not reported
Mail To:	Not reported		
	10995 AZAHAR		
	SATICOY, CA 93004		
Contact:	Not reported	Contact Tel:	Not reported
DUNs No:	Not reported	NPDES No:	Not reported
Creation:	10/22/93	Modified:	00/00/00
EPA ID:	Not reported		
Comments:	Not reported		

SWEEPS:

Status : A
 Comp Number : 19
 Number : 9
 Board Of Equalization : 44-030545
 Ref Date : 09-30-92
 Act Date : 09-30-92
 Created Date : 02-29-88
 Tank Status : A
 Owner Tank Id : Not reported
 Swrcb Tank Id : 56-000-000019-000001
 Actv Date : Not reported
 Capacity : 12000
 Tank Use : UNKNOWN
 Stg : P
 Content : Not reported
 Number Of Tanks : 2

Status : A
 Comp Number : 19
 Number : 9
 Board Of Equalization : 44-030545
 Ref Date : 09-30-92
 Act Date : 09-30-92
 Created Date : 02-29-88
 Tank Status : A
 Owner Tank Id : Not reported
 Swrcb Tank Id : 56-000-000019-000002
 Actv Date : Not reported
 Capacity : 12000
 Tank Use : UNKNOWN
 Stg : P
 Content : Not reported
 Number Of Tanks : Not reported

MAP FINDINGS

Map ID	Direction	Distance	Distance (ft.)	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
J44	ESE	1/8-1/4	938 ft.		KAMFAB 11060 AZAHAR ST SATICOY, CA	VENTURA CO. BWT	S103444389	N/A
Site 2 of 11 in cluster J								
Relative: Lower								
BWT:								
Facility ID: FA0006703								
Region: VENTURA								
Program: 4220 - BUSINESS PLAN								
Actual: 154 ft.								
Facility ID: FA0006703								
Region: VENTURA								
Program: 4420 - HAZARDOUS WASTE GENERATOR								
J45	ESE	1/8-1/4	938 ft.		SLOANS EXTERMINATORS 11061 AZAHAR ST VENTURA, CA	VENTURA CO. BWT	S105974533	N/A
Site 3 of 11 in cluster J								
Relative: Lower								
BWT:								
Facility ID: FA0008763								
Region: VENTURA								
Program: 4220 - BUSINESS PLAN								
Actual: 154 ft.								
J46	ESE	1/8-1/4	938 ft.		ROY THOMPSON 11060 AZAHAR STREET SATICOY, CA	UST	U002097646	N/A
Site 4 of 11 in cluster J								
Relative: Lower								
UST Ventura County Active & Inactive:								
Facility ID: D 25								
Facility Status: Inactive								
Box No: 146054								
Region: Ventura County								
Actual: 154 ft.								
J47	ESE	1/8-1/4	949 ft.		ECONOMY RADIATOR 11085 AZAHAR ST SATICOY, CA	VENTURA CO. BWT	S101700316	N/A
Site 5 of 11 in cluster J								
Relative: Lower								
BWT:								
Facility ID: FA0004925								
Region: VENTURA								
Program: 4220 - BUSINESS PLAN								
Actual: 154 ft.								
Facility ID: FA0004925								
Region: VENTURA								
Program: 4420 - HAZARDOUS WASTE GENERATOR								

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

J48
ESE
1/8-1/4
960 ft.

HERALD PRINTING, LTD.
1297 LOS ANGELES AVE
VENTURA, CA 93004

HAZNET

S103627571
N/A

Site 6 of 11 in cluster J

Relative:
Lower

HAZNET:

Actual:
154 ft.

Gepaid:	CAL000177172
TSD EPA ID:	CAT000613976
Gen County:	Ventura
Tsd County:	Orange
Tons:	.3043
Facility Address 2:	Not reported
Waste Category:	Photochemicals/photoprocessing waste
Disposal Method:	Transfer Station
Contact:	ERIC LINQUIST
Telephone:	(000) 000-0000
Mailing Name:	Not reported
Mailing Address:	1297 LOS ANGELES AVE VENTURA, CA 93004 - 1992
County	Ventura
Gepaid:	CAL000177172
TSD EPA ID:	CAT000613976
Gen County:	Ventura
Tsd County:	Orange
Tons:	0.4378
Facility Address 2:	Not reported
Waste Category:	Photochemicals/photoprocessing waste
Disposal Method:	Transfer Station
Contact:	ERIC LINQUIST
Telephone:	(000) 000-0000
Mailing Name:	Not reported
Mailing Address:	1297 LOS ANGELES AVE VENTURA, CA 93004 - 1992
County	Ventura
Gepaid:	CAL000177172
TSD EPA ID:	Not reported
Gen County:	Ventura
Tsd County:	Fresno
Tons:	0.09
Facility Address 2:	Not reported
Waste Category:	Photochemicals/photoprocessing waste
Disposal Method:	Recycler
Contact:	BRAD PAULSON/OPERATIONS MGR
Telephone:	(805) 647-4778
Mailing Name:	Not reported
Mailing Address:	1297 LOS ANGELES AVE VENTURA, CA 93004 - 1992
County	Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

HERALD PRINTING, LTD. (Continued)

S103627571

Gepaid: CAL000177172
 TSD EPA ID: Not reported
 Gen County: Ventura
 Tsd County: Kern
 Tons: 0.12
 Facility Address 2: Not reported
 Waste Category: Photochemicals/photoprocessing waste
 Disposal Method: Recycler
 Contact: BRAD PAULSON/OPERATIONS MGR
 Telephone: (805) 647-4778
 Mailing Name: Not reported
 Mailing Address: 1297 LOS ANGELES AVE
 VENTURA, CA 93004 - 1992
 County: Not reported

Gepaid: CAL000177172
 TSD EPA ID: CAT000613976
 Gen County: Ventura
 Tsd County: Orange
 Tons: .0667
 Facility Address 2: Not reported
 Waste Category: Photochemicals/photoprocessing waste
 Disposal Method: Transfer Station
 Contact: ERIC LINQUIST
 Telephone: (000) 000-0000
 Mailing Name: Not reported
 Mailing Address: 1297 LOS ANGELES AVE
 VENTURA, CA 93004 - 1992
 County: Ventura

[Click this hyperlink](#) while viewing on your computer to access
 5 additional CA HAZNET record(s) in the EDR Site Report.

**J49
 ESE
 1/8-1/4
 960 ft.**

**HERALD PRINTING LTD
 1297 LOS ANGELES AVE
 SATICOY, CA**

**VENTURA CO. BWT S104994297
 N/A**

Site 7 of 11 in cluster J

**Relative:
 Lower**

BWT:
 Facility ID: FA0006195
 Region: VENTURA
 Program: 4420 - HAZARDOUS WASTE GENERATOR

**Actual:
 154 ft.**

**J50
 ESE
 1/8-1/4
 965 ft.**

**J & S EXCAVATING INC
 1299 LOS ANGELES AVE
 VENTURA, CA 93005**

**HAZNET S107147725
 N/A**

Site 8 of 11 in cluster J

**Relative:
 Lower**

**Actual:
 154 ft.**

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

J & S EXCAVATING INC (Continued)

S107147725

HAZNET:
 Gepaid: CAL000251843
 TSD EPA ID: CAT080013352
 Gen County: Ventura
 Tsd County: Ventura
 Tons: 0.41
 Facility Address 2: Not reported
 Waste Category: Unspecified oil-containing waste
 Disposal Method: Recycler
 Contact: E. JASON SILVA, PRES/OWNER
 Telephone: (805) 672-0162
 Mailing Name: Not reported
 Mailing Address: PO BOX 5106
 VENTURA, CA 93005
 County: Ventura

**K51
 SW
 1/8-1/4
 1024 ft.**

**RANCHO ATTILIO
 10814 TELEPHONE RD
 VENTURA, CA 93004**

**HIST UST U001579179
 N/A**

Site 1 of 3 in cluster K

**Relative:
 Higher
 Actual:
 170 ft.**

UST HIST:
 Facility ID: 30659
 Total Tanks: 3
 Owner Address: 10814 TELEPHONE RD.
 VENTURA, CA 93004
 Tank Used for: PRODUCT
 Tank Num: 1
 Tank Capacity: 00000550
 Type of Fuel: UNLEADED
 Leak Detection: Stock Inventor
 Contact Name: Not reported
 Facility Type: Other
 Owner Name: RANCHO ATTILLO
 Region: STATE
 Container Num: 1
 Year Installed: Not reported
 Tank Construction: Not Reported
 Telephone: (805) 647-1092
 Other Type: FARMING
 Facility ID: 30659
 Total Tanks: 3
 Owner Address: 10814 TELEPHONE RD.
 VENTURA, CA 93004
 Tank Used for: PRODUCT
 Tank Num: 2
 Tank Capacity: 00000550
 Type of Fuel: REGULAR
 Leak Detection: Not reported
 Contact Name: Not reported
 Facility Type: Other
 Owner Name: RANCHO ATTILLO
 Region: STATE
 Container Num: 2
 Year Installed: Not reported
 Tank Construction: Not Reported
 Telephone: (805) 647-1092
 Other Type: FARMING
 Facility ID: 30659
 Total Tanks: 3
 Owner Address: 10814 TELEPHONE RD.
 VENTURA, CA 93004
 Tank Used for: PRODUCT
 Tank Num: 3
 Tank Capacity: 00001000
 Type of Fuel: Not reported
 Leak Detection: Not reported
 Contact Name: Not reported
 Facility Type: Other
 Owner Name: RANCHO ATTILLO
 Region: STATE
 Container Num: 3
 Year Installed: Not reported
 Tank Construction: Not Reported
 Telephone: (805) 647-1092
 Other Type: FARMING

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

J52
ESE
1/8-1/4
1032 ft.

COCO'S AUTO BODY
1322 LOS ANGELES AVENUE
SATICOY, CA 93004

HAZNET

S103628285
N/A

Site 9 of 11 in cluster J

Relative:
Lower

HAZNET:

Actual:
153 ft.

Gepaid:	CAL000111558
TSD EPA ID:	CAT080013352
Gen County:	Ventura
Tsd County:	Los Angeles
Tons:	.3127
Facility Address 2:	Not reported
Waste Category:	Waste oil and mixed oil
Disposal Method:	Not reported
Contact:	ADOLFO FLORES
Telephone:	(805) 647-8906
Mailing Name:	Not reported
Mailing Address:	1322 LOS ANGELES AVE VENTURA, CA 93004 - 1918
County	Ventura
Gepaid:	CAL000111558
TSD EPA ID:	CAT080013352
Gen County:	Ventura
Tsd County:	Los Angeles
Tons:	.0000
Facility Address 2:	Not reported
Waste Category:	Unspecified organic liquid mixture
Disposal Method:	Recycler
Contact:	ADOLFO FLORES
Telephone:	(805) 647-8906
Mailing Name:	Not reported
Mailing Address:	1322 LOS ANGELES AVE VENTURA, CA 93004 - 1918
County	Ventura
Gepaid:	CAL000111558
TSD EPA ID:	CAT080013352
Gen County:	Ventura
Tsd County:	Los Angeles
Tons:	.9591
Facility Address 2:	Not reported
Waste Category:	Off-specification, aged, or surplus organics
Disposal Method:	Not reported
Contact:	ADOLFO FLORES
Telephone:	(805) 647-8906
Mailing Name:	Not reported
Mailing Address:	1322 LOS ANGELES AVE VENTURA, CA 93004 - 1918
County	Ventura

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

COCO'S AUTO BODY (Continued)

S103628285

Gepaid: CAL000111558
TSD EPA ID: CAT080013352
Gen County: Ventura
Tsd County: Los Angeles
Tons: 4.0656
Facility Address 2: Not reported
Waste Category: Off-specification, aged, or surplus organics
Disposal Method: Recycler
Contact: ADOLFO FLORES
Telephone: (805) 647-8906
Mailing Name: Not reported
Mailing Address: 1322 LOS ANGELES AVE
VENTURA, CA 93004 - 1918
County: Ventura

Gepaid: CAL000111558
TSD EPA ID: CAT080013352
Gen County: Ventura
Tsd County: Los Angeles
Tons: .0000
Facility Address 2: Not reported
Waste Category:
Disposal Method: Recycler
Contact: ADOLFO FLORES
Telephone: (805) 647-8906
Mailing Name: Not reported
Mailing Address: 1322 LOS ANGELES AVE
VENTURA, CA 93004 - 1918
County: Ventura

[Click this hyperlink](#) while viewing on your computer to access
6 additional CA HAZNET record(s) in the EDR Site Report.

**J53
ESE
1/8-1/4
1032 ft.**

**COCOS AUTO BODY AND PAINT
1322 LOS ANGELES AVENUE
SATICOY, CA 93004**

**RCRA-SQG 1000857702
FINDS CAD983671470**

Site 10 of 11 in cluster J

**Relative:
Lower**

RCRAInfo:
Owner: ADOLFO FLORES
(805) 647-8906
EPA ID: CAD983671470
Contact: ADOLFO FLORES
(805) 647-8906

**Actual:
153 ft.**

Classification: Small Quantity Generator
TSDF Activities: Not reported
Violation Status: No violations found

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

COCOS AUTO BODY AND PAINT (Continued)

1000857702

FINDS:

Other Pertinent Environmental Activity Identified at Site:

The NEI (National Emissions Inventory) database contains information on stationary and mobile sources that emit criteria air pollutants and their precursors, as well as hazardous air pollutants (HAPs).

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

J54
ESE
1/8-1/4
1032 ft.

SATICOY AUTOBODY & PAINT
1322 LOS ANGELES AVE
SATICOY, CA 93004

HAZNET S104994298
VENTURA CO. BWT N/A

Site 11 of 11 in cluster J

Relative:
Lower

HAZNET:

Gepaid: CAL000111558
 TSD EPA ID: CAD008252405
 Gen County: Ventura
 Tsd County: Ventura
 Tons: 0.17
 Facility Address 2: Not reported
 Waste Category: Unspecified solvent mixture Waste
 Disposal Method: Recycler
 Contact: ADOLPHO FLORES
 Telephone: (805) 647-3616
 Mailing Name: Not reported
 Mailing Address: 1322 LOS ANGELES AVE
 SATICOY, CA 93004 - 1918
 County: Ventura

BWT:

Facility ID: FA0006169
 Region: VENTURA
 Program: 4420 - HAZARDOUS WASTE GENERATOR

 Facility ID: FA0006169
 Region: VENTURA
 Program: 4220 - BUSINESS PLAN

K55
SW
1/8-1/4
1029 ft.

RANCHO ATTILIO
10814 TELEPHONE ROAD
VENTURA, CA

UST U003973573
N/A

Site 2 of 3 in cluster K

Relative:
Higher

UST Ventura County Active & Inactive:

Facility ID: D 1138
 Facility Status: Inactive
 Box No: 146066
 Region: Ventura County

Actual:
170 ft.

MAP FINDINGS

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

K56 SW 1/8-1/4 1029 ft.	RANCHO BELLA VISTA 10814 TELEPHONE RD SATICOY, CA Site 3 of 3 in cluster K Relative: Higher Actual: 170 ft.	VENTURA CO. BWT	S106100382 N/A
	BWT: Facility ID: FA0005281 Region: VENTURA Program: 4220 - BUSINESS PLAN		

L57 SE 1/8-1/4 1145 ft.	1X ORTIZ BROS TRUCKING INC S/W CRNR 11040 NARDO ST SATICOY, CA 93007 Site 1 of 4 in cluster L Relative: Lower Actual: 147 ft.	HAZNET	S102791730 N/A
	HAZNET: Gepaid: CAC000503136 TSD EPA ID: CAT080013352 Gen County: Ventura Tsd County: Los Angeles Tons: .4170 Facility Address 2: Not reported Waste Category: Unspecified oil-containing waste Disposal Method: Recycler Contact: CORP Telephone: (000) 000-0000 Mailing Name: Not reported Mailing Address: SATICOY, CA 93307 County: Ventura Gepaid: CAC000503136 TSD EPA ID: CAD980883177 Gen County: Ventura Tsd County: Kern Tons: .2293 Facility Address 2: Not reported Waste Category: Unspecified oil-containing waste Disposal Method: Recycler Contact: CORP Telephone: (000) 000-0000 Mailing Name: Not reported Mailing Address: SATICOY, CA 93307 County: Ventura		

L58 SE 1/8-1/4 1234 ft.	PETOSEED COMPANY INC 10999 NARDO STREET SATICOY VENTURA, CA 93004 Site 2 of 4 in cluster L Relative: Lower Actual: 146 ft.	RCRA-SQG FINDS	1000342242 CAD981462211
--	---	---------------------------------	--

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

PETOSEED COMPANY INC (Continued)

EDR ID Number
 EPA ID Number

Database(s)

1000342242

RCRAInfo:
 Owner: NOT REQUIRED
 (415) 555-1212
 EPA ID: CAD981462211
 Contact: Not reported
 Classification: Small Quantity Generator
 TSDF Activities: Not reported
 Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
 RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

**L59
 SE
 1/8-1/4
 1234 ft.**

**CONTRACTORS BARRICADE SERVICE
 10999 NARDO ST
 VENTURA, CA 93004**

**HAZNET S103958484
 VENTURA CO. BWT N/A**

Site 3 of 4 in cluster L

**Relative:
 Lower
 Actual:
 146 ft.**

HAZNET:
 Gepaid: CAL000181874
 TSD EPA ID: CAT080013352
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: .6672
 Facility Address 2: Not reported
 Waste Category: Waste oil and mixed oil
 Disposal Method: Recycler
 Contact: BERT VERVOORN
 Telephone: (805) 647-9716
 Mailing Name: Not reported
 Mailing Address: 10999 NARDO ST
 VENTURA, CA 93004
 County: Ventura
 Gepaid: CAL000217301
 TSD EPA ID: Not reported
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: 1.00
 Facility Address 2: Not reported
 Waste Category: Unspecified oil-containing waste
 Disposal Method: Recycler
 Contact: DAN SWEENEY/VP ENV MGR
 Telephone: (303) 674-1320
 Mailing Name: Not reported
 Mailing Address: 1153 BERGEN PARKWAY STE M237
 EVERGREEN, CO 80439
 County: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

CONTRACTORS BARRICADE SERVICE (Continued)

S103958484

Gepaid: CAL000181874
TSD EPA ID: CAT080013352
Gen County: Ventura
Tsd County: Los Angeles
Tons: 1.0008
Facility Address 2: Not reported
Waste Category: Unspecified oil-containing waste
Disposal Method: Recycler
Contact: BERT VERVOORN
Telephone: (805) 647-9716
Mailing Name: Not reported
Mailing Address: 10999 NARDO ST
VENTURA, CA 93004
County: Ventura

Gepaid: CAL000181874
TSD EPA ID: CAT080033681
Gen County: Ventura
Tsd County: Ventura
Tons: 0.06
Facility Address 2: Not reported
Waste Category: Latex waste
Disposal Method: Recycler
Contact: TONY BECERRIL - MGR
Telephone: (805) 647-9716
Mailing Name: Not reported
Mailing Address: 1153 BERGEN PARKWAY STE M237
EVERGREEN, CO 80439
County: Ventura

Gepaid: CAL000217301
TSD EPA ID: CAT080013352
Gen County: Ventura
Tsd County: Ventura
Tons: 1.16
Facility Address 2: Not reported
Waste Category: Unspecified oil-containing waste
Disposal Method: Recycler
Contact: DAN SWEENEY/VP ENV MGR
Telephone: (303) 674-1320
Mailing Name: DAN SWEENEY
Mailing Address: 1153 BERGEN PARKWAY STE M237
EVERGREEN, CO 80439
County: Ventura

BWT:
Facility ID: FA0005229
Region: VENTURA
Program: 4220 - BUSINESS PLAN

Facility ID: FA0005229
Region: VENTURA
Program: 4420 - HAZARDOUS WASTE GENERATOR

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

L60
SE
1/8-1/4
1234 ft.

PETOSEED CO., INC.
10999 NARDO ST.
SATICOY, CA 93004

HIST UST

U001579177
N/A

Site 4 of 4 in cluster L

Relative:
Lower

UST HIST:

Actual:
146 ft.

Facility ID: 1803
 Total Tanks: 4
 Owner Address: 1905 LIRIO ST.
 SATICOY, CA 93004
 Tank Used for: PRODUCT
 Tank Num: 1
 Tank Capacity: 00001000
 Type of Fuel: REGULAR
 Leak Detection: Visual
 Contact Name: BENT HANSEN
 Facility Type: Other

Owner Name: PETOSEED CO., INC.
 Region: STATE

Facility ID: 1803
 Total Tanks: 4
 Owner Address: 1905 LIRIO ST.
 SATICOY, CA 93004
 Tank Used for: PRODUCT
 Tank Num: 2
 Tank Capacity: 00001000
 Type of Fuel: UNLEADED
 Leak Detection: Visual
 Contact Name: BENT HANSEN
 Facility Type: Other

Container Num: #1 (H51939)
 Year Installed: 1979
 Tank Construction: Not Reported

Telephone: (805) 647-1188
 Other Type: VEGETABLE SEED PRODU

Facility ID: 1803
 Total Tanks: 4
 Owner Address: 1905 LIRIO ST.
 SATICOY, CA 93004
 Tank Used for: PRODUCT
 Tank Num: 3
 Tank Capacity: 00000500
 Type of Fuel: REGULAR
 Leak Detection: None
 Contact Name: BENT HANSEN
 Facility Type: Other

Owner Name: PETOSEED CO., INC.
 Region: STATE

Container Num: #2 (H51939)
 Year Installed: 1979
 Tank Construction: Not Reported

Telephone: (805) 647-1188
 Other Type: VEGETABLE SEED PRODU

Facility ID: 1803
 Total Tanks: 4
 Owner Address: 1905 LIRIO ST.
 SATICOY, CA 93004
 Tank Used for: WASTE
 Tank Num: 4
 Tank Capacity: 00630000
 Type of Fuel: Not reported
 Leak Detection: Visual
 Contact Name: BENT HANSEN
 Facility Type: Other

Owner Name: PETOSEED CO., INC.
 Region: STATE

Container Num: #3
 Year Installed: 1959
 Tank Construction: Not Reported

Telephone: (805) 647-1188
 Other Type: VEGETABLE SEED PRODU

Owner Name: PETOSEED CO., INC.
 Region: STATE

Container Num: #4
 Year Installed: 1967
 Tank Construction: Not Reported

Telephone: (805) 647-1188
 Other Type: VEGETABLE SEED PRODU

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

M61
ESE
1/8-1/4
1237 ft.

U-RENT INC
1387 LOS ANGELES AVE
SATICOY, CA 93004

HAZNET **S102439453**
LUST **N/A**
Cortese
SWEEPS UST

Site 1 of 4 in cluster M

Relative:
Lower

HAZNET:

Actual:
150 ft.

Gepaid: CAC001104352
 TSD EPA ID: CAT080013352
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: .9799
 Facility Address 2: Not reported
 Waste Category: Unspecified oil-containing waste
 Disposal Method: Recycler
 Contact: WILLIAM STEED
 Telephone: (805) 658-8412
 Mailing Name: Not reported
 Mailing Address: BILL STEED
 VENTURA, CA 93006
 County: Ventura
 Gepaid: CAL000017649
 TSD EPA ID: CAD981696420
 Gen County: Ventura
 Tsd County: Ventura
 Tons: 0.16
 Facility Address 2: Not reported
 Waste Category: Unspecified oil-containing waste
 Disposal Method: Recycler
 Contact: LONNIE OLSEN MANAGER
 Telephone: (805) 647-9718
 Mailing Name: Not reported
 Mailing Address: 92 N DAWSON DR
 CAMARILLO, CA 93012
 County: Ventura
 Gepaid: CAL000017649
 TSD EPA ID: CAT080033681
 Gen County: Ventura
 Tsd County: Ventura
 Tons: 0.6
 Facility Address 2: Not reported
 Waste Category: Other organic solids
 Disposal Method: Disposal, Land Fill
 Contact: LONNIE OLSEN MANAGER
 Telephone: (805) 647-9718
 Mailing Name: Not reported
 Mailing Address: 92 N DAWSON DR
 CAMARILLO, CA 93012
 County: Ventura

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

U-RENT INC (Continued)

S102439453

Gepaid: CAL000017649
TSD EPA ID: CAT080033681
Gen County: Ventura
Tsd County: Ventura
Tons: Not reported
Facility Address 2: Not reported
Waste Category: Empty containers less than 30 gallons
Disposal Method: Not reported
Contact: LONNIE OLSEN MANAGER
Telephone: (805) 647-9718
Mailing Name: Not reported
Mailing Address: 92 N DAWSON DR
CAMARILLO, CA 93012
County: Ventura

State LUST:

Cross Street: Not reported
Qty Leaked: Not reported
Case Number: C95165
Reg Board: Los Angeles Region
Chemical: Diesel
Lead Agency: Local Agency
Local Agency : 56000L
Case Type: Soil only

Status: Post remedial action monitoring

Review Date: 1995-05-25 00:00:00
Workplan: 2005-06-29 00:00:00
Pollution Char: 2004-04-27 00:00:00
Remed Action: 2006-02-06 00:00:00
Monitoring: 2006-03-17 00:00:00
Close Date: Not reported
Release Date: 1995-05-25 00:00:00
Cleanup Fund Id : Not reported
Discover Date : 1995-05-25 00:00:00
Enforcement Dt : Not reported
Enf Type: TC
Enter Date : Not reported
Funding: Federal Funds
Staff Initials: MMC
How Discovered: Not reported
How Stopped: Not reported
Interim : Not reported
Leak Cause: Not reported
Leak Source: Not reported
MTBE Date : Not reported
Max MTBE GW : Not reported
MTBE Tested: MTBE Detected. Site tested for MTBE & MTBE detected
Priority: Not reported
Local Case # : 95165
Beneficial: Not reported
Staff : UNK
GW Qualifier : Not reported
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin #: SANTA CLARA RIVER VA
Operator : Not reported
Oversight Prgm: LUST

Confirm Leak: 1995-05-25 00:00:00
Prelim Assess: 2005-06-29 00:00:00
Remed Plan: 2004-04-27 00:00:00

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

U-RENT INC (Continued)

S102439453

Review Date : Not reported
Stop Date : Not reported
Work Suspended :Not reported
Responsible Party:WILLIAM & GERALDINE STEED
RP Address: Not reported
Global Id: T0611101054
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mtbe Fuel: 0
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported
Summary : Not reported

LUST Region 4:

Report Date: 5/25/1995
Lead Agency: Local Agency
Local Agency: 56000L
Substance: Diesel
Case Type: Soil
Status: Remediation Plan
Region: 4
Staff: UNK
Date Case Last Changed on Database: Not reported
Date Leak Record Entered: Not reported
Historical Max MTBE Date: 3/25/2004
GW Qualifier: =
Soil Qualifier: =
Hist Max MTBE Conc in Groundwater: 305
Hist Max MTBE Conc in Soil : 74
County: Ventura
Organization : Not reported
Regional Board: 04
Owner Contact: Not reported
Responsible Party: WILLIAM & GERALDINE STEED
RP Address: Not reported
Significant Interim Remedial Action Taken: Not reported
Program : LUST
Lat / Long : 34.2822456 / -1
Local Agency Staff: DBW
Beneficial Use : Not reported
Priority : Not reported
Cleanup Fund Id : Not reported
Suspended : Not reported
Local Case No : 95165
Substance Quantity : Not reported
Abatement Method Used at the Site: Not reported
Operator : Not reported
Water System : Not reported
Well Name : Not reported
Approx. Dist To Production Well (ft) : 969.7499134141290807936729088
Assigned Name : Not reported
W Global ID : Not reported
Source of Cleanup Funding: Federal Funds
Date the Leak was Discovered: 5/25/1995

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

U-RENT INC (Continued)

S102439453

How the Leak was Discovered: Not reported
How the Leak was Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Not reported
Date The Leak was Stopped: Not reported
Date Confirmation Leak Began: 5/25/1995
Preliminary Site Assessment Workplan Submitted: 5/25/1995
Preliminary Site Assessment Began: 2/29/1996
Pollution Characterization Began: Not reported
Remediation Plan Submitted: 4/27/2004
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Date the Case was Closed: Not reported
Enforcement Action Date: Not reported
Date Leak First Reported: 5/25/1995
Enforcement Type: LFOR
Global ID : T0611101054
Cross Street: Not reported
Summary :

LUST Region VN:

Facility ID: 95165
Status: Post remedial action monitoring

CORTESE:

Region: CORTESE
Fac Address 2: 1387 LOS ANGELES AVE

SWEEPS:

Status : A
Comp Number : 1526
Number : 9
Board Of Equalization : Not reported
Ref Date : 09-30-92
Act Date : 09-30-92
Created Date : 02-29-88
Tank Status : A
Owner Tank Id : Not reported
Swrcb Tank Id : 56-000-001526-000001
Actv Date : Not reported
Capacity : Not reported
Tank Use : UNKNOWN
Stg : P
Content : Not reported
Number Of Tanks : 2

Status : A
Comp Number : 1526
Number : 9
Board Of Equalization : Not reported
Ref Date : 09-30-92
Act Date : 09-30-92
Created Date : 02-29-88
Tank Status : A
Owner Tank Id : Not reported
Swrcb Tank Id : 56-000-001526-000002
Actv Date : Not reported
Capacity : Not reported
Tank Use : UNKNOWN

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

U-RENT INC (Continued)

EDR ID Number
 EPA ID Number

Database(s)

Stg : P
 Content : Not reported
 Number Of Tanks : Not reported

S102439453

**N62
 SE
 1/8-1/4
 1243 ft.**

**WALKER RECYCLING
 11032 NARDO ST
 SATICOY, CA 93004**

**LUST S102441030
 Cortese N/A**

Site 1 of 7 in cluster N

**Relative:
 Lower**

State LUST:

**Actual:
 147 ft.**

Cross Street: Not reported
 Qty Leaked: Not reported
 Case Number: C-88021
 Reg Board: Los Angeles Region
 Chemical: Gasoline
 Lead Agency: Local Agency
 Local Agency : 56000L
 Case Type: Soil only
Status: Case Closed
 Review Date: 1988-07-01 00:00:00
 Workplan: 1988-03-11 00:00:00
 Pollution Char: Not reported
 Remed Action: Not reported
 Monitoring: Not reported
 Close Date: 1989-02-01 00:00:00
 Release Date: 1988-03-11 00:00:00
 Cleanup Fund Id : Not reported
 Discover Date : 1988-03-11 00:00:00
 Enforcement Dt : Not reported
 Enf Type: Not reported
 Enter Date : Not reported
 Funding: State Funds
 Staff Initials: EHD
 How Discovered: Not reported
 How Stopped: Not reported
 Interim : Not reported
 Leak Cause: Not reported
 Leak Source: Not reported
 MTBE Date : Not reported
 Max MTBE GW : Not reported
 MTBE Tested: Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
 Priority: Not reported
 Local Case # : 88021
 Beneficial: Not reported
 Staff : UNK
 GW Qualifier : Not reported
 Max MTBE Soil : Not reported
 Soil Qualifier : Not reported
 Hydr Basin #: SANTA CLARA RIVER VA
 Operator : Not reported
 Oversight Prgm: LUST
 Review Date : Not reported
 Stop Date : Not reported
 Work Suspended :Not reported
 Responsible Party:WALKER RECYCLING
 RP Address: Not reported
 Global Id: T0611100276
 Org Name: Not reported

Confirm Leak: 1988-07-01 00:00:00
 Prelim Assess: 1988-03-11 00:00:00
 Remed Plan: Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

WALKER RECYCLING (Continued)

S102441030

Contact Person: Not reported
 MTBE Conc: 0
 Mtbe Fuel: 1
 Water System Name: Not reported
 Well Name: Not reported
 Distance To Lust: 0
 Waste Discharge Global ID: Not reported
 Waste Disch Assigned Name: Not reported
 Summary : Not reported

LUST Region 4:

Report Date: 3/11/1988
 Lead Agency: Local Agency
 Local Agency: 56000L
 Substance: Gasoline
 Case Type: Soil
 Status: Case Closed
 Region: 4
 Staff: UNK
 Date Case Last Changed on Database: Not reported
 Date Leak Record Entered: Not reported
 Historical Max MTBE Date: Not reported
 GW Qualifier: Not reported
 Soil Qualifier: Not reported
 Hist Max MTBE Conc in Groundwater: Not reported
 Hist Max MTBE Conc in Soil : Not reported
 County: Ventura
 Organization : Not reported
 Regional Board: 04
 Owner Contact: Not reported
 Responsible Party: WALKER RECYCLING
 RP Address: Not reported
 Significant Interim Remedial Action Taken: Not reported
 Program : LUST
 Lat / Long : 34.2817726 / -1
 Local Agency Staff: EHD
 Beneficial Use : Not reported
 Priority : Not reported
 Cleanup Fund Id : Not reported
 Suspended : Not reported
 Local Case No : 88021
 Substance Quantity : Not reported
 Abatement Method Used at the Site: Not reported
 Operator : Not reported
 Water System : Not reported
 Well Name : Not reported
 Approx. Dist To Production Well (ft) : 925.5338416484325135473812492
 Assigned Name : Not reported
 W Global ID : Not reported
 Source of Cleanup Funding: State Funds
 Date the Leak was Discovered: 3/11/1988
 How the Leak was Discovered: Not reported
 How the Leak was Stopped: Not reported
 Cause of Leak: Not reported
 Leak Source: Not reported
 Date The Leak was Stopped: Not reported
 Date Confirmation Leak Began: 7/1/1988
 Preliminary Site Assessment Workplan Submitted: 3/11/1988

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

WALKER RECYCLING (Continued)

S102441030

Preliminary Site Assessment Began: 3/11/1988
 Pollution Characterization Began: Not reported
 Remediation Plan Submitted: Not reported
 Remedial Action Underway: Not reported
 Post Remedial Action Monitoring Began: Not reported
 Date the Case was Closed: 2/1/1989
 Enforcement Action Date: Not reported
 Date Leak First Reported: 3/11/1988
 Enforcement Type: Not reported
 Global ID : T0611100276
 Cross Street: Not reported
 Summary :

CORTESE:

Region: CORTESE
 Fac Address 2: 11032 NARDO ST

**N63
 SE
 1/8-1/4
 1243 ft.**

**11032 NARDO
 SATICOY, CA 93004**

**CHMIRS S100276821
 N/A**

Site 2 of 7 in cluster N

**Relative:
 Lower**

CHMIRS:

**Actual:
 147 ft.**

OES Control Number: 9100552
 Extent of Release: Not reported
 Property Use: Industrial, Utility
 Incident Date: 26-JUN-91
Date Completed: 26-JUN-91
 Time Completed : 0
 Agency Id Number : 56712
 Agency Incident Number : 910649
 OES Incident Number : 9100552
 Time Notified : 1800
 Surrounding Area : 600
 Estimated Temperature : 64
 Property Management : K
 More Than Two Substances Involved? : N
 Special Studies 1 : Not reported
 Special Studies 2 : Not reported
 Special Studies 3 : Not reported
 Special Studies 4 : Not reported
 Special Studies 5 : Not reported
 Special Studies 6 : Not reported
 Resp Agncy Personel # Of Decontaminated : 0
 Others Number Of Decontaminated : 0
 Others Number Of Injuries : 0
 Others Number Of Fatalities : 0
 Vehicle Make/year : Not reported
 Vehicle License Number : Not reported
 Vehicle State : Not reported
 Vehicle Id Number : Not reported
 CA/DOT/PUC/ICC Number : Not reported
 Company Name : Not reported
 Reporting Officer Name/ID : KEEM DAJAN
 Report Date : 26-JUN-91
 Comments : Yes
 Facility Telephone Number : 805 654-2813
 Waterway Involved : Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

(Continued)

S100276821

Waterway :	Not reported
Spill Site :	Not reported
Cleanup By :	Not reported
Containment :	Not reported
What Happened :	Not reported
Type :	Not reported
Other :	Not reported
Substance :	Not Reported
E Date :	15-JUL-92
Contained :	Not reported
Site Type :	Not reported
Evacuations :	Not reported
Num Of Injuries :	Not reported
Num Of Fatalities :	Not reported
Date/Time :	Not reported
Year :	88-92
Agency :	Not reported
BBLS :	Not reported
Cups :	Not reported
CUFT :	Not reported
Gallons :	Not reported
Grams :	Not reported
Pounds :	Not reported
Liters :	Not reported
Ounces :	Not reported
Pints :	Not reported
Quarts :	Not reported
Sheen :	Not reported
Tons :	Not reported
Unknown :	Not reported
Description :	Not reported
Incident date :	Not reported
Admin Agency :	Not reported
OES date :	Not reported
OES time :	Not reported
OES notification :	Not reported
Amount :	Not reported

**N64
 SE
 1/8-1/4
 1243 ft.**

**WALKER BROS RECYCLING
 11032 NARDO ST
 VENTURA, CA 93004**

**HAZNET U001579190
 HIST UST N/A
 SWRCY**

Site 3 of 7 in cluster N

**Relative:
 Lower**

HAZNET:	
Gepaid:	CAL000217120
TSD EPA ID:	Not reported
Gen County:	Ventura
Tsd County:	Los Angeles
Tons:	0.64
Facility Address 2:	Not reported
Waste Category:	Unspecified oil-containing waste
Disposal Method:	Recycler
Contact:	DARIN RANSON - PARTNER
Telephone:	(805) 659-2520
Mailing Name:	Not reported
Mailing Address:	11032 NARDO ST VENTURA, CA 93004
County	Not reported

**Actual:
 147 ft.**

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

WALKER BROS RECYCLING (Continued)

EDR ID Number
 EPA ID Number

Database(s)

U001579190

UST HIST:

Facility ID:	27841	Owner Name:	WALKER BROS.
Total Tanks:	1	Region:	STATE
Owner Address:	11032 NARDO VENTURA, CA 93004		
Tank Used for:	PRODUCT		
Tank Num:	1	Container Num:	1
Tank Capacity:	00009940	Year Installed:	1972
Type of Fuel:	REGULAR	Tank Construction:	3/8" inches
Leak Detection:	Visual, Stock Inventor		
Contact Name:	ROBERT E. WALKER	Telephone:	(805) 647-1193
Facility Type:	Other	Other Type:	RECYCLING CENTER

CA SWRCY

Certification Status : R
 Facility Phone Number : (805) 525-2776
 Whether The Facility Is Grandfathered : Not reported
 Convenience Zone Where Facility Located : 0
 Convenience Zone Where Facility Located 2 : 0
 Convenience Zone Where Facility Located 3 : 0
 Convenience Zone Where Facility Located 4 : 0
 Convenience Zone Where Facility Located 5 : 0
 Convenience Zone Where Facility Located 6 : 0
 Convenience Zone Where Facility Located 7 : 0
 Aluminum Beverage Containers Redeemed : AL
 Glass Beverage Containers Redeemed : GL
 Plastic Beverage Containers Redeemed : PL
 Other mat beverage containers redeemed : Not Accepted
 Refillable Beverage Containers Redeemed : Not Accepted
 Date facility became certified : 02/03/89
 Date facility began operating (no date indicates never operational) : 10/06/88
 Date facility ceased operating (no date indicates still operating) : 03/10/94

**N65
 SE
 1/8-1/4
 1243 ft.**

**WALKER BROS
 11032 NARDO ST.
 SATICOY, CA**

**UST U002169298
 N/A**

Site 4 of 7 in cluster N

**Relative:
 Lower**

UST Ventura County Active & Inactive:
 Facility ID: D 397
 Facility Status: Inactive
 Box No: 146056
 Region: Ventura County

**Actual:
 147 ft.**

**N66
 SE
 1/8-1/4
 1248 ft.**

**ORTIZ BROTHERS
 11040 NARDO ST
 SATICOY, CA 93004**

**LUST S103946451
 Cortese N/A**

Site 5 of 7 in cluster N

**Relative:
 Lower**

State LUST:
 Cross Street: Not reported
 Qty Leaked: Not reported
 Case Number: C-90087
 Reg Board: Los Angeles Region
 Chemical: Gasoline
 Lead Agency: Local Agency

**Actual:
 147 ft.**

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

ORTIZ BROTHERS (Continued)

EDR ID Number
EPA ID Number

Database(s)

S103946451

Local Agency : 56000L
Case Type: Soil only
Status: Case Closed
Abate Method: Excavate and Dispose - remove contaminated soil and dispose in approved site
Review Date: 1990-07-05 00:00:00 Confirm Leak: 1990-07-05 00:00:00
Workplan: 1991-01-15 00:00:00 Prelim Assess: 1991-01-15 00:00:00
Pollution Char: 1991-01-15 00:00:00 Remed Plan: 1991-01-15 00:00:00
Remed Action: 1994-01-20 00:00:00
Monitoring: Not reported
Close Date: 1994-01-20 00:00:00
Release Date: 1990-07-05 00:00:00
Cleanup Fund Id : Not reported
Discover Date : 1990-07-05 00:00:00
Enforcement Dt : 1990-07-05 00:00:00
Enf Type: EF
Enter Date : Not reported
Funding: Federal Funds
Staff Initials: EHD
How Discovered: Not reported
How Stopped: Not reported
Interim : Not reported
Leak Cause: Not reported
Leak Source: Not reported
MTBE Date : Not reported
Max MTBE GW : Not reported
MTBE Tested: Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
Priority: Not reported
Local Case # : 90087
Beneficial: Not reported
Staff : UNK
GW Qualifier : Not reported
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin #: SANTA CLARA RIVER VA
Operator : Not reported
Oversight Prgm: LUST
Review Date : Not reported
Stop Date : Not reported
Work Suspended :Not reported
Responsible Party:ORTIZ BROTHERS
RP Address: Not reported
Global Id: T0611100667
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mtbe Fuel: 1
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported
Summary : Not reported

LUST Region 4:
Report Date: 7/5/1990
Lead Agency: Local Agency
Local Agency: 56000L

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

ORTIZ BROTHERS (Continued)

S103946451

Substance:	Gasoline
Case Type:	Soil
Status:	Case Closed
Region:	4
Staff:	UNK
Date Case Last Changed on Database:	Not reported
Date Leak Record Entered:	Not reported
Historical Max MTBE Date:	Not reported
GW Qualifier:	Not reported
Soil Qualifier:	Not reported
Hist Max MTBE Conc in Groundwater:	Not reported
Hist Max MTBE Conc in Soil :	Not reported
County:	Ventura
Organization :	Not reported
Regional Board:	04
Owner Contact:	Not reported
Responsible Party:	ORTIZ BROTHERS
RP Address:	Not reported
Significant Interim Remedial Action Taken:	Not reported
Program :	LUST
Lat / Long :	34.2818416 / -1
Local Agency Staff:	EHD
Beneficial Use :	Not reported
Priority :	Not reported
Cleanup Fund Id :	Not reported
Suspended :	Not reported
Local Case No :	90087
Substance Quantity :	Not reported
Abatement Method Used at the Site:	Excavate and Dispose
Operator :	Not reported
Water System :	Not reported
Well Name :	Not reported
Approx. Dist To Production Well (ft) :	917.1162564847058276631980253
Assigned Name :	Not reported
W Global ID :	Not reported
Source of Cleanup Funding:	Federal Funds
Date the Leak was Discovered:	7/5/1990
How the Leak was Discovered:	Not reported
How the Leak was Stopped:	Not reported
Cause of Leak:	Not reported
Leak Source:	Not reported
Date The Leak was Stopped:	Not reported
Date Confirmation Leak Began:	7/5/1990
Preliminary Site Assessment Workplan Submitted:	7/5/1990
Preliminary Site Assessment Began:	1/15/1991
Pollution Characterization Began:	1/15/1991
Remediation Plan Submitted:	1/15/1991
Remedial Action Underway:	1/20/1994
Post Remedial Action Monitoring Began:	Not reported
Date the Case was Closed:	1/20/1994
Enforcement Action Date:	7/5/1990
Date Leak First Reported:	7/5/1990
Enforcement Type:	EF
Global ID :	T0611100667
Cross Street:	Not reported
Summary :	

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

ORTIZ BROTHERS (Continued)

EDR ID Number
 EPA ID Number

S103946451

CORTESE:
 Region: CORTESE
 Fac Address 2: 11040 NARDO ST

**N67
 SE
 1/8-1/4
 1248 ft.**

**ORTIZ BROS. TRUCKING INC.
 11040 NARDO STREET
 SATICOY, CA 93004**

**HIST UST U001579176
 N/A**

Site 6 of 7 in cluster N

**Relative:
 Lower**

UST HIST:

**Actual:
 147 ft.**

Facility ID: 19393
 Total Tanks: 5
 Owner Address: P. O. BOX 4636,
 SATICOY,, CA 93004
 Tank Used for: PRODUCT
 Tank Num: 1
 Tank Capacity: 00003000
 Type of Fuel: UNLEADED
 Leak Detection: None
 Contact Name: LEONARD B. ORTIZ
 Facility Type: Other

Owner Name: ORTIZ BROS. TRUCKING INC.
 Region: STATE

Container Num: 1
 Year Installed: 1974
 Tank Construction: Not Reported

Telephone: (805) 647-1339
 Other Type: TRUCKING CO.

Facility ID: 19393
 Total Tanks: 5
 Owner Address: P. O. BOX 4636,
 SATICOY,, CA 93004
 Tank Used for: PRODUCT
 Tank Num: 2
 Tank Capacity: 00010000
 Type of Fuel: REGULAR
 Leak Detection: None
 Contact Name: LEONARD B. ORTIZ
 Facility Type: Other

Owner Name: ORTIZ BROS. TRUCKING INC.
 Region: STATE

Container Num: 2
 Year Installed: 1974
 Tank Construction: Not Reported

Telephone: (805) 647-1339
 Other Type: TRUCKING CO.

Facility ID: 19393
 Total Tanks: 5
 Owner Address: P. O. BOX 4636,
 SATICOY,, CA 93004
 Tank Used for: PRODUCT
 Tank Num: 3
 Tank Capacity: 00010000
 Type of Fuel: DIESEL
 Leak Detection: None
 Contact Name: LEONARD B. ORTIZ
 Facility Type: Other

Owner Name: ORTIZ BROS. TRUCKING INC.
 Region: STATE

Container Num: 3
 Year Installed: 1974
 Tank Construction: Not Reported

Telephone: (805) 647-1339
 Other Type: TRUCKING CO.

Facility ID: 19393
 Total Tanks: 5
 Owner Address: P. O. BOX 4636,
 SATICOY,, CA 93004
 Tank Used for: PRODUCT
 Tank Num: 4
 Tank Capacity: 00000300
 Type of Fuel: Not reported
 Leak Detection: None
 Contact Name: LEONARD B. ORTIZ
 Facility Type: Other

Owner Name: ORTIZ BROS. TRUCKING INC.
 Region: STATE

Container Num: 4
 Year Installed: Not reported
 Tank Construction: Not Reported

Telephone: (805) 647-1339
 Other Type: TRUCKING CO.

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

ORTIZ BROS. TRUCKING INC. (Continued)

EDR ID Number
 EPA ID Number

Database(s)

U001579176

Facility ID:	19393	Owner Name:	ORTIZ BROS. TRUCKING INC.
Total Tanks:	5	Region:	STATE
Owner Address:	P. O. BOX 4636, SATICOY,, CA 93004		
Tank Used for:	WASTE	Container Num:	5
Tank Num:	5	Year Installed:	1983
Tank Capacity:	00000500	Tank Construction:	Not Reported
Type of Fuel:	WASTE OIL		
Leak Detection:	None		
Contact Name:	LEONARD B. ORTIZ	Telephone:	(805) 647-1339
Facility Type:	Other	Other Type:	TRUCKING CO.

**N68
 SE
 1/8-1/4
 1248 ft.**

**ORTIZ BROTHERS
 11040 NARDO ST.
 SATICOY, CA**

**UST U002244112
 N/A**

Site 7 of 7 in cluster N

**Relative:
 Lower**

UST Ventura County Active & Inactive:

Facility ID: D 842

**Actual:
 147 ft.**

Facility Status: Inactive

Box No: 146059

Region: Ventura County

**O69
 East
 1/8-1/4
 1256 ft.**

**11200 AZAHAR
 SATICOY, CA**

**CHMIRS S107448344
 N/A**

Site 1 of 5 in cluster O

**Relative:
 Lower**

CHMIRS:

OES Control Number: 04-6113

**Actual:
 155 ft.**

Extent of Release: Not reported

Property Use: Not reported

Incident Date: Not reported

Date Completed: Not reported

Time Completed : Not reported

Agency Id Number : Not reported

Agency Incident Number : Not reported

OES Incident Number : 04-6113

Time Notified : Not reported

Surrounding Area : Not reported

Estimated Temperature : Not reported

Property Management : Not reported

More Than Two Substances Involved? : Not reported

Special Studies 1 : Not reported

Special Studies 2 : Not reported

Special Studies 3 : Not reported

Special Studies 4 : Not reported

Special Studies 5 : Not reported

Special Studies 6 : Not reported

Resp Agncy Personel # Of Decontaminated : Not reported

Others Number Of Decontaminated : Not reported

Others Number Of Injuries : Not reported

Others Number Of Fatalities : Not reported

Vehicle Make/year : Not reported

Vehicle License Number : Not reported

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

M70 **U-RENT INC.**
ESE **1387 LOS ANGELES AVENUE**
1/8-1/4 **SATICOY, CA 93004**
1272 ft.

FINDS **1005774858**
EMI **110002408314**

Site 2 of 4 in cluster M

Relative:
Lower

FINDS:

Other Pertinent Environmental Activity Identified at Site:

Actual:
150 ft.

The NEI (National Emissions Inventory) database contains information on stationary and mobile sources that emit criteria air pollutants and their precursors, as well as hazardous air pollutants (HAPs).

EMISSIONS :

Year : 1987
 Facility ID : 1173
 Air District Code : VEN
 SIC Code : 3273
 Air Basin : SCC
 Air District Name : VENTURA COUNTY APCD
 Community Health Air Pollution Info System : Not reported
 Consolidated Emission Reporting Rule : Not reported
 County Code : 56
 County ID : 56
 Total Organic Hydrocarbon Gases Tons/Yr: 0
 Reactive Organic Gases Tons/Yr: 0
 Carbon Monoxide Emissions Tons/Yr: 0
 NOX - Oxides of Nitrogen Tons/Yr: 0
 SOX - Oxides of Sulphur Tons/Yr: 0
 Particulate Matter Tons/Yr : 0
 Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 1990
 Facility ID : 1173
 Air District Code : VEN
 SIC Code : 3273
 Air Basin : SCC
 Air District Name : VENTURA COUNTY APCD
 Community Health Air Pollution Info System : Not reported
 Consolidated Emission Reporting Rule : Not reported
 County Code : 56
 County ID : 56
 Total Organic Hydrocarbon Gases Tons/Yr: 0
 Reactive Organic Gases Tons/Yr: 0
 Carbon Monoxide Emissions Tons/Yr: 0
 NOX - Oxides of Nitrogen Tons/Yr: 0
 SOX - Oxides of Sulphur Tons/Yr: 0
 Particulate Matter Tons/Yr : 0
 Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 1995
 Facility ID : 1173
 Air District Code : VEN
 SIC Code : 3273
 Air Basin : SCC
 Air District Name : VENTURA COUNTY APCD
 Community Health Air Pollution Info System : Not reported
 Consolidated Emission Reporting Rule : Not reported
 County Code : 56
 County ID : 56
 Total Organic Hydrocarbon Gases Tons/Yr: 0

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

U-RENT INC. (Continued)

1005774858

Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 1996
Facility ID : 1173
Air District Code : VEN
SIC Code : 3273
Air Basin : SCC
Air District Name : VENTURA COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 56
County ID : 56
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 1997
Facility ID : 1173
Air District Code : VEN
SIC Code : 3273
Air Basin : SCC
Air District Name : VENTURA COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 56
County ID : 56
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 1998
Facility ID : 1173
Air District Code : VEN
SIC Code : 3273
Air Basin : SCC
Air District Name : VENTURA COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 56
County ID : 56
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

U-RENT INC. (Continued)

1005774858

SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 1999
Facility ID : 1173
Air District Code : VEN
SIC Code : 3273
Air Basin : SCC
Air District Name : VENTURA COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 56
County ID : 56
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 2000
Facility ID : 1173
Air District Code : VEN
SIC Code : 3273
Air Basin : SCC
Air District Name : VENTURA COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 56
County ID : 56
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 2001
Facility ID : 1173
Air District Code : VEN
SIC Code : 3273
Air Basin : SCC
Air District Name : VENTURA COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 56
County ID : 56
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

U-RENT INC. (Continued)

1005774858

Year : 2002
Facility ID : 1173
Air District Code : VEN
SIC Code : 3273
Air Basin : SCC
Air District Name : VENTURA COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 56
County ID : 56
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 2003
Facility ID : 1173
Air District Code : VEN
SIC Code : 3273
Air Basin : SCC
Air District Name : VENTURA COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 56
County ID : 56
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 2004
Facility ID : 1173
Air District Code : VEN
SIC Code : 3273
Air Basin : SCC
Air District Name : VENTURA COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 56
County ID : 56
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0.01
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0.01

MAP FINDINGS

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

M71 ESE 1/8-1/4 1272 ft.	STEED, WILLIAM 1387 LOS ANGELES AVE SATICOY, CA Site 3 of 4 in cluster M Relative: Lower UST Ventura County Active & Inactive: Facility ID: D 1184 Facility Status: Inactive Actual: 150 ft. Box No: UGTCLO 14 Region: Ventura County	UST	U002244054 N/A
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M72 ESE 1/8-1/4 1272 ft.	SATICOY U-RENT INC 1387 LOS ANGELES AVE SATICOY, CA Site 4 of 4 in cluster M Relative: Lower BWT: Facility ID: FA0005343 Region: VENTURA Actual: 150 ft. Program: 4220 - BUSINESS PLAN Facility ID: FA0005343 Region: VENTURA Program: 4420 - HAZARDOUS WASTE GENERATOR	VENTURA CO. BWT	S104994304 N/A
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O73 East 1/4-1/2 1334 ft.	NEWTON BUILDING MATERIALS 11220 AZAHAR ST SATICOY, CA 93004 Site 2 of 5 in cluster O Relative: Lower HAZNET: Gepaid: CAC002252585 Actual: 156 ft. TSD EPA ID: CAT080033681 Gen County: Ventura Tsd County: Los Angeles Tons: .2085 Facility Address 2: Not reported Waste Category: Unspecified oil-containing waste Disposal Method: Recycler Contact: NEWTON BUILDING MATERIALS CORP Telephone: (805) 647-3231 Mailing Name: Not reported Mailing Address: PO BOX 4187 SATICOY, CA 93007 - 0187 County Ventura State LUST: Cross Street: Not reported Qty Leaked: Not reported Case Number C-89044 Reg Board: Los Angeles Region Chemical: Gasoline Lead Agency: Local Agency Local Agency : 56000L Case Type: Soil only Status: Case Closed Abate Method: Excavate and Dispose - remove contaminated soil and dispose in approved site	HAZNET LUST Cortese SWEEPS UST	S104164690 N/A
--	---	---	---------------------------------

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

NEWTON BUILDING MATERIALS (Continued)

EDR ID Number
EPA ID Number

Database(s)

S104164690

Review Date: 1989-03-10 00:00:00 Confirm Leak: 1989-03-10 00:00:00
Workplan: 1993-10-21 00:00:00 Prelim Assess: 1993-10-21 00:00:00
Pollution Char: 1994-10-05 00:00:00 Remed Plan: 1994-10-05 00:00:00
Remed Action: 1996-09-08 00:00:00
Monitoring: Not reported
Close Date: 1997-01-23 00:00:00
Release Date: 1989-03-10 00:00:00
Cleanup Fund Id : Not reported
Discover Date : 1989-03-10 00:00:00
Enforcement Dt : 1989-03-10 00:00:00
Enf Type: EF
Enter Date : Not reported
Funding: Federal Funds
Staff Initials: KCK
How Discovered: Not reported
How Stopped: Not reported
Interim : Not reported
Leak Cause: Not reported
Leak Source: Not reported
MTBE Date : Not reported
Max MTBE GW : Not reported
MTBE Tested: Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
Priority: Not reported
Local Case # : 89044
Beneficial: Not reported
Staff : UNK
GW Qualifier : Not reported
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin #: SANTA CLARA RIVER VA
Operator : Not reported
Oversight Prgm: LUST
Review Date : Not reported
Stop Date : Not reported
Work Suspended :Not reported
Responsible Party:NEWTON BLDG.MATERIAL
RP Address: Not reported
Global Id: T0611100465
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mtbe Fuel: 1
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported
Summary : Not reported

LUST Region 4:

Report Date: 3/10/1989
Lead Agency: Local Agency
Local Agency: 56000L
Substance: Gasoline
Case Type: Soil
Status: Case Closed
Region: 4
Staff: UNK

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

NEWTON BUILDING MATERIALS (Continued)

EDR ID Number
 EPA ID Number

Database(s)

S104164690

Date Case Last Changed on Database:	Not reported
Date Leak Record Entered:	Not reported
Historical Max MTBE Date:	Not reported
GW Qualifier:	Not reported
Soil Qualifier:	Not reported
Hist Max MTBE Conc in Groundwater:	Not reported
Hist Max MTBE Conc in Soil :	Not reported
County:	Ventura
Organization :	Not reported
Regional Board:	04
Owner Contact:	Not reported
Responsible Party:	NEWTON BLDG.MATERIAL
RP Address:	Not reported
Significant Interim Remedial Action Taken:	Not reported
Program :	LUST
Lat / Long :	34.2842845 / -1
Local Agency Staff:	KCK
Beneficial Use :	Not reported
Priority :	Not reported
Cleanup Fund Id :	Not reported
Suspended :	Not reported
Local Case No :	89044
Substance Quantity :	Not reported
Abatement Method Used at the Site:	Excavate and Dispose
Operator :	Not reported
Water System :	Not reported
Well Name :	Not reported
Approx. Dist To Production Well (ft) :	767.31263431298497911066561856
Assigned Name :	Not reported
W Global ID :	Not reported
Source of Cleanup Funding:	Federal Funds
Date the Leak was Discovered:	3/10/1989
How the Leak was Discovered:	Not reported
How the Leak was Stopped:	Not reported
Cause of Leak:	Not reported
Leak Source:	Not reported
Date The Leak was Stopped:	Not reported
Date Confirmation Leak Began:	3/10/1989
Preliminary Site Assessment Workplan Submitted:	3/10/1989
Preliminary Site Assessment Began:	10/21/1993
Pollution Characterization Began:	10/21/1993
Remediation Plan Submitted:	10/5/1994
Remedial Action Underway:	9/8/1996
Post Remedial Action Monitoring Began:	Not reported
Date the Case was Closed:	1/23/1997
Enforcement Action Date:	3/10/1989
Date Leak First Reported:	3/10/1989
Enforcement Type:	EF
Global ID :	T0611100465
Cross Street:	Not reported
Summary :	

CORTESE:
 Region: CORTESE
 Fac Address 2: 11220 AZAHAR ST

SWEEPS:
 Status : A

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

NEWTON BUILDING MATERIALS (Continued)

S104164690

Comp Number : 1635
 Number : 9
 Board Of Equalization : Not reported
 Ref Date : 09-30-92
 Act Date : 09-30-92
 Created Date : 02-29-88
 Tank Status : A
 Owner Tank Id : Not reported
 Swrcb Tank Id : 56-000-001635-000001
 Actv Date : Not reported
 Capacity : 1000
 Tank Use : UNKNOWN
 Stg : P
 Content : Not reported
 Number Of Tanks : 1

074
East
1/4-1/2
1334 ft.

NEWTON ENTERPRISES, DBA, NEWTO
11220 AZAHAR STREET
SATICOY, CA 93004

HIST UST U001579173
N/A

Site 3 of 5 in cluster O

Relative:
Lower

Actual:
156 ft.

UST HIST:

Facility ID: 10511
 Total Tanks: 2
 Owner Address: 1221 AZAHAR ST.
 SATICOY, CA 93004
 Tank Used for: PRODUCT
 Tank Num: 1
 Tank Capacity: 00000500
 Type of Fuel: REGULAR
 Leak Detection: Stock Inventor
 Contact Name: Not reported
 Facility Type: Other

Owner Name: NEWTON ENTERPRISES, DBA, NEWTO
 Region: STATE

Container Num: 1
 Year Installed: Not reported
 Tank Construction: Not Reported

Telephone: (805) 647-3231
 Other Type: RETAIL SALES

Facility ID: 10511
 Total Tanks: 2
 Owner Address: 1221 AZAHAR ST.
 SATICOY, CA 93004
 Tank Used for: PRODUCT
 Tank Num: 2
 Tank Capacity: 00000500
 Type of Fuel: REGULAR
 Leak Detection: Stock Inventor
 Contact Name: Not reported
 Facility Type: Other

Owner Name: NEWTON ENTERPRISES, DBA, NEWTO
 Region: STATE

Container Num: 2
 Year Installed: Not reported
 Tank Construction: Not Reported

Telephone: (805) 647-3231
 Other Type: RETAIL SALES

075
East
1/4-1/2
1334 ft.

NEWTON BUILDING MATERIALS CO.
11220 AZAHAR STREET
SATICOY, CA 93004

UST U002243869
VENTURA CO. BWT N/A

Site 4 of 5 in cluster O

Relative:
Lower

Actual:
156 ft.

UST Ventura County Active & Inactive:

Facility ID: D 1029
 Facility Status: Inactive
 Box No: 146062
 Region: Ventura County

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

NEWTON BUILDING MATERIALS CO. (Continued)

U002243869

BWT:
 Facility ID: FA0006676
 Region: VENTURA
 Program: 4420 - HAZARDOUS WASTE GENERATOR

 Facility ID: FA0006676
 Region: VENTURA
 Program: 4220 - BUSINESS PLAN

O76
East
1/4-1/2
1334 ft.

NEWTON BUILDING MATERIALS
11220 AZAHAR ST
SATICOY, CA 93003

CA FID UST U001965674
N/A

Site 5 of 5 in cluster O

Relative:
Lower

FID:
 Facility ID: 56000385 Regulate ID: Not reported
 Reg By: Active Underground Storage Tank Location
 Cortese Code: Not reported SIC Code: Not reported
 Status: Active Facility Tel: Not reported
 Mail To: Not reported
 11220 AZAHAR ST
 SATICOY, CA 93003

 Contact: Not reported Contact Tel: Not reported
 DUNs No: Not reported NPDES No: Not reported
 Creation: 10/22/93 Modified: 00/00/00
 EPA ID: Not reported
 Comments: Not reported

Actual:
156 ft.

P77
SSE
1/4-1/2
1499 ft.

PERFORMANCE SPECIALTIES
1395 LIRIO AVE
VENTURA, CA 93004

CLEANERS S106167576
N/A

Site 1 of 11 in cluster P

Relative:
Lower

CA Cleaners:
 Inactive Date: 6/30/2004
 EPA Id: CAL000278698
 Facility Address 2 : Not reported
 NAICS Code : 81149
 Facility Active : No
 Mail Name : Not reported
 Mailing Address: 1395 LIRIO AVE
 VENTURA, CA 93004

 Owner Name : THOMAS VASILAROS
 Mailing Address: 1395 LIRIO AVE
 VENTURA, CA 93004

 Owner Telephone : 8056472117
 Contact Name : THOMAS VASILAROS
 Mailing Address: 1395 LIRIO AVE
 VENTURA, CA 93004

 Contact Telephone : 8056472117
 Region Code : 3
 Create Date : 01/29/2004
 SIC Description : Laundry and Garment Services, NEC (alteration and repair)
 NAICS Description : Other Personal and Household Goods Repair and Maintenance

Actual:
139 ft.

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

P78
SSE
1/4-1/2
1499 ft.

GARY BETZ ENTERPRISES INC
1395 LIRID ST SATICOY
SATICOY, CA 93004

RCRA-SQG
FINDS
HAZNET

1000439617
CAD981571730

Site 2 of 11 in cluster P

Relative:
Lower

RCRAInfo:

Owner: NOT REQUIRED
 (415) 555-1212

Actual:
139 ft.

EPA ID: CAD981571730

Contact: Not reported

Classification: Small Quantity Generator

TSDF Activities: Not reported

Violation Status: Violations exist

Regulation Violated: 262.10-12.A
 Area of Violation: GENERATOR-ALL REQUIREMENTS (OVERSIGHT)
 Date Violation Determined: 08/25/1994
 Actual Date Achieved Compliance: 08/25/1999

There are 1 violation record(s) reported at this site:

<u>Evaluation</u>	<u>Area of Violation</u>	<u>Date of Compliance</u>
Compliance Evaluation Inspection	GENERATOR-ALL REQUIREMENTS (OVERSIGHT)	19990825

FINDS:

Other Pertinent Environmental Activity Identified at Site:

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

HAZNET:

Gepaid: CAD981571730
 TSD EPA ID: CAD093459485
 Gen County: Ventura
 Tsd County: Fresno
 Tons: .0166
 Facility Address 2: Not reported
 Waste Category: Unspecified solvent mixture Waste
 Disposal Method: Transfer Station
 Contact: GARY E BETZ
 Telephone: (805) 647-1971
 Mailing Name: Not reported
 Mailing Address: 1395 LIRIO AVE
 VENTURA, CA 93004 - 3231
 County: Ventura
 Gepaid: CAD981571730
 TSD EPA ID: CAT080013352
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: .4878
 Facility Address 2: Not reported
 Waste Category: Unspecified oil-containing waste
 Disposal Method: Recycler
 Contact: GARY E BETZ
 Telephone: (805) 647-1971
 Mailing Name: Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

GARY BETZ ENTERPRISES INC (Continued)

EDR ID Number
 EPA ID Number

1000439617

Mailing Address: 1395 LIRIO AVE
 VENTURA, CA 93004 - 3231
 County Ventura

Q79
East
1/4-1/2
1510 ft.

BUENA VENTURA LEMON
11195 NARDO ST
SATICOY, CA 93004

LUST **S101305947**
Cortese **N/A**

Site 1 of 7 in cluster Q

Relative:
Lower

State LUST:

Actual:
154 ft.

Cross Street:	Not reported	Confirm Leak:	1988-07-01 00:00:00
Qty Leaked:	Not reported	Prelim Assess:	1987-07-07 00:00:00
Case Number	C-86085	Remed Plan:	1987-11-13 00:00:00
Reg Board:	Los Angeles Region		
Chemical:	Misc. Motor Vehicle Fuels		
Lead Agency:	Local Agency		
Local Agency :	56000L		
Case Type:	Other ground water affected		
Status:	Case Closed		
Abate Method:	Vent Soil - bore holes in soil to allow volatilization of contaminants		
Review Date:	1988-07-01 00:00:00		
Workplan:	1987-07-07 00:00:00		
Pollution Char:	1987-11-13 00:00:00		
Remed Action:	1988-05-15 00:00:00		
Monitoring:	Not reported		
Close Date:	1989-08-09 00:00:00		
Release Date:	1986-12-04 00:00:00		
Cleanup Fund Id :	Not reported		
Discover Date :	1986-12-04 00:00:00		
Enforcement Dt :	1986-12-05 00:00:00		
Enf Type:	EF		
Enter Date :	Not reported		
Funding:	State Funds		
Staff Initials:	EHD		
How Discovered:	Not reported		
How Stopped:	Not reported		
Interim :	Not reported		
Leak Cause:	Not reported		
Leak Source:	Not reported		
MTBE Date :	Not reported		
Max MTBE GW :	Not reported		
MTBE Tested:	Not Required to be Tested.		
Priority:	Not reported		
Local Case # :	86085		
Beneficial:	Not reported		
Staff :	UNK		
GW Qualifier :	Not reported		
Max MTBE Soil :	Not reported		
Soil Qualifier :	Not reported		
Hydr Basin #:	SANTA CLARA RIVER VA		
Operator :	Not reported		
Oversight Prgm:	LUST		
Review Date :	Not reported		
Stop Date :	Not reported		
Work Suspended :	Not reported		
Responsible Party	BUENAVENTURA LEMON		
RP Address:	Not reported		

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

BUENA VENTURA LEMON (Continued)

S101305947

Global Id: T0611100160
 Org Name: Not reported
 Contact Person: Not reported
 MTBE Conc: 0
 Mtbe Fuel: 0
 Water System Name: Not reported
 Well Name: Not reported
 Distance To Lust: 0
 Waste Discharge Global ID: Not reported
 Waste Disch Assigned Name: Not reported
 Summary : Not reported

LUST Region 4:

Report Date: 12/4/1986
 Lead Agency: Local Agency
 Local Agency: 56000L
 Substance: Misc. Motor Vehicle Fuels
 Case Type: Groundwater
 Status: Case Closed
 Region: 4
 Staff: UNK
 Date Case Last Changed on Database: Not reported
 Date Leak Record Entered: Not reported
 Historical Max MTBE Date: Not reported
 GW Qualifier: Not reported
 Soil Qualifier: Not reported
 Hist Max MTBE Conc in Groundwater: Not reported
 Hist Max MTBE Conc in Soil : Not reported
 County: Ventura
 Organization : Not reported
 Regional Board: 04
 Owner Contact: Not reported
 Responsible Party: BUENAVENTURA LEMON
 RP Address: Not reported
 Significant Interim Remedial Action Taken: Not reported
 Program : LUST
 Lat / Long : 34.2835336 / -1
 Local Agency Staff: EHD
 Beneficial Use : Not reported
 Priority : Not reported
 Cleanup Fund Id : Not reported
 Suspended : Not reported
 Local Case No : 86085
 Substance Quantity : Not reported
 Abatement Method Used at the Site: Vent Soil
 Operator : Not reported
 Water System : Not reported
 Well Name : Not reported
 Approx. Dist To Production Well (ft) : 978.8066632727341116265854455
 Assigned Name : Not reported
 W Global ID : Not reported
 Source of Cleanup Funding: State Funds
 Date the Leak was Discovered: 12/4/1986
 How the Leak was Discovered: Not reported
 How the Leak was Stopped: Not reported
 Cause of Leak: Not reported
 Leak Source: Not reported
 Date The Leak was Stopped: Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

BUENA VENTURA LEMON (Continued)

EDR ID Number
 EPA ID Number

Database(s)

S101305947

Date Confirmation Leak Began: 7/1/1988
 Preliminary Site Assessment Workplan Submitted: 6/9/1987
 Preliminary Site Assessment Began: 7/7/1987
 Pollution Characterization Began: 7/7/1987
 Remediation Plan Submitted: 11/13/1987
 Remedial Action Underway: 5/15/1988
 Post Remedial Action Monitoring Began: Not reported
 Date the Case was Closed: 8/9/1989
 Enforcement Action Date: 12/5/1986
 Date Leak First Reported: 12/4/1986
 Enforcement Type: EF
 Global ID : T0611100160
 Cross Street: Not reported
 Summary :

CORTESE:

Region: CORTESE
 Fac Address 2: 11195 NARDO ST

Q80 BUENAVENTURA LEMON CO
East 11299 NARDO ST
1/4-1/2 SATICOY, CA 93004
1510 ft.

FINDS 1005775885
EMI 110002408396

Site 2 of 7 in cluster Q

Relative:
Lower

FINDS:

Other Pertinent Environmental Activity Identified at Site:

Actual:
154 ft.

The NEI (National Emissions Inventory) database contains information on stationary and mobile sources that emit criteria air pollutants and their precursors, as well as hazardous air pollutants (HAPs).

EMISSIONS :

Year : 1987
 Facility ID : 160
 Air District Code : VEN
 SIC Code : 723
 Air Basin : SCC
 Air District Name : VENTURA COUNTY APCD
 Community Health Air Pollution Info System : Not reported
 Consolidated Emission Reporting Rule : Not reported
 County Code : 56
 County ID : 56
 Total Organic Hydrocarbon Gases Tons/Yr: 0
 Reactive Organic Gases Tons/Yr: 0
 Carbon Monoxide Emissions Tons/Yr: 0
 NOX - Oxides of Nitrogen Tons/Yr: 0
 SOX - Oxides of Sulphur Tons/Yr: 0
 Particulate Matter Tons/Yr : 0
 Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 1990
 Facility ID : 160
 Air District Code : VEN
 SIC Code : 723
 Air Basin : SCC
 Air District Name : VENTURA COUNTY APCD
 Community Health Air Pollution Info System : Not reported
 Consolidated Emission Reporting Rule : Not reported
 County Code : 56
 County ID : 56

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

BUENAVENTURA LEMON CO (Continued)

1005775885

Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 1993
Facility ID : 160
Air District Code : VEN
SIC Code : 723
Air Basin : SCC
Air District Name : VENTURA COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 56
County ID : 56
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 1995
Facility ID : 160
Air District Code : VEN
SIC Code : 723
Air Basin : SCC
Air District Name : VENTURA COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 56
County ID : 56
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 1996
Facility ID : 160
Air District Code : VEN
SIC Code : 723
Air Basin : SCC
Air District Name : VENTURA COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 56
County ID : 56
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

BUENAVENTURA LEMON CO (Continued)

1005775885

NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 1997
Facility ID : 160
Air District Code : VEN
SIC Code : 723
Air Basin : SCC
Air District Name : VENTURA COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 56
County ID : 56
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 1998
Facility ID : 160
Air District Code : VEN
SIC Code : 723
Air Basin : SCC
Air District Name : VENTURA COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 56
County ID : 56
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 1999
Facility ID : 160
Air District Code : VEN
SIC Code : 723
Air Basin : SCC
Air District Name : VENTURA COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 56
County ID : 56
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

BUENAVENTURA LEMON CO (Continued)

1005775885

Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 2000
Facility ID : 160
Air District Code : VEN
SIC Code : 723
Air Basin : SCC
Air District Name : VENTURA COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 56
County ID : 56
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0

Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 2001
Facility ID : 160
Air District Code : VEN
SIC Code : 723
Air Basin : SCC
Air District Name : VENTURA COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 56
County ID : 56
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0

Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 2002
Facility ID : 160
Air District Code : VEN
SIC Code : 723
Air Basin : SCC
Air District Name : VENTURA COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 56
County ID : 56
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0

Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 2003

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

BUENAVENTURA LEMON CO (Continued)

1005775885

Facility ID : 160
 Air District Code : VEN
 SIC Code : 723
 Air Basin : SCC
 Air District Name : VENTURA COUNTY APCD
 Community Health Air Pollution Info System : Not reported
 Consolidated Emission Reporting Rule : Not reported
 County Code : 56
 County ID : 56
 Total Organic Hydrocarbon Gases Tons/Yr: 0
 Reactive Organic Gases Tons/Yr: 0
 Carbon Monoxide Emissions Tons/Yr: 0
 NOX - Oxides of Nitrogen Tons/Yr: 0
 SOX - Oxides of Sulphur Tons/Yr: 0
 Particulate Matter Tons/Yr : 0
 Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 2004
 Facility ID : 160
 Air District Code : VEN
 SIC Code : 723
 Air Basin : SCC
 Air District Name : VENTURA COUNTY APCD
 Community Health Air Pollution Info System : Not reported
 Consolidated Emission Reporting Rule : Not reported
 County Code : 56
 County ID : 56
 Total Organic Hydrocarbon Gases Tons/Yr: 0.01
 Reactive Organic Gases Tons/Yr: 0
 Carbon Monoxide Emissions Tons/Yr: 0.04
 NOX - Oxides of Nitrogen Tons/Yr: 0.02
 SOX - Oxides of Sulphur Tons/Yr: 0
 Particulate Matter Tons/Yr : 0
 Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Q81
East
1/4-1/2
1510 ft.

BUENA VENTURA LEMON CO
11175 NARDO ST
SATICOY, CA 93004

HAZNET S107147009
N/A

Site 3 of 7 in cluster Q

Relative:
Lower

HAZNET:
 Gepaid: CAL000214662
 TSD EPA ID: CAT080013352
 Gen County: Ventura
 Tsd County: Ventura
 Tons: 0.08
 Facility Address 2: Not reported
 Waste Category: Unspecified oil-containing waste
 Disposal Method: Recycler
 Contact: GERARDO HERNADEZ / SUPERVISOR
 Telephone: (805) 647-1195
 Mailing Name: Not reported
 Mailing Address: 11175 NARDO ST
 SATICOY, CA 93004
 County: Ventura

Actual:
154 ft.

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

Q82 **BUENAVENTURA LEMON COMPANY**
East **11299 NARDO STREET**
1/4-1/2 **SATICOY, CA 93004**
1510 ft.

HIST UST **U001579159**
 N/A

Site 4 of 7 in cluster Q

Relative:
Lower

UST HIST:

Actual:
154 ft.

Facility ID:	60657	Owner Name:	BLUE GOOSE GROWERS,
Total Tanks:	1	Region:	STATE
Owner Address:	11299 NARDO STREET		
	SATICOY, CA 93004		
Tank Used for:	PRODUCT		
Tank Num:	1	Container Num:	1
Tank Capacity:	00001000	Year Installed:	1979
Type of Fuel:	REGULAR	Tank Construction:	Not Reported
Leak Detection:	Visual, Stock Inventor		
Contact Name:	SAMUEL G. MAYHEW	Telephone:	(805) 647-1195
Facility Type:	Other	Other Type:	FARMING

Q83 **BUENAVENTURA LEMON**
East **11195 NARDO ST**
1/4-1/2 **SATICOY, CA 93004**
1510 ft.

LUST **S102425851**
Cortese **N/A**

Site 5 of 7 in cluster Q

Relative:
Lower

State LUST:

Actual:
154 ft.

Cross Street:	ALELIA ST		
Qty Leaked:	Not reported		
Case Number	930040016		
Reg Board:	Los Angeles Region		
Chemical:	Gasoline		
Lead Agency:	Regional Board		
Local Agency :	56000L		
Case Type:	Other ground water affected		
Status:	Case Closed		
Abate Method:	Excavate and Treat - remove contaminated soil and treat (includes spreading or land farming), Vapor Extraction		
Review Date:	Not reported	Confirm Leak:	Not reported
Workplan:	Not reported	Prelim Assess:	Not reported
Pollution Char:	Not reported	Remed Plan:	Not reported
Remed Action:	Not reported		
Monitoring:	1990-01-04 00:00:00		
Close Date:	1995-03-01 00:00:00		
Release Date:	1986-12-04 00:00:00		
Cleanup Fund Id :	Not reported		
Discover Date :	1986-12-04 00:00:00		
Enforcement Dt :	Not reported		
Enf Type:	Not reported		
Enter Date :	1987-07-31 00:00:00		
Funding:	Not reported		
Staff Initials:	EHD		
How Discovered:	Tank Closure		
How Stopped:	Not reported		
Interim :	Yes		
Leak Cause:	UNK		
Leak Source:	UNK		
MTBE Date :	Not reported		
Max MTBE GW :	Not reported		
MTBE Tested:	Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.		
Priority:	Not reported		
Local Case # :	Not reported		

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

BUENAVENTURA LEMON (Continued)

S102425851

Beneficial:	Not reported
Staff :	UNK
GW Qualifier :	Not reported
Max MTBE Soil :	Not reported
Soil Qualifier :	Not reported
Hydr Basin #:	SANTA CLARA RIVER VA
Operator :	Not reported
Oversight Prgm:	LUST
Review Date :	1995-03-01 00:00:00
Stop Date :	1986-12-04 00:00:00
Work Suspended :	Not reported
Responsible Party:	DOLE FRESH FRUIT CO
RP Address:	PO BOX 1183, BAKERSFIELD 93389
Global Id:	T0611100035
Org Name:	Not reported
Contact Person:	Not reported
MTBE Conc:	0
Mtbe Fuel:	1
Water System Name:	Not reported
Well Name:	Not reported
Distance To Lust:	0
Waste Discharge Global ID:	Not reported
Waste Disch Assigned Name:	Not reported
Summary :	Not reported
LUST Region 4:	
Report Date:	12/4/1986
Lead Agency:	Regional Board
Local Agency:	56000L
Substance:	Gasoline
Case Type:	Groundwater
Status:	Case Closed
Region:	4
Staff:	UNK
Date Case Last Changed on Database:	3/1/1995
Date Leak Record Entered:	7/31/1987
Historical Max MTBE Date:	Not reported
GW Qualifier:	Not reported
Soil Qualifier:	Not reported
Hist Max MTBE Conc in Groundwater:	Not reported
Hist Max MTBE Conc in Soil :	Not reported
County:	Ventura
Organization :	Not reported
Regional Board:	04
Owner Contact:	Not reported
Responsible Party:	DOLE FRESH FRUIT CO
RP Address:	PO BOX 1183, BAKERSFIELD 93389
Significant Interim Remedial Action Taken:	Yes
Program :	LUST
Lat / Long :	34.2833756 / -1
Local Agency Staff:	EHD
Beneficial Use :	Not reported
Priority :	Not reported
Cleanup Fund Id :	Not reported
Suspended :	Not reported
Local Case No :	Not reported
Substance Quantity :	Not reported
Abatement Method Used at the Site:	ETVE

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

BUENAVENTURA LEMON (Continued)

S102425851

Operator :	Not reported
Water System :	Not reported
Well Name :	Not reported
Approx. Dist To Production Well (ft) :	940.8081174224030047882901019
Assigned Name :	Not reported
W Global ID :	Not reported
Source of Cleanup Funding:	Not reported
Date the Leak was Discovered:	12/4/1986
How the Leak was Discovered:	Tank Closure
How the Leak was Stopped:	Not reported
Cause of Leak:	UNK
Leak Source:	UNK
Date The Leak was Stopped:	12/4/1986
Date Confirmation Leak Began:	Not reported
Preliminary Site Assessment Workplan Submitted:	Not reported
Preliminary Site Assessment Began:	Not reported
Pollution Characterization Began:	12/4/1986
Remediation Plan Submitted:	Not reported
Remedial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	1/4/1990
Date the Case was Closed:	3/1/1995
Enforcement Action Date:	Not reported
Date Leak First Reported:	12/4/1986
Enforcement Type:	Not reported
Global ID :	T0611100035
Cross Street:	ALELIA ST
Summary :	

CORTESE:

Region:	CORTESE
Fac Address 2:	11195 NARDO ST

Q84
 East
 1/4-1/2
 1510 ft.

BUENA VENTURA LEMON
 11195 NARDO ST
 SATICOY, CA

LUST S106098377
 N/A

Site 6 of 7 in cluster Q

Relative:
 Lower

LUST Region VN:	
Facility ID:	86085
Status:	Case Closed

Actual:
 154 ft.

Q85
 East
 1/4-1/2
 1510 ft.

BUENA VENTURA LEMEN
 11299 NARDO ST
 SATICOY, CA 93004

HAZNET S104161017
 N/A

Site 7 of 7 in cluster Q

Relative:
 Lower

HAZNET:	
Gepaid:	CAC001157608
TSD EPA ID:	HAHQ36050951
Gen County:	Ventura
Tsd County:	0
Tons:	.0750
Facility Address 2:	Not reported
Waste Category:	Other organic solids
Disposal Method:	Recycler
Contact:	DOLE FOOD COMPANY
Telephone:	(818) 879-6600

Actual:
 154 ft.

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

BUENA VENTURA LEMEN (Continued)

EDR ID Number
 EPA ID Number

Database(s)

S104161017

Mailing Name: Not reported
 Mailing Address: 11299 NARDO ST
 SATICOY, CA 93004
 County: Ventura
 Gepaid: CAC000876096
 TSD EPA ID: CAD097000993
 Gen County: Ventura
 Tsd County: 0
 Tons: .5629
 Facility Address 2: Not reported
 Waste Category: Liquids with pH <UN-> 2
 Disposal Method: Not reported
 Contact: BUENA VENTURA LEMEN
 Telephone: (000) 000-0000
 Mailing Name: Not reported
 Mailing Address: 11299 NARDO ST
 SATICOY, CA 93004
 County: Ventura

P86
SSE
 1/4-1/2
 1516 ft.

HUB AUTO BODY
1401 LIRIO AVENUE
SATICOY, CA 93004

FINDS 1006831175
HAZNET 110013916717

Site 3 of 11 in cluster P

Relative:
Lower

FINDS:

Other Pertinent Environmental Activity Identified at Site:

Actual:
139 ft.

The NEI (National Emissions Inventory) database contains information on stationary and mobile sources that emit criteria air pollutants and their precursors, as well as hazardous air pollutants (HAPs).

HAZNET:

Gepaid: CAL000020114
 TSD EPA ID: Not reported
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: 0.55
 Facility Address 2: Not reported
 Waste Category: Unspecified solvent mixture Waste
 Disposal Method: Recycler
 Contact: JOHN MCCRACKEN, OWNER
 Telephone: (805) 647-2715
 Mailing Name: Not reported
 Mailing Address: 1401 LIRIO AVE
 VENTURA, CA 93004 - 3229
 County: Not reported
 Gepaid: CAL000020114
 TSD EPA ID: CAD008252405
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: 0
 Facility Address 2: Not reported
 Waste Category:
 Disposal Method: Recycler
 Contact: MCCRACKEN JOHN
 Telephone: (805) 647-8404
 Mailing Name: Not reported
 Mailing Address: 1401 LIRIO AVE
 VENTURA, CA 93004 - 3229

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

HUB AUTO BODY (Continued)

EDR ID Number
 EPA ID Number

Database(s)

1006831175

County: Ventura
 Gepaid: CAL000020114
 TSD EPA ID: CAD008252405
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: 0.3835
 Facility Address 2: Not reported
 Waste Category: Unspecified solvent mixture Waste
 Disposal Method: Recycler
 Contact: MCCRACKEN JOHN
 Telephone: (805) 647-8404
 Mailing Name: Not reported
 Mailing Address: 1401 LIRIO AVE
 VENTURA, CA 93004 - 3229

County: Ventura
 Gepaid: CAL000020114
 TSD EPA ID: CAD008252405
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: 0.05
 Facility Address 2: Not reported
 Waste Category: Other organic solids
 Disposal Method: Recycler
 Contact: MCCRACKEN JOHN
 Telephone: (805) 647-8404
 Mailing Name: Not reported
 Mailing Address: 1401 LIRIO AVE
 VENTURA, CA 93004 - 3229

County: Ventura
 Gepaid: CAL000020114
 TSD EPA ID: CAD050806850
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: .0667
 Facility Address 2: Not reported
 Waste Category: Paint sludge
 Disposal Method: Recycler
 Contact: MCCRACKEN JOHN
 Telephone: (805) 647-8404
 Mailing Name: Not reported
 Mailing Address: 1401 LIRIO AVE
 VENTURA, CA 93004 - 3229

County: Ventura

[Click this hyperlink](#) while viewing on your computer to access 6 additional CA HAZNET record(s) in the EDR Site Report.

P87
SSE
1/4-1/2
1516 ft.

HUB AUTO BODY
1401 LIRIO AVE
SATICOY, CA

VENTURA CO. BWT **S101700135**
N/A

Site 4 of 11 in cluster P

Relative:
Lower

BWT:
 Facility ID: FA0004943
 Region: VENTURA
 Program: 4220 - BUSINESS PLAN

Actual:
139 ft.

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

HUB AUTO BODY (Continued)

EDR ID Number
 EPA ID Number

S101700135

Facility ID: FA0004943
 Region: VENTURA
 Program: 4420 - HAZARDOUS WASTE GENERATOR

**P88
 SSE
 1/4-1/2
 1532 ft.**

**E R VAWTER CO
 1407 LIRIO AVE
 VENTURA, CA 93004**

**HAZNET S102803031
 N/A**

Site 5 of 11 in cluster P

**Relative:
 Lower**

HAZNET:
 Gepaid: CAC001032800
 TSD EPA ID: CAT000646117
 Gen County: Ventura
 Tsd County: Kings
 Tons: .3000
 Facility Address 2: Not reported
 Waste Category: Contaminated soil from site clean-ups
 Disposal Method: Disposal, Land Fill
 Contact: E R VAWTER CO
 Telephone: (000) 000-0000
 Mailing Name: Not reported
 Mailing Address: 1257 CLAY AVE
 VENTURA, CA 93004
 County: Ventura

**Actual:
 138 ft.**

**P89
 SSE
 1/4-1/2
 1565 ft.**

**BROKAW NURSERY
 1419 LIRIO AVE.
 SATICOY, CA**

**UST U002169234
 VENTURA CO. BWT N/A**

Site 6 of 11 in cluster P

**Relative:
 Lower**

UST Ventura County Active & Inactive:
 Facility ID: D 282
 Facility Status: Inactive
 Box No: 146055
 Region: Ventura County

BWT:
 Facility ID: FA0004938
 Region: VENTURA
 Program: 4220 - BUSINESS PLAN

**Actual:
 138 ft.**

Facility ID: FA0004938
 Region: VENTURA
 Program: 4420 - HAZARDOUS WASTE GENERATOR

**P90
 SSE
 1/4-1/2
 1565 ft.**

**AW NURSERY, INC.
 1419 LIRIO AVE.
 SATICOY, CA 93004**

**HIST UST U001579158
 N/A**

Site 7 of 11 in cluster P

**Relative:
 Lower**

UST HIST:
 Facility ID: 58
 Total Tanks: 3
 Owner Address: 1419 LIRIO AVE.

Owner Name: BROKAW NURSERY, INC.
 Region: STATE

**Actual:
 138 ft.**

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

AW NURSERY, INC. (Continued)

EDR ID Number
 EPA ID Number

Database(s)

U001579158

SATICOY, CA		
Tank Used for:	PRODUCT	
Tank Num:	1	Container Num: 1004
Tank Capacity:	00004000	Year Installed: Not reported
Type of Fuel:	REGULAR	Tank Construction: Not Reported
Leak Detection:	Visual, Stock Inventor	
Contact Name:	Not reported	Telephone: (805) 647-2262
Facility Type:	Other	Other Type: AGRICULTURE
Facility ID: 58		Owner Name: BROKAW NURSERY, INC.
Total Tanks:	3	Region: STATE
Owner Address:	1419 LIRIO AVE. SATICOY, CA	
Tank Used for: PRODUCT		
Tank Num:	2	Container Num: 100
Tank Capacity:	00000000	Year Installed: Not reported
Type of Fuel:	Not reported	Tank Construction: Not Reported
Leak Detection:	Visual, Stock Inventor	
Contact Name:	Not reported	Telephone: (805) 647-2262
Facility Type:	Other	Other Type: AGRICULTURE
Facility ID: 58		Owner Name: BROKAW NURSERY, INC.
Total Tanks:	3	Region: STATE
Owner Address:	1419 LIRIO AVE. SATICOY, CA	
Tank Used for: PRODUCT		
Tank Num:	3	Container Num: 1005
Tank Capacity:	00003000	Year Installed: Not reported
Type of Fuel:	UNLEADED	Tank Construction: Not Reported
Leak Detection:	Visual, Stock Inventor	
Contact Name:	Not reported	Telephone: (805) 647-2262
Facility Type:	Other	Other Type: AGRICULTURE

P91 SATICOY WASTEWATER TREATMENT PLANT
SSE 1419 LIRIO AVENUE
1/4-1/2 VENTURA, CA 93003
1565 ft.

EMI S106921410
N/A

Site 8 of 11 in cluster P

Relative:
Lower

EMISSIONS :

Year :	2003
Facility ID :	7415
Air District Code :	VEN
SIC Code :	4952
Air Basin :	SCC
Air District Name :	VENTURA COUNTY APCD
Community Health Air Pollution Info System :	N
Consolidated Emission Reporting Rule :	Not reported
County Code :	56
County ID :	56
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr :	0
Part. Matter 10 Micrometers and Smaller Tons/Yr :	0

Actual:
138 ft.

Year : 2004

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

SATICOY WASTEWATER TREATMENT PLANT (Continued)

S106921410

Facility ID : 7415
 Air District Code : VEN
 SIC Code : 4952
 Air Basin : SCC
 Air District Name : VENTURA COUNTY APCD
 Community Health Air Pollution Info System : N
 Consolidated Emission Reporting Rule : Not reported
 County Code : 56
 County ID : 56
 Total Organic Hydrocarbon Gases Tons/Yr: 0.001
 Reactive Organic Gases Tons/Yr: 0
 Carbon Monoxide Emissions Tons/Yr: 0.13
 NOX - Oxides of Nitrogen Tons/Yr: 0
 SOX - Oxides of Sulphur Tons/Yr: 0
 Particulate Matter Tons/Yr : 0
 Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

P92
SSE
1/4-1/2
1572 ft.

FLORES TRUCKING
1421 LIRIO AVE
SATICOY, CA 93004

LUST **S104164803**
Cortese **N/A**

Site 9 of 11 in cluster P

Relative:
Lower

Actual:
138 ft.

State LUST:
 Cross Street: Not reported
 Qty Leaked: Not reported
 Case Number C-88134
 Reg Board: Los Angeles Region
 Chemical: Gasoline
 Lead Agency: Local Agency
 Local Agency : 56000L
 Case Type: Soil only
Status: Case Closed
 Abate Method: Excavate and Dispose - remove contaminated soil and dispose in approved site
 Review Date: 1988-09-12 00:00:00 Confirm Leak: 1988-09-12 00:00:00
 Workplan: 1988-12-09 00:00:00 Prelim Assess: 1988-12-09 00:00:00
 Pollution Char: 1989-03-20 00:00:00 Remed Plan: 1989-03-20 00:00:00
 Remed Action: 1989-03-20 00:00:00
 Monitoring: Not reported
 Close Date: 1989-06-14 00:00:00
 Release Date: 1988-09-12 00:00:00
 Cleanup Fund Id : Not reported
 Discover Date : 1988-09-12 00:00:00
 Enforcement Dt : 1988-10-11 00:00:00
 Enf Type: EF
 Enter Date : Not reported
 Funding: State Funds
 Staff Initials: EHD
 How Discovered: Not reported
 How Stopped: Not reported
 Interim : Not reported
 Leak Cause: Not reported
 Leak Source: Not reported
 MTBE Date : Not reported
 Max MTBE GW : Not reported
 MTBE Tested: Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
 Priority: Not reported
 Local Case # : 88134

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

FLORES TRUCKING (Continued)

S104164803

Beneficial:	Not reported
Staff :	UNK
GW Qualifier :	Not reported
Max MTBE Soil :	Not reported
Soil Qualifier :	Not reported
Hydr Basin #:	SANTA CLARA RIVER VA
Operator :	Not reported
Oversight Prgm:	LUST
Review Date :	Not reported
Stop Date :	Not reported
Work Suspended :	Not reported
Responsible Party:	FLORES TRUCKING
RP Address:	Not reported
Global Id:	T0611100370
Org Name:	Not reported
Contact Person:	Not reported
MTBE Conc:	0
Mtbe Fuel:	1
Water System Name:	Not reported
Well Name:	Not reported
Distance To Lust:	0
Waste Discharge Global ID:	Not reported
Waste Disch Assigned Name:	Not reported
Summary :	Not reported
LUST Region 4:	
Report Date:	9/12/1988
Lead Agency:	Local Agency
Local Agency:	56000L
Substance:	Gasoline
Case Type:	Soil
Status:	Case Closed
Region:	4
Staff:	UNK
Date Case Last Changed on Database:	Not reported
Date Leak Record Entered:	Not reported
Historical Max MTBE Date:	Not reported
GW Qualifier:	Not reported
Soil Qualifier:	Not reported
Hist Max MTBE Conc in Groundwater:	Not reported
Hist Max MTBE Conc in Soil :	Not reported
County:	Ventura
Organization :	Not reported
Regional Board:	04
Owner Contact:	Not reported
Responsible Party:	FLORES TRUCKING
RP Address:	Not reported
Significant Interim Remedial Action Taken:	Not reported
Program :	LUST
Lat / Long :	34.2800007 / -1
Local Agency Staff:	EHD
Beneficial Use :	Not reported
Priority :	Not reported
Cleanup Fund Id :	Not reported
Suspended :	Not reported
Local Case No :	88134
Substance Quantity :	Not reported
Abatement Method Used at the Site:	Excavate and Dispose

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

FLORES TRUCKING (Continued)

S104164803

Operator :	Not reported
Water System :	Not reported
Well Name :	Not reported
Approx. Dist To Production Well (ft) :	1115.2655954601450362723282566
Assigned Name :	Not reported
W Global ID :	Not reported
Source of Cleanup Funding:	State Funds
Date the Leak was Discovered:	9/12/1988
How the Leak was Discovered:	Not reported
How the Leak was Stopped:	Not reported
Cause of Leak:	Not reported
Leak Source:	Not reported
Date The Leak was Stopped:	Not reported
Date Confirmation Leak Began:	9/12/1988
Preliminary Site Assessment Workplan Submitted:	9/12/1988
Preliminary Site Assessment Began:	12/9/1988
Pollution Characterization Began:	3/18/1989
Remediation Plan Submitted:	3/20/1989
Remedial Action Underway:	3/20/1989
Post Remedial Action Monitoring Began:	Not reported
Date the Case was Closed:	6/14/1989
Enforcement Action Date:	10/11/1988
Date Leak First Reported:	9/12/1988
Enforcement Type:	EF
Global ID :	T0611100370
Cross Street:	Not reported
Summary :	

LUST Region VN:
 Facility ID: 88134
 Status: Case Closed

CORTESE:
 Region: CORTESE
 Fac Address 2: 1421 LIRIO AVE

P93
SSE
 1/4-1/2
 1572 ft.

FLORES TRUCKING
1421 LIRIO AVE.
VENTURA, CA

UST U002244045
N/A

Site 10 of 11 in cluster P

Relative:
Lower UST Ventura County Active & Inactive:
 Facility ID: D 818
Actual: Facility Status: Inactive
138 ft. Box No: 146059
 Region: Ventura County

P94
SSE
 1/4-1/2
 1616 ft.

RAMIREZ FAMILY ASSOC.
1437 LIRIO AVE.
VENTURA, CA 93004

HAZNET U002244048
UST N/A

Site 11 of 11 in cluster P

Relative:
Lower

Actual:
137 ft.

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

RAMIREZ FAMILY ASSOC. (Continued)

U002244048

HAZNET:
 Gepaid: CAC000879328
 TSD EPA ID: CAT080013352
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: .1459
 Facility Address 2: Not reported
 Waste Category: Unspecified oil-containing waste
 Disposal Method: Recycler
 Contact: RAMIREZ FAMILY ASSOC
 Telephone: (000) 000-0000
 Mailing Name: Not reported
 Mailing Address: 10431 HEWET ST
 VENTURA, CA 93004
 County: Ventura
 UST Ventura County Active & Inactive:
 Facility ID: D 1151
 Facility Status: Inactive
 Box No: 146066
 Region: Ventura County

R95
WNW
1/4-1/2
1662 ft.

VENTURA CITY FIRE #6
10797 DARLING RD
VENTURA, CA 93004

UST U003942926
N/A

Site 1 of 2 in cluster R

Relative:
Higher

State UST:
 Facility ID: 056-001-004612
 Region: STATE
 Local Agency: 56000

Actual:
196 ft.

R96
WNW
1/4-1/2
1662 ft.

FIRE STATION #6
10797 DARLING RD
VENTURA, CA 93004

LUST S102429961
Cortese N/A

Site 2 of 2 in cluster R

Relative:
Higher

State LUST:
 Cross Street: SATICOY AVE
 Qty Leaked: Not reported
 Case Number: 930040043
 Reg Board: Los Angeles Region
 Chemical: Gasoline
 Lead Agency: Regional Board
 Local Agency: 56000L
 Case Type: Soil only
Status: Case Closed
 Abate Method: Excavate and Dispose - remove contaminated soil and dispose in approved site
 Review Date: Not reported
 Workplan: Not reported
 Pollution Char: Not reported
 Remed Action: Not reported
 Monitoring: Not reported
 Close Date: 1994-03-01 00:00:00
 Release Date: 1994-03-01 00:00:00
 Confirm Leak: Not reported
 Prelim Assess: Not reported
 Remed Plan: Not reported

Actual:
196 ft.

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

FIRE STATION #6 (Continued)

S102429961

Cleanup Fund Id : Not reported
Discover Date : 1987-03-11 00:00:00
Enforcement Dt : Not reported
Enf Type: Not reported
Enter Date : 1995-05-26 00:00:00
Funding: Not reported
Staff Initials: EHD
How Discovered: Tank Closure
How Stopped: Not reported
Interim : Not reported
Leak Cause: Overfill
Leak Source: Other Source
MTBE Date : Not reported
Max MTBE GW : Not reported
MTBE Tested: Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
Priority: Not reported
Local Case # : Not reported
Beneficial: Not reported
Staff : UNK
GW Qualifier : Not reported
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin #: SANTA CLARA RIVER VA
Operator : CITY OF VENTURA
Oversight Prgm: LUST
Review Date : 1995-05-26 00:00:00
Stop Date : 1987-03-11 00:00:00
Work Suspended :Not reported
Responsible PartyCITY OF VENTURA
RP Address: PO BOX 99 VENTURA CA 93002
Global Id: T0611100037
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mtbe Fuel: 1
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported
Summary : Not reported

LUST Region 4:

Report Date: 3/1/1994
Lead Agency: Regional Board
Local Agency: 5600L
Substance: Gasoline
Case Type: Soil
Status: Case Closed
Region: 4
Staff: UNK
Date Case Last Changed on Database: 5/26/1995
Date Leak Record Entered: 5/26/1995
Historical Max MTBE Date: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil : Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

FIRE STATION #6 (Continued)

S102429961

County:	Ventura
Organization :	Not reported
Regional Board:	04
Owner Contact:	Not reported
Responsible Party:	CITY OF VENTURA
RP Address:	PO BOX 99 VENTURA CA 93002
Significant Interim Remedial Action Taken:	Not reported
Program :	LUST
Lat / Long :	34.2848055 / -1
Local Agency Staff:	EHD
Beneficial Use :	Not reported
Priority :	Not reported
Cleanup Fund Id :	Not reported
Suspended :	Not reported
Local Case No :	Not reported
Substance Quantity :	Not reported
Abatement Method Used at the Site:	Excavate and Dispose
Operator :	CITY OF VENTURA
Water System :	Not reported
Well Name :	Not reported
Approx. Dist To Production Well (ft) :	1392.8155963499684460165023143
Assigned Name :	Not reported
W Global ID :	Not reported
Source of Cleanup Funding:	Not reported
Date the Leak was Discovered:	3/11/1987
How the Leak was Discovered:	Tank Closure
How the Leak was Stopped:	Not reported
Cause of Leak:	Overfill
Leak Source:	Other Source
Date The Leak was Stopped:	3/11/1987
Date Confirmation Leak Began:	Not reported
Preliminary Site Assessment Workplan Submitted:	Not reported
Preliminary Site Assessment Began:	Not reported
Pollution Characterization Began:	Not reported
Remediation Plan Submitted:	Not reported
Remedial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	Not reported
Date the Case was Closed:	3/1/1994
Enforcement Action Date:	Not reported
Date Leak First Reported:	3/1/1994
Enforcement Type:	Not reported
Global ID :	T0611100037
Cross Street:	SATICOY AVE
Summary :	

CORTESE:

Region:	CORTESE
Fac Address 2:	10797 DARLING RD

S97 R & H PAVING, INC.
ESE 1497 LOS ANGELES AVE.
1/4-1/2 SATICOY, CA 93004
1742 ft.

HIST UST U001579178
N/A

Site 1 of 5 in cluster S

**Relative:
 Lower**

UST HIST:			
Facility ID:	19181	Owner Name:	R & H PAVING, INC.
Total Tanks:	5	Region:	STATE
Owner Address:	1497 LOS ANGELES AVE		

**Actual:
 145 ft.**

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

R & H PAVING, INC. (Continued)

EDR ID Number
EPA ID Number

Database(s)

Site	Database(s)	EDR ID Number	EPA ID Number
R & H PAVING, INC. (Continued)			
U001579178			
Tank Used for:	SATICOY, CA 93004		
Tank Num:	1	Container Num:	5
Tank Capacity:	00001000	Year Installed:	1981
Type of Fuel:	DIESEL	Tank Construction:	Not Reported
Leak Detection:	Stock Inventor	Telephone:	(805) 647-3286
Contact Name:	Not reported	Other Type:	CONSTRUCTION
Facility Type:	Other		
Facility ID:	19181	Owner Name:	R & H PAVING, INC.
Total Tanks:	5	Region:	STATE
Owner Address:	1497 LOS ANGELES AVE SATICOY, CA 93004		
Tank Used for:	PRODUCT		
Tank Num:	2	Container Num:	1
Tank Capacity:	00001000	Year Installed:	Not reported
Type of Fuel:	UNLEADED	Tank Construction:	Not Reported
Leak Detection:	None	Telephone:	(805) 647-3286
Contact Name:	Not reported	Other Type:	CONSTRUCTION
Facility Type:	Other		
Facility ID:	19181	Owner Name:	R & H PAVING, INC.
Total Tanks:	5	Region:	STATE
Owner Address:	1497 LOS ANGELES AVE SATICOY, CA 93004		
Tank Used for:	PRODUCT		
Tank Num:	3	Container Num:	2
Tank Capacity:	00001000	Year Installed:	Not reported
Type of Fuel:	REGULAR	Tank Construction:	Not Reported
Leak Detection:	Stock Inventor	Telephone:	(805) 647-3286
Contact Name:	Not reported	Other Type:	CONSTRUCTION
Facility Type:	Other		
Facility ID:	19181	Owner Name:	R & H PAVING, INC.
Total Tanks:	5	Region:	STATE
Owner Address:	1497 LOS ANGELES AVE SATICOY, CA 93004		
Tank Used for:	WASTE		
Tank Num:	4	Container Num:	3
Tank Capacity:	00000500	Year Installed:	Not reported
Type of Fuel:	WASTE OIL	Tank Construction:	Not Reported
Leak Detection:	None	Telephone:	(805) 647-3286
Contact Name:	Not reported	Other Type:	CONSTRUCTION
Facility Type:	Other		
Facility ID:	19181	Owner Name:	R & H PAVING, INC.
Total Tanks:	5	Region:	STATE
Owner Address:	1497 LOS ANGELES AVE SATICOY, CA 93004		
Tank Used for:	PRODUCT		
Tank Num:	5	Container Num:	000000001
Tank Capacity:	00010000	Year Installed:	Not reported
Type of Fuel:	REGULAR	Tank Construction:	Not Reported
Leak Detection:	Stock Inventor	Telephone:	(805) 647-3286
Contact Name:	Not reported	Other Type:	CONSTRUCTION
Facility Type:	Other		

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

S98 **BMB LEASING (R.H. PAVING)**
ESE **1497 LOS ANGELES AVE**
1/4-1/2 **SATICOY, CA**
1742 ft.

UST **U002290900**
 N/A

Site 2 of 5 in cluster S

Relative: UST Ventura County Active & Inactive:
Lower Facility ID: D 1198
 Facility Status: Inactive
Actual: Box No: UGTCLO 14
145 ft. Region: Ventura County

S99 **BMB LEASING COMPANY**
ESE **1497 LOS ANGELES AVE**
1/4-1/2 **SATICOY, CA 93004**
1742 ft.

HAZNET **S101631508**
LUST **N/A**
Cortese
VENTURA CO. BWT

Site 3 of 5 in cluster S

Relative: HAZNET:
Lower

Actual: TSD EPA ID: CAT080013352
145 ft. Gen County: Ventura
 Tsd County: Los Angeles
 Tons: 1.4595
 Facility Address 2: Not reported
 Waste Category: Unspecified oil-containing waste
 Disposal Method: Recycler
 Contact: ROBERT G LESLIE
 Telephone: (805) 647-4224
 Mailing Name: Not reported
 Mailing Address: 1497 LOS ANGELES AVE
 VENTURA, CA 93004 - 3217
 County Ventura

 Gepaid: CAL000113271
 TSD EPA ID: CAT080013352
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: 1.0216
 Facility Address 2: Not reported
 Waste Category: Unspecified oil-containing waste
 Disposal Method: Recycler
 Contact: ROBERT G LESLIE
 Telephone: (805) 647-4224
 Mailing Name: Not reported
 Mailing Address: 1497 LOS ANGELES AVE
 VENTURA, CA 93004 - 3217
 County Ventura

 Gepaid: CAL000113271
 TSD EPA ID: CAT080013352
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: .2293
 Facility Address 2: Not reported
 Waste Category: Aqueous solution with 10% or more total organic residues
 Disposal Method: Recycler
 Contact: ROBERT G LESLIE
 Telephone: (805) 647-4224
 Mailing Name: Not reported
 Mailing Address: 1497 LOS ANGELES AVE
 VENTURA, CA 93004 - 3217

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

BMB LEASING COMPANY (Continued)

EDR ID Number
 EPA ID Number

Database(s)

S101631508

County: Ventura
 Gepaid: CAL000113271
 TSD EPA ID: CAT080013352
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: 1.3552
 Facility Address 2: Not reported
 Waste Category: Unspecified oil-containing waste
 Disposal Method: Recycler
 Contact: ROBERT G LESLIE
 Telephone: (805) 647-4224
 Mailing Name: Not reported
 Mailing Address: 1497 LOS ANGELES AVE
 VENTURA, CA 93004 - 3217

County: Ventura
 Gepaid: CAL000113271
 TSD EPA ID: CAD982484933
 Gen County: Ventura
 Tsd County: 7
 Tons: 10.0000
 Facility Address 2: Not reported
 Waste Category: Other empty containers 30 gallons or more
 Disposal Method: Recycler
 Contact: ROBERT G LESLIE
 Telephone: (805) 647-4224
 Mailing Name: Not reported
 Mailing Address: 1497 LOS ANGELES AVE
 VENTURA, CA 93004 - 3217

County: Ventura

[Click this hyperlink](#) while viewing on your computer to access
 3 additional CA HAZNET record(s) in the EDR Site Report.

State LUST:

Cross Street: Not reported
 Qty Leaked: Not reported
 Case Number: C95162
 Reg Board: Los Angeles Region
 Chemical: Diesel
 Lead Agency: Local Agency
 Local Agency : 56000L
 Case Type: Soil only
Status: Case Closed

Review Date: 1995-06-12 00:00:00	Confirm Leak: 1995-06-12 00:00:00
Workplan: 2000-08-15 00:00:00	Prelim Assess: 2000-08-15 00:00:00
Pollution Char: 2003-09-16 00:00:00	Remed Plan: 2003-09-16 00:00:00
Remed Action: 2004-07-30 00:00:00	

Monitoring: Not reported
 Close Date: 2004-12-16 00:00:00
 Release Date: 1995-06-12 00:00:00
 Cleanup Fund Id : Not reported
 Discover Date : 1995-06-12 00:00:00
 Enforcement Dt : Not reported
 Enf Type: CLOS
 Enter Date : Not reported
 Funding: Federal Funds
 Staff Initials: DBW

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

BMB LEASING COMPANY (Continued)

S101631508

How Discovered: Not reported
How Stopped: Not reported
Interim : Not reported
Leak Cause: Not reported
Leak Source: Not reported
MTBE Date : Not reported
Max MTBE GW : Not reported
MTBE Tested: MTBE Detected. Site tested for MTBE & MTBE detected
Priority: Not reported
Local Case # : 95162
Beneficial: Not reported
Staff : UNK
GW Qualifier : Not reported
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin #: SANTA CLARA RIVER VA
Operator : Not reported
Oversight Prgm: LUST
Review Date : Not reported
Stop Date : Not reported
Work Suspended :Not reported
Responsible PartyBMB LEASING COMPANY
RP Address: Not reported
Global Id: T0611101051
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mtbe Fuel: 0
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported
Summary : Not reported

LUST Region 4:

Report Date: 6/12/1995
Lead Agency: Local Agency
Local Agency: 56000L
Substance: Diesel
Case Type: Soil
Status: Remediation Plan
Region: 4
Staff: UNK
Date Case Last Changed on Database: Not reported
Date Leak Record Entered: Not reported
Historical Max MTBE Date: 2/13/2003
GW Qualifier: ND
Soil Qualifier: ND
Hist Max MTBE Conc in Groundwater: 0
Hist Max MTBE Conc in Soil : 0
County: Ventura
Organization : Not reported
Regional Board: 04
Owner Contact: Not reported
Responsible Party: BMB LEASING COMPANY
RP Address: Not reported
Significant Interim Remedial Action Taken: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

BMB LEASING COMPANY (Continued)

S101631508

Program : LUST
Lat / Long : 34.2810407 / -1
Local Agency Staff: DBW
Beneficial Use : Not reported
Priority : Not reported
Cleanup Fund Id : Not reported
Suspended : Not reported
Local Case No : 95162
Substance Quantity : Not reported
Abatement Method Used at the Site: Not reported
Operator : Not reported
Water System : Not reported
Well Name : Not reported
Approx. Dist To Production Well (ft) : 1102.2603984085873810268686186
Assigned Name : Not reported
W Global ID : Not reported
Source of Cleanup Funding: Federal Funds
Date the Leak was Discovered: 6/12/1995
How the Leak was Discovered: Not reported
How the Leak was Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Not reported
Date The Leak was Stopped: Not reported
Date Confirmation Leak Began: 6/12/1995
Preliminary Site Assessment Workplan Submitted: 6/12/1995
Preliminary Site Assessment Began: 8/15/2000
Pollution Characterization Began: 6/12/1995
Remediation Plan Submitted: 9/16/2003
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Date the Case was Closed: Not reported
Enforcement Action Date: Not reported
Date Leak First Reported: 6/12/1995
Enforcement Type: LFOR
Global ID : T0611101051
Cross Street: Not reported
Summary :

CORTESE:

Region: CORTESE
Fac Address 2: 1497 LOS ANGELES AVE

BWT:

Facility ID: FA0005345
Region: VENTURA
Program: 4220 - BUSINESS PLAN

Facility ID: FA0005345
Region: VENTURA
Program: 4420 - HAZARDOUS WASTE GENERATOR

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

R & H PAVING INC (Continued)

EDR ID Number
 EPA ID Number

Database(s)

S101619929

Owner Tank Id : Not reported
 Swrcb Tank Id : 56-000-000078-000002
 Actv Date : Not reported
 Capacity : 10000
 Tank Use : M.V. FUEL
 Stg : P
 Content : DIESEL
 Number Of Tanks : Not reported

Status : A
 Comp Number : 78
 Number : 9
 Board Of Equalization : 44-030552
 Ref Date : 09-30-92
 Act Date : 09-30-92
 Created Date : 02-29-88

Tank Status : A
 Owner Tank Id : Not reported
 Swrcb Tank Id : 56-000-000078-000003
 Actv Date : Not reported
 Capacity : 10000
 Tank Use : M.V. FUEL
 Stg : P
 Content : LEADED
 Number Of Tanks : Not reported

**102
 NW
 1/4-1/2
 1769 ft.**

**SATICOY REGIONAL GOLF COURSE
 1025 S WELLS RD
 VENTURA, CA**

VENTURA CO. BWT

**S104995169
 N/A**

**Relative:
 Higher**

BWT:
 Facility ID: FA0006051
 Region: VENTURA
 Program: 4420 - HAZARDOUS WASTE GENERATOR

**Actual:
 176 ft.**

**103
 SW
 1/4-1/2
 1795 ft.**

**VERIZON WIRELESS - SATICOY
 10665 TELEPHONE RD
 VENTURA, CA**

VENTURA CO. BWT

**S105773996
 N/A**

**Relative:
 Higher**

BWT:
 Facility ID: FA0006554
 Region: VENTURA
 Program: 4221 - BUSINESS PLAN - VENTURA CITY

**Actual:
 189 ft.**

**104
 East
 1/4-1/2
 1816 ft.**

**BUENA VENTURA LEMON CO.
 11298 NARDO ST.
 VENTURA, CA**

UST

**U002169299
 N/A**

**Relative:
 Lower**

UST Ventura County Active & Inactive:
 Facility ID: D 398
 Facility Status: Inactive
 Box No: 146056
 Region: Ventura County

**Actual:
 154 ft.**

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

T105
SSE
1/4-1/2
1885 ft.

PILLADO J P SR
1506 LIRIO ST
SATICOY, CA 93007

HAZNET **S104164807**
LUST **N/A**
Cortese

Site 1 of 4 in cluster T

Relative:
Lower

HAZNET:

Actual:
136 ft.

Gepaid: CAC001008136
 TSD EPA ID: CAT080011059
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: .6255
 Facility Address 2: Not reported
 Waste Category: Unspecified solvent mixture Waste
 Disposal Method: Recycler
 Contact: JOAQUIN PILLADO
 Telephone: (000) 000-0000
 Mailing Name: Not reported
 Mailing Address: 1506 LIRIO
 SATICOY, CA 93004
 County: Ventura

LUST Region VN:

Facility ID: 94006
 Status: Case Closed

CORTESE:

Region: CORTESE
 Fac Address 2: 1506 LIRIO ST

T106
SSE
1/4-1/2
1885 ft.

A.A.&P. CONTRACTORS INC.
1506 LIRIO AVE
VENTURA, CA 93004

HIST UST **U001579157**
N/A

Site 2 of 4 in cluster T

Relative:
Lower

UST HIST:

Actual:
136 ft.

Facility ID: 36218
 Total Tanks: 3
 Owner Address: 1506 LIRIO ST.
 VENTURA, CA 93004
 Tank Used for: PRODUCT
 Tank Num: 1
 Tank Capacity: 00001000
 Type of Fuel: REGULAR
 Leak Detection: Visual
 Contact Name: JACK PILLADO
 Facility Type: Other

Owner Name: A.A.&P. CONTRACTORS INC.
 Region: STATE

Container Num: 1
 Year Installed: 1966
 Tank Construction: Not Reported

Telephone: (805) 647-1806
 Other Type: CONSTRUCTION YARD FU

Facility ID: 36218
 Total Tanks: 3
 Owner Address: 1506 LIRIO ST.
 VENTURA, CA 93004

Owner Name: A.A.&P. CONTRACTORS INC.
 Region: STATE

Tank Used for: PRODUCT
 Tank Num: 2
 Tank Capacity: 00001000
 Type of Fuel: DIESEL
 Leak Detection: Visual

Container Num: 2
 Year Installed: 1979
 Tank Construction: Not Reported

Contact Name: JACK PILLADO
 Facility Type: Other

Telephone: (805) 647-1806
 Other Type: CONSTRUCTION YARD FU

Facility ID: 36218

Owner Name: A.A.&P. CONTRACTORS INC.

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

A.A.&P. CONTRACTORS INC. (Continued)

EDR ID Number
 EPA ID Number

Database(s)

U001579157

Total Tanks:	3	Region:	STATE
Owner Address:	1506 LIRIO ST. VENTURA, CA 93004		
Tank Used for:	PRODUCT		
Tank Num:	3	Container Num:	3
Tank Capacity:	00000500	Year Installed:	1979
Type of Fuel:	UNLEADED	Tank Construction:	Not Reported
Leak Detection:	Visual		
Contact Name:	JACK PILLADO	Telephone:	(805) 647-1806
Facility Type:	Other	Other Type:	CONSTRUCTION YARD FU

**T107
 SSE
 1/4-1/2
 1885 ft.**

**PILLADO, J P SR
 1506 LIRIO AVE.
 SATICOY, CA 93004**

**LUST U002169238
 UST N/A**

Site 3 of 4 in cluster T

**Relative:
 Lower**

**Actual:
 136 ft.**

State LUST:
 Cross Street: Not reported
 Qty Leaked: Not reported
 Case Number: C-94006
 Reg Board: Los Angeles Region
 Chemical: Diesel
 Lead Agency: Local Agency
 Local Agency : 56000L
 Case Type: Soil only
Status: Case Closed
 Abate Method: Excavate and Dispose - remove contaminated soil and dispose in approved site
 Review Date: 1994-01-24 00:00:00 Confirm Leak: 1994-01-24 00:00:00
 Workplan: 1994-03-18 00:00:00 Prelim Assess: 1994-03-18 00:00:00
 Pollution Char: 1994-08-31 00:00:00 Remed Plan: 1994-08-31 00:00:00
 Remed Action: 1994-08-31 00:00:00
 Monitoring: Not reported
 Close Date: 1994-09-02 00:00:00
 Release Date: 1994-01-24 00:00:00
 Cleanup Fund Id : Not reported
 Discover Date : 1994-01-24 00:00:00
 Enforcement Dt : 1994-02-03 00:00:00
 Enf Type: EF
 Enter Date : Not reported
 Funding: Federal Funds
 Staff Initials: EHD
 How Discovered: Not reported
 How Stopped: Not reported
 Interim : Not reported
 Leak Cause: Not reported
 Leak Source: Not reported
 MTBE Date : Not reported
 Max MTBE GW : Not reported
 MTBE Tested: Not Required to be Tested.
 Priority: Not reported
 Local Case # : 94006
 Beneficial: Not reported
 Staff : UNK
 GW Qualifier : Not reported
 Max MTBE Soil : Not reported
 Soil Qualifier : Not reported
 Hydr Basin #: SANTA CLARA RIVER VA

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

PILLADO, J P SR (Continued)

U002169238

Operator : Not reported
 Oversight Prgm: LUST
 Review Date : Not reported
 Stop Date : Not reported
 Work Suspended :Not reported
 Responsible PartyA A & P
 RP Address: Not reported
 Global Id: T0611100874
 Org Name: Not reported
 Contact Person: Not reported
 MTBE Conc: 0
 Mtbe Fuel: 0
 Water System Name: Not reported
 Well Name: Not reported
 Distance To Lust: 0
 Waste Discharge Global ID: Not reported
 Waste Disch Assigned Name: Not reported
 Summary : Not reported

LUST Region 4:

Report Date: 1/24/1994
 Lead Agency: Local Agency
 Local Agency: 56000L
 Substance: Diesel
 Case Type: Soil
 Status: Case Closed
 Region: 4
 Staff: UNK
 Date Case Last Changed on Database: Not reported
 Date Leak Record Entered: Not reported
 Historical Max MTBE Date: Not reported
 GW Qualifier: Not reported
 Soil Qualifier: Not reported
 Hist Max MTBE Conc in Groundwater: Not reported
 Hist Max MTBE Conc in Soil : Not reported
 County: Ventura
 Organization : Not reported
 Regional Board: 04
 Owner Contact: Not reported
 Responsible Party: A A & P
 RP Address: Not reported
 Significant Interim Remedial Action Taken: Not reported
 Program : LUST
 Lat / Long : 34.2783578 / -1
 Local Agency Staff: EHD
 Beneficial Use : Not reported
 Priority : Not reported
 Cleanup Fund Id : Not reported
 Suspended : Not reported
 Local Case No : 94006
 Substance Quantity : Not reported
 Abatement Method Used at the Site: Excavate and Dispose
 Operator : Not reported
 Water System : Not reported
 Well Name : Not reported
 Approx. Dist To Production Well (ft) : 120.45527330016446064854936927
 Assigned Name : Not reported
 W Global ID : Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

PILLADO, J P SR (Continued)

U002169238

Source of Cleanup Funding:	Federal Funds
Date the Leak was Discovered:	1/24/1994
How the Leak was Discovered:	Not reported
How the Leak was Stopped:	Not reported
Cause of Leak:	Not reported
Leak Source:	Not reported
Date The Leak was Stopped:	Not reported
Date Confirmation Leak Began:	1/24/1994
Preliminary Site Assessment Workplan Submitted:	2/3/1994
Preliminary Site Assessment Began:	3/18/1994
Pollution Characterization Began:	5/10/1994
Remediation Plan Submitted:	8/31/1994
Remedial Action Underway:	8/31/1994
Post Remedial Action Monitoring Began:	Not reported
Date the Case was Closed:	9/2/1994
Enforcement Action Date:	2/3/1994
Date Leak First Reported:	1/24/1994
Enforcement Type:	EF
Global ID :	T0611100874
Cross Street:	Not reported
Summary :	

UST Ventura County Active & Inactive:

Facility ID:	D 1100
Facility Status:	Inactive
Box No:	146064
Region:	Ventura County

T108
SSE
1/4-1/2
1885 ft.

A.A. & P
1506 LIRIO ST
SATICOY, CA 93007

CA FID UST **S101596398**
SWEEPS UST **N/A**

Site 4 of 4 in cluster T

Relative:
Lower

Actual: 136 ft.	FID:		
	Facility ID:	56004879	Regulate ID: 36218
	Reg By:	Active Underground Storage Tank Location	
	Cortese Code:	Not reported	SIC Code: Not reported
	Status:	Active	Facility Tel: Not reported
	Mail To:	Not reported	
		1506 LIRIO ST	
		SATICOY, CA 93007	
	Contact:	Not reported	Contact Tel: Not reported
	DUNs No:	Not reported	NPDES No: Not reported
	Creation:	10/22/93	Modified: 00/00/00
	EPA ID:	Not reported	
	Comments:	Not reported	

SWEEPS:

Status :	A
Comp Number :	1671
Number :	9
Board Of Equalization :	44-030849
Ref Date :	09-30-92
Act Date :	09-30-92
Created Date :	02-29-88
Tank Status :	A
Owner Tank Id :	Not reported
Swrcb Tank Id :	56-000-001671-000001
Actv Date :	Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

A.A. & P (Continued)

S101596398

Capacity : 1000
 Tank Use : UNKNOWN
 Stg : P
 Content : Not reported
 Number Of Tanks : 2

Status : A
 Comp Number : 1671
 Number : 9
 Board Of Equalization : 44-030849
 Ref Date : 09-30-92
 Act Date : 09-30-92
 Created Date : 02-29-88
 Tank Status : A
 Owner Tank Id : Not reported
 Swrcb Tank Id : 56-000-001671-000002
 Actv Date : Not reported
 Capacity : 1000
 Tank Use : UNKNOWN
 Stg : P
 Content : Not reported
 Number Of Tanks : Not reported

U109
SE
1/4-1/2
2062 ft.

CHAPALA IRON WORKS
1301 CALLENS RD
VENTURA, CA

VENTURA CO. BWT **S104994232**
N/A

Site 1 of 6 in cluster U

Relative:
Lower

BWT:
 Facility ID: FA0005374
 Region: VENTURA
 Program: 4221 - BUSINESS PLAN - VENTURA CITY

Actual:
135 ft.

U110
SE
1/4-1/2
2063 ft.

CHAPALA IRON & MFTG
1550 LIRIO ST
VENTURA, CA 93004

HAZNET **S105084020**
N/A

Site 2 of 6 in cluster U

Relative:
Lower

HAZNET:
 Gepaid: CAC001480120
 TSD EPA ID: CAD028409019
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: .3000
 Facility Address 2: Not reported
 Waste Category: Contaminated soil from site clean-ups
 Disposal Method: Transfer Station
 Contact: JACK B KEETERING
 Telephone: (805) 647-0304
 Mailing Name: Not reported
 Mailing Address: 1550 LIRIO ST
 VENTURA, CA 93004
 County: Ventura

Actual:
135 ft.

MAP FINDINGS

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

U111	R-HELP CONSTRUCTION CO, INC	VENTURA CO. BWT	S105974566
SE	1560 LIRIO ST		N/A
1/4-1/2	SATICOY, CA		
2104 ft.			
	Site 3 of 6 in cluster U		
Relative:	BWT:		
Lower	Facility ID: FA0008764		
	Region: VENTURA		
Actual:	Program: 4220 - BUSINESS PLAN		
135 ft.			
	Facility ID: FA0008764		
	Region: VENTURA		
	Program: 4420 - HAZARDOUS WASTE GENERATOR		

V112	DEPENDABLE CAR CARE	VENTURA CO. BWT	S104994307
ESE	1561 LOS ANGELES AVE		N/A
1/4-1/2	SATICOY, CA		
2164 ft.			
	Site 1 of 7 in cluster V		
Relative:	BWT:		
Lower	Facility ID: FA0006333		
	Region: VENTURA		
Actual:	Program: 4420 - HAZARDOUS WASTE GENERATOR		
141 ft.			
	Facility ID: FA0006333		
	Region: VENTURA		
	Program: 4420 - BUSINESS PLAN		

113	THERMO HEATING	HAZNET	S103991176
ENE	11405 NARDO ST	VENTURA CO. BWT	N/A
1/4-1/2	VENTURA, CA 93004		
2176 ft.			
Relative:	HAZNET:		
Lower	Gepaid: CAL000140218		
	TSD EPA ID: CAD008252405		
Actual:	Gen County: Ventura		
156 ft.	Tsd County: Los Angeles		
	Tons: .2293		
	Facility Address 2: Not reported		
	Waste Category: Unspecified solvent mixture Waste		
	Disposal Method: Recycler		
	Contact: ADOLFO ROSALES		
	Telephone: (805) 647-8806		
	Mailing Name: Not reported		
	Mailing Address: 11405 NARDO ST		
	VENTURA, CA 93004		
	County: Ventura		
	Gepaid: CAL000140218		
	TSD EPA ID: CAD008252405		
	Gen County: Ventura		
	Tsd County: Los Angeles		
	Tons: 0.1292		
	Facility Address 2: Not reported		
	Waste Category: Paint sludge		
	Disposal Method: Recycler		
	Contact: ADOLFO ROSALES		
	Telephone: (805) 647-8806		

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

THERMO HEATING (Continued)

S103991176

Mailing Name: Not reported
 Mailing Address: 11405 NARDO ST
 VENTURA, CA 93004
 County: Ventura
 Gepaid: CAL000140218
 TSD EPA ID: CAD097030993
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: 0.0166
 Facility Address 2: Not reported
 Waste Category: Other inorganic solid waste
 Disposal Method: Recycler
 Contact: ADOLFO ROSALES
 Telephone: (805) 647-8806
 Mailing Name: Not reported
 Mailing Address: 11405 NARDO ST
 VENTURA, CA 93004
 County: Ventura

BWT:

Facility ID: FA0010179
 Region: VENTURA
 Program: 4220 - BUSINESS PLAN
 Facility ID: FA0010179
 Region: VENTURA
 Program: 4420 - HAZARDOUS WASTE GENERATOR

**V114
 ESE
 1/4-1/2
 2180 ft.**

**DUTTWEILER PERFORMANCE
 1563 LOS ANGELES AVE
 SATICOY, CA**

**VENTURA CO. BWT S106447434
 N/A**

Site 2 of 7 in cluster V

**Relative:
 Lower**

BWT:
 Facility ID: FA0005696
 Region: VENTURA
 Program: 4420 - HAZARDOUS WASTE GENERATOR

**Actual:
 140 ft.**

Facility ID: FA0005696
 Region: VENTURA
 Program: 4220 - BUSINESS PLAN

**U115
 SE
 1/4-1/2
 2201 ft.**

**ORTIZ BROS TRUCKING
 1585 LIRIO ST
 SATICOY, CA 93007**

**HAZNET S104580116
 N/A**

Site 4 of 6 in cluster U

**Relative:
 Lower**

HAZNET:
 Gepaid: CAL000169409
 TSD EPA ID: TND000772186
 Gen County: Ventura
 Tsd County: 0
 Tons: 0.2293
 Facility Address 2: Not reported
 Waste Category: Halogenated solvents (chloroform, methyl chloride, perchloroethylene, etc.)
 Disposal Method: Disposal, Other

**Actual:
 135 ft.**

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

ORTIZ BROS TRUCKING (Continued)

EDR ID Number
 EPA ID Number

S104580116

Contact: ORTIZ BROS
 Telephone: (805) 659-6833
 Mailing Name: Not reported
 Mailing Address: PO BOX 4636
 VENTURA, CA 93007 - 0636
 County: Ventura

**U116
 SE
 1/4-1/2
 2201 ft.**

**VAN CONSTRUCTION COMPANY
 1585 SO. LIRIO AVENUE
 SATICOY, CA 93004**

**HIST UST U001579187
 N/A**

Site 5 of 6 in cluster U

**Relative:
 Lower**

UST HIST:

**Actual:
 135 ft.**

Facility ID: 8928
 Total Tanks: 2
 Owner Address: 1585 SO. LIRIO AVENUE
 SATICOY, CA 93004
 Tank Used for: PRODUCT
 Tank Num: 1
 Tank Capacity: 00010000
 Type of Fuel: REGULAR
 Leak Detection: Stock Inventor
 Contact Name: G. A. SACKETT (PAT)
 Facility Type: Other

Owner Name: VAN CONSTRUCTION COMPANY
 Region: STATE

Container Num: 019
 Year Installed: Not reported
 Tank Construction: Not Reported

Telephone: (805) 647-1103
 Other Type: CONSTRUCTION

Facility ID: 8928
 Total Tanks: 2
 Owner Address: 1585 SO. LIRIO AVENUE
 SATICOY, CA 93004
 Tank Used for: PRODUCT
 Tank Num: 2
 Tank Capacity: 00010000
 Type of Fuel: REGULAR
 Leak Detection: Stock Inventor
 Contact Name: G. A. SACKETT (PAT)
 Facility Type: Other

Owner Name: VAN CONSTRUCTION COMPANY
 Region: STATE

Container Num: 2
 Year Installed: Not reported
 Tank Construction: Not Reported

Telephone: (805) 647-1103
 Other Type: CONSTRUCTION

**U117
 SE
 1/4-1/2
 2201 ft.**

**VAN CONSTRUCTION CO.
 1585 LIRIO AVE.
 SATICOY, CA**

**UST U002169235
 N/A**

Site 6 of 6 in cluster U

**Relative:
 Lower**

UST Ventura County Active & Inactive:

**Actual:
 135 ft.**

Facility ID: D 283
 Facility Status: Inactive
 Box No: 146055
 Region: Ventura County

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

V118
ESE
1/4-1/2
2202 ft.

FAST GAS
1566 LOS ANGELES AVE.
SATICOY, CA 93004

HIST UST

U001579162
N/A

Site 3 of 7 in cluster V

Relative:
Lower

UST HIST:

Actual:
141 ft.

Facility ID: 14326
 Total Tanks: 2
 Owner Address: 1221 E. MAIN STREET
 CHATTANOOGA, TN 37408
 Tank Used for: PRODUCT
 Tank Num: 1
 Tank Capacity: 00010000
 Type of Fuel: REGULAR
 Leak Detection: Visual, Stock Inventor, Pressure Test
 Contact Name: Not reported
 Facility Type: Gas Station

Owner Name: KAYO OIL COMPANY
 Region: STATE

Container Num: 1
 Year Installed: 1970
 Tank Construction: Not Reported

Telephone: (805) 647-9570
 Other Type: Not reported

Facility ID: 14326
 Total Tanks: 2
 Owner Address: 1221 E. MAIN STREET
 CHATTANOOGA, TN 37408
 Tank Used for: PRODUCT
 Tank Num: 2
 Tank Capacity: 00010000
 Type of Fuel: UNLEADED
 Leak Detection: Visual, Stock Inventor, Pressure Test
 Contact Name: Not reported
 Facility Type: Gas Station

Owner Name: KAYO OIL COMPANY
 Region: STATE

Container Num: 2
 Year Installed: 1970
 Tank Construction: Not Reported

Telephone: (805) 647-9570
 Other Type: Not reported

W119
SE
1/4-1/2
2205 ft.

ORTIZ BROS TRUCKING INC
1585 LIRIO AVE
SATICOY, CA

VENTURA CO. BWT

S104994233
N/A

Site 1 of 8 in cluster W

Relative:
Lower

BWT:

Actual:
135 ft.

Facility ID: FA0005342
 Region: VENTURA
 Program: 4220 - BUSINESS PLAN

Facility ID: FA0005342
 Region: VENTURA
 Program: 4420 - HAZARDOUS WASTE GENERATOR

V120
ESE
1/4-1/2
2207 ft.

HANK'S SERVICE STATION
1566 LOS ANGELES AVE
SATICOY, CA

UST

U002244063
N/A

Site 4 of 7 in cluster V

Relative:
Lower

UST Ventura County Active & Inactive:

Actual:
141 ft.

Facility ID: D 306
 Facility Status: Inactive
 Box No: 146056
 Region: Ventura County

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

E.J. HARRISON & SONS (Continued)

U002243687

Staff Initials: DBW
 How Discovered: Not reported
 How Stopped: Not reported
 Interim : Not reported
 Leak Cause: Not reported
 Leak Source: Not reported
 MTBE Date : Not reported
 Max MTBE GW : Not reported
 MTBE Tested: MTBE Detected. Site tested for MTBE & MTBE detected
 Priority: Not reported
 Local Case # : 91021
 Beneficial: AGR, GWR, PROC, IND, MUN
 Staff : UNK
 GW Qualifier : Not reported
 Max MTBE Soil : Not reported
 Soil Qualifier : Not reported
 Hydr Basin #: SANTA CLARA RIVER VA
 Operator : Not reported
 Oversight Prgm: LUST
 Review Date : Not reported
 Stop Date : Not reported
 Work Suspended :Not reported
 Responsible Party:E.J. HARRISON & SONS
 RP Address: Not reported
 Global Id: T0611100727
 Org Name: Not reported
 Contact Person: Not reported
 MTBE Conc: 0
 Mtbe Fuel: 0
 Water System Name: Not reported
 Well Name: Not reported
 Distance To Lust: 0
 Waste Discharge Global ID: Not reported
 Waste Disch Assigned Name: Not reported
 Summary : Not reported

LUST Region 4:

Report Date: 4/30/1991
 Lead Agency: Local Agency
 Local Agency: 56000L
 Substance: Waste Oil
 Case Type: O, S
 Status: Remediation Plan
 Region: 4
 Staff: UNK
 Date Case Last Changed on Database: Not reported
 Date Leak Record Entered: Not reported
 Historical Max MTBE Date: 11/14/2003
 GW Qualifier: ND
 Soil Qualifier: ND
 Hist Max MTBE Conc in Groundwater: 0
 Hist Max MTBE Conc in Soil : 0
 County: Ventura
 Organization : Not reported
 Regional Board: 04
 Owner Contact: Not reported
 Responsible Party: E.J. HARRISON & SONS
 RP Address: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

E.J. HARRISON & SONS (Continued)

U002243687

Significant Interim Remedial Action Taken: Not reported
Program : LUST
Lat / Long : 34.2774609 / -1
Local Agency Staff: DBW
Beneficial Use : AGR, GWR, PROC, IND, MUN
Priority : Not reported
Cleanup Fund Id : Not reported
Suspended : Not reported
Local Case No : 91021
Substance Quantity : Not reported
Abatement Method Used at the Site: Not reported
Operator : Not reported
Water System : Not reported
Well Name : Not reported
Approx. Dist To Production Well (ft) : 411.29807164997430543836683593
Assigned Name : Not reported
W Global ID : Not reported
Source of Cleanup Funding: Federal Funds
Date the Leak was Discovered: 4/30/1991
How the Leak was Discovered: Not reported
How the Leak was Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Not reported
Date The Leak was Stopped: Not reported
Date Confirmation Leak Began: 4/30/1991
Preliminary Site Assessment Workplan Submitted: 4/30/1991
Preliminary Site Assessment Began: 9/26/1991
Pollution Characterization Began: 9/26/1991
Remediation Plan Submitted: 2/28/2002
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Date the Case was Closed: Not reported
Enforcement Action Date: 4/30/1991
Date Leak First Reported: 4/30/1991
Enforcement Type: LFOR
Global ID : T0611100727
Cross Street: Not reported
Summary :

LUST Region VN:

Facility ID: 91021
Status: Pollution Characterization

CORTESE:

Region: CORTESE
Fac Address 2: 1589 LIRIO AVE

SWEEPS:

Status : A
Comp Number : 774
Number : 9
Board Of Equalization : Not reported
Ref Date : 09-30-92
Act Date : 09-30-92
Created Date : 02-29-88
Tank Status : A
Owner Tank Id : Not reported
Swrcb Tank Id : 56-000-000774-000001
Actv Date : Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

E.J. HARRISON & SONS (Continued)

EDR ID Number
EPA ID Number

U002243687

Capacity : 15000
Tank Use : UNKNOWN
Stg : P
Content : Not reported
Number Of Tanks : 1

**W124
SE
1/4-1/2
2217 ft.**

**HARRISON E J AND SONS INCORPORATED
1589 LIRIO STREET
SATICOY, CA 93004**

**RCRA-SQG
FINDS
HAZNET**

**1000362900
CAD053862561**

Site 5 of 8 in cluster W

**Relative:
Lower**

RCRAInfo:
Owner: E J HARRISON & SONS INC
(415) 555-1212
EPA ID: CAD053862561
Contact: HILSDORF ROBERT
(805) 647-8200
Classification: Small Quantity Generator
TSDF Activities: Not reported
Violation Status: No violations found

**Actual:
135 ft.**

FINDS:

Other Pertinent Environmental Activity Identified at Site:
California - Hazardous Waste Tracking System - Datamart

The NEI (National Emissions Inventory) database contains information on stationary and mobile sources that emit criteria air pollutants and their precursors, as well as hazardous air pollutants (HAPs).

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

HAZNET:

Gepaid: CAD053862561
TSD EPA ID: CAT000613893
Gen County: Ventura
Tsd County: Los Angeles
Tons: .2010
Facility Address 2: Not reported
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Not reported
Contact: E. J. HARRISON & SONS, INC.
Telephone: (805) 647-1414
Mailing Name: Not reported
Mailing Address: PO BOX 4009
VENTURA, CA 93007 - 4009
County: Ventura

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Database(s)
EPA ID Number

EPA ID Number

HARRISON E J AND SONS INCORPORATED (Continued)

1000362900

Gepaid: CAD053862561
TSD EPA ID: CAT000613893
Gen County: Ventura
Tsd County: Los Angeles
Tons: .4770
Facility Address 2: Not reported
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Transfer Station
Contact: E. J. HARRISON & SONS, INC.
Telephone: (805) 647-1414
Mailing Name: Not reported
Mailing Address: PO BOX 4009
VENTURA, CA 93007 - 4009

County Ventura

Gepaid: CAD053862561
TSD EPA ID: CAT100061389
Gen County: Ventura
Tsd County: 0
Tons: .0135
Facility Address 2: Not reported
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Not reported
Contact: E. J. HARRISON & SONS, INC.
Telephone: (805) 647-1414
Mailing Name: Not reported
Mailing Address: PO BOX 4009
VENTURA, CA 93007 - 4009

County Ventura

Gepaid: CAD053862561
TSD EPA ID: Not reported
Gen County: Ventura
Tsd County: San Bernardino
Tons: 0.60
Facility Address 2: Not reported
Waste Category: Other organic solids
Disposal Method: Transfer Station
Contact: ROBERT C. HILSDORF, PART/SRV
Telephone: (805) 647-8200
Mailing Name: Not reported
Mailing Address: PO BOX 4009
VENTURA, CA 93007 - 4009

County Not reported

Gepaid: CAD053862561
TSD EPA ID: Not reported
Gen County: Ventura
Tsd County: San Bernardino
Tons: 0.60
Facility Address 2: Not reported
Waste Category: Other organic solids
Disposal Method: Recycler
Contact: ROBERT C. HILSDORF, PART/SRV
Telephone: (805) 647-8200
Mailing Name: Not reported
Mailing Address: PO BOX 4009
VENTURA, CA 93007 - 4009

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

HARRISON E J AND SONS INCORPORATED (Continued)

EDR ID Number
 EPA ID Number

Database(s)

County Not reported

1000362900

[Click this hyperlink](#) while viewing on your computer to access
 25 additional CA HAZNET record(s) in the EDR Site Report.

W125
SE
1/4-1/2
2217 ft.

E.J. HARRISON & SONS, INC.
1589 LIRIO ST.
SATICOY, CA 93004

HIST UST **U001579161**
N/A

Site 6 of 8 in cluster W

Relative:
Lower

UST HIST:

Actual:
135 ft.

Facility ID: 44491
 Total Tanks: 2
 Owner Address: 1589 LIRIO
 SATICOY, CA 93004
 Tank Used for: PRODUCT
 Tank Num: 1
 Tank Capacity: 00009500
 Type of Fuel: REGULAR
 Leak Detection: Stock Inventor
 Contact Name: Not reported
 Facility Type: Other

Owner Name: E.J. HARRISON & SONS, INC.
 Region: STATE

Container Num: 1
 Year Installed: 1972
 Tank Construction: Not Reported

Telephone: (805) 647-1414
 Other Type: TRUCK YARD

Facility ID: 44491
 Total Tanks: 2
 Owner Address: 1589 LIRIO
 SATICOY, CA 93004
 Tank Used for: PRODUCT
 Tank Num: 2
 Tank Capacity: 00012000
 Type of Fuel: DIESEL
 Leak Detection: Stock Inventor
 Contact Name: Not reported
 Facility Type: Other

Owner Name: E.J. HARRISON & SONS, INC.
 Region: STATE

Container Num: 2
 Year Installed: 1979
 Tank Construction: Not Reported

Telephone: (805) 647-1414
 Other Type: TRUCK YARD

W126
SE
1/4-1/2
2217 ft.

E J HARRISON & SONS INC
1589 LIRIO ST
SATICOY, CA

VENTURA CO. BWT **S106175126**
N/A

Site 7 of 8 in cluster W

Relative:
Lower

BWT:

Actual:
135 ft.

Facility ID: FA0004944
 Region: VENTURA
 Program: 4420 - HAZARDOUS WASTE GENERATOR

Facility ID: FA0004944
 Region: VENTURA
 Program: 4220 - BUSINESS PLAN

Facility ID: FA0004944
 Region: VENTURA
 Program: 4105 - CUPA UNDERGROUND TANKS

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

CALIFORNIA LAND CLEABING INC (Continued)

EDR ID Number
EPA ID Number

Database(s)

1000252375

HAZNET:
Gepaid: CAD981692742
TSD EPA ID: CAT080013352
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: .1876
Facility Address 2: Not reported
Waste Category: Unspecified oil-containing waste
Disposal Method: Recycler
Contact: DOUG MUELDER, PRES
Telephone: (000) 000-0000
Mailing Name: Not reported
Mailing Address: 1150 FOOTHILL BLVD
LA CANADA, CA 91011
County: Los Angeles

V130
ESE
1/4-1/2
2287 ft.

**RAYMOND FRAZIER
1579 LOS ANGELES AVE
SATICOY, CA 93004**

**HAZNET
Cortese
VENTURA CO. BWT**

**S102685063
N/A**

Site 7 of 7 in cluster V

Relative:
Lower

HAZNET:
Gepaid: CAL000231555
TSD EPA ID: CAD008252405
Gen County: Ventura
Tsd County: Ventura
Tons: 2.08
Facility Address 2: Not reported
Waste Category: Unspecified solvent mixture Waste
Disposal Method: Recycler
Contact: MARK POOLE
Telephone: (805) 659-1817
Mailing Name: Not reported
Mailing Address: PO BOX 4716
VENTURA, CA 93007
County: Ventura

Actual:
140 ft.

Gepaid: CAL000231555
TSD EPA ID: CAD008252405
Gen County: Ventura
Tsd County: Ventura
Tons: 0.12
Facility Address 2: Not reported
Waste Category: Other organic solids
Disposal Method: Transfer Station
Contact: MARK POOLE
Telephone: (805) 659-1817
Mailing Name: Not reported
Mailing Address: PO BOX 4716
VENTURA, CA 93007
County: Ventura

CORTESE:
Region: CORTESE
Fac Address 2: 1579 LOS ANGELES AVE

BWT:
Facility ID: FA0005141
Region: VENTURA

MAP FINDINGS

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

RAYMOND FRAZIER (Continued)

S102685063

Program: 4220 - BUSINESS PLAN

Facility ID: FA0005141
 Region: VENTURA
 Program: 4420 - HAZARDOUS WASTE GENERATOR

W131 SE
1/4-1/2
2297 ft.

SUPER SEAL & STRIPE
1662 LIRIO
VENTURA, CA 93004

Cortese S105027228
N/A

Site 8 of 8 in cluster W

Relative:
Lower

CORTESE:
 Region: CORTESE
 Fac Address 2: Not reported

Actual:
135 ft.

132 NNE
1/4-1/2
2322 ft.

BUENAVENTURA MOBILEHOME ESTATE
11405 DARLING RD
VENTURA, CA 93004

RCRA-SQG 1000307727
FINDS CAD981385701

Relative:
Higher

RCRAInfo:
 Owner: NOT REQUIRED
 (415) 555-1212
 EPA ID: CAD981385701
 Contact: Not reported
 Classification: Small Quantity Generator
 TSDF Activities: Not reported
 Violation Status: No violations found

Actual:
174 ft.

FINDS:

Other Pertinent Environmental Activity Identified at Site:
 RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

X133 ESE
1/4-1/2
2367 ft.

ROBS AUTO REPAIR
1591 LOS ANGELES AVE
VENTURA, CA 93004

HAZNET S105089510
N/A

Site 1 of 13 in cluster X

Relative:
Lower

HAZNET:
 Gepaid: CAL000057892
 TSD EPA ID: Not reported
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: 0.45
 Facility Address 2: Not reported
 Waste Category: Waste oil and mixed oil
 Disposal Method: Recycler
 Contact: ROB BUSH
 Telephone: (805) 659-4600
 Mailing Name: Not reported

Actual:
139 ft.

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

ROBS AUTO REPAIR (Continued)

S105089510

Mailing Address: 1591 LOS ANGELES AVE
VENTURA, CA 93004
County Not reported
Gepaid: CAL000057892
TSD EPA ID: Not reported
Gen County: Ventura
Tsd County: Los Angeles
Tons: 0.22
Facility Address 2: Not reported
Waste Category: Unspecified oil-containing waste
Disposal Method: Recycler
Contact: ROB BUSH
Telephone: (805) 659-4600
Mailing Name: Not reported
Mailing Address: 1591 LOS ANGELES AVE
VENTURA, CA 93004
County Not reported
Gepaid: CAL000057892
TSD EPA ID: Not reported
Gen County: Ventura
Tsd County: Los Angeles
Tons: 1.57
Facility Address 2: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Contact: ROB BUSH
Telephone: (805) 659-4600
Mailing Name: Not reported
Mailing Address: 1591 LOS ANGELES AVE
VENTURA, CA 93004
County Not reported
Gepaid: CAL000057892
TSD EPA ID: Not reported
Gen County: Ventura
Tsd County: Los Angeles
Tons: 0.22
Facility Address 2: Not reported
Waste Category: Unspecified oil-containing waste
Disposal Method: Recycler
Contact: ROB BUSH
Telephone: (805) 659-4600
Mailing Name: Not reported
Mailing Address: 1591 LOS ANGELES AVE
VENTURA, CA 93004
County Not reported
Gepaid: CAL000057892
TSD EPA ID: Not reported
Gen County: Ventura
Tsd County: Los Angeles
Tons: 0.44
Facility Address 2: Not reported
Waste Category: Unspecified oil-containing waste
Disposal Method: Recycler
Contact: ROB BUSH
Telephone: (805) 659-4600

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

ROBS AUTO REPAIR (Continued)

S105089510

Mailing Name: Not reported
 Mailing Address: 1591 LOS ANGELES AVE
 VENTURA, CA 93004
 County: Not reported

[Click this hyperlink](#) while viewing on your computer to access
 9 additional CA HAZNET record(s) in the EDR Site Report.

X134
ESE
1/4-1/2
2367 ft.

ROB'S AUTO REPAIR
1591 LOS ANGELES AVE #13
SATICOY, CA

VENTURA CO. BWT

S104994311
N/A

Site 2 of 13 in cluster X

Relative:
Lower

BWT:
 Facility ID: FA0005681
 Region: VENTURA
 Program: 4220 - BUSINESS PLAN

Actual:
139 ft.

Facility ID: FA0005681
 Region: VENTURA
 Program: 4420 - HAZARDOUS WASTE GENERATOR

X135
ESE
1/4-1/2
2367 ft.

GARY BETZ ENTERPRISES INC
1591 LOS ANGELES AVE #15
SATICOY, CA

VENTURA CO. BWT

S105861532
N/A

Site 3 of 13 in cluster X

Relative:
Lower

BWT:
 Facility ID: FA0004936
 Region: VENTURA
 Program: 4220 - BUSINESS PLAN

Actual:
139 ft.

Facility ID: FA0004936
 Region: VENTURA
 Program: 4420 - HAZARDOUS WASTE GENERATOR

X136
ESE
1/4-1/2
2382 ft.

J.R. INDUSTRIES
1593 LOS ANGELES AVE
SATICOY, CA

UST

U002169253
N/A

Site 4 of 13 in cluster X

Relative:
Lower

UST Ventura County Active & Inactive:
 Facility ID: D 310
 Facility Status: Inactive
 Box No: 146056
 Region: Ventura County

Actual:
139 ft.

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

PACIFIC INTERMEDIATES (Continued)

EDR ID Number
EPA ID Number

Database(s)

1002851891

CERCLIS-NFRAP Site Alias Name(s):

Alias Name: PACIFIC INTERMEDIATES
Alias Address: 60 MI NW OF LOS ANGELES & 10 MI E OF VENTURA, CA
Site Description: CHEMICAL PLANT FIRE CAUSED THE EVACUATION OF 1500 RESIDENTS.

CERCLIS-NFRAP Assessment History:

Action: UNILATERAL ADMIN ORDER
Date Started: Not reported
Date Completed: 04/12/1989
Priority Level: Not reported

Action: REMOVAL
Date Started: 04/12/1989
Date Completed: 07/06/1989
Priority Level: Stabilized

Action: POTENTIALLY RESPONSIBLE PARTY REMOVAL
Date Started: 07/06/1989
Date Completed: 12/17/1989
Priority Level: Cleaned up

Action: ISSUE REQUEST LETTERS (104E)
Date Started: Not reported
Date Completed: 06/26/1990
Priority Level: Not reported

Action: NON-NATIONAL PRIORITIES LIST POTENTIALLY RESPONSIBLE PARTY SEARCH
Date Started: 05/24/1990
Date Completed: 08/02/1990
Priority Level: Not reported

Action: ADMINISTRATIVE RECORDS
Date Started: 08/20/1990
Date Completed: 08/20/1990
Priority Level: Admin Record Compiled for a Removal Event

Action: COST RECOVERY NEGOTIATIONS
Date Started: 08/22/1990
Date Completed: 09/28/1990
Priority Level: Not reported

Action: PREPARATION OF COST DOCUMENT PACKAGE
Date Started: 01/31/1990
Date Completed: 09/28/1990
Priority Level: Not reported

Action: CONSENT DECREE
Date Started: Not reported
Date Completed: 07/09/1993
Priority Level: Not reported

Action: LIEN ON POTENTIALLY RESPONSIBLE PARTY PROPERTY
Date Started: 09/04/1990
Date Completed: 09/03/1993
Priority Level: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

PACIFIC INTERMEDIATES (Continued)

1002851891

Action: SECTION 107 LITIGATION
Date Started: 09/28/1990
Date Completed: 09/03/1993
Priority Level: Not reported

Action: ARCHIVE SITE
Date Started: Not reported
Date Completed: 01/23/1996
Priority Level: Not reported

CONSENT:

Full-text of a consent decree on this site issued by a United States District Court is available from EDR.

NY MANIFEST:

Document ID: NYA7889256
Manifest Status: K
Trans1 State ID: 000000000
Trans2 State ID: 000000000
Generator Ship Date: 890512
Trans1 Recv Date: 890512
Trans2 Recv Date: Not reported
TSD Site Recv Date: 890523
Part A Recv Date: 890627
Part B Recv Date: 890602
Generator EPA ID: CAD982523243
Trans1 EPA ID: NYD980769947
Trans2 EPA ID: Not reported
TSDF ID: NYD000632372
Waste Code: D002 - NON-LISTED CORROSIVE WASTES
Quantity: 00800
Units: P - Pounds
Number of Containers: 001
Container Type: DM - Metal drums, barrels
Handling Method: T Chemical, physical, or biological treatment.
Specific Gravity: 100
Waste Code: Not reported
Quantity: 00100
Units: P - Pounds
Number of Containers: 001
Container Type: DM - Metal drums, barrels
Handling Method: B Incineration, heat recovery, burning.
Specific Gravity: 100
Waste Code: Not reported
Quantity: 00300
Units: P - Pounds
Number of Containers: 001
Container Type: DM - Metal drums, barrels
Handling Method: B Incineration, heat recovery, burning.
Specific Gravity: 100
Year: 89
Facility Type: Generator
EPA ID: CAD982523243
Facility Name: USEPA
Facility Address: 11019 JACINTO WAX
Facility City: SATICOY
Facility Zip 4: Not reported
Country: Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

PACIFIC INTERMEDIATES (Continued)

EDR ID Number
 EPA ID Number

1002851891

County: Not reported
 Mailing Name: USEPA
 Mailing Contact: Not reported
 Mailing Address: 215 FREMONT STREET
 Mailing City: SAN FRANCISCO
 Mailing State: CA
 Mailing Zip: 94105
 Mailing Zip4: Not reported
 Mailing Country: USA
 Mailing Phone: 415-974-8131

[Click this hyperlink](#) while viewing on your computer to access additional NY MANIFEST: detail in the EDR Site Report.

Z140
SE
 1/4-1/2
 2413 ft.

S & Z NORMS AUTO SERVICE
11019 JACINTO WY #12
VENTURA, CA

VENTURA CO. BWT

S105861436
N/A

Site 2 of 6 in cluster Z

Relative:
Lower

BWT:
 Facility ID: FA0008312
 Region: VENTURA
 Program: 4420 - HAZARDOUS WASTE GENERATOR

Actual:
137 ft.

Z141
SE
 1/4-1/2
 2413 ft.

MARTIN'S AUTO REPAIR
11019 JACINTO
SATICOY, CA 93004

HAZNET

S102230273
N/A

Site 3 of 6 in cluster Z

Relative:
Lower

HAZNET:
 Gepaid: CAC000979256
 TSD EPA ID: CAD980883177
 Gen County: Ventura
 Tsd County: Kern
 Tons: .9799
 Facility Address 2: Not reported
 Waste Category: Unspecified oil-containing waste
 Disposal Method: Recycler
 Contact: MARTIN HENDERSON
 Telephone: (000) 000-0000
 Mailing Name: Not reported
 Mailing Address: 1566 LOS ANGELES AVE.
 SATICOY, CA 93004
 County: Ventura

Actual:
137 ft.

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

Z142
 SE
 1/4-1/2
 2413 ft.

11019 JACINTO WAY #11
 VENTURA, CA 93004

CHMIRS S100217070
 N/A

Site 4 of 6 in cluster Z

Relative:
 Lower

CHMIRS:

Actual:
 137 ft.

OES Control Number: 8905587
 Extent of Release: Not reported
 Property Use: Industrial, Utility
 Incident Date: 10-APR-89
Date Completed: 10-APR-89
 Time Completed : Not reported
 Agency Id Number : 56712
 Agency Incident Number : 89021
 OES Incident Number : 8905587
 Time Notified : 1830
 Surrounding Area : 600
 Estimated Temperature : 65
 Property Management : P
 More Than Two Substances Involved? : N
 Special Studies 1 : Not reported
 Special Studies 2 : Not reported
 Special Studies 3 : Not reported
 Special Studies 4 : Not reported
 Special Studies 5 : Not reported
 Special Studies 6 : Not reported
 Resp Agency Personnel # Of Decontaminated : 0
 Others Number Of Decontaminated : 0
 Others Number Of Injuries : 0
 Others Number Of Fatalities : 0
 Vehicle Make/year : Not reported
 Vehicle License Number : Not reported
 Vehicle State : Not reported
 Vehicle Id Number : Not reported
 CA/DOT/PUC/ICC Number : Not reported
 Company Name : Not reported
 Reporting Officer Name/ID : UNKNOWN
 Report Date : 10-APR-89
 Comments : Not reported
 Facility Telephone Number : 805 655-2813
 Waterway Involved : Not reported
 Waterway : Not reported
 Spill Site : Not reported
 Cleanup By : Not reported
 Containment : Not reported
 What Happened : Not reported
 Type : Not reported
 Other : Not reported
 Substance : Not Reported
 E Date : 08-MAY-90
 Contained : Not reported
 Site Type : Not reported
 Evacuations : Not reported
 Num Of Injuries : Not reported
 Num Of Fatalities : Not reported
 Date/Time : Not reported
 Year : 88-92
 Agency : Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

(Continued)

S100217070

BBLS : Not reported
 Cups : Not reported
 CUFT : Not reported
 Gallons : Not reported
 Grams : Not reported
 Pounds : Not reported
 Liters : Not reported
 Ounces : Not reported
 Pints : Not reported
 Quarts : Not reported
 Sheen : Not reported
 Tons : Not reported
 Unknown : Not reported
 Description : Not reported
 Incident date : Not reported
 Admin Agency : Not reported
 OES date : Not reported
 OES time : Not reported
 OES notification : Not reported
 Amount : Not reported

**Z143
 SE
 1/4-1/2
 2413 ft.**

**11019 JACINTO WAY
 VENTURA, CA 93004**

**CHMIRS S100218419
 N/A**

Site 5 of 6 in cluster Z

**Relative:
 Lower**

CHMIRS:

**Actual:
 137 ft.**

OES Control Number: 9991373
 Extent of Release: Not reported
 Property Use: Industrial, Utility
 Incident Date: 15-JUL-88
Date Completed: 15-JUL-88
 Time Completed : 2113
 Agency Id Number : 56020
 Agency Incident Number : 08862
 OES Incident Number : 9991373
 Time Notified : 1624
 Surrounding Area : 600
 Estimated Temperature : 75
 Property Management : Not reported
 More Than Two Substances Involved? : N
 Special Studies 1 : Not reported
 Special Studies 2 : Not reported
 Special Studies 3 : Not reported
 Special Studies 4 : Not reported
 Special Studies 5 : Not reported
 Special Studies 6 : Not reported
 Resp Agncy Personel # Of Decontaminated : 6
 Others Number Of Decontaminated : 2
 Others Number Of Injuries : 2
 Others Number Of Fatalities : Not reported
 Vehicle Make/year : Not reported
 Vehicle License Number : Not reported
 Vehicle State : Not reported
 Vehicle Id Number : Not reported
 CA/DOT/PUC/ICC Number : Not reported
 Company Name : Not reported
 Reporting Officer Name/ID : J.R. EMORY, CAPT.

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

(Continued)

S100218419

Report Date :	25-JUL-88
Comments :	Yes
Facility Telephone Number :	805 529-2060
Waterway Involved :	Not reported
Waterway :	Not reported
Spill Site :	Not reported
Cleanup By :	Not reported
Containment :	Not reported
What Happened :	Not reported
Type :	Not reported
Other :	Not reported
Substance :	Not Reported
E Date :	01-JUN-89
Contained :	Not reported
Site Type :	Not reported
Evacuations :	Not reported
Num Of Injuries :	Not reported
Num Of Fatalities :	Not reported
Date/Time :	Not reported
Year :	88-92
Agency :	Not reported
BBLs :	Not reported
Cups :	Not reported
CUFT :	Not reported
Gallons :	Not reported
Grams :	Not reported
Pounds :	Not reported
Liters :	Not reported
Ounces :	Not reported
Pints :	Not reported
Quarts :	Not reported
Sheen :	Not reported
Tons :	Not reported
Unknown :	Not reported
Description :	Not reported
Incident date :	Not reported
Admin Agency :	Not reported
OES date :	Not reported
OES time :	Not reported
OES notification :	Not reported
Amount :	Not reported
OES Control Number:	8990076
Extent of Release:	Not reported
Property Use:	Industrial, Utility
Incident Date:	10-APR-89
Date Completed: 05-MAY-89	
Time Completed :	1400
Agency Id Number :	56712
Agency Incident Number :	89021
OES Incident Number :	8990076
Time Notified :	1800
Surrounding Area :	600
Estimated Temperature :	60
Property Management :	K
More Than Two Substances Involved? :	Y
Special Studies 1 :	Not reported
Special Studies 2 :	Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

(Continued)

S100218419

Special Studies 3 :	Not reported
Special Studies 4 :	Not reported
Special Studies 5 :	Not reported
Special Studies 6 :	Not reported
Resp Agency Personnel # Of Decontaminated :	15
Others Number Of Decontaminated :	1
Others Number Of Injuries :	1
Others Number Of Fatalities :	0
Vehicle Make/year :	Not reported
Vehicle License Number :	Not reported
Vehicle State :	Not reported
Vehicle Id Number :	Not reported
CA/DOT/PUC/ICC Number :	Not reported
Company Name :	Not reported
Reporting Officer Name/ID :	REEM DAJAN
Report Date :	25-JUN-90
Comments :	Not reported
Facility Telephone Number :	805 654-2813
Waterway Involved :	Not reported
Waterway :	Not reported
Spill Site :	Not reported
Cleanup By :	Not reported
Containment :	Not reported
What Happened :	Not reported
Type :	Not reported
Other :	Not reported
Substance :	Not Reported
E Date :	10-JUL-90
Contained :	Not reported
Site Type :	Not reported
Evacuations :	Not reported
Num Of Injuries :	Not reported
Num Of Fatalities :	Not reported
Date/Time :	Not reported
Year :	88-92
Agency :	Not reported
BBLS :	Not reported
Cups :	Not reported
CUFT :	Not reported
Gallons :	Not reported
Grams :	Not reported
Pounds :	Not reported
Liters :	Not reported
Ounces :	Not reported
Pints :	Not reported
Quarts :	Not reported
Sheen :	Not reported
Tons :	Not reported
Unknown :	Not reported
Description :	Not reported
Incident date :	Not reported
Admin Agency :	Not reported
OES date :	Not reported
OES time :	Not reported
OES notification :	Not reported
Amount :	Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

(Continued)

S100218419

OES Control Number: 8910293
Extent of Release: Not reported
Property Use: Not reported
Incident Date: 11-APR-89
Date Completed: 11-APR-89
Time Completed : 1112
Agency Id Number : 42035
Agency Incident Number : 11469
OES Incident Number : 8910293
Time Notified : 1
Surrounding Area : Not reported
Estimated Temperature : Not reported
Property Management : Not reported
More Than Two Substances Involved? : N
Special Studies 1 : Not reported
Special Studies 2 : Not reported
Special Studies 3 : Not reported
Special Studies 4 : Not reported
Special Studies 5 : Not reported
Special Studies 6 : Not reported
Resp Agncy Personel # Of Decontaminated : 0
Others Number Of Decontaminated : 0
Others Number Of Injuries : 0
Others Number Of Fatalities : 0
Vehicle Make/year : Not reported
Vehicle License Number : Not reported
Vehicle State : Not reported
Vehicle Id Number : Not reported
CA/DOT/PUC/ICC Number : Not reported
Company Name : Not reported
Reporting Officer Name/ID : ALEXIS R MORTENSEN
Report Date : 12-APR-89
Comments : Not reported
Facility Telephone Number : 805 686-5062
Waterway Involved : Not reported
Waterway : Not reported
Spill Site : Not reported
Cleanup By : Not reported
Containment : Not reported
What Happened : Not reported
Type : Not reported
Other : Not reported
Substance : Not Reported
E Date : 09-MAY-90
Contained : Not reported
Site Type : Not reported
Evacuations : Not reported
Num Of Injuries : Not reported
Num Of Fatalities : Not reported
Date/Time : Not reported
Year : 88-92
Agency : Not reported
BBLS : Not reported
Cups : Not reported
CUFT : Not reported
Gallons : Not reported
Grams : Not reported

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

(Continued)

S100218419

Pounds : Not reported
 Liters : Not reported
 Ounces : Not reported
 Pints : Not reported
 Quarts : Not reported
 Sheen : Not reported
 Tons : Not reported
 Unknown : Not reported
 Description : Not reported
 Incident date : Not reported
 Admin Agency : Not reported
 OES date : Not reported
 OES time : Not reported
 OES notification : Not reported
 Amount : Not reported

Z144
SE
1/4-1/2
2413 ft.

PACIFIC INTERMEDIATES
11019 JACINTO WY, SATICOY
VENTURA, CA 93003

FINDS 1004443493
110010729621

Site 6 of 6 in cluster Z

Relative:
Lower

FINDS:

Other Pertinent Environmental Activity Identified at Site:

Actual:
137 ft.

ICIS (Integrated Compliance Information System) is the Integrated Compliance Information System and provides a database that, when complete, will contain integrated Enforcement and Compliance information across most of EPA's programs. The vision for ICIS is to replace EPA's independent databases that contain Enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions. This information is maintained in ICIS by EPA in the Regional offices and it Headquarters. A future release of ICIS will replace the Permit Compliance System (PCS) which supports the NPDES and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities occurring in the Region that support Compliance and Enforcement programs. These include; Incident Tracking, Compliance Assistance, and Compliance Monitoring.

145
SE
1/4-1/2
2424 ft.

H & H RV REPAIRS & STORAGE
10951 JACINTO WY
VENTURA, CA

VENTURA CO. BWT S105974558
N/A

Relative:
Lower

BWT:

Facility ID: FA0008765
 Region: VENTURA
 Program: 4220 - BUSINESS PLAN

Actual:
136 ft.

Facility ID: FA0008765
 Region: VENTURA
 Program: 4420 - HAZARDOUS WASTE GENERATOR

MAP FINDINGS

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

X146 PERFORMANCE EXHAUST VENTURA CO. BWT S105861435
ESE 11019 JACINTO WY C-4 N/A
1/4-1/2 SATICOY, CA
2426 ft.

Site 5 of 13 in cluster X

Relative: Lower BWT:
 Facility ID: FA0008487
 Region: VENTURA
Actual: 139 ft. Program: 4220 - BUSINESS PLAN

X147 AMERICAN FENCE CO. HAZNET U002169254
ESE 1600 LOS ANGELES AVE UST N/A
1/4-1/2 SATICOY, CA 93004
2444 ft.

Site 6 of 13 in cluster X

Relative: Lower HAZNET:
 Gepaid: CAC000967488
Actual: 139 ft. TSD EPA ID: CAD980883177
 Gen County: Ventura
 Tsd County: Kern
 Tons: .2919
 Facility Address 2: Not reported
 Waste Category: Unspecified oil-containing waste
 Disposal Method: Recycler
 Contact: VANDENBURGH CO. LIMITED
 Telephone: (000) 000-0000
 Mailing Name: Not reported
 Mailing Address: P.O. BOX 19040
 PHOENIX, AZ 85005
 County: Ventura

UST Ventura County Active & Inactive:
 Facility ID: D 312
 Facility Status: Inactive
 Box No: 146056
 Region: Ventura County

X148 COCO'S AUTO BODY HAZNET S100932905
ESE 1607 LOS ANGELES AVENUE N/A
1/4-1/2 SATICOY, CA 93004
2463 ft.

Site 7 of 13 in cluster X

Relative: Lower HAZNET:
 Gepaid: CAL922764466
Actual: 138 ft. TSD EPA ID: CAD008302903
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: .1876
 Facility Address 2: Not reported
 Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
 Disposal Method: Recycler
 Contact: ADOLFO FLORES
 Telephone: (805) 647-8906
 Mailing Name: Not reported
 Mailing Address: 1607 LOS ANGELES AVENUE
 SATICOY, CA 93004
 County: Ventura

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

COCO'S AUTO BODY (Continued)

S100932905

Gepaid: CAL922764466
TSD EPA ID: CAT000613893
Gen County: Ventura
Tsd County: Los Angeles
Tons: .0405
Facility Address 2: Not reported
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Transfer Station
Contact: ADOLFO FLORES
Telephone: (805) 647-8906
Mailing Name: Not reported
Mailing Address: 1607 LOS ANGELES AVENUE
SATICOY, CA 93004

County Ventura

Gepaid: CAL922764466
TSD EPA ID: CAT000613893
Gen County: Ventura
Tsd County: Los Angeles
Tons: .0740
Facility Address 2: Not reported
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Transfer Station
Contact: ADOLFO FLORES
Telephone: (805) 647-8906
Mailing Name: Not reported
Mailing Address: 1607 LOS ANGELES AVENUE
SATICOY, CA 93004

County Ventura

Gepaid: CAL922764466
TSD EPA ID: CAT000613893
Gen County: Ventura
Tsd County: Los Angeles
Tons: .0170
Facility Address 2: Not reported
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Transfer Station
Contact: ADOLFO FLORES
Telephone: (805) 647-8906
Mailing Name: Not reported
Mailing Address: 1607 LOS ANGELES AVENUE
SATICOY, CA 93004

County Ventura

Gepaid: CAL922764466
TSD EPA ID: CAT000613893
Gen County: Ventura
Tsd County: Los Angeles
Tons: .0920
Facility Address 2: Not reported
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Transfer Station
Contact: ADOLFO FLORES
Telephone: (805) 647-8906
Mailing Name: Not reported
Mailing Address: 1607 LOS ANGELES AVENUE
SATICOY, CA 93004

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

CASTLE OF MARBLE (Continued)

1006823274

County Code : 56
County ID : 56
Total Organic Hydrocarbon Gases Tons/Yr: 1
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 1997
Facility ID : 831
Air District Code : VEN
SIC Code : 2821
Air Basin : SCC
Air District Name : VENTURA COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 56
County ID : 56
Total Organic Hydrocarbon Gases Tons/Yr: 1
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 1998
Facility ID : 831
Air District Code : VEN
SIC Code : 2821
Air Basin : SCC
Air District Name : VENTURA COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 56
County ID : 56
Total Organic Hydrocarbon Gases Tons/Yr: 1
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 1999
Facility ID : 831
Air District Code : VEN
SIC Code : 2821
Air Basin : SCC
Air District Name : VENTURA COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 56
County ID : 56
Total Organic Hydrocarbon Gases Tons/Yr: 1

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

CASTLE OF MARBLE (Continued)

1006823274

Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 2000
Facility ID : 831
Air District Code : VEN
SIC Code : 2821
Air Basin : SCC
Air District Name : VENTURA COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 56
County ID : 56
Total Organic Hydrocarbon Gases Tons/Yr: 1
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 2001
Facility ID : 831
Air District Code : VEN
SIC Code : 3089
Air Basin : SCC
Air District Name : VENTURA COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 56
County ID : 56
Total Organic Hydrocarbon Gases Tons/Yr: 1
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 2002
Facility ID : 831
Air District Code : VEN
SIC Code : 3089
Air Basin : SCC
Air District Name : VENTURA COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 56
County ID : 56
Total Organic Hydrocarbon Gases Tons/Yr: 1
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

CASTLE OF MARBLE (Continued)

1006823274

SOX - Oxides of Sulphur Tons/Yr: 0
 Particulate Matter Tons/Yr : 0
 Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 2003
 Facility ID : 831
 Air District Code : VEN
 SIC Code : 3089
 Air Basin : SCC
 Air District Name : VENTURA COUNTY APCD
 Community Health Air Pollution Info System : Not reported
 Consolidated Emission Reporting Rule : Not reported
 County Code : 56
 County ID : 56
 Total Organic Hydrocarbon Gases Tons/Yr: 1
 Reactive Organic Gases Tons/Yr: 0
 Carbon Monoxide Emissions Tons/Yr: 0
 NOX - Oxides of Nitrogen Tons/Yr: 0
 SOX - Oxides of Sulphur Tons/Yr: 0
 Particulate Matter Tons/Yr : 0
 Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 2004
 Facility ID : 831
 Air District Code : VEN
 SIC Code : 3089
 Air Basin : SCC
 Air District Name : VENTURA COUNTY APCD
 Community Health Air Pollution Info System : Not reported
 Consolidated Emission Reporting Rule : Not reported
 County Code : 56
 County ID : 56
 Total Organic Hydrocarbon Gases Tons/Yr: 0.8
 Reactive Organic Gases Tons/Yr: 0
 Carbon Monoxide Emissions Tons/Yr: 0
 NOX - Oxides of Nitrogen Tons/Yr: 0
 SOX - Oxides of Sulphur Tons/Yr: 0
 Particulate Matter Tons/Yr : 0
 Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

X151
ESE
1/4-1/2
2463 ft.

AQUA CREATIONS
1607 #D LOS ANGELES AVE.
VENTURA, CA 93004

FINDS 1005775882
VENTURA CO. BWT 110010459805
EMI

Site 10 of 13 in cluster X

Relative:
Lower

FINDS:

Other Pertinent Environmental Activity Identified at Site:

Actual:
138 ft.

The NEI (National Emissions Inventory) database contains information on stationary and mobile sources that emit criteria air pollutants and their precursors, as well as hazardous air pollutants (HAPs).

BWT:

Facility ID: FA0006805
 Region: VENTURA
 Program: 4220 - BUSINESS PLAN

EMISSIONS :

Year : 1995
 Facility ID : 797

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

AQUA CREATIONS (Continued)

1005775882

Air District Code : VEN
SIC Code : 3089
Air Basin : SCC
Air District Name : VENTURA COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 56
County ID : 56
Total Organic Hydrocarbon Gases Tons/Yr: 5
Reactive Organic Gases Tons/Yr: 3
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 1996
Facility ID : 797
Air District Code : VEN
SIC Code : 3089
Air Basin : SCC
Air District Name : VENTURA COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 56
County ID : 56
Total Organic Hydrocarbon Gases Tons/Yr: 5
Reactive Organic Gases Tons/Yr: 3
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 1997
Facility ID : 797
Air District Code : VEN
SIC Code : 3089
Air Basin : SCC
Air District Name : VENTURA COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 56
County ID : 56
Total Organic Hydrocarbon Gases Tons/Yr: 5
Reactive Organic Gases Tons/Yr: 3
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 1998
Facility ID : 797
Air District Code : VEN
SIC Code : 3089
Air Basin : SCC

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

AQUA CREATIONS (Continued)

1005775882

Air District Name : VENTURA COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 56
County ID : 56
Total Organic Hydrocarbon Gases Tons/Yr: 5
Reactive Organic Gases Tons/Yr: 3
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 1999
Facility ID : 797
Air District Code : VEN
SIC Code : 3089
Air Basin : SCC
Air District Name : VENTURA COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 56
County ID : 56
Total Organic Hydrocarbon Gases Tons/Yr: 5
Reactive Organic Gases Tons/Yr: 3
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 2000
Facility ID : 797
Air District Code : VEN
SIC Code : 3089
Air Basin : SCC
Air District Name : VENTURA COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 56
County ID : 56
Total Organic Hydrocarbon Gases Tons/Yr: 5
Reactive Organic Gases Tons/Yr: 3
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 2001
Facility ID : 797
Air District Code : VEN
SIC Code : 3089
Air Basin : SCC
Air District Name : VENTURA COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

AQUA CREATIONS (Continued)

1005775882

County Code : 56
County ID : 56
Total Organic Hydrocarbon Gases Tons/Yr: 5
Reactive Organic Gases Tons/Yr: 3
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 2002
Facility ID : 797
Air District Code : VEN
SIC Code : 3089
Air Basin : SCC
Air District Name : VENTURA COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 56
County ID : 56
Total Organic Hydrocarbon Gases Tons/Yr: 5
Reactive Organic Gases Tons/Yr: 3
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 2003
Facility ID : 797
Air District Code : VEN
SIC Code : 3089
Air Basin : SCC
Air District Name : VENTURA COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 56
County ID : 56
Total Organic Hydrocarbon Gases Tons/Yr: 5
Reactive Organic Gases Tons/Yr: 3
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 2004
Facility ID : 797
Air District Code : VEN
SIC Code : 3089
Air Basin : SCC
Air District Name : VENTURA COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 56
County ID : 56
Total Organic Hydrocarbon Gases Tons/Yr: 5

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

AQUA CREATIONS (Continued)

1005775882

Reactive Organic Gases Tons/Yr: 2.79
 Carbon Monoxide Emissions Tons/Yr: 0
 NOX - Oxides of Nitrogen Tons/Yr: 0
 SOX - Oxides of Sulphur Tons/Yr: 0
 Particulate Matter Tons/Yr : 0
 Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

**X152
 ESE
 1/4-1/2
 2463 ft.**

**CASTLE OF MARBLE
 1607 LOS ANGELES AVE #G
 SATICOY, CA**

VENTURA CO. BWT

**1006305716
 N/A**

Site 11 of 13 in cluster X

**Relative:
 Lower**

BWT:

Facility ID: FA0004921
 Region: VENTURA
 Program: 4220 - BUSINESS PLAN

**Actual:
 138 ft.**

Facility ID: FA0004921
 Region: VENTURA
 Program: 4420 - HAZARDOUS WASTE GENERATOR

**X153
 ESE
 1/4-1/2
 2471 ft.**

**CNM PAVING
 1606B LOS ANGELES AVE
 SATICOY, CA 93004**

HAZNET

**S104580261
 N/A**

Site 12 of 13 in cluster X

**Relative:
 Lower**

HAZNET:

Gepaid: CAL000170728
 TSD EPA ID: CAD000088252
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: 1.8
 Facility Address 2: Not reported
 Waste Category: Unspecified oil-containing waste
 Disposal Method: Transfer Station
 Contact: MATT LUDLOW
 Telephone: (805) 389-1475
 Mailing Name: Not reported
 Mailing Address: 2510-G LAS POSAS RD #449
 CAMARILLO, CA 93010
 County: Ventura

**Actual:
 138 ft.**

**X154
 ESE
 1/4-1/2
 2471 ft.**

**FENCE FACTORY
 1606 LOS ANGELES AVE
 SATICOY, CA**

VENTURA CO. BWT

**S104994314
 N/A**

Site 13 of 13 in cluster X

**Relative:
 Lower**

BWT:

Facility ID: FA0005861
 Region: VENTURA
 Program: 4220 - BUSINESS PLAN

**Actual:
 138 ft.**

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

Y155
SE
1/4-1/2
2500 ft.

SUPER SEAL & STRIPE
1662 LIRIO AVE
VENTURA, CA 93004

RCRA-SQG
FINDS
LUST
HIST UST

1000211410
CAD103812772

Site 3 of 8 in cluster Y

Relative:
Lower

RCRAInfo:

Owner: SUPER SEAL & STRIPE
 (415) 555-1212

EPA ID: CAD103812772

Contact: ENVIRONMENTAL MANAGER
 (805) 642-2434

Classification: Small Quantity Generator
 TSDF Activities: Not reported

Violation Status: Violations exist

Regulation Violated: 262.10-12.A
 Area of Violation: GENERATOR-ALL REQUIREMENTS (OVERSIGHT)
 Date Violation Determined: 06/10/1993
 Actual Date Achieved Compliance: 06/10/1998

There are 1 violation record(s) reported at this site:

<u>Evaluation</u>	<u>Area of Violation</u>	<u>Date of Compliance</u>
Compliance Evaluation Inspection	GENERATOR-ALL REQUIREMENTS (OVERSIGHT)	19980610

FINDS:

Other Pertinent Environmental Activity Identified at Site:

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

State LUST:

Cross Street: Not reported
 Qty Leaked: Not reported
 Case Number: C-89080
 Reg Board: Los Angeles Region
 Chemical: Gasoline
 Lead Agency: Local Agency
 Local Agency: 56000L
 Case Type: Soil only
Status: Case Closed
 Review Date: 1989-06-16 00:00:00
 Workplan: 1989-07-26 00:00:00
 Pollution Char: Not reported
 Remed Action: Not reported
 Monitoring: Not reported
 Close Date: 1989-07-26 00:00:00
 Release Date: 1989-06-01 00:00:00
 Cleanup Fund Id: Not reported
 Discover Date: 1989-06-01 00:00:00
 Enforcement Dt: 1989-07-03 00:00:00
 Enf Type: EF
 Enter Date: Not reported
 Funding: State Funds
 Staff Initials: EHD
 How Discovered: Not reported

Confirm Leak: 1989-06-16 00:00:00
 Prelim Assess: 1989-07-26 00:00:00
 Remed Plan: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

SUPER SEAL & STRIPE (Continued)

1000211410

How Stopped: Not reported
Interim : Not reported
Leak Cause: Not reported
Leak Source: Not reported
MTBE Date : Not reported
Max MTBE GW : Not reported
MTBE Tested: Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
Priority: Not reported
Local Case # : 89080
Beneficial: Not reported
Staff : UNK
GW Qualifier : Not reported
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin #: SANTA CLARA RIVER VA
Operator : Not reported
Oversight Prgm: LUST
Review Date : Not reported
Stop Date : Not reported
Work Suspended :Not reported
Responsible PartyD & J MANAGEMENT
RP Address: Not reported
Global Id: T0611100489
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mtbe Fuel: 1
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported
Summary : Not reported

LUST Region 4:
Report Date: 6/1/1989
Lead Agency: Local Agency
Local Agency: 56000L
Substance: Gasoline
Case Type: Soil
Status: Case Closed
Region: 4
Staff: UNK
Date Case Last Changed on Database: Not reported
Date Leak Record Entered: Not reported
Historical Max MTBE Date: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil : Not reported
County: Ventura
Organization : Not reported
Regional Board: 04
Owner Contact: Not reported
Responsible Party: D & J MANAGEMENT
RP Address: Not reported
Significant Interim Remedial Action Taken: Not reported
Program : LUST

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

SUPER SEAL & STRIPE (Continued)

EDR ID Number
 EPA ID Number

Database(s)

1000211410

Lat / Long : 34.2775019 / -1
 Local Agency Staff: EHD
 Beneficial Use : Not reported
 Priority : Not reported
 Cleanup Fund Id : Not reported
 Suspended : Not reported
 Local Case No : 89080
 Substance Quantity : Not reported
 Abatement Method Used at the Site: Not reported
 Operator : Not reported
 Water System : Not reported
 Well Name : Not reported
 Approx. Dist To Production Well (ft) : 373.1839234280494125123333075
 Assigned Name : Not reported
 W Global ID : Not reported
 Source of Cleanup Funding: State Funds
 Date the Leak was Discovered: 6/1/1989
 How the Leak was Discovered: Not reported
 How the Leak was Stopped: Not reported
 Cause of Leak: Not reported
 Leak Source: Not reported
 Date The Leak was Stopped: Not reported
 Date Confirmation Leak Began: 6/16/1989
 Preliminary Site Assessment Workplan Submitted: 6/16/1989
 Preliminary Site Assessment Began: 7/26/1989
 Pollution Characterization Began: Not reported
 Remediation Plan Submitted: Not reported
 Remedial Action Underway: Not reported
 Post Remedial Action Monitoring Began: Not reported
 Date the Case was Closed: 7/26/1989
 Enforcement Action Date: 7/3/1989
 Date Leak First Reported: 6/1/1989
 Enforcement Type: EF
 Global ID : T0611100489
 Cross Street: Not reported
 Summary :

LUST Region VN:

Facility ID: 89080
 Status: Case Closed

UST HIST:

Facility ID: 8979
 Total Tanks: 1
 Owner Address: 5459 LAFAYETTE ST.
 VENTURA, CA 93003
 Tank Used for: PRODUCT
 Tank Num: 1
 Tank Capacity: 00001800
 Type of Fuel: UNLEADED
 Leak Detection: None
 Contact Name: OWNER
 Facility Type: Other

Owner Name: SUPER SEAL & STRIPE A CORPORAT
 Region: STATE
 Container Num: 1
 Year Installed: Not reported
 Tank Construction: Not Reported
 Telephone: (805) 642-2434
 Other Type: PRIVATE USE

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

J. D. HADLEY, INC. (Continued)

EDR ID Number
 EPA ID Number

Database(s)

Contact Name: JAMES D. HADLEY, OWNER Telephone: (805) 647-3375
 Facility Type: Other Other Type: CONTRACTOR

U001579168

**Y159
 SE
 1/4-1/2
 2539 ft.**

**J.D. HADLEY
 1674 LIRIO AVE.
 SATICOY, CA**

**UST U003996655
 N/A**

Site 7 of 8 in cluster Y

**Relative:
 Lower**

UST Ventura County Active & Inactive:

**Actual:
 135 ft.**

Facility ID: D 286
 Facility Status: Inactive
 Box No: 146055
 Region: Ventura County

**Y160
 SE
 1/4-1/2
 2539 ft.**

**J.D. HADLEY INC.
 1674 LIRIO AVE
 SATICOY, CA 93003**

**LUST S102431793
 Cortese N/A**

Site 8 of 8 in cluster Y

**Relative:
 Lower**

State LUST:

**Actual:
 135 ft.**

Cross Street: Not reported
 Qty Leaked: Not reported
 Case Number: C-88131
 Reg Board: Los Angeles Region
 Chemical: Gasoline
 Lead Agency: Local Agency
 Local Agency : 56000L
 Case Type: Soil only
Status: Case Closed
 Abate Method: Excavate and Treat - remove contaminated soil and treat (includes spreading or land farming)
 Review Date: 1988-10-05 00:00:00 Confirm Leak: 1988-10-05 00:00:00
 Workplan: 1988-10-07 00:00:00 Prelim Assess: 1988-10-07 00:00:00
 Pollution Char: 1988-10-07 00:00:00 Remed Plan: 1988-10-07 00:00:00
 Remed Action: 1989-05-02 00:00:00
 Monitoring: Not reported
 Close Date: 1989-05-09 00:00:00
 Release Date: 1988-10-05 00:00:00
 Cleanup Fund Id : Not reported
 Discover Date : 1988-10-05 00:00:00
 Enforcement Dt : 1988-10-05 00:00:00
 Enf Type: EF
 Enter Date : Not reported
 Funding: State Funds
 Staff Initials: EHD
 How Discovered: Not reported
 How Stopped: Not reported
 Interim : Not reported
 Leak Cause: Not reported
 Leak Source: Not reported
 MTBE Date : Not reported
 Max MTBE GW : Not reported
 MTBE Tested: Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
 Priority: Not reported
 Local Case # : 88131
 Beneficial: Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

J.D. HADLEY INC. (Continued)

S102431793

Staff :	UNK	
GW Qualifier :	Not reported	
Max MTBE Soil :	Not reported	
Soil Qualifier :	Not reported	
Hydr Basin #:	SANTA CLARA RIVER VA	
Operator :	Not reported	
Oversight Prgm:	LUST	
Review Date :	Not reported	
Stop Date :	Not reported	
Work Suspended :	Not reported	
Responsible Party:	J.D. HADLEY INC	
RP Address:	Not reported	
Global Id:	T0611100367	
Org Name:	Not reported	
Contact Person:	Not reported	
MTBE Conc:	0	
Mtbe Fuel:	1	
Water System Name:	Not reported	
Well Name:	Not reported	
Distance To Lust:	0	
Waste Discharge Global ID:	Not reported	
Waste Disch Assigned Name:	Not reported	
Summary :	Not reported	
LUST Region 4:		
Report Date:	10/5/1988	
Lead Agency:	Local Agency	
Local Agency:	56000L	
Substance:	Gasoline	
Case Type:	Soil	
Status:	Case Closed	
Region:	4	
Staff:	UNK	
Date Case Last Changed on Database:	Not reported	
Date Leak Record Entered:	Not reported	
Historical Max MTBE Date:	Not reported	
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Hist Max MTBE Conc in Groundwater:	Not reported	
Hist Max MTBE Conc in Soil :	Not reported	
County:	Ventura	
Organization :	Not reported	
Regional Board:	04	
Owner Contact:	Not reported	
Responsible Party:	J.D. HADLEY INC	
RP Address:	Not reported	
Significant Interim Remedial Action Taken:	Not reported	
Program :	LUST	
Lat / Long :	34.2774369 / -1	
Local Agency Staff:	EHD	
Beneficial Use :	Not reported	
Priority :	Not reported	
Cleanup Fund Id :	Not reported	
Suspended :	Not reported	
Local Case No :	88131	
Substance Quantity :	Not reported	
Abatement Method Used at the Site:	Excavate and Treat	
Operator :	Not reported	

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

J.D. HADLEY INC. (Continued)

EDR ID Number
 EPA ID Number

Database(s)

S102431793

Water System :	Not reported
Well Name :	Not reported
Approx. Dist To Production Well (ft) :	409.3318652401144854318082206
Assigned Name :	Not reported
W Global ID :	Not reported
Source of Cleanup Funding:	State Funds
Date the Leak was Discovered:	10/5/1988
How the Leak was Discovered:	Not reported
How the Leak was Stopped:	Not reported
Cause of Leak:	Not reported
Leak Source:	Not reported
Date The Leak was Stopped:	Not reported
Date Confirmation Leak Began:	10/5/1988
Preliminary Site Assessment Workplan Submitted:	10/7/1988
Preliminary Site Assessment Began:	10/7/1988
Pollution Characterization Began:	10/7/1988
Remediation Plan Submitted:	10/7/1988
Remedial Action Underway:	5/2/1989
Post Remedial Action Monitoring Began:	Not reported
Date the Case was Closed:	5/9/1989
Enforcement Action Date:	10/5/1988
Date Leak First Reported:	10/5/1988
Enforcement Type:	EF
Global ID :	T0611100367
Cross Street:	Not reported
Summary :	

LUST Region VN:
 Facility ID: 88131
 Status: Case Closed

CORTESE:
 Region: CORTESE
 Fac Address 2: 1674 LIRIO AVE

**AA161
 SE
 1/4-1/2
 2550 ft.**

**ALDEZ WELDERS
 1678 LIRIO AVE
 SATICOY, CA**

**VENTURA CO. BWT S106678057
 N/A**

Site 1 of 4 in cluster AA

**Relative:
 Lower**

BWT:
 Facility ID: FA0005341
 Region: VENTURA
 Program: 4220 - BUSINESS PLAN

**Actual:
 135 ft.**

**AA162
 SE
 1/4-1/2
 2578 ft.**

**CFM BUILDERS INC
 1686 LIRIO AVE
 SATICOY, CA**

**VENTURA CO. BWT S104994236
 N/A**

Site 2 of 4 in cluster AA

**Relative:
 Lower**

BWT:
 Facility ID: FA0005370
 Region: VENTURA
 Program: 4220 - BUSINESS PLAN

**Actual:
 134 ft.**

Facility ID: FA0005370
 Region: VENTURA

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

CFM BUILDERS INC (Continued)

EDR ID Number
 EPA ID Number

Database(s)

Program: 4420 - HAZARDOUS WASTE GENERATOR

S104994236

**AA163
 SE
 1/2-1
 2662 ft.**

**1X DELTA ELECTRIC
 1776 LIRIO
 SATICOY, CA 93004**

**HAZNET S102808213
 N/A**

Site 3 of 4 in cluster AA

**Relative:
 Lower**

HAZNET:

**Actual:
 134 ft.**

Gepaid: CAD982333411
 TSD EPA ID: CAD982444481
 Gen County: Ventura
 Tsd County: San Bernardino
 Tons: .2293
 Facility Address 2: Not reported
 Waste Category: Unspecified solvent mixture Waste
 Disposal Method: Transfer Station
 Contact: D & J MANAGEMENT
 Telephone: (000) 000-0000
 Mailing Name: Not reported
 Mailing Address: SATICOY, CA 93004
 County: Ventura

Gepaid: CAD982333411
 TSD EPA ID: CAD980883177
 Gen County: Ventura
 Tsd County: Kern
 Tons: 1.3344
 Facility Address 2: Not reported
 Waste Category: Unspecified oil-containing waste
 Disposal Method: Not reported
 Contact: D & J MANAGEMENT
 Telephone: (000) 000-0000
 Mailing Name: Not reported
 Mailing Address: SATICOY, CA 93004
 County: Ventura

Gepaid: CAD982333411
 TSD EPA ID: CAT080010101
 Gen County: Ventura
 Tsd County: San Diego
 Tons: .0750
 Facility Address 2: Not reported
 Waste Category: Other inorganic solid waste
 Disposal Method: Transfer Station
 Contact: D & J MANAGEMENT
 Telephone: (000) 000-0000
 Mailing Name: Not reported
 Mailing Address: SATICOY, CA 93004
 County: Ventura

Gepaid: CAD982333411
 TSD EPA ID: CAD008252405
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: .2085
 Facility Address 2: Not reported
 Waste Category: Paint sludge
 Disposal Method: Recycler
 Contact: D & J MANAGEMENT

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

1X DELTA ELECTRIC (Continued)

EDR ID Number
EPA ID Number

Database(s)

Telephone: (000) 000-0000
Mailing Name: Not reported
Mailing Address: SATICOY, CA 93004
County: Ventura

S102808213

**AB164
ESE
1/2-1
2667 ft.**

**MIDWAY DRILLING
1651 LOS ANGELES AVE
SATICOY, CA 93004**

**LUST
VENTURA CO. BWT
SWEEPS UST**

**S106175836
N/A**

Site 1 of 4 in cluster AB

**Relative:
Lower**

LUST Region VN:
Facility ID: 04012
Status: Case Closed

**Actual:
136 ft.**

BWT:
Facility ID: FA0004913
Region: VENTURA
Program: 4420 - HAZARDOUS WASTE GENERATOR

Facility ID: FA0004913
Region: VENTURA
Program: 4220 - BUSINESS PLAN

SWEEPS:
Status : A
Comp Number : 122
Number : 9
Board Of Equalization : 44-030562
Ref Date : 09-30-92
Act Date : 09-30-92
Created Date : 02-29-88
Tank Status : A
Owner Tank Id : Not reported
Swrcb Tank Id : 56-000-000122-000001
Actv Date : Not reported
Capacity : 1499
Tank Use : UNKNOWN
Stg : P
Content : Not reported
Number Of Tanks : 1

**AB165
ESE
1/2-1
2667 ft.**

**MIDWAY DRILLING & PUMP CO
1651 LOS ANGELES AVE
VENTURA, CA 93004**

**UST U003940514
N/A**

Site 2 of 4 in cluster AB

**Relative:
Lower**

**Actual:
136 ft.**

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

AB166 **MIDWAY DRILLING & PUMP CO**
ESE **1651 LOS ANGELES AVE**
1/2-1 **SATICOY, CA 93004**
2667 ft.

HAZNET **U003778347**
 N/A

Site 3 of 4 in cluster AB

Relative:
Lower

HAZNET:

Actual:
136 ft.

Gepaid: CAL000009712
TSD EPA ID: CAT080033681
Gen County: Ventura
Tsd County: Los Angeles
Tons: .0500
Facility Address 2: Not reported
Waste Category: Other organic solids
Disposal Method: Disposal, Land Fill
Contact: MIDWAY DRILLING & PUMP COMPANY
Telephone: (000) 000-0000
Mailing Name: Not reported
Mailing Address: PO BOX 4608
 VENTURA, CA 93007 - 0608
County Ventura

Gepaid: CAL000009712
TSD EPA ID: Not reported
Gen County: Ventura
Tsd County: Los Angeles
Tons: 0.2
Facility Address 2: Not reported
Waste Category: Unspecified organic liquid mixture
Disposal Method: Recycler
Contact: LOWELL V. WITHINGTON, VP
Telephone: (805) 647-1507
Mailing Name: Not reported
Mailing Address: PO BOX 4608
 VENTURA, CA 93007 - 0608
County Not reported

Gepaid: CAL000009712
TSD EPA ID: Not reported
Gen County: Ventura
Tsd County: Los Angeles
Tons: 0.58
Facility Address 2: Not reported
Waste Category: Unspecified oil-containing waste
Disposal Method: Recycler
Contact: LOWELL V. WITHINGTON, VP
Telephone: (805) 647-1507
Mailing Name: Not reported
Mailing Address: PO BOX 4608
 VENTURA, CA 93007 - 0608
County Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

MIDWAY DRILLING & PUMP CO (Continued)

U003778347

Gepaid: CAL000009712
TSD EPA ID: CAD008252405
Gen County: Ventura
Tsd County: Los Angeles
Tons: .1668
Facility Address 2: Not reported
Waste Category: Unspecified solvent mixture Waste
Disposal Method: Recycler
Contact: MIDWAY DRILLING & PUMP COMPANY
Telephone: (000) 000-0000
Mailing Name: Not reported
Mailing Address: PO BOX 4608
VENTURA, CA 93007 - 0608
County Ventura

**AB167
ESE
1/2-1
2667 ft.**

**MIDWAY DRILLING & PUMP CO
1651 LOS ANGELES AVE
SATICOY, CA 93007**

**HAZNET U003973568
LUST N/A
UST**

Site 4 of 4 in cluster AB

**Relative:
Lower**

HAZNET:

**Actual:
136 ft.**

Gepaid: CAL000009712
TSD EPA ID: CAT080013352
Gen County: Ventura
Tsd County: Ventura
Tons: 1.04
Facility Address 2: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Contact: LOWELL V. WITHINGTON, PRES
Telephone: (805) 647-1507
Mailing Name: Not reported
Mailing Address: PO BOX 4608
VENTURA, CA 93007 - 0608
County Ventura

Gepaid: CAL000009712
TSD EPA ID: CAT080013352
Gen County: Ventura
Tsd County: Ventura
Tons: 0.5
Facility Address 2: Not reported
Waste Category: Unspecified oil-containing waste
Disposal Method: Recycler
Contact: LOWELL V. WITHINGTON, PRES
Telephone: (805) 647-1507
Mailing Name: Not reported
Mailing Address: PO BOX 4608
VENTURA, CA 93007 - 0608
County Ventura

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

MIDWAY DRILLING & PUMP CO (Continued)

U003973568

Gepaid: CAL000009712
TSD EPA ID: CAD981696420
Gen County: Ventura
Tsd County: Ventura
Tons: 1.04
Facility Address 2: Not reported
Waste Category: Unspecified oil-containing waste
Disposal Method: Recycler
Contact: LOWELL V. WITHINGTON, PRES
Telephone: (805) 647-1507
Mailing Name: Not reported
Mailing Address: PO BOX 4608
VENTURA, CA 93007 - 0608
County: Ventura

State LUST:

Cross Street: PACIFIC MILLING RD
Qty Leaked: Not reported
Case Number: C04012
Reg Board: Los Angeles Region
Chemical: Diesel
Lead Agency: Local Agency
Local Agency : 56000L
Case Type: Undefined
Status: Case Closed
Review Date: 2004-03-01 00:00:00
Workplan: Not reported
Pollution Char: Not reported
Remed Action: Not reported
Monitoring: Not reported
Close Date: 2004-09-09 00:00:00
Release Date: 2004-03-01 00:00:00
Cleanup Fund Id : Not reported
Discover Date : 2003-07-28 00:00:00
Enforcement Dt : Not reported
Enf Type: CLOS
Enter Date : Not reported
Funding: Not reported
Staff Initials: KCK
How Discovered: Tank Closure
How Stopped: Close Tank
Interim : Not reported
Leak Cause: Overfill
Leak Source: UNK
MTBE Date : Not reported
Max MTBE GW : Not reported
MTBE Tested: Not Required to be Tested.
Priority: Not reported
Local Case # : 04012
Beneficial: Not reported
Staff : UNK
GW Qualifier : Not reported
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin #: Not reported
Operator : Not reported
Oversight Prgm: LUST

Confirm Leak: 2004-03-01 00:00:00
Prelim Assess: Not reported
Remed Plan: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

MIDWAY DRILLING & PUMP CO (Continued)

U003973568

Review Date : Not reported
Stop Date : 2003-07-28 00:00:00
Work Suspended :Not reported
Responsible Party:LOWELL V. WITHINGTON
RP Address: PO BOX 4608
Global Id: T0611142756
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mtbe Fuel: 0
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported
Summary : Not reported

LUST Region 4:

Report Date: 3/1/2004
Lead Agency: Local Agency
Local Agency: 56000L
Substance: Diesel
Case Type: Undefined
Status: Leak being confirmed
Region: 4
Staff: UNK
Date Case Last Changed on Database: Not reported
Date Leak Record Entered: Not reported
Historical Max MTBE Date: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil : Not reported
County: Ventura
Organization : Not reported
Regional Board: 04
Owner Contact: Not reported
Responsible Party: LOWELL V. WITHINGTON
RP Address: PO BOX 4608
Significant Interim Remedial Action Taken: Not reported
Program : Not reported
Lat / Long : 0 / 0
Local Agency Staff: KCK
Beneficial Use : Not reported
Priority : Not reported
Cleanup Fund Id : Not reported
Suspended : Not reported
Local Case No : 04012
Substance Quantity : Not reported
Abatement Method Used at the Site: Not reported
Operator : Not reported
Water System : Not reported
Well Name : Not reported
Approx. Dist To Production Well (ft) : Not reported
Assigned Name : Not reported
W Global ID : Not reported
Source of Cleanup Funding: Not reported
Date the Leak was Discovered: 7/28/2003

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

MIDWAY DRILLING & PUMP CO (Continued)

U003973568

How the Leak was Discovered:	Tank Closure
How the Leak was Stopped:	Close Tank
Cause of Leak:	Overfill
Leak Source:	UNK
Date The Leak was Stopped:	7/28/2003
Date Confirmation Leak Began:	3/1/2004
Preliminary Site Assessment Workplan Submitted:	Not reported
Preliminary Site Assessment Began:	Not reported
Pollution Characterization Began:	Not reported
Remediation Plan Submitted:	Not reported
Remedial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	Not reported
Date the Case was Closed:	Not reported
Enforcement Action Date:	Not reported
Date Leak First Reported:	3/1/2004
Enforcement Type:	Not reported
Global ID :	T0611142756
Cross Street:	PACIFIC MILLING RD
Summary :	

State UST:

Facility ID:	056-000-000625
Region:	STATE
Local Agency:	56000

UST Ventura County Active & Inactive:

Facility ID:	D 1494
Facility Status:	Inactive
Box No:	UGTCLO25
Region:	Ventura County

AA168
SE
1/2-1
2681 ft.

HOT LINE CONSTRUCTION
1780 LIRIO ST
SATICOY, CA

VENTURA CO. BWT **S107863657**
N/A

Site 4 of 4 in cluster AA

Relative:
Lower

BWT:

Facility ID:	FA0016943
Region:	VENTURA
Program:	4220 - BUSINESS PLAN

Actual:
134 ft.

Facility ID:	FA0016943
Region:	VENTURA
Program:	4420 - HAZARDOUS WASTE GENERATOR

AC169
SE
1/2-1
2704 ft.

J.L. STANSTON CONST CO INC
1790 LIRIO
VENTURA, CA 93003

HAZNET **S103971387**
N/A

Site 1 of 14 in cluster AC

Relative:
Lower

Actual:
134 ft.

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

J.L. STANSTON CONST CO INC (Continued)

EDR ID Number
 EPA ID Number

Database(s)

S103971387

HAZNET:
 Gepaid: CAL000143655
 TSD EPA ID: CAT080013352
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: 1.5012
 Facility Address 2: Not reported
 Waste Category: Unspecified oil-containing waste
 Disposal Method: Recycler
 Contact: LYNNE STANSTON
 Telephone: (805) 898-8770
 Mailing Name: Not reported
 Mailing Address: 1216 FORTNA AVENUE
 WOODLAND, CA 95776 - 5905
 County: Ventura

**AC170
 SE
 1/2-1
 2711 ft.**

**1740 LIRIO AVE
 VENTURA, CA 93004**

**HAZNET S100217082
 CHMIRS N/A**

Site 2 of 14 in cluster AC

**Relative:
 Lower**

HAZNET:
 Gepaid: CAL000048648
 TSD EPA ID: CAD980883177
 Gen County: Santa Barbara
 Tsd County: Kern
 Tons: .1876
 Facility Address 2: Not reported
 Waste Category: Unspecified oil-containing waste
 Disposal Method: Recycler
 Contact: PROFLAME CORP
 Telephone: (000) 000-0000
 Mailing Name: Not reported
 Mailing Address: PO BOX 4745
 SATICOY, CA 93007
 County: Santa Barbara

**Actual:
 134 ft.**

CHMIRS:
 OES Control Number: 8905620
 Extent of Release: Not reported
 Property Use: Storage
 Incident Date: 05-APR-89
Date Completed: 05-APR-89
 Time Completed : 730
 Agency Id Number : 56025
 Agency Incident Number : 1519
 OES Incident Number : 8905620
 Time Notified : 532
 Surrounding Area : 600
 Estimated Temperature : 70
 Property Management : C
 More Than Two Substances Involved? : N
 Special Studies 1 : Not reported
 Special Studies 2 : Not reported
 Special Studies 3 : Not reported
 Special Studies 4 : Not reported
 Special Studies 5 : Not reported
 Special Studies 6 : Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

(Continued)

S100217082

Resp Agency Personnel # Of Decontaminated : 0
 Others Number Of Decontaminated : 0
 Others Number Of Injuries : 0
 Others Number Of Fatalities : 0
 Vehicle Make/year : Not reported
 Vehicle License Number : Not reported
 Vehicle State : Not reported
 Vehicle Id Number : Not reported
 CA/DOT/PUC/ICC Number : Not reported
 Company Name : Not reported
 Reporting Officer Name/ID : WAYNE K. BELITSKI
 Report Date : 05-APR-89
 Comments : Not reported
 Facility Telephone Number : 805 654-7750
 Waterway Involved : Not reported
 Waterway : Not reported
 Spill Site : Not reported
 Cleanup By : Not reported
 Containment : Not reported
 What Happened : Not reported
 Type : Not reported
 Other : Not reported
 Substance : Not Reported
 E Date : 08-MAY-90
 Contained : Not reported
 Site Type : Not reported
 Evacuations : Not reported
 Num Of Injuries : Not reported
 Num Of Fatalities : Not reported
 Date/Time : Not reported
 Year : 88-92
 Agency : Not reported
 BBLS : Not reported
 Cups : Not reported
 CUFT : Not reported
 Gallons : Not reported
 Grams : Not reported
 Pounds : Not reported
 Liters : Not reported
 Ounces : Not reported
 Pints : Not reported
 Quarts : Not reported
 Sheen : Not reported
 Tons : Not reported
 Unknown : Not reported
 Description : Not reported
 Incident date : Not reported
 Admin Agency : Not reported
 OES date : Not reported
 OES time : Not reported
 OES notification : Not reported
 Amount : Not reported

MAP FINDINGS

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

AC171 SE 1/2-1 2712 ft.	PRO FLAME GAS OF VENTURA 1740 LIRIO AVE SATICOY, CA	VENTURA CO. BWT	S104164802 N/A
--	--	------------------------	---------------------------------

Relative: **Lower**

Actual: **134 ft.**

Site 3 of 14 in cluster AC

BWT:

Facility ID: FA0004939
Region: VENTURA
Program: 4220 - BUSINESS PLAN

AD172 NW 1/2-1 2717 ft.	HWY 126 W AND 118 WELLS RD HWY 126 W AND 118 WELLS RD SATICOY, CA	ERNS	90465385 N/A
--	--	-------------	-------------------------------

Relative: **Higher**

Actual: **188 ft.**

Site 1 of 2 in cluster AD

[Click this hyperlink](#) while viewing on your computer to access additional ERNS detail in the EDR Site Report.

AC173 SE 1/2-1 2732 ft.	DAMAR CONSTRUCTION INC 1752 LIRIO ST SATICOY, CA 93004	VENTURA CO. BWT CLEANERS	S106570498 N/A
--	---	---	---------------------------------

Relative: **Lower**

Actual: **134 ft.**

Site 4 of 14 in cluster AC

BWT:

Facility ID: FA0009508
Region: VENTURA
Program: 4220 - BUSINESS PLAN

Facility ID: FA0009508
Region: VENTURA
Program: 4420 - HAZARDOUS WASTE GENERATOR

CA Cleaners:

Inactive Date: Not reported
EPA Id: CAL000291056
Facility Address 2 : Not reported
NAICS Code : 81149
Facility Active : Yes
Mail Name : Not reported
Mailing Address: 4773 ORTEGA ST
VENTURA, CA 93003
Owner Name : DAMOR CONSTURCTION INC
Mailing Address: 4773 ORTEGA ST
VENTURA, CA 93003
Owner Telephone : 8056548438
Contact Name : MANUEL FIGUEIREDO
Mailing Address: 1752 LIRIO ST
SATICOY, CA 93004
Contact Telephone : 8056800073
Region Code : 3
Create Date : 02/10/2005
SIC Description : Laundry and Garment Services, NEC (alteration and repair)
NAICS Description : Other Personal and Household Goods Repair and Maintenance

MAP FINDINGS

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

AC174	MD SERVICE	CLEANERS	S106167462
SE	1752 LIRIO AVE		N/A
1/2-1	VACATION, CA 93004		
2732 ft.			

Site 5 of 14 in cluster AC

Relative:	CA Cleaners:		
Lower	Inactive Date:	Not reported	
	EPA Id:	CAL000276047	
Actual:	Facility Address 2 :	Not reported	
134 ft.	NAICS Code :	81149	
	Facility Active :	Yes	
	Mail Name :	Not reported	
	Mailing Address:	1752 LIRIO AVE	
		SATICOY, CA 93004	
	Owner Name :	D & J PROPERTY MANAGEMENT	
	Mailing Address:	1752 LIRIO AVE	
		SATICOY, CA 93004	
	Owner Telephone :	8057051808	
	Contact Name :	DAN FIGUEIREDO	
	Mailing Address:	PO BOX 1258	
		TEHACHAPI, CA 93581	
	Contact Telephone :	8057051808	
	Region Code :	2	
	Create Date :	11/04/2003	
	SIC Description :	Laundry and Garment Services, NEC (alteration and repair)	
	NAICS Description :	Other Personal and Household Goods Repair and Maintenance	

AD175	HWY 126 W AND 118 WELLS RD	ERNS	90162016
NW	HWY 126 W AND 118 WELLS RD		N/A
1/2-1	SATICOY, CA		
2737 ft.			

Site 2 of 2 in cluster AD

Relative:			
Higher	Click this hyperlink while viewing on your computer to access		
	additional ERNS detail in the EDR Site Report.		
Actual:			
188 ft.			

AE176	SATICOY ELEMENTARY SCHOOL	HAZNET	S103986833
West	760 JAZMIN AVE		N/A
1/2-1	VENTURA, CA 93004		
2746 ft.			

Site 1 of 4 in cluster AE

Relative:	HAZNET:		
Higher	Gepaid:	CAC001494680	
	TSD EPA ID:	AZC950823111	
Actual:	Gen County:	Ventura	
223 ft.	Tsd County:	99	
	Tons:	1.2642	
	Facility Address 2:	Not reported	
	Waste Category:	Asbestos-containing waste	
	Disposal Method:	Not reported	
	Contact:	VENTURA UNIFIED SCHOOL DIST	
	Telephone:	(805) 641-5266	
	Mailing Name:	Not reported	
	Mailing Address:	359 S. VICTORIA AVE	
		VENTURA, CA 93003	
	County	Ventura	

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

SATICOY ELEMENTARY SCHOOL (Continued)

S103986833

Gepaid: CAC001494680
 TSD EPA ID: AZR000005454
 Gen County: Ventura
 Tsd County: 99
 Tons: .8816
 Facility Address 2: Not reported
 Waste Category: Polychlorinated biphenyls and material containing PCB's
 Disposal Method: Recycler
 Contact: VENTURA UNIFIED SCHOOL DIST
 Telephone: (805) 641-5266
 Mailing Name: Not reported
 Mailing Address: 359 S. VICTORIA AVE
 VENTURA, CA 93003
 County: Ventura

AE177
West
1/2-1
2746 ft.

SATICOY ELEMENTARY
760 JAZMIN ST.
SATICOY, CA 93004

FINDS 1008291758
110021808542

Relative:
Higher

Site 2 of 4 in cluster AE

FINDS:

Actual:
223 ft.

Other Pertinent Environmental Activity Identified at Site:
 NCES (National Center for Education Statistics) is the primary federal entity for collecting and analyzing data related to education in the United States and other nations and the institute of education sciences.

AE178
West
1/2-1
2746 ft.

VUSD-760
760 JAZMIN ST
SATICOY, CA 93003

LUST S106875522
N/A

Relative:
Higher

Site 3 of 4 in cluster AE

State LUST:

Actual:
223 ft.

Cross Street:	DARLING RD	Confirm Leak:	Not reported
Qty Leaked:	Not reported	Prelim Assess:	Not reported
Case Number	C05012	Remed Plan:	2005-11-28 00:00:00
Reg Board:	Los Angeles Region		
Chemical:	Diesel		
Lead Agency:	Local Agency		
Local Agency :	56000L		
Case Type:	Soil only		
Status:	Remedial action (cleanup) Underway		
Review Date:	Not reported		
Workplan:	Not reported		
Pollution Char:	2005-11-28 00:00:00		
Remed Action:	2006-03-17 00:00:00		
Monitoring:	Not reported		
Close Date:	Not reported		
Release Date:	2005-02-25 00:00:00		
Cleanup Fund Id :	Not reported		
Discover Date :	2004-12-21 00:00:00		
Enforcement Dt :	Not reported		
Enf Type:	LFOR		
Enter Date :	Not reported		
Funding:	LOPF		
Staff Initials:	GLT		

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

VUSD-760 (Continued)

S106875522

How Discovered: Tank Closure
 How Stopped: Close Tank
 Interim : Not reported
 Leak Cause: UNK
 Leak Source: Piping
 MTBE Date : Not reported
 Max MTBE GW : Not reported
 MTBE Tested: MTBE Detected. Site tested for MTBE & MTBE detected
 Priority: Not reported
 Local Case # : 05012
 Beneficial: Not reported
 Staff : UNK
 GW Qualifier : Not reported
 Max MTBE Soil : Not reported
 Soil Qualifier : Not reported
 Hydr Basin # : Not reported
 Operator : Not reported
 Oversight Prgm: LUST
 Review Date : Not reported
 Stop Date : Not reported
 Work Suspended : Not reported
 Responsible Party: KEITH CARY
 RP Address: 255 STANLEY AVE
 Global Id: T0611133240
 Org Name: Not reported
 Contact Person: Not reported
 MTBE Conc: 0
 Mtbe Fuel: 0
 Water System Name: Not reported
 Well Name: Not reported
 Distance To Lust: 0
 Waste Discharge Global ID: Not reported
 Waste Disch Assigned Name: Not reported
 Summary : Not reported

LUST Region VN:
 Facility ID: 05012
 Status: Remedial action (cleanup) Underway

AE179
West
1/2-1
2746 ft.

VENTURA UNIFIED SCHOOL DISTRICT
760 JAZMIN AVE
VENTURA, CA 93004

Site 4 of 4 in cluster AE

HAZNET S100947894
N/A

Relative:
Higher

Actual:
223 ft.

HAZNET:
 Gepaid: CAC001164264
 TSD EPA ID: CAT080013352
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: .1542
 Facility Address 2: Not reported
 Waste Category: Tank bottom waste
 Disposal Method: Recycler
 Contact: VENTURA UNIFIED
 Telephone: (805) 652-7235
 Mailing Name: Not reported
 Mailing Address: 120 E SANTA CLARA
 VENTURA, CA 93001

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

VENTURA UNIFIED SCHOOL DISTRICT (Continued)

EDR ID Number
 EPA ID Number

Database(s)

County Ventura

S100947894

AC180 TAXI LEASING INC
SE 1776 LIRIO AVE
1/2-1 VENTURA, CA 93004
2771 ft.

HAZNET S105092817
N/A

Site 6 of 14 in cluster AC

Relative:
Lower

HAZNET:

Actual:
133 ft.

Gepaid: CAL000213736
 TSD EPA ID: Not reported
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: 0.22
 Facility Address 2: Not reported
 Waste Category: Unspecified oil-containing waste
 Disposal Method: Recycler
 Contact: TOM ROTANELLI/GENERAL MANAGER
 Telephone: (805) 659-6915
 Mailing Name: Not reported
 Mailing Address: 1776 LIRIO AVE
 VENTURA, CA 93004
 County Not reported

Gepaid: CAL000213736
 TSD EPA ID: CAT000613893
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: .5127
 Facility Address 2: Not reported
 Waste Category: Aqueous solution with less than 10% total organic residues
 Disposal Method: Transfer Station
 Contact: YELLOW CAB OF VENTURA
 Telephone: (805) 659-6915
 Mailing Name: Not reported
 Mailing Address: 1776 LIRIO AVE
 VENTURA, CA 93004
 County Ventura

Gepaid: CAL000213736
 TSD EPA ID: CAT000613893
 Gen County: Ventura
 Tsd County: Ventura
 Tons: 0.28
 Facility Address 2: Not reported
 Waste Category: Aqueous solution with less than 10% total organic residues
 Disposal Method: Transfer Station
 Contact: TOM ROTANELLI/GEN. MAN.
 Telephone: (805) 659-6915
 Mailing Name: Not reported
 Mailing Address: 1776 LIRIO AVE
 VENTURA, CA 93004
 County Ventura

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

TAXI LEASING INC (Continued)

S105092817

Gepaid: CAL000213736
 TSD EPA ID: Not reported
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: 0.5
 Facility Address 2: Not reported
 Waste Category: Aqueous solution with less than 10% total organic residues
 Disposal Method: Transfer Station
 Contact: TOM ROTANELLI/GENERAL MANAGER
 Telephone: (805) 659-6915
 Mailing Name: Not reported
 Mailing Address: 1776 LIRIO AVE
 VENTURA, CA 93004
 County: Not reported

**AC181
 SE
 1/2-1
 2771 ft.**

**TAXI LEASING/YELLOW CAB
 20 N AVIADOR ST
 CAMARILLO, CA**

VENTURA CO. BWT

**S105511786
 N/A**

Site 7 of 14 in cluster AC

**Relative:
 Lower**

BWT:
 Facility ID: FA0006853
 Region: VENTURA
 Program: 4220 - BUSINESS PLAN

**Actual:
 133 ft.**

Facility ID: FA0006853
 Region: VENTURA
 Program: 4420 - HAZARDOUS WASTE GENERATOR

**AC182
 SE
 1/2-1
 2803 ft.**

**CABLE CRAFTERS CONSTRUCTION
 1794 LIRIO AVE
 SATICOY, CA 93004**

HAZNET

**S102230283
 N/A**

Site 8 of 14 in cluster AC

**Relative:
 Lower**

HAZNET:
 Gepaid: CAC001128208
 TSD EPA ID: CAD982444481
 Gen County: Ventura
 Tsd County: San Bernardino
 Tons: .1668
 Facility Address 2: Not reported
 Waste Category: Other organic solids
 Disposal Method: Transfer Station
 Contact: CABLE CRAFTERS CONSTRUCTION
 Telephone: (000) 000-0000
 Mailing Name: Not reported
 Mailing Address: 1794 LIRIO AVE
 SATICOY, CA 93004
 County: Ventura

**Actual:
 133 ft.**

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

CABLE CRAFTERS CONSTRUCTION (Continued)

S102230283

Gepaid: CAC002556276
 TSD EPA ID: Not reported
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: 2.52
 Facility Address 2: Not reported
 Waste Category: Unspecified solvent mixture Waste
 Disposal Method: Treatment, Tank
 Contact: JOSH ADDISON
 Telephone: (619) 318-7571
 Mailing Name: Not reported
 Mailing Address: PO BOX 232249
 ENCINITAS, CA 92023
 County: Not reported

Gepaid: CAC002556276
 TSD EPA ID: Not reported
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: 0.35
 Facility Address 2: Not reported
 Waste Category: Unspecified oil-containing waste
 Disposal Method: Recycler
 Contact: JOSH ADDISON
 Telephone: (619) 318-7571
 Mailing Name: Not reported
 Mailing Address: PO BOX 232249
 ENCINITAS, CA 92023
 County: Not reported

Gepaid: CAC002556276
 TSD EPA ID: Not reported
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: 0.20
 Facility Address 2: Not reported
 Waste Category: Off-specification, aged, or surplus organics
 Disposal Method: Recycler
 Contact: JOSH ADDISON
 Telephone: (619) 318-7571
 Mailing Name: Not reported
 Mailing Address: PO BOX 232249
 ENCINITAS, CA 92023
 County: Not reported

**AC183
 SE
 1/2-1
 2803 ft.**

**JL STANTON CONSTRUCTION
 1794 LIRIO AVE
 SATICOY, CA 93004**

**HAZNET S103972201
 N/A**

**Relative:
 Lower**

Site 9 of 14 in cluster AC

**Actual:
 133 ft.**

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

JL STANTON CONSTRUCTION (Continued)

EDR ID Number
 EPA ID Number

Database(s)

HAZNET:
 Gepaid: CAC001189344
 TSD EPA ID: CAD000088252
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: .7500
 Facility Address 2: Not reported
 Waste Category: Unspecified oil-containing waste
 Disposal Method: Transfer Station
 Contact: JL STANTON CONSTRUCTION CO
 Telephone: (000) 000-0000
 Mailing Name: Not reported
 Mailing Address: 1794 LIRIO AVE
 SATICOY, CA 93004
 County: Ventura

S103972201

**AC184
 SE
 1/2-1
 2803 ft.**

**BLACK GOLD INDUSTRIES
 1794 LIRIO ST
 SATICOY, CA 90000**

**HAZNET S103952780
 N/A**

Site 10 of 14 in cluster AC

**Relative:
 Lower**

HAZNET:
 Gepaid: CAC001224160
 TSD EPA ID: CAT080013352
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: .1251
 Facility Address 2: Not reported
 Waste Category: Unspecified oil-containing waste
 Disposal Method: Not reported
 Contact: BLACK GOLD INDUSTRIES
 Telephone: (805) 732-1368
 Mailing Name: Not reported
 Mailing Address: 6351 INDUSTRY WAY
 WESTMINSTER, CA 92683
 County: Ventura

**Actual:
 133 ft.**

**AC185
 SE
 1/2-1
 2820 ft.**

**JAY-MAR SUPERIOR
 1804 LIRIO AVE
 SATICOY, CA 93004**

**LUST S104164805
 Cortese N/A
 EMI**

Site 11 of 14 in cluster AC

**Relative:
 Lower**

State LUST:
 Cross Street: Not reported
 Qty Leaked: Not reported
 Case Number: C-87077
 Reg Board: Los Angeles Region
 Chemical: Gasoline
 Lead Agency: Local Agency
 Local Agency: 56000L
 Case Type: Soil only
Status: Case Closed
 Review Date: 1988-07-01 00:00:00
 Workplan: 1987-08-13 00:00:00
 Pollution Char: Not reported
 Remed Action: Not reported

Confirm Leak: 1988-07-01 00:00:00
 Prelim Assess: 1987-08-13 00:00:00
 Remed Plan: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

JAY-MAR SUPERIOR (Continued)

S104164805

Monitoring: Not reported
Close Date: 1991-01-11 00:00:00
Release Date: 1987-07-09 00:00:00
Cleanup Fund Id : Not reported
Discover Date : 1987-07-09 00:00:00
Enforcement Dt : 1987-07-09 00:00:00
Enf Type: EF
Enter Date : Not reported
Funding: State Funds
Staff Initials: EHD
How Discovered: Not reported
How Stopped: Not reported
Interim : Not reported
Leak Cause: Not reported
Leak Source: Not reported
MTBE Date : Not reported
Max MTBE GW : Not reported
MTBE Tested: Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
Priority: Not reported
Local Case # : 87077
Beneficial: Not reported
Staff : UNK
GW Qualifier : Not reported
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin #: SANTA CLARA RIVER VA
Operator : Not reported
Oversight Prgm: LUST
Review Date : Not reported
Stop Date : Not reported
Work Suspended :Not reported
Responsible Party:JAY MAR SUP/TRICO IN
RP Address: Not reported
Global Id: T0611100213
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mtbe Fuel: 1
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported
Summary : Not reported

LUST Region 4:

Report Date: 7/9/1987
Lead Agency: Local Agency
Local Agency: 56000L
Substance: Gasoline
Case Type: Soil
Status: Case Closed
Region: 4
Staff: UNK
Date Case Last Changed on Database: Not reported
Date Leak Record Entered: Not reported
Historical Max MTBE Date: Not reported
GW Qualifier: Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

JAY-MAR SUPERIOR (Continued)

S104164805

Soil Qualifier:	Not reported
Hist Max MTBE Conc in Groundwater:	Not reported
Hist Max MTBE Conc in Soil :	Not reported
County:	Ventura
Organization :	Not reported
Regional Board:	04
Owner Contact:	Not reported
Responsible Party:	JAY MAR SUP/TRICO IN
RP Address:	Not reported
Significant Interim Remedial Action Taken:	Not reported
Program :	LUST
Lat / Long :	34.2766179 / -1
Local Agency Staff:	EHD
Beneficial Use :	Not reported
Priority :	Not reported
Cleanup Fund Id :	Not reported
Suspended :	Not reported
Local Case No :	87077
Substance Quantity :	Not reported
Abatement Method Used at the Site:	Not reported
Operator :	Not reported
Water System :	Not reported
Well Name :	Not reported
Approx. Dist To Production Well (ft) :	795.0572087340306163203541387
Assigned Name :	Not reported
W Global ID :	Not reported
Source of Cleanup Funding:	State Funds
Date the Leak was Discovered:	7/9/1987
How the Leak was Discovered:	Not reported
How the Leak was Stopped:	Not reported
Cause of Leak:	Not reported
Leak Source:	Not reported
Date The Leak was Stopped:	Not reported
Date Confirmation Leak Began:	7/1/1988
Preliminary Site Assessment Workplan Submitted:	7/10/1987
Preliminary Site Assessment Began:	8/13/1987
Pollution Characterization Began:	Not reported
Remediation Plan Submitted:	Not reported
Remedial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	Not reported
Date the Case was Closed:	1/11/1991
Enforcement Action Date:	7/9/1987
Date Leak First Reported:	7/9/1987
Enforcement Type:	EF
Global ID :	T0611100213
Cross Street:	Not reported
Summary :	

LUST Region VN:
 Facility ID: 87077
 Status: Case Closed

CORTESE:
 Region: CORTESE
 Fac Address 2: 1804 LIRIO AVE

EMISSIONS :
 Year : 1987
 Facility ID : 1372

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

JAY-MAR SUPERIOR (Continued)

S104164805

Air District Code : VEN
 SIC Code : 1799
 Air Basin : SCC
 Air District Name : VENTURA COUNTY APCD
 Community Health Air Pollution Info System : Not reported
 Consolidated Emission Reporting Rule : Not reported
 County Code : 56
 County ID : 56
 Total Organic Hydrocarbon Gases Tons/Yr: 3
 Reactive Organic Gases Tons/Yr: 3
 Carbon Monoxide Emissions Tons/Yr: 1
 NOX - Oxides of Nitrogen Tons/Yr: 7
 SOX - Oxides of Sulphur Tons/Yr: 0
 Particulate Matter Tons/Yr : 1
 Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

**AC186
 SE
 1/2-1
 2820 ft.**

**TRICO INDUSTRIES, INC.
 1804 LIRIO AVE.
 SATICOY, CA 93004**

**HIST UST U001579185
 N/A**

Site 12 of 14 in cluster AC

**Relative:
 Lower**

UST HIST:

**Actual:
 133 ft.**

Facility ID: 4209
 Total Tanks: 3
 Owner Address: 15707 S. MAIN ST.
 GARDENA, CA 90247
 Tank Used for: PRODUCT
 Tank Num: 1
 Tank Capacity: 00002000
 Type of Fuel: REGULAR
 Leak Detection: Stock Inventor
 Contact Name: JERRY LEWELLYN
 Facility Type: Other

Owner Name: TRICO INDUSTRIES, INC.
 Region: STATE

Container Num: 1
 Year Installed: 1981
 Tank Construction: Not Reported

Telephone: (805) 647-4166
 Other Type: CONSTRUCTION

Facility ID: 4209
 Total Tanks: 3
 Owner Address: 15707 S. MAIN ST.
 GARDENA, CA 90247
 Tank Used for: PRODUCT
 Tank Num: 2
 Tank Capacity: 00001000
 Type of Fuel: REGULAR
 Leak Detection: Stock Inventor
 Contact Name: JERRY LEWELLYN
 Facility Type: Other

Owner Name: TRICO INDUSTRIES, INC.
 Region: STATE

Container Num: 2
 Year Installed: Not reported
 Tank Construction: Not Reported

Telephone: (805) 647-4166
 Other Type: CONSTRUCTION

Facility ID: 4209
 Total Tanks: 3
 Owner Address: 15707 S. MAIN ST.
 GARDENA, CA 90247
 Tank Used for: PRODUCT
 Tank Num: 3
 Tank Capacity: 00000500
 Type of Fuel: DIESEL
 Leak Detection: Stock Inventor
 Contact Name: JERRY LEWELLYN
 Facility Type: Other

Owner Name: TRICO INDUSTRIES, INC.
 Region: STATE

Container Num: 3
 Year Installed: Not reported
 Tank Construction: Not Reported

Telephone: (805) 647-4166
 Other Type: CONSTRUCTION

MAP FINDINGS

Map ID	Direction	Distance	Distance (ft.)	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
AC187	SE	1/2-1	2820 ft.		SHUMATE'S SANDBLASTING & PAINTING 1804 LIRIO ST VENTURA, CA Site 13 of 14 in cluster AC	VENTURA CO. BWT	S106198607	N/A
	Relative: Lower				BWT: Facility ID: FA0006192 Region: VENTURA Program: 4420 - HAZARDOUS WASTE GENERATOR Facility ID: FA0006192 Region: VENTURA Program: 4220 - BUSINESS PLAN			
	Actual: 133 ft.							
AC188	SE	1/2-1	2820 ft.		JAY MAR INDUSTRIES 1804 LIRIO AVE. SATICOY, CA Site 14 of 14 in cluster AC	UST	U002169237	N/A
	Relative: Lower				UST Ventura County Active & Inactive: Facility ID: D 287 Facility Status: Inactive Box No: 146055 Region: Ventura County			
	Actual: 133 ft.							
AF189	ESE	1/2-1	2856 ft.		SO CAL EDISON 1691 LOS ANGELES AVE SATICOY, CA Site 1 of 5 in cluster AF	VENTURA CO. BWT	S107863675	N/A
	Relative: Lower				BWT: Facility ID: FA0017209 Region: VENTURA Program: 4220 - BUSINESS PLAN Facility ID: FA0017209 Region: VENTURA Program: 4420 - HAZARDOUS WASTE GENERATOR			
	Actual: 134 ft.							
AF190	ESE	1/2-1	2888 ft.		A 1 BODY SHOP 1691 LOS ANGELES AVE SATICOY, CA 93004 Site 2 of 5 in cluster AF	RCRA-SQG FINDS HAZNET	1000105023 CAD982516551	
	Relative: Lower							
	Actual: 134 ft.							

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

A 1 BODY SHOP (Continued)

EDR ID Number
EPA ID Number

Database(s)

1000105023

RCRAInfo:

Owner: MARK A POOLE
(415) 555-1212
EPA ID: CAD982516551
Contact: ENVIRONMENTAL MANAGER
(805) 659-1817

Classification: Small Quantity Generator
TSDF Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:

The NEI (National Emissions Inventory) database contains information on stationary and mobile sources that emit criteria air pollutants and their precursors, as well as hazardous air pollutants (HAPs).

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

HAZNET:

Gepaid: CAD982516551
TSD EPA ID: Not reported
Gen County: Ventura
Tsd County: Los Angeles
Tons: 1.00
Facility Address 2: Not reported
Waste Category: Unspecified solvent mixture Waste
Disposal Method: Recycler
Contact: CARLOTTA POOLE/CFO
Telephone: (805) 659-1817
Mailing Name: Not reported
Mailing Address: PO BOX 4716
VENTURA, CA 93007

County: Not reported

Gepaid: CAD982516551
TSD EPA ID: CAD008252405
Gen County: Ventura
Tsd County: Los Angeles
Tons: 1.48
Facility Address 2: Not reported
Waste Category: Unspecified solvent mixture Waste
Disposal Method: Recycler
Contact: MARK POOLE - PRESIDENT
Telephone: (805) 659-1817
Mailing Name: Not reported
Mailing Address: PO BOX 4716
VENTURA, CA 93007

County: Ventura

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

A 1 BODY SHOP (Continued)

1000105023

Gepaid: CAD982516551
TSD EPA ID: CAD008252405
Gen County: Ventura
Tsd County: Ventura
Tons: 0.04
Facility Address 2: Not reported
Waste Category: Unspecified solvent mixture Waste
Disposal Method: Not reported
Contact: CARLOTTA POOLE/CFO
Telephone: (805) 659-1817
Mailing Name: Not reported
Mailing Address: PO BOX 4716
VENTURA, CA 93007

County Ventura

Gepaid: CAD982516551
TSD EPA ID: CAD980883177
Gen County: Ventura
Tsd County: Kern
Tons: .2919
Facility Address 2: Not reported
Waste Category: Unspecified oil-containing waste
Disposal Method: Not reported
Contact: MARK POOLE - PRESIDENT
Telephone: (805) 659-1817
Mailing Name: Not reported
Mailing Address: PO BOX 4716
VENTURA, CA 93007

County Ventura

Gepaid: CAD982516551
TSD EPA ID: CAT080013352
Gen County: Ventura
Tsd County: Los Angeles
Tons: .6672
Facility Address 2: Not reported
Waste Category: Unspecified oil-containing waste
Disposal Method: Recycler
Contact: MARK POOLE - PRESIDENT
Telephone: (805) 659-1817
Mailing Name: Not reported
Mailing Address: PO BOX 4716
VENTURA, CA 93007

County Ventura

[Click this hyperlink](#) while viewing on your computer to access 5 additional CA HAZNET record(s) in the EDR Site Report.

AF191 TIDWELL EXCAVATION ACQUISITION CO INC
ESE 1691 LOS ANGELES AVE
1/2-1 SATICOY, CA 93004
2888 ft.

HAZNET S103366430
N/A

Relative:
Lower

Site 3 of 5 in cluster AF

Actual:
134 ft.

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

TIDWELL EXCAVATION ACQUISITION CO INC (Continued)

S103366430

HAZNET:

Gepaid: CAC001108680
TSD EPA ID: CAT080013352
Gen County: Ventura
Tsd County: Los Angeles
Tons: .8757
Facility Address 2: Not reported
Waste Category: Unspecified oil-containing waste
Disposal Method: Recycler
Contact: DUANE & RUTH TIDWELL
Telephone: (805) 647-4707
Mailing Name: Not reported
Mailing Address: 1895 LIRIO AVE
SATICOY, CA 93004
County: Ventura
Gepaid: CAL000190558
TSD EPA ID: Not reported
Gen County: Ventura
Tsd County: Orange
Tons: 0.12
Facility Address 2: Not reported
Waste Category: Liquids with halogenated organic compounds > 1000 mg/l
Disposal Method: Transfer Station
Contact: RUTH TIDWELL PRESIDENT
Telephone: (805) 647-4707
Mailing Name: Not reported
Mailing Address: 417 AVENIDA VALENCIA
CAMARILLO, CA 93012
County: Not reported
Gepaid: CAL000190558
TSD EPA ID: CAT000613976
Gen County: Ventura
Tsd County: Orange
Tons: .0708
Facility Address 2: Not reported
Waste Category: Liquids with halogenated organic compounds > 1000 mg/l
Disposal Method: Transfer Station
Contact: TIDWELL EXCAVATING INC
Telephone: (000) 000-0000
Mailing Name: Not reported
Mailing Address: 1691 LOS ANGELES AVE
SATICOY, CA 93004
County: Ventura
Gepaid: CAL000231270
TSD EPA ID: CAT000613976
Gen County: Ventura
Tsd County: Ventura
Tons: 0.23
Facility Address 2: Not reported
Waste Category: Liquids with halogenated organic compounds > 1000 mg/l
Disposal Method: Transfer Station
Contact: RICHARD BENNETT/CONTROLLER
Telephone: (805) 647-4707
Mailing Name: Not reported
Mailing Address: 1691 LOS ANGELES AVE

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

TIDWELL EXCAVATION ACQUISITION CO INC (Continued)

S103366430

SATICOY, CA 93004
 County Ventura
 Gepaid: CAL000190558
 TSD EPA ID: Not reported
 Gen County: Ventura
 Tsd County: Orange
 Tons: 0.16
 Facility Address 2: Not reported
 Waste Category: Liquids with halogenated organic compounds > 1000 mg/l
 Disposal Method: Transfer Station
 Contact: RUTH TIDWELL PRESIDENT
 Telephone: (805) 647-4707
 Mailing Name: Not reported
 Mailing Address: 417 AVENIDA VALENCIA
 CAMARILLO, CA 93012
 County Not reported

AF192 A-1 BODY SHOP
ESE 1691 LOS ANGELES AVE.
1/2-1 SATICOY, CA 93004
2888 ft.

EMI S105936296
N/A

Site 4 of 5 in cluster AF

**Relative:
 Lower**

EMISSIONS :
 Year : 1997
 Facility ID : 207
 Air District Code : VEN
 SIC Code : 7532
 Air Basin : SCC
 Air District Name : VENTURA COUNTY APCD
 Community Health Air Pollution Info System : Not reported
 Consolidated Emission Reporting Rule : Not reported
 County Code : 56
 County ID : 56
 Total Organic Hydrocarbon Gases Tons/Yr: 4
 Reactive Organic Gases Tons/Yr: 3
 Carbon Monoxide Emissions Tons/Yr: 0
 NOX - Oxides of Nitrogen Tons/Yr: 0
 SOX - Oxides of Sulphur Tons/Yr: 0
 Particulate Matter Tons/Yr : 0
 Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

**Actual:
 134 ft.**

Year : 1998
 Facility ID : 207
 Air District Code : VEN
 SIC Code : 7532
 Air Basin : SCC
 Air District Name : VENTURA COUNTY APCD
 Community Health Air Pollution Info System : Not reported
 Consolidated Emission Reporting Rule : Not reported
 County Code : 56
 County ID : 56
 Total Organic Hydrocarbon Gases Tons/Yr: 4
 Reactive Organic Gases Tons/Yr: 3
 Carbon Monoxide Emissions Tons/Yr: 0
 NOX - Oxides of Nitrogen Tons/Yr: 0
 SOX - Oxides of Sulphur Tons/Yr: 0
 Particulate Matter Tons/Yr : 0

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

A-1 BODY SHOP (Continued)

S105936296

Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 1999
Facility ID : 207
Air District Code : VEN
SIC Code : 7532
Air Basin : SCC
Air District Name : VENTURA COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 56
County ID : 56
Total Organic Hydrocarbon Gases Tons/Yr: 4
Reactive Organic Gases Tons/Yr: 3
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0

Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 2000
Facility ID : 207
Air District Code : VEN
SIC Code : 7532
Air Basin : SCC
Air District Name : VENTURA COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 56
County ID : 56
Total Organic Hydrocarbon Gases Tons/Yr: 3
Reactive Organic Gases Tons/Yr: 2
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0

Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 2001
Facility ID : 207
Air District Code : VEN
SIC Code : 7532
Air Basin : SCC
Air District Name : VENTURA COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 56
County ID : 56
Total Organic Hydrocarbon Gases Tons/Yr: 3
Reactive Organic Gases Tons/Yr: 2
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0

Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 2002

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

A-1 BODY SHOP (Continued)

S105936296

Facility ID : 207
Air District Code : VEN
SIC Code : 7532
Air Basin : SCC
Air District Name : VENTURA COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 56
County ID : 56
Total Organic Hydrocarbon Gases Tons/Yr: 3
Reactive Organic Gases Tons/Yr: 2
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 2003
Facility ID : 207
Air District Code : VEN
SIC Code : 7532
Air Basin : SCC
Air District Name : VENTURA COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 56
County ID : 56
Total Organic Hydrocarbon Gases Tons/Yr: 3
Reactive Organic Gases Tons/Yr: 2
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

Year : 2004
Facility ID : 207
Air District Code : VEN
SIC Code : 7532
Air Basin : SCC
Air District Name : VENTURA COUNTY APCD
Community Health Air Pollution Info System : Not reported
Consolidated Emission Reporting Rule : Not reported
County Code : 56
County ID : 56
Total Organic Hydrocarbon Gases Tons/Yr: 2.6
Reactive Organic Gases Tons/Yr: 2.3
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr : 0
Part. Matter 10 Micrometers and Smaller Tons/Yr : 0

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

AF193
ESE
1/2-1
2888 ft.

TIDWELL EXCAVATING
1691 LOS ANGELES AVE
VENTURA, CA 93004

HAZNET
UST
VENTURA CO. BWT

U003778498
N/A

Site 5 of 5 in cluster AF

Relative:
Lower

HAZNET:

Actual:
134 ft.

Gepaid: CAL000231270
 TSD EPA ID: Not reported
 Gen County: Ventura
 Tsd County: Orange
 Tons: 0.09
 Facility Address 2: Not reported
 Waste Category: Liquids with halogenated organic compounds > 1000 mg/l
 Disposal Method: Transfer Station
 Contact: RICHARD BENNETT/CONTROLLER
 Telephone: (805) 647-4707
 Mailing Name: Not reported
 Mailing Address: 1691 LOS ANGELES AVE
 SATICOY, CA 93004
 County: Not reported

State UST:

Facility ID: 056-000-004419
 Region: STATE
 Local Agency: 56000

BWT:

Facility ID: FA0006622
 Region: VENTURA
 Program: 4220 - BUSINESS PLAN

 Facility ID: FA0006622
 Region: VENTURA
 Program: 4420 - HAZARDOUS WASTE GENERATOR

 Facility ID: FA0006622
 Region: VENTURA
 Program: 4105 - CUPA UNDERGROUND TANKS

AG194
SE
1/2-1
2967 ft.

TIDWELL EXCAVATING
1895 LIRIO AVE
SATICOY, CA 93004

LUST
SWEEPS UST

S106716343
N/A

Site 1 of 8 in cluster AG

Relative:
Lower

State LUST:

Actual:
131 ft.

Cross Street: NARDO ST
 Qty Leaked: Not reported
 Case Number: C01029
 Reg Board: Los Angeles Region
 Chemical: Diesel
 Lead Agency: Local Agency
 Local Agency: 56000L
 Case Type: Undefined
Status: Case Closed
 Review Date: Not reported
 Workplan: Not reported
 Pollution Char: Not reported
 Remed Action: Not reported
 Monitoring: Not reported
 Close Date: 2002-03-18 00:00:00

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

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

TIDWELL EXCAVATING (Continued)

S106716343

Release Date: 2001-10-01 00:00:00
Cleanup Fund Id : Not reported
Discover Date : 2001-08-23 00:00:00
Enforcement Dt : Not reported
Enf Type: CLOS
Enter Date : Not reported
Funding: LOPF
Staff Initials: DJE
How Discovered: Tank Closure
How Stopped: Close Tank
Interim : Not reported
Leak Cause: UNK
Leak Source: UNK
MTBE Date : Not reported
Max MTBE GW : Not reported
MTBE Tested: Not Required to be Tested.
Priority: Not reported
Local Case # : 01029
Beneficial: Not reported
Staff : UNK
GW Qualifier : Not reported
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin #: Not reported
Operator : Not reported
Oversight Prgm: LUST
Review Date : Not reported
Stop Date : Not reported
Work Suspended :Not reported
Responsible Party:ROBERT HILSDORE
RP Address: PO BOX 4029
Global Id: T0611110472
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mtbe Fuel: 0
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported
Summary : Not reported

LUST Region VN:

Facility ID: 01029
Status: Case Closed

SWEEPS:

Status : A
Comp Number : 633
Number : 9
Board Of Equalization : 44-030667
Ref Date : 09-30-92
Act Date : 09-30-92
Created Date : 02-29-88
Tank Status : A
Owner Tank Id : Not reported
Swrcb Tank Id : 56-000-000633-000001

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

TIDWELL EXCAVATING (Continued)

S106716343

Actv Date : Not reported
Capacity : 10000
Tank Use : UNKNOWN
Stg : P
Content : Not reported
Number Of Tanks : 2

Status : A
Comp Number : 633
Number : 9
Board Of Equalization : 44-030667
Ref Date : 09-30-92
Act Date : 09-30-92
Created Date : 02-29-88
Tank Status : A
Owner Tank Id : Not reported
Swrcb Tank Id : 56-000-000633-000002
Actv Date : Not reported
Capacity : 4000
Tank Use : UNKNOWN
Stg : P
Content : Not reported
Number Of Tanks : Not reported

**AG195
SE
1/2-1
2967 ft.**

**HARRISON & BROS
1895 LIRIO ST
SATICOY, CA**

**UST U003933249
N/A**

Site 2 of 8 in cluster AG

**Relative:
Lower**

UST Ventura County Active & Inactive:
Facility ID: D 1441
Facility Status: Inactive
Box No: S-018484
Region: Ventura County

**Actual:
131 ft.**

**AG196
SE
1/2-1
2967 ft.**

**TIDWELL EXCAVATING INC
1895 LIRIO AVE
VENTURA, CA 93004**

**UST U003778354
N/A**

Site 3 of 8 in cluster AG

**Relative:
Lower**

State UST:
Facility ID: 056-000-000783
Region: STATE
Local Agency: 56000

Facility ID: 056-000-004918
Region: STATE
Local Agency: 56000

**Actual:
131 ft.**

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

AG197
SE
1/2-1
2986 ft.

PETOSEED CO. INC.
1905 LIRIO AVE
SATICOY, CA 93004

VENTURA CO. BWT
SWEEPS UST

S106915780
N/A

Site 4 of 8 in cluster AG

Relative:
Lower

BWT:

Facility ID: FA0007022
 Region: VENTURA
 Program: 4220 - BUSINESS PLAN

Actual:
131 ft.

Facility ID: FA0007022
 Region: VENTURA
 Program: 4420 - HAZARDOUS WASTE GENERATOR

SWEEPS:

Status : A
 Comp Number : 524
 Number : 9
 Board Of Equalization : 44-030643
 Ref Date : 09-30-92
 Act Date : 09-30-92
 Created Date : 02-29-88
 Tank Status : A
 Owner Tank Id : Not reported
 Swrcb Tank Id : 56-000-000524-000001
 Actv Date : Not reported
 Capacity : 250
 Tank Use : UNKNOWN
 Stg : P
 Content : Not reported
 Number Of Tanks : 1

AG198
SE
1/2-1
2986 ft.

OLD GAS STATION
1905 LIRIO
SATICOY, CA 93004

Cortese **1000342243**
N/A

Site 5 of 8 in cluster AG

Relative:
Lower

CORTESE:

Region: CORTESE
 Fac Address 2: Not reported

Actual:
131 ft.

AG199
SE
1/2-1
2986 ft.

PETOSEED COMPANY, INC.
1905 LIRIO AVE.
SATICOY, CA

UST **U003913134**
N/A

Site 6 of 8 in cluster AG

Relative:
Lower

UST Ventura County Active & Inactive:

Facility ID: D 1459
 Facility Status: Inactive
 Box No: S-018408
 Region: Ventura County

Actual:
131 ft.

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

AG200
SE
1/2-1
2986 ft.

SEMINIS VEGETABLE SEEDS INC
1905 LIRIO ST
SATICOY, CA 93007

HAZNET

S103638408
N/A

Site 7 of 8 in cluster AG

Relative:
Lower

HAZNET:

Actual:
131 ft.

Gepaid:	CAD982337149
TSD EPA ID:	CAT000646117
Gen County:	Ventura
Tsd County:	Kings
Tons:	2.6975
Facility Address 2:	Not reported
Waste Category:	Pesticides and other waste associated with pesticide production
Disposal Method:	Disposal, Land Fill
Contact:	SEMINIS INC
Telephone:	(805) 647-1188
Mailing Name:	Not reported
Mailing Address:	PO BOX 4206
	VENTURA, CA 93007 - 4206
County	Ventura
Gepaid:	CAD982337149
TSD EPA ID:	CAT000646117
Gen County:	Ventura
Tsd County:	Kings
Tons:	4.0000
Facility Address 2:	Not reported
Waste Category:	Other inorganic solid waste
Disposal Method:	Disposal, Land Fill
Contact:	SEMINIS INC
Telephone:	(805) 647-1188
Mailing Name:	Not reported
Mailing Address:	PO BOX 4206
	VENTURA, CA 93007 - 4206
County	Ventura
Gepaid:	CAD982337149
TSD EPA ID:	CAT080033681
Gen County:	Ventura
Tsd County:	Los Angeles
Tons:	.6000
Facility Address 2:	Not reported
Waste Category:	Other organic solids
Disposal Method:	Disposal, Other
Contact:	SEMINIS INC
Telephone:	(805) 647-1188
Mailing Name:	Not reported
Mailing Address:	PO BOX 4206
	VENTURA, CA 93007 - 4206
County	Ventura

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

SEMINIS VEGETABLE SEEDS INC (Continued)

S103638408

Gepaid: CAD982337149
 TSD EPA ID: CAT080033681
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: .8340
 Facility Address 2: Not reported
 Waste Category: Aqueous solution with less than 10% total organic residues
 Disposal Method: Recycler
 Contact: SEMINIS INC
 Telephone: (805) 647-1188
 Mailing Name: Not reported
 Mailing Address: PO BOX 4206
 VENTURA, CA 93007 - 4206

County Ventura

Gepaid: CAD982337149
 TSD EPA ID: CAD000088252
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: .1000
 Facility Address 2: Not reported
 Waste Category: Other organic solids
 Disposal Method: Not reported
 Contact: SEMINIS INC
 Telephone: (805) 647-1188
 Mailing Name: Not reported
 Mailing Address: PO BOX 4206
 VENTURA, CA 93007 - 4206

County Ventura

[Click this hyperlink](#) while viewing on your computer to access
 34 additional CA HAZNET record(s) in the EDR Site Report.

AG201 **JDML INC DBA STANDARD INDUSTRIES**
SE **1905 LIRIO AVE**
1/2-1 **VENTURA, CA 93004**
2986 ft.

HAZNET **S105861529**
SWRCY **N/A**

Site 8 of 8 in cluster AG

Relative:
Lower

HAZNET:
 Gepaid: CAL000235949
 TSD EPA ID: CAT080013352
 Gen County: Ventura
 Tsd County: Ventura
 Tons: 14.94
 Facility Address 2: Not reported
 Waste Category: Unspecified oil-containing waste
 Disposal Method: Recycler
 Contact: MARTY BERKOWITZ- SAFETY MGR
 Telephone: (805) 643-6669
 Mailing Name: Not reported
 Mailing Address: 1905 LIRIO AVE
 VENTURA, CA 93004
 County Ventura

Actual:
131 ft.

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

JDML INC DBA STANDARD INDUSTRIES (Continued)

S105861529

Gepaid: CAL000235949
 TSD EPA ID: CAT080033681
 Gen County: Ventura
 Tsd County: Ventura
 Tons: 0.6
 Facility Address 2: Not reported
 Waste Category: Unspecified oil-containing waste
 Disposal Method: Recycler
 Contact: MARTY BERKOWITZ- SAFETY MGR
 Telephone: (805) 643-6669
 Mailing Name: Not reported
 Mailing Address: 1905 LIRIO AVE
 VENTURA, CA 93004
 County: Ventura

CA SWRCY

Certification Status : O
 Facility Phone Number : (805) 643-6669
 Whether The Facility Is Grandfathered : Not reported
 Convenience Zone Where Facility Located : 0
 Convenience Zone Where Facility Located 2 : 0
 Convenience Zone Where Facility Located 3 : 0
 Convenience Zone Where Facility Located 4 : 0
 Convenience Zone Where Facility Located 5 : 0
 Convenience Zone Where Facility Located 6 : 0
 Convenience Zone Where Facility Located 7 : 0
 Aluminum Beverage Containers Redeemed : AL
 Glass Beverage Containers Redeemed : GL
 Plastic Beverage Containers Redeemed : PL
 Other mat beverage containers redeemed : Not Accepted
 Refillable Beverage Containers Redeemed : Not Accepted
 Date facility became certified : 01/22/02
 Date facility began operating (no date indicates never operational) : 03/22/02
 Date facility ceased operating (no date indicates still operating) : / /

**202
 NNW
 1/2-1
 3233 ft.**

**11190 CITRUS AVENUE
 VENTURA, CA 93004**

**CHMIRS S100221227
 N/A**

**Relative:
 Higher**

CHMIRS:
 OES Control Number: 9099207
 Extent of Release: Not reported
 Property Use: County/City Road
 Incident Date: 17-MAY-90
Date Completed: 18-MAY-90
 Time Completed : 30
 Agency Id Number : 56712
 Agency Incident Number : 90060
 OES Incident Number : 9099207
 Time Notified : 2145
 Surrounding Area : 400
 Estimated Temperature : 58
 Property Management : C
 More Than Two Substances Involved? : N
 Special Studies 1 : Not reported
 Special Studies 2 : Not reported
 Special Studies 3 : Not reported
 Special Studies 4 : Not reported

**Actual:
 186 ft.**

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

(Continued)

S100221227

Special Studies 5 :	Not reported
Special Studies 6 :	Not reported
Resp Agncy Personel # Of Decontaminated :	0
Others Number Of Decontaminated :	0
Others Number Of Injuries :	0
Others Number Of Fatalities :	0
Vehicle Make/year :	Not reported
Vehicle License Number :	Not reported
Vehicle State :	Not reported
Vehicle Id Number :	Not reported
CA/DOT/PUC/ICC Number :	Not reported
Company Name :	Not reported
Reporting Officer Name/ID :	DAWN M. CHASE #10994
Report Date :	21-MAY-90
Comments :	No
Facility Telephone Number :	805 654-2813
Waterway Involved :	Not reported
Waterway :	Not reported
Spill Site :	Not reported
Cleanup By :	Not reported
Containment :	Not reported
What Happened :	Not reported
Type :	Not reported
Other :	Not reported
Substance :	Not Reported
E Date :	15-MAY-91
Contained :	Not reported
Site Type :	Not reported
Evacuations :	Not reported
Num Of Injuries :	Not reported
Num Of Fatalities :	Not reported
Date/Time :	Not reported
Year :	88-92
Agency :	Not reported
BBLS :	Not reported
Cups :	Not reported
CUFT :	Not reported
Gallons :	Not reported
Grams :	Not reported
Pounds :	Not reported
Liters :	Not reported
Ounces :	Not reported
Pints :	Not reported
Quarts :	Not reported
Sheen :	Not reported
Tons :	Not reported
Unknown :	Not reported
Description :	Not reported
Incident date :	Not reported
Admin Agency :	Not reported
OES date :	Not reported
OES time :	Not reported
OES notification :	Not reported
Amount :	Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

EDR ID Number
 EPA ID Number

VENTURA SERVICE STATION (Continued)

S107145588

Telephone: (805) 647-2368
 Mailing Name: Not reported
 Mailing Address: 11105 CITRUS DR
 VENTURA, CA 93004 - 1338
 County: Ventura

AH206 NW 1/2-1 3513 ft.
U S POSTAL SERVICE/SATICOY STATION
11043 CITRUS DR
SATICOY, CA 93004

HAZNET S103622863
N/A

Site 1 of 9 in cluster AH

Relative: Higher

HAZNET:
 Gepaid: CAC000770776
 TSD EPA ID: CAD009007626
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: 29.4980
 Facility Address 2: Not reported
 Waste Category: Asbestos-containing waste
 Disposal Method: Disposal, Land Fill
 Contact: U S POSTAL SERVICE
 Telephone: (805) 294-6542
 Mailing Name: Not reported
 Mailing Address: 28201 FRANKLIN PKWY
 SANTA CLARITA, CA 91383
 County: Ventura

AH207 NW 1/2-1 3526 ft.
CHEVRON #9-3096
11008 CITRUS DR.
VENTURA, CA 93004

LUST S105693003
N/A

Site 2 of 9 in cluster AH

Relative: Higher

Actual: 196 ft.

State LUST:
 Cross Street: WELLS RD.
 Qty Leaked: Not reported
 Case Number: C95104
 Reg Board: Los Angeles Region
 Chemical: Gasoline
 Lead Agency: Local Agency
 Local Agency: 56000L
 Case Type: Other ground water affected
Status: Post remedial action monitoring
 Review Date: Not reported
 Workplan: Not reported
 Pollution Char: 2003-08-15 00:00:00
 Remed Action: 2003-11-14 00:00:00
 Monitoring: 2005-08-02 00:00:00
 Close Date: Not reported
 Release Date: 1994-03-01 00:00:00
 Cleanup Fund Id: Not reported
 Discover Date: 1985-09-04 00:00:00
 Enforcement Dt: Not reported
 Enf Type: TC
 Enter Date: Not reported
 Funding: Not reported
 Staff Initials: MMC

Confirm Leak: Not reported
 Prelim Assess: Not reported
 Remed Plan: 2003-08-15 00:00:00

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

CHEVRON #9-3096 (Continued)

S105693003

How Discovered: Tank Closure
How Stopped: Close Tank
Interim : Not reported
Leak Cause: UNK
Leak Source: UNK
MTBE Date : Not reported
Max MTBE GW : Not reported
MTBE Tested: MTBE Detected. Site tested for MTBE & MTBE detected
Priority: Not reported
Local Case # : 95104
Beneficial: Not reported
Staff : UNK
GW Qualifier : Not reported
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin #: SANTA CLARA RIVER VA
Operator : Not reported
Oversight Prgm: LUST
Review Date : Not reported
Stop Date : 1985-09-04 00:00:00
Work Suspended :Not reported
Responsible Party:CHEVRON
RP Address: 575 MARKET,SAN FRANCISCO,CA 94105
Global Id: T0611118532
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mtb Fuel: 1
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported
Summary : Not reported

LUST Region 4:

Report Date: 3/1/1994
Lead Agency: Local Agency
Local Agency: 56000L
Substance: Gasoline
Case Type: Undefined
Status: Remedial action (cleanup) Underway
Region: 4
Staff: UNK
Date Case Last Changed on Database: Not reported
Date Leak Record Entered: Not reported
Historical Max MTBE Date: 5/5/2003
GW Qualifier: =
Soil Qualifier: Not reported
Hist Max MTBE Conc in Groundwater: 2400
Hist Max MTBE Conc in Soil : Not reported
County: Ventura
Organization : Not reported
Regional Board: 04
Owner Contact: Not reported
Responsible Party: CHEVRON
RP Address: 575 MARKET,SAN FRANCISCO,CA 94105
Significant Interim Remedial Action Taken: Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

CHEVRON #9-3096 (Continued)

EDR ID Number
 EPA ID Number

Database(s)

S105693003

Program :	LUST
Lat / Long :	34.29141039 / -1
Local Agency Staff:	EKO
Beneficial Use :	MUN
Priority :	Not reported
Cleanup Fund Id :	Not reported
Suspended :	Not reported
Local Case No :	95104
Substance Quantity :	Not reported
Abatement Method Used at the Site:	Not reported
Operator :	Not reported
Water System :	Not reported
Well Name :	Not reported
Approx. Dist To Production Well (ft) :	3252.5325101183998969776669514
Assigned Name :	Not reported
W Global ID :	Not reported
Source of Cleanup Funding:	Not reported
Date the Leak was Discovered:	9/4/1985
How the Leak was Discovered:	Tank Closure
How the Leak was Stopped:	Close Tank
Cause of Leak:	UNK
Leak Source:	UNK
Date The Leak was Stopped:	9/4/1985
Date Confirmation Leak Began:	Not reported
Preliminary Site Assessment Workplan Submitted:	Not reported
Preliminary Site Assessment Began:	Not reported
Pollution Characterization Began:	8/11/1997
Remediation Plan Submitted:	8/15/2003
Remedial Action Underway:	11/14/2003
Post Remedial Action Monitoring Began:	Not reported
Date the Case was Closed:	Not reported
Enforcement Action Date:	Not reported
Date Leak First Reported:	3/1/1994
Enforcement Type:	LFOR
Global ID :	T0611118532
Cross Street:	WELLS RD.
Summary :	

**AH208
 NW
 1/2-1
 3526 ft.**

**UNION 76
 11008 CITRUS DR
 VENTURA, CA**

**LUST S107869680
 N/A**

**Relative:
 Higher**

Site 3 of 9 in cluster AH

LUST Region VN:
 Facility ID: 05018
 Status: Preliminary site assessment underway

**Actual:
 196 ft.**

**AH209
 NW
 1/2-1
 3526 ft.**

**NICK'S UNION
 11008 CITRUS DR
 SATICOY, CA 93004**

**HAZNET S107140189
 N/A**

**Relative:
 Higher**

Site 4 of 9 in cluster AH

**Actual:
 196 ft.**

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

NICK'S UNION (Continued)

EDR ID Number
 EPA ID Number

Database(s)

S107140189

HAZNET:
 Gepaid: CAC002562436
 TSD EPA ID: CAT080013352
 Gen County: Ventura
 Tsd County: Ventura
 Tons: 0.22
 Facility Address 2: Not reported
 Waste Category: Unspecified oil-containing waste
 Disposal Method: Recycler
 Contact: NICK NICKATAR
 Telephone: (805) 659-2093
 Mailing Name: Not reported
 Mailing Address: 11008 CITRUS DR
 SATICOY, CA 93004
 County: Ventura

**AH210
 NW
 1/2-1
 3526 ft.**

**93096
 11008 CITRUS DR
 VENTURA, CA 93004**

**CA FID UST S101596373
 N/A**

Site 5 of 9 in cluster AH

**Relative:
 Higher**

FID:
 Facility ID: 56003338 Regulate ID: 00062386
 Reg By: Active Underground Storage Tank Location
 Cortese Code: Not reported SIC Code: Not reported
 Status: Active Facility Tel: (805) 647-1361
 Mail To: Not reported
 11008 CITRUS DR
 VENTURA, CA 93004
 Contact: Not reported Contact Tel: Not reported
 DUNS No: Not reported NPDES No: Not reported
 Creation: 10/22/93 Modified: 00/00/00
 EPA ID: Not reported
 Comments: Not reported

**Actual:
 196 ft.**

**AH211
 NW
 1/2-1
 3526 ft.**

**CHEVRON
 11008 CITRUS
 VENTURA, CA 93010**

**HAZNET S105030234
 N/A**

Site 6 of 9 in cluster AH

**Relative:
 Higher**

HAZNET:
 Gepaid: CAL000024447
 TSD EPA ID: CAT080013352
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: 1.6680
 Facility Address 2: Not reported
 Waste Category: Tank bottom waste
 Disposal Method: Recycler
 Contact: CROUCH MARLENE
 Telephone: (000) 000-0000
 Mailing Name: Not reported
 Mailing Address: 11008 CITRUS DR
 VENTURA, CA 93004 - 1351
 County: Ventura

**Actual:
 196 ft.**

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

AH212
 NW
 1/2-1
 3526 ft.

CHEVRON U.S.A. INC.
11008 CITRUS DR
VENTURA, CA 93004

LUST
Cortese
SWEEPS UST

S105030668
N/A

Site 7 of 9 in cluster AH

Relative:
Higher

State LUST:

Actual:
196 ft.

Cross Street: WELLS RD
 Qty Leaked: Not reported
 Case Number: C05018
 Reg Board: Los Angeles Region
 Chemical: Gasoline
 Lead Agency: Local Agency
 Local Agency : 56000L
 Case Type: Other ground water affected
Status: Preliminary site assessment underway
 Review Date: 2005-06-01 00:00:00
 Workplan: 2005-11-30 00:00:00
 Pollution Char: Not reported
 Remed Action: Not reported
 Monitoring: Not reported
 Close Date: Not reported
 Release Date: 2005-06-01 00:00:00
 Cleanup Fund Id : Not reported
 Discover Date : 2004-01-18 00:00:00
 Enforcement Dt : Not reported
 Enf Type: TC
 Enter Date : Not reported
 Funding: LOPF
 Staff Initials: MMC
 How Discovered: OM
 How Stopped: RPP
 Interim : Not reported
 Leak Cause: Structure Failure
 Leak Source: Piping
 MTBE Date : Not reported
 Max MTBE GW : Not reported
 MTBE Tested: Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
 Priority: Not reported
 Local Case # : 05018
 Beneficial: Not reported
 Staff : UNK
 GW Qualifier : Not reported
 Max MTBE Soil : Not reported
 Soil Qualifier : Not reported
 Hydr Basin #: Not reported
 Operator : Not reported
 Oversight Prgm: LUST
 Review Date : Not reported
 Stop Date : Not reported
 Work Suspended :Not reported
 Responsible Party: AHMED WIKAKTAR
 RP Address: 11008 CITRUS DR
 Global Id: T0611185354
 Org Name: Not reported
 Contact Person: Not reported
 MTBE Conc: 0
 Mtbe Fuel: 1
 Water System Name: Not reported

Confirm Leak: 2005-06-01 00:00:00
 Prelim Assess: 2005-11-30 00:00:00
 Remed Plan: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

CHEVRON U.S.A. INC. (Continued)

EDR ID Number
EPA ID Number

Database(s)

Site

S105030668

Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported
Summary : Not reported

CORTESE:

Region: CORTESE
Fac Address 2: 11008 CITRUS DR

Region: CORTESE
Fac Address 2: 11008 CITRUS DR

SWEEPS:

Status : A
Comp Number : 62386
Number : 9
Board Of Equalization : 44-031043
Ref Date : 07-01-85
Act Date : Not reported
Created Date : 02-29-88
Tank Status : A
Owner Tank Id : 1
Swrcb Tank Id : 56-020-062386-000001
Actv Date : 07-01-85
Capacity : 5000
Tank Use : UNKNOWN
Stg : P
Content : Not reported
Number Of Tanks : 4

Status : A
Comp Number : 62386
Number : 9
Board Of Equalization : 44-031043
Ref Date : 07-01-85
Act Date : Not reported
Created Date : 02-29-88
Tank Status : A
Owner Tank Id : 2
Swrcb Tank Id : 56-020-062386-000002
Actv Date : 07-01-85
Capacity : 10000
Tank Use : UNKNOWN
Stg : P
Content : Not reported
Number Of Tanks : Not reported

Status : A
Comp Number : 62386
Number : 9
Board Of Equalization : 44-031043
Ref Date : 07-01-85
Act Date : Not reported
Created Date : 02-29-88
Tank Status : A
Owner Tank Id : 3
Swrcb Tank Id : 56-020-062386-000003

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

CHEVRON U.S.A. INC. (Continued)

S105030668

Actv Date : 07-01-85
 Capacity : 10000
 Tank Use : UNKNOWN
 Stg : P
 Content : Not reported
 Number Of Tanks : Not reported

Status : A
 Comp Number : 62386
 Number : 9
 Board Of Equalization : 44-031043
 Ref Date : 07-01-85
 Act Date : Not reported
 Created Date : 02-29-88
 Tank Status : A
 Owner Tank Id : 4
 Swrcb Tank Id : 56-020-062386-000004
 Actv Date : 07-01-85
 Capacity : 1000
 Tank Use : UNKNOWN
 Stg : W
 Content : Not reported
 Number Of Tanks : Not reported

**AH213
 NW
 1/2-1
 3526 ft.**

**93096
 11008 CITRUS DR
 VENTURA, CA 93004**

**HIST UST U001579156
 N/A**

Site 8 of 9 in cluster AH

**Relative:
 Higher**

**Actual:
 196 ft.**

UST HIST:

Facility ID: 62386
 Total Tanks: 4
 Owner Address: 575 MARKET
 SAN FRANCISCO, CA 94105

Tank Used for: PRODUCT
 Tank Num: 1
 Tank Capacity: 00005000
 Type of Fuel: Not reported
 Leak Detection: Stock Inventor
 Contact Name: CROUCH,FRED
 Facility Type: Gas Station

Facility ID: 62386
 Total Tanks: 4
 Owner Address: 575 MARKET
 SAN FRANCISCO, CA 94105

Tank Used for: PRODUCT
 Tank Num: 2
 Tank Capacity: 00010000
 Type of Fuel: Not reported
 Leak Detection: Stock Inventor
 Contact Name: CROUCH,FRED
 Facility Type: Gas Station

Facility ID: 62386
 Total Tanks: 4
 Owner Address: 575 MARKET
 SAN FRANCISCO, CA 94105

Owner Name: CHEVRON U.S.A. INC.
 Region: STATE

Container Num: 1
 Year Installed: 1967
 Tank Construction: 0000250 unknown

Telephone: (805) 647-1361
 Other Type: Not reported

Owner Name: CHEVRON U.S.A. INC.
 Region: STATE

Container Num: 2
 Year Installed: 1967
 Tank Construction: 0000250 unknown

Telephone: (805) 647-1361
 Other Type: Not reported

Owner Name: CHEVRON U.S.A. INC.
 Region: STATE

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

93096 (Continued)

EDR ID Number
 EPA ID Number

Database(s)

<p>Tank Used for: PRODUCT Tank Num: 3 Tank Capacity: 00010000 Type of Fuel: Not reported Leak Detection: Stock Inventor Contact Name: CROUCH,FRED Facility Type: Gas Station</p> <p>Facility ID: 62386 Total Tanks: 4 Owner Address: 575 MARKET SAN FRANCISCO, CA 94105</p> <p>Tank Used for: WASTE Tank Num: 4 Tank Capacity: 00001000 Type of Fuel: Not reported Leak Detection: Stock Inventor Contact Name: CROUCH,FRED Facility Type: Gas Station</p>	<p>Container Num: 3 Year Installed: 1967 Tank Construction: 0000250 unknown</p> <p>Telephone: (805) 647-1361 Other Type: Not reported</p> <p>Owner Name: CHEVRON U.S.A. INC. Region: STATE</p> <p>Container Num: 4 Year Installed: 1967 Tank Construction: 0000130 unknown</p> <p>Telephone: (805) 647-1361 Other Type: Not reported</p>
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U001579156

**AH214
 NW
 1/2-1
 3526 ft.**

**CHEVRON-VENTURA
 11008 CITRUS DR
 VENTURA, CA 93004**

**UST
 VENTURA CO. BWT**

**U004014475
 N/A**

Site 9 of 9 in cluster AH

**Relative:
 Higher**

State UST:
 Facility ID: 056-001-003188
 Region: STATE
 Local Agency: 56000

**Actual:
 196 ft.**

BWT:
 Facility ID: FA0006517
 Region: VENTURA
 Program: 4221 - BUSINESS PLAN - VENTURA CITY

Facility ID: FA0006517
 Region: VENTURA
 Program: 4420 - HAZARDOUS WASTE GENERATOR

Facility ID: FA0006517
 Region: VENTURA
 Program: 4125 - VENTURA CITY UNDERGROUND TANK

**AI215
 NW
 1/2-1
 3527 ft.**

**BHAG SINGH KARIR
 11005 CITRUS DR
 VENTURA, CA 93003**

**CA FID UST
 SWEEPS UST**

**S101619905
 N/A**

Site 1 of 6 in cluster AI

**Relative:
 Higher**

**Actual:
 197 ft.**

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

BHAG SINGH KARIR (Continued)

EDR ID Number
EPA ID Number

Database(s)

Site

S101619905

FID:

Facility ID:	56000314	Regulate ID:	00026695
Reg By:	Active Underground Storage Tank Location		
Cortese Code:	Not reported	SIC Code:	Not reported
Status:	Active	Facility Tel:	Not reported
Mail To:	Not reported		
	11005 CITRUS DR		
	VENTURA, CA 93003		
Contact:	Not reported	Contact Tel:	Not reported
DUNs No:	Not reported	NPDES No:	Not reported
Creation:	10/22/93	Modified:	00/00/00
EPA ID:	Not reported		
Comments:	Not reported		

SWEEPS:

Status :	A
Comp Number :	26695
Number :	9
Board Of Equalization :	44-000506
Ref Date :	07-01-85
Act Date :	Not reported
Created Date :	02-29-88
Tank Status :	A
Owner Tank Id :	2
Swrcb Tank Id :	56-020-026695-000002
Actv Date :	07-01-85
Capacity :	6000
Tank Use :	M.V. FUEL
Stg :	P
Content :	REG UNLEADED
Number Of Tanks :	4

Status :	A
Comp Number :	26695
Number :	9
Board Of Equalization :	44-000506
Ref Date :	07-01-85
Act Date :	Not reported
Created Date :	02-29-88
Tank Status :	A
Owner Tank Id :	3
Swrcb Tank Id :	56-020-026695-000003
Actv Date :	07-01-85
Capacity :	4000
Tank Use :	M.V. FUEL
Stg :	P
Content :	REG UNLEADED
Number Of Tanks :	Not reported

Status :	A
Comp Number :	26695
Number :	9
Board Of Equalization :	44-000506
Ref Date :	07-01-85
Act Date :	Not reported
Created Date :	02-29-88
Tank Status :	A

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

BHAG SINGH KARIR (Continued)

EDR ID Number
EPA ID Number

Database(s)

S101619905

Owner Tank Id : 4
Swrcb Tank Id : 56-020-026695-000004
Actv Date : 07-03-90
Capacity : 4000
Tank Use : M.V. FUEL
Stg : P
Content : LEADED
Number Of Tanks : Not reported

Status : A
Comp Number : 26695
Number : 9
Board Of Equalization : 44-000506
Ref Date : 07-01-85
Act Date : Not reported
Created Date : 02-29-88
Tank Status : A
Owner Tank Id : 5
Swrcb Tank Id : 56-020-026695-000005
Actv Date : 07-01-85
Capacity : 550
Tank Use : OIL
Stg : W
Content : WASTE OIL
Number Of Tanks : Not reported

Status : Not reported
Comp Number : 26695
Number : Not reported
Board Of Equalization : 44-000506
Ref Date : Not reported
Act Date : Not reported
Created Date : Not reported
Tank Status : Not reported
Owner Tank Id : Not reported
Swrcb Tank Id : 56-020-026695-000001
Actv Date : Not reported
Capacity : 6000
Tank Use : M.V. FUEL
Stg : PRODUCT
Content : REG UNLEADED
Number Of Tanks : 1

Status : Not reported
Comp Number : 26695
Number : Not reported
Board Of Equalization : 44-000506
Ref Date : Not reported
Act Date : Not reported
Created Date : Not reported
Tank Status : Not reported
Owner Tank Id : Not reported
Swrcb Tank Id : 56-020-026695-000001
Actv Date : Not reported
Capacity : 6000
Tank Use : M.V. FUEL
Stg : PRODUCT

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

BHAG SINGH KARIR (Continued)

EDR ID Number
 EPA ID Number

S101619905

Content : REG UNLEADED
 Number Of Tanks : 1

**AI216
 NW
 1/2-1
 3527 ft.**

**ARCO PRODUCTS COMPANY
 11005 CITRUS DRIVE
 VENTURA, CA 93003**

**HAZNET S103622682
 N/A**

Site 2 of 6 in cluster AI

**Relative:
 Higher**

HAZNET:

**Actual:
 197 ft.**

Gepaid: CAL000019014
 TSD EPA ID: CAD028409019
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: 1.6471
 Facility Address 2: Not reported
 Waste Category: Unspecified oil-containing waste
 Disposal Method: Treatment, Tank
 Contact: ATLANTIC RICHFIELD CORP
 Telephone: (714) 670-5366
 Mailing Name: Not reported
 Mailing Address: PO BOX 6038
 ARTESIA, CA 90702 - 6038
 County: Ventura

Gepaid: CAL000019014
 TSD EPA ID: CAD028409019
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: .1459
 Facility Address 2: Not reported
 Waste Category: Unspecified oil-containing waste
 Disposal Method: Not reported
 Contact: ATLANTIC RICHFIELD CORP
 Telephone: (714) 670-5366
 Mailing Name: Not reported
 Mailing Address: PO BOX 6038
 ARTESIA, CA 90702 - 6038
 County: Ventura

Gepaid: CAL000019014
 TSD EPA ID: CAT080011059
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: .4170
 Facility Address 2: Not reported
 Waste Category: Aqueous solution with 10% or more total organic residues
 Disposal Method: Recycler
 Contact: ATLANTIC RICHFIELD CORP
 Telephone: (714) 670-5366
 Mailing Name: Not reported
 Mailing Address: PO BOX 6038
 ARTESIA, CA 90702 - 6038
 County: Ventura

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

ARCO PRODUCTS COMPANY (Continued)

S103622682

Gepaid: CAL000019014
 TSD EPA ID: CAD028409019
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: .3753
 Facility Address 2: Not reported
 Waste Category: Unspecified oil-containing waste
 Disposal Method: Treatment, Tank
 Contact: ATLANTIC RICHFIELD CORP
 Telephone: (714) 670-5366
 Mailing Name: Not reported
 Mailing Address: PO BOX 6038
 ARTESIA, CA 90702 - 6038

County Ventura

Gepaid: CAL000019014
 TSD EPA ID: CAD980883177
 Gen County: Ventura
 Tsd County: Kern
 Tons: 7.1932
 Facility Address 2: Not reported
 Waste Category: Waste oil and mixed oil
 Disposal Method: Recycler
 Contact: ATLANTIC RICHFIELD CORP
 Telephone: (714) 670-5366
 Mailing Name: Not reported
 Mailing Address: PO BOX 6038
 ARTESIA, CA 90702 - 6038

County Ventura

[Click this hyperlink](#) while viewing on your computer to access 10 additional CA HAZNET record(s) in the EDR Site Report.

AI217 VENTURA ARCO
NW 11005 CITRUS DR
1/2-1 VENTURA, CA 93004
3527 ft.

HIST UST U001579188
N/A

Site 3 of 6 in cluster AI

**Relative:
 Higher**

UST HIST:

**Actual:
 197 ft.**

Facility ID: 52466
 Total Tanks: 4
 Owner Address: 2538 EXETER COURT
 CAMARILLO, CA 93010
 Tank Used for: WASTE
 Tank Num: 1
 Tank Capacity: 00006000
 Type of Fuel: PREMIUM
 Leak Detection: None
 Contact Name: Not reported
 Facility Type: Gas Station

Owner Name: BHAG KARIR
 Region: STATE

Container Num: 1
 Year Installed: Not reported
 Tank Construction: Not Reported

Telephone: (805) 947-2368
 Other Type: Not reported

Facility ID: 52466
 Total Tanks: 4
 Owner Address: 2538 EXETER COURT
 CAMARILLO, CA 93010
 Tank Used for: PRODUCT
 Tank Num: 2
 Tank Capacity: 00006000

Owner Name: BHAG KARIR
 Region: STATE

Container Num: 2
 Year Installed: Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

VENTURA ARCO (Continued)

EDR ID Number
 EPA ID Number

U001579188

Type of Fuel:	REGULAR	Tank Construction:	Not Reported
Leak Detection:	None		
Contact Name:	Not reported	Telephone:	(805) 947-2368
Facility Type:	Gas Station	Other Type:	Not reported
Facility ID:	52466	Owner Name:	BHAG KARIR
Total Tanks:	4	Region:	STATE
Owner Address:	2538 EXETER COURT CAMARILLO, CA 93010		
Tank Used for:	PRODUCT		
Tank Num:	3	Container Num:	3
Tank Capacity:	00004000	Year Installed:	Not reported
Type of Fuel:	UNLEADED	Tank Construction:	Not Reported
Leak Detection:	None		
Contact Name:	Not reported	Telephone:	(805) 947-2368
Facility Type:	Gas Station	Other Type:	Not reported
Facility ID:	52466	Owner Name:	BHAG KARIR
Total Tanks:	4	Region:	STATE
Owner Address:	2538 EXETER COURT CAMARILLO, CA 93010		
Tank Used for:	PRODUCT		
Tank Num:	4	Container Num:	4
Tank Capacity:	00004000	Year Installed:	Not reported
Type of Fuel:	UNLEADED	Tank Construction:	Not Reported
Leak Detection:	None		
Contact Name:	Not reported	Telephone:	(805) 947-2368
Facility Type:	Gas Station	Other Type:	Not reported

**AI218
 NW
 1/2-1
 3527 ft.**

**ARCO #1983
 11005 CITRUS DR
 VENTURA, CA 93004**

**HAZNET S102424197
 LUST N/A
 Cortese**

Site 4 of 6 in cluster AI

**Relative:
 Higher**

**Actual:
 197 ft.**

HAZNET:
 Gepaid: CAC002562468
 TSD EPA ID: CAT080013352
 Gen County: Ventura
 Tsd County: Ventura
 Tons: 0.68
 Facility Address 2: Not reported
 Waste Category: Unspecified oil-containing waste
 Disposal Method: Recycler
 Contact: TONY POURTAHERI
 Telephone: (805) 647-2368
 Mailing Name: Not reported
 Mailing Address: 11005 CITRUS DR
 VENTURA, CA 93004 - 1355
 County: Ventura

State LUST:
 Cross Street: Not reported
 Qty Leaked: Not reported
 Case Number: C95117
 Reg Board: Los Angeles Region
 Chemical: Gasoline
 Lead Agency: Local Agency
 Local Agency: 56000L

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

ARCO #1983 (Continued)

S102424197

Case Type: Other ground water affected
Status: Post remedial action monitoring
Review Date: 1988-10-12 00:00:00 Confirm Leak: 1988-10-12 00:00:00
Workplan: 1991-01-09 00:00:00 Prelim Assess: 1991-01-09 00:00:00
Pollution Char: Not reported Remed Plan: Not reported
Remed Action: 2003-02-23 00:00:00
Monitoring: 2005-05-04 00:00:00
Close Date: Not reported
Release Date: 1988-10-12 00:00:00
Cleanup Fund Id : Not reported
Discover Date : 1988-10-12 00:00:00
Enforcement Dt : 1965-01-01 00:00:00
Enf Type: Informal Enforcement Actions,including Notices of Violations and Staff Enforcement Letters
Enter Date : Not reported
Funding: Federal Funds
Staff Initials: GLT
How Discovered: Not reported
How Stopped: Not reported
Interim : Not reported
Leak Cause: Not reported
Leak Source: Not reported
MTBE Date : Not reported
Max MTBE GW : Not reported
MTBE Tested: MTBE Detected. Site tested for MTBE & MTBE detected
Priority: Not reported
Local Case # : 95117
Beneficial: AGR
Staff : UNK
GW Qualifier : Not reported
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin #: SANTA CLARA RIVER VA
Operator : Not reported
Oversight Prgm: LUST
Review Date : Not reported
Stop Date : Not reported
Work Suspended :Not reported
Responsible Party:ARCO PETROLEUM
RP Address: Not reported
Global Id: T0611101015
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mtbe Fuel: 1
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported
Summary : Not reported

LUST Region 4:

Report Date: 10/12/1988
Lead Agency: Local Agency
Local Agency: 56000L
Substance: Gasoline
Case Type: Groundwater
Status: Remedial action (cleanup) Underway

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

ARCO #1983 (Continued)

S102424197

Region:	4
Staff:	UNK
Date Case Last Changed on Database:	Not reported
Date Leak Record Entered:	Not reported
Historical Max MTBE Date:	11/10/2003
GW Qualifier:	=
Soil Qualifier:	=
Hist Max MTBE Conc in Groundwater:	5900
Hist Max MTBE Conc in Soil :	.94
County:	Ventura
Organization :	Not reported
Regional Board:	04
Owner Contact:	Not reported
Responsible Party:	ARCO PETROLEUM
RP Address:	Not reported
Significant Interim Remedial Action Taken:	Not reported
Program :	LUST
Lat / Long :	34.2915321 / -1
Local Agency Staff:	KCK
Beneficial Use :	AGR
Priority :	Not reported
Cleanup Fund Id :	Not reported
Suspended :	Not reported
Local Case No :	95117
Substance Quantity :	Not reported
Abatement Method Used at the Site:	Not reported
Operator :	Not reported
Water System :	Not reported
Well Name :	Not reported
Approx. Dist To Production Well (ft) :	3331.895774834578136010716466
Assigned Name :	Not reported
W Global ID :	Not reported
Source of Cleanup Funding:	Federal Funds
Date the Leak was Discovered:	10/12/1988
How the Leak was Discovered:	Not reported
How the Leak was Stopped:	Not reported
Cause of Leak:	Not reported
Leak Source:	Not reported
Date The Leak was Stopped:	Not reported
Date Confirmation Leak Began:	10/12/1988
Preliminary Site Assessment Workplan Submitted:	10/12/1988
Preliminary Site Assessment Began:	1/9/1991
Pollution Characterization Began:	1/9/1991
Remediation Plan Submitted:	Not reported
Remedial Action Underway:	2/23/2003
Post Remedial Action Monitoring Began:	Not reported
Date the Case was Closed:	Not reported
Enforcement Action Date:	1/1/1965
Date Leak First Reported:	10/12/1988
Enforcement Type:	IEA
Global ID :	T0611101015
Cross Street:	Not reported
Summary :	

CORTESE:

Region:	CORTESE
Fac Address 2:	11005 CITRUS DR

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

AI219 **BP WEST COAST PRODUCTS LLC 01983**
NW **11005 CITRUS DR**
1/2-1 **VENTURA, CA 93003**
3527 ft.

HAZNET **S105557446**
VENTURA CO. BWT **N/A**

Site 5 of 6 in cluster AI

Relative:
Higher

HAZNET:

Actual:
197 ft.

Gepaid: CAL000244209
 TSD EPA ID: Not reported
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: 0.27
 Facility Address 2: Not reported
 Waste Category: Aqueous solution with less than 10% total organic residues
 Disposal Method: Recycler
 Contact: JACK OMAN
 Telephone: (714) 670-5402
 Mailing Name: Not reported
 Mailing Address: PO BOX 6038
 ARTESIA, CA 90702 - 6038
 County: Not reported

BWT:

Facility ID: FA0005894
 Region: VENTURA
 Program: 4221 - BUSINESS PLAN - VENTURA CITY

 Facility ID: FA0005894
 Region: VENTURA
 Program: 4420 - HAZARDOUS WASTE GENERATOR

 Facility ID: FA0005894
 Region: VENTURA
 Program: 4125 - VENTURA CITY UNDERGROUND TANK

AI220 **BHAG SINGH KARIR**
NW **11005 CITRUS DR**
1/2-1 **VENTURA, CA 93003**
3527 ft.

HIST UST **U001579072**
N/A

Site 6 of 6 in cluster AI

Relative:
Higher

UST HIST:

Actual:
197 ft.

Facility ID:	26695	Owner Name:	ARCO PETROLEUM PRODUCTS CO.
Total Tanks:	5	Region:	STATE
Owner Address:	515 SOUTH FLOWER STREET LOS ANGELES, CA 90071		
Tank Used for:	PRODUCT	Container Num:	0000000001
Tank Num:	1	Year Installed:	1974
Tank Capacity:	00006000	Tank Construction:	Not Reported
Type of Fuel:	06	Telephone:	(000) 000-0000
Leak Detection:	Stock Inventor	Other Type:	Not reported
Contact Name:	Not reported		
Facility Type:	Gas Station		
Facility ID:	26695	Owner Name:	ARCO PETROLEUM PRODUCTS CO.
Total Tanks:	5	Region:	STATE
Owner Address:	515 SOUTH FLOWER STREET LOS ANGELES, CA 90071		
Tank Used for:	PRODUCT	Container Num:	0000000002
Tank Num:	2	Year Installed:	1967
Tank Capacity:	00006000		

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

BHAG SINGH KARIR (Continued)

EDR ID Number
 EPA ID Number

Database(s)

	U001579072
Type of Fuel: 06	Tank Construction: 0000240 inches
Leak Detection: Stock Inventor	
Contact Name: Not reported	Telephone: (000) 000-0000
Facility Type: Gas Station	Other Type: Not reported
Facility ID: 26695	Owner Name: ARCO PETROLEUM PRODUCTS CO.
Total Tanks: 5	Region: STATE
Owner Address: 515 SOUTH FLOWER STREET LOS ANGELES, CA 90071	
Tank Used for: PRODUCT	
Tank Num: 3	Container Num: 0000000003
Tank Capacity: 00004000	Year Installed: 1967
Type of Fuel: 06	Tank Construction: 0000167 inches
Leak Detection: Stock Inventor	
Contact Name: Not reported	Telephone: (000) 000-0000
Facility Type: Gas Station	Other Type: Not reported
Facility ID: 26695	Owner Name: ARCO PETROLEUM PRODUCTS CO.
Total Tanks: 5	Region: STATE
Owner Address: 515 SOUTH FLOWER STREET LOS ANGELES, CA 90071	
Tank Used for: PRODUCT	
Tank Num: 4	Container Num: 0000000004
Tank Capacity: 00004000	Year Installed: 1967
Type of Fuel: 06	Tank Construction: 0000167 inches
Leak Detection: Stock Inventor	
Contact Name: Not reported	Telephone: (000) 000-0000
Facility Type: Gas Station	Other Type: Not reported
Facility ID: 26695	Owner Name: ARCO PETROLEUM PRODUCTS CO.
Total Tanks: 5	Region: STATE
Owner Address: 515 SOUTH FLOWER STREET LOS ANGELES, CA 90071	
Tank Used for: PRODUCT	
Tank Num: 5	Container Num: 0000000005
Tank Capacity: 00000550	Year Installed: Not reported
Type of Fuel: WASTE OIL	Tank Construction: 0000093 inches
Leak Detection: Stock Inventor	
Contact Name: Not reported	Telephone: (000) 000-0000
Facility Type: Gas Station	Other Type: Not reported

AJ221
 SW
 1/2-1
 3709 ft.

PETRON, JEFFREY D.D.S.
10235 TELEPHONE RD #A
VENTURA, CA

VENTURA CO. BWT S105773800
N/A

Site 1 of 3 in cluster AJ

Relative:
 Higher

BWT:
 Facility ID: FA0007780
 Region: VENTURA
 Program: 4403 - MEDICAL HAZARDOUS WASTE/X-RAY

Actual:
 192 ft.

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

AJ222
SW
1/2-1
3770 ft.

CHHUN, ANTHONY DC
10225 TELEPHONE RD #B
VENTURA, CA

VENTURA CO. BWT

S106447465
N/A

Site 2 of 3 in cluster AJ

Relative:
Higher

BWT:
 Facility ID: FA0009315
 Region: VENTURA
 Program: 4406 - SPECIAL HAZARDOUS WASTE

Actual:
193 ft.

AJ223
SW
1/2-1
3770 ft.

EAST VENTURA ANIMAL HOSPITAL I
10225 TELEPHONE RD
VENTURA, CA 93004

HAZNET
VENTURA CO. BWT

S100934442
N/A

Site 3 of 3 in cluster AJ

Relative:
Higher

HAZNET:
 Gepaid: CAL000098024
 TSD EPA ID: CAD981402522
 Gen County: Ventura
 Tsd County: Kern
 Tons: .2502
 Facility Address 2: Not reported
 Waste Category: Photochemicals/photoprocessing waste
 Disposal Method: Recycler
 Contact: LEE R BAKER DVM OWNER
 Telephone: (000) 000-0000
 Mailing Name: Not reported
 Mailing Address: 10225 TELEPHONE RD
 VENTURA, CA 93004
 County: Ventura
 Gepaid: CAL000098024
 TSD EPA ID: CAD981402522
 Gen County: Ventura
 Tsd County: Kern
 Tons: .0625
 Facility Address 2: Not reported
 Waste Category: Photochemicals/photoprocessing waste
 Disposal Method: Not reported
 Contact: LEE R BAKER DVM OWNER
 Telephone: (000) 000-0000
 Mailing Name: Not reported
 Mailing Address: 10225 TELEPHONE RD
 VENTURA, CA 93004
 County: Ventura
 Gepaid: CAL000098024
 TSD EPA ID: CAD981402522
 Gen County: Ventura
 Tsd County: Kern
 Tons: .1875
 Facility Address 2: Not reported
 Waste Category: Photochemicals/photoprocessing waste
 Disposal Method: Recycler
 Contact: LEE R BAKER DVM OWNER
 Telephone: (000) 000-0000
 Mailing Name: Not reported
 Mailing Address: 10225 TELEPHONE RD
 VENTURA, CA 93004
 County: Ventura

Actual:
193 ft.

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

RANCHOS LAND CO. (Continued)

EDR ID Number
 EPA ID Number

Database(s)

Tank Used for: PRODUCT
 Tank Num: 1
 Tank Capacity: 00000500
 Type of Fuel: REGULAR
 Leak Detection: Stock Inventor
 Contact Name: ERIC KELLEY
 Facility Type: Other

Container Num: 1
 Year Installed: Not reported
 Tank Construction: 10 gauge
 Telephone: (805) 524-1033
 Other Type: AGRICULTURE

U001579512

AK226
NE
1/2-1
4489 ft.

PARAMOUNT CITRUS
11832 DARLING ROAD
SATICOY, CA 93004

HAZNET **S101699637**
N/A

Site 2 of 3 in cluster AK

Relative:
Higher

HAZNET:
 Gepaid: CAL000177429
 TSD EPA ID: CAT080013352
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: .6255
 Facility Address 2: Not reported
 Waste Category: Unspecified oil-containing waste
 Disposal Method: Recycler
 Contact: JOHN LYONS
 Telephone: (000) 000-0000
 Mailing Name: Not reported
 Mailing Address: 11832 DARLING ROAD
 SATICOY, CA 93004
 County: Ventura

Actual:
182 ft.

Gepaid: CAL000177429
 TSD EPA ID: CAT080013352
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: 2.5645
 Facility Address 2: Not reported
 Waste Category: Unspecified oil-containing waste
 Disposal Method: Recycler
 Contact: JOHN LYONS
 Telephone: (000) 000-0000
 Mailing Name: Not reported
 Mailing Address: 11832 DARLING ROAD
 SATICOY, CA 93004
 County: Ventura

AK227
NE
1/2-1
4489 ft.

PARAMOUNT CITRUS
11832 DARLING RD
SATICOY, CA 93004

LUST **U002243946**
Cortese **N/A**
UST

Site 3 of 3 in cluster AK

Relative:
Higher

State LUST:
 Cross Street: WELLS RD
 Qty Leaked: Not reported
 Case Number: C-93047
 Reg Board: Los Angeles Region
 Chemical: Gasoline
 Lead Agency: Regional Board
 Local Agency: 56000L

Actual:
182 ft.

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

PARAMOUNT CITRUS (Continued)

U002243946

Case Type: Other ground water affected
Status: Case Closed
Abate Method: Vapor Extraction
Review Date: Not reported Confirm Leak: Not reported
Workplan: 1993-11-17 00:00:00 Prelim Assess: 1993-11-17 00:00:00
Pollution Char: 1995-04-26 00:00:00 Remed Plan: 1995-04-26 00:00:00
Remed Action: 1996-03-12 00:00:00
Monitoring: Not reported
Close Date: 1996-07-30 00:00:00
Release Date: 1993-12-27 00:00:00
Cleanup Fund Id : Not reported
Discover Date : 1993-11-17 00:00:00
Enforcement Dt : Not reported
Enf Type: Not reported
Enter Date : 1994-03-18 00:00:00
Funding: Not reported
Staff Initials: EHD
How Discovered: Tank Closure
How Stopped: Not reported
Interim : Yes
Leak Cause: UNK
Leak Source: UNK
MTBE Date : Not reported
Max MTBE GW : Not reported
MTBE Tested: Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
Priority: Not reported
Local Case # : Not reported
Beneficial: Not reported
Staff : UNK
GW Qualifier : Not reported
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin #: SANTA CLARA RIVER VA
Operator : SCOTT SCARBROUGH
Oversight Prgm: LUST
Review Date : 1996-08-27 00:00:00
Stop Date : 1993-11-17 00:00:00
Work Suspended :Not reported
Responsible Party:HEADLEY PROPERTY CORP.
RP Address: 9200 SUNSET BLVD, STE 618, LOS ANGELES, CA 90069 D
Global Id: T0611100868
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mtb Fuel: 1
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported
Summary : Not reported

LUST Region 4:

Report Date: 12/27/1993
Lead Agency: Regional Board
Local Agency: 56000L
Substance: Gasoline
Case Type: Groundwater

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

PARAMOUNT CITRUS (Continued)

EDR ID Number
 EPA ID Number

Database(s)

U002243946

Status:	Case Closed
Region:	4
Staff:	UNK
Date Case Last Changed on Database:	8/27/1996
Date Leak Record Entered:	3/18/1994
Historical Max MTBE Date:	Not reported
GW Qualifier:	Not reported
Soil Qualifier:	Not reported
Hist Max MTBE Conc in Groundwater:	Not reported
Hist Max MTBE Conc in Soil :	Not reported
County:	Ventura
Organization :	Not reported
Regional Board:	04
Owner Contact:	Not reported
Responsible Party:	HEADLEY PROPERTY CORP.
RP Address:	9200 SUNSET BLVD, STE 618, LOS ANGELES, CA 90069
Significant Interim Remedial Action Taken:	Yes
Program :	LUST
Lat / Long :	34.2864784 / -1
Local Agency Staff:	EHD
Beneficial Use :	Not reported
Priority :	Not reported
Cleanup Fund Id :	Not reported
Suspended :	Not reported
Local Case No :	Not reported
Substance Quantity :	Not reported
Abatement Method Used at the Site:	VE
Operator :	SCOTT SCARBROUGH
Water System :	Not reported
Well Name :	Not reported
Approx. Dist To Production Well (ft) :	1061.7215865113915987582784481
Assigned Name :	Not reported
W Global ID :	Not reported
Source of Cleanup Funding:	Not reported
Date the Leak was Discovered:	11/17/1993
How the Leak was Discovered:	Tank Closure
How the Leak was Stopped:	Not reported
Cause of Leak:	UNK
Leak Source:	UNK
Date The Leak was Stopped:	11/17/1993
Date Confirmation Leak Began:	Not reported
Preliminary Site Assessment Workplan Submitted:	Not reported
Preliminary Site Assessment Began:	11/17/1993
Pollution Characterization Began:	Not reported
Remediation Plan Submitted:	4/26/1995
Remedial Action Underway:	3/12/1996
Post Remedial Action Monitoring Began:	Not reported
Date the Case was Closed:	7/30/1996
Enforcement Action Date:	Not reported
Date Leak First Reported:	12/27/1993
Enforcement Type:	Not reported
Global ID :	T0611100868
Cross Street:	WELLS RD
Summary :	
CORTESE:	
Region:	CORTESE
Fac Address 2:	11832 DARLING RD

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

PARAMOUNT CITRUS (Continued)

U002243946

UST Ventura County Active & Inactive:

Facility ID: D 1097
 Facility Status: Inactive
 Box No: 146064
 Region: Ventura County

**228
 NNW
 1/2-1
 4719 ft.**

**KEEGAN, GOOCH, GIESEKING, & GOODREAU
 192 REATA STREET
 VENTURA, CA 93004**

**HAZNET S103973152
 N/A**

**Relative:
 Higher**

HAZNET:

Gepaid: CAC001159944
 TSD EPA ID: IRC957100891
 Gen County: Ventura
 Tsd County: 99
 Tons: .8428
 Facility Address 2: Not reported
 Waste Category: Asbestos-containing waste
 Disposal Method: Disposal, Land Fill
 Contact: KEEGAN, GOOCH, GIESEKING &
 Telephone: (805) 643-8744
 Mailing Name: Not reported
 Mailing Address: 1647 BUENA VISTA
 VENTURA, CA 93001
 County: Ventura

**Actual:
 215 ft.**

**AL229
 WNW
 1/2-1
 4970 ft.**

**ROBS REMEDIES
 251 SO SATICOY AVE
 VENTURA, CA 93004**

**HAZNET S106091191
 N/A**

Site 1 of 2 in cluster AL

**Relative:
 Higher**

HAZNET:

Gepaid: CAL000147804
 TSD EPA ID: Not reported
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: 0.54
 Facility Address 2: Not reported
 Waste Category: Waste oil and mixed oil
 Disposal Method: Recycler
 Contact: ROB WIGGINS/OWNER
 Telephone: (805) 647-1329
 Mailing Name: Not reported
 Mailing Address: 10545 DARLING RD
 VENTURA, CA 93004
 County: Not reported

**Actual:
 254 ft.**

Gepaid: CAL000147804
 TSD EPA ID: Not reported
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: 0.95
 Facility Address 2: Not reported
 Waste Category: Waste oil and mixed oil
 Disposal Method: Recycler
 Contact: ROB WIGGINS/OWNER

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

ROBS REMEDIES (Continued)

S106091191

Telephone: (805) 647-1329
 Mailing Name: Not reported
 Mailing Address: 10545 DARLING RD
 VENTURA, CA 93004
 County Not reported
 Gepaid: CAL000147804
 TSD EPA ID: CAD981696420
 Gen County: Ventura
 Tsd County: Ventura
 Tons: 0.93
 Facility Address 2: Not reported
 Waste Category: Waste oil and mixed oil
 Disposal Method: Recycler
 Contact: ROB WIGGINS/OWNER
 Telephone: (805) 647-1329
 Mailing Name: Not reported
 Mailing Address: 10545 DARLING RD
 VENTURA, CA 93004
 County Ventura
 Gepaid: CAL000147804
 TSD EPA ID: CAT080013352
 Gen County: Ventura
 Tsd County: Ventura
 Tons: 0.45
 Facility Address 2: Not reported
 Waste Category: Waste oil and mixed oil
 Disposal Method: Recycler
 Contact: ROB WIGGINS/OWNER
 Telephone: (805) 647-1329
 Mailing Name: Not reported
 Mailing Address: 10545 DARLING RD
 VENTURA, CA 93004
 County Ventura

AL230
WNW
1/2-1
4974 ft.

ROBS' REMEDIES
251 S SATICOY AVE
VENTURA, CA

VENTURA CO. BWT S104994704
N/A

Site 2 of 2 in cluster AL

Relative:
Higher

BWT:
 Facility ID: FA0005975
 Region: VENTURA
 Program: 4420 - HAZARDOUS WASTE GENERATOR

Actual:
254 ft.

Facility ID: FA0005975
 Region: VENTURA
 Program: 4221 - BUSINESS PLAN - VENTURA CITY

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

AM231
 NW
 1/2-1
 5106 ft.

UNOCAL #5744
 11004 TELEGRAPH ROAD
 VENTURA, CA

LUST S105691073
 N/A

Site 1 of 9 in cluster AM

Relative:
 Higher

State LUST:

Actual:
 248 ft.

Cross Street: Not reported
 Qty Leaked: Not reported
 Case Number: C-95130
 Reg Board: Los Angeles Region
 Chemical: Gasoline
 Lead Agency: Local Agency
 Local Agency : 56000L
 Case Type: Undefined

Status: Case Closed

Review Date: Not reported
 Workplan: Not reported
 Pollution Char: Not reported
 Remed Action: Not reported
 Monitoring: Not reported
 Close Date: 2002-07-08 00:00:00
 Release Date: 1989-01-31 00:00:00
 Cleanup Fund Id : Not reported
 Discover Date : 1989-01-31 00:00:00
 Enforcement Dt : Not reported
 Enf Type: CLOS
 Enter Date : Not reported
 Funding: Not reported
 Staff Initials: DCS
 How Discovered: Tank Closure
 How Stopped: Close Tank
 Interim : Not reported
 Leak Cause: UNK
 Leak Source: UNK
 MTBE Date : Not reported
 Max MTBE GW : Not reported
 MTBE Tested: Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
 Priority: Not reported
 Local Case # : 95130
 Beneficial: Not reported
 Staff : DPP
 GW Qualifier : Not reported
 Max MTBE Soil : Not reported
 Soil Qualifier : Not reported
 Hydr Basin #: Not reported
 Operator : Not reported
 Oversight Prgm: LUST
 Review Date : Not reported
 Stop Date : 1989-01-31 00:00:00
 Work Suspended :Not reported
 Responsible Party:UNOCAL
 RP Address: Not reported
 Global Id: T0611144154
 Org Name: Not reported
 Contact Person: Not reported
 MTBE Conc: 0
 Mtbe Fuel: 1
 Water System Name: Not reported

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

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

UNOCAL #5744 (Continued)

S105691073

Well Name:	Not reported
Distance To Lust:	0
Waste Discharge Global ID:	Not reported
Waste Disch Assigned Name:	Not reported
Summary :	Not reported
LUST Region 4:	
Report Date:	1/31/1989
Lead Agency:	Local Agency
Local Agency:	56000L
Substance:	Gasoline
Case Type:	Undefined
Status:	Case Closed
Region:	4
Staff:	DP
Date Case Last Changed on Database:	Not reported
Date Leak Record Entered:	Not reported
Historical Max MTBE Date:	Not reported
GW Qualifier:	Not reported
Soil Qualifier:	Not reported
Hist Max MTBE Conc in Groundwater:	Not reported
Hist Max MTBE Conc in Soil :	Not reported
County:	Ventura
Organization :	Not reported
Regional Board:	04
Owner Contact:	Not reported
Responsible Party:	UNOCAL
RP Address:	Not reported
Significant Interim Remedial Action Taken:	Not reported
Program :	LUST
Lat / Long :	0 / 0
Local Agency Staff:	DCS
Beneficial Use :	Not reported
Priority :	Not reported
Cleanup Fund Id :	Not reported
Suspended :	Not reported
Local Case No :	95130
Substance Quantity :	Not reported
Abatement Method Used at the Site:	Not reported
Operator :	Not reported
Water System :	Not reported
Well Name :	Not reported
Approx. Dist To Production Well (ft) :	Not reported
Assigned Name :	Not reported
W Global ID :	Not reported
Source of Cleanup Funding:	Not reported
Date the Leak was Discovered:	1/31/1989
How the Leak was Discovered:	Tank Closure
How the Leak was Stopped:	Close Tank
Cause of Leak:	UNK
Leak Source:	UNK
Date The Leak was Stopped:	1/31/1989
Date Confirmation Leak Began:	Not reported
Preliminary Site Assessment Workplan Submitted:	Not reported
Preliminary Site Assessment Began:	Not reported
Pollution Characterization Began:	12/15/1998
Remediation Plan Submitted:	Not reported
Remedial Action Underway:	Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

UNOCAL #5744 (Continued)

S105691073

Post Remedial Action Monitoring Began: Not reported
 Date the Case was Closed: 7/8/2002
 Enforcement Action Date: Not reported
 Date Leak First Reported: 1/31/1989
 Enforcement Type: CLOS
 Global ID : T0611144154
 Cross Street: Not reported
 Summary :

**AM232
 NW
 1/2-1
 5106 ft.**

**UNOCAL/TOSCO #5744
 11004 TELEGRAPH RD
 VENTURA, CA 93004**

**UST U003942811
 N/A**

Site 2 of 9 in cluster AM

**Relative:
 Higher**

State UST:
 Facility ID: 056-001-004521
 Region: STATE
 Local Agency: 56000

**Actual:
 248 ft.**

**AM233
 NW
 1/2-1
 5106 ft.**

**SERVICE STATION 5744
 11004 TELEGRAPH RD
 VENTURA, CA 93003**

**HIST UST U001579128
 N/A**

Site 3 of 9 in cluster AM

**Relative:
 Higher**

UST HIST:
 Facility ID: 20113 Owner Name: UNION OIL COMPANY OF CALIFORNI
 Total Tanks: 3 Region: STATE
 Owner Address: 3701 WILSHIRE BOULEVARD-SUITE
 LOS ANGELES, CA 90010
 Tank Used for: WASTE
 Tank Num: 1 Container Num: 5744-4
 Tank Capacity: 00000280 Year Installed: 1966
 Type of Fuel: WASTE OIL Tank Construction: Not Reported
 Leak Detection: Stock Inventor, Pressure Test
 Contact Name: RICHARD R FRYER Telephone: (805) 647-6188
 Facility Type: Gas Station Other Type: Not reported

Facility ID: 20113 Owner Name: UNION OIL COMPANY OF CALIFORNI
 Total Tanks: 3 Region: STATE
 Owner Address: 3701 WILSHIRE BOULEVARD-SUITE
 LOS ANGELES, CA 90010
 Tank Used for: PRODUCT
 Tank Num: 2 Container Num: 5744-2
 Tank Capacity: 00009950 Year Installed: 1966
 Type of Fuel: PREMIUM Tank Construction: Not Reported
 Leak Detection: Stock Inventor, Pressure Test
 Contact Name: RICHARD R FRYER Telephone: (805) 647-6188
 Facility Type: Gas Station Other Type: Not reported

Facility ID: 20113 Owner Name: UNION OIL COMPANY OF CALIFORNI
 Total Tanks: 3 Region: STATE
 Owner Address: 3701 WILSHIRE BOULEVARD-SUITE
 LOS ANGELES, CA 90010
 Tank Used for: PRODUCT
 Tank Num: 3 Container Num: 5744-1
 Tank Capacity: 00009950 Year Installed: 1966

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

SERVICE STATION 5744 (Continued)

EDR ID Number
 EPA ID Number

U001579128

Type of Fuel:	UNLEADED	Tank Construction:	Not Reported
Leak Detection:	Stock Inventor, Pressure Test		
Contact Name:	RICHARD R FRYER	Telephone:	(805) 647-6188
Facility Type:	Gas Station	Other Type:	Not reported

**AM234
 NW
 1/2-1
 5106 ft.**

**TOSCO 30971
 11004 TELEGRAPH ROAD
 VENTURA, CA 93004**

**FINDS 1006831077
 110013915601**

Site 4 of 9 in cluster AM

**Relative:
 Higher**

FINDS:

Other Pertinent Environmental Activity Identified at Site:

**Actual:
 248 ft.**

The NEI (National Emissions Inventory) database contains information on stationary and mobile sources that emit criteria air pollutants and their precursors, as well as hazardous air pollutants (HAPs).

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

**AM235
 NW
 1/2-1
 5106 ft.**

**SERVICE STATION 5744-UNOCAL
 11004 TELEGRAPH RD
 VENTURA, CA 93003**

**CA FID UST S101619924
 SWEEPS UST N/A**

Site 5 of 9 in cluster AM

**Relative:
 Higher**

FID:

**Actual:
 248 ft.**

Facility ID:	56000375	Regulate ID:	00020113
Reg By:	Active Underground Storage Tank Location		
Cortese Code:	Not reported	SIC Code:	Not reported
Status:	Active	Facility Tel:	Not reported
Mail To:	Not reported		
	11004 TELEGRAPH RD		
	VENTURA, CA 93003		
Contact:	Not reported	Contact Tel:	Not reported
DUNs No:	Not reported	NPDES No:	Not reported
Creation:	10/22/93	Modified:	00/00/00
EPA ID:	Not reported		
Comments:	Not reported		

SWEEPS:

Status : A
 Comp Number : 20113
 Number : 9
 Board Of Equalization : 44-030964
 Ref Date : Not reported
 Act Date : 07-03-90
 Created Date : 02-29-88
 Tank Status : A
 Owner Tank Id : 5744-4
 Swrcb Tank Id : 56-020-020113-000001
 Actv Date : 07-01-85
 Capacity : 280
 Tank Use : OIL
 Stg : W
 Content : WASTE OIL
 Number Of Tanks : 3

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

SERVICE STATION 5744-UNOCAL (Continued)

S101619924

Status : A
 Comp Number : 20113
 Number : 9
 Board Of Equalization : 44-030964
 Ref Date : Not reported
 Act Date : 07-03-90
 Created Date : 02-29-88
 Tank Status : A
 Owner Tank Id : 5744-2
 Swrcb Tank Id : 56-020-020113-000002
 Actv Date : 07-01-85
 Capacity : 9950
 Tank Use : M.V. FUEL
 Stg : P
 Content : REG UNLEADED
 Number Of Tanks : Not reported

Status : A
 Comp Number : 20113
 Number : 9
 Board Of Equalization : 44-030964
 Ref Date : Not reported
 Act Date : 07-03-90
 Created Date : 02-29-88
 Tank Status : A
 Owner Tank Id : 5744-1
 Swrcb Tank Id : 56-020-020113-000003
 Actv Date : 07-01-85
 Capacity : 9950
 Tank Use : M.V. FUEL
 Stg : P
 Content : REG UNLEADED
 Number Of Tanks : Not reported

**AM236
 NW
 1/2-1
 5106 ft.**

**UNOCAL #5744
 11004 TELEGRAPH RD
 VENTURA, CA 93003**

**HAZNET S100613025
 Cortese N/A**

Site 6 of 9 in cluster AM

**Relative:
 Higher**

**Actual:
 248 ft.**

HAZNET:
 Gepaid: CAD982338402
 TSD EPA ID: CAD028409019
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: .7089
 Facility Address 2: Not reported
 Waste Category: Aqueous solution with less than 10% total organic residues
 Disposal Method: Treatment, Tank
 Contact: UNION OIL COMPANY OF CALIFORNI
 Telephone: (714) 428-6560
 Mailing Name: Not reported
 Mailing Address: PO BOX 25376
 SANTA ANA, CA 92799 - 5376
 County: Ventura

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

UNOCAL #5744 (Continued)

S100613025

Gepaid: CAD982338402
TSD EPA ID: CAT080013352
Gen County: Ventura
Tsd County: Los Angeles
Tons: 3.3360
Facility Address 2: Not reported
Waste Category: Aqueous solution with less than 10% total organic residues
Disposal Method: Recycler
Contact: UNION OIL COMPANY OF CALIFORNI
Telephone: (714) 428-6560
Mailing Name: Not reported
Mailing Address: PO BOX 25376
SANTA ANA, CA 92799 - 5376

County Ventura

Gepaid: CAD982338402
TSD EPA ID: CAD099452708
Gen County: Ventura
Tsd County: Los Angeles
Tons: .4170
Facility Address 2: Not reported
Waste Category: Unspecified aqueous solution
Disposal Method: Recycler
Contact: UNION OIL COMPANY OF CALIFORNI
Telephone: (714) 428-6560
Mailing Name: Not reported
Mailing Address: PO BOX 25376
SANTA ANA, CA 92799 - 5376

County Ventura

Gepaid: CAD982338402
TSD EPA ID: CAT080011059
Gen County: Ventura
Tsd County: Los Angeles
Tons: .8340
Facility Address 2: Not reported
Waste Category: Aqueous solution with less than 10% total organic residues
Disposal Method: Recycler
Contact: UNION OIL COMPANY OF CALIFORNI
Telephone: (714) 428-6560
Mailing Name: Not reported
Mailing Address: PO BOX 25376
SANTA ANA, CA 92799 - 5376

County Ventura

Gepaid: CAD982338402
TSD EPA ID: CAD028409019
Gen County: Ventura
Tsd County: Los Angeles
Tons: .0000
Facility Address 2: Not reported
Waste Category:
Disposal Method: Treatment, Tank
Contact: UNION OIL COMPANY OF CALIFORNI
Telephone: (714) 428-6560
Mailing Name: Not reported
Mailing Address: PO BOX 25376
SANTA ANA, CA 92799 - 5376

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

UNOCAL #5744 (Continued)

EDR ID Number
EPA ID Number

Database(s)

County Ventura

S100613025

[Click this hyperlink](#) while viewing on your computer to access 4 additional CA HAZNET record(s) in the EDR Site Report.

CORTESE:

Region: CORTESE
Fac Address 2: 11004 TELEGRAPH RD

**AM237
NW
1/2-1
5106 ft.**

**UNION OIL SERVICE STATION 5744
11004 TELEGRAPH RD
VENTURA, CA 93003**

**HIST UST 1000167469
N/A**

Site 7 of 9 in cluster AM

**Relative:
Higher**

UST HIST:

**Actual:
248 ft.**

Facility ID: 56241 Owner Name: UNION OIL COMPANY OF CALIFORNI
Total Tanks: 1 Region: STATE
Owner Address: 3701 WILSHIRE BOULEVARD LOS AN
GELES, CA 90010
Tank Used for: WASTE
Tank Num: 1 Container Num: 1
Tank Capacity: 00000000 Year Installed: Not reported
Type of Fuel: WASTE OIL Tank Construction: Not Reported
Leak Detection: None
Contact Name: RICHARD R. FRYER Telephone: (805) 647-6188
Facility Type: Gas Station Other Type: Not reported

**AM238
NW
1/2-1
5106 ft.**

**TOSCO CORPORATION SS#30971
11004 TELEGRAPH RD
VENTURA, CA 93003**

**HAZNET S104579913
N/A**

Site 8 of 9 in cluster AM

**Relative:
Higher**

HAZNET:

**Actual:
248 ft.**

Gepaid: CAL000161468
TSD EPA ID: CAD028409019
Gen County: Ventura
Tsd County: Los Angeles
Tons: 0.3419
Facility Address 2: Not reported
Waste Category: Aqueous solution with less than 10% total organic residues
Disposal Method: Treatment, Tank
Contact: TOSCO MARKETING
Telephone: (602) 728-4180
Mailing Name: Not reported
Mailing Address: P O BOX 52085
PHOENIX, AZ 85072 - 2085
County Ventura
Gepaid: CAL000161468
TSD EPA ID: Not reported
Gen County: Ventura
Tsd County: Los Angeles
Tons: 2.91
Facility Address 2: Not reported
Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Contact: HAZMAT SPECIALIST

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

TOSCO CORPORATION SS#30971 (Continued)

S104579913

Telephone: (602) 728-4180
 Mailing Name: Not reported
 Mailing Address: PO BOX 52085
 PHOENIX, AZ 85072 - 2085
 County: Not reported

**AM239
 NW
 1/2-1
 5106 ft.**

**TOSCO 30971
 11004 TELEGRAPH RD
 VENTURA, CA 93003**

RCRA-LQG

**1007200340
 CAL000161468**

Site 9 of 9 in cluster AM

**Relative:
 Higher**

RCRAInfo:
 Contact: STEVE BOYD
 (714) 428-6572

**Actual:
 248 ft.**

Classification: Large Quantity Generator
 TSDF Activities: Not reported
 Violation Status: No violations found

**AN240
 NW
 1/2-1
 5214 ft.**

**DR JAMES MASON
 10885 TELEGRAPH RD
 VENTURA, CA 93004**

HAZNET

**S103622232
 N/A**

Site 1 of 3 in cluster AN

**Relative:
 Higher**

HAZNET:
 Gepaid: CAL000107832
 TSD EPA ID: CAD982041980
 Gen County: Ventura
 Tsd County: Fresno
 Tons: .0100
 Facility Address 2: Not reported
 Waste Category: Metal sludge - Alkaline solution (pH <UN> 12.5) with metals (antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, vanadium, and zinc)
 Disposal Method: Treatment, Incineration
 Contact: DR JAMES MASON
 Telephone: (805) 647-7704
 Mailing Name: Not reported
 Mailing Address: 10885 TELEGRAPH RD
 VENTURA, CA 93004 - 1272
 County: Ventura

**Actual:
 250 ft.**

**AN241
 NW
 1/2-1
 5214 ft.**

**WOODSIDE DENTAL GROUP
 10883 TELEGRAPH
 VENTURA, CA 93004**

HAZNET

**S103996312
 N/A**

Site 2 of 3 in cluster AN

**Relative:
 Higher**

**Actual:
 251 ft.**

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

Database(s)
 EDR ID Number
 EPA ID Number

WOODSIDE DENTAL GROUP (Continued)

S103996312

HAZNET:

Gepaid:	CAL000148439
TSD EPA ID:	CAD000088252
Gen County:	Ventura
Tsd County:	Los Angeles
Tons:	.0125
Facility Address 2:	Not reported
Waste Category:	Aqueous solution with 10% or more total organic residues
Disposal Method:	Transfer Station
Contact:	WOODSIDE DENTAL GROUP INC
Telephone:	(000) 000-0000
Mailing Name:	Not reported
Mailing Address:	PO BOX 4128 VENTURA, CA 93007
County	Ventura
Gepaid:	CAL000148439
TSD EPA ID:	TND000772186
Gen County:	Ventura
Tsd County:	0
Tons:	0.0208
Facility Address 2:	Not reported
Waste Category:	Aqueous solution with 10% or more total organic residues
Disposal Method:	Disposal, Other
Contact:	WOODSIDE DENTAL GROUP INC
Telephone:	(000) 000-0000
Mailing Name:	Not reported
Mailing Address:	PO BOX 4128 VENTURA, CA 93007
County	Ventura
Gepaid:	CAL000148439
TSD EPA ID:	TND000772186
Gen County:	Ventura
Tsd County:	99
Tons:	.0208
Facility Address 2:	Not reported
Waste Category:	Aqueous solution with 10% or more total organic residues
Disposal Method:	Recycler
Contact:	WOODSIDE DENTAL GROUP INC
Telephone:	(000) 000-0000
Mailing Name:	Not reported
Mailing Address:	PO BOX 4128 VENTURA, CA 93007
County	Ventura

**AN242
 NW
 1/2-1
 5214 ft.**

**WOODSIDE DENTAL GROUP
 10883 TELEGRAPH RD
 VENTURA, CA**

**VENTURA CO. BWT S105774089
 N/A**

**Relative:
 Higher**

Site 3 of 3 in cluster AN

BWT:	
Facility ID:	FA0006642
Region:	VENTURA
Program:	4221 - BUSINESS PLAN - VENTURA CITY
Facility ID:	FA0007495
Region:	VENTURA

**Actual:
 251 ft.**

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

WOODSIDE DENTAL GROUP (Continued)

S105774089

Program: 4403 - MEDICAL HAZARDOUS WASTE/X-RAY

**243
 NE
 1/2-1
 5223 ft.**

**PETTY RANCH
 11971 DARLING ROAD
 VENTURA, CA 93004**

**HAZNET S105087699
 N/A**

**Relative:
 Higher**

HAZNET:

**Actual:
 186 ft.**

Gepaid: CAC002299177
 TSD EPA ID: CAT080033681
 Gen County: Ventura
 Tsd County: Los Angeles
 Tons: .0500
 Facility Address 2: Not reported
 Waste Category: Unspecified oil-containing waste
 Disposal Method: Disposal, Land Fill
 Contact: DON PETTY
 Telephone: (805) 947-7090
 Mailing Name: Not reported
 Mailing Address: 11971 DARLING ROAD
 VENTURA, CA 93004
 County: Ventura

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
CAMARILLO	U001579182	RANCHO LARGO	951 LOS ANGELES AVE.	93004	HIST UST
OAK HILLS	S105087957	UNION PACIFIC RAILROAD	N OF HWY 138/4 MI E HWY 15 SUM	93060	HAZNET
SANTA PAULA	1000395149	SANTA FE ENERGY CO OJAI	HWY 150 FIVE MI NO OF	93060	RCRA-SQG, FINDS
SANTA PAULA	S107140642	CITY SANTA PAULA	1150 S ALLEY	93060	HAZNET
SANTA PAULA	U001580089	ADAMS CANYON	BRIDGE PLANT - LEMON CO. ROAD	93060	HIST UST
SANTA PAULA	U001580254	SALT MARSH	BRIDGE PLANT - LEMON CO. RD.	93060	HIST UST
SANTA PAULA	U001580283	SULPHUR CREST - CENTRAL FACILI	BRIDGE PLANT - LEMON CO. ROAD	93060	HIST UST
SANTA PAULA	S106826187	ARGO PETROLEUM CORP.	FERNDALE RANCH LSE.-HWY 150	93060	EMI
SANTA PAULA	1006248346	UNOCAL BRIDGE PLANT	LEMON COUNTY ROAD	93060	FINDS, EMI
SANTA PAULA	S106841648	UNION OIL CO. OF CALIFORNIA	LEMON LSE-WEST MOUNTAIN FIELD	93060	EMI
SANTA PAULA	U001580108	BRIDGE COMPRESSOR PLANT	LEMON CO. ROAD	93060	HIST UST
SANTA PAULA	S106249144	SHERWIN D. YOELIN/HILL LEASE	SOUTH MOUNTAIN - LEMON ROAD	93066	EMI
SANTA PAULA	U001580184	JOY WILDE GROVES	WEST TELEGRAPH RD.	93060	HIST UST
SANTA PAULA	S106840711	TEXACO INC.	T U STINE NCT-1 LEASE	93060	EMI
SATICOY	S106834602	LLOYD - BUTLER LEASE	HIGHWAY 118	93004	EMI
SATICOY	S106098366	NEWTON BUILDING MATERIALS	11220 AZAHAR ST	93004	LUST
SATICOY	S103976539	MARTIN ROOFING, BOB MASOPUST, HIGI	EASMENT LOS ANGELES AVE	93004	HAZNET
SATICOY	A100282191	STATE READY MIX INC	3127 W LOS ANGELES AVE	93004	AST
SATICOY	U001579166	FOWLER & MYERS CONCRETE PIPE P	3127 W. LOS ANGELES AVENUE	93004	HIST UST
SATICOY	S106098375	WALKER RECYCLING	11032 NARDO ST	93004	LUST
SATICOY	S106098376	ORTIZ BROTHERS	11040 NARDO ST	93004	LUST
SATICOY	S104994486	IBSEN RESOURCES/LLOYD BUTLER LEAS	NEAR 118 / VINEYARD HWY	93004	VENTURA CO. BWT
SATICOY	S106098404	DONALD BRIGHAM	11107 VIOLETA ST	93004	LUST
SOMIS	S103678919	EQUILON ENTERPRISES LLC	HWY 118 BRADLEY	93066	HAZNET
SOMIS	S106100261	RANCH ENRIQUE	1600 LOS ANGELES AVE	93066	VENTURA CO. BWT
SOMIS	S106100262	CULBERT HOME RANCH	2280 LOS ANGELES AVE	93066	VENTURA CO. BWT
SOMIS	S106100263	GRETHER FARMING CO. INC-CHRISTINO	454 LOS ANGELES AVE	93066	VENTURA CO. BWT
SOMIS	S106100270	NICHOLS & ASSOCIATES-RANCHO LARGO	951 LOS ANGELES AVE	93066	VENTURA CO. BWT
SOMIS	S106198611	RANCHO ISABEL	1220 LOS ANGELES AVE	93066	VENTURA CO. BWT
VENTURA	S103678918	FRANK ARAGON	HWY 118 AT SAN CANYON AT		HAZNET
VENTURA	S105511845	EXXONMOBIL CORPORATION	6762 NORTH BANK DR		VENTURA CO. BWT
VENTURA	S106098367	ARCO #1983	11005 CITRUS DR		LUST
VENTURA	S106098368	CHEVRON #9-3096	11008 CITRUS DR.		LUST
VENTURA	S107148424	UNIQUE FABRICATION INC	1607 LOS ANGELES AVE STE B	93004	HAZNET
VENTURA	S103684172	WITTENBERG TRACT #4043-6	MEMPHIS CT	93004	LUST, Cortese
VENTURA	S105511862	SO CAL GAS OM 5809 - PAC OFFSH	7459 W PACIFIC COAST HWY		VENTURA CO. BWT
VENTURA	U003996651	VCFPD STN #25	7674 PACIFIC COAST HWY		UST
VENTURA	S106198627	VENOCO RINCON PIPELINE STN	577 W PACIFIC COAST HWY		VENTURA CO. BWT
VENTURA	S103679941	US BUREAU OF RECLAMATION	SOUTHEAST QUARTER SECTION 12		HAZNET
VENTURA	S106915812	CHANG, DONALD DDS INC	7730 TELEGRAPH RD B	93004	VENTURA CO. BWT
VENTURA	S105773494	BLACKMAN & BRUNNER, D.D.S.	5500 TELEGRAPH RD #121		VENTURA CO. BWT
VENTURA	S106098402	DISHMAN	11025 VIOLETA ST		LUST
VENTURA	S106915757	BORCHARD ESTATE (MARGARET)	11075 VIOLETA ST		LUST

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

FEDERAL RECORDS

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 07/05/2006	Source: EPA
Date Data Arrived at EDR: 08/02/2006	Telephone: N/A
Date Made Active in Reports: 09/12/2006	Last EDR Contact: 08/02/2006
Number of Days to Update: 41	Next Scheduled EDR Contact: 10/30/2006
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

Date of Government Version: 07/05/2006	Source: EPA
Date Data Arrived at EDR: 08/02/2006	Telephone: N/A
Date Made Active in Reports: 09/12/2006	Last EDR Contact: 08/02/2006
Number of Days to Update: 41	Next Scheduled EDR Contact: 10/30/2006
	Data Release Frequency: Quarterly

DELISTED NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 07/05/2006	Source: EPA
Date Data Arrived at EDR: 08/02/2006	Telephone: N/A
Date Made Active in Reports: 09/12/2006	Last EDR Contact: 08/02/2006
Number of Days to Update: 41	Next Scheduled EDR Contact: 10/30/2006
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NPL RECOVERY: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991	Source: EPA
Date Data Arrived at EDR: 02/02/1994	Telephone: 202-564-4267
Date Made Active in Reports: 03/30/1994	Last EDR Contact: 08/21/2006
Number of Days to Update: 56	Next Scheduled EDR Contact: 11/20/2006
	Data Release Frequency: No Update Planned

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

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

Date of Government Version: 06/19/2006	Source: EPA
Date Data Arrived at EDR: 06/22/2006	Telephone: 703-413-0223
Date Made Active in Reports: 08/23/2006	Last EDR Contact: 06/22/2006
Number of Days to Update: 62	Next Scheduled EDR Contact: 09/18/2006
	Data Release Frequency: Quarterly

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 07/17/2006	Source: EPA
Date Data Arrived at EDR: 08/02/2006	Telephone: 703-413-0223
Date Made Active in Reports: 09/12/2006	Last EDR Contact: 06/23/2006
Number of Days to Update: 41	Next Scheduled EDR Contact: 09/18/2006
	Data Release Frequency: Quarterly

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/15/2006	Source: EPA
Date Data Arrived at EDR: 03/17/2006	Telephone: 800-424-9346
Date Made Active in Reports: 04/13/2006	Last EDR Contact: 09/05/2006
Number of Days to Update: 27	Next Scheduled EDR Contact: 12/04/2006
	Data Release Frequency: Quarterly

RCRA: Resource Conservation and Recovery Act Information

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS). The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator off-site to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 06/13/2006	Source: EPA
Date Data Arrived at EDR: 06/28/2006	Telephone: 800-424-9346
Date Made Active in Reports: 08/23/2006	Last EDR Contact: 09/15/2006
Number of Days to Update: 56	Next Scheduled EDR Contact: 11/20/2006
	Data Release Frequency: Quarterly

ERNS: Emergency Response Notification System

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

Date of Government Version: 12/31/2005	Source: National Response Center, United States Coast Guard
Date Data Arrived at EDR: 01/12/2006	Telephone: 202-260-2342
Date Made Active in Reports: 02/21/2006	Last EDR Contact: 07/25/2006
Number of Days to Update: 40	Next Scheduled EDR Contact: 10/23/2006
	Data Release Frequency: Annually

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 07/03/2006	Source: U.S. Department of Transportation
Date Data Arrived at EDR: 07/19/2006	Telephone: 202-366-4555
Date Made Active in Reports: 08/23/2006	Last EDR Contact: 07/19/2006
Number of Days to Update: 35	Next Scheduled EDR Contact: 10/16/2006
	Data Release Frequency: Annually

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 03/21/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/27/2006	Telephone: 703-603-8905
Date Made Active in Reports: 05/22/2006	Last EDR Contact: 09/07/2006
Number of Days to Update: 56	Next Scheduled EDR Contact: 10/02/2006
	Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 03/21/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/27/2006	Telephone: 703-603-8905
Date Made Active in Reports: 05/22/2006	Last EDR Contact: 09/07/2006
Number of Days to Update: 56	Next Scheduled EDR Contact: 10/02/2006
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2004	Source: USGS
Date Data Arrived at EDR: 02/08/2005	Telephone: 703-692-8801
Date Made Active in Reports: 08/04/2005	Last EDR Contact: 08/11/2006
Number of Days to Update: 177	Next Scheduled EDR Contact: 11/06/2006
	Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/05/2005	Source: U.S. Army Corps of Engineers
Date Data Arrived at EDR: 01/19/2006	Telephone: 202-528-4285
Date Made Active in Reports: 02/21/2006	Last EDR Contact: 07/17/2006
Number of Days to Update: 33	Next Scheduled EDR Contact: 10/02/2006
	Data Release Frequency: Varies

US BROWNFIELDS: A Listing of Brownfields Sites

Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients--States, political subdivisions, territories, and Indian tribes become Brownfields Cleanup Revolving Loan Fund (BCRLF) cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: 07/10/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/13/2006	Telephone: 202-566-2777
Date Made Active in Reports: 09/06/2006	Last EDR Contact: 09/11/2006
Number of Days to Update: 55	Next Scheduled EDR Contact: 12/11/2006
	Data Release Frequency: Semi-Annually

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/14/2004	Source: Department of Justice, Consent Decree Library
Date Data Arrived at EDR: 02/15/2005	Telephone: Varies
Date Made Active in Reports: 04/25/2005	Last EDR Contact: 07/24/2006
Number of Days to Update: 69	Next Scheduled EDR Contact: 10/23/2006
	Data Release Frequency: Varies

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 07/10/2006	Source: EPA
Date Data Arrived at EDR: 07/21/2006	Telephone: 703-416-0223
Date Made Active in Reports: 09/06/2006	Last EDR Contact: 07/06/2006
Number of Days to Update: 47	Next Scheduled EDR Contact: 10/02/2006
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 11/04/2005	Source: Department of Energy
Date Data Arrived at EDR: 11/28/2005	Telephone: 505-845-0011
Date Made Active in Reports: 01/30/2006	Last EDR Contact: 09/05/2006
Number of Days to Update: 63	Next Scheduled EDR Contact: 12/18/2006
	Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/09/2004	Telephone: 800-424-9346
Date Made Active in Reports: 09/17/2004	Last EDR Contact: 06/09/2004
Number of Days to Update: 39	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 07/20/2006	Source: EPA
Date Data Arrived at EDR: 07/21/2006	Telephone: 202-564-6064
Date Made Active in Reports: 08/22/2006	Last EDR Contact: 07/06/2006
Number of Days to Update: 32	Next Scheduled EDR Contact: 10/02/2006
	Data Release Frequency: Quarterly

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2002	Source: EPA
Date Data Arrived at EDR: 04/14/2006	Telephone: 202-260-5521
Date Made Active in Reports: 05/30/2006	Last EDR Contact: 07/17/2006
Number of Days to Update: 46	Next Scheduled EDR Contact: 10/16/2006
	Data Release Frequency: Every 4 Years

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 07/14/2006	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 07/18/2006	Telephone: 202-566-1667
Date Made Active in Reports: 09/06/2006	Last EDR Contact: 06/19/2006
Number of Days to Update: 50	Next Scheduled EDR Contact: 09/18/2006
	Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Date of Government Version: 07/14/2006	Source: EPA
Date Data Arrived at EDR: 07/18/2006	Telephone: 202-566-1667
Date Made Active in Reports: 09/06/2006	Last EDR Contact: 06/19/2006
Number of Days to Update: 50	Next Scheduled EDR Contact: 09/18/2006
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2004	Source: EPA
Date Data Arrived at EDR: 05/11/2006	Telephone: 202-564-4203
Date Made Active in Reports: 05/22/2006	Last EDR Contact: 07/17/2006
Number of Days to Update: 11	Next Scheduled EDR Contact: 10/16/2006
	Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 02/13/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 04/21/2006	Telephone: 202-564-5088
Date Made Active in Reports: 05/11/2006	Last EDR Contact: 07/17/2006
Number of Days to Update: 20	Next Scheduled EDR Contact: 10/16/2006
	Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 07/07/2006	Source: EPA
Date Data Arrived at EDR: 08/09/2006	Telephone: 202-566-0500
Date Made Active in Reports: 09/06/2006	Last EDR Contact: 08/09/2006
Number of Days to Update: 28	Next Scheduled EDR Contact: 11/06/2006
	Data Release Frequency: Annually

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 07/10/2006	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 07/20/2006	Telephone: 301-415-7169
Date Made Active in Reports: 09/06/2006	Last EDR Contact: 07/03/2006
Number of Days to Update: 48	Next Scheduled EDR Contact: 10/02/2006
	Data Release Frequency: Quarterly

MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 05/16/2006	Source: Department of Labor, Mine Safety and Health Administration
Date Data Arrived at EDR: 06/28/2006	Telephone: 303-231-5959
Date Made Active in Reports: 08/23/2006	Last EDR Contact: 06/28/2006
Number of Days to Update: 56	Next Scheduled EDR Contact: 09/25/2006
	Data Release Frequency: Semi-Annually

FINDS: Facility Index System/Facility Registry System

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/21/2006
Date Data Arrived at EDR: 07/25/2006
Date Made Active in Reports: 09/06/2006
Number of Days to Update: 43

Source: EPA
Telephone: N/A
Last EDR Contact: 04/03/2006
Next Scheduled EDR Contact: 07/03/2006
Data Release Frequency: Quarterly

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 09/05/2006
Next Scheduled EDR Contact: 12/04/2006
Data Release Frequency: No Update Planned

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2003
Date Data Arrived at EDR: 06/17/2005
Date Made Active in Reports: 08/04/2005
Number of Days to Update: 48

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 09/15/2006
Next Scheduled EDR Contact: 12/11/2006
Data Release Frequency: Biennially

STATE AND LOCAL RECORDS

HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21

Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 08/28/2006
Next Scheduled EDR Contact: 11/27/2006
Data Release Frequency: No Update Planned

CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6

Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 06/06/2006
Date Data Arrived at EDR: 06/07/2006
Date Made Active in Reports: 07/06/2006
Number of Days to Update: 29

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/30/2006
Next Scheduled EDR Contact: 11/27/2006
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

TOXIC PITS: Toxic Pits Cleanup Act Sites

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995	Source: State Water Resources Control Board
Date Data Arrived at EDR: 08/30/1995	Telephone: 916-227-4364
Date Made Active in Reports: 09/26/1995	Last EDR Contact: 07/31/2006
Number of Days to Update: 27	Next Scheduled EDR Contact: 10/30/2006
	Data Release Frequency: No Update Planned

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 06/12/2006	Source: Integrated Waste Management Board
Date Data Arrived at EDR: 06/14/2006	Telephone: 916-341-6320
Date Made Active in Reports: 07/27/2006	Last EDR Contact: 09/13/2006
Number of Days to Update: 43	Next Scheduled EDR Contact: 12/11/2006
	Data Release Frequency: Quarterly

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000	Source: State Water Resources Control Board
Date Data Arrived at EDR: 04/10/2000	Telephone: 916-227-4448
Date Made Active in Reports: 05/10/2000	Last EDR Contact: 09/05/2006
Number of Days to Update: 30	Next Scheduled EDR Contact: 12/04/2006
	Data Release Frequency: Quarterly

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites). This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001	Source: CAL EPA/Office of Emergency Information
Date Data Arrived at EDR: 05/29/2001	Telephone: 916-323-9100
Date Made Active in Reports: 07/26/2001	Last EDR Contact: 07/24/2006
Number of Days to Update: 58	Next Scheduled EDR Contact: 10/23/2006
	Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 07/10/2006	Source: Department of Conservation
Date Data Arrived at EDR: 07/12/2006	Telephone: 916-323-3836
Date Made Active in Reports: 07/27/2006	Last EDR Contact: 07/12/2006
Number of Days to Update: 15	Next Scheduled EDR Contact: 10/09/2006
	Data Release Frequency: Quarterly

LUST: Geotracker's Leaking Underground Fuel Tank Report

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/11/2006
Date Data Arrived at EDR: 07/12/2006
Date Made Active in Reports: 07/27/2006
Number of Days to Update: 15

Source: State Water Resources Control Board
Telephone: 916-341-5752
Last EDR Contact: 07/12/2006
Next Scheduled EDR Contact: 10/09/2006
Data Release Frequency: Quarterly

LUST REG 5: Leaking Underground Storage Tank Database

Date of Government Version: 07/01/2006
Date Data Arrived at EDR: 07/26/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 29

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 07/26/2006
Next Scheduled EDR Contact: 10/02/2006
Data Release Frequency: Quarterly

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-346-7491
Last EDR Contact: 07/03/2006
Next Scheduled EDR Contact: 10/02/2006
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-4130
Last EDR Contact: 08/07/2006
Next Scheduled EDR Contact: 11/06/2006
Data Release Frequency: Varies

LUST REG 9: Leaking Underground Storage Tank Report

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 07/17/2006
Next Scheduled EDR Contact: 10/16/2006
Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-346-7491
Last EDR Contact: 08/21/2006
Next Scheduled EDR Contact: 11/20/2006
Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing

For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 916-542-5424
Last EDR Contact: 09/05/2006
Next Scheduled EDR Contact: 12/04/2006
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST REG 4: Underground Storage Tank Leak List

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 06/26/2006
Next Scheduled EDR Contact: 09/25/2006
Data Release Frequency: No Update Planned

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-576-2220
Last EDR Contact: 08/21/2006
Next Scheduled EDR Contact: 11/20/2006
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 07/10/2006
Next Scheduled EDR Contact: 10/09/2006
Data Release Frequency: Quarterly

LUST REG 3: Leaking Underground Storage Tank Database

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 08/15/2006
Next Scheduled EDR Contact: 11/13/2006
Data Release Frequency: No Update Planned

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SLIC: Statewide SLIC Cases

The Spills, Leaks, Investigations, and Cleanups (SLIC) listings includes unauthorized discharges from spills and leaks, other than from underground storage tanks or other regulated sites.

Date of Government Version: 07/11/2006
Date Data Arrived at EDR: 07/12/2006
Date Made Active in Reports: 07/27/2006
Number of Days to Update: 15

Source: State Water Resources Control Board
Telephone: 916-341-5752
Last EDR Contact: 07/12/2006
Next Scheduled EDR Contact: 10/09/2006
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/21/2006
Next Scheduled EDR Contact: 11/20/2006
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 07/10/2006
Next Scheduled EDR Contact: 10/09/2006
Data Release Frequency: Quarterly

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 08/15/2006
Next Scheduled EDR Contact: 11/13/2006
Data Release Frequency: Semi-Annually

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/24/2006
Next Scheduled EDR Contact: 10/23/2006
Data Release Frequency: Varies

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Unregulated sites that impact groundwater or have the potential to impact groundwater.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 07/06/2006
Next Scheduled EDR Contact: 10/02/2006
Data Release Frequency: Semi-Annually

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 07/03/2006
Next Scheduled EDR Contact: 10/02/2006
Data Release Frequency: Semi-Annually

SLIC REG 6L: SLIC Sites

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 09/05/2006
Next Scheduled EDR Contact: 12/04/2006
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/21/2006
Next Scheduled EDR Contact: 11/20/2006
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Date of Government Version: 04/06/2006	Source: California Region Water Quality Control Board Santa Ana Region (8)
Date Data Arrived at EDR: 04/06/2006	Telephone: 951-782-3298
Date Made Active in Reports: 05/11/2006	Last EDR Contact: 07/03/2006
Number of Days to Update: 35	Next Scheduled EDR Contact: 10/02/2006
	Data Release Frequency: Semi-Annually

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Date of Government Version: 05/31/2006	Source: California Regional Water Quality Control Board San Diego Region (9)
Date Data Arrived at EDR: 06/01/2006	Telephone: 858-467-2980
Date Made Active in Reports: 06/15/2006	Last EDR Contact: 08/28/2006
Number of Days to Update: 14	Next Scheduled EDR Contact: 11/27/2006
	Data Release Frequency: Annually

UST: Active UST Facilities

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 07/11/2006	Source: SWRCB
Date Data Arrived at EDR: 07/12/2006	Telephone: 916-341-5851
Date Made Active in Reports: 07/26/2006	Last EDR Contact: 07/12/2006
Number of Days to Update: 14	Next Scheduled EDR Contact: 10/09/2006
	Data Release Frequency: Semi-Annually

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990	Source: State Water Resources Control Board
Date Data Arrived at EDR: 01/25/1991	Telephone: 916-341-5851
Date Made Active in Reports: 02/12/1991	Last EDR Contact: 07/26/2001
Number of Days to Update: 18	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

AST: Aboveground Petroleum Storage Tank Facilities

Registered Aboveground Storage Tanks.

Date of Government Version: 01/30/2006	Source: State Water Resources Control Board
Date Data Arrived at EDR: 01/30/2006	Telephone: 916-341-5712
Date Made Active in Reports: 02/17/2006	Last EDR Contact: 09/05/2006
Number of Days to Update: 18	Next Scheduled EDR Contact: 10/31/2006
	Data Release Frequency: Quarterly

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1980's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994	Source: State Water Resources Control Board
Date Data Arrived at EDR: 07/07/2005	Telephone: N/A
Date Made Active in Reports: 08/11/2005	Last EDR Contact: 06/03/2005
Number of Days to Update: 35	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

CHMIRS: California Hazardous Material Incident Report System

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 12/31/2004	Source: Office of Emergency Services
Date Data Arrived at EDR: 11/30/2005	Telephone: 916-845-8400
Date Made Active in Reports: 01/19/2006	Last EDR Contact: 08/21/2006
Number of Days to Update: 50	Next Scheduled EDR Contact: 11/20/2006
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NOTIFY 65: Proposition 65 Records

Proposition 65 Notification Records. NOTIFY 65 contains facility notifications about any release which could impact drinking water and thereby expose the public to a potential health risk.

Date of Government Version: 10/21/1993	Source: State Water Resources Control Board
Date Data Arrived at EDR: 11/01/1993	Telephone: 916-445-3846
Date Made Active in Reports: 11/19/1993	Last EDR Contact: 07/17/2006
Number of Days to Update: 18	Next Scheduled EDR Contact: 10/16/2006
	Data Release Frequency: No Update Planned

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 07/05/2006	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 07/06/2006	Telephone: 916-323-3400
Date Made Active in Reports: 07/27/2006	Last EDR Contact: 07/06/2006
Number of Days to Update: 21	Next Scheduled EDR Contact: 10/02/2006
	Data Release Frequency: Semi-Annually

VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 06/06/2006	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 06/07/2006	Telephone: 916-323-3400
Date Made Active in Reports: 07/06/2006	Last EDR Contact: 08/30/2006
Number of Days to Update: 29	Next Scheduled EDR Contact: 11/27/2006
	Data Release Frequency: Quarterly

DRYCLEANERS: Cleaner Facilities

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 04/18/2005	Source: Department of Toxic Substance Control
Date Data Arrived at EDR: 04/18/2005	Telephone: 916-327-4498
Date Made Active in Reports: 05/06/2005	Last EDR Contact: 07/17/2006
Number of Days to Update: 18	Next Scheduled EDR Contact: 10/02/2006
	Data Release Frequency: Annually

WIP: Well Investigation Program Case List

Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/25/2006	Source: Los Angeles Water Quality Control Board
Date Data Arrived at EDR: 07/26/2006	Telephone: 213-576-6726
Date Made Active in Reports: 08/24/2006	Last EDR Contact: 07/24/2006
Number of Days to Update: 29	Next Scheduled EDR Contact: 10/23/2006
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 05/17/2006	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 05/17/2006	Telephone: 916-255-6504
Date Made Active in Reports: 06/15/2006	Last EDR Contact: 08/14/2006
Number of Days to Update: 29	Next Scheduled EDR Contact: 10/23/2006
	Data Release Frequency: Varies

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 06/06/2006	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 06/07/2006	Telephone: 916-323-3400
Date Made Active in Reports: 07/06/2006	Last EDR Contact: 08/30/2006
Number of Days to Update: 29	Next Scheduled EDR Contact: 11/27/2006
	Data Release Frequency: Quarterly

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method.

Date of Government Version: 12/31/2003	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 10/11/2005	Telephone: 916-255-1136
Date Made Active in Reports: 10/31/2005	Last EDR Contact: 09/14/2006
Number of Days to Update: 20	Next Scheduled EDR Contact: 11/06/2006
	Data Release Frequency: Annually

EMI: Emissions Inventory Data

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2004	Source: California Air Resources Board
Date Data Arrived at EDR: 04/14/2006	Telephone: 916-322-2990
Date Made Active in Reports: 05/11/2006	Last EDR Contact: 07/21/2006
Number of Days to Update: 27	Next Scheduled EDR Contact: 10/16/2006
	Data Release Frequency: Varies

ENVIROSTOR: EnviroStor Database

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

Date of Government Version: 05/10/2006	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 05/10/2006	Telephone: 916-323-3400
Date Made Active in Reports: 06/15/2006	Last EDR Contact: 08/30/2006
Number of Days to Update: 36	Next Scheduled EDR Contact: 11/27/2006
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

TRIBAL RECORDS

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 06/08/2006	Source: EPA Region 1
Date Data Arrived at EDR: 06/09/2006	Telephone: 617-918-1313
Date Made Active in Reports: 06/28/2006	Last EDR Contact: 08/21/2006
Number of Days to Update: 19	Next Scheduled EDR Contact: 11/20/2006
	Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 06/08/2006	Source: EPA Region 10
Date Data Arrived at EDR: 06/09/2006	Telephone: 206-553-2857
Date Made Active in Reports: 07/28/2006	Last EDR Contact: 08/21/2006
Number of Days to Update: 49	Next Scheduled EDR Contact: 11/20/2006
	Data Release Frequency: Quarterly

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 06/01/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/23/2006	Telephone: 415-972-3372
Date Made Active in Reports: 08/02/2006	Last EDR Contact: 08/21/2006
Number of Days to Update: 40	Next Scheduled EDR Contact: 11/20/2006
	Data Release Frequency: Quarterly

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 06/06/2006	Source: EPA Region 8
Date Data Arrived at EDR: 06/09/2006	Telephone: 303-312-6271
Date Made Active in Reports: 07/28/2006	Last EDR Contact: 08/21/2006
Number of Days to Update: 49	Next Scheduled EDR Contact: 11/20/2006
	Data Release Frequency: Quarterly

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 06/01/2006	Source: EPA Region 7
Date Data Arrived at EDR: 07/10/2006	Telephone: 913-551-7003
Date Made Active in Reports: 09/12/2006	Last EDR Contact: 08/21/2006
Number of Days to Update: 64	Next Scheduled EDR Contact: 11/20/2006
	Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 01/04/2005	Source: EPA Region 6
Date Data Arrived at EDR: 01/21/2005	Telephone: 214-665-6597
Date Made Active in Reports: 02/28/2005	Last EDR Contact: 08/21/2006
Number of Days to Update: 38	Next Scheduled EDR Contact: 11/20/2006
	Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

Date of Government Version: 06/01/2006	Source: EPA Region 7
Date Data Arrived at EDR: 07/10/2006	Telephone: 913-551-7003
Date Made Active in Reports: 09/12/2006	Last EDR Contact: 08/21/2006
Number of Days to Update: 64	Next Scheduled EDR Contact: 11/20/2006
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST R8: Underground Storage Tanks on Indian Land

Date of Government Version: 06/06/2006	Source: EPA Region 8
Date Data Arrived at EDR: 06/09/2006	Telephone: 303-312-6137
Date Made Active in Reports: 07/28/2006	Last EDR Contact: 08/21/2006
Number of Days to Update: 49	Next Scheduled EDR Contact: 11/20/2006
	Data Release Frequency: Quarterly

INDIAN UST R5: Underground Storage Tanks on Indian Land

Date of Government Version: 12/02/2004	Source: EPA Region 5
Date Data Arrived at EDR: 12/29/2004	Telephone: 312-886-6136
Date Made Active in Reports: 02/04/2005	Last EDR Contact: 08/21/2006
Number of Days to Update: 37	Next Scheduled EDR Contact: 11/20/2006
	Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

Date of Government Version: 06/08/2006	Source: EPA Region 10
Date Data Arrived at EDR: 06/09/2006	Telephone: 206-553-2857
Date Made Active in Reports: 07/28/2006	Last EDR Contact: 08/21/2006
Number of Days to Update: 49	Next Scheduled EDR Contact: 11/20/2006
	Data Release Frequency: Quarterly

INDIAN UST R1: Underground Storage Tanks on Indian Land

A listing of underground storage tank locations on Indian Land.

Date of Government Version: 06/08/2006	Source: EPA, Region 1
Date Data Arrived at EDR: 06/09/2006	Telephone: 617-918-1313
Date Made Active in Reports: 06/30/2006	Last EDR Contact: 08/21/2006
Number of Days to Update: 21	Next Scheduled EDR Contact: 11/20/2006
	Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

Date of Government Version: 06/30/2006	Source: EPA Region 6
Date Data Arrived at EDR: 07/03/2006	Telephone: 214-665-7591
Date Made Active in Reports: 09/06/2006	Last EDR Contact: 08/21/2006
Number of Days to Update: 65	Next Scheduled EDR Contact: 11/20/2006
	Data Release Frequency: Semi-Annually

INDIAN UST R9: Underground Storage Tanks on Indian Land

Date of Government Version: 06/01/2006	Source: EPA Region 9
Date Data Arrived at EDR: 06/23/2006	Telephone: 415-972-3368
Date Made Active in Reports: 08/02/2006	Last EDR Contact: 08/21/2006
Number of Days to Update: 40	Next Scheduled EDR Contact: 11/20/2006
	Data Release Frequency: Quarterly

EDR PROPRIETARY RECORDS

Manufactured Gas Plants: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

COUNTY RECORDS

ALAMEDA COUNTY:

Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 08/08/2006
Date Data Arrived at EDR: 08/10/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 14

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 07/24/2006
Next Scheduled EDR Contact: 10/23/2006
Data Release Frequency: Semi-Annually

Underground Tanks

Date of Government Version: 05/23/2006
Date Data Arrived at EDR: 05/24/2006
Date Made Active in Reports: 06/29/2006
Number of Days to Update: 36

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 07/24/2006
Next Scheduled EDR Contact: 10/23/2006
Data Release Frequency: Semi-Annually

KERN COUNTY:

Underground Storage Tank Sites & Tank Listing

Kern County Sites and Tanks Listing.

Date of Government Version: 06/23/2006
Date Data Arrived at EDR: 06/23/2006
Date Made Active in Reports: 07/26/2006
Number of Days to Update: 33

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 09/05/2006
Next Scheduled EDR Contact: 12/04/2006
Data Release Frequency: Quarterly

LOS ANGELES COUNTY:

San Gabriel Valley Areas of Concern

San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 07/07/1999
Date Made Active in Reports: N/A
Number of Days to Update: 0

Source: EPA Region 9
Telephone: 415-972-3178
Last EDR Contact: 05/16/2006
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

List of Solid Waste Facilities

Date of Government Version: 05/16/2006
Date Data Arrived at EDR: 05/30/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 16

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 08/16/2006
Next Scheduled EDR Contact: 11/13/2006
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

City of Los Angeles Landfills

Date of Government Version: 03/01/2006
Date Data Arrived at EDR: 04/06/2006
Date Made Active in Reports: 05/11/2006
Number of Days to Update: 35

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 09/11/2006
Next Scheduled EDR Contact: 12/11/2006
Data Release Frequency: Varies

City of El Segundo Underground Storage Tank

Date of Government Version: 05/30/2006
Date Data Arrived at EDR: 05/31/2006
Date Made Active in Reports: 06/14/2006
Number of Days to Update: 14

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 09/11/2006
Next Scheduled EDR Contact: 11/13/2006
Data Release Frequency: Semi-Annually

City of Long Beach Underground Storage Tank

Date of Government Version: 03/28/2003
Date Data Arrived at EDR: 10/23/2003
Date Made Active in Reports: 11/26/2003
Number of Days to Update: 34

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 08/23/2006
Next Scheduled EDR Contact: 11/20/2006
Data Release Frequency: Annually

City of Torrance Underground Storage Tank

Date of Government Version: 05/06/2006
Date Data Arrived at EDR: 05/31/2006
Date Made Active in Reports: 06/14/2006
Number of Days to Update: 14

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 08/14/2006
Next Scheduled EDR Contact: 11/13/2006
Data Release Frequency: Semi-Annually

MARIN COUNTY:

Underground Storage Tank Sites

Currently permitted USTs in Marin County.

Date of Government Version: 05/09/2006
Date Data Arrived at EDR: 06/06/2006
Date Made Active in Reports: 07/26/2006
Number of Days to Update: 50

Source: Public Works Department Waste Management
Telephone: 415-499-6647
Last EDR Contact: 07/31/2006
Next Scheduled EDR Contact: 10/30/2006
Data Release Frequency: Semi-Annually

NAPA COUNTY:

Sites With Reported Contamination

Date of Government Version: 06/28/2006
Date Data Arrived at EDR: 06/29/2006
Date Made Active in Reports: 07/27/2006
Number of Days to Update: 28

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 06/26/2006
Next Scheduled EDR Contact: 09/25/2006
Data Release Frequency: Semi-Annually

Closed and Operating Underground Storage Tank Sites

Date of Government Version: 06/28/2006
Date Data Arrived at EDR: 06/29/2006
Date Made Active in Reports: 07/26/2006
Number of Days to Update: 27

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 06/26/2006
Next Scheduled EDR Contact: 09/25/2006
Data Release Frequency: Annually

ORANGE COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

List of Underground Storage Tank Cleanups

Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 06/01/2006	Source: Health Care Agency
Date Data Arrived at EDR: 06/19/2006	Telephone: 714-834-3446
Date Made Active in Reports: 07/27/2006	Last EDR Contact: 09/06/2006
Number of Days to Update: 38	Next Scheduled EDR Contact: 12/04/2006
	Data Release Frequency: Quarterly

List of Underground Storage Tank Facilities

Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 06/01/2006	Source: Health Care Agency
Date Data Arrived at EDR: 06/19/2006	Telephone: 714-834-3446
Date Made Active in Reports: 07/26/2006	Last EDR Contact: 09/06/2006
Number of Days to Update: 37	Next Scheduled EDR Contact: 12/04/2006
	Data Release Frequency: Quarterly

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites

Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 08/08/2006	Source: Department of Public Health
Date Data Arrived at EDR: 08/08/2006	Telephone: 951-358-5055
Date Made Active in Reports: 08/24/2006	Last EDR Contact: 07/17/2006
Number of Days to Update: 16	Next Scheduled EDR Contact: 10/16/2006
	Data Release Frequency: Quarterly

Underground Storage Tank Tank List

Date of Government Version: 05/19/2006	Source: Health Services Agency
Date Data Arrived at EDR: 05/19/2006	Telephone: 951-358-5055
Date Made Active in Reports: 06/14/2006	Last EDR Contact: 07/17/2006
Number of Days to Update: 26	Next Scheduled EDR Contact: 10/16/2006
	Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 11/01/2005	Source: Department of Health Services
Date Data Arrived at EDR: 12/29/2005	Telephone: 619-338-2209
Date Made Active in Reports: 01/19/2006	Last EDR Contact: 08/21/2006
Number of Days to Update: 21	Next Scheduled EDR Contact: 11/20/2006
	Data Release Frequency: Varies

SAN FRANCISCO COUNTY:

Local Oversight Facilities

Date of Government Version: 06/19/2006	Source: Department Of Public Health San Francisco County
Date Data Arrived at EDR: 06/21/2006	Telephone: 415-252-3920
Date Made Active in Reports: 07/27/2006	Last EDR Contact: 09/05/2006
Number of Days to Update: 36	Next Scheduled EDR Contact: 12/04/2006
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Underground Storage Tank Information

Date of Government Version: 06/19/2006
Date Data Arrived at EDR: 06/21/2006
Date Made Active in Reports: 07/26/2006
Number of Days to Update: 35

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 09/05/2006
Next Scheduled EDR Contact: 12/04/2006
Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

San Joaquin Co. UST

A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 02/28/2006
Date Data Arrived at EDR: 03/17/2006
Date Made Active in Reports: 04/13/2006
Number of Days to Update: 27

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 07/17/2006
Next Scheduled EDR Contact: 10/16/2006
Data Release Frequency: Semi-Annually

SAN MATEO COUNTY:

Fuel Leak List

Date of Government Version: 07/26/2006
Date Data Arrived at EDR: 07/27/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 28

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 07/27/2006
Next Scheduled EDR Contact: 10/09/2006
Data Release Frequency: Semi-Annually

SANTA CLARA COUNTY:

LOP Listing

A listing of open leaking underground storage tanks.

Date of Government Version: 07/10/2006
Date Data Arrived at EDR: 07/18/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 37

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 07/10/2006
Next Scheduled EDR Contact: 09/25/2006
Data Release Frequency: Varies

SOLANO COUNTY:

Leaking Underground Storage Tanks

Date of Government Version: 07/05/2006
Date Data Arrived at EDR: 07/25/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 30

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 06/26/2006
Next Scheduled EDR Contact: 09/25/2006
Data Release Frequency: Quarterly

Underground Storage Tanks

Date of Government Version: 07/03/2006
Date Data Arrived at EDR: 07/26/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 29

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 06/26/2006
Next Scheduled EDR Contact: 09/25/2006
Data Release Frequency: Quarterly

SONOMA COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Leaking Underground Storage Tank Sites

Date of Government Version: 07/24/2006
Date Data Arrived at EDR: 07/25/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 30

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 07/24/2006
Next Scheduled EDR Contact: 10/23/2006
Data Release Frequency: Quarterly

SUTTER COUNTY:

Underground Storage Tanks

Date of Government Version: 12/31/0005
Date Data Arrived at EDR: 01/05/2006
Date Made Active in Reports: 01/31/2006
Number of Days to Update: 26

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500
Last EDR Contact: 07/31/2006
Next Scheduled EDR Contact: 10/02/2006
Data Release Frequency: Semi-Annually

VENTURA COUNTY:

Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 05/30/2006
Date Data Arrived at EDR: 06/28/2006
Date Made Active in Reports: 07/27/2006
Number of Days to Update: 29

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 09/13/2006
Next Scheduled EDR Contact: 12/11/2006
Data Release Frequency: Quarterly

Inventory of Illegal Abandoned and Inactive Sites

Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 08/01/2005
Date Data Arrived at EDR: 09/20/2005
Date Made Active in Reports: 10/06/2005
Number of Days to Update: 16

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 08/25/2006
Next Scheduled EDR Contact: 11/20/2006
Data Release Frequency: Annually

Listing of Underground Tank Cleanup Sites

Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/30/2006
Date Data Arrived at EDR: 07/10/2006
Date Made Active in Reports: 07/27/2006
Number of Days to Update: 17

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 09/13/2006
Next Scheduled EDR Contact: 12/11/2006
Data Release Frequency: Quarterly

Underground Tank Closed Sites List

Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 06/28/2006
Date Data Arrived at EDR: 07/27/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 28

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 04/11/2006
Next Scheduled EDR Contact: 07/10/2006
Data Release Frequency: Quarterly

YOLO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Underground Storage Tank Comprehensive Facility Report

Date of Government Version: 07/19/2006	Source: Yolo County Department of Health
Date Data Arrived at EDR: 08/01/2006	Telephone: 530-666-8646
Date Made Active in Reports: 08/24/2006	Last EDR Contact: 07/17/2006
Number of Days to Update: 23	Next Scheduled EDR Contact: 10/16/2006
	Data Release Frequency: Annually

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

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

Date of Government Version: 12/31/2004	Source: Department of Environmental Protection
Date Data Arrived at EDR: 02/17/2006	Telephone: 860-424-3375
Date Made Active in Reports: 04/07/2006	Last EDR Contact: 09/11/2006
Number of Days to Update: 49	Next Scheduled EDR Contact: 12/11/2006
	Data Release Frequency: Annually

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 06/01/2006	Source: Department of Environmental Protection
Date Data Arrived at EDR: 07/06/2006	Telephone: N/A
Date Made Active in Reports: 08/01/2006	Last EDR Contact: 07/05/2006
Number of Days to Update: 26	Next Scheduled EDR Contact: 10/02/2006
	Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 05/02/2006	Source: Department of Environmental Conservation
Date Data Arrived at EDR: 05/31/2006	Telephone: 518-402-8651
Date Made Active in Reports: 06/27/2006	Last EDR Contact: 08/30/2006
Number of Days to Update: 27	Next Scheduled EDR Contact: 11/27/2006
	Data Release Frequency: Annually

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2005	Source: Department of Environmental Protection
Date Data Arrived at EDR: 05/04/2006	Telephone: N/A
Date Made Active in Reports: 06/06/2006	Last EDR Contact: 09/11/2006
Number of Days to Update: 33	Next Scheduled EDR Contact: 12/11/2006
	Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 09/30/2005	Source: Department of Environmental Management
Date Data Arrived at EDR: 05/09/2006	Telephone: 401-222-2797
Date Made Active in Reports: 05/24/2006	Last EDR Contact: 06/19/2006
Number of Days to Update: 15	Next Scheduled EDR Contact: 09/18/2006
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2005

Date Data Arrived at EDR: 03/17/2006

Date Made Active in Reports: 05/02/2006

Number of Days to Update: 46

Source: Department of Natural Resources

Telephone: N/A

Last EDR Contact: 07/25/2006

Next Scheduled EDR Contact: 10/09/2006

Data Release Frequency: Annually

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data

Source: PennWell Corporation

Telephone: (800) 823-6277

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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities

Source: Department of Social Services

Telephone: 916-657-4041

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STREET AND ADDRESS INFORMATION

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Appendix D

TNM Data Sheets



***** CASE INFORMATION *****

***** Results calculated with TNM Version 2.5 *****

Existing - Darling bw Saticoy and Wells

***** TRAFFIC VOLUME/SPEED INFORMATION *****

Automobile volume (v/h):	270.0
Average automobile speed (mph):	35.0
Medium truck volume (v/h):	24.0
Average medium truck speed (mph):	35.0
Heavy truck volume (v/h):	6.0
Average heavy truck speed (mph):	35.0
Bus volume (v/h):	0.0
Average bus speed (mph):	0.0
Motorcycle volume (v/h):	0.0
Average Motorcycle speed (mph):	0.0

***** TERRAIN SURFACE INFORMATION *****

Terrain surface: hard

***** RECEIVER INFORMATION *****

DESCRIPTION OF RECEIVER # 1

Distance from center of 12-ft wide, single lane roadway (ft):	50.0
A-weighted Hourly Equivalent Sound Level without Barrier (dBA):	61.4

***** CASE INFORMATION *****

***** Results calculated with TNM Version 2.5 *****

Existing - Saticoy bw Darling Rd and Telephone Rd

***** TRAFFIC VOLUME/SPEED INFORMATION *****

Automobile volume (v/h):	360.0
Average automobile speed (mph):	45.0
Medium truck volume (v/h):	32.0
Average medium truck speed (mph):	45.0
Heavy truck volume (v/h):	8.0
Average heavy truck speed (mph):	45.0
Bus volume (v/h):	0.0
Average bus speed (mph):	0.0
Motorcycle volume (v/h):	0.0
Average Motorcycle speed (mph):	0.0

***** TERRAIN SURFACE INFORMATION *****

Terrain surface: hard

***** RECEIVER INFORMATION *****

DESCRIPTION OF RECEIVER # 1

Distance from center of 12-ft wide, single lane roadway (ft):	50.0
A-weighted Hourly Equivalent Sound Level without Barrier (dBA):	65.4

***** CASE INFORMATION *****

***** Results calculated with TNM Version 2.5 *****

Existing - Saticoy bw Telegraph and SR 126

***** TRAFFIC VOLUME/SPEED INFORMATION *****

Automobile volume (v/h):	360.0
Average automobile speed (mph):	45.0
Medium truck volume (v/h):	32.0
Average medium truck speed (mph):	45.0
Heavy truck volume (v/h):	8.0
Average heavy truck speed (mph):	45.0
Bus volume (v/h):	0.0
Average bus speed (mph):	0.0
Motorcycle volume (v/h):	0.0
Average Motorcycle speed (mph):	0.0

***** TERRAIN SURFACE INFORMATION *****

Terrain surface: hard

***** RECEIVER INFORMATION *****

DESCRIPTION OF RECEIVER # 1

Distance from center of 12-ft wide, single lane roadway (ft):	50.0
A-weighted Hourly Equivalent Sound Level without Barrier (dBA):	65.4

***** CASE INFORMATION *****

***** Results calculated with TNM Version 2.5 *****

Existing - SR 126

***** TRAFFIC VOLUME/SPEED INFORMATION *****

Automobile volume (v/h):	3330.0
Average automobile speed (mph):	65.0
Medium truck volume (v/h):	296.0
Average medium truck speed (mph):	65.0
Heavy truck volume (v/h):	74.0
Average heavy truck speed (mph):	65.0
Bus volume (v/h):	0.0
Average bus speed (mph):	0.0
Motorcycle volume (v/h):	0.0
Average Motorcycle speed (mph):	0.0

***** TERRAIN SURFACE INFORMATION *****

Terrain surface: hard

***** RECEIVER INFORMATION *****

DESCRIPTION OF RECEIVER # 1

Distance from center of 12-ft wide, single lane roadway (ft):	135.0
A-weighted Hourly Equivalent Sound Level without Barrier (dBA):	75.1

* * * * * CASE INFORMATION * * * * *

* * * * * Results calculated with TNM Version 2.5 * * * * *

Existing - Telegraph bw Saticoy and City Limit

* * * * * TRAFFIC VOLUME/SPEED INFORMATION * * * * *

Automobile volume (v/h):	540.0
Average automobile speed (mph):	45.0
Medium truck volume (v/h):	48.0
Average medium truck speed (mph):	45.0
Heavy truck volume (v/h):	12.0
Average heavy truck speed (mph):	45.0
Bus volume (v/h):	0.0
Average bus speed (mph):	0.0
Motorcycle volume (v/h):	0.0
Average Motorcycle speed (mph):	0.0

* * * * * TERRAIN SURFACE INFORMATION * * * * *

Terrain surface: hard

* * * * * RECEIVER INFORMATION * * * * *

DESCRIPTION OF RECEIVER # 1

Distance from center of 12-ft wide, single lane roadway (ft):	50.0
A-weighted Hourly Equivalent Sound Level without Barrier (dBA):	67.1

***** CASE INFORMATION *****

***** Results calculated with TNM Version 2.5 *****

Existing - Telegraph bw Saticoy and Wells

***** TRAFFIC VOLUME/SPEED INFORMATION *****

Automobile volume (v/h):	810.0
Average automobile speed (mph):	45.0
Medium truck volume (v/h):	72.0
Average medium truck speed (mph):	45.0
Heavy truck volume (v/h):	18.0
Average heavy truck speed (mph):	45.0
Bus volume (v/h):	0.0
Average bus speed (mph):	0.0
Motorcycle volume (v/h):	0.0
Average Motorcycle speed (mph):	0.0

***** TERRAIN SURFACE INFORMATION *****

Terrain surface: hard

***** RECEIVER INFORMATION *****

DESCRIPTION OF RECEIVER # 1

Distance from center of 12-ft wide, single lane roadway (ft):	50.0
A-weighted Hourly Equivalent Sound Level without Barrier (dBA):	68.9

***** CASE INFORMATION *****

***** Results calculated with TNM Version 2.5 *****

Existing - Telephone bw Saticoy and Wells

***** TRAFFIC VOLUME/SPEED INFORMATION *****

Automobile volume (v/h):	1170.0
Average automobile speed (mph):	45.0
Medium truck volume (v/h):	104.0
Average medium truck speed (mph):	45.0
Heavy truck volume (v/h):	26.0
Average heavy truck speed (mph):	45.0
Bus volume (v/h):	0.0
Average bus speed (mph):	0.0
Motorcycle volume (v/h):	0.0
Average Motorcycle speed (mph):	0.0

***** TERRAIN SURFACE INFORMATION *****

Terrain surface: hard

***** RECEIVER INFORMATION *****

DESCRIPTION OF RECEIVER # 1

Distance from center of 12-ft wide, single lane roadway (ft): 75.0
A-weighted Hourly Equivalent Sound Level without Barrier (dBA): 68.6

***** CASE INFORMATION *****

***** Results calculated with TNM Version 2.5 *****

Existing - Wells bw Darling and SR 126

***** TRAFFIC VOLUME/SPEED INFORMATION *****

Automobile volume (v/h):	3870.0
Average automobile speed (mph):	45.0
Medium truck volume (v/h):	344.0
Average medium truck speed (mph):	45.0
Heavy truck volume (v/h):	86.0
Average heavy truck speed (mph):	45.0
Bus volume (v/h):	0.0
Average bus speed (mph):	0.0
Motorcycle volume (v/h):	0.0
Average Motorcycle speed (mph):	0.0

***** TERRAIN SURFACE INFORMATION *****

Terrain surface: hard

***** RECEIVER INFORMATION *****

DESCRIPTION OF RECEIVER # 1

Distance from center of 12-ft wide, single lane roadway (ft):	130.0
A-weighted Hourly Equivalent Sound Level without Barrier (dBA):	71.4

***** CASE INFORMATION *****

***** Results calculated with TNM Version 2.5 *****

Existing - Wells bw SR 126 and Telegraph

***** TRAFFIC VOLUME/SPEED INFORMATION *****

Automobile volume (v/h):	1170.0
Average automobile speed (mph):	45.0
Medium truck volume (v/h):	104.0
Average medium truck speed (mph):	45.0
Heavy truck volume (v/h):	26.0
Average heavy truck speed (mph):	45.0
Bus volume (v/h):	0.0
Average bus speed (mph):	0.0
Motorcycle volume (v/h):	0.0
Average Motorcycle speed (mph):	0.0

***** TERRAIN SURFACE INFORMATION *****

Terrain surface: hard

***** RECEIVER INFORMATION *****

DESCRIPTION OF RECEIVER # 1

Distance from center of 12-ft wide, single lane roadway (ft):	50.0
A-weighted Hourly Equivalent Sound Level without Barrier (dBA):	70.5

***** CASE INFORMATION *****

***** Results calculated with TNM Version 2.5 *****

Existing - Wells bw Telephone and Darling

***** TRAFFIC VOLUME/SPEED INFORMATION *****

Automobile volume (v/h):	3870.0
Average automobile speed (mph):	45.0
Medium truck volume (v/h):	344.0
Average medium truck speed (mph):	45.0
Heavy truck volume (v/h):	86.0
Average heavy truck speed (mph):	45.0
Bus volume (v/h):	0.0
Average bus speed (mph):	0.0
Motorcycle volume (v/h):	0.0
Average Motorcycle speed (mph):	0.0

***** TERRAIN SURFACE INFORMATION *****

Terrain surface: hard

***** RECEIVER INFORMATION *****

DESCRIPTION OF RECEIVER # 1

Distance from center of 12-ft wide, single lane roadway (ft):	55.0
A-weighted Hourly Equivalent Sound Level without Barrier (dBA):	75.2

***** CASE INFORMATION *****

***** Results calculated with TNM Version 2.5 *****

Existing - Wells south of Telephone Rd

***** TRAFFIC VOLUME/SPEED INFORMATION *****

Automobile volume (v/h):	4140.0
Average automobile speed (mph):	45.0
Medium truck volume (v/h):	368.0
Average medium truck speed (mph):	45.0
Heavy truck volume (v/h):	92.0
Average heavy truck speed (mph):	45.0
Bus volume (v/h):	0.0
Average bus speed (mph):	0.0
Motorcycle volume (v/h):	0.0
Average Motorcycle speed (mph):	0.0

***** TERRAIN SURFACE INFORMATION *****

Terrain surface: hard

***** RECEIVER INFORMATION *****

DESCRIPTION OF RECEIVER # 1

Distance from center of 12-ft wide, single lane roadway (ft): 150.0
A-weighted Hourly Equivalent Sound Level without Barrier (dBA): 71.1

***** CASE INFORMATION *****

***** Results calculated with TNM Version 2.5 *****

Future - A St b/w Saticoy and Wells

***** TRAFFIC VOLUME/SPEED INFORMATION *****

Automobile volume (v/h):	180.0
Average automobile speed (mph):	35.0
Medium truck volume (v/h):	16.0
Average medium truck speed (mph):	35.0
Heavy truck volume (v/h):	4.0
Average heavy truck speed (mph):	35.0
Bus volume (v/h):	0.0
Average bus speed (mph):	0.0
Motorcycle volume (v/h):	0.0
Average Motorcycle speed (mph):	0.0

***** TERRAIN SURFACE INFORMATION *****

Terrain surface: hard

***** RECEIVER INFORMATION *****

DESCRIPTION OF RECEIVER # 1

Distance from center of 12-ft wide, single lane roadway (ft):	50.0
A-weighted Hourly Equivalent Sound Level without Barrier (dBA):	59.7

***** CASE INFORMATION *****

***** Results calculated with TNM Version 2.5 *****

Future - Darling bw Saticoy and Wells

***** TRAFFIC VOLUME/SPEED INFORMATION *****

Automobile volume (v/h):	270.0
Average automobile speed (mph):	35.0
Medium truck volume (v/h):	24.0
Average medium truck speed (mph):	35.0
Heavy truck volume (v/h):	6.0
Average heavy truck speed (mph):	35.0
Bus volume (v/h):	0.0
Average bus speed (mph):	0.0
Motorcycle volume (v/h):	0.0
Average Motorcycle speed (mph):	0.0

***** TERRAIN SURFACE INFORMATION *****

Terrain surface: hard

***** RECEIVER INFORMATION *****

DESCRIPTION OF RECEIVER # 1

Distance from center of 12-ft wide, single lane roadway (ft):	50.0
A-weighted Hourly Equivalent Sound Level without Barrier (dBA):	61.4

***** CASE INFORMATION *****

***** Results calculated with TNM Version 2.5 *****

Future - Saticoy bw Darling and Telephone

***** TRAFFIC VOLUME/SPEED INFORMATION *****

Automobile volume (v/h):	450.0
Average automobile speed (mph):	45.0
Medium truck volume (v/h):	40.0
Average medium truck speed (mph):	45.0
Heavy truck volume (v/h):	10.0
Average heavy truck speed (mph):	45.0
Bus volume (v/h):	0.0
Average bus speed (mph):	0.0
Motorcycle volume (v/h):	0.0
Average Motorcycle speed (mph):	0.0

***** TERRAIN SURFACE INFORMATION *****

Terrain surface: hard

***** RECEIVER INFORMATION *****

DESCRIPTION OF RECEIVER # 1

Distance from center of 12-ft wide, single lane roadway (ft):	50.0
A-weighted Hourly Equivalent Sound Level without Barrier (dBA):	66.3

***** CASE INFORMATION *****

***** Results calculated with TNM Version 2.5 *****

Future - Saticoy bw Telegraph and SR 126

***** TRAFFIC VOLUME/SPEED INFORMATION *****

Automobile volume (v/h):	360.0
Average automobile speed (mph):	45.0
Medium truck volume (v/h):	32.0
Average medium truck speed (mph):	45.0
Heavy truck volume (v/h):	8.0
Average heavy truck speed (mph):	45.0
Bus volume (v/h):	0.0
Average bus speed (mph):	0.0
Motorcycle volume (v/h):	0.0
Average Motorcycle speed (mph):	0.0

***** TERRAIN SURFACE INFORMATION *****

Terrain surface: hard

***** RECEIVER INFORMATION *****

DESCRIPTION OF RECEIVER # 1

Distance from center of 12-ft wide, single lane roadway (ft):	50.0
A-weighted Hourly Equivalent Sound Level without Barrier (dBA):	65.4

***** CASE INFORMATION *****

***** Results calculated with TNM Version 2.5 *****

Future - SR 126

***** TRAFFIC VOLUME/SPEED INFORMATION *****

Automobile volume (v/h):	4770.0
Average automobile speed (mph):	65.0
Medium truck volume (v/h):	424.0
Average medium truck speed (mph):	65.0
Heavy truck volume (v/h):	106.0
Average heavy truck speed (mph):	65.0
Bus volume (v/h):	0.0
Average bus speed (mph):	0.0
Motorcycle volume (v/h):	0.0
Average Motorcycle speed (mph):	0.0

***** TERRAIN SURFACE INFORMATION *****

Terrain surface: hard

***** RECEIVER INFORMATION *****

DESCRIPTION OF RECEIVER # 1

Distance from center of 12-ft wide, single lane roadway (ft):	135.0
A-weighted Hourly Equivalent Sound Level without Barrier (dBA):	76.6

***** CASE INFORMATION *****

***** Results calculated with TNM Version 2.5 *****

Future - Telegraph bw Saticoy and City Limit

***** TRAFFIC VOLUME/SPEED INFORMATION *****

Automobile volume (v/h):	630.0
Average automobile speed (mph):	45.0
Medium truck volume (v/h):	56.0
Average medium truck speed (mph):	45.0
Heavy truck volume (v/h):	14.0
Average heavy truck speed (mph):	45.0
Bus volume (v/h):	0.0
Average bus speed (mph):	0.0
Motorcycle volume (v/h):	0.0
Average Motorcycle speed (mph):	0.0

***** TERRAIN SURFACE INFORMATION *****

Terrain surface: hard

***** RECEIVER INFORMATION *****

DESCRIPTION OF RECEIVER # 1

Distance from center of 12-ft wide, single lane roadway (ft): 50.0
A-weighted Hourly Equivalent Sound Level without Barrier (dBA): 67.8

***** CASE INFORMATION *****

***** Results calculated with TNM Version 2.5 *****

Future - Telegraph bw Saticoy and Wells

***** TRAFFIC VOLUME/SPEED INFORMATION *****

Automobile volume (v/h):	900.0
Average automobile speed (mph):	45.0
Medium truck volume (v/h):	80.0
Average medium truck speed (mph):	45.0
Heavy truck volume (v/h):	20.0
Average heavy truck speed (mph):	45.0
Bus volume (v/h):	0.0
Average bus speed (mph):	0.0
Motorcycle volume (v/h):	0.0
Average Motorcycle speed (mph):	0.0

***** TERRAIN SURFACE INFORMATION *****

Terrain surface: hard

***** RECEIVER INFORMATION *****

DESCRIPTION OF RECEIVER # 1

Distance from center of 12-ft wide, single lane roadway (ft):	50.0
A-weighted Hourly Equivalent Sound Level without Barrier (dBA):	69.3

***** CASE INFORMATION *****

***** Results calculated with TNM Version 2.5 *****

Future - Telephone bw Saticoy and Wells

***** TRAFFIC VOLUME/SPEED INFORMATION *****

Automobile volume (v/h):	1350.0
Average automobile speed (mph):	45.0
Medium truck volume (v/h):	120.0
Average medium truck speed (mph):	45.0
Heavy truck volume (v/h):	30.0
Average heavy truck speed (mph):	45.0
Bus volume (v/h):	0.0
Average bus speed (mph):	0.0
Motorcycle volume (v/h):	0.0
Average Motorcycle speed (mph):	0.0

***** TERRAIN SURFACE INFORMATION *****

Terrain surface: hard

***** RECEIVER INFORMATION *****

DESCRIPTION OF RECEIVER # 1

Distance from center of 12-ft wide, single lane roadway (ft):	75.0
A-weighted Hourly Equivalent Sound Level without Barrier (dBA):	69.2

***** CASE INFORMATION *****

***** Results calculated with TNM Version 2.5 *****

Future - Wells bw A st and Telegraph

***** TRAFFIC VOLUME/SPEED INFORMATION *****

Automobile volume (v/h):	990.0
Average automobile speed (mph):	45.0
Medium truck volume (v/h):	88.0
Average medium truck speed (mph):	45.0
Heavy truck volume (v/h):	22.0
Average heavy truck speed (mph):	45.0
Bus volume (v/h):	0.0
Average bus speed (mph):	0.0
Motorcycle volume (v/h):	0.0
Average Motorcycle speed (mph):	0.0

***** TERRAIN SURFACE INFORMATION *****

Terrain surface: hard

***** RECEIVER INFORMATION *****

DESCRIPTION OF RECEIVER # 1

Distance from center of 12-ft wide, single lane roadway (ft):	50.0
A-weighted Hourly Equivalent Sound Level without Barrier (dBA):	69.7

***** CASE INFORMATION *****

***** Results calculated with TNM Version 2.5 *****

Future - Wells bw Darling and SR 126

***** TRAFFIC VOLUME/SPEED INFORMATION *****

Automobile volume (v/h):	5670.0
Average automobile speed (mph):	45.0
Medium truck volume (v/h):	504.0
Average medium truck speed (mph):	45.0
Heavy truck volume (v/h):	126.0
Average heavy truck speed (mph):	45.0
Bus volume (v/h):	0.0
Average bus speed (mph):	0.0
Motorcycle volume (v/h):	0.0
Average Motorcycle speed (mph):	0.0

***** TERRAIN SURFACE INFORMATION *****

Terrain surface: hard

***** RECEIVER INFORMATION *****

DESCRIPTION OF RECEIVER # 1

Distance from center of 12-ft wide, single lane roadway (ft):	130.0
A-weighted Hourly Equivalent Sound Level without Barrier (dBA):	73.0

***** CASE INFORMATION *****

***** Results calculated with TNM Version 2.5 *****

Future - Wells bw SR 126 and A St

***** TRAFFIC VOLUME/SPEED INFORMATION *****

Automobile volume (v/h):	1800.0
Average automobile speed (mph):	45.0
Medium truck volume (v/h):	160.0
Average medium truck speed (mph):	45.0
Heavy truck volume (v/h):	40.0
Average heavy truck speed (mph):	45.0
Bus volume (v/h):	0.0
Average bus speed (mph):	0.0
Motorcycle volume (v/h):	0.0
Average Motorcycle speed (mph):	0.0

***** TERRAIN SURFACE INFORMATION *****

Terrain surface: hard

***** RECEIVER INFORMATION *****

DESCRIPTION OF RECEIVER # 1

Distance from center of 12-ft wide, single lane roadway (ft):	50.0
A-weighted Hourly Equivalent Sound Level without Barrier (dBA):	72.3

***** CASE INFORMATION *****

***** Results calculated with TNM Version 2.5 *****

Future - Wells bw Telephone and Darling

***** TRAFFIC VOLUME/SPEED INFORMATION *****

Automobile volume (v/h):	5490.0
Average automobile speed (mph):	45.0
Medium truck volume (v/h):	488.0
Average medium truck speed (mph):	45.0
Heavy truck volume (v/h):	122.0
Average heavy truck speed (mph):	45.0
Bus volume (v/h):	0.0
Average bus speed (mph):	0.0
Motorcycle volume (v/h):	0.0
Average Motorcycle speed (mph):	0.0

***** TERRAIN SURFACE INFORMATION *****

Terrain surface: hard

***** RECEIVER INFORMATION *****

DESCRIPTION OF RECEIVER # 1

Distance from center of 12-ft wide, single lane roadway (ft):	55.0
A-weighted Hourly Equivalent Sound Level without Barrier (dBA):	76.7

***** CASE INFORMATION *****

***** Results calculated with TNM Version 2.5 *****

Future - Wells south of Telephone

***** TRAFFIC VOLUME/SPEED INFORMATION *****

Automobile volume (v/h):	5580.0
Average automobile speed (mph):	45.0
Medium truck volume (v/h):	496.0
Average medium truck speed (mph):	45.0
Heavy truck volume (v/h):	124.0
Average heavy truck speed (mph):	45.0
Bus volume (v/h):	0.0
Average bus speed (mph):	0.0
Motorcycle volume (v/h):	0.0
Average Motorcycle speed (mph):	0.0

***** TERRAIN SURFACE INFORMATION *****

Terrain surface: hard

***** RECEIVER INFORMATION *****

DESCRIPTION OF RECEIVER # 1

Distance from center of 12-ft wide, single lane roadway (ft):	150.0
A-weighted Hourly Equivalent Sound Level without Barrier (dBA):	72.4

***** CASE INFORMATION *****

***** Results calculated with TNM Version 2.5 *****

Future - Wells south of Telephone

***** TRAFFIC VOLUME/SPEED INFORMATION *****

Automobile volume (v/h):	55800.0
Average automobile speed (mph):	45.0
Medium truck volume (v/h):	496.0
Average medium truck speed (mph):	45.0
Heavy truck volume (v/h):	124.0
Average heavy truck speed (mph):	45.0
Bus volume (v/h):	0.0
Average bus speed (mph):	0.0
Motorcycle volume (v/h):	0.0
Average Motorcycle speed (mph):	0.0

***** TERRAIN SURFACE INFORMATION *****

Terrain surface: hard

***** RECEIVER INFORMATION *****

DESCRIPTION OF RECEIVER # 1

Distance from center of 12-ft wide, single lane roadway (ft): 150.0
A-weighted Hourly Equivalent Sound Level without Barrier (dBA): 80.2



CITY OF
VENTURA

In compliance with the Americans with Disabilities Act, this document is available in alternate formats by calling the City of Ventura at 805/654-7893 or by contacting the California Relay Service.

