

4.7 HAZARDS AND HAZARDOUS MATERIALS

4.7.1 INTRODUCTION

*This section addresses hazards associated with the proposed project that may potentially affect public health and safety or degrade the environment. The section summarizes the findings of the Preliminary Environmental Site Assessment (ESA and Identification of Area of Potential Concern, Westside Community Planning Project, October 14, 2011, prepared by Applied Environmental Technologies). The Preliminary ESA is included within **Appendix 4.7** of this environmental impact report (EIR). The purpose of the study was to identify the environmental conditions on the site, including the likely presence of any hazardous substances or conditions that indicate an existing release, past release, or a material threat of a release into structures or onto property, or into the ground, groundwater, or surface drainages.*

4.7.2 ENVIRONMENTAL SETTING

a. Definitions

Hazardous Material

A number of properties may cause a substance to be considered hazardous, including toxicity, ignitability, corrosivity, or reactivity. A hazardous material is defined as “a substance or combination of substances which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may either (1) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating irreversible illness; or (2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed of or otherwise managed.” (Title 22, *California Code of Regulations* [CCR], Section 66084)

Hazardous Waste

Once a hazardous material is ready for discard, it becomes a hazardous waste. A hazardous waste, for the purpose of this report, is any hazardous material that is abandoned, discarded, or recycled (*California Health and Safety Code*, Section 25124). In addition, hazardous wastes may occasionally be generated by actions that change the composition of previously non-hazardous materials. The same criteria that render a material hazardous make a waste hazardous: toxicity, ignitability, corrosivity, or reactivity.

b. Preliminary Environmental Site Assessment

A Preliminary ESA was conducted to identify recognized environmental conditions within the Westside Community planning area. Recognized environmental conditions include the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. This term includes hazardous substances or petroleum products stored and used in compliance with laws, but does not include minor amounts of these materials that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies.

Physiographic Setting

The planning area is located approximately 0.75 mile east of the southward trending Ventura River. This includes parts of the Ventura Oil Field as indicated by the numerous oil wells documented on the topographic map. The existing Westside Community is a mixture of well-established residential, industrial, and commercial development.

The planning area elevation is approximately 20 to 200 feet above mean sea level. The topographic gradient slopes gently to the southwest at approximately 30 feet per 0.5 mile. The closest open water body is the southward trending Ventura River. The Ventura River drains directly into the Pacific Ocean, approximately 0.5 mile south of the site.

Geology/Hydrogeology

The planning area is underlain by Quaternary alluvium comprised of gravel, sand, and clay. The alluvium is in turn underlain by older, less permeable sedimentary formations including the San Pedro, Santa Barbara, Pico, Modelo, Rincon, Vaqueros and Sespe formations.

The planning area is located in the Lower Ventura River Groundwater Basin in Ventura County. The principal water-bearing unit of this basin is the late Quaternary alluvium of the Ventura River, which varies between 60 to 100 feet in thickness. The San Pedro formation flanks and underlies the alluvium, dipping approximately 35 degrees toward the south. The San Pedro formation in the vicinity of the planning area is at least partially hydraulically isolated from the overlaying river alluvium. The San Pedro formation is hydrologically confined. Groundwater flow is estimated to be downstream toward the south. Seawater intrusion has not conclusively been identified within the Lower Ventura River Basin.

In 1989, three groundwater wells were installed near the southern border of the planning area at 130 North Garden Street. Groundwater was encountered at depths of approximately 16 to 18 feet below ground surface (bgs). Based on the established well-head elevations and depth to water measurements collected at each well location, the groundwater gradient within the planning area was determined to be approximately 0.75 vertical feet per 100 horizontal feet toward the south-southeast.

Federal and State Database Review

A government database report of available federal, state, and county agency databases was reviewed to identify properties having known or potential recognized environmental conditions within the area. A complete copy of this database report, which includes a description of the reviewed government databases, is presented in **Appendix 3.7**. Also, included reporting in this appendix is a base map illustrating the location of properties identified in the database review relative to the location within the planning area. The findings of the government database review are summarized below.

A number of addresses were identified as properties of potential environmental concern in the government database review. **Table 4.7-1, Potential Sources of Environmental Concern**, includes those that are considered potential sources of environmental concern. Thirty-four addresses were identified that would require more review or assessment. As presented in **Table 4.7-1**, these sites are comprised of 30 underground storage tanks (USTs), two leaking underground storage tanks (LUSTs), a single active toxic site investigation listing (SLIC), and a single listing of a solid waste facility (SWRCY).

A number of properties are listed within the planning area that have permits for handling regulated or hazardous wastes. Being a registered generator of wastes does not indicate that a release has occurred at the site.

Records Review

Oil and Gas Maps

The Munger Map Book of California-Alaska Oil and Gas Fields, 2003 Edition, was reviewed to assess the presence of known active or abandoned oil and gas wells within the planning area. Based on the review, portions of the planning area were identified within the Ventura Oil Field. There are 5 oil wells, either active or abandoned, within the planning area. An oil well may impact a localized area in the vicinity of the well.

**Table 4.7-1
Potential Sources of Environmental Concern**

Address	Status	Comment
2509 N Ventura	UST	
2176 N Ventura	UST	Gasoline
2191 N Ventura	UST	
2261 N Ventura	UST	
2439 N Ventura	UST	
2509 N Ventura	UST, LUST	LUST- open
1641 N Ventura	UST	Gasoline Waste Oil
1680 N Ventura	UST	Gasoline
1688 N Ventura	UST	Gas
1720 N Ventura	UST	Diesel, Gas
1726 N Ventura	UST	Diesel
1801 N Ventura	UST	Gas
1816 N Ventura	UST	Gas, Diesel, waste oil
1430 N Ventura	UST	Diesel
1070 N Ventura	UST	Gas, waste oil
717 N Ventura	UST	Diesel
185 N Ventura	UST	Gas, Waste Oil
171 W Stanley	UST	Waste Oil
250 W Stanley	UST	Multiple Leaks
1689 N Olive	SLIC	Globe ID SLT43224222
1555 Olive	LUST	TO603790023 (open remediation)
1368 N Olive	UST	Gas
1375 N Olive	UST	
220 N Olive	UST	Gas
221 N Olive	UST	Gas
270 N Olive	SWRCY	
222 Rocklite Rd	UST	Waste Oil
215 Rocklite Rd	UST	Gas
400 Rocklite Rd	UST	Diesel, Waste oil
280 W Lewis St	UST	Gas
2834 W Lewis St	UST	Diesel
331 W Lewis St	UST	Gas
290 Bell St	UST	
43 Peking St	UST	Waste Oil

UST = underground storage tank

LUST = leaking underground storage tank

SLIC = Active toxic site investigations listing.

SWRCY = Listing of solid waste facilities

Sanborn Fire Insurance Map

Numerous Sanborn Fire Insurance maps were reviewed for the years 1910, 1928, 1950, 1963, 1966, and 1968. Review of the maps showed 49 addresses that may have historically impacted the shallow soils or groundwater of the Study Area. **Table 4.7-2, Potential Environmental Impact Based on Historic Sanborn Map Addresses** contains the addresses that were identified as potential contributors to historic impact. Copies of the Sanborn Maps are contained in **Appendix 4.7**.

**Table 4.7-2
Potential Environmental Impact Based on
Historic Sanborn Map Addresses**

Address	Dates Present	Use
255 N. Ventura	1966, 1968	Gas & Oil
285 N. Ventura	1966	Gas & Oil
337 N. Ventura	1950	Auto Service
397 N. Ventura	1928	Gas & Oil
454 N. Ventura	1928	Gas & Oil
466 N. Ventura	1928	battery store auto repair
500 N. Ventura	1950, 1966	Gas & Oil
556 N. Ventura	1968	Auto Repair
617 N. Ventura	1950, 1966, 1968	Gas & Oil
651 N. Ventura	1963	Auto Repair
683 N. Ventura	1950	Gas & Oil
708 N. Ventura	1963, 1966, 1968	Auto Repair
717 N. Ventura	1963 1966, 1968	Gas & Oil
717 1/2 N. Ventura	1968	Auto Services
720 N. Ventura	1950	Auto Repair
731 N. Ventura	1950	Auto Repair
776 N. Ventura	1963, 1966, 1968	Gas & Oil
816 N. Ventura	1950	Machine shop
851 N. Ventura	1950, 1963, 1966, 1968	Gas & Oil
853 N. Ventura	1963, 1966, 1968	Auto Repair, Mach shop
865 N. Ventura	1968	Machine Shop
887 N. Ventura	1966, 1968	Gas & Oil
883 N. Ventura	1928	Gas & Oil
909 N. Ventura	1928	Gas & Oil
920 N. Ventura	1963, 1968	Gas & Oil Auto Repair
931 N. Ventura	1928	Gas & Oil
1000-1002 N. Ventura	1928	Gas & Oil
1052 N. Ventura	1950	Auto Repair

Address	Dates Present	Use
1100 N. Ventura	1963, 1966, 1968	Gas & Oil
1177 N. Ventura	1950, 1963, 1966, 1968	Gas & Oil
1621 N. Ventura	1950, 1966, 1963	Machine Shop
1636 N. Ventura	1968	Engine Repair
1665 N. Ventura	1966, 1968, 1963	Auto painting
1680 N. Ventura	1968, 1953	Machine Shop
1720 N. Ventura	1928	Gas & Oil
1801 N. Ventura	1966	Machine Shop
1816 N. Ventura	1968, 1963	Gas & Oil
1901 N. Ventura	1928	Gas & Oil
1816 N. Olive	1966	gas & oil
1689 N. Olive	1968	
1555 N. Olive	1968	
28 Ramona	1966, 1968	auto repair
220 Ramona	1928	auto repair
1 Kellogg	1968	machine shop
305-325 W. Park Row	1968	auto wrecking yard
720 Park Row	1928, 1966	auto repair
215 Dubbers	1968	chem and hot oil
175 Dubbers	1968	junk yard
1512 Harriet	1928	Oil Storage

The addresses identified include properties that were gasoline service stations, auto repair, machine shops, battery shops, or engine repair. Historically, these properties would have handled petroleum products, chlorinated solvents, and metallic substances. Any of these substances leaked or spilled onto the ground could result in impacts.

Site Reconnaissance

On several days in September and October 2011, visual reconnaissance of the planning area was conducted. Pictures were collected of relevant locations that are considered potential contributors to environmental impact in the form of petroleum substances or materials leaked or spilled into shallow soils or groundwater. The pictures are contained in **Appendix 4.7**.

c. Potential Hazardous Building Materials in the planning area

Asbestos Containing Building Materials

Structures constructed or remodeled between 1930 and 1981 have the potential to contain asbestos containing building materials (ACBM). These materials can include, but are not limited to resilient floor coverings, drywall joint compounds, acoustic ceiling tiles, piping insulation, electrical insulation and fireproofing materials. Many of the buildings within the planning area were constructed prior to the ban on ACBM and, therefore, these materials may be present in the planning area.

Lead Based Materials

Exposure to lead from older vintage paint is possible when the paint is in poor condition or during its removal. In construction settings, workers can be exposed to airborne lead during renovation, maintenance, or removal work. Lead-based paints were phased out of production in the early 1970s. Many of the buildings within the planning area were constructed prior to the ban on lead-based paints and, therefore, these materials may be present in the planning area

d. Regulatory Framework

Federal

US Environmental Protection Agency

The U.S. EPA is the main federal agency responsible for enforcing regulations relating to hazardous materials and wastes, including evaluation and remediation of contamination and hazardous wastes. The U.S. EPA works collaboratively with other agencies to enforce materials handling and storage regulations and site cleanup requirements. The Occupational Safety and Health Administration (OSHA) and the Department of Transportation (DOT) are authorized to regulate safe transport of hazardous materials.

Asbestos Hazard Emergency Response Act

The Asbestos Hazard Emergency Response Act (AHERA) provides guidance for the management of asbestos-containing materials (ACM) in schools. The Asbestos School Hazard Abatement Reauthorization

Act (ASHARA) extended AHERA regulations to cover public and commercial buildings. AHERA established regulatory standards for inspections, abatement, transport, and disposal of ACM.¹

State

Department of Toxic Substances Control

The Department of Toxic Substances Control (DTSC) is authorized by the U.S. EPA to administer the hazardous waste laws and oversee remediation of hazardous wastes sites. Regulations require that DTSC “shall compile and update as appropriate, but at least annually, and shall submit to the Secretary for Environmental Protection, a list of all the following: (1) all hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code (HSC).”²

The hazardous waste facilities identified in HSC Section 25187.5 are those where DTSC has taken or contracted for corrective action because a facility owner/operator has failed to comply with a date for taking corrective action in an order issued under the HSC, or because DTSC determined that immediate corrective action was necessary to abate an imminent or substantial endangerment.³

California Department of Conservation, Division of Oil, Gas, and Geothermal Resources

The California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) is mandated by Section 3106 of the Public Resources Code to supervise the drilling, operation, maintenance, and abandonment of oil and gas wells for the purpose of preventing (1) damage to life, health, property, and natural resources; (2) damage to underground and surface waters suitable for irrigation or domestic use; (3) loss of oil, gas, or reservoir energy; and (4) damage to oil and gas deposits by infiltrating water and other causes. The regulations can be found in the California Code of Regulations (CCR) Title 14. DOGGR’s Well Review Program assists developers in addressing issues associated with development near oil and gas wells.⁴

¹ US Code, Title 15, Section 2641 et seq. “Asbestos Hazard Emergency Response,” contains the codified requirements of both AHERA and ASHARA.

² California Government Code, Title 22, Section 65962.5.

³ California Health and Safety Code, Section 25187.5.

⁴ California Division of Oil, Gas, and Geothermal Resources, *Well Review Program Introduction and Application*, 2007 ftp://ftp.consrv.ca.gov/pub/oil/Well_Review_Program.pdf.

Lead-Based Paint Regulations

The CCR sets standards for lead hazard assessment and abatement, removal, certification of individuals engaged in lead-based paint activities, and accreditation of training providers.⁵ The CCR also contains regulations governing worker safety during lead-related construction activities, including demolition.⁶ These regulations cover:

- demolition or salvage of structures where lead or materials containing lead are present;
- removal or encapsulation of materials containing lead;
- new construction, alteration, repair, or renovation of structures, substrates, or portions thereof, that contain lead, or materials containing lead;
- installation of products containing lead;
- lead contamination/emergency cleanup;
- transportation, disposal, storage, or containment of lead or materials containing lead on the site or location at which construction activities are performed; and
- maintenance operations associated with the construction activities described in this subsection.⁷

City

General Plan

Chapter 7, *Our Healthy and Safe Community*, of the City's 2005 General Plan sets forth the City's goals and policies with respect to public safety, including hazardous materials.

Policy 7D: Improve community safety through enhanced police service.

Action 7.24: Only approve projects involving sensitive land uses (such as residences, schools, daycare centers, playgrounds, and 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.

⁵ California Code of Regulations, Section 35001 et seq.

⁶ California Code of Regulations, Section 1532.1 et seq.

⁷ California Code of Regulations, Section 1532.1a.

- Action 7.26: Seek funding for cleanup of sites within the Brownfield Assessment Demonstration Pilot Program and other contaminated areas in West Ventura.
- 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 the 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 all necessary buffers, as determined by the Agriculture Commissioner's Office, 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.

4.7.3 IMPACT ANALYSIS

a. Thresholds of Significance

Based upon Appendix G of the *State CEQA Guidelines*, the following significance thresholds are used to evaluate impacts related to Hazards and Hazardous Materials.

- HAZ-1 Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- HAZ-2 Would the project 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?
- HAZ-3 Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?
- HAZ-4 Would the project 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 create a significant hazard to the public or the environment?
- HAZ-5 Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Based upon to Appendix G of the *State CEQA Guidelines* under Section VIII, Hazards/Hazardous Materials, a project may have a significant impact related to Hazards/Hazardous Materials if the project would:

- VIII.e For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area;
- VIII.f For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area;

The project would have no impact related to significance thresholds VIII.e and VIII.f because the project site is not in the vicinity of an airport, and detailed analysis in the EIR is not required. These significance thresholds are discussed in **Section 8.0, Effects Found Not to be Significant.**

b. Methodology

The information used to analyze potential hazard and hazardous material impacts was provided by Applied Environmental Technologies Inc. Supplemental information obtained was also used, including the City of Ventura's Final EIR for the 2005 General Plan, as well as numerous federal, state, and local regulations.

c. Analysis, Mitigation Measures, and Residual Impacts

Westside Community Plan and Development Code Components

Upon adoption, the proposed Westside Development Code would become a subpart of the Zoning Ordinance and the Municipal Code. As is the case with other provisions of the Zoning Ordinance, all other provisions of the Municipal Code would continue to apply within the Westside Community Plan area except as expressly provided to the contrary in the Development Code.

Action 12.2.11: Pursue funding for brownfield site assessment and remediation to facilitate reuse of obsolete industrial parcels in the Westside Community.

The Westside Community Plan contains the following policies and actions pertaining to hazardous materials in Chapter 12.2, *Our Prosperous Communities* and Chapter 12.7, *Our Well Planned Community*.

Action 12.2.11: Pursue funding for brownfield site assessment and remediation to facilitate reuse of obsolete industrial parcels in the Westside Community.

GOAL: Reduce threats to public health and safety throughout the Westside Community through regulation of hazardous conditions and enhanced public safety services and facilities.

Policy 12 AA: Minimize the Westside Community exposure to Floods, Landslides, and Hazardous Substances.

Action 12.7.4: Monitor the use and storage of hazardous substances in the industrial areas to alleviate the risk of watercourse contamination along the Ventura River through development review and National Pollution Discharge Elimination System (NPDES) monitoring requirements.

HAZ-1 Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Class III, Not Significant)

Analysis

Whereas incidents related to hazardous materials spills are not frequent, accidents along major transportation corridors can occur. Hazardous materials are transported along State Route 33 via trucks that commonly carry a variety of hazardous materials. These materials can include gasoline and various crude oil derivatives, and other chemicals known to cause human health problems. The transport of hazardous materials and explosives through the City along SR-33 is regulated by the California Department of Transportation (Caltrans). The City of 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 during transport. 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.

New land uses proposed in the future in the planning area might store and use hazardous materials such as fuels, oils, solvents, and other materials. The development of residential uses in proximity to commercial and industrial uses that use or store hazardous materials or the development of industrial and commercial use near the schools in the planning area increases the risk of exposure to deleterious health effects. Development or redevelopment would have the potential for exposure of hazardous materials to the public. 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.

Potential conflicts between industrial development and adjacent sensitive uses including residential and school uses would be minimized through the implementation of performance standards provided in the City's Municipal Code. Section 24.470.030 of the Municipal Code establishes performance standards for industrial development, including standards regulating impacts related to hazardous materials, as follows:

Manufacture or storage of hazardous or noxious gases shall not be undertaken or carried on in a manner which permits unauthorized release into the air or ground. Hazardous or noxious liquids shall not be manufactured or stored in any manner which permits unauthorized seepage into the ground, release into sewers or open waters, or evaporation into the air. Manufacture or storage of hazardous solid matter shall not be undertaken or carried on in any manner which permits unauthorized mixture of such matter with the soil, runoff into sewers or open waterways, or introduction into the air (e.g., windblown dust). Production, storage, handling, or use of

hazardous wastes or other hazardous materials shall be separated from residential or other sensitive uses by an adequate buffer.

No specific development projects are proposed or analyzed at the project level in this program EIR at this time. Project-level review will be required for individual projects proposed within the Westside Community Plan area. All future projects would be required to comply with the City's performance standards for industrial uses. Project-level review for individual development proposals will consider the potential conflicts between industrial and residential land uses and will, as necessary, provide additional mitigation measures to reduce potential impacts related to hazardous materials and wastes. A variety of state and federal laws govern the generation, treating, or disposing of hazardous wastes. The City of Ventura Fire Department and Ventura County Environmental Health Division have the authority to inspect on-site uses and to enforce state and federal laws governing the storage, use, transport, and disposal of hazardous materials and wastes. In addition, the City and County of Ventura require that an annual inventory of hazardous materials in use on site, as well as a business emergency plan, be submitted for an annual review, as required by Emergency Planning and Right-to-Know Act (SARA Title III) and Chapter 6.95 of the California Health and Safety Code. These requirements would be mandated according to state and federal law.

The General Plan contains actions that aim to minimize adverse impacts to health and quality of life associated with exposure to hazardous materials. Action 7.24 allows projects involving sensitive land uses only if a health risk analysis indicates that the health risk would not be significant; and 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.

No specific development projects are proposed or analyzed at the project level in this program EIR at this time. Project-level review will be required for individual projects proposed within the Westside Community Plan area. With implementation of the applicable general plan actions, and enforcement of state and federal laws governing the storage, use, transport, and disposal of hazardous materials and wastes, impacts would be less than significant.

Mitigation Measures

No mitigation measures are required.

Residual Impacts

Impacts would be Class III, Not Significant.

HAZ-2 Would the project 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? (Class II, Significant but Mitigable)

Soil and Groundwater Contamination

Analysis

Because of the historical prominence of the oil industry on the Westside, there are contaminated Brownfield sites and gas conveyance lines running beneath the planning area. Within the planning area there are five oil wells, either active or abandoned. These oil wells may impact a localized area or land use in the vicinity of the well. Development and redevelopment proposed with the planning area could be impacted due to these oil wells.

A search was conducted for available Sanborn Fire Insurance Map coverage of the site. Numerous maps were reviewed for the years 1910, 1928, 1950, 1963, 1966, and 1968. Review of the maps showed 49 addresses that may have historically impacted the shallow soils or groundwater of the planning area. The addresses identified include properties that were gasoline service stations, auto repair, machine shops, battery shops, or engine repair facilities. Historically, these properties would have handled petroleum products, chlorinated solvents, and metallic substances. Any of these substances leaked or spilled onto the ground could impact the area or nearby land uses. Development and redevelopment proposed with the planning area could be impacted due to soil and groundwater contamination.

The planning area had numerous addresses that were listed as a known or potential site of contamination based on a federal and state agency database search. Impact would occur from the historic leaking or spillage of regulated substances into the shallow soils or groundwater of the planning area. The individual properties would need to be reviewed and as needed assessed to determine if they present a significant environmental concern or liability. Development and redevelopment proposed within the planning area could be impacted due to soil and groundwater contamination.

The General Plan contains actions that aim to minimize adverse impacts to health and quality of life associated with exposure to hazardous materials.

- Action 7.24: Only approve projects involving sensitive land uses (such as residences, schools, daycare centers, playgrounds, and 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 7.26: Seek funding for cleanup of sites within the Brownfield Assessment Demonstration Pilot Program and other contaminated areas in West Ventura; and
- 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 the supervision of the County Environmental Health Division, state Department of Toxic Substances Control, or Regional Water Quality Control Board (depending upon the nature of any identified contamination)

No specific development projects are proposed at this time or analyzed at the project level in this program EIR. Project-level review will be required for individual projects proposed within the Westside Community Planning area. With implementation of the applicable General Plan actions, and enforcement of state and federal laws governing the upset conditions associated with hazardous materials and wastes, impacts would be less than significant.

Mitigation Measures

No mitigation measures are required.

Residual Impacts

Class III, Not Significant.

Asbestos-Containing Building Materials

Analysis

Structures constructed or remodeled between 1930 and 1981 have the potential of asbestos-containing building material (ACBM). These materials can include, but are not limited to acoustical ceiling texture, resilient floor coverings, drywall joint compounds, acoustic ceiling tiles, roofing materials, piping insulation, electrical insulation, and fireproofing materials. Many of the buildings in the planning area were developed prior to the ban on ACBM; therefore, the likelihood that some buildings in the planning area contains these materials is high. Potential impacts during planning area redevelopment activities could expose the public or environment to asbestos-containing building materials. Impacts are considered to be potentially significant without implementation of mitigation. No specific development projects are proposed at this time or analyzed at the project level in this program EIR. Project-level review will be required for individual projects proposed within the Westside Community Planning area.

Mitigation Measures

MM-HAZ-1 All buildings to be demolished or refurbished shall be surveyed and sampled for asbestos-containing building materials by a licensed asbestos abatement contractor. If asbestos-containing building materials are determined to be present in the structures to be demolished, all asbestos-containing materials shall be removed under acceptable engineering methods and work practices by the licensed asbestos abatement contractor prior to demolition. These practices include, but are not limited to, containment of the area by plastic, negative air filtration, wet removal techniques and personal respiratory protection and decontamination. The process shall be designed and monitored by a California Certified Asbestos Consultant. The abatement and monitoring plan shall be developed and submitted for review and approval by the appropriate regulatory agencies (currently the City Building Official and Ventura County Air Pollution Control District) and shall include all on-site structures with ACBMs.

Residual Impacts

Class II, Significant but Mitigable.

Lead Based Materials

Analysis

There are a number of structures in the planning area that were constructed prior to the ban on lead-containing paints in 1979. Exposure to lead from older vintage paint is possible when the paint is in poor condition or during its removal. Lead can enter the body by inhaling dust, fumes, or sprays containing lead or by the ingestion of food or other substances that contain lead. Lead poisoning can result in neurological damage, developmental impairment, and other health problems. Exposure to a small amount of lead, such as in a construction setting, from lead-based paints, is unlikely to have this effect. Nonetheless, potential health and safety impacts associated with planning area redevelopment activities could affect anyone in the area (including workers and neighbors) who may be exposed to lead paint. The possibility of impacts to the public or environment from lead materials is considered to be potentially significant, without incorporation of mitigation. No specific development projects are proposed at this time or analyzed at the project level in this program EIR. Project-level review will be required for individual projects proposed within the Westside Community Planning area.

Mitigation Measures

MM-HAZ-2 Prior to the demolition or redevelopment of buildings, all loose and peeling paint shall be removed and disposed of by a licensed and certified lead paint removal contractor, in accordance with local, state, and federal regulations.

Residual Impacts

Class II, Significant but Mitigable

HAZ-3 Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school? (Class II, Significant but Mitigable).

Analysis

Refer to the impact analysis provided under Thresholds of Significance HAZ-1 and HAZ-2.

Mitigation Measures

MM-HAZ-1 and MM-HAZ-2.

Residual Impacts

Class II, Significant but Mitigable.

HAZ-4 Would the project 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 create a significant hazard to the public or the environment? (Class III, Not Significant)

Analysis

Refer to the impact analysis provided under Thresholds of Significance HAZ-2 soil and groundwater contamination.

Mitigation Measures

No mitigation measures are required.

Residual Impacts

Class III, Not Significant.

HAZ-5 Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Analysis

The planning area is located in an area of Central California that has the potential for residents and employees to encounter human-made and natural hazards, which could cause undue hardship to residents and employees. Human-made hazards include the potential release of hazardous materials; the potential for biological, chemical attacks from foreign and domestic terrorism; and the potential for fires started by humans. Natural hazards include flooding, seismic activity, extreme weather conditions, and fires that are started naturally.

During development review process, emergency access is evaluated for all pending development projects within the planning area. Two means of ingress and egress are required for all major development projects, including subdivisions and commercial/industrial sites. Adequate road and driveway widths are required to provide access for emergency vehicles, along with turnouts and turnaround areas where deemed necessary. Traffic control during evacuation procedures will be based upon the nature of the emergency and the condition of the roads within the planning area. Signage will be placed by the City to ensure evacuation routes are clearly marked for motorists and emergency responders would assist with the directing of persons during evacuations.

The City of Ventura has devised and maintains a comprehensive Standardized Emergency Management System (SEMS) Multihazard Functional Response Plan (2005) that addresses the City's planned response to extraordinary emergency situations associated with natural disasters, technological incidents, or national security emergencies. 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. Through the implementation of the disaster response plan, impacts would be less than significant.

Mitigation Measures

No mitigation measures are required.

Residual Impacts

Class III, Not Significant.

d. Cumulative Impacts

Analysis

Development of pending and approved projects in the City of Ventura area would increase development in the City. Development under the Westside Community Planning Project would result in additional residents and structures that could be subject to risks from hazardous materials and conditions. The growth that would occur under the proposed Westside Community planning area would incrementally contribute to these cumulative impacts. However, potential hazards would be addressed on a case-by-case basis, as discussed above, to mitigate impacts resulting from individual projects. No specific development projects are proposed at this time or analyzed at the project level in this program EIR. Project-level review will be required for individual projects proposed within the Westside Community Planning area. Given that all individual projects would be required to adhere to City requirements pertaining to hazardous materials and implement applicable mitigation, a Class III (Significant but Mitigable) impact is anticipated to result from the proposed Westside Community Planning Project in conjunction with other projects in the area.

Mitigation Measures

No mitigation measures are required.

Residual Impacts

Class II, Significant but Mitigable.