City of Ventura

Downtown Ashkar Project

Draft

Mitigated Negative Declaration

August 2014

Environmental Scientists Planners Engineers

DRAFT
MITIGATED NEGATIVE DECLARATION

DOWNTOWN ASHKAR PROJECT

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August 2014

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INTRODUCTION

This document is a Mitigated Negative Declaration (MND) for the Downtown Ashkar Project (the "Project").

The Olson Company previously proposed a residential project on the project site in 2003. The City approved a 172-unit project (the "Entitled Project") that same year. Although grading of the site was initiated and remediation of onsite contamination was conducted in 2007, no buildings were constructed and the Olson Company eventually sold its entitlement to the current applicant. The Entitled Project permits expired. This MND examines impacts associated with the entire Project based on current Project site conditions and does not consider impacts based on differences between the previously Entitled Project and the currently proposed Project.

A public hearing on the Ashkar Downtown Project is tentatively scheduled before the Planning Commission on September 10, 2014 at 6:00 PM in the City Council Chambers at City Hall located at 501 Poli Street, Ventura, CA 93001. Separate public noticing, confirming the date, time, and location will be provided prior to the public hearing. All comments concerning the Draft IS/MND should be provided in writing and received by August 27, 2014. Inquiries should be directed to Iain Holt, Senior Planner, at (805) 654-7752. Written comments may be mailed or faxed (805-654-7560) to the City of Ventura, Planning Division, 501 Poli Street, Ventura, CA 93001, or emailed directly to iholt@ci.ventura.ca.us.

PROJECT INFORMATION

1. Project title:
Downtown Ashkar Project

2. Lead agency name and address:
City of San Buenaventura
501 Poli Street
Ventura, CA 93001

3. Contact Person and Phone Number:
Iain Holt, Senior Planner
805-654-7752
iholt@cityofventura.net

4. Project location:
The Project site is located in downtown Ventura, California, bounded by Santa Clara Street, Junipero Street, Thompson Boulevard, and Figueroa Street. The site encompasses 3.5 acres within one legal parcel, APN 073-0-116-010.

5. Project sponsor's name and address:
Mr. John Ashkar
President
SASN Corporation
1263 Westwood Blvd. Suite 210
Los Angeles, California 90024

6. General Plan designation:
Downtown Specific Plan 2007

7. Zoning:
T4.3: Urban General 3 (Downtown Specific Plan 2007)

8. Description of Project:

The Project involves the development of 255 multi-family residences within 3 to 5-story structures situated over semi-subterranean garages and arranged into two blocks on a 3.5-acre vacant site in downtown Ventura. The site is bounded by Santa Clara Street, Junipero Street, Thompson Boulevard, and Figueroa Street. The site is within the City of Ventura Downtown Specific Plan (DTSP) Area. The Project would total 292,620 square feet (sf) of residential development. The regional location of the Project site is shown on Figure 1 and the specific location of the Project site within the City is shown on Figure 2. Photographs of existing conditions on the Project site are shown on Figure 3 and a site plan for the Project is shown on Figure 4. A rendering of the Project's massing is shown in Figure 5. Photosimulations of the Project from Poli Street, Figueroa Street, and Santa Clara Street are shown in Figures 6 through 9.

The Project would include a series of interconnected buildings with heights of three to five stories and would introduce a private street, built to public standards, dividing the site. The Project would be consistent with 2005 General Plan (GP) land use designations and would implement the DTSP by providing multi-family development within an area of the DTSP that is intended for residential growth. The Project would also meet the intent of the DTSP to provide housing that would bring activity Downtown. The Project would include a 10-foot street build-to line on Santa Clara Street and Thompson Boulevard, a 5-foot side street build-to line on Junipero Street, and a zero-foot setback and 2-3-foot building encroachment into Colombo Way. The side-yard setback would be zero feet and the rear-yard setback would be 12.5 feet. The porches and multi-level decks would be 6 feet on Thompson Boulevard and Santa Clara Street (resulting in a 4-foot setback) and 5 feet on Junipero Street (resulting in a 0-foot setback). The tallest portions of the residential development would be along Thompson Boulevard and toward the interior of the Project, which would allow for lower three-story portions along the neighborhood side of the site toward the north.

The 255 residential units would include 127 two-bedroom units, 120 one-bedroom units, and 8 studio units arranged in a series of eight interconnected buildings. The total floor area would be approximately 292,620 square feet (sf) and the total building coverage on the site would be 1.95 acres, or 84,930 sf. Pursuant to the DTSP, building types onsite would consist of:

Stacked Dwelling building type along Junipero Street, the proposed Colombo Way, and the eastern portion of Thompson Boulevard.
Mansion building type on Thompson Boulevard and Santa Clara Street

The Stacked Dwelling type buildings would account for 74% of the Project units with lobby and elevator access from the proposed Colombo Way and Junipero Street. These buildings would range from three to five stories in height. The units would be primarily accessible via double loaded corridors, but some units would gain access from single loaded corridors and would have access adjacent to the proposed courtyards. The ground floor units along the street frontages would have secondary entrances elevated four to six feet above the street that would provide access for guests and serve to activate the street frontage. Open space would be provided by a combination of five courtyards that would connect to the street frontages via paseos, semi-private patios, balconies, and three rooftop terraces associated with an approximately 4,200 sf community space located on the fifth floor.

The Mansion Type buildings would use double-loaded corridors to access the units for each of the levels with lobby entrances oriented toward the building sides. The primary open space would be provided via semi-private terraced patios for first floor units along street frontages and balconies on the upper levels.

The Project would incorporate a simplified architectural style applied to complex interconnection of buildings, courtyards, paseos, and bridges that serve as interior circulation through the Project site. Onsite architecture would be a blend of Mediterranean and Contemporary influences with emphasis on plaster building walls with wood and wrought iron material accents on the windows, balconies and doors. In addition to the lobby and paseo entrances, dooryards and stoops would provide secondary means to gain

frontage access directly to the ground floor units and serve to activate the street and provide visual connection into the Project site. The exterior of the buildings would be white and beige plaster with brown wood fascia supports, columns, exposed rafters, and railings. The buildings would include wrought iron and black stencil accent elements. The door and window colors would be thyme and brown. The main courtyard would include trimmed decorative Mexican tile risers with solid color tile infill.

Onsite parking would be located in a west lot, an east lot, and along Colombo Street, a new road that would be constructed in the center of the site to connect Thompson Boulevard to Santa Clara Street. The City of Ventura DTSP Code requires 255 spaces onsite to be available for residents. The applicant has proposed a total of 399 spaces, including 212 standard tandem spaces for the two-bedroom units, 28 full size standard spaces, 17 standard guest parking spaces, and 142 compact spaces. Additionally, there would be approximately 24 spaces on Colombo Way, a proposed private street. Two of the on-street spaces would be assigned for the apartment leasing office for potential tenant between 9 AM and 5 PM daily. Parking would be located in a semi-subterranean garage approximately four feet below grade, which would be separated from the street frontages with building and elevated stoops, dooryards, and paseo entrances. Due to the semi-subterranean garage, the first floor would be no more than six feet above grade at the highest point, which occurs at the corner of Junipero Street and Thompson Boulevard. The garage would be accessible through a single driveway on Junipero Street and three driveways on the proposed Colombo Way. Street parking would be available to residents on Santa Clara Street, Thompson Boulevard, and Junipero Street, providing a total of 37 additional spaces. Bicycle parking onsite would consist of 28 spaces.

The proposed Colombo Way is designed as a 50-foot wide (50 foot right-of-way) private street that would be built to public standards. It would include a width of 23 feet curb-to-curb with 9-foot sidewalks on either side and would be publically accessible at all times.

The Project would provide a combination of private and common open spaces for the residents in a combination of balconies, patios, courts and rooftop terraces, with a fifth story community space containing a swimming pool/spa and communal gathering area. Landscaping would be installed primarily in the west lot, east lot, and along Colombo Street. Landscaping would primarily consist of raised planters at the dooryards along the street frontages and plantings within the raised planters and pots within the courtyards and terrace common areas. The parking garage would also contain four areas that would contain trees that, upon maturity, would grow to add additional greenery in the courtyards. The total landscaped area would be 0.29 acres, or 12,699 sf.

The Project has evolved since its original Conceptual Design Review in April 2012, Formal Design Review in September 2013, and Formal Joint Historic Preservation and Design Review in December 2013. While the original multi-family development concept has remained consistent since April 2012, the applicant has made several revisions focused on addressing DTSP code compliance and has modified the massing and architecture in response to comments received from the Advisory Boards.

On April 18, 2012, the Design Review Committee (DRC) and Planning Commission reviewed a prior version of the Project. On September 4, 2013, the DRC provided feedback on the proposed Project focusing on the site design, building layout and overall massing of the Project in relation to the applicable provisions of the zone and the context of the surrounding area. On December 4, 2013, the DRC and the Historic Preservation Committee (HPC) reviewed the Project and provided feedback of the Project design in relation to previous DRC direction and adjacency to the three Historic landmarks on Figueroa Street. The HPC and DRC recommendations included design direction for the interpretative historical exhibits, revised building massing and frontages, landscaping and architecture.

On May 21, 2014, the DRC conducted a formal review of the Project and made a Motion to Approve the City staff recommendation to approve the Project with conditions. The Motion included revising Conditions regarding Project design, parking, landscaping, and compatibility with adjacent historic landmarks. The DRC issued a Notice of Decision on May 21, 2014, which included Warrants and Exceptions for building height, Stacked Dwelling building type open space, Mansion building type open space, building placement for Mixed Type Development, architectural encroachments, Urban General parking placement, and the side street build-to line on Colombo Way.

9. Surrounding land uses and setting:

The Project site is surrounded by office uses on the east; industrial uses on the west; residential and hotel uses on the north; and commercial uses on the south. Immediately east of the site, there are three Historic Landmarks: the Peirano residence, the McCoskey Love house, and the Elwell house. All three of these landmarks front Figueroa Street. The San Buenaventura Mission District, listed on the National Register, is north of the site across Santa Clara Road.

10. Other public agencies whose approval is required:

None.

Imagery provided by National Geographic Society, ESRI and its licensors, 2014.

Vicinity Map

Figure 1

Imagery provided by Google and its licensors © 2014.

Project Boundary

0 100 200
Feet

Project Location Map

Figure 2

Photo 1: View of the Project Site Looking West From Eastern Border of Site

Photo 2: View of the Project Site Looking Northeast From Intersection of Thompson Boulevard and Junipero Street

Site Photos

Figure 3

0 75 150 Feet

Source: Rasmussen & Associates, March 2014

Site Plan

Figure 4

Source: Rasmussen & Associates, March 2014

Project Massing

Figure 5

Existing View

Building Massing

Photosimulations from Poli

Source: Rasmussen & Associates, March 2014

Figure 6

Existing View

Proposed Building Massing

Photosimulation from Poli

Figure 7

Source: Rasmussen & Associates, March 2014

Photosimulation from Figueroa

Figure 8

Source: Rasmussen & Associates, March 2014

Photosimulation from Santa Clara

Figure 9

Source: Rasmussen & Associates, March 2014

ENVIRONMENTAL FACTORS AFFECTED

The environmental factors checked below would be potentially affected by the Project, involving at least one impact that is "Potentially Significant" or "Potentially Significant Unless Mitigation Incorporated" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture and Forest Resources	☐ Air Quality
☐ Biological Resources	☒ Cultural Resources	☐ Geology / Soils
☐ Greenhouse Gas Emissions	☐ 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

ENVIRONMENTAL DETERMINATION

On the basis of this initial evaluation:

☒ I find that although the proposed Project could have a significant effect on the environment, revisions in the project plans or proposals made by, or agreed to by the applicant before this proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and there is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ 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 "potentially significant impact" or "potentially significant unless mitigated" impact 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. 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, because all potential significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.

Iain Holt

Signature

8/7/14

Date

Iain Holt, AICP, Senior Planner
Printed Name

ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
I. <u>AESTHETICS</u> – Would the Project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

a, c) Within the Project site vicinity, Figueroa Street, Main Street, and Poli Street are noted as principal travel corridors with particular scenic value by the 2005 City of Ventura General Plan. Figueroa Street connects the shoreline to the downtown in the northern portion of the City. Traveling south on this road offers views of the Pacific Ocean and shoreline. Northbound travelers can view the hillsides as a background to the City. Main Street links neighborhoods and districts within the City together, running through the Downtown and Midtown areas. Views of historic buildings, parks, and the surrounding hillsides are intermittent along this corridor. Poli Street runs through the downtown past the historic City Hall and the San Buenaventura Mission. This corridor has aesthetic value because of the views of historic structures and unobstructed views of the hillsides.

There is one scenic corridor in the vicinity of the Project site, along Main Street, as noted in Figure 1-2 of the DTSP. Main Street is primarily a commerce-oriented corridor with a limited amount of mixed residential/commercial development. Development consists of one- to two-story buildings at a relatively urban intensity. Buildings are generally well-maintained throughout the corridor, though landscaping is sparse in some areas.

The Project would involve construction of multi-family residential uses on the currently vacant Project site. As such, it would alter views from public rights-of-way, particularly from Figueroa Street, Main Street, and Poli Street. The Project site is relatively flat; therefore, views into and out of the site would be available only from the immediately surrounding roadways. View effects on pedestrians, bicycles, and cars traveling on Figueroa Street, Main Street, and Poli Street are discussed below.

Figueroa Street runs parallel to the eastern boundary of the Project site. Currently, views for pedestrians and vehicles looking west from Figueroa Street include a three-story office building, a surface parking lot, and three two-story Victorian style historic landmarks. Views through the Project site include the vacant lot on the Project site and the existing industrial building west of the site, which can be seen from Figueroa Street through the four existing buildings described above. Figure 8 shows a photosimulation of the Project from Figueroa Street looking west toward the Project site. Upon completion of the project, motorists, bicyclists, and pedestrians on Figueroa Street would have a view of the Project between and above the existing buildings fronting Figueroa Street.

The proposed Project would include eight buildings between three and five stories in height. These buildings would be taller and more massive than the two- and three-story buildings currently on Figueroa Street. Motorists and pedestrians on Figueroa Street would have a view of the proposed buildings behind all four existing buildings fronting Figueroa Street, as well as in the gaps between the existing buildings and through the existing surface parking lot on Figueroa Street. However, the proposed buildings and landscaping would be compatible with the colors, design styles and landscaping of development in the area. The Project could be considered a visual improvement compared to existing conditions, because currently the view through the Project site from Figueroa Street is a vacant dirt lot with a fence around the border and an industrial building in the background. Construction of compatible buildings, pedestrian-friendly sidewalks, and high-quality landscaping onsite could be considered an improvement compared to existing conditions.

The view from Figueroa Street of the existing Victorian historic landmarks on Figueroa Street would also be altered by the Project. As discussed above, the Project would be visible behind all three Victorian landmarks and between the landmarks because the Project's height, scale, and massing would exceed the height, scale, and massing of the existing Victorian buildings, which are residential sized buildings two-stories in height. As shown in Figure 8, the proposed structures would be three and four-stories adjacent to the historic landmarks and would, therefore, alter the setting for these buildings. However, the colors, façades, and details on the proposed buildings would complement the design of the historic landmarks. The Downtown area has a diverse array of building styles, including various colors, materials, and architectural styles. The Project's architecture would be a blend of Mediterranean and Contemporary influences with emphasis on plaster building walls with wood and wrought iron material accents on the windows, balconies and doors. The Project would add more diversity to an already diverse area that includes various architectural styles and features, including the Victorian style homes east of the site. Therefore, while the Project would alter views from Figueroa Street, including the context of the existing two-story Victorian buildings, the alteration of views from Figueroa Street is not considered a significant impact.

Main Street runs east-west and is north of and parallel to Santa Clara Street, which forms the northern border of the site. Motorists, bicyclists, and pedestrians on Main Street have a partial view of the project site through buildings and trees between Main Street and Santa Clara Street, including the Clocktower Inn, the Museum of Ventura County, and Mission Park, which are north of the site across Santa Clara Street. Buildings between the Project site and Main Street are one-story in height. Buildings within the block directly north of the Project site are separated by Mission Park, which breaks up the massing of the buildings within the block. Mission Park

contains several large trees that partially block the view of the site from the public right-of-way along Main Street. In addition, Main Street and the Project site are at approximately the same elevation; therefore, development onsite would be shielded by existing development between the site and the Main Street scenic corridor. Nonetheless, the Project would slightly alter views from the right-of-way along Main Street directly north of the site. As discussed above, the project would be consistent with the diverse building styles within Downtown. Further, the Project would not substantially degrade the view from Main Street, particularly because the Project would add high quality architecture and landscaping to a currently vacant site. As such, the view from Main Street could be considered improved compared to existing conditions and significant impacts to the Main Street scenic corridor would not occur.

Poli Street runs east-west approximately 0.2 miles north of the Project site and north of Main Street. Poli Street is at a higher elevation than the Project site. As such, the proposed Project would be more visible from Poli Street than Main Street. Buildings along Poli Street are primarily residential and range from one to three stories in height north of the Project site. Figure 6 and Figure 7 show a photosimulation of the building massing of the Project from Poli Street. As shown, the proposed Project would be partially visible from Poli Street. However, views of the ocean would not be blocked and the overall effect on the viewshed would be negligible. The massing and design of the proposed buildings on the Project site would be consistent with existing buildings currently visible from Poli Street. In particular, Downtown contains diverse building styles and colors. As such, the proposed Project would complement development in the area by adding more diversity to the area. Further, the proposed onsite landscaping would increase the amount of greenery in the site vicinity compared to the existing vacant site and would reduce the impact of the building mass.

The Project's architecture would be a blend of Mediterranean and Contemporary influences with emphasis on plaster building walls with wood and wrought iron material accents on the windows, balconies and doors. The exterior of the buildings would be white and beige plaster with brown wood fascia supports, columns, exposed rafters, and railings. The buildings would include wrought iron and black stencil accent elements. The door and window colors would be thyme and brown. The main courtyard would include trimmed decorative Mexican tile risers with solid color tile infill. The proposed Project colors and details would be compatible with surrounding development, which includes diverse and eclectic architectural styles. Downtown contains buildings with various colors, materials, and architectural styles. The Project's architectural style and materials would add more diversity to an already diverse area.

The 2005 GP EIR identified an unavoidable significant impact for the change in visual character of the community due to conversion of farmland to urbanized uses and new development potentially altering and/or blocking views from various public view corridors. The Project would not convert farmland to an urbanized use because the site is currently vacant and is not used as farmland. Further, the Project would not substantially alter or block views from public view corridors or the Main Street scenic corridor, as discussed above. Therefore, the proposed Project would not contribute to the unavoidable significant impact to aesthetics analyzed in the General Plan EIR.

Impacts to scenic vistas and the visual character and quality would be less than significant.

b) The Project would not substantially damage scenic resources as no scenic resources are located onsite. The Project site is currently a vacant dirt lot with minimal vegetation. As discussed above, the project would alter the setting for adjacent historic landmarks buildings, but would not significantly alter views. There are no buildings or trees onsite. **Impacts to scenic resources would be less than significant.**

d) Currently, there is limited glare onsite because the site is a vacant dirt lot with no buildings, roads, or parking. Onsite daytime sources of glare during operation of the Project would be increased due to reflective building materials on proposed buildings and parked cars. However, the Project site is located in an urban area surrounded by development that produces glare. Therefore, the Project would not substantially increase glare sources in the site vicinity compared to existing conditions. Further, proposed landscaping onsite would minimize glare.

Nighttime light and glare would include structure illumination, interior lighting, decorative landscape lighting, streetlights, and vehicle headlights. In general, existing nighttime lighting near the Project site is high because the Project site is located in an urban area. Section 24V.207.010 of the City of Ventura Municipal Code includes requirements for the lighting within new developments. Compliance with these standards would reduce light and glare impacts to comparable levels of adjacent development. **Impacts created by light and glare would be less than significant levels.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
II. AGRICULTURE AND FOREST 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. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the Project:				
a) Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the	☐	☐	☐	☒

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
California Resources Agency, to non-agricultural use?				
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

a, b) The 2005 GP EIR identified a Class I impact due to the potential conversion of up to 674 acres of important farmlands, including 520 acres of "Prime" farmland, 138 acres of "Farmland of Statewide Importance," and 16 acres of "Unique" farmland. The Project site is not designated as Prime Farmland or Unique Farmland by the Farmland Mapping and Monitoring Program (ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2010/ven10.pdf, accessed June 5, 2014). Further, the site is in an urban environment not zoned for agricultural use. The Project would not conflict with a Williamson Act contract. As such, the Project would not contribute to the Class I impact identified in the 2005 GP EIR. **No impact to agricultural resources would occur.**

c, d) The site is not in an area zoned for forestland, timberland, or timberland production (ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2010/ven10.pdf, accessed June 5, 2014). **No impact to forest or timberland resources would occur.**

e) The site is in an urban area not used for agriculture or farmland. The Project would not result in the conversion of agricultural land. **No impact to agricultural resources would occur.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
III. AIR QUALITY -- Would the Project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
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)?	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

a) Vehicle use, energy consumption, and associated air pollutant emissions are directly related to population growth. The population forecasts upon which the Ventura County Air Quality Management Plan (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. In 2013, the population in the City of Ventura was 108,817 (U.S. Census Bureau, http://quickfacts.census.gov/qfd/states/06/06111.html). SCAG's projected 2020 population for Ventura is 116,900 (SCAG Regional Transportation Plan, http://rtpscs.scag.ca.gov/Documents/2012/pfinal/SR/2012pfRTP_GrowthForecast.pdf). This represents population growth of just over 8,000 people.

The proposed Project would introduce 255 dwelling units in the City, which could increase the population by 778 people assuming a population per dwelling unit rate of 3.05 pursuant to SCAG's Regional Transportation Plan (http://rtpscs.scag.ca.gov/Documents/2012/pfinal/SR/2012pfRTP_GrowthForecast.pdf).[1] An increase of 778 people would be within the projected 2020 growth increase in the City.

[1] *This population projection does not consider the net increase in population between the Entitled Project and the proposed Project. The analysis assumes all residents would be moving into the City, which is a conservative estimate because some residents will likely move from elsewhere in the City.*

The DTSP area is identified within the 2005 General Plan as the most intensely developed area of the City. Maximum density of units per acre is not designated geographically within the DTSP by parcel, but the allowed density is based on the carrying capacity of the DTSP land area and assigns a conceptual range of 21 to 54 units per acre. In practice, this density is applied based on the entire land area within the DTSP and not down to the individual project. The premise behind the Form Based Code of the DTSP is that density is not regulated by the zone and a project's compliance with the form as intended by the DTSP code standards would regulate the project density. The proposed Project's density is 72.86 units per acre. The 2005 General Plan Development Intensity & Pattern Table 3.2 predicted 1,650 units within the DTSP. The Project would add 255 units to the 377 already entitled units for a total of 632 entitled units since the adoption of the 2005 General Plan. Consequently, the project fits within the DTSP carrying capacity, and a total of 1,018 additional units could be entitled and constructed in the DTSP. As such, the increase in population from the Project would be within planned projections for the City and Downtown area.

The 2005 General Plan projected a 2025 population of 126,153, which represents an average annual growth rate of 0.88%. The population in the 2005 General Plan for 2025 is 2% over the 2025 AQMP population forecast for the City (123,645). As noted in the DTSP, this exceedance is primarily due to the fact that regional forecasts have not been adjusted to reflect the 2005 General Plan. In addition, policies and actions of the 2005 General Plan would implement many AQMP policies and generally reduce per capita vehicle miles traveled by reducing the distances between uses and improving opportunities for the use of alternative transportation modes. Nevertheless, the exceedance of SCAG's population forecast was considered an inconsistency with the AQMP, and the cumulative impact associated with implementation of the 2005 General Plan was classified as Class I, *unavoidably significant*. The DTSP's contribution to this cumulative impact was measured to be approximately 20% of the overall growth projected for the City and was considered cumulatively considerable. Therefore, the DTSP also identified a Class I, unavoidably significant cumulative impact with respect to exceedance of AQMP/SCAG population forecasts. As discussed above, the increase in population from the Project would be within planned projections for the City and Downtown areas.

The Growth Forecast Appendix SCAG's 2012-2035 Regional Transportation Plan, which was adopted in April 2012, projects that the City of Ventura's population will increase to 116,900 in 2020 and 128,800 in 2035. Therefore, the 2025 General Plan projected population would exceed the RTP's 2020 projection, but would not exceed the RTP's 2035 projection. The Project would incrementally contribute to the significant and unavoidable population growth impact identified in the 2005 GP and the DTSP EIRs because it would contribute to the planned growth in the City that would exceed regional population forecasts. However, because Project-related growth is within what was forecast in both the 2005 GP and the DTSP, this contribution would not be cumulatively considerable.

The Project would not obstruct implementation of the applicable AQMP and impacts to regional air quality would be less than significant.

b) 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 PM_{10}. When population growth exceeds the forecasts upon which the AQMP is based, emission inventories could be surpassed, which could affect attainment of standards. Nonattainment may result from past and ongoing urban and

rural development that causes emissions to exceed the air basin's capacity for dispersal and removal of the air pollutants. However, as indicated above in discussion a) and b), the Project would not cause the population forecasts to be exceeded. Therefore, the Project would not result in delayed attainment of air quality standards nor would the Project violate any air quality standard or contribute substantially to an existing or projected air quality violation. **Cumulative air quality impacts would be less than significant and the Project's contribution to cumulative air quality impacts would not be cumulatively considerable.**

c) Based on the guidelines adopted by the Ventura County Air Pollution Control District (VCAPCD), the California Emission Estimator Model (CALEEmod) (Version 2013.2) software program was utilized to calculate expected construction and operational related air emissions for the Project to analyze if the Project would conflict or obstruct implementation of the AQMP.

The VCAPCD and the City consider operational air quality impacts to be significant if more than 25 pounds per day of ozone precursors Reactive Organic Compounds (ROC) or Nitrogen Oxides (NOx) would result from a project. Furthermore, significant construction-related air quality impacts result if fugitive dust emissions are generated in such quantities as to cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which may endanger the comfort, repose, health, or safety of any such person or the public.

Construction Related Impacts: Construction of the proposed Project would result in temporary air quality effects due to the use of heavy construction equipment, construction truck trips, and generation of fugitive dust. Site preparation and grading typically generate the greatest amount of emissions due to the use of grading equipment and soil hauling. The proposed Project's construction related impacts were calculated using CALEEmod (Version 2013.2) software program. Emissions were based on parameters such as the duration of construction activity, area of disturbance, and anticipated equipment use during construction. The modeling results are included in Appendix A and are summarized in Table 1.

Table 1
Maximum Daily Construction Emissions (lbs/day)

	ROG	NO_X	PM_{10}
Total	171	79	9

See Appendix A for CalEEMod Results.

The VCAPCD's 25 lbs per day thresholds for ROG and NO_X are not intended to be applied to construction emissions since such emissions are temporary. For construction impacts, the VCAPCD recommends minimizing fugitive dust through dust control measures. Although construction-related impacts are considered less than significant because of their temporary nature, the City of Ventura requires standard construction measures included in the most recent version of the Ventura County APCD's Ventura County Air Quality Assessment Guidelines pursuant to Mitigation Measure AQ-3 of the 2005 General Plan FEIR. Those measures include the following:

1) In order to reduce impacts associated with NOx emissions (a precursor to ozone) the following measures shall be implemented:
   a) Equipment idling time should be minimized.
   b) Equipment engines should be maintained in good condition and in proper tune, as per manufacturer's specifications.
   c) During the smog season (May through October), the construction period should be lengthened so as to minimize the number of vehicles and equipment operating at the same time.
   d) Alternatively fueled construction equipment, such as compressed natural gas, liquefied natural gas, or electric, should be used if feasible.
2) During clearing, grading, earth moving, or excavation operation, excessive fugitive dust emissions shall be controlled by regular watering, paving construction roads, or other dust preventive measures using the following procedures:
   a) All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day, so that water penetrates sufficiently to minimize fugitive dust during grading activities. Reclaimed water should be used if available.
   b) All graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved roadways onsite, should be treated to prevent fugitive dust. Measures may include watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate.
   c) Graded and/or excavated inactive areas of the construction site should be monitored at least weekly for dust stabilization. If a portion of the site is inactive for over four days, soil onsite should be stabilized.
   d) Signs should be posted limiting onsite traffic to 15 miles per hour.
   e) All clearing, grading earth moving, or excavation activities shall cease during period of high winds (i.e., greater than 20 mph averaged over one hour) so as to prevent excessive amounts of dust.
   f) All material transported off site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust pursuant to California Vehicle Code §23114.
   g) Respiratory protection shall be used by all employees in accordance with California Division of Occupational Safety and Health regulations.
   h) Measures to reduce the fungus that causes Valley Fever should include the following:
      a. Facemasks should be worn on employees involved in grading or excavation operations during dry period to reduce inhalation of dust.
      b. Employment should be restricted to persons with positive coccidioidin skin tests.
      c. Crews should be hired from local populations where possible, since it is more likely that they have previously been exposed to the fungus and are therefore immune.
      d. Cabs of grading and construction equipment should be air-conditioned.
      e. Crews should work upwind from excavation sites.
      f. Construction roads should be paved.
      g. Weed growth should be controlled by mowing instead of discing.

h. The access way into the Project site should be paved or treated with environmentally-safe dust control agents during rough grading and construction.

i) The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized so as to prevent excessive amounts of dust.

3) After clearing, grading, earth moving, or excavation operations, and during construction activities, fugitive dust emissions shall be controlled using the following procedures:
   a) All inactive portions of the construction site shall be seeded and watered until grass cover is grown.
   b) All active portions of the construction site shall be sufficiently watered to prevent excessive amounts of dust.
4) At all times, fugitive dust emissions shall be controlled by assuring that streets adjacent to the Project site shall be swept as needed to remove silt, which may be accumulated from construction activities so as to prevent excessive amounts of dust.
   Construction activities should utilize new technologies to control ozone precursor emissions as they become available and feasible. Streets must 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.

Implementation of the measures above would reduce potential construction air quality impacts to a less than significant level.

Operational Impacts: Both the proposed Project's vehicular and non-vehicular operation related impacts were calculated using CALEEmod (Version 2013.2) software program. Non-vehicular sources include fuel combustion emissions, solvent use, propellants, and those contained within aerosol and non-aerosol consumer products, pesticide applications and mobile utility equipment such as lawn and garden equipment. The modeling results (included in Appendix A) indicate that the Project would not exceed the VCAPCD recommended significance thresholds for ROC or NOx. Table 2 summarizes the Project-related emissions. **The Project's operational air quality impacts would, therefore, be less than significant.**

Table 2
Projected Daily
Operational and Area Emissions

Project Component	Emissions (lbs/day)	
	ROG	NOx
Area	7.8	0.3
Energy	0.1	0.8
Mobile	6.5	15.8
Total	**14.4**	**16.9**
Threshold	*25*	*25*

All calculations were made using CalEEMod. See Appendix A for calculations. Calculations assume adherence to the conditions listed previously that are required by SCAQMD Rule 403 to reduce fugitive dust.

d) Sensitive receptors are members of the public who are most susceptible to respiratory distress, such as children under 14, elderly persons over 65, persons engaged in strenuous work or exercise; and people with cardiovascular and chronic respiratory diseases. The sensitive receptors closest to the Project site are residents across Thompson Boulevard to the south and a hotel across Santa Clara Street to the north. Grading within the Project area could generate temporary emissions of fugitive dust. However, **with the standard conditions described above, impacts to sensitive receptors during construction of the Project would be reduced to a less than significant level.**

The Project would introduce sensitive receptors to the Project site because it would involve construction of residential units on a vacant site. However, there are no operational characteristics of the Project or of surrounding development that would expose future sensitive receptors to substantial pollutant concentrations during operation of the Project. **Operational impacts would be less than significant.**

e) The proposed residential use would not generate objectionable odors. **No impact would occur.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES -- Would the Project:				
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?	☐	☐	☐	☒
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 U.S. Fish and Wildlife Service?	☐	☐	☐	☒
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?	☐	☐	☐	☒

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IV. <u>BIOLOGICAL RESOURCES</u> -- Would the Project:				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

a, b, c) The Project site is within an urbanized area that lacks native biological habitats. The Project site has been graded and contains minimal non-native vegetation. Therefore, the Project would not 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 Wildlife or U.S. Fish and Wildlife Service, because no listed species are known or expected to occur at the Project site. **No impact would occur.**

d) The Project site is a vacant graded site in an urbanized area. The site does not contain riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. No known candidate, sensitive, or special status species or habitat, migratory fish and wildlife and their associated habitat are known to exist on the site. The Project site does not meet habitat needs for plants and animals, nor does it promote wildlife migration or movement. **No impact would occur.**

e, f) The proposed Project would not conflict with any local policies or ordinances protecting biological resources, nor conflict with the provisions of an adopted habitat conservation plan. There are no such plans or provisions that cover the Project site. Implementation of the proposed Project would be consistent with the 2007 Downtown Specific Plan. **No impact would occur.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
V. <u>CULTURAL RESOURCES</u> -- Would the Project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?	☐	☒	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

a) Historic designations may be given to a property by National, State, or local authorities. In order for a building to qualify for listing in the National Register of Historic Places, the California Register of Historical Resources, or as a locally significant property in the City of Ventura, it must meet one or more identified criteria of significance. The property must also retain sufficient architectural integrity to continue to evoke the sense of place and time with which it is historically associated. There are no National, State, or local historic resources or points of interest on the Project site itself. However, there are several historic landmarks in the vicinity of the site.

Immediately east of the site, there are three Historic Landmarks: the Peirano residence, the McCoskey Love house, and the Elwell house. All three of these landmarks front Figueroa Street. The San Buenaventura Mission District, listed on the National Register, is north of the site across Santa Clara Road. Pursuant to CEQA §15126.4(b), direct impacts to historic resources may occur by:

> *Physically damaging, destroying, or altering all or part of the resource*
> *Altering characteristics of the surrounding environment that contribute to the resource's significance*
> *Neglecting the resource to the extent that it deteriorates or is destroyed. Indirect impacts primarily result from the effects of project-induced population growth. Such growth can result in increased construction as well as increased recreational activities that can disturb or destroy cultural resources*
> *The incidental discovery of cultural resources without proper notification*

Indirect impacts primarily result from the effects of growth, which can result in increased construction as well as increased recreational activities that can disturb or destroy cultural resources.

Pursuant to the City of Ventura Municipal Code §24.455.610, it is unlawful for any person to cause the defacing, altering, or reconstruction of, or the construction of additions to, or any other changes to, the exterior of a designated historic landmark.

The Downtown Specific Plan includes the following applicable policies related to preservation of historic resources in the Plan Area:

> *Policy 1A Enhance, preserve and celebrate the Downtown's historic and prehistoric resources.*
>
> *Action 1.1* *Conduct an historical survey of Downtown in accordance with the U.S. Department of Interior: Guidelines for Local Surveys that includes the following:*
>
> *Inventory of above-ground historic and cultural resources;*
>
> *Inventory of below-ground historic and cultural resources;*
>
> *Inventory of potential conservation districts that classify buildings according to categories of importance, which may include the following:*
>
> - *Significant Buildings (e.g. Local, State or National Historic Landmarks);*
> - *Contributory Buildings (e.g. buildings of individual importance outside of a conservation district);*
> - *Non-contributory Buildings (e.g. building inside or outside of a conservation district that are not historically or culturally important).*
>
> *Action 1.3* *Require all new development contiguous to a lot containing a Historic Resource to be reviewed by the Design Review Committee (DRC) for compliance with the Development Code and the Historic Preservation Committee (HPC) for compliance with this plan's Historic Resource Design Guidelines and the Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties.*
>
> *Action1.6* *Establish a permit application fee for review of historic structures by the Historic Preservation Committee.*
>
> *Action 1.7* *Require new or re-modeled Downtown signs to be consistent with the pedestrian scale, and designed as prescribed by the Development Code, in conformance with the Historic Preservation Design Guidelines.*

Implementation of the above policy and actions address potential impacts to designated resources along Figueroa Street and within the Mission District. Because the Project site is contiguous to lots containing historic landmarks, Action 1.3 applies. Design Review for the Project pursuant to Action 1.3 was conducted and involved evaluation of the exterior structural and archaeological features of the Project, including colors and materials. During a joint meeting on May 21, 2014, the Design Review Committee (DRC) and the Historic Preservation Committee (HPC) provided the following comments related to Cultural Resources:

> Identify clearly on the elevations where wood frames, recessed windows, and plaster sills are used. Window type details are not inclusive of profiled plaster sill, or stenciled window surrounds;

Provide detail of recessed decorative tile vents;
Stucco finish to be noted on plans as 20-30 sand finish;
Confirm adequacy of 5-foot wide landscape planters (including curbs) within the garage and depth of raised planters on the podiums are able to support healthy growth of proposed trees;
Identify clearly on the elevations materials and types of exterior entrance doors used;
Implementation of paint around or on window frames/recesses;
Incorporate historic displays or designs that describe the site's history through the use of design elements within the Project. Interpretative methods to tell the history of what has happened at the site could include garden walls (use materials previously discovered on the Project site and a "row of cobbles" to show where the garden walls were), corner elements, fountain and any kind of informational plaques indicating what was on the site;
Confirm adequacy of painted Metal Railing along Thompson Boulevard;
Revise Junipero Street Section to reflect a 60-foot Right-of-Way with 9-foot sidewalks on both sides and a minimum of 4-foot wide tree wells with accessible grates;
A minimum 15-foot setback from the eastern property line of the adjacent three historic landmarks from the fourth story massing, resulting in 65 feet between the structures.

On May 21, 2014, the DRC approved Notice of Decision 2014-11, which incorporated the following items related to Cultural Resources, and forwarded an approval recommendation to the Planning Commission:

Condition No. 14: The Project must incorporate either a combination of historic displays or designs that describe the site's history through the use of design elements within the Project site.
Condition No. 16: The fourth story massing of Building No. 1000 must be setback a minimum of 15 feet from the eastern property line of the adjacent three historic landmarks, so that the building massing provides a transition in scale to these adjacent landmark properties. The DRC required that revised plans incorporating this design be presented to the Planning Commission.

The DRC Notice of Decision noted that rather than utilizing balconies, the Project includes the structural projections consisting of framed covered porches and multiple story decks to break up the façade and to add design interest while remaining compatible with the scale and character of existing development in the vicinity. It was also noted that the proposed design of the residential buildings would be compatible with the eclectic styles of other buildings in the Downtown area. The Project has been designed with consideration of the future uses to the west and existing historic properties to the east. Further, the Project is an orderly extension of the surrounding urban core with intentional street, sideway and parkway connections to integrate and complete this portion of Downtown. The design would provide a desirable environment for its occupants and neighbors, and it is aesthetically of good composition, materials, texture, and color that would remain aesthetically appealing with the level of maintenance and upkeep that might reasonably be expected of the occupants because it complements the architectural design of existing buildings in the area and utilizes compatible colors, materials, and textures. The Project includes recognized building types and frontage types and includes varied horizontal and

vertical massing with appropriate use of high quality architectural and landscape elements such as dooryards, stoops and paseos that define the transition from the public to the private realm.

The DRC required that the applicant conduct one progress report to the DRC on the Project details prior to the formal Confirmation of Details. As part of the DRC's recommendation of approval, specific issues that need to be addressed prior to Confirmation include incorporating historic displays or designs that describe the site's history through the use of design elements within the Project. Interpretative methods to tell the history of what has happened at the site could include garden walls (use materials previously discovered on the Project site and a "row of cobbles" to show where the garden walls were), corner elements, fountain and any kind of informational plaques indicating what was on the site.

Implementation of the HPC & DRC recommendations, particularly the setback of 45 feet from the eastern property line of adjacent historic landmarks so that the building massing provides a transition in scale to the landmarks, would reduce potential adverse effects to the historic landmarks on Figueroa Street.

Figure 8 is a photosimulation showing the view of the proposed Project from Figueroa Street through the Historic Landmarks without the incorporation of the additional HPC & DRC recommendations. Figure 9 is a photosimulation showing the view of the Project from Santa Clara Street with the Historic Landmark on the corner of Santa Clara Street and Figueroa Street in the foreground without the incorporation of the additional HPC & DRC recommendations. As shown, the Project would not directly affect the historic structures themselves as the Project would not involve changes to the exterior of a historic structure or changes to architectural features of a historic structure. With the incorporation of the HPC & DRC recommendations, the Project would not significantly alter the character of the environment surrounding the historic landmarks such that the resource's significance would be diminished. It would be constructed in a design style that is consistent with the Downtown Specific Plan, incorporating high quality architectural elements. The Project would improve the aesthetic value of the area, including views from the historic landmarks, because the site is currently a graded dirt lot. Additionally, the surrounding environment was not identified as an important part of the Landmark designation for the three Landmarks adjacent to the Project site; therefore, the Project's impact on the integrity of the historic structures would be reduced. As such, the Project would not affect the historic landmark properties fronting Figueroa Street.

Implementation of the City of Ventura Historic Preservation Regulations, Historic Resource Design Guidelines within the DTSP Development Code, HD Overlay Zone regulations, and DTSP Policies (1A) and actions (1.1 - 1.5) would address impacts to designated historic resources. In addition, the project has been conditioned to incorporate either a combination of historic displays or designs that describe the history of the site of the adjacent historic landmarks on Figueroa Street through the use of design elements within the project. The project would also incorporate HPC and DRC recommendations regarding design direction for interpretative historical exhibits, revised building massing and frontages, landscaping and architecture. **Historic resource impacts would be less than significant.**

b-d) According to the City of Ventura Downtown Specific Plan EIR, there is considerable evidence that indigenous peoples inhabited the Ventura area, especially the area that became

Downtown. The Shisholop Village, the site of a Chumash settlement located near the beach at the terminus of Figueroa Street, approximately 1,500 feet southeast of the Project site, is an underground resource. Archaeological records show that the village was settled sometime around 1000 A.D. and was believed to have been a Chumash provincial capital. Sub-surface prehistoric sites are located throughout Downtown. Further, village sites exist on both the north and south sides of Main Street downtown. Important structures associated with the Mission have also been documented. The Mission Aqueduct, which is fragmented, lies in sections as it heads north and south from the Mission property.

Greenwood and Associates completed an Archaeological Assessment for the Project site in November 2013 (Appendix B). Greenwood and Associates found that the Project area has a long land use history, serving a variety of purposes for a succession of occupants, and the Project site may contain evidence of any or all of these occupations extending from prehistory to the present. Portions of the mission aqueduct system extend through the Project area (Browne, 1974), and early maps portray the Mission garden wall in the general vicinity of the eastern property line of the parcel. Later, Euroamerican occupations resulted in the development of the parcel to 31 individual structures, including the original Ventura County Courthouse, Jail, and Hospital complex with its appurtenant structures, the May Henning School, two dwellings, and three commercial enterprises, each with its accompanying outhouses and storage facilities. As discussed below, the site contains evidence of structural remains and refuse deposits related to the structures above and their associated occupations and related activities. Further, there is evidence of Native American and Spanish Mission cultural deposits onsite. Previous investigations in the vicinity have served to demonstrate the broad distribution of such resources in the area, often lying intact beneath the existing structures.

A chronology of the historic and archaeological history of the site is below. Included in the description below are the artifacts that were found onsite when the site was graded and excavated in 2007, the likely history of those artifacts, and whether the artifacts remain onsite.

In 1999, Greenwood and Associates prepared a Phase I archival study for the City.
In 2004, Greenwood and Associates prepared an Extended Phase I Study.
Initial trenching in 2004 recovered Native American artifacts, marine shellfish, and quantities of animal bone.
In 2007, The Olson Company proposed a condominium development called Renaissance Walk. Greenwood and Associates was contracted to conduct the cultural resource investigation of the parcel and determined that there was a likelihood for numerous historical resources and the potential for encountering prehistoric deposits.
A test of the property in 2007 confirmed Mission Period remains and artifacts plus features dating to the 1800s. The deposit was designated as CA-VEN-1222H.
The City of Ventura developed, approved, and implemented a treatment plan in 2007. The plan provided for the excavation of the site and follow-up monitoring during construction. The plan was approved by the City.
In partnership with the Museum of Ventura County, historical research was conducted to determine where structures could potentially be located onsite and the time period associated with structures onsite.
Field work was conducted between May 29, 2007 and August 22, 2007 by archaeologists and a Native American monitor. The initial phase of work consisted of mechanical

clearing using a Caterpillar backhoe with a two-foot wide bucket. The backhoe used a front end loader to scrape the area flat and then removed overburden. The clearing was intended to sample each area of the site to assess soil development, determine relative measure of artifact density, and search for known historical features, primarily of a structural nature. Exposures of variable sizes were excavated to target specific structures.

- Several structural artifacts were discovered during clearing. Thereafter, hand excavation was carried out on all features. The horizontal extent of artifacts was determined and the artifacts were removed. In the cases of stone alignments or tile concentrations, overburden was removed and the feature was detailed until it was certain that no other materials were in association.
- Initial testing by trench excavation and screening of trench spoil failed to find any historical materials on the west side of the parcel. However, historical Native American artifacts were found in the northeast part of the parcel, designated as Locus 1. Subsequent monitoring for project stabilization led to intensive scrutiny of the area south of Locus 1 and resulted in the designation of that area as Locus 2.
- Both Locus 1 and Locus 2 areas contained Native American artifacts that appeared to be relatively intact with in situ artifacts and deposits. Twelve 1X1 m controlled units were excavated at Locus 1 where Native American artifacts, marine shellfish, and quantities of animal bone were discovered in 2004. The units in Locus 1 had the greatest abundance of artifacts between 20 cm and 60 cm, and they were concentrated in the southern part of Locus 1. Thereafter, excavation was concentrated in that area.
- In Locus 2, fragmented bone and marine shellfish were found. Grading was halted and subsequent observations indicated that intact remains were present, including animal bone, Mission Period floor tiles, and marine shell. Shovel test pits were excavated in Locus 2 to verify the presumption of sterile soil and that deeper deposits were not present.
- Of the glass beads found onsite, 19 types were present in the north locus and four types were present in the south locus.

During excavation in 2007, several features were discovered onsite, each of which is discussed below:

- Feature 1 consists of an apparent earthen trench filled with river cobbles. It is oriented north-south, varies in width from 1.0 to 1.2 meters and in height from 0.9 to 1.0 meters. The feature is bisected in three locations and profiled in two. No builder's trench was discerned. The cobbles were primarily river worn sandstone with some granitic examples. The stones appeared to be laid flat in general, but in some areas the edges were lined with elongated stones with the narrow points out. In the northern end of the alignment, there were concentrations of smaller stones above the larger ones, suggesting that they may have been part of a leveling course. At least five modern pipe alignments, including a sewer line, crossed the feature at various locations. A variety of artifacts were recovered along the feature, including a crucifix, shell beads, a cache of shells, and various bones. None of the materials appeared to have a direct association with the feature other than the shell concentration. The artifacts, materials, and methods of construction were found to be consistent with the Mission Period construction. Archival research confirmed that the east wall of the Mission Garden was located

somewhere west of Figueroa Street in the general vicinity of Feature 1. The data suggest that Feature 1 is the stone foundation of the east wall of the Mission Garden complex. After documentation of the feature was finished, The Olson Company totally removed the feature and deposited the stones at the east side of the Museum of Ventura County without an onsite archaeologist or Native American representative. The Olson Company filled in the trench afterward.

- Feature 2 is a small deposit of historical artifacts in the northeast quadrant of the site. Cultural materials discovered in Feature 2 included fired brick fragments, bottle glass, a clear glass tube, horsehoes, wire nails, large mammal bone, earthenware ceramics, canning jar fragment, clear glass tumbler, marine shell fragments, and a shaped wooden object. The materials and types of artifacts were consistent with a domestic refuse deposit and may be related to one of the residences that once faced Figueroa Street to the east. The deposit dates to the early 1900's or later.
- Feature 3 is a concentration of bones (identified as a dog) that was discovered during excavation of the east edge of the northern end of Feature 1. Most of the remains were detailed. Within the mottled soil around the remains were four fragments of roof tile, one small rock, and one shell bead. The soil around the skeleton was interpreted as a burial pit. The cultural materials in the burial area were identified as Mission Period tile fragments.
- Feature 4 was a concentration of artifacts and materials in a single layer in the southeast quadrant of the site. Materials and artifacts included a concentration of large mammal bone, fish bone, roof tile, loose cobbles, one complete and one fragmented abalone, a broken pestle, amorphous strip of metal, porcelain sherd, and small unidentified fragments of shell. The majority of materials represent the Mission Period.
- Feature 5 is a wooden structure that was uncovered by surface scraping by backhoe in the southeast quadrant of the site and stoneware ale bottles. The feature also includes fragments of sewer pipe. Artifacts recovered from this feature include broken stoneware ale bottles, bottle glass, marine shell, butchered sawn bone, unmodified bone, nails, amorphous metal, and fragments of sewer tile. The majority of artifacts date to the 1880's – 1890's. The data indicates that this feature was caused by a long period of consistent alcoholic consumption or a large gathering of multiple persons. It is also possible that a residence on Figueroa functioned as a saloon or house of prostitution.
- Feature 6 includes buried concrete walls and flooring in the southeast quadrant of the site. The walls were unreinforced concrete with large cobbles. The interior of the walls and the floor were plastered with a thin mix of concrete. The structure is likely from the early 1900's.
- Feature 7 includes a small concrete pad with fired bricks on one corner. The pad and brick attachment suggest some type of small activity area with a possible emphasis on burning. The artifacts appear to post date the 1900's. A rubble matrix consisting of soil, concrete fragments, tile fragments, mortar, and glass shards covered the pad and extended beyond its limits. A variety of materials were recovered that include earthenware, marbles, glass fragments, etc. The artifacts in the rubble suggest deposit of 1960's and appear to be refuse.

- Feature 8 includes several cobbles and unmortared stone in the northern perimeter of the northeast quadrant adjacent to the existing sidewalk. The orientation of the feature was generally east-west, trending to the southwest, with two connected masses of stone to the south with various voids in between. Most of the stones were sandstone, water worn, and laid flat side down. Other artifacts included a sandstone bowl fragment, steatite comal fragments, and a bone fork. Research suggests that this feature could be the walkway in front of the courthouse in the 1870's.
- Feature 9 includes a pit on the west side of Feature 1. There are distinct layers of fill within the pit, with most of the strata dropping in elevation from south to north. The uppermost was a clean sandy layer without any artifacts. The second was beach sand with cobbles. The next layer was a cluster of artifacts in a gray clay. The base of the feature was a sterile blue / gray clay. The artifacts found in the pit included a pistol, knife, ruler, upper denture, whiskey bottles, patent medicine bottles, an 1888 coin, buttons, and one bird bone. The artifacts range in date from 1860 – 1900's. This feature is identified as a privy that was east of the courthouse and jail that once were on the Project site. The privy was used by either the courthouse and / or jail employees or visitors between the 1860's and 1990's.
- Feature 10 is a second pit south of Feature 9. It is interpreted to be a privy for the courthouse and jail. The pit includes several glass medicine bottles, animal skulls, two wooden dowels, a sheep sheer with handmade handle, fabric, a glass syringe, and door hardware. The artifacts date between the 1860's and 1900's.
- Feature 11 includes brick and concrete footings and a cement floor, which was a two-story brick jail in the northeast corner of the southwest quadrant of the Project site. The jail included brick walls on the outside with a coating of plaster on the inside. Fragments of a sewer pipe were found along the interior of the east brick foundation and then through the south foundation to a mortared brick septic tank. Within the southernmost room of the foundation were two concrete blocks poured within the interior of the eastern wall. A 1906 Sanborn fire insurance map depicts a brick jail of the same dimensions represented by the foundations of Feature 11. The map indicates that the jail consisted of two floors and a raised basement. The overlying concrete foundation extending through the east side of the building matches the southeast corner of the May Henning Public School depicted on the 1928 Sanborn fire insurance map. Some of the foundations exposed on the western edge of the jail were likely related to the school complex.
- Feature 12 includes three mortared stone foundations, which were the foundations of the original 1873 courthouse. Where the east foundation was bisected, the footing consisted of mortared rock in a stepped pattern. The center of the north foundation was missing and corresponds to the location of the clock tower built on the front of the courthouse. No foundations or recognizable building elements associated with the courthouse were encountered. The courthouse included unmortared river rock stretching out from each corner. Unmortared stones were found in 2007 but had no identifiable form or pattern. A doll's leg and several ceramic items were found in Feature 12.
- Feature 13 is a concrete foundation of a third jail south of the second jail. There appear to be 12 spaces that correspond to rooms and three earthern alignments

that could be catwalks or walkways. Sanborn insurance maps indicate that the jail was one-story with an insubstantial foundation and an entrance on the west side at the northern corner. The demolition date of the jail is unknown, but was likely removed at the same time as the courthouse.

- Feature 14 includes an outbuilding within the jail yard adjacent to the center east side of the courthouse building that may have been a privy in the 1890's when the jail and courthouse were combined. No intact structural remains were exposed and no artifacts were recovered.
- Feature 15 including pockets of ash, charcoal, bone, articulated artiodactyl tail, shell and glass beads, sewer lines, and ladrillo fragments, which were the first Mission Period floor tiles. No recognizable form or pattern to the floor tiles was discovered. This indicates that the area could have been used for refuse disposal. The artifacts, particularly the beads, suggest that the area could have been used for habitation or activities associated with Native Americans at the mission.
- Feature 16 is a cluster of Spanish Period artifacts and materials northeast of the courthouse. The deposit consists of roof tiles, cobbles, large mammal bone, steatite fragment (likely representing a bowl), stone pestle, and a shaped roof tile. Some small river rocks and localized areas of ash and charcoal were observed. The roof tiles were all broken except for one fragment that had been shaped into a circle. One piece of Protothaca and three pieces of abalone were observed. The materials are consistent with Mission or Hispanic occupation and were likely a trash disposal area that survived construction and demolition of the courthouse.
- Feature 17 includes a circular concrete pad in Locus 1 with a vertical pipe in the center. Historical photographs indicate that there was a fountain east of the courtyard where the concrete pad was discovered. The fountain was removed prior to construction of the May Henning School.

During the initial monitoring effort, the project was terminated by The Olson Company. The artifacts discovered were curated at the Museum of Ventura County. The report that was supposed to be completed pursuant to the treatment plan was not completed.

In 2012, Pacific Heritage Communities Corporation proposed construction of apartments on the site.

In 2012, an investigation of the site was initiated, including research, mechanical and manual field work, recovery of artifacts, and documentation of features. Field work comprised excavation of controlled units, documentation of 16 features, identification and cataloging of cultural materials, and preparation of a comprehensive report.

The DTSP requires preservation of archaeological resources through Action 1.10, as follows:

Action 1.10: Continue implementing current City permit procedures to preserve or document archaeological resources by requiring new development to:

1. *Have a City-qualified archaeologist and Native American monitor present during excavation in streets and beneath 19th and early 20th century structures consistent with City and County archaeological mitigation guidelines.*
2. *Document and record data or information relevant to prehistoric and historic cultural resources that may be impacted by proposed development to assess potential impacts and develop appropriate mitigation measures;*

3. *Provide periodic and systematic inspection reports of any Pleistocene deposits which are cut by excavation activities, prepared by a qualified paleontologists; and*
4. *Include clauses in grading and building permits that require the developer to contact the Ventura County Historical Society, the Los Angeles Natural History Museum, and/or the invertebrate Paleontologist at the UCLA Department of Geology when an archaeological discovery is made.*

Because of the artifacts previously unearthed on the Project site, the Project applicant would be required to monitor the site during construction, which is standard operating procedure in the City of Ventura and was required for the Entitled Project. In addition to standard monitoring, the following mitigation measures are required due to the sensitive archaeological nature of the site and the numerous artifacts that were discovered onsite to ensure that any potential archaeological resources, paleontological resources, and human remains are preserved. .

Mitigation Measures: Implementation of the following mitigation measures would reduce impacts relating to cultural resources to a less than significant level.

CR-1 **Archaeological Monitoring**. Notwithstanding the results of monitoring during construction, which is standard operating procedure in the City, the applicant shall retain the services of a professional archaeologist and Native American monitor for purposes of inspecting all grading activities within five feet of the surface associated with Project construction. Whenever the monitoring archaeologist and/or Native American monitor suspects that potentially significant cultural resources have been encountered, the piece of equipment that encounters the suspected deposit will be stopped and the excavation will be inspected by the monitoring archaeologist. If the suspected remains prove to be not significant or not cultural in origin, work may recommence immediately. If the suspected remains prove to be part of a potentially significant deposit of concern to either or both the archaeologist and the Native American consultant, all work shall be halted in that location until the City Planning Manager reviews and approves a mitigation measure having an equal effect in reducing the likely impact below the threshold of significance for the newly discovered resource. Monitoring will not be considered complete until a report has been generated and approved by the City of Ventura.

CR-2 **Monitoring Details**. Monitoring shall consist of the archaeologist and Native American representative directly watching the major excavation process. Monitoring shall occur during the entire workday, and shall continue on a daily basis until a depth of ultimate excavation for the subterranean parking garage has been reached. Equipment stoppages shall only involve those pieces of equipment that have actually encountered significant or potentially significant deposits, and shall not be construed to mean a stoppage of all equipment on the site unless the cultural deposit covers all portions of the construction site.

CR-3 **Notification of Cultural Resources.** All contractors and subcontractors shall inform all employees or others on the job site that no artifacts are to be removed from the area except through procedures authorized by the City of Ventura in consultation with a qualified archaeologist. The plans submitted to the Inspection Services

Department and Land Development Division for purposes of obtaining grading and building permit approval shall prominently state the following in bold, capitalized text:

"THIS CONSTRUCTION SITE CONTAINS KNOWN SUBSURFACE HISTORIC AND ARCHAEOLOGICAL RESOURCES. ALL WORK INVOLVING GRADING AND FOUNDATION CONSTRUCTION SHALL COMMENCE ONLY IN THE PRESENCE OF THE MONITORING ARCHAEOLOGIST AND NATIVE AMERICAN. WHENEVER THE MONITORING ARCHAEOLOGIST AND/OR NATIVE AMERICAN SUSPECTS THAT POTENTIALLY SIGNIFICANT CULTURAL RESOURCES HAVE BEEN ENCOUNTERED, ALL CONSTRUCTION ACTIVITY SHALL BE SUSPENDED WITHIN THE VICINITY OF THE FIND UNTIL SUCH TIME AS IT IS INSPECTED BY THE MONITORING ARCHAEOLOGIST AND NATIVE AMERICAN, AND APPROPRIATE MEASURES IDENTIFIED AND IMPLEMENTED."

CR-4 **Coroner Notification.** If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to the origin and disposition of the human remains pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner shall notify the Native American Heritage Commission within 24 hours and the consultation process will be initiated.

With implementation of mitigation measures CR-1 through CR-4 above, Cultural Resource impacts would be reduced to a less than significant level.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VI. <u>GEOLOGY AND SOILS</u> – Would the Project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on 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?	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☐	☒

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VI. GEOLOGY AND SOILS – Would the Project:				
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c) Be located on a geologic unit or soil that is unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Table 1-B of the Uniform Building Code, creating substantial risks to life or property?	☐	☐	☐	☒
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?	☐	☐	☐	☒

a(i), a(ii), a(iii), c Implementation of the proposed Project would not 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, or seismic-related ground failure, including liquefaction. As identified in the 2005 General Plan EIR, Figure 4.6-1, the Project site is located outside the Ventura-Foothill Alquist-Priolo earthquake fault zone and outside the 100-foot buffer zone of the nearest major fault system, the Ventura-Foothill fault. Further, pursuant to the City of Ventura Downtown Specific Plan and the California Building Code (CBC), development on the site would be required to employ earthquake resistant construction and engineering practices. Compliance with the applicable CBC requirements would reduce impacts associated with seismic exposure on the Project site. **.**

According to Figure 4.6-4 of the City of Ventura General Plan FEIR, the Project site is located within a Liquefaction Hazard Zone.

Geolabs prepared a Geotechnical Report on October 20, 2005 after monitoring the groundwater level at the Project site for 10 months. The shallowest groundwater level measured was 6.6 feet and the deepest groundwater level measured was 9 feet below existing grade. Geolabs noted that the depth to groundwater may vary across the site since there is about 2 feet of fall across the site and differences in groundwater levels due to seasonal variations. The historic high groundwater

map for the Ventura 7.5-minute Quadrangle from Seismic Hazard Zone Report 0.67 indicates that the historic high groundwater level is approximately 8 feet below ground surface.

In 2011, GeoLabs completed a Geotechnical Report Update (Appendix C) prepared for the Project site in 2007. In the update, GeoLabs concluded that the geotechnical conditions at the site appear unchanged from those in the earlier reports. The report concluded that the previous geotechnical recommendations and opinions remain applicable for the proposed Project. However, the report noted that the CBC, specifically the standards for seismic ground motions, was updated since publication of the original Geotechnical Report. The 2010 CBC addresses seismic design based on response spectra considering an earthquake with a 2% probability of exceedance in 50 years. The site's seismic ground motion values were determined using the USGS's Java Ground Motion Parameter Calculator.

The applicant would be required to comply with the site's seismic ground motion values pursuant to the CBC. With adherence to the CBC, liquefaction impacts would be reduced. Pursuant to the City of Ventura Downtown Specific Plan Action 8.5, development onsite would be required to be designed to minimize hazards from seismic hazards such as liquefaction. Compliance with the applicable CBC requirements, Downtown Specific Plan Action 8.5, and the recommendations contained within the Geolabs Geotechnical Report and Update would reduce liquefaction impacts. **No impact related to seismic exposure, liquefaction, landslides, and soil erosion would occur. .**

a(iv) Implementation of the proposed Project would not expose people or structures to potential substantial adverse effects from landslides because the Project site and the surrounding areas are relatively flat and are not located in a known landslide area (Figure 4.6-2, 2005 General Plan FEIR). **No landslide exposure impacts would occur.**

b) The Project would not result in substantial soil erosion or loss of topsoil. The site has previously been graded and the volume of earth movement and area of exposed soils would be relatively insignificant. Compliance with standard conditions and best management practices already required through the City's building review process would minimize any potential for substantial soil erosion. **No impacts to soil erosion and loss of topsoil would occur.**

d) According to the County of Ventura's General Plan Hazards Appendix, expansive soils are scattered throughout Ventura County. However, their potential impact on structures is limited to a few developed areas: portions of the Ojai Valley, the Camarillo Hills, and areas around the community of Moorpark (County of Ventura, 2011). The Project site is located in downtown Ventura. As such, the risk of expansive soils affecting the proposed structures is low. Further, the City issued a geotechnical review letter on November 2, 2007 (Appendix C) concluding that the geotechnical reports prepared for the Project site were acceptable. **As such, no impacts resulting from the presence of expansive soil would occur.**

e) The proposed Project would connect to the City's wastewater collection system. Adequate capacity is available. Septic systems would not be used to collect and treat onsite wastewater. **Therefore, no waste water or related soil impact would occur.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VII. <u>GREENHOUSE GAS EMISSIONS</u> - Would the Project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

a) The CEQA Guidelines (Section 15064.7) provide that, when available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make determinations of significance for greenhouse gas emissions. Neither the City of Ventura nor the Ventura County Air Pollution Control District (VCAPCD) has adopted specific thresholds of significance for impacts related to greenhouse gas emissions or global climate change. However, the VCACPD recommends using thresholds developed by a South Coast Air Quality Management District (SCAQMD) Working Group. Therefore, SCAQMD thresholds are utilized in this analysis.

The SCAQMD has convened a GHG CEQA Significance Threshold Working Group, the goal of which is to develop and reach consensus on an acceptable CEQA significance threshold for GHG emissions that could be utilized on an interim basis until CARB or another state agency developed statewide guidance on assessing the significance for GHG emissions under CEQA. In September 2010, the Working Group recommended a single numerical threshold for all non-industrial projects of 3,000 MT CO_2e per year (million metric tons Carbon Dioxide Equivalent).

Based upon the results of CALEEmod (Version 2013.2) (included in Appendix A), the proposed Project would generate approximately 2,400 MT CO_2e per year, which is less than the 3,000 MT CO_2e per year threshold recommended by the SCAQMD GHG CEQA Significance Threshold Working Group. **Greenhouse gas emissions impacts would, therefore, be less than significant.**

b) Neither the Ventura County Air Pollution Control District (VCAPCD) nor the City of Ventura has adopted a plan, policy, or regulations for the purpose of reducing the emissions of GHGs. However, the Southern California Association of Governments' (SCAG's) Sustainable Communities Strategy (SCS), adopted in April 2012pursuant to Senate Bill 375, is a regional plancomprising transportation and land use strategies that will help achieve state GHG reduction goals adopted under Assembly Bill 32. Specific land use objectives identified in the SCS include:

Identify regional strategic areas for infill and investment - Identify strategic opportunity areas for infill development of aging and underutilized areas and increased investment in order to accommodate future growth.
Develop "complete communities" - Create mixed-use districts, or "complete communities," in strategic growth areas through a concentration of activities with housing, employment, and a mix of retail and services, located in close proximity to each other.
Develop nodes on a corridor – Intensify nodes along corridors with people-scaled, mixed-use developments.
Plan for additional housing and jobs near transit – Support and improve transit use and ridership by creating pedestrian-friendly environments and more compact development patterns in close proximity to transit.
Plan for a changing demand in types of housing – Address shifts in the labor force that will likely induce a demand shift in the housing market for additional development types such as multifamily and infill housing in central locations, which will appeal to the needs and lifestyles of these large populations.

The proposed Project would provide multi-family infill housing on a currently vacant lot in downtown Ventura. The Project site is in close proximity to a mix of land uses and located on or adjacent to several transportation corridors. In these ways, the Project fulfills several land use objectives of SCAG's SCS. **Consequently, impacts related to consistency with plans and policies aimed at reducing GHG emissions would be less than significant.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS - Would the Project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school?	☐	☐	☐	☒

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS - Would the Project:				
d) Be located on a site which is included on a list of hazardous material 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?	☐	☐	☒	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
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?	☐	☐	☐	☒

a-b) The proposed Project would involve the construction of residential dwellings that typically do not use or store large quantities of hazardous materials. However, potentially hazardous materials such as fuels, lubricants, and solvents would be used during construction of the Project. The transport, use, and storage of hazardous materials during the construction of the Project would be conducted in accordance with all applicable state and federal laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and the California Code of Regulations, Title 22. **Compliance with all applicable laws and regulations during construction of the proposed Project would reduce the potential impact associated with the routine transport, use, storage, or disposal of hazardous materials to a less than significant level.**

c) The school closest to the Project site is Holy Cross School, which is located one block (about 0.1 mile) north of the site. Due to the non-hazardous nature of the proposed residential Project, the Project would not emit hazardous emissions or handle hazardous or acutely hazardous

materials, substances, or waste near a school. **No hazardous emissions/ materials impact to schools would occur**.

d) Stantec Consulting Corporation completed a Phase I Environmental Site Assessment (ESA) of the Project site in 2011 (Appendix D). Stantec performed a site reconnaissance on September 12, 2011. Stantec found that the site was most recently occupied by Lash Construction, Inc. Lash leased the southwest portion of the site from The Olson Company for staging construction materials for a nearby sewer improvement project. Some of the construction materials (concrete pile, delineators, sewer piping, and trash bins) were still present on the site during the site reconnaissance. Lash disclosed that a 500-gallon diesel underground storage tank (UST) was present onsite for a limited period of time during construction. However, the UST was placed in a metal secondary containment bin and Stantec observed no evidence of surface staining during the reconnaissance.

The site has been undeveloped since a Ventura Unified School District (VUSD) administrative center and bus yard was demolished in 2007. The VUSD facility was likely constructed in 1964. Contamination was documented at the VUSD site from former USTs, a clarifier, hydraulic lifts, and a wash down area. Remedial excavations were performed at the site in September 2007. The Ventura County Environmental Health Department (VCEHD) issued a No Further Action (NFA) letter titled “Completion of Voluntary Cleanup Requirements” in 2008 after the owner successfully remediated soil contamination consisting of total petroleum hydrocarbons (TPH) and volatile organic compounds (VOCs) to concentrations below site cleanup levels established by the VCEHD. The levels were found to be acceptable levels protective of human health and the environment. The letter stated that arsenic concentrations at the site were generally below the U.S. EPA’s Preliminary Remediation Goals for industrial sites and the California Environmental Protection Agency’s Human Health Screening Levels. The VCEHD issued a Case Closure Summary finding that arsenic concentrations found at the site (ranging from 3.31 to 5.50 mg/kg) were within the range of naturally occurring background concentrations found in soil throughout California (generally ranging from 10 mg/kg to 12 mg/kg). The concentrations found onsite were also within the Department of Toxic Substances Control (DTSC) cleanup guideline for school sites of 10 mg/kg.

The 2008 NFA letter issued by the VCEHD found that the excavation of approximately 15 feet for development of subsurface parking associated with the previously proposed project onsite would likely remove any remaining arsenic levels. According to Stantec's Summary Letter of VCEHD Correspondence Regarding Changes in the Proposed Development Plan, dated September 21, 2011, Stantec inquired as to whether the VCEHD would consider modifying the NFA letter to omit the language concerning the subsurface parking structure. Ms. Erin O’Connell of the VCEHD responded that construction of the subsurface parking structure was not a condition of the NFA letter and that the VCEHD would not revise the letter based on the revised site plans. Ms. O’Connell emphasized that the VCEHD already granted NFA for soil contamination at the site and that the site has passed a conservative risk-based corrective action evaluation for residential uses, which included the detected arsenic concentrations. According to Stantec's Summary Letter, the City of Ventura indicated that as long as arsenic detected in soil is within the range of naturally occurring concentrations in California, the City would not object to a residential development based on arsenic at the site.

Based on the above evidence, Stantec concluded that the arsenic onsite is naturally occurring and that the Project would be acceptable to the VCEHD.

Based on the Phase I ESA prepared for the site and compliance with General Plan policies, potential hazardous materials impacts resulting from the proposed Project being located on the Project site would be less than significant.

e, f) The Project site is not located within an airport land use plan area, or within two miles of a public or private airport. The closest airports are the Ventura County Naval Base, which is located approximately eight miles southeast of the Project site, the Oxnard Airport, which is approximately eight miles southeast of the site, and the Camarillo Airport, which is located approximately 13 miles southeast of the site. **The proposed Project would not create an airport-related safety hazard.**

g) Pursuant to the City's Municipal Code, construction activities that may temporarily restrict vehicular traffic would be required to implement measures to facilitate the passage of people and vehicles through or around any required road closures. Any road closures would have to be approved the City Public Works Department and would have to conform to all applicable standards.

The Project introduces Colombo Way, which would create a new emergency access route. Access to the Project site would be primarily from Junipero Street and Colombo Way. During each phase of development, onsite access would be required to comply with standards established by the City Public Works Department. The size and location of fire suppression facilities (e.g., hydrants) and fire access routes would be required to conform to City of Ventura Fire Department standards. Additionally, the Project would be required to conform to applicable Uniform Fire Code standards. The submittal of plans in conformance with Uniform Fire Code standards would be a condition of Project approval and compliance would be confirmed as part of the Building and Safety plan check process. As with any development, access to and through the residential area of the Project would be required to comply with required street widths as determined in the California Building Code, Master Plan of Streets, and the Uniform Fire Code. Therefore, implementation of the proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. **Emergency response/evacuation impacts would be less than significant**.

h) The Project site is not located in an area that has been designated as a Very High Fire Hazard Severity Zone by CAL FIRE (http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland_zones_maps.php accessed June 5, 2014). The site is located in an urbanized area and is not adjacent to wildland areas. The Project would not place people or structures at risk due to wildland fires. **No wildland fire impacts would occur.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IX. <u>HYDROLOGY AND WATER QUALITY</u> – Would the Project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
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 or 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)?	☐	☐	☒	☐
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?	☐	☐	☒	☐
d) Substantially alter the existing drainage pattern of the site or area, including 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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
f) Otherwise substantially degrade water quality?	☐	☐	☒	☐
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?	☐	☐	☒	☐
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☒	☐

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IX. <u>HYDROLOGY AND WATER QUALITY</u> – Would the Project:				
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?	☐	☐	☒	☐
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

a, c-f) Currently, stormwater on the Project site sheetflows across the site and then flows down 12-inch pipelines that run east/west and north/south of the Project site along Santa Clara Street and Thompson Boulevard and an existing 4-inch line in Junipero Street, which increases to 8 inches approximately 30 feet before connecting to the existing 12-inch pipe along Thompson Boulevard. This runoff travels in pipes and eventually gets deposited into the Pacific Ocean. There are no streams or rivers that abut the Project site.

Project related grading and construction, including onsite operation of heavy equipment during grading and construction, would require temporary disturbance of surface soils and removal of vegetative cover which could potentially result in erosion and sedimentation on site. This would alter the existing drainage pattern onsite. Stockpiles onsite would be susceptible to high rates of erosion from wind and rain and, if not managed properly, could result in increased sedimentation in local drainages. The Project site is relatively flat, so the potential for soil erosion is low, but peak stormwater runoff could result in short-term sheet erosion within areas of exposed soils.

During construction, the Project applicant would be required to comply with the California Construction General Permit (CGP) and Municipal Separate Storm Sewer System (MS4) Permit. The CGP requires the incorporation of applicable structural and non-structural best management practices (BMPs), such as filtration devices and other approved methods that intercept stormwater and prevent pollutants from discharging into the storm drain system. During operation, the Project would be subject to the requirements of the City's MS4 permit, which establishes limits for the concentration of contaminants entering the storm drain system and requires BMPs such as landscaping for infiltration. Additionally, the proposed Project would be required to install City approved trash excluders in stormwater inlets to reduce trash outflow and would be required to design storm drains that conform to the standards approved by the City Engineer. Compliance with the CGP and the City's MS4 Permit would reduce water quality and waste discharge impacts from runoff during temporary construction activities and long-term operational activities.

During operation, the proposed Project would increase impervious surfaces on the currently vacant site, which would increase the volume of runoff from the site and would increase the

volume of runoff through existing City pipes. In addition, the site drainage pattern would be altered compared to existing conditions because rather than a vacant and primarily pervious site, the Project site would include buildings, landscaping, streets, and sidewalks. Site runoff would primarily be discharged into the storm drain lines along Santa Clara Street, Thompson Boulevard, and the new street Colombo Way. Stormwater runoff is often contaminated with sediment, pesticides, pathogens, trash, debris, petroleum hydrocarbons and heavy metals, especially when the source of urban runoff is paved roadways and the runoff is generated by the first storm of the winter season. Therefore, the Project could increase stormwater pollutants entering the City's storm drain system.

During operation, the Project applicant would be subject to the requirements of the National Pollutant Discharge Elimination System (NPDES) MS4 Permit issued to the City of Ventura. The NPDES program requires stormwater permits for point source discharges and the City's MS4 Permit establishes limits for the concentrations of contaminants entering the storm drain system. Under the MS4 Permit, any project applicant that discharges stormwater runoff from a site is required to pretreat runoff onsite through BMPs such as landscaping and infiltration. New development, such as the proposed Project, is required to include 5% of impervious surface area onsite to control pollutants and runoff volume from impervious surfaces.

The Project would meet MS4 requirements by incorporating landscaping on sidewalks, in the parking garage, and throughout the site. These mechanisms would result in the retention of stormwater onsite, rather than sheetflowing across the currently vacant site. In addition, erosion and siltation onsite would be reduced compared to existing conditions because landscaping onsite would capture soil rather than allowing it to be absorbed with the rain and carried into the storm drains.

DTR Engineering completed a Ventura Countywide Stormwater Quality Program Post-Construction Stormwater Management Plan for the Project site in 2013 to determine the MS4 stormwater quality design flow (SQDF) and stormwater quality design volume (SQDV) and to propose appropriate post-construction BMPs to filter the calculated flow rate. The report was based on the Ventura County Technical Guidance Manual for Stormwater Quality Control Measures (2011). The Project site would be about 91% impervious with about 9% landscaping. The SQDF is the flow of runoff produced from a rainfall event equal to at least 0.2 inches per hour intensity. The SQDF from the effective impervious area (EIA) (0.18 acres for the Project) and the developed pervious area (0.32 acres for the Project) must be treated per the Ventura MS4 Permit. The Project's SQDF is 1.17 cubic feet per second (cfs). Pursuant to the Ventura County MS4 Stormwater Manual, the SQDV is the volume of runoff produced from a 0.75 inch storm event, or 0.27 acre-feet for the Project site.

Geolabs prepared a report on October 20, 2005 after monitoring the groundwater level at the Project site for 10 months. The shallowest groundwater level measured was 6.6 feet and the deepest groundwater level measured was 9 feet below existing grade. Geolabs noted that the depth to groundwater may vary across the site since there is about two feet of fall across the site and differences in groundwater levels due to seasonal variations. The historic high groundwater map for the Ventura 7.5-minute Quadrangle from Seismic Hazard Zone Report indicates that the historic high groundwater level is approximately 8 feet below ground surface.

According to the DTR report and a Geolabs report dated August 21, 2013 (based on the Geolabs 2005 report), retention of stormwater onsite is infeasible because of the groundwater elevation at the Project site. The Ventura Technical Guidance Manual requires a five foot vertical setback between the base of infiltration type BMPs and the seasonal high groundwater level or mounded groundwater level, which leaves approximately 1.5 vertical feet in which to infiltrate stormwater. This is insufficient for standard accepted infiltration BMPs. In addition, the upper 15 to 23 feet of subsurface soils consist of interlayered clay and silt, with minor sandy zones. The infiltration rate of these soils is likely below the 0.5 inch per hour minimum required by the Ventura County Technical Guidance Manual. These soils are anticipated to act as a significant barrier to vertical migration of infiltrated stormwater and will therefore cause mounding and lateral migration of said water, potentially below onsite and offsite foundations. This may result in unanticipated settlement of structures. For the reasons above, retention of stormwater onsite through infiltration BMPs is infeasible.

Because filtration onsite is infeasible, BMP selection was limited to biofiltration BMPs. A Modular Wetlands System would be installed at both sides of Colombo Way, which would biofiltrate the required SQDF of 1.17 cfs. All roof drains and impervious surfaces runoff would be directed to Colombo Way through curb drains and filtered through the Modular Wetlands System prior to being discharged offsite. A total of 5 units would be installed within the Modular Wetlands System: two 17' curb type and three 21'curb type. The curb types would each treat a flow rate of 0.204 cfs and 0.267 cfs, respectively. The total treated flow would be 1.209 cfs (0.204 cfs * 2 units + 0.267 cfs * 3 units), which is more than the required SQDF of 1.17 cfs.

Additionally, as a standard component of the MS4 permit, the Project applicant would be required to install City approved trash excluders in stormwater inlets to reduce trash outflow and would be required to design storm drains that conform to the standards approved by the City Engineer. The proposed onsite drainage systems would comply with the City's MS4 Permit; therefore, water quality impacts related to polluted runoff and off-site drainage would be reduced. Further, the Project was reviewed by the Public Works – Land Development unit, which determined that the Project is designed to meet the standards of the MS4 Permit with implementation of the required conditions of approval for the related permits subject to Planning Commission review and approval (DRC Staff Report, May 21, 2014).

With incorporation of the biofiltration BMPs and standard MS4 permit requirements during construction and operation, the Project site would not be subject to flooding and would not discharge polluted stormwater in excess of City requirements. **Impacts to water quality and the Project site's drainage pattern would be less than significant.**

b) The City of Ventura supplies water to the Project site. Five distinct water sources currently provide water to the City water system:

Casitas Municipal Water District (Casitas)
Ventura River Foster Park Area (Foster Park)
Mound Groundwater Basin
Oxnard Plain Groundwater Basin (Fox Canyon Aquifer)
Santa Paula Groundwater Basin

The City also provides reclaimed water from the Ventura Water Reclamation Facility. In addition, the City has a 10,000 acre feet per year (AFY) contract from the California State Water Project, which is not utilized within the City service area because there are no facilities to deliver the water to the City.

The Project is located at the west corner of the 210 Zone within the City. The current water supply sources for the 210 Zone include the following:

Casitas Municipal Water District Turnout No. 1
Casitas Municipal Water District
Turnout No. 2 Ventura River and Nye Wells, treated by the Avenue Treatment Plant, and boosted into the 210 Zone by the Power Booster Pump Station
Main and Mills Pressure Reducing Station (Emergency Only)
Palma Pressure Reducing Station

Supply is taken from the 210 Zone by the following facilities:

Valley Vista Booster Pump Station
Gosnell Booster Pump Station
Modella Booster Pump Station
Hall Canyon Booster Pump Station
Foothill Booster Pump Station
Seaward and Poli Booster Pump Station
5 Pts Booster Pump Station
330 Booster Pump Station

Storage for the 210 Zone is provided by the following water storage tanks:

Hall Canyon (2)
Power (1)
Kingston (1) – (Raw water storage, not included in 210 Zone storage volume)

A significant impact would occur if sufficient domestic and/or fire protection water supply were not available to serve the proposed Project's current and long-term needs. Based on a detailed analysis of the City's water supply and demand, the City's 2013 Comprehensive Water Resources Report (2013 CWRR), adopted in June 2013, concluded that the City's water supplies are currently being used at or near full capacity. The City's existing water use is 19,625 AFY. The 2005 General Plan FEIR estimated the total water available for City use in 2015 to be 28,262 AFY. This number was based on the 2000 Urban Water Management Plan (UWMP). Furthermore, the 2010 UWMP, amended in 2011, estimated the total water available for City use to be 22,000 AFY (based on Casitas MWD demands declining from 6,000 to 5,000 AFY). The 2010 UWMP estimated a 6.5% annual water loss (due to leaks in the infrastructure and evaporation) and therefore the total water available for City use in 2015 is estimated to be approximately 19,700 AFY.

The stated goal of the City is to deliver a reliable and high quality water supply for customers, even during dry periods. RBF Consulting prepared a Water System Hydraulic Evaluation for the Project, dated November 25, 2013 (Appendix E). RBF found that the Project would require an annual water supply of 71.41 AFY. The Project site does not currently have any existing water use to offset the anticipated water demand because the site is currently vacant. Total Citywide demand, including demand from development applications for which permits have been granted, was estimated at approximately 17,343 AFY in 2013, 17,501 AFY in 2014, and 17, 660 AFY in 2015 according to the 2013 CWRR. To provide a conservative analysis, it is assumed that project buildout would be in 2015. Therefore, the total water demand at Project buildout is estimated to be 17,773 AFY (17,660 AFY + 71 AFY). This is within the City's conservative estimate of water supply of 19,625 AFY. Therefore, the proposed Project's estimated annual water supply of 71.41 AFY would not cause the City's water demand to exceed the projected supply and groundwater supplies would not be depleted. **Impacts would be less than significant.**

g-i) The Federal Emergency Management Agency (FEMA) has defined 100- and 500-year flood hazard areas within the City through the publication of Flood Insurance Rate Maps (FIRMs). 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% change of occurring in any given year. While urban development is typically prohibited within 100-year flood zones, development is not usually restricted within the 500-year flood zone because of the low probability of flood occurrence. As indicated on Figure 4.8-4 of the City of Ventura General Plan, the Project site is located outside of the 100-year flood zone and outside of the 500-year flood zone. Therefore, the probability of a flood occurrence is considered low.

Dam inundation is also a potential flood hazard to the Project area. The 2005 General Plan EIR, Table 4.8-1, identifies dams that would have impacts on particular areas 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 Project site is located within the Casitas Dam inundation area. Response to dam inundation risk is addressed through notification and evacuation procedures established by the City of Ventura and the Ventura County Watershed Protection District. The Project would not require alteration of the evacuation procedures established by the City or the County. **Compliance with existing requirements would reduce flooding impacts to a less than significant level.**

j) Seiches are oscillations of the surface of inland bodies of water that vary from a few minutes to several hours. Seismic excitations can induce such oscillations. Since the site is not located close to an inland body, **no impact from seiches would occur**.

The Project site is located outside of the tsunami hazard zone maps established by the California Department of Conservation for the City of Ventura (http://www.conservation.ca.gov/cgs/geologic_hazards/Tsunami/Inundation_Maps/Ventura/Documents/Tsunami_Inundation_Ventura_Quad_Ventura.pdf) and therefore **no tsunami impact would occur.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
X. <u>LAND USE AND PLANNING</u> -- Would the proposal:				
a) Physically divide an established community?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c) Conflict with an applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

a) The Project site is located within the Downtown Specific Plan Area. The goals of the Downtown Specific Plan are to reconnect downtown to the beach, manage parking, improve public transit, preserve and enhance the historic character of the area, establish new form-based development standards, facilitate additional housing to generate around the clock activity, improve infrastructure, and preserve and link surrounding natural areas.

The Project site is near the center of the Specific Plan Area. The site is currently vacant and fenced off from the rest of the Specific Plan Area. The Project would add 255 residences to the Specific Plan Area and would create an interconnected and pedestrian friendly environment on and around the Project site. The Project would further improve an existing divided area by adding Colombo Street in the center of the site, connecting Thompson Boulevard to Santa Clara Street by pedestrian-friendly sidewalks. Project implementation is expected to re-establish a community at this location. **No impact related to dividing an establish community would occur.**

b) The Project would further the Downtown Specific Plan goal of providing more residences downtown to generate around the clock activity and would improve the pedestrian environment in the area. The Downtown Specific Plan sets the goal of creating connections where residents and visitors can stroll and access cultural and natural areas with minimal intrusion from busy streets to animate the public realm. Specifically, the Downtown Specific Plan's vision for Thompson Boulevard is to install new street trees, lighting, signage and on-street parking. The Project would include pedestrian friendly elements such as sidewalks, street trees, lighting, and street parking on Thompson Boulevard. Introducing residences into the downtown area, particularly near the San Buenaventura Mission District, immediately north of the site across Santa Clara Road, would improve the public realm. One of the goals of the Downtown Specific Plan is for people to park once when visiting downtown. Construction of a residential

development downtown would allow people to park once onsite and walk or bike to activities and work within the Specific Plan Area.

The DTSP area is identified within the 2005 General Plan as the most intensely developed area of the City. Maximum density of units per acre is not designated geographically within the DTSP by parcel, but rather the allowed density is based on the carrying capacity of the DTSP land area and assigns a conceptual range of 21 to 54 units per acre. In practice, this density is applied based on the entire land area within the DTSP and not down to the individual project. The premise behind the Form Based Code of the DTSP is that density is not regulated by the zone and a project's compliance with the form as intended by the DTSP code standards would regulate the project density. The proposed Project's density is 72.86 units per acre. The 2005 General Plan Development Intensity & Pattern Table 3.2 predicted 1,650 units within the DTSP. The Project would add 255 units to the 377 already entitled units for a total of 632 units that have been entitled since the adoption of the 2005 General Plan. Consequently, the Project fits within the DTSP carrying capacity and a total of 1,018 additional units could be entitled and constructed in the DTSP (predicted (1,650) – Project (255) – already entitled units (377) = 1,018). As such, the increase in population from the Project would be within planned projections for the City and Downtown area.

The 2005 General Plan promotes smart growth as one way to reduce vehicle miles travelled (VMT). The proposed Project would be an infill Project that has been designed with the smart growth principles and would be consistent with the vision in the 2005 General Plan and the Downtown Specific Plan. The Project would involve construction of residences in a downtown urban environment where residents could walk or bike to work and activities. The Project would include a new roadway with pedestrian friendly sidewalks and landscaping. Additionally, the applicant proposes bike parking onsite, which is consistent with the City's 2011 Bicycle Master Plan.

The Project site is zoned Urban General (T4.3). City of Ventura staff analyzed the proposed Project and found that the proposed Project would be consistent with most of the requirements of the DTSP (Design Review Committee Staff Report, May 21, 2014). The Project would require the following Warrants and Exceptions:

> Increase the maximum height requirement of 3 stories with 4 stories limited to 15% of the building footprint to a height of 4 stories at 43.1% and 5 stories at 5.66% of the building footprint, and increase the 12-foot floor-to-floor requirement to 15' 4" between the fourth and fifth floors to accommodate the rooftop swimming pool;
> Reduce the Stacked Dwelling minimum courtyard dimension from 30 feet to 26'8" & 28 feet in a north south orientation and reduce the courtyard proportion of width to building height from 1:1 to 0.61:1 and 0.64:1 ratios;
> Reduce the Mixed Type Development minimum side yard setback from 5 feet to 0 feet;
> Reduce the Mixed Type Development minimum rear yard setback from 15 feet to 5 feet;
> Allow multi-story architectural encroachments, other than balconies into the required front yard and street side yard setbacks resulting in a 4-foot setback on Thompson Boulevard and Santa Clara Street and a 0-foot setback on Junipero Street;
> Increase the total project units in a Stacked Dwelling building type from the maximum 30% to 74%;

Increase the height of subterranean parking from 3 feet above grade up to 6 feet above grade and to allow the stoop frontage types to exceed 3 feet above grade up to 6 feet above grade;
Allow parking in the 5-foot side setback along the eastern property line;
Reduce the amount of private open space for ground level units in a Mansion building type from minimum of 150 square feet to 60-136 square feet and reducing the ground level open space minimum dimension 3, 5 and 6 feet; and
Reduce Building Placement for Building Nos. 200, 400, 900 and 1100 to comply with a nominal lot line 5-foot street side setback along Colombo Way. This Exception is subject to removal by condition number 18.

The GP seeks appropriateness of urban form through the implementation of DTSP that emphasizes pedestrian orientation, integration of land uses, treatment of streetscapes as community living space, and environmentally sensitive building design and operation. The proposed multifamily residential units are designed with material composition and an intentional subdued color palate. The proposed development utilizes building placement and design to integrate the project with both the surrounding existing urban development as well as the proposed Mar-Y-Cel multifamily development to the west. Staff analyzed the proposed Project and found that the project in general meets the intent of providing high quality rental housing with a variety of onsite amenities within Downtown (Design Review Committee Staff Report, May 21, 2014). The project as whole meets the intent of the DTSP by providing activated building frontages that serve to enliven the street while placing parking away from the frontages with a building form in keeping with the principles of building placement, open space and defining the public realm.

In the broad context of Warrants and Exceptions, it should be noted that the City Council reviewed the status of Development Code implementation, including comments received from the PC, DRC and HPC at a workshop held in Spring 2013. The DRC expressed that Exceptions and Warrants should be utilized as part of their review to allow "good design flexibility." Council direction was provided to continue use of the Warrants and Exceptions tool to deviate from Development Code standards on July 15, 2013. The focus of that discussion was on building types, parking placement, massing transition and the mixed-type development standards with emphasis on the appropriate allowance of open space proportionately scaled and properly place for the type of project proposed. Direction was also provided to Community Development staff to prepare interim guidelines while the Development Codes are being revised, an effort currently being undertaken in 2014. Until such time as the Development Codes are formally revised, Warrants and Exceptions should be used as deemed appropriate by the decision-making bodies with their analysis and findings.

The Project site is in a desirable area because of its downtown location and proximity to employment, services and recreational opportunities, but the property also has some unique challenges and physical disadvantages caused by a high water table underneath the Project site. The Project site is also challenged by a Code mandated new street connection through the center of the Project site to connect to existing development. Additionally, direction received during the Conceptual Design Review process by the DRC and PC guided the design of the Stacked Dwelling building typologies. Collectively, these challenges and direction resulted in the proposed Warrants and Exceptions.

City staff reviewed the Warrant and Exception requests, and concluded that they track with some of the ongoing Code refinement work that is intended to remove the rigidity of the development standards.

As part of the approval process for the variance, the Planning Commission would determine whether the variation in massing of up to five stories is consistent with the intent of the Specific Plan to prevent development of large monolithic buildings. The Project includes one, two, three, four, and five story components to provide variation in building height. The Project's massing is consistent with the scale and character of existing and planned development in the vicinity of the site. The proposed height is similar to other existing projects in the area including the WAV development at four stories with fifth level penthouses serving roof decks and the seven-story residential living facility at 137 South Palm Street. As part of making the Project more compatible with the scale of the properties situated to the north, including Mission Park, the height of the Project is limited to three stories along Santa Clara Street and most of Junipero Street, which would maintain a residential character in the neighborhood north of the site. The taller portions of the Project would be along Thompson Boulevard and toward the interior of the Project site.

The Project would be compatible with the scale of the proposed "Mar-Y-Cel" project, which would be immediately west of the Project site. The "Mar-Y-Cel" project is a proposed mixed use development with 138 units and 5,375 sf of commercial space. The character of Downtown is diverse; therefore, a diverse architectural style, such as the proposed Project, would be consistent with the eclectic style buildings in the vicinity, including the Victorian historic landmarks east of the site, the Clocktower Inn north of the site, and the proposed project west of the site. The combination of dooryards and paseos would provide activation to all street frontages and would serve to enliven the street activity as intended by the DTSP goals. The Project's design of facing entrances of dwellings toward the street and placing the majority of resident parking accessed from Colombo Way would improve the pedestrian experience along Santa Clara Street, Thompson Boulevard, and Junipero Street frontages of the site. This would strengthen the connection to the existing Mission Park north of the site and would provide for safe and well-defined pedestrian access. With approval of the variance by the Planning Commission, the Project would be in compliance with zoning requirements. the Project is consistent with the goals of the City of Ventura General Plan and Downtown Specific Plan.

The 2005 General Plan EIR identified a Class I, significant and unavoidable, impact under scenarios 2 and 3, which would potentially accommodate the conversion of Prime agricultural land within the Olivas expansion area, which is within the Coastal Zone. This conversion would be inconsistent with the California Coastal Act policies relating to the maintenance of Prime agricultural land within the coastal zone. However, the adopted General Plan does not include conversion of these agricultural lands and the Project site does not contain agricultural land, as discussed above in Section II, Agriculture and Forest Resources. As such, the Project would not contribute to this significant and unavoidable impact.

No conflict with a land use plan, policy or regulation impact would occur.

c) The Project site is not included within a habitat conservation plan or natural community conservation plan (2005 General Plan EIR). Therefore the Project would not impact or conflict

with any habitat conservation plan or natural community conservation plan, and n**o impact would occur.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XI. 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

a-b) The two principal mineral resources within the Ventura area are aggregate and petroleum. The site is not located in a known aggregate region or petroleum field (Figure 4.9-1 and 4.9-2, City of Ventura General Plan FEIR, http://www.cityofventura.net/files/file/comm-develop/ventura_general_plan_feir_2005.pdf). **No impact to the availability of a known mineral resource would occur.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XII. 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?	☐	☒	☐	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels above levels existing without the Project?	☐	☒	☐	☐
d) A substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project?	☐	☒	☐	☐

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XII. NOISE – Would the Project result in:				
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

a, c, d) 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).

Because of the logarithmic scale of the decibel unit, sound levels cannot be added or subtracted arithmetically. If a sound's physical intensity is doubled, the sound level increases by 3 dB, regardless of the initial sound level. For example, 60 dB plus 60 dB equals 63 dB, 80 dB plus 80 dB equals 83 dB. However, where ambient noise levels are high in comparison to a new noise source, there will be a small change in noise levels. For example, 70 dB ambient noise levels are combined with a 60 dB noise source the resulting noise level equals 70.4 dB.

Noise that is experienced at any receptor can be attenuated by distance or the presence of noise barriers or intervening terrain. Sound from a single source (i.e., a point source) radiates uniformly outward as it travels away from the source in a spherical pattern. The sound level attenuates (or drops off) at a rate of 6 dBA for each doubling of distance. For acoustically absorptive, or soft, sites (i.e., sites with an absorptive ground surface, such as soft dirt, grass, or scattered bushes and trees), an excess ground attenuation value of 1.5 dBA per doubling of distance is normally assumed. A large object or barrier in the path between a noise source and a receiver can substantially attenuate noise levels at the receiver. The amount of attenuation provided by this shielding depends on the size of the object, proximity to the noise source and receiver, surface weight, solidity, and the frequency content of the noise source. Natural terrain features (such as hills and dense woods) and human-made features (such as buildings and walls) can substantially reduce noise levels. Walls are often constructed between a source and a receiver specifically to reduce noise. A barrier that breaks the line of sight between a source and a receiver will typically result in at least 5 dB of noise reduction.

Potential noise impacts include those from temporary sources during construction and long-term sources from Project occupancy (primarily residential traffic).

Short-Term Impacts: Construction activity on the site would generate temporary noise level increases. Short-term noise levels associated with Project construction would be higher than existing ambient noise levels, but would be temporary during construction. Short-term noise would occur from worker trips and movement of construction materials to and from the Project site, and from the noise generated on site during ground clearing, grading, building and road construction activities. Table 3 shows typical noise levels of construction equipment. Grading and construction of the Project is anticipated to take approximately 16 months.

Table 3
Typical Noise Levels at Construction Sites

Construction Phase	Type of Equipment	Average Noise Level at 50 Feet
Clearing	Rubber tired dozers Tractors/Loaders/Backhoes Water Trucks	84 dBA
Excavation and Grading	Graders Excavators Compactors Rubber tired dozers Tractors/Loaders/Backhoes Water Trucks	85 dBA
Foundation/Conditioning	Graders Rubber tired dozers Tractors/Loaders/Backhoes Water Trucks	85 dBA
Laying Subbase, Paving	Cement and Mortar Mixers Pavers Rollers Tractors/Loaders/Backhoes	81 dBA
Finishing and Cleanup	Forklifts Tractors/Loaders/Backhoes	84 dBA

Source: FHWA Highway Construction Noise Handbook, 2010.

The closest sensitive receptors to the Project site are located north of the site across Santa Clara Street and south of the site across Thompson Boulevard. In addition, the Holy Cross School is located about 500 feet to the north along the north side of Main Street. Based on the Section 10.650.150(d)(1) of the City's Municipal Code, construction is not permitted between the hours of 8:00 p.m. and 7:00 a.m. on weekdays, or anytime on Saturdays and Sundays. The Project applicant would be required to adhere to the construction activity limitations specified in the City's Municipal Code, which would limit construction noise to times when people do not ordinarily sleep. Distance and the presence of intervening structures would limit the effect of construction-related noise on the Holy Cross School. **Compliance with the limitation of construction activities specified in Section 10.650.150(d)(1) of the Ventura Municipal Code would reduce short-term noise impacts to a less than significant level.**

Long-Term Impacts: Potential operational noise impacts associated with the proposed Project would be a result of increased vehicular traffic on existing and proposed roadways as well as noise typically associated with residential uses, such as conversations, doors closing, entertaining and landscaping equipment.

Noise measurements were taken on and near the Project site on June 5, 2014 (Appendix F). Table 4 shows the measured noise levels.

Table 4
Measured Noise Levels

Location	Noise Level (dBA Leq)
At Clocktower Inn Northeast of Project Site Across Santa Clara Street	59.5
Corner of Thompson Boulevard and Figueroa Street	66.9
Southwest Corner of Project Site	65.1
At Residential Uses Northwest of Project Site Across Santa Clara Street	60.6

The City of Ventura 2005 General Plan indicates that noise levels up to 65 dBA[2] CNEL[3] are normally acceptable for multifamily residential areas. Noise levels up to 70 dBA CNEL are considered conditionally acceptable, levels up to 75 dBA CNEL are considered normally unacceptable, and levels above 75 dBA CNEL are considered clearly unacceptable.

Action 7.32 in the General Plan requires acoustical analyses for new residential developments within the mapped 60 decibel (dBA) CNEL contour, or within any area designated for commercial or industrial use, and require mitigation necessary to ensure that:

> Exterior 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.

The Project site is located within the mapped 65 dBA CNEL contour; however, the barrier between the 60 dBA CNEL contour and the 65 dBA CNEL contour is Santa Clara Street. Because the Project is a new residential development adjacent to the 60 dBA CNEL contour, an acoustical analysis has been completed.

Activities normally associated with residential land uses, such as conversations, landscaping equipment, and doors closing would not be expected to substantially increase the ambient noise environment. The Downtown Specific Plan contemplates an increase in residential development

[2] *dBA – A-weighted decibels, the unit used for sound measurement to which the human ear is most sensitive.*
[3] *CNEL is a 24-hour average noise level that adds 5 dBA to sounds occurring from 7 PM to 10 PM and adds 10 dBA to sounds occurring from 10 PM to 7 AM in order to account for increased human sensitivity to noise during evening and nighttime hours.*

downtown. As such, the Project is consistent with uses envisioned for the area and would not cause substantial noise increases for nearby sensitive receptors.

As shown in Table 4, ambient noise measured onsite was between approximately 60 dBA Leq and 67 dBA Leq. There is no precise way to convert a peak hour Leq value to a CNEL. However, in urban areas near heavy traffic, the peak hourly Leq value is typically 2-4 dBA lower than the daily CNEL value. This suggests that the CNELs could reach about 65 dBA CNEL along the Santa Clara Street and about 71 dBA CNEL along Thompson Boulevard, Figueroa Street, and Junipero Street. Based on these estimates, CNELs likely exceed the City's 65 dBA exterior standard. Typical construction achieves a noise reduction of about 20 dBA; therefore, mitigation would be needed to reduce interior noise in residences fronting Thompson Boulevard, Figueroa Street, Junipero Street, and Santa Clara Street to the City's 45 dBA interior standard. The Project would include interior courtyards, which would be exposed to less noise than the exterior of the site due to noise attenuation from the buildings that surround the courtyard. As such, the multifamily outdoor areas that are protected by buildings or solid walls, such as the private and common open spaces for residents with balconies, patios, court, roof top terraces and fifth story community space, would be anticipated to be within the City's 65 dBA exterior noise standard for residential use.

Mitigation Measure N-1 would reduce interior noise for future residents on the Project site. The provision of masonry walls and double-paned windows typically reduces interior noise levels by 35 dBA.[4] This would be sufficient to meet City interior noise level standards. **Operational long-term noise exposure impacts would be less than significant with Mitigation Measure N-1 below incorporated.**

The Federal Transit Administration's *Transit Noise and Vibration Impact Assessment* provides guidelines for assessing the impact of noise level increases. These are summarized in Table 5.

Table 5
Noise Increase Thresholds

Existing Noise Exposure (dBA)	Allowable Noise Exposure Increase (dBA)
45	7
50	5
55	3
60	2
65	1
70	1
75	0

Source: FTA, Transit Noise and Vibration Impact Assessment, 3-7.

The FHWA Traffic Noise Model (TNM) was used to model traffic noise increases at the three nearest sensitive receptor locations to the Project site. The model was developed based on aerial photographs and a site visit. Vehicle trip inputs were based on a Traffic Study prepared for the

[4] *Federal Highway Administration, Highway Traffic Noise: Analysis and Abatement Guidance (2011) 31.*

Project by Associated Transportation Engineers in 2013 (Appendix G). The Traffic Study analyzed three intersections: Ventura Avenue and Ramona Street, California Street and Thompson Boulevard, and California Street and Harbor Boulevard. There are several sources of noise in an urban environment, including traffic noise. Traffic contributes to ambient noise, but is not the exclusive source of noise. Therefore, modeling the noise from three intersections in the vicinity of the Project site represents only a portion of the noise sources that contribute to the noise environment at the site. However, modeling increases in traffic trips at intersections that would be most affected by Project traffic is an effective way of determining whether noise increases would cause a significant impact. The intersections that were chosen to be analyzed in the Traffic Report by ATE and City staff were Ventura Avenue and Ramona Street, California Street and Thompson Boulevard, and California Street and Harbor Boulevard. Therefore, the increase in traffic noise was based on increased traffic at these three intersections. Modeled noise levels are lower than measured existing noise levels because the modeled noise levels include traffic at three intersections exclusively rather than all noise sources, while the modeled noise increases are representative of the noise increase resulting from the Project. To obtain an accurate noise increase, the vehicle mix inputs to the noise model were assumed to be 96% car travel and 4% trucks and at the three intersections.

TNM uses algorithms based on speed to calculate the average sound level produced by the three vehicle types of concern (autos, medium-duty trucks, and heavy-duty trucks). Average speeds used in the analysis were based on speeds observed during the site visit. The location of road lanes, elevations, and sensitive receptors were digitized into TNM from an aerial photograph of the site. Appendix F contains the results of the noise model. Table 6 shows the anticipated change in traffic noise at the three closest sensitive receptors to the site. As shown in Table 6, the change in traffic noise at the three studied intersections would range from 0.0 to 0.7 dBA, which would not exceed thresholds. As discussed above, the measured noise levels are higher than the modeled noise levels because the measured levels include all sources of noise (including vehicle traffic and other noise sources), while the modeled noise levels only account for traffic noise. It should be noted that Table 6 does not represent a reduction in the existing ambient noise levels onsite, but rather an equal or slightly increased ambient noise level compared to existing conditions. The value of the modeled noise levels is to analyze the anticipated change in noise and not to predict future noise levels from all noise sources.

As shown in Table 6, the increase in noise associated with the Project would not exceed FICON thresholds. Permanent ambient n**oise impacts due to traffic increases would be less than significant.**

Table 6
Existing and Future Traffic Noise Levels At Sensitive Receptor Locations

Sensitive Receptor Location	Clocktower Inn Northeast of the Project Site Across Santa Clara Street	Residences Northwest of the Project Site Across Santa Clara Street	Residences South of the Project Site Across Thompson Boulevard
Existing Measured Noise Level	59.5	60.6	65.1
Modeled Existing Noise Level (dBA Leq)	39.7	49.5	55.1
Modeled Existing Plus Project Noise Level (dBA Leq)	39.8	49.5	55.2
Change (dBA)	**0.1**	**0.0**	**0.1**
Threshold*	***2.0***	***2.0***	***1.0***
Significant Impact?	**No**	**No**	**No**
Modeled 2025 Plus Project (dBA Leq)**	39.7	49.9	55.8
Change (dBA)	**0.0**	**0.4**	**0.7**
Significant Impact?	**No**	**No**	**No**

Source: Ashkar Traffic Report, 2013 (Appendix G).

** Thresholds from Table 4 based on the existing (ambient) measured noise level.*

*** Year 2025 traffic volume and LOS forecasts were obtained from City of Ventura staff. .*

b) Vibration refers to groundborne noise and perceptible motion. Groundborne vibration is almost exclusively a concern inside buildings and is rarely perceived as a problem outdoors, where the motion may be discernible, but without the effects associated with the shaking of a building, there is less adverse reaction. Construction of the Project would not require the use of pile drivers, which are known to generate substantial construction vibration levels. The primary sources of vibration during construction would be from a large bulldozer. Groundborne vibration during construction activity would be temporary and cease upon completion of construction. Vibration may cause periodic annoyance, but would be limited to daytime hours and would not be sufficiently high to cause building damage.

During operation of the Project, residents could be exposed to railroad and highway vibration. US 101 is located approximately 500 feet south the Project site and the railroad is located approximately 1,000 feet south of the site. Ground-borne vibration from trains varies depending on the type of train, weight of load haulage, track conditions, and other factors. Rail service is provided by AMTRAK via the Pacific Surfliner, which runs between San Luis Obispo to the north and San Diego to the south. Four trains operate daily, with one additional train on the weekends and one additional train during the weekdays. Because the Project site is located 500 feet from the nearest highway and 1,000 feet from the nearest railway and is not adjacent to a highway or railway, vibrations generated by the highway and railway are not anticipated to affect future residents at the Project site.

Temporary impacts from groundborne vibration during construction would be less than significant. Long-term exposure of persons to groundborne vibration would be less than significant.

e-f) The Project site is not located within an airport land use plan, or within 2 miles of a public or private airport. The closest airports to the Project site are the Ventura County Naval Base which is located approximately eight miles southeast of the Project site, the Oxnard Airport, which is located approximately eight miles southeast of the site, and the Camarillo Airport, which is located approximately 13 miles southeast of the site. Therefore, the proposed Project would not expose future residents to aircraft noise. **No airport related noise impact would occur.**

Mitigation Measures: Implementation of the following Mitigation Measure would reduce impacts relating to interior noise to a less than significant level.

N-1 **Interior Noise**. The Project shall include the following to reduce interior noise levels:

Double-pane windows with a minimum STC rating of 30.
Masonry exterior walls at least 4 inches thick (estimated STC rating of 44).
Acoustic insulation with a minimum STC rating of 30 in exterior walls.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XIII. 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)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

a) In 2013, the population in the City of Ventura was 108,817 (U.S. Census Bureau, http://quickfacts.census.gov/qfd/states/06/06111.html). SCAG's projected 2020 population for Ventura is 116,900 (SCAG Regional Transportation Plan, http://rtpscs.scag.ca.gov/Documents/2012/pfinal/SR/2012pfRTP_GrowthForecast.pdf). The proposed Project would introduce 255 dwelling units in the City, which could increase the

population by 778 people assuming a population per dwelling unit rate of 3.05 pursuant to SCAG's Regional Transportation Plan (http://rtpscs.scag.ca.gov/Documents/2012/pfinal/SR/2012pfRTP_GrowthForecast.pdf).[5] An increase of 778 people would be within the projected 2020 growth increase in the City.

The DTSP area is identified within the 2005 General Plan as the most intensely developed area of the City. Maximum density of units per acre is not designated geographically within the DTSP by parcel, but the allowed density is based on the carrying capacity of the DTSP land area and assigns a conceptual range of 21 to 54 units per acre. In practice, this density is applied based on the entire land area within the DTSP and not down to the individual project. The premise behind the Form Based Code of the DTSP is that density is not regulated by the zone and a project's compliance with the form as intended by the DTSP code standards would regulate the project density. The proposed Project's density is 72.86 units per acre. The 2005 General Plan Development Intensity & Pattern Table 3.2 predicted 1,650 units within the Downtown Specific Plan. The Project would add 255 units to the 377 units for a total of 632 units that have been entitled since adoption of the 2005 General Plan. Consequently, the Project fits within the DTSP carrying capacity, and a total of 1,018 additional units could be entitled and constructed in the DTSP. As such, the increase in population from the Project would be within planned projections for the City and Downtown area.

The 2005 General Plan EIR identified a Class I, significant and unavoidable, impact for the potential exceedance of SCAG's 2025 population growth projections for the City. The Growth Forecast Appendix SCAG's 2012-2035 Regional Transportation Plan, which was adopted in April 2012, projects that the City of Ventura's population will increase to 116,900 in 2020 and 128,800 in 2035. Therefore, the 2025 General Plan projected population would exceed the RTP's 2020 projection, but would not exceed the RTP's 2035 projection. The Project would incrementally contribute to the Class I impact identified in the 2005 GP and the DTSP EIRs because planned growth in the City would exceed regional growth forecasts. Although the Project would incrementally contribute to the General Plan's Class I population impact, this contribution would not be cumulatively considerable because Project-related growth is within what was forecast in both the 2005 GP and the DTSP.

Because the population growth facilitated by the Project is within the predicted growth in the City, **induced population growth impacts would be less than significant.**

b, c) The Project site is currently vacant and no residences or people would be displaced due to the Project. **No displaced population impacts would occur.**

[5] *This population projection does not consider the net increase in population between the Entitled Project and the proposed Project. The analysis assumes all residents would be moving into the City, which is a conservative estimate because some residents will likely move from elsewhere in the City.*

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XIV. PUBLIC SERVICES				
a) Would the Project result in substantial adverse physical impacts associated with the 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, response times or other performance objectives for any of the public services:				
i) Fire protection?	☐	☐	☐	☒
ii) Police protection?	☐	☐	☐	☒
iii) Schools?	☐	☐	☐	☒
iv) Parks?	☐	☐	☐	☒
v) Other public facilities?	☐	☐	☐	☒

a(i)) The City of Ventura Fire Department (VFD) provides fire protection services to areas within the City's incorporated boundary. The VFD responds to fire, rescue, medical, and hazardous materials emergencies. The VFD operates six fire stations in Ventura, with administrative offices at 1425 Dowell Drive. The VFD is comprised of three Divisions – Operations, Administration, and Building & Safety. The Operations Division is responsible for activities and emergency responses of the Department's firefighting force. Station #5, the most centrally located (near the intersection of US 101 and SR 126), has a truck company and engine company. In addition, there is one battalion chief on duty at a time (assigned as the shift manager). The shift manager's quarters are adjacent to Station #2 near the intersection of Seaward Avenue and Main Street. While staff at any of the fire stations can respond to a call for service, the primary station responding to the Project site would be Fire Station #1, located at 717 North Ventura Avenue. Fire Station #1 has an engine company with a paramedic on every engine.

During construction, framing operations and the installation of electrical, plumbing, communications, and ventilation systems would occur. Although rare, the potential for fire to occur at the construction site is possible. It is expected that the electrical, plumbing and mechanical systems for the development would be properly installed during framing operations, thus reducing the potential for fire during the operational phase of the Project. In addition, the Project applicant would be required to comply with California Fire Code (CFC) and City standards related to water availability and accessibility to firefighting equipment. Appendix B of the 2013 CFC requires a fire flow of 8,000 gallons per minute with a flow duration of four hours at a residual pressure of 20 psi. During construction, water lines onsite will be updated and

therefore will be unavailable to provide fire flow to the site. The applicant will be required to adhere to the fire flow requirements by obtaining fire flow from water lines near the Project site. As a condition of approval, the DRC requires that all building construction be designed in accordance with the City's currently adopted California Building Code, California Residential Code, California Green Building Code, California Electric Code, California Plumbing and Mechanical Codes, and all other appropriate sections of the City Ordinance Code. The structure must be maintained in accordance with the California Fire Code and CA Title 19. The Project must meet all applicable requirements of State and local codes related to building safety, fire protection and hazardous materials in effect at time of permit application. The Building Official will meet with the applicant to discuss the applicable requirements in more detail. Further, the water system for fire protection must meet the minimum requirements of the California Fire Code Appendix B and shall provide a minimum of 1500 gallons per minute with a minimum residual main pressure of 20 psi. Fire flow test data and water system plans must be provided at time of building plan check. The plans must include all equipment, components and layout of the system. The Project site is in an urban environment Downtown, and will be in the vicinity of water lines while the Project water lines are being updated. Without proving that fire flow meets minimum state and City requirements, the Project will not move forward. As such, fire flow is expected to be available to the site during construction. Adherence to CFC and City requirements during construction would reduce the potential for fire hazards.

Construction activity would increase traffic adjacent to the Project site during working hours because commuting construction workers, trucks, and other large construction vehicles would temporarily be added to normal traffic. Slow moving construction traffic along local roadways may reduce optimal traffic flows on these roadways and could delay emergency vehicles or contribute to a vehicle accident. This potential fire hazard impact would be minimal due to the short-term nature of any construction traffic and implementation of standard construction practices (i.e., flagmen, detours, etc.).

During the Project's operational phase, the frequency of emergency calls may incrementally increase because residential uses would be introduced to the site. For a residential project, the majority of calls are likely to be emergency medical and rescue. Currently, at 66 sworn positions and a population of 108,817, the firefighter to resident ratio is 1 firefighter per 1,650 residents. The proposed Project would add approximately 778 new residents, making the firefighter ratio 1 firefighter per 1,661 residents. Because the Project site is within the fire department's current service area, this increase would not create the need for new or expanded fire protection facilities. Further, the Project would be required to conform to the California Building Code (CBC) and Uniform Fire Code (UFC), which require integration of fire safety features such as fire sprinklers, fire hydrants, and water service infrastructure capable of delivering the required fire flows rates. There would be low potential for fire service impacts related to fire hazards during the Project's operational phase.

No fire service impacts would occur during construction or operation of the Project.

a(ii)) The Project may increase the demand for police protection services in the Downtown Area by increasing the number and frequency of calls for service to the Project site.

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. The City is divided into four geographic beats, which are created based on the number of crimes reported and calls for services within the City of Ventura. The Project site is located within Beat 1, which covers Ventura's west end and portions of the Downtown area. Beat 2 is also near the Project site. Beat 2 covers the beach and marina areas, the eastern portion of downtown, and mid-town.

The City of Ventura Police Department (VPD) provides law enforcement services in the incorporated City. VPD headquarters is located at 1425 Dowell Drive. According to the 2005 City of Ventura General Plan EIR, the City maintains staffing levels of 1.21 police officers per 1,000 residents, which is lower than that of Santa Barbara and Oxnard. The proposed Project would add an estimated 778 new residents to the City. The 2005 General Plan includes policies to improve community safety through enhanced police service. General Plan 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.
The Department is equipped with 32 patrol cars, several unmarked sedans, six motorcycles, and four K-9 units. Most police cars are outfitted with mobile data computers, cell phones, and other technological tools to assist in responding to calls for service. Response times to Class I calls (Crimes in progress or alarm soundings) average less than 6 minutes. Response times for all other calls average less than 20 minutes.

Any intensification of land use, and the resulting increase in the concentration of people in an area, would increase the statistical probability of the occurrence of criminal incidents. Population increases also increase traffic-related calls for service. As discussed above, the population increase from the Project would be within projected growth for the City and would be within growth envisioned by the Downtown Specific Plan. While the Project would result in an increased demand for police services, the existing facilities have capacity to accommodate these services. Therefore, the Project would not create the need for new or expanded police protection facilities. **No operational police service impacts would occur.**

a(iii)) The Project site is located within the Ventura County Unified School District (VCUSD). VCUSD has an enrollment of approximately 17,000 students in grades kindergarten through twelve. Construction of the Project would accommodate an estimated 778 new residents. This population increase would likely include school-aged children who would attend local schools. Children living at the Project site would attend Lincoln Elementary School, Cabrillo Middle School, and Ventura High School. Currently, enrollment at Lincoln is 308, Cabrillo is 975, and Ventura High is 1,496. The capacity is 282 at Lincoln, 1,354 at Cabrillo, and 2,607 at Ventura High (VUSD Facilities Classroom Usage Report, December 2013). Therefore, Lincoln's enrollment is currently above capacity while Cabrillo is at 72% of capacity and Ventura High is at 57% of capacity. VUSD forecasts the student generation for all new residential development at the following rates:

0.22 elementary school student per residential unit
0.09 middle school student per residential unit
0.11 high school student per residential unit

Using the generation rates above, the Project would increase attendance at Lincoln to 364 students (56 Project students plus 308 existing students), at Cabrillo to 998 students (23 Project students plus 975 existing students), and at Ventura High to 1,524 students (28 Project students plus 1,496 existing students). With the Project students, enrollment at Lincoln would continue to exceed capacity, enrollment at Cabrillo would be at 74% of capacity, and enrollment at Ventura High would be at 58% of capacity.

To offset a project's potential impact on schools, Government Code 65995 (b) establishes the base amount of allowable developer fees a school district can collect from development projects located within its boundaries. The fees obtained by VCUSD are used to maintain the desired school capacity and the maintenance and/or development of new school facilities. The Project applicant would be required to pay the state-mandated school impact fees. Pursuant to Section 65995 (3)(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, no school service impacts would occur.**

a(iv)) Please refer to Section XV, Recreation.

a(v)) Library services within the City are provided by the Ventura County Public Library (VCPL), which includes 12 libraries, three of which are within the City of Ventura and one in the community of Saticoy. According to the City of Ventura General Plan 2005, the standard for library service is 2 books per resident. The Library branches in the City of Ventura have 227,565 books. The current book to population ratio is 2.09. With the Project, the population in the City would be approximately 109,595. The corresponding book population ratio would be 2.08. The Project's population increase of 778 persons in the City would not significantly reduce the level of service for the library system. **No library service impacts would occur.**

Impacts to other public facilities (e.g. sewer, storm drains, and roadways) are discussed in Sections XVI (Transportation/Traffic) and Section XVII (Utilities and Public Services) of this Initial Study.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XV. RECREATION --				
a) Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that	☐	☐	☐	☒

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XV. RECREATION --				
substantial physical deterioration of the facility would occur or be accelerated?				
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?	☐	☐	☐	☒

a, b) There are eight developed parks in the Downtown Specific Plan area. In total, thirteen parks and recreational facilities, including three undeveloped open space areas, serve Downtown residents and visitors. Three parks are within half mile of the Project site: Mission Park, Eastwood Park, and Grant Park. Compared to the currently vacant site, future residents would increase the demand for parks in the Downtown Area. The Project would add an estimated 778 residents to the Downtown Area who would be anticipated to use downtown parks/recreation facilities. While some Project site residents would use park and recreation facilities, the residents would not be expected to adversely affect Downtown parks and facilities because the increase in use would be incremental. As such, the Project would not be expected to deteriorate facilities or require the construction of new park or recreation facilities Downtown. Additionally, the Project would not generate population exceeding the City's residents per acre of parks ratio, as discussed below.

The Downtown Specific Plan envisions an additional 1,600 new residential units within the Plan Area. The Project's population increase of 778 persons in Downtown would be within the 4,112 residents anticipated to be added Downtown. According to the DTSP, there were 2,299 residences and 5,908 persons within Downtown in 2007 and the estimated existing development Downtown included 32.2 acres of parks and open space. In 2007, there were 26 acres of parks per 1,000 residents Downtown – more than double the City standard. The DTSP anticipates several improvement projects to parks and recreation, including the Seaside Wilderness Park Enhancement, Ventura River Estuary Enhancement, Cemetery Memorial Park Improvement, Surfer's Point Improvements, and Mission Park Restroom Renovation. In addition, there are several projects in the vicinity of Downtown that would provide Project residents with recreational opportunities, such as Kellogg Park on the Westside and the Ventura Botanical Gardens in Grant Park above Downtown.

Implementation of the DTSP would add an estimated 4,112 residents to the Plan Area, bringing the total Downtown population to 10,020, including the 778 persons generated by the Project. A population of 10,020 would need about 100 acres of parks based on the City's 10 acres per 1,000 residents standard. The 156.1 acres of parks currently available in the Downtown Area would provide about 15 acres per 1,000 residents, exceeding the City's standard. The DTSP identified City-owned properties that would present opportunities for development of parks. The DTSP

identifies 16.68 acres that are available for parks Downtown (DTSP Table I-3). With the addition of almost 17 acres to the existing 156 acres available Downtown, the available parks would continue to exceed the City's standard of parks per resident.

The Project would not include public parks or recreational facilities onsite. However, it would include private recreational facilities, including a pool, paseo, and shared patio space. Pursuant to Ventura Municipal Code §4.230.070, development in the City is subject to payment of fees ("Quimby Fees") in the absence of dedication of land for park purposes onsite. This Code section is authorized by the Quimby Act, Government Code §§66477, et seq, and is implemented by Chapter 26.150 of the City's Municipal Code.

Because the proposed residential units are within Downtown Specific Plan projections, and are within the City's standard ratio of persons to park space, and because the applicant would be required to pay Quimby fees, no recreational impacts would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XVI. <u>TRANSPORTATION / TRAFFIC</u> -- Would the Project:				
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways, and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
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?	☐	☐	☐	☒

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XVI. <u>TRANSPORTATION / TRAFFIC</u> -- Would the Project:				
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☐	☒
f) Conflict with adopted policies, plans, or programs regarding public transit, bikeways, or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	☐	☐	☒	☐

a, f) Downtown is served by a wide range of circulation modes including cars and trucks, buses, rail, bicycling and walking. The intent of the DTSP is to encourage people to use alternative modes of transportation to get Downtown and to walk or bike once they reach Downtown. The Project would further this goal by introducing residential uses to an urban Downtown center, where residents onsite could walk or bike to work or activities downtown. The Project would include pedestrian-friendly sidewalks, bicycle racks, and street trees on major Downtown streets, which would improve the pedestrian experience for future residents and pedestrians walking through the site. Additionally, the Project would provide a new linkage from Thompson Boulevard to Santa Clara Street by constructing Colombo Way, which would improve access for pedestrians walking from Downtown or Mission Park to the beach.

The Downtown Specific Plan envisions a multi-modal transit center within the Plan Area near the intersection of Main and California. The transit center would offer rail, bus, shuttle, bicycles, taxi service, and pedestrian links to Downtown shopping, cultural activities, and tourist locations. Future residents of the Project site could use the transit center amenities to travel outside of Downtown. Therefore, the Project would support the City's circulation system goals and would not decrease the performance or safety of public transit, bicycle, or pedestrian facilities. **Impacts related to transportation, traffic plans, and policies would be less than significant.**

b) Development of the Project would introduce residential uses to a currently vacant site, which may incrementally increase congestion in the area. A Traffic Report (Appendix G) was prepared to analyze the Project's impact on the circulation system in the vicinity of the Project site.

Because traffic flow on urban arterials is most constrained at intersections, detailed traffic flow analysis in the Traffic Report focused 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 congested operations (for

more complete definitions of LOS, please see the Technical Appendix of the Traffic Report). The City of Ventura considers LOS E to be the acceptable standard at freeway interchange intersections and LOS D to be the acceptable standard at 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 Ventura County Congestion Management Program (CMP) network, where LOS E is the acceptable standard.

LOS E (peak hour ICU less than or equal to 1.00) is the performance standard for freeway ramp intersections and non-Principal Intersections that are located in the CMP network. LOS 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, a project's impact is considered significant if the project increases the intersection V/C ratio by more than 0.01. If the above guidelines are exceeded, the Project applicant may be required to construct improvements or implement other methods to reduce the impact. The thresholds above assume full contribution to the City's Traffic Mitigation Fee Fund.

Figure 3 in the Traffic Report shows existing AM and PM peak hour traffic volumes for study area intersections that were identified by the City for analysis. Table 7 shows the existing AM and PM peak hour LOS for the study area intersections. Study area intersections operate at LOS C or better under existing traffic conditions. These operations are considered acceptable based on the City's level of service standards.

Table 7
Existing Intersection Operations

Intersection	Control	A.M. Peak Hour		P.M. Peak Hour	
		ICU/Delay	LOS	ICU/Delay	LOS
Ventura Avenue/Romona Street	Signal	0.24	A	0.28	A
California Street/Thompson Boulevard	Signal	0.40	A	0.52	A
California Street/Harbor Boulevard	Stop Sign	10.9 sec.	B	21.0 sec.	C

Source: Ashkar Downtown Project Traffic Report, Associated Transportation Engineers, 2013.

Trip generation estimates were developed for the Project based on rates presented in the Institute of Transportation Engineers (ITE) Trip Generation report for apartments (ITE Land-Use #220). Table 8 presents the trip generation estimates for the Project.

Table 8
Project Trip Generation

Land Use	Size	ADT		A.M. Peak Hour		P.M. Peak Hour	
		Rate	Trips	Rate	Trips (In/Out)	Rate	Trips (In/Out)
Apartments	255 Units	6.65	1,696	0.51	130 (26/104)	0.62	158 (103/55)

Source: Ashkar Downtown Project Traffic Report, Associated Transportation Engineers, 2013.

As shown in Table 8, the Project would generate 1,696 average daily trips, including 130 AM peak hour trips and 158 PM peak hour trips. Stantec completed a TAZ 231 Land Use Change Model Run on September 12, 2013. Stantec found that compared to the General Plan land use scenario for the Project site vicinity, the Project would result in an increase of 593 daily trips. However, the Project would not cause any changes of 500 ADT or more on study area roadways, which were identified by the City for analysis in the Traffic Report prepared for the Project. Two of the study area intersections are within the DTSP area (California Street / Thompson Boulevard and California Street / Harbor Boulevard) and the third intersection is north of the DTSP area but within the General Plan area (Ventura Avenue / Ramona Street). The Project would increase AM and PM Peak Hour intersection capacity utilization (ICU) by 0.01 at the intersection of California Street at Thompson Boulevard, and by 0.01 in PM Peak Hour ICU value at the intersections of California Street at Harbor Boulevard and Ventura Avenue at Ramona Street. However, these study area intersections are forecasted to operate at Level of Service (LOS) C or better.

Existing plus Project intersection operations are shown in Table 9 for the study area intersections. Tables 9 also identify potential impacts based on City thresholds.

Table 9
Existing + Project Intersection Operations

Intersection	Existing + Project A.M. Peak Hour		Existing +Project P.M. Peak Hour	
	ICU-Delay/LOS	Sig. Impact?	ICU-Delay/LOS	Sig. Impact?
Ventura Avenue/Ramona Street	0.24/LOS A	No	0.28/LOS A	No
California Street/Thompson Boulevard	0.41/LOS A	No	0.54/LOS A	No
California Street/Harbor Boulevard	11.0 sec./LOS B	No	21.8 sec./LOS C	No

Source: Ashkar Downtown Project Traffic Report, Associated Transportation Engineers, 2013.

The study area intersections are forecast to operate at LOS C or better during the AM and PM peak hours with existing plus Project traffic volumes. Therefore, the Project would not generate project-specific impacts to study area intersections based on City thresholds. The 2005 General Plan EIR identified a Class I, significant and unavoidable, impact for the potential exceedance of performance standards at the Johnson Drive / North Bank Drive intersection under Scenario 2 of the GP. The Project site is located Downtown and is not in the vicinity of the Johnson Drive / North Bank Drive intersection. As such, the Project would not contribute to this Class I impact. **Project specific Transportation/Traffic impacts would be less than significant.**

The Project, combined with other development in the Downtown Area, could increase traffic Downtown. Year 2025 traffic volumes and LOS forecasts were obtained from City of Ventura staff. The Year 2025 traffic volumes were developed using the City's traffic model, which utilizes General Plan land use and circulation system assumptions to derive corresponding traffic forecast data. Figure 6 in the Traffic Report shows the Year 2025 + Project traffic volumes. Table 10 presents the Year 2025 + Project peak hour levels of service for study area intersections.

Table 10
Year 2025 + Project Intersection Operations

Intersection	Year 2025 + Project A.M. Peak Hour		Year 2025 +Project P.M. Peak Hour	
	ICU-Delay/LOS	Impact?	ICU-Delay/LOS	Impact?
Ventura Avenue/Ramona Street	0.32/LOS A	No	0.50/LOS A	No
California Street/Thompson Boulevard	0.40/LOS A	No	0.47/LOS A	No
California Street/Harbor Boulevard (a)	0.26/LOS A	No	0.37/LOS A	No

(a) Assumes future signalization.
Source: Ashkar Downtown Project Traffic Report, Associated Transportation Engineers, 2013.

Study area intersections are forecast to operate at LOS A with Year 2025 + Project traffic volumes. As such, the Project would not generate significant cumulative impacts to study area intersections based on City thresholds. The DTSP FEIR establishes the following area-wide mitigation measure that requires all projects within the Plan Area to contribute toward a Transportation Demand Management (TDM) Fund to be used to develop regional programs to offset air pollutant emissions associated with growth anticipated under the DTSP:

> **AQ-2 TDM Fund.** The following Action should be added to the DTSP to address air quality impacts:
>
> Specific Plan area developers shall contribute toward a Transportation Demand Management (TDM) Fund to be used to develop regional programs to offset air pollutant emissions associated with growth anticipated under the DTSP. The total amount that would be contributed to an off-site TDM Fund, based upon the methodology described in Ordinance 93-37, is $512,445. The amount provided by residential development would be about 74% of this total, or $379,209. The amount provided by commercial development would be 26% of the total, or $133,236. Applicants for residential developments that would generate a net increase in units would pay $237/unit (assuming 1,600 residential units). Applicants for commercial development that would generate a net increase in building area would pay $0.30/square foot (assuming a total of 450,000 square feet). These fee estimates include an adjustment for inflation, but may be further adjusted by the City over time if development totals or emission factors change.
>
> The TDM funds shall be used to finance City programs to reduce regional air pollutant emissions. Specific mitigation measures that could be undertaken using the TDM fund include, but are not limited to, enhanced public transit service, vanpool programs/subsidies, rideshare assistance programs, clean fuel programs, improved pedestrian and bicycle facilities, and park-and-ride facilities.

Compliance with the existing Downtown Specific Plan FEIR mitigation measure AQ-2 TDM Fund would reduce the Project's contribution to cumulative traffic impacts to a less than significant level.

c) Implementation of the Project would not result in the change of any air traffic patterns. The nearest airport is located approximately eight miles southeast of the Project site. There is no Airport Land Use Plan or associated approach or clear zones overlay the City of Ventura. **No impact to air traffic patterns would occur.**

d, e) The Project does not have any hazardous design features such as sharp curves or dangerous intersections. The Project is compatible with surrounding uses and is a use contemplated in the Downtown Specific Plan. The Project's circulation system will be reviewed by the City's emergency response personnel and the City's Public Works Department to ensure that ingress and egress widths are sufficient and that the proposed circulation system would not interfere with an emergency response access route. **The Project would have no impact on transportation and traffic design features and on emergency access routes.**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS -- Would the Project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
d) Have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☒	☐	☐
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?	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?	☐	☐	☒	☐

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS -- Would the Project:				
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

a, b, e) The Ventura Water Reclamation Facility, located in the harbor area, treats most of the wastewater for the City, including the Downtown. This plant was originally designed with a capacity of 14 million gallons per day (MGD) and provides tertiary treatment, effluent filtration and chlorination / de-chlorination. The effluent then discharges into the Santa Clara River Estuary. Solids handling consists of thickening, anaerobic digestion and dewatering by filter presses prior to land application. Plant flow in 2004 averaged just under 9.0 MGD. A minimum of 5.6 MGD of the effluent is discharged to the Santa Clara Estuary as required by the City's Regional Water Quality Control Broad (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.

The Project's additional demand on existing wastewater systems was anticipated in the 2007 Downtown Specific Plan FEIR because the proposed residential units are within growth projections for the Downtown Area. The net increase in wastewater generation for the 1,600 residential units anticipated in the Downtown Specific Plan is 0.344 MGD. Projected future wastewater flows to the City's wastewater treatment plant generated by an additional 1,600 residential units in the Downtown Area would remain within the current plant capacity. Many Downtown sewer lines are deficient and in need of replacement; however, the Downtown Specific Plan specifies replacement of these lines prior to or in conjunction with new development.

Further, Ordinance 2006-003 requires payment of fees based on development of residential units to fund necessary improvements. Municipal Code §22.215.030 identifies a sewer capacity deficiency rate of $2,079 per dwelling unit for all residential development Downtown. Municipal Code §22.215.040 specifies that for new residential construction, the deficiency fee is assessed and levied on new residential development initially connecting to the City sewer system and is equal to the product of the number of dwelling units being constructed and the sewer capacity deficiency rate for residential development. Therefore, with 255 units, the Project applicant would be required to pay a sewer capacity deficiency rate of $530,145. Municipal Code §22.215.030(c) specifies that if, on July 1 of any year, there is an increase in the cost of constructing and installing sewer mains and other sewer collection facilities during the preceding year, the sewer capacity deficiency rates will be increased in proportion to the increase in such costs. As such, the capacity rate could be increased from $530,145 based on increased costs, at the discretion of the City's Utility Manager with the approval of the Director of Public Works. Downtown Specific Plan Action 8.17 states that new development shall not be allowed

until adequate public services and facilities to serve such development are provided. As discussed under Items b and d, the Project would not deplete the City's water supplies. The Project would require upgrades to the local water delivery system, but would not require expansion of water treatment capabilities. **No impact would occur because the Project would be required to comply with existing requirements.**

c) As discussed above in Section IX, *Hydrology and Water Quality*, the applicant would be required to comply with the Construction General MS4 Permit and the City of Ventura MS4 Permit during operation of the Project. Required treatment measures would provide "pre-treatment" of runoff from the Project site. Runoff would also be retained on-site to the extent required to ensure post-development runoff volumes would not exceed pre-development runoff volumes. The Project applicant would be required to implement Best Management Practices (BMPs) for the treatment of stormwater, including source control, site design, and structural treatment control techniques. Site specific Project facilities include 5-foot wide landscape planters within the parking garage, courtyards, and terrace common areas; raised planters at the dooryards along the street frontages, 4-foot wide tree wells with accessible grates along the sidewalk of Junipero Street. With incorporation of these onsite stormwater drainage facilities, offsite drainage facilities would not be required. **Therefore, no Project impacts on drainage facilities would occur.**

(b) and (d) As discussed in Section IX, the Project would require new pipelines to accommodate new residential development onsite. A Water System Hydraulic Evaluation and Supply Discussion for the proposed Project was completed by RBF Consulting in November, 2013. The Project would be served from the City's domestic water distribution system and is expected to generate additional water usage, which would have an impact on the City's water system. The Project will be served from the City's 210 Pressure Zone. RBF Consulting analyzed the water demand for the Project utilizing the City's hydraulic model to determine if the City's existing distribution system would accommodate the proposed Project while meeting the requirements of the water system criteria established in the City's 2011 Water Master Plan (WMP).

The City of Ventura's Comprehensive Water Resources Report (CWRR) identifies the City's existing (as of May 1, 2014) baseline water demand as 17,343 AFY and the existing and reliable water supply as 19,600 AFY. The future water supply projections range from 19,535 AFY to 20,935 AFY. The future water demand for all existing land use, under construction and approved projects is projected to be 17,343 AFY according to the 2014 Comprehensive Water Resources Report.

Table 11 shows the estimated water demand for the proposed Project. Water demand factors applied to estimate the Project's water demand were based on the City of Ventura's Comprehensive Water Resources Report (CWRR), which is based on land use type, number of dwelling units, and building square footage. Factors also account for water loss and are generally considered to be conservative. The water demand factor for residential uses with over 21 units per acre is 250 gallons per day per dwelling unit.

Table 11
Estimated Average Day Water Demand

Area (Acres)	No. Units	Density (DU/ac)	Avg Day Demand (gpd)	Ave Day Demand (gpm)	Ave Day Demand (AFY)
3.1	255	82.3	63,750	44.27	71.41
		Totals	**63,750**	**44.27**	**71.41**

*Source: RBF Consulting, "*Water System Hydraulic Evaluation and Supply Discussion for the Ventura Downtown Housing in the City of Ventura" *November 2013.*

The proposed Project's anticipated water demand is approximately 71.41 AFY. As discussed in Section IX, Hydrology and Water Quality, conservatively assuming an existing water supply of 19,625 AFY and total Citywide demand of 17, 660 AFY in 2015, total water demand at Project buildout (17,773 AFY) would be within the City's conservative estimate of water supply. Therefore, the proposed Project's estimated annual water supply of 71.41 AFY would not cause the City's water demand to exceed the projected supply and groundwater supplies would not be depleted. Therefore, no impact to water supply would occur.

In its Water System Hydraulic Evaluation for the Project (Appendix E), RBF modeled existing pipeline conditions to determine whether existing pipelines would accommodate the water demand and fire flow required by the Project. RBF incorporated all pending projects identified by the City as of December 31, 2012 into the hydraulic model analysis. The water and fire flow demand estimates for the Project were calculated using the water demand factors from the CWRR. The report found that total residential average day demand for the Project is 71.41 AFY. Based on the projected water demand onsite, RBF concluded that the existing 4-inch water line in Junipero Street does not meet the minimum pressure and maximum velocity requirements to serve the Project. As such, the City's existing domestic water distribution system is unable to provide the water demand or fire flow of the Project. RBF recommends increasing the pipe size on Junipero Street and installing a new pipe on Colombo Way to accommodate the necessary water flow to the Project site. With an expanded pipe on Junipero Street and a new pipe on Colombo Way, pipes in the Project site vicinity would be sufficient to accommodate the demand created by the Project. **Impacts would be less than significant with incorporation of Mitigation Measure UTL-1.**

f, g) Solid waste disposal is an issue of regional and statewide significance, especially as landfills are reaching their capacities. Recycling and reusing waste materials provides substantial environmental benefits such as reducing energy use, conserving water, and reducing pollution. Assembly Bill 969 requires all jurisdictions in California to increase their landfill diversion to 50% by year 2000. In addition, AB 341 sets a new statewide goal of achieving 75% landfill diversion by 2020. AB 341 also requires businesses generating more than 4 cubic yards of solid waste to recycle and requires owners of multi-family housing with 5 or more units to provide recycling for their tenants. New development projects in the City are required to implement site specific source reduction, recycling, and re-use programs to comply with AB 939 and AB 341.

All newly constructed solid waste enclosures must also comply with the City's Refuse and Recycling Enclosure Minimum Standards and Guidelines (March 2004), which includes the provision that all new enclosures must be constructed to accommodate at least one 3-cubic yard trash bin and one 3-cubic yard recycling bin.

Construction can generate a large amount of waste. Most of the waste is recyclable, including asphalt, concrete, wood, cardboard and metal. On January 1, 2011, the new *California Green Building Standards Code* (California Code of Regulations, Title 24, Part II) went into effect. Section 5.408 requires all new construction projects to file and implement a construction and demolition Waste Management Plan (WMP). The City's Environmental Sustainability Division works in conjunction with the Building and Safety Division to review and assist applicants with WMP plans. The WMP must be submitted and approved as a part of the plan-check process before a building permit can be issued. Implementation of the WMP must result in diversion of at least 50% of the waste generated during construction.

Operation of the Project would generate approximately eight tons of solid waste per day based on the 2005 General Plan waste generation rate of 0.0096 tons / day per person, assuming the Project would accommodate 778 persons. However, the City diverts approximately 60% of its solid waste through source reduction programs such as recycling; therefore, the amount sent to the landfills would be approximately three tons per day.

The landfills closest to the Project site are the Toland Road Landfill and the Simi Valley Landfill. There is currently an available capacity of 350 tons at the Toland Road and Simi Valley Landfills, which would be the landfills serving the Project. The Simi Valley Landfill is currently projected to close by 2022. Although this would reduce available capacity to 100 tons per day, the projected three-ton increase associated with the Project would remain well within the currently available capacity.

The 2005 General Plan EIR identified a Class I impact for solid waste generation. The General Plan EIR found that projected growth would increase solid waste sent to landfills by an estimated 84 tons per day by 2025, which was within the currently available daily capacity at Toland Road Landfill. However, the General Plan EIR concluded that area landfills are projected to close in the 2022-2027 timeframe; therefore, regional waste generation increases could exceed the daily capacity of area landfills.

Net solid waste generation associated with growth under the DTSP (after waste diversion) was estimated at 14 tons per day. This represents about 19% of the projected citywide increase and about 14% of the available capacity at the Toland Road Landfill. Assuming that the City would continue to generate about 25% of the waste sent to the landfill, the City could send about another 25 tons on a daily basis without exceeding the landfill capacity. Although the 14 ton-estimate for the DTSP is within the available capacity, the DTSP's contribution (19%) to the GP's significant cumulative impact was considered significant. Therefore, the DTSP's cumulative impacts relating to solid waste disposal were considered Class I, unavoidably significant.

The proposed Project's increase in solid waste would remain well within the currently available capacity of area landfills, as discussed above. As such, although the Project would incrementally contribute to the Class I impacts identified under the GP EIR and the DTSP EIR, this contribution

would not be cumulatively considerable. **Therefore, landfill capacity and solid waste disposal impacts would be less than significant.**

Mitigation Measures: Implementation of the following Mitigation Measure would reduce impacts relating to water flow to the Project site to a less than significant level.

UTL-1 **Water Flow**. The Project applicant shall upsize the existing 4-inch line in Junipero Street to 8 inches in diameter prior to occupancy. The applicant shall add a new line 8 inches in diameter within the new Colombo Way that bisects the Project site prior to occupancy.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE —				
a) Does the Project have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, 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?	☐	☐	☒	☐
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, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c) Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

a) As discussed under Section V, *Cultural Resources*, Greenwood and Associates found that the Project area has a long land use history, serving a variety of purposes for a succession of occupants, and the Project site may contain evidence of any or all of these occupations extending from prehistory to the present. Portions of the mission aqueduct system extend through the Project area (Browne 1974), and early maps portray the mission garden wall in the general vicinity of the eastern property line of the parcel. Later, Euroamerican occupations resulted in

the development of the parcel to 31 individual structures, including the original Ventura County Courthouse, Jail, and Hospital complex with its appurtenant structures, the May Henning School, two dwellings, and three commercial enterprises, each with its accompanying outhouses and storage facilities. The Project site potentially contains evidence of structural remains and refuse deposits related to any or all of these structures and their associated occupations and related activity areas. Further, there is potential to encounter Native American or Spanish Mission cultural deposits onsite. Previous investigations in the vicinity have served to demonstrate the broad distribution of such resources in the area, often lying intact beneath the existing structures.

Initial trenching at the parcel in 2004 (Foster and Greenwood 2004) recovered Native American artifacts, marine shellfish, and quantities of animal bone. A monitor at the southeast corner of the site observed fragmented bone and marine shellfish. Subsequent observations indicated that intact remains were present, including animal bone, Mission Period floor tiles, and marine shell.

The Downtown Specific Plan requires preservation of archaeological resources through Action 1.10, as follows:

> *Action 1.10: Continue implementing current City permit procedures to preserve or document archaeological resources by requiring new development to:*
> 5. *Have a City-qualified archaeologist and Native American monitor present during excavation in streets and beneath 19th and early 20th century structures consistent with City and County archaeological mitigation guidelines.*
> 6. *Document and record data or information relevant to prehistoric and historic cultural resources that may be impacted by proposed development to assess potential impacts and develop appropriate mitigation measures;*
> 7. *Provide periodic and systematic inspection reports of any Pleistocene deposits which are cut by excavation activities, prepared by a qualified paleontologists; and*
> 8. *Include clauses in grading and building permits that require the developer to contact the Ventura County Historical Society, the Los Angeles Natural History Museum, and/or the invertebrate Paleontologist at the UCLA Department of Geology when an archaeological discovery is made.*

Because of the artifacts previously unearthed on the Project site, mitigation measures CR-1 through CR-4 are required to ensure that any potential archaeological resources, paleontological resources, and human remains are preserved.

While there are no National, State, or local historic resources or points of interest on the Project site itself, there are several historic landmarks in the vicinity of the site. Immediately east of the site, there are three Historic Landmarks: the Peirano residence, the McCoskey Love house, and the Elwell house. All three of these landmarks front Figueroa Street. The San Buenaventura Mission District, listed on the National Register, is north of the site across Santa Clara Road. However, as discussed in Section V, Cultural Resources, implementation of the City of Ventura Historic Preservation Regulations, Historic Resource Design Guidelines within the DTSP Development Code, HD Overlay Zone regulations, and DTSP Policies (1A) and actions (1.1 - 1.5) would reduce impacts to designated historic resources.

The Design Review Committee (DRC) and the Historic Preservation Committee (HPC) reviewed the Project on May 21, 2014, and the following comments related to Cultural Resources were provided:

> Identify clearly on the elevations where wood frames, recessed windows, and plaster sills are used. Window type details are not inclusive of profiled plaster sill, or stenciled window surrounds;
> Provide detail of recessed decorative tile vents;
> Stucco finish to be noted on plans as 20-30 sand finish;
> Confirm adequacy of 5-foot wide landscape planters (including curbs) within the garage and depth of raised planters on the podiums are able to support healthy growth of proposed trees;
> Identify clearly on the elevations materials and types of exterior entrance doors used;
> Implementation of paint around or on window frames / recesses;
> Incorporate historic displays or designs that describe the site's history through the use of design elements within the Project. Interpretative methods to tell the history of what has happened at the site could include garden walls (use materials previously discovered on the Project site and a "row of cobbles" to show where the garden walls were), corner elements, fountain and any kind of informational plaques indicating what was on the site;
> Confirm adequacy of painted Metal Railing along Thompson Boulevard;
> Revise Junipero Street Section to reflect a 60-foot Right-of-Way with 9-foot sidewalks on both sides and a minimum of 4-foot wide tree wells with accessible grates;
> A minimum 15-foot setback from the eastern property line of the adjacent three historic landmarks from the fourth story massing, resulting in 65 feet between the structures.

On May 21, 2014, the DRC approved Notice of Decision 2014-11, which incorporated the following items related to Cultural Resources, and forwarded an approval recommendation to the Planning Commission:

> Condition No. 14: The Project must incorporate either a combination of historic displays or designs that describe the site's history through the use of design elements within the Project site.
> Condition No. 16: The fourth story massing of Building No. 1000 must be setback a minimum of 45 feet from the eastern property line of the adjacent three historic landmarks, so that the building massing provides a transition in scale to these adjacent landmark properties. The DRC required that revised plans incorporating this design be presented to the Planning Commission.

The DRC required that the applicant conduct one progress report to the DRC on the project details prior to the formal Confirmation of Details. As part of the DRC's recommendation of approval, specific issues that need to be addressed prior to Confirmation include incorporating historic displays or designs that describe the site's history through the use of design elements within the Project. Interpretative methods to tell the history of what has happened at the site could include garden walls (use materials previously discovered on the Project site and a "row of cobbles" to show where the garden walls were), corner elements, fountain and any kind of informational plaques indicating what was on the site.

With incorporation of the Project design elements, the recommendations from the HPC and DRC, and Mitigation Measures CR-1 through CR-4 above, the Project would not eliminate important examples or a major period of California history or prehistory.

The proposed Project would not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number of restrict the range of a rare or endangered plant or animal. Compliance with standard construction techniques and notification protocols would reduce impacts associated with the unlikely discovery of previously undetected subsurface cultural resources during excavation activities. The Project site is located in an urban setting, and development would occur on previously disturbed land, which would reduce any potential impacts to rare or endangered plant or animal communities or any significant historical or cultural resources. Biological and Cultural Resource **impacts would be less than significant**.

b) As presented in sections I through XVII, the Project would have a less than significant impact with mitigation incorporated with respect to all environmental issues. Due to the limited scope of direct physical impacts to the environment associated with the Project, impacts are project-specific in nature. **Consequently, the Project, along with other cumulative projects, would result in a less than significant cumulative impact.**

c) In general, impacts to human beings are associated with air quality, hazards and hazardous materials, and noise impacts. The South Central Coast Air Basin is currently designated as a non-attainment area for PM10, and the Ventura County APCD is designated as non-attainment for PM2.5. The Project would contribute to air pollutant emissions on a short-term basis. The Project applicant would be required to comply with regional rules that reduce short-term air pollutant emissions. The purpose of VCAPCD Rule 55 is to reduce the amount of particulate matter in the atmosphere resulting from man-made fugitive dust sources. Further, as discussed above, the Project would not expose sensitive populations to noise in excess of current ambient noise. Further, there are no potential hazardous materials onsite. **Potential impacts on human beings would be less than significant.**

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Appendix A

Air Quality Modeling Results

Ashkar Downtown Project

Ventura County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Mid Rise	264.00	Dwelling Unit	3.50	293,000.00	620

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.6	**Precipitation Freq (Days)**	31
Climate Zone	3			**Operational Year**	2016
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	630.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Site is 2.5 acres; Project is 293,000 sf.

Construction Phase - No demo. Limited grading - site is already graded.

Off-road Equipment - No excavation

Grading - Site is 3.5 acres.

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Area Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	8.00	33.00
tblGrading	AcresOfGrading	16.50	3.50
tblLandUse	LandUseSquareFeet	264,000.00	293,000.00
tblLandUse	LotAcreage	6.95	3.50
tblLandUse	Population	808.00	620.00
tblOffRoadEquipment	HorsePower	253.00	162.00
tblOffRoadEquipment	LoadFactor	0.30	0.38
tblOffRoadEquipment	OffRoadEquipmentType	Excavators	Surfacing Equipment
tblProjectCharacteristics	OperationalYear	2014	2016
tblTripsAndVMT	WorkerTripNumber	18.00	15.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2015	4.6762	46.7032	30.8906	0.0517	6.2578	2.6286	8.8864	3.3551	2.4183	5.7733	0.0000	4,933.3443	4,933.3443	1.1063	0.0000	4,956.5757
2016	166.0166	31.9205	29.5159	0.0517	1.7449	2.0241	3.7691	0.4663	1.9007	2.3670	0.0000	4,849.6292	4,849.6292	0.7429	0.0000	4,865.2308
Total	**170.6928**	**78.6237**	**60.4065**	**0.1033**	**8.0027**	**4.6527**	**12.6554**	**3.8214**	**4.3189**	**8.1403**	**0.0000**	**9,782.9735**	**9,782.9735**	**1.8492**	**0.0000**	**9,821.8064**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2015	4.6762	46.7032	30.8906	0.0517	2.5157	2.6286	5.1443	1.3284	2.4183	3.7467	0.0000	4,933.3443	4,933.3443	1.1063	0.0000	4,956.5757
2016	166.0166	31.9205	29.5159	0.0517	1.7449	2.0241	3.7691	0.4663	1.9007	2.3670	0.0000	4,849.6292	4,849.6292	0.7429	0.0000	4,865.2308
Total	**170.6928**	**78.6237**	**60.4065**	**0.1033**	**4.2606**	**4.6527**	**8.9133**	**1.7947**	**4.3189**	**6.1137**	**0.0000**	**9,782.9735**	**9,782.9735**	**1.8492**	**0.0000**	**9,821.8064**

	ROG	**NOx**	**CO**	**SO2**	**Fugitive PM10**	**Exhaust PM10**	**PM10 Total**	**Fugitive PM2.5**	**Exhaust PM2.5**	**PM2.5 Total**	**Bio- CO2**	**NBio-CO2**	**Total CO2**	**CH4**	**N20**	**CO2e**
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**46.76**	**0.00**	**29.57**	**53.03**	**0.00**	**24.90**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	7.7819	0.2584	22.0838	1.1500e-003		0.1191	0.1191		0.1191	0.1191	0.0000	39.2178	39.2178	0.0400	0.0000	40.0571
Energy	0.0905	0.7735	0.3292	4.9400e-003		0.0625	0.0625		0.0625	0.0625		987.4834	987.4834	0.0189	0.0181	993.4930
Mobile	6.4954	15.7850	65.9158	0.1527	11.0206	0.1976	11.2182	2.9377	0.1816	3.1193		13,357.6156	13,357.6156	0.5412		13,368.9809
Total	**14.3678**	**16.8169**	**88.3288**	**0.1588**	**11.0206**	**0.3793**	**11.3999**	**2.9377**	**0.3633**	**3.3010**	**0.0000**	**14,384.3168**	**14,384.3168**	**0.6001**	**0.0181**	**14,402.5310**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	7.7819	0.2584	22.0838	1.1500e-003		0.1191	0.1191		0.1191	0.1191	0.0000	39.2178	39.2178	0.0400	0.0000	40.0571
Energy	0.0905	0.7735	0.3292	4.9400e-003		0.0625	0.0625		0.0625	0.0625		987.4834	987.4834	0.0189	0.0181	993.4930
Mobile	6.3370	14.6791	61.7170	0.1404	10.1064	0.1824	10.2888	2.6940	0.1677	2.8617		12,281.8821	12,281.8821	0.5016		12,292.4162
Total	**14.2094**	**15.7110**	**84.1300**	**0.1465**	**10.1064**	**0.3641**	**10.4705**	**2.6940**	**0.3494**	**3.0434**	**0.0000**	**13,308.5832**	**13,308.5832**	**0.5605**	**0.0181**	**13,325.9663**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**1.10**	**6.58**	**4.75**	**7.74**	**8.30**	**3.99**	**8.15**	**8.30**	**3.83**	**7.80**	**0.00**	**7.48**	**7.48**	**6.59**	**0.00**	**7.47**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	1/1/2015	2/16/2015	5	33	
2	Building Construction	Building Construction	2/17/2015	1/4/2016	5	230	
3	Paving	Paving	1/5/2016	1/28/2016	5	18	
4	Architectural Coating	Architectural Coating	1/29/2016	2/23/2016	5	18	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 3.5

Acres of Paving: 0

Residential Indoor: 593,325; Residential Outdoor: 197,775; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	2	6.00	9	0.56
Grading	Excavators	1	8.00	162	0.38
Building Construction	Cranes	1	7.00	226	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Grading	Surfacing Equipment	1	8.00	162	0.38
Paving	Pavers	1	8.00	125	0.42
Paving	Rollers	2	6.00	80	0.38
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Graders	1	8.00	174	0.41
Paving	Paving Equipment	2	6.00	130	0.36
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading	7	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	190.00	28.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	38.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Clean Paved Roads

3.2 Grading - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.1346	0.0000	6.1346	3.3224	0.0000	3.3224			0.0000			0.0000
Off-Road	4.3509	46.6407	29.9599	0.0351		2.6276	2.6276		2.4174	2.4174		3,683.3345	3,683.3345	1.0996		3,706.4267
Total	**4.3509**	**46.6407**	**29.9599**	**0.0351**	**6.1346**	**2.6276**	**8.7621**	**3.3224**	**2.4174**	**5.7397**		**3,683.3345**	**3,683.3345**	**1.0996**		**3,706.4267**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0588	0.0625	0.7155	1.4700e-003	0.1232	1.0000e-003	0.1242	0.0327	9.2000e-004	0.0336		127.2030	127.2030	6.6300e-003		127.3421
Total	**0.0588**	**0.0625**	**0.7155**	**1.4700e-003**	**0.1232**	**1.0000e-003**	**0.1242**	**0.0327**	**9.2000e-004**	**0.0336**		**127.2030**	**127.2030**	**6.6300e-003**		**127.3421**

3.2 Grading - 2015

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.3925	0.0000	2.3925	1.2957	0.0000	1.2957			0.0000			0.0000
Off-Road	4.3509	46.6407	29.9599	0.0351		2.6276	2.6276		2.4174	2.4174	0.0000	3,683.3345	3,683.3345	1.0996		3,706.4267
Total	**4.3509**	**46.6407**	**29.9599**	**0.0351**	**2.3925**	**2.6276**	**5.0201**	**1.2957**	**2.4174**	**3.7131**	**0.0000**	**3,683.3345**	**3,683.3345**	**1.0996**		**3,706.4267**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0588	0.0625	0.7155	1.4700e-003	0.1232	1.0000e-003	0.1242	0.0327	9.2000e-004	0.0336		127.2030	127.2030	6.6300e-003		127.3421
Total	**0.0588**	**0.0625**	**0.7155**	**1.4700e-003**	**0.1232**	**1.0000e-003**	**0.1242**	**0.0327**	**9.2000e-004**	**0.0336**		**127.2030**	**127.2030**	**6.6300e-003**		**127.3421**

3.3 Building Construction - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.6591	30.0299	18.7446	0.0268		2.1167	2.1167		1.9904	1.9904		2,689.5771	2,689.5771	0.6748		2,703.7483
Total	**3.6591**	**30.0299**	**18.7446**	**0.0268**		**2.1167**	**2.1167**		**1.9904**	**1.9904**		**2,689.5771**	**2,689.5771**	**0.6748**		**2,703.7483**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.2724	3.0856	3.0831	6.2500e-003	0.1840	0.0553	0.2393	0.0523	0.0509	0.1032		632.5295	632.5295	4.8000e-003		632.6304
Worker	0.7448	0.7917	9.0630	0.0186	1.5608	0.0127	1.5735	0.4140	0.0116	0.4256		1,611.2376	1,611.2376	0.0839		1,613.0004
Total	**1.0172**	**3.8773**	**12.1461**	**0.0248**	**1.7448**	**0.0680**	**1.8128**	**0.4663**	**0.0625**	**0.5288**		**2,243.7671**	**2,243.7671**	**0.0887**		**2,245.6308**

3.3 Building Construction - 2015

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.6591	30.0299	18.7446	0.0268		2.1167	2.1167		1.9904	1.9904	0.0000	2,689.5771	2,689.5771	0.6748		2,703.7483
Total	**3.6591**	**30.0299**	**18.7446**	**0.0268**		**2.1167**	**2.1167**		**1.9904**	**1.9904**	**0.0000**	**2,689.5771**	**2,689.5771**	**0.6748**		**2,703.7483**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.2724	3.0856	3.0831	6.2500e-003	0.1840	0.0553	0.2393	0.0523	0.0509	0.1032		632.5295	632.5295	4.8000e-003		632.6304
Worker	0.7448	0.7917	9.0630	0.0186	1.5608	0.0127	1.5735	0.4140	0.0116	0.4256		1,611.2376	1,611.2376	0.0839		1,613.0004
Total	**1.0172**	**3.8773**	**12.1461**	**0.0248**	**1.7448**	**0.0680**	**1.8128**	**0.4663**	**0.0625**	**0.5288**		**2,243.7671**	**2,243.7671**	**0.0887**		**2,245.6308**

3.3 Building Construction - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.4062	28.5063	18.5066	0.0268		1.9674	1.9674		1.8485	1.8485		2,669.2864	2,669.2864	0.6620		2,683.1890
Total	**3.4062**	**28.5063**	**18.5066**	**0.0268**		**1.9674**	**1.9674**		**1.8485**	**1.8485**		**2,669.2864**	**2,669.2864**	**0.6620**		**2,683.1890**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.2391	2.7032	2.8441	6.2500e-003	0.1841	0.0447	0.2288	0.0523	0.0411	0.0934		626.0866	626.0866	4.1300e-003		626.1732
Worker	0.6758	0.7110	8.1652	0.0186	1.5608	0.0121	1.5729	0.4140	0.0111	0.4251		1,554.2563	1,554.2563	0.0768		1,555.8685
Total	**0.9149**	**3.4142**	**11.0092**	**0.0248**	**1.7449**	**0.0568**	**1.8017**	**0.4663**	**0.0522**	**0.5185**		**2,180.3428**	**2,180.3428**	**0.0809**		**2,182.0417**

3.3 Building Construction - 2016

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.4062	28.5063	18.5066	0.0268		1.9674	1.9674		1.8485	1.8485	0.0000	2,669.2864	2,669.2864	0.6620		2,683.1890
Total	**3.4062**	**28.5063**	**18.5066**	**0.0268**		**1.9674**	**1.9674**		**1.8485**	**1.8485**	**0.0000**	**2,669.2864**	**2,669.2864**	**0.6620**		**2,683.1890**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.2391	2.7032	2.8441	6.2500e-003	0.1841	0.0447	0.2288	0.0523	0.0411	0.0934		626.0866	626.0866	4.1300e-003		626.1732
Worker	0.6758	0.7110	8.1652	0.0186	1.5608	0.0121	1.5729	0.4140	0.0111	0.4251		1,554.2563	1,554.2563	0.0768		1,555.8685
Total	**0.9149**	**3.4142**	**11.0092**	**0.0248**	**1.7449**	**0.0568**	**1.8017**	**0.4663**	**0.0522**	**0.5185**		**2,180.3428**	**2,180.3428**	**0.0809**		**2,182.0417**

3.4 Paving - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7956	18.3417	12.5623	0.0186		1.1065	1.1065		1.0198	1.0198		1,902.2212	1,902.2212	0.5588		1,913.9557
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.7956**	**18.3417**	**12.5623**	**0.0186**		**1.1065**	**1.1065**		**1.0198**	**1.0198**		**1,902.2212**	**1,902.2212**	**0.5588**		**1,913.9557**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0711	0.0748	0.8595	1.9600e-003	0.1643	1.2700e-003	0.1656	0.0436	1.1700e-003	0.0448		163.6059	163.6059	8.0800e-003		163.7756
Total	**0.0711**	**0.0748**	**0.8595**	**1.9600e-003**	**0.1643**	**1.2700e-003**	**0.1656**	**0.0436**	**1.1700e-003**	**0.0448**		**163.6059**	**163.6059**	**8.0800e-003**		**163.7756**

3.4 Paving - 2016

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7956	18.3417	12.5623	0.0186		1.1065	1.1065		1.0198	1.0198	0.0000	1,902.2212	1,902.2212	0.5588		1,913.9557
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.7956**	**18.3417**	**12.5623**	**0.0186**		**1.1065**	**1.1065**		**1.0198**	**1.0198**	**0.0000**	**1,902.2212**	**1,902.2212**	**0.5588**		**1,913.9557**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0711	0.0748	0.8595	1.9600e-003	0.1643	1.2700e-003	0.1656	0.0436	1.1700e-003	0.0448		163.6059	163.6059	8.0800e-003		163.7756
Total	**0.0711**	**0.0748**	**0.8595**	**1.9600e-003**	**0.1643**	**1.2700e-003**	**0.1656**	**0.0436**	**1.1700e-003**	**0.0448**		**163.6059**	**163.6059**	**8.0800e-003**		**163.7756**

3.5 Architectural Coating - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	165.5130					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3685	2.3722	1.8839	2.9700e-003		0.1966	0.1966		0.1966	0.1966		281.4481	281.4481	0.0332		282.1449
Total	**165.8814**	**2.3722**	**1.8839**	**2.9700e-003**		**0.1966**	**0.1966**		**0.1966**	**0.1966**		**281.4481**	**281.4481**	**0.0332**		**282.1449**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1352	0.1422	1.6330	3.7200e-003	0.3122	2.4100e-003	0.3146	0.0828	2.2200e-003	0.0850		310.8513	310.8513	0.0154		311.1737
Total	**0.1352**	**0.1422**	**1.6330**	**3.7200e-003**	**0.3122**	**2.4100e-003**	**0.3146**	**0.0828**	**2.2200e-003**	**0.0850**		**310.8513**	**310.8513**	**0.0154**		**311.1737**

3.5 Architectural Coating - 2016

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	165.5130					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3685	2.3722	1.8839	2.9700e-003		0.1966	0.1966		0.1966	0.1966	0.0000	281.4481	281.4481	0.0332		282.1449
Total	**165.8814**	**2.3722**	**1.8839**	**2.9700e-003**		**0.1966**	**0.1966**		**0.1966**	**0.1966**	**0.0000**	**281.4481**	**281.4481**	**0.0332**		**282.1449**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1352	0.1422	1.6330	3.7200e-003	0.3122	2.4100e-003	0.3146	0.0828	2.2200e-003	0.0850		310.8513	310.8513	0.0154		311.1737
Total	**0.1352**	**0.1422**	**1.6330**	**3.7200e-003**	**0.3122**	**2.4100e-003**	**0.3146**	**0.0828**	**2.2200e-003**	**0.0850**		**310.8513**	**310.8513**	**0.0154**		**311.1737**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Improve Walkability Design

Improve Destination Accessibility

Increase Transit Accessibility

Improve Pedestrian Network

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	6.3370	14.6791	61.7170	0.1404	10.1064	0.1824	10.2888	2.6940	0.1677	2.8617		12,281.8821	12,281.8821	0.5016		12,292.4162
Unmitigated	6.4954	15.7850	65.9158	0.1527	11.0206	0.1976	11.2182	2.9377	0.1816	3.1193		13,357.6156	13,357.6156	0.5412		13,368.9809

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	1,739.76	1,890.24	1602.48	4,812,294	4,413,065
Total	1,739.76	1,890.24	1,602.48	4,812,294	4,413,065

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.474028	0.063287	0.180321	0.158861	0.070757	0.010543	0.013219	0.016605	0.000784	0.000665	0.005582	0.000318	0.005029

5.0 Energy Detail
4.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0905	0.7735	0.3292	4.9400e-003		0.0625	0.0625		0.0625	0.0625		987.4834	987.4834	0.0189	0.0181	993.4930
NaturalGas Unmitigated	0.0905	0.7735	0.3292	4.9400e-003		0.0625	0.0625		0.0625	0.0625		987.4834	987.4834	0.0189	0.0181	993.4930

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	8393.61	0.0905	0.7735	0.3292	4.9400e-003		0.0625	0.0625		0.0625	0.0625		987.4834	987.4834	0.0189	0.0181	993.4930
Total		**0.0905**	**0.7735**	**0.3292**	**4.9400e-003**		**0.0625**	**0.0625**		**0.0625**	**0.0625**		**987.4834**	**987.4834**	**0.0189**	**0.0181**	**993.4930**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	8.39361	0.0905	0.7735	0.3292	4.9400e-003		0.0625	0.0625		0.0625	0.0625		987.4834	987.4834	0.0189	0.0181	993.4930
Total		**0.0905**	**0.7735**	**0.3292**	**4.9400e-003**		**0.0625**	**0.0625**		**0.0625**	**0.0625**		**987.4834**	**987.4834**	**0.0189**	**0.0181**	**993.4930**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	7.7819	0.2584	22.0838	1.1500e-003		0.1191	0.1191		0.1191	0.1191	0.0000	39.2178	39.2178	0.0400	0.0000	40.0571
Unmitigated	7.7819	0.2584	22.0838	1.1500e-003		0.1191	0.1191		0.1191	0.1191	0.0000	39.2178	39.2178	0.0400	0.0000	40.0571

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.8162					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.2702					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.6955	0.2584	22.0838	1.1500e-003		0.1191	0.1191		0.1191	0.1191		39.2178	39.2178	0.0400		40.0571
Total	**7.7819**	**0.2584**	**22.0838**	**1.1500e-003**		**0.1191**	**0.1191**		**0.1191**	**0.1191**	**0.0000**	**39.2178**	**39.2178**	**0.0400**	**0.0000**	**40.0571**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.8162					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.2702					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.6955	0.2584	22.0838	1.1500e-003		0.1191	0.1191		0.1191	0.1191		39.2178	39.2178	0.0400		40.0571
Total	**7.7819**	**0.2584**	**22.0838**	**1.1500e-003**		**0.1191**	**0.1191**		**0.1191**	**0.1191**	**0.0000**	**39.2178**	**39.2178**	**0.0400**	**0.0000**	**40.0571**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Vegetation

Appendix B

Archaeological Assessment and Recovery

Archaeological Assessment and Recovery Downtown Ventura Housing, 120 E Santa Clara Street, Ventura, CA-VEN-1222H

County Courthouse, ca. 1920s

Prepared for:

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1263 Westwood Blvd. Suite 210
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November 26, 2013

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April 20, 2012

Abstract

This project was originally initiated by The Olson Company in 2007 for a proposed condominium development called Renaissance Walk. Greenwood and Associates was contracted to conduct the cultural resource investigation of the parcel and determined that there was a likelihood for numerous historical resources and the potential for encountering prehistoric deposits. A test of the property confirmed Mission Period remains and artifacts plus features dating to the 1880s and the deposit was designated as CA-VEN-1222H. A treatment plan was developed and approved by the City of Ventura and implemented in 2007. The plan provided for the excavation of the site and follow up monitoring during the construction. During the initial monitoring effort, the project was terminated by The Olson Company. The artifacts were curated at the Museum of Ventura County and the report was never funded as stipulated in the Treatment Plan.

By 2012 the project changed hands and Pacific Heritage Communities Corporation proposed construction of apartments and work on the report was funded. This investigation entailed continuing research, mechanical and manual field work, recovery of artifacts, and documentation of features. Field work comprised excavation of controlled units and documentation of 16 features, followed by the identification and cataloguing of the cultural materials, and preparation of a comprehensive report.

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INTRODUCTION

Pacific Heritage Communities Corporation is preparing to develop Parcel 116 located at 120 East Santa Clara Street in the City of Ventura (Figure 1). The parcel was originally under development for another project proposed by the Olson Company in Oxnard. The economic downturn in 2008 resulted in cancellation of the project but not before extensive archaeological excavation had occurred. Funding for reporting the cultural resources study was lost when the project was cancelled. Pacific Heritage Communities, as successor to the Olson Company, has agreed to fund the report and implement the mitigation measures set forth in the Treatment Plan developed for the Olson Company (Foster 2008). Parcel 116 is one of three parcels for which Greenwood and Associates had prepared a Phase I archival study in 1999 for the City of San Buenaventura. An Extended Phase I Study (Foster and Greenwood 2004) was prepared by Greenwood and Associates for the project's Mitigated Negative Declaration (MND).

A Cultural Resource Identification and Mitigation Data Recovery Plan (Foster 2008) was developed and approved by the City of Ventura prior to construction. The plan stipulated mitigation under the project's approved MND and included a description of what was currently known about the geographic extent and surviving physical remains of the resources (CA-VEN-1222H), followed by an historic context that focused on important research values related to Native American participation in the Mission and Mexican Periods. That context examined the history, previous research at similar sites, and how specific research questions could be addressed with data from the site. A work plan to recover important archaeological data, carry out further field reconnaissance, conduct additional historical research, pursue laboratory analysis of the cultural materials, and interpret the results was developed. A concluding section described protective measures that would be employed during project construction to avoid unanticipated effects.

Purpose

In compliance with MND Mitigation Measure C-1, this document serves two purposes: (1) the evaluation and data recovery of known resources; and (2) prescriptive measures for archaeological deposits that may be present and discovered by monitoring during construction.

Project Description

The proposed project includes 255 residential units within 3- to 5-story structures (12 buildings) arranged into two blocks on 3.5 acres of vacant property located on Santa Clara Street, Thompson Boulevard, and east of Juniper Street. Parking is situated within a semi-subterranean garage approximately 4 feet below grade. The street frontages have elevated stoops, dooryards, and paseo entrances. Due to the semi-subterranean garage, the first floor would be approximately 6 feet above grade. The project will be constructed and occupied in one phase.

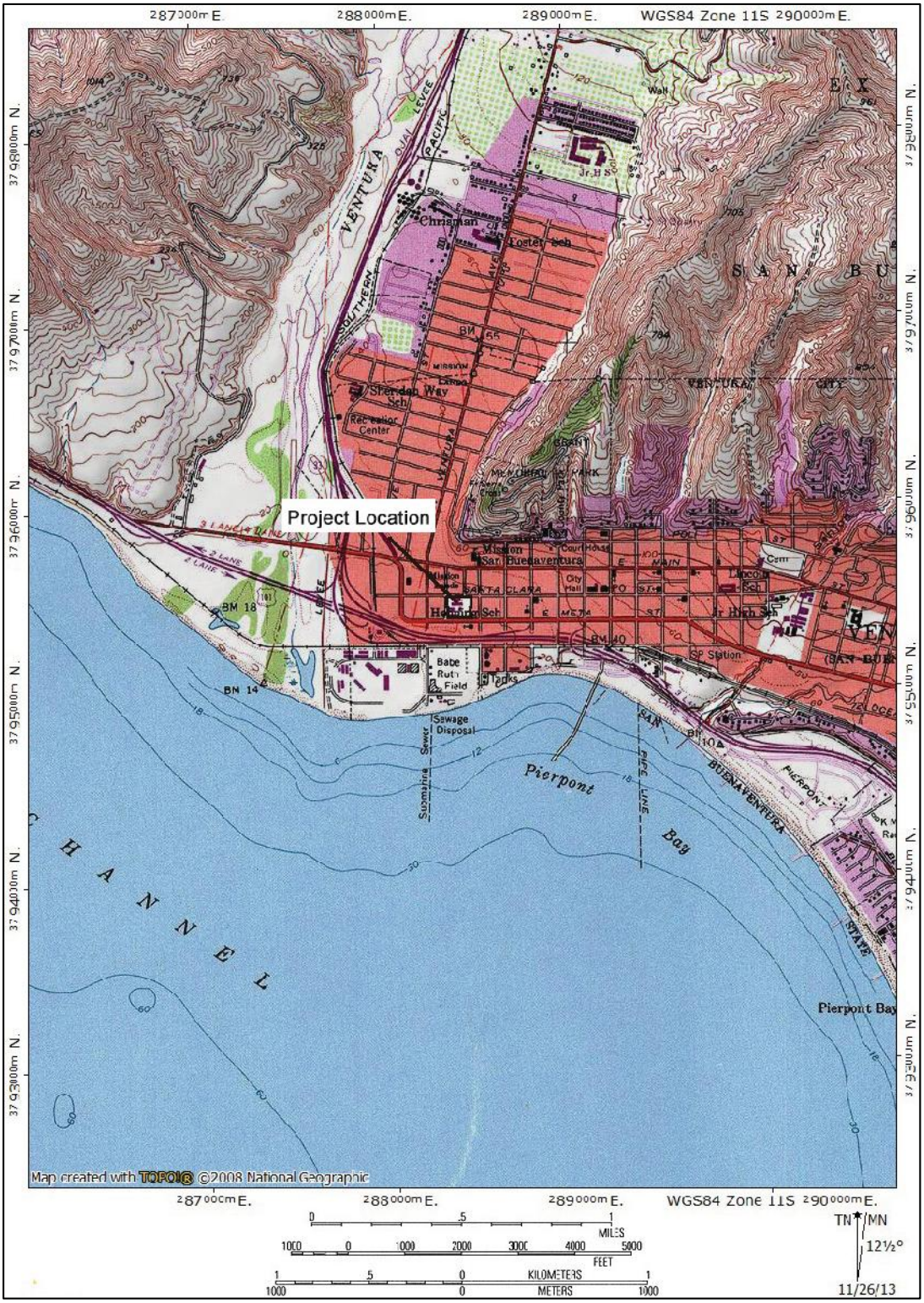

Figure 1. Vicinity Map (USGS Ventura Topographic Map, 1996).

CURRENT SETTING

The project area is the western half of the block bounded by an office complex on the east, East Santa Clara Street on the north, Junipero Street on the west, and Thompson Boulevard on the south. The parcel was owned by the Ventura Unified School District (VUSD) and used as their administrative headquarters and bus yard. There were approximately six buildings and several trailers being used in various capacities. The bus yard, the southern half of the parcel, was surrounded by a chain link fence.

There was one palm tree in the northeast quadrant of the parcel and one pine west of the main administrative building. Other vegetation consisted of various ornamentals, two formal grass lawns, and one weedy field used as a parking lot. The property is in an unsectioned portion of Township 3 North, Range 23 West of the USGS Ventura 7.5 minute quadrangle (Figure 1).

BACKGROUND

Discussion of the prehistoric occupation of the immediate vicinity has been limited to that Native American group described as occupying the project area at the time of European contact and the historically documented activities following that contact. A more detailed description of time frames and theories surrounding the formation, establishment, organization, and cultural or physical affinities of earlier populations can be found in Moratto 1984. Local history of the immediate area with details of the Indian villages and activity areas of San Buenaventura Mission is available in Greenwood 1975 and 1976.

At the time of European contact, Chumashan-speaking peoples occupied a large area that extended south along the California coast from San Luis Obispo County into Los Angeles County and east to Kern County, and included the Santa Barbara Channel Islands of San Miguel, Santa Rosa, Santa Cruz, and Anacapa (Glassow 1980; Grant 1978). The project area lies within the territory occupied at that time by a native group speaking one of the six major dialects of the Chumash language.

Known as the Ventureño Chumash, this group was distinguished from their culturally similar neighbors to the north and west, the Ynezeño and Barbareño Chumash, on the basis of linguistic deviations noted by the early Spanish missionaries of the area, rather than by any apparent difference in social or economic organization. The Ventureño (so named because of their association with Mission San Buenaventura) were the southernmost of all the Chumash peoples and spoke one of four Chumashan dialects considered as forming a core group of more closely related forms (Grant 1978; Kroeber 1953).

Native American culture in this region evolved over the course of some 9,000 years and has been described as having achieved a level of social, political, and economic complexity not ordinarily associated with hunting and gathering groups (Greenwood 1972). Ethnographic information about the culture is most extensive for the coastal populations, and the culture and society have been well documented for groups such as the Barbareño and Ventureño Chumash. Much of what is known of the Ventureño has been provided by the journals of early Spanish explorers and by accounts of Chumash informants.

The Ventureño, like their neighbors, exploited a wide variety of marine and terrestrial resources within an ecosystem similar to that of their neighbors in Santa Barbara County. The limited area occupied by the Barbareño Chumash, a narrow coastal plain bounded on the north by the Santa Ynez Mountains, combined with a productive near shore fishery, resulted in the establishment of substantial permanent villages (Glassow and Wilcoxon 1979). These large villages provided centralized locations from which the inhabitants ventured to exploit available or seasonal resources, and disperse surplus resources and manufactured goods through intervillage exchange networks.

European incursions into the Ventureño area began with the arrival by sea of Juan Rodriguez Cabrillo on October 10, 1542, at the coastal Chumash village of *Shisholop* (Greenwood and Browne 1969). Here, at the present site of the city of Ventura, the Spaniards were met by “many very good canoes, each of which held 12 or 13 Indians.” This prompted the visitors to name the settlement Pueblo de las Canoas. Cabrillo and his men remained in the area until the 13th of the month, trading glass beads for items of local produce (Engelhardt 1930:4; Grant 1978:518). This first encounter was followed in December 1602, by a visitation of three ships under the command of Sebastian Vizcaino, and again in August 1769, by the land expedition commanded by Gaspar de Portolá.

The Franciscan Padres Juan Crespi and Francisco Gomez accompanied the Portolá expedition, and Crespi described the native “pueblo” as consisting of 30 large houses with no fewer than 400 inhabitants. The first Roman Catholic Mass in Ventura was celebrated at this time, the location was renamed La Asuncion de Nuestra Señora, and the seeds of the coming Spanish mission system were planted in the local populace (Engelhardt 1930:6-10).

> The subject parcel and its surroundings were originally part of the land holdings of the Mission San Buenaventura. Founded in 1782 by Fray Junipero Serra, this was the ninth mission in a series of 21 such spiritual outposts established by the Franciscan order in what was then Alta California [Triem 1990].

Mission San Buenaventura flourished for nearly 50 years until a combination of factors led to its decline. The toll which introduced European diseases took on the neophyte population of native Chumash peoples, the waning financial support from Spain, and the

eventual takeover by the newly established Mexican government in 1822, all weakened the entire mission system. The final blow came in 1833, when the Mexican government secularized the mission system. This action removed most of the mission property from the hands of the church and made it part of the public domain, available for lease or sale (Drapeau 1965). Perhaps to maintain the self-sufficient lifestyle of the mission, the church was allowed to keep, in addition to the church building itself, "... an enclosed garden of an area of about five hundred varas square more or less" (Drapeau 1965). The remainder of the vast mission tract was granted to Jose de Arnaz in 1846 and became the Ex-Mission Rancho (Drapeau 1965; Thompson and West 1883).

A Patent was issued by President Abraham Lincoln in 1862 confirming title of the church and gardens of Mission San Buenaventura to the Bishop of Monterey (Engelhardt 1930:92). A sketch made in 1865 depicts a large building to the northeast of the main Mission quadrangle and possibly in the vicinity of the project area. In 1869, surveyor George H. Thompson produced a plat map of San Buenaventura that included the outline of the mission complex overlaying the street and block layouts. Overall, the vicinity of the project area contained numerous mission period activity areas and structures. One of the important aspects of this vicinity is that very few of the California missions still retain any evidence of such features, possibly less than five of the 21 missions in the State.

The City of San Buenaventura was officially organized in 1866 encompassing lands in the immediate vicinity of the mission (Triem 1990:43) that were dominated by non-Anglo citizens.

Parcel History

Block 116 remained in the possession of the Catholic Church until May 1873 when the Bishop of Monterey, the Reverend Thaddeus Amat, donated the land to the County of Ventura "on the condition that the County would build, within two years, a court house not to cost less than $10,000" (Heil 1973). The following excerpt from an advertisement in the *Ventura Signal* of August 1873 details some of the specifications for the new courthouse and jail:

> ...provide for the erection of a building at a cost not to exceed Ten Thousand Dollars gold or silver coin.
>
> The said Court House and Jail to be a plain building must be two stories in height, each to be fifteen feet in height in the clear, and constructed of stone and brick. Jail and cells to be in accordance with the laws of the State of California [Heil 1973].

The contract to construct the new courthouse was granted in September 1873 to William Dewey Hobson and his partner, T. B. Steepleton (Heil 1973). Mr. Hobson, who had been

instrumental in the founding of Ventura County, was to be responsible for the brickwork for the courthouse, and Mr. Steepleton for the carpentry (Heil 1973; Sheridan 1921). W. D. Hobson was a well known builder having constructed many of the brick buildings in town including the Peirano Grocery Store which is still standing (Percy 1968).

The new courthouse and jail building was completed in February 1874 (Heil 1973). A contemporary photograph and lithograph of the structure depict a plain - by Victorian standards - but handsome two story brick building (Figure 2) with an entry porch supporting a small balcony, with several large trees in front (Percy 1968:13; Heil 1973:32). An 1880 account in *Pen Pictures of Ventura County* further describe the scene:

> Going south one block from the Palace Hotel we find the Court House, is half hidden from view by a double row of olive trees in what was once the old Mission Orchard [Bledsoe 1963].

Figure 2. Courthouse, ca. 1870s, view to the west (Courtesy Museum of Ventura County).

A somewhat more colorful description of events hinting at additional uses for the property adjacent to the courthouse and jail was outlined in the following excerpt from *Sheriffs of Ventura County* suggesting that the grand jury failed to react to some of the less decorous activities in town:

> It was in 1884, also, that this group of respectable citizens declined to take action on two bawdy houses "stocked with strumpets," located next to the Ventura County courthouse. There had been no complaints, reported the jury, from the inmates of the county jail (Callachor 1885).

There is no specific description of where these "two bawdy houses" were located, but the 1886 Sanborn map does depict two other structures on the same parcel.

The 1886 Sanborn map illustrates the combined "County Court House & Jail" within the northwest portion of Block 36, facing Santa Clara Street. An extension off the east side of the building is labeled Hall of Records, and an enclosed jail yard is shown off the south side of the building. A small single story wood frame "shed" was located just east of the courthouse and a "water closet" stood approximately 60 feet to the southeast (Sanborn Fire Insurance Map [SFIM] 1886). Also shown is a dwelling off Figueroa Street, outside of the subject property, but whose stable (also labeled "A" for auto house) and a small wood frame structure fall within Parcel 1. All of these structures appear in a photograph thought to date circa 1882 (Charles Johnson, personal communication 1999) which gives an excellent overview of the subject property (VCMHA photo 8270). The area and structures are pictured as unchanged on the 1891 Sanborn map.

By 1892, the Sanborn map renders the County Jail as a detached brick building located approximately 50 feet south of a newly expanded County Courthouse building that now includes a "Record Vault" in the original part of the building, and a second vault in a new addition at the rear (Figure 3, VCMHA photo 9093). Also new were a small wood frame structure immediately east of the jail and a large building indicated as storage with an attached, open sided wood "shed" located roughly 75 feet east of the jail.

The reports that the original jail facility was substandard, resulting in several jailbreaks, probably led to the construction of the separate building (Callachor 1985). The new two story jail was almost as large as the original courthouse building, and an early photograph taken from the rear shows a plain, solid structure surrounded by a high wire fence (Percy 1976:15).

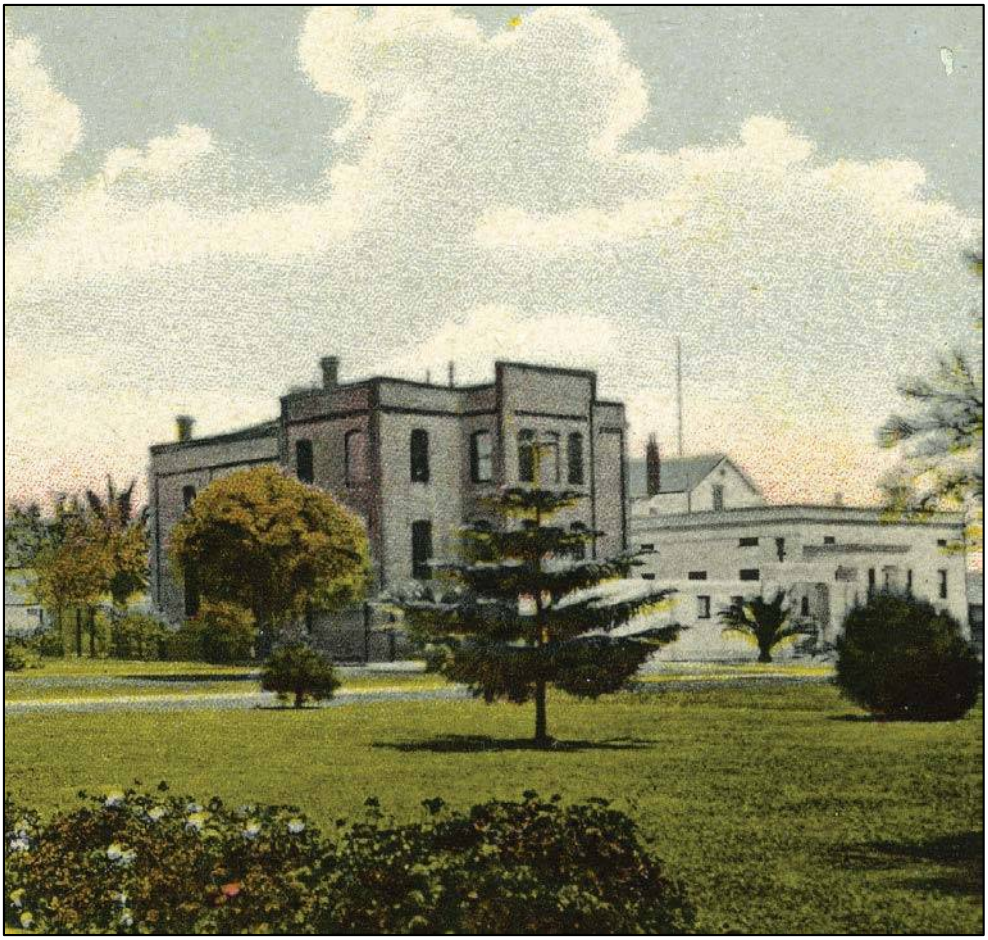

Figure 3. Jail 2, ca. 1900, view to the southeast (Courtesy Museum of Ventura County).

Another significant addition to the property was the County Hospital built south of the County Jail at 51 Meta Street (SFIM 1892). The exact date of construction for the hospital remains undocumented, but the local newspaper reported on June 10, 1887 that Mrs. John Larmer had been appointed to maintain and care for the County Hospital (*Ventura Free Press* 1887). The structure was depicted as a two story wood frame building with several outbuildings to the rear including a small stable and a “wood rm.” (SFIM 1892). Two excellent photographs of the hospital, taken around the turn of the century, show a well kept, two story, simple Victorian structure with wood siding, and a full facade porch supporting an upper balcony (Figure 4, VCMHA photo 522).

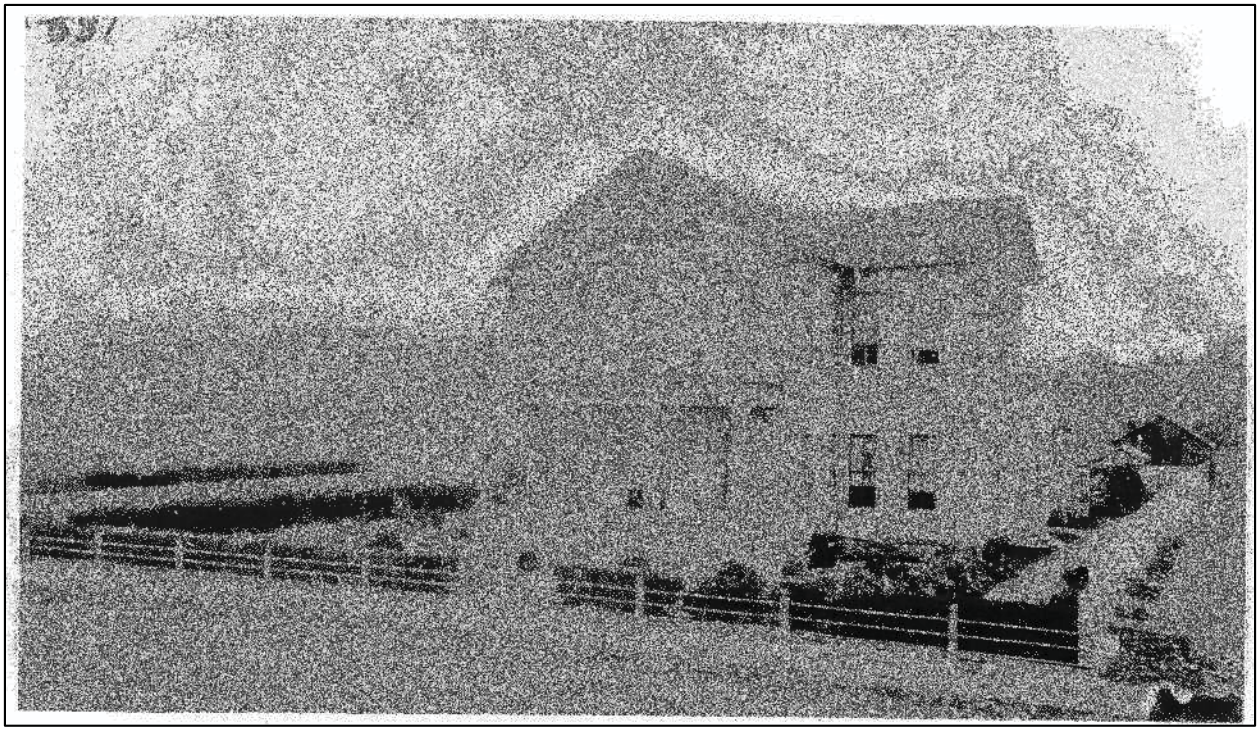

Figure 4. Ventura County Hospital, ca. 1900, view to the northwest (Courtesy Museum of Ventura County).

The structure associated with the adjacent property to the east (now 27 Figueroa Street) had been expanded by 1892 with a “Hay Barn,” part of a stable, and two small outbuildings falling within Parcel 3. To the south of this there were also portions of a “Wood Ho.,” another stable, and two small wood outbuildings within the subject parcel, all associated with a dwelling at 77 Figueroa Street (SFIM 1892). This was the property of Elvira Solari Wagner and Edward Matt Wagner at this time, and Wagner remained there until around 1912 (Schmidt, Schmidt, and Greenwood 1995).

The 1906 Sanborn map illustrated the addition of a “Clock Tower” in front of the County Courthouse and expansion off the southeast corner (SFIM 1906). The small structure immediately east of the County Jail was removed, and the storage shed, farther east and now of brick construction, incorporated a large wood frame water closet on the north end.

The County Hospital’s outbuildings had, by 1906 (SFIM), been reconfigured and enlarged and were now depicted as a stable attached to a brick building labeled “Rooms,” and another large brick building, also labeled “Rooms,” abutting the storage shed of the County Jail. The structures associated with the residence at 27 Figueroa Street remained basically the same with one small outbuilding removed. The earlier structures related to 77 Figueroa Street had been removed, and a large 1½ story stable constructed adjacent to the jail storage shed and hospital rooms. A small wood frame building, probably an outhouse, appeared to the rear of 32 Figueroa Street, the home of Mercedes Solari

(Schmidt, Schmidt, and Greenwood 1995) which had been newly completed in 1892 (SFIM 1892, 1906).

By 1910, the stable and a portion of the attached rooming structure located behind the County Hospital had been removed (SFIM 1910), and in their place was a large adobe structure, labeled simply “Jail.” Property lines appear to have been altered at this time, and the area previously containing the hay barn associated with 27 (now 319) Figueroa Street now fell within County land holdings. In this newly acquired section a stable had been erected abutting the east side of the County Jail storage shed (Figure 5).

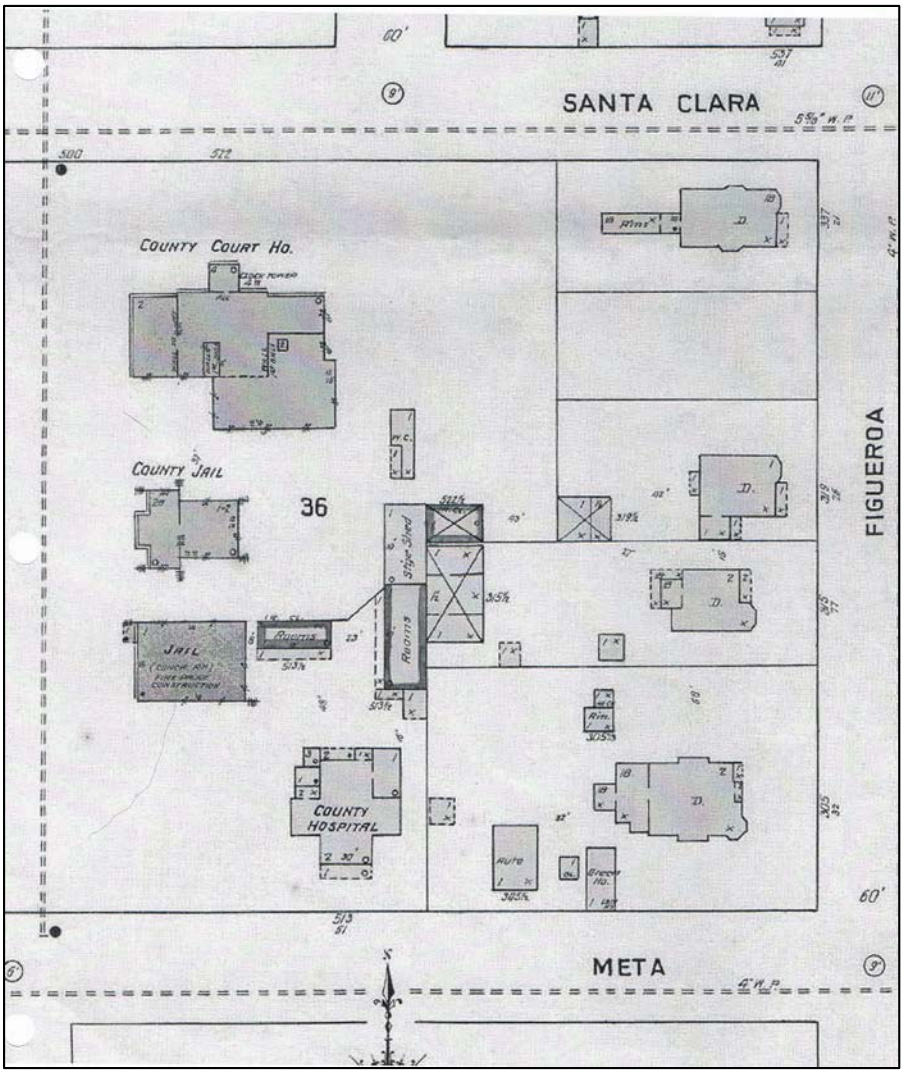

Figure 5. Sanborn Fire Insurance Map, 1910.

The stable to the rear of 77 (now 315) Figueroa Street had been enlarged and a small wood frame outbuilding added. The residents at 32 (now 305) Figueroa Street now had a wood fame garage on Meta Street.

According to the City Directory listings, the Ventura County Courthouse was relocated to a newly constructed building on Poli Street, at the head of California Street, on January 1, 1913 (Los Angeles City Directory Company [LACDC] 1912). The "old" County Courthouse, although abandoned as a center of government, continued to be listed on Santa Clara Street until 1921 when it was demolished (LADC 1921; Sheridan 1921). The demise of the "Old County Courthouse" was reported in the *Daily Post* of July, 22 1921:

> The old courthouse in this city is fast disappearing under the direction of Contractor A. Pefley, who purchased the building for $200 long after it had been abandoned. All the brick walls have been torn down and the brick, with little exception, have been moved and have found their way into the erection of other buildings which the contractor has been erecting in this city [Sheridan 1921].

Sheridan went on to describe how the county's efforts to have the building demolished prior to World War I were frustrated when the only bidder "wanted the county to pay him for tearing down the building and also to give him the material." After a while, "it was turned over as a housing place for a number of indigent Mexican families." Numerous complaints from the citizenry about "the people who occupied the place," and about the poor condition of the building finally forced the Board of Supervisors to renew their efforts to find someone to raze it. Mr. Pefley was chosen for the work and "said afterwards that was a bonanza, for he realized 200,000 brick from the building and a lot of very good lumber."

No such details have been found to describe the removal of the County Hospital which also ceased to be listed after 1921 (LADC 1921). The facility had been moved by 1926, the date of publication of the first available directory providing the location of the new County Hospital on Foothill Road (LADC 1926). The Jail House seems to have persisted a bit longer with mention of the "rear of Old Court House" appearing until 1926 (LADC 1927).

The next available Sanborn map (1928) portrays a complete transformation of property use for most of Parcel 1. The former location of the County Courthouse and Jail was occupied by the May Henning Public School, a large one story brick building with a clock tower, bearing the address of 128 East Santa Clara Street. According to the *Daily Post*, the May Henning School was to be "opened for the coming fall term" of 1923 as a replacement for the old Hill School (Sheridan 1923). This new school included within its new clock tower the original town clock from the "old" county courthouse. In addition to the main school building, a small brick structure labeled "class room" was located off E. Meta Street near the eastern portion of the parcel.

Other changes within Parcel 1 for 1928 included the conversion of the stable at the rear of 315 Figueroa Street into a garage; the conversion of the Solari home to a boarding

house and its garage to a duplex; and the construction of a small wood frame dwelling, a garage, and a brick grocery with attached garage.

The City Directory for 1928 suggests that Edward L. Calvert operated the grocery store at 519 Meta Street (LADC 1927). By 1930, the business had been acquired by James M. Calvert who was living in the small house at the rear (LADC 1929). By 1934, the grocery story was gone and the property, now 149 E. Meta Street, was listed as vacant (LADC 1933). The next commercial use of this building occurred in 1938 when the *Los Angeles Examiner* maintained an office there for one year (LADC 1937), while in the 1941-1942 City Directory, Joseph Phillips is listed as a news dealer at the same address (LADC 1941).

During this period the remaining structures along East Meta Street within Parcel 1 survived as single family residences. By the time of publication of the 1948-1949 City Directory, the May Henning School was the only occupant of the subject property (LADC 1948). The 1951 Sanborn map illustrates that the school had added a restaurant to the property southeast of the main building. The subsidiary class room that appeared on the 1928 Sanborn had been removed, and where the grocery and duplex had once stood, two new brick structures had been erected with addresses at 149 and 159 E. Meta Street. Both were labeled as storage buildings (SFIM 1951), and according to the 1959 City Directory, now listed as 157 E. Meta Street, they were the facilities of the Ventura Elementary School District Maintenance Shop (RLPC 1959).

In 1961, the May Henning Public School was no longer functioning, and the Ventura Elementary School District Maintenance Shop had also vacated the property (R.L. Polk Company [RLPC] 1961). The next tenant of Parcel 1 was the City Offices of the San Buenaventura School District Department of Building and Grounds with 120 E. Santa Clara as its address (RLPC 1962). In 1963, the School District moved its Administrative Center to the property on E. Santa Clara Street (RLPC 1963), and the building at 157 E. Meta Street became the San Buenaventura School District Warehouse in 1964 (RLPC 1964). In 1967, the School District became the Ventura Unified School District and it has maintained its Administrative Offices at this location since that time (RLPC 1967). The property is also currently the location for the School District's bus maintenance yard.

In summary, the project area has had a long land use history, serving a variety of purposes for a succession of occupants, and each area may contain evidence of any or all of these occupations extending from prehistory to the present. Within sight of the Native American village of *Shisholop* and historically incorporated as part of the mission gardens within the greater Mission San Buenaventura complex, there is potential to encounter Native American or Spanish Mission cultural deposits or structures within the parcels that cannot be observed from surfaces which have been developed or paved. Previous investigations in the vicinity have served to demonstrate the broad distribution of such resources in the area, often lying intact beneath the existing structures.

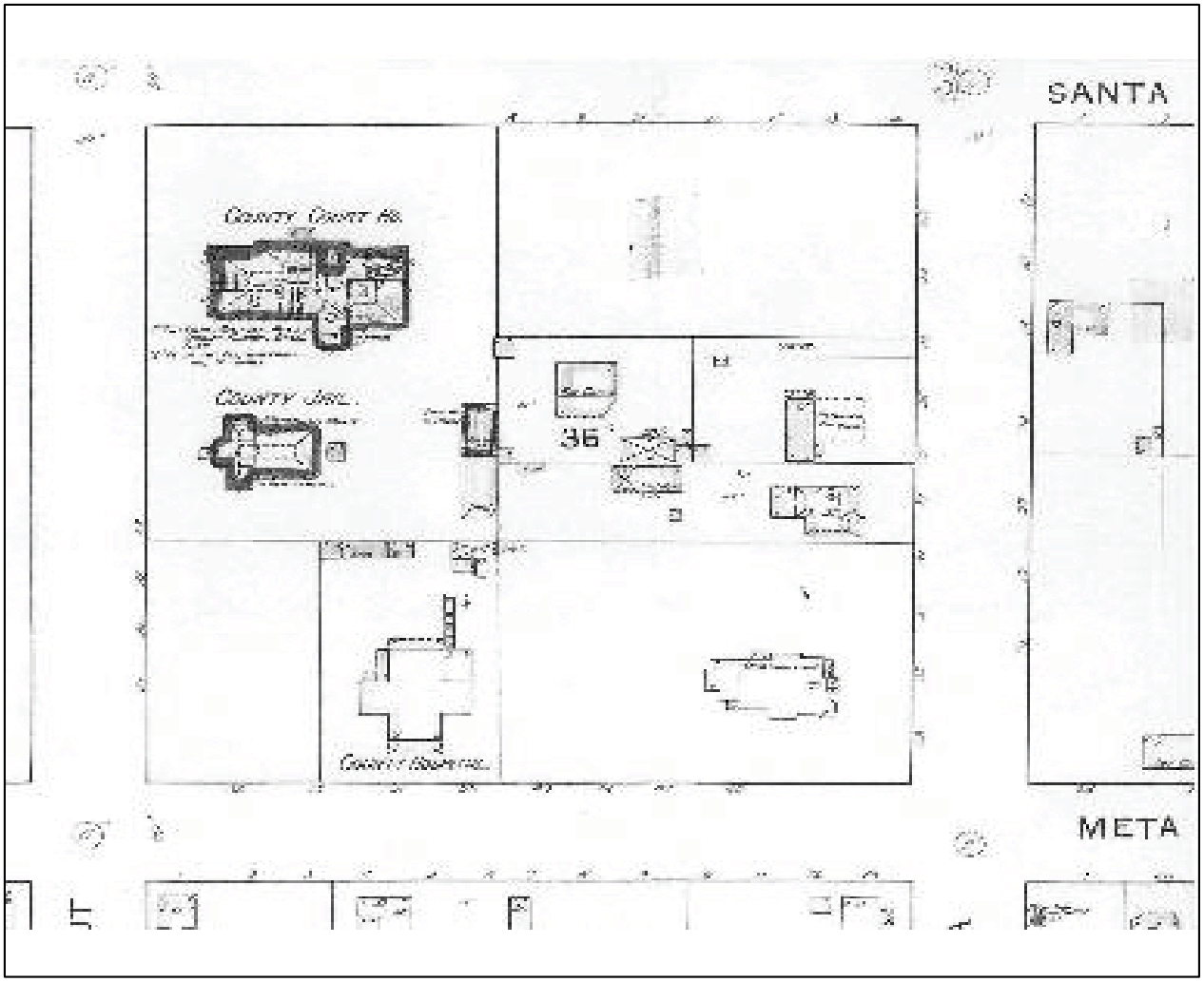

Figure 6. 1896 Sanborn Fire Insurance Map of Parcel 116.

Previous research suggests that portions of the mission aqueduct system extend through the project area (Browne 1974), and early maps portray the mission garden wall in the general vicinity of the eastern property line of the parcel; both raise the possibility that as yet unknown mission features related to the garden and other activities might be found within the parcel.

Later, Euroamerican occupations resulted in the development of the parcel to 31 individual structures, including the original Ventura County Courthouse, Jail, and Hospital complex with its appurtenant structures, the May Henning School, two dwellings, and three commercial enterprises, each with its accompanying outhouses and storage facilities. Assessors Block 116, Parcel 1 might reasonably be expected to contain evidence of structural remains and refuse deposits related to any or all of these structures and their associated occupations and related activity areas.

METHODS

Field work was conducted between January May 29, 2007 and August 22, 2007, under the supervision of John M. Foster, RPA, assisted by archaeologists Linda Rehberger, Marisa Solórzano, Jennifer Foster, Varick Kirsten, Joe Kennedy, K. Ross Way, Paula Pugh, and Julie Tumamait-Stenslie, Native American monitor and consultant.

The initial phase of work consisted of mechanical clearing utilizing a Caterpillar backhoe with a two-foot wide bucket. Areas to be cleared were identified by reference to Sanborn Fire Insurance Maps. The backhoe used its front end loader to scrape the area flat and then to remove overburden. The clearing was to sample each area of the site to assess soil development, determine relative measure of artifact density, and to search for known historical features, primarily of a structural nature. Exposures of variable size were excavated to target specific structures. Spoil from the backhoe was closely monitored during trenching but not screened. The equipment operator was asked to desist temporarily at any place where possible cultural remains were observed, and visible material was collected.

Hand excavation was carried out on all features after the initial discovery (Figure 7). The horizontal extent was determined and the artifacts removed. In cases of stone alignments or tile concentrations, overburden was removed and the feature detailed until it was certain no other materials were in association.

All work was recorded with professional field notes, profiles, photographs, drawings, and a comprehensive scaled map was prepared to indicate both the location of all trenches and excavation units, and an accurate depiction of the cultural remains. The archaeological site record was updated.

Field Investigation

Integral to the field work was the historical research prepared in advance of the project. In partnership with the Museum of Ventura County, Library staff, newspapers, photographs, documents, records, and maps were consulted for relevant information. The collaboration extended into the field work when new features were found and their information, location and type were then researched for additional information at the library. This instant access provided opportunities to anticipate what the feature might be, its configuration, and time period when it was created. The field work evolved around the interchange of ideas and identification resulting in a higher level of documentation and interpretation.

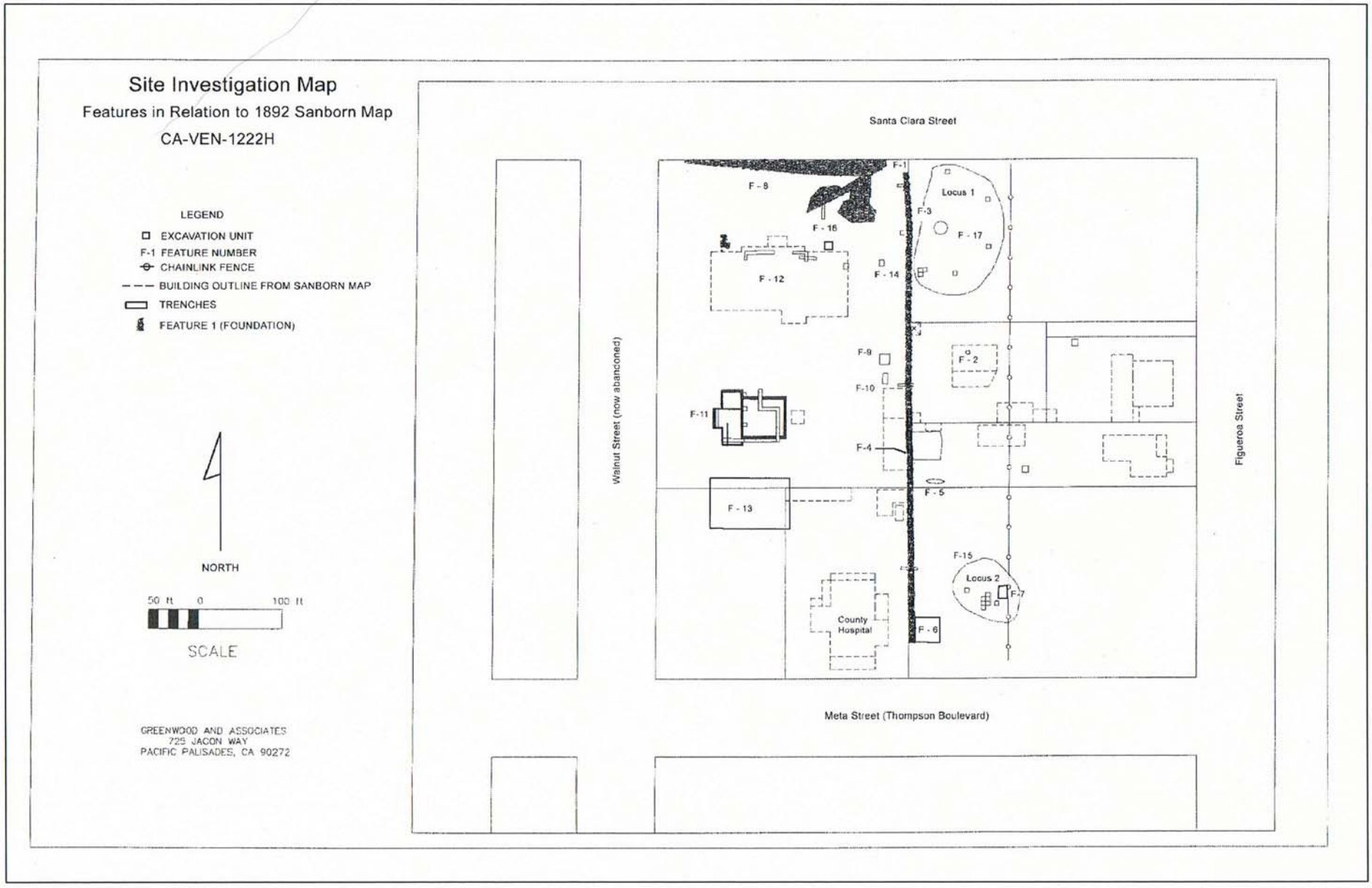

Figure 7. Site Investigation Map.

Much of the research provided pin point mapping that allowed field work to locate and identify potential archaeological features. While the work on historical structures and other obvious features was greatly facilitated by the historical record, data on historical Native American usage and locations were seldom indicated or even mentioned. It is assumed that most, if not all, of the structures of the Mission Period were constructed by the Native Americans, and it was a priority to locate their living areas, work areas, habitations, and other aspects of day to day life that might be present within the project area. Initial testing by trench excavation and screening of trench spoil failed to find any historical materials of any kind on the west side of the parcel. Historical Native American artifacts were located in the northeast part of the parcel and this area was designated as Locus 1. Subsequent monitoring for project stabilization led to intensive scrutiny of an area south of Locus 1 and resulted in the designation of that area as Locus 2. Both areas contained Native American artifacts in quantity and appeared to be relatively intact with in situ artifacts and deposits.

Locus 1: Northeast corner of the parcel.

Initial trenching at the parcel in 2004 (Foster and Greenwood 2004) had recovered Native American artifacts, marine shellfish, and quantities of animal bone. The area was designated as Locus 1 for further consideration. In 2007, twelve 1 x 1 m controlled units were excavated in that location. Table 1 provides unit designations and depth of excavation.

Table 1. Locus 1 Unit Designations and Depth

Unit	Depth of Cultural Materials (cm)	Maximum Depth (cm)
N0/W1	90	100
N0/W8	60	70
N1/W7	70	100
N1/W8	70	100
N14/W12	20	40
N17/E8	50	70
N19/W1	60	100
N2/W6	70	100
N2/W7	70	100
N5/E10	70	100
N7/W6	40	70
N8/W6	50	70

As a group, the units in Locus 1 had the greatest abundance of artifacts between 20 cm and 60 cm, and they were concentrated in the southern part of the locus. Excavation was therefore concentrated in that area. This was a simple vectoring of data to seek the greatest yield of materials. Mechanical trenching, trench wall clearing, and spot screening of spoils confirmed the presumption that the north, west, and east sections of the locus lacked the quantities (< 10 artifacts/level) and items necessary to justify additional excavation.

Locus 2: Southeast corner of the parcel.

Monitoring of "I" beam emplacement involved observing an area 20 feet from the edge to a depth of 4 feet around the perimeter of the parcel. The monitor observed fragmented bone and marine shellfish and called a halt to the grading which was temporarily redirected to another portion of the parcel. Subsequent observations indicated that intact remains were present, including animal bone, Mission Period floor tiles, and marine shell. An area of approximately 30 x 30 meters was designated as Locus 2. The cultural deposit was characterized by a dark brown midden with numerous fragments of marine shell and animal bone. The cultural horizon was usually no more than 20 cm thick and underlain by a tan silty clay which was quite distinctive and lacked any cultural constituents. Shovel test pits were excavated in the center of each unit to an additional depth of 20 cm to verify the presumption of sterile soil and that secondary deeper deposits were not present.

Table 2. Locus 2 Unit Designations and Depth

Unit	Depth of Cultural Materials (cm)	Maximum Depth (cm)
S19/W1	25	30
S72/E8	30	30
S73/E7	30	30
S73/E8	30	30
S73/W7	30	30
S74/E10	30	Sewer line at 20
S74/E7	25	30
S74/E8	20	20
S75/E7	30	30
S75/E8	25	30

Distributional Analysis of Artifacts by Loci

Excavation of the two loci was concurrent and it was observed that the types and quantities of artifacts appeared to be different. Laboratory analysis of the items recovered confirmed that there was a distinct difference between the bead types (both shell and glass) and types of other artifacts.

Best illustrating these differences of presence/absence were the glass and shell beads. The 19 varieties of glass beads recovered are summarized in Table 3:

Table 3. Distribution of Glass Beads by Locus

Color	Shape	Locus 1 (North)		Locus 2 (South)	
		No.	Percent	No.	Percent
Aqua	Cylinder	4	7	0	0
Blue	Cylinder	11	18	11	48
Aqua	Globular	3	5	0	0
Blue	Globular	10	16	8	35
Blue/Green	Cylinder	1	2	0	0
White	Cylinder	4	7	0	0
Green	Cylinder	4	7	0	0
Lt. Blue	Cylinder	2	3	2	9
Lt. Blue	Faceted	1	2	0	0
Dark Blue	Cylinder	1	2	2	9
Red	Globular	6	10	0	0
Dark Pink	Globular	1	2	0	0
Blue	Globular/wound	2	3	0	0
Dark Blue	Globular	1	2	0	0
Amethyst	Wound torpedo	1	2	0	0
Red/Black	Cylinder	2	3	0	0
White	Globular	5	8	0	0
Pink	Cylinder	1	2	0	0
Lt. Blue	Globular	1	2	0	0
Total		61	100	23	100

All 19 of the identified types were present in the north locus, and only 4 types were identified in the south locus.

Of the shell beads, 10 types were identified and are presented by location and type in Table 4:

Table 4. Distribution of Shell Beads by Locus					
Type	Shell Type	Locus 1 (North)		Locus 2 (South)	
		No.	Percent	No.	Percent
Disk	*Olivella*	704	92	582	95
Disk	H. *rufescens*	31	4	24	4
Disk	*Dentalium*	5	1	2	>1
Disk	*Mytilus*	3	>1	0	0
Blank	*Olivella*	9	1	3	>1
Whole	*Olivella*	3	>1	0	0
Spire ground	*Olivella*	4	>1	0	0
Rectangular	*Tivela*	1	>1	0	0
Blank	*Tivela*	3	>1	0	0
Blank	*Dentalium*	1	>1	0	0
Total		764	100	611	100

While the overall percentages of *Olivella* disks were similar, the range of variation in Locus 1 was greater than in Locus 2.

Artifacts that could be confidently identified as Native American were tabulated by locus as shown in Table 5:

Table 5. Distribution of Native American Artifacts by Locus				
Artifact	Locus 1 (North)		Locus 2 (South)	
	No.	Percent	No.	Percent
Steatite fragments	23	47	5	50
Tarring pebble	6	12	3	30
Chert core	1	2	0	0
Debitage	13	27	2	20
Worked Shell	1	2	0	0
Chert scraper	1	2	0	0
Basketry tar (impression)	1	2	0	0
Ground stone fragment	1	2	0	0
Chopper	1	2	0	0
Flake	1	2	0	0
Total	49	100	10	100

The difference between volumes excavated (7.20 m^3 in Locus 1 and 2.75 m^3 in Locus 2) makes direct comparisons problematic. The presence/absence of artifact types may

define the assemblage being considered, and thus in areas where the sample size is limited (Locus 2), it may not reflect the universe of artifacts that were present. It is generally a given that the greater the sample size, the more likely it reflects what was present. Factors of disturbance precluded additional excavation, and the inherent limitations of the data hinder confidence in the interpretations. Given the limitations of the sampling, it appears that the number of trade beads per cubic meter in Locus 1 is 8.5/m^3, and in Locus 2 it is similar at 8.3/m^3. The shell beads in Locus 1 are 106/m^3 (no. = 764) and in Locus 2 they are 222/m^3 (no. = 611) indicating a higher density of beads in the southern locus, especially in view of the smaller sample recovered. The differences in density might reflect longer usage or possibly more intense usage, or a chronological distinction.

Although interpretations of the loci are hindered, hypotheses can be offered that might explain the observed differences. The primary explanation is that the differences in the constituent artifacts between the loci are a factor of time.

Beads in Chumash society during the Mission Period were used as currency, symbols of wealth and status, and ornamentation (Alex Kirkish, personal communication 2013). In the early 1970s students from California State University, Northridge visited Castle Peak in the San Fernando Valley where melted glass trade beads were observed and were interpreted as offerings. The presence of beads in an archaeological assemblage is generally interpreted as loss, evidence of bead manufacturing, or association with burials. The beads in Loci 1 and 2 appear to represent loss although there is some evidence of bead manufacturing in the presence of bead blanks. If it is assumed that the majority of beads are present as a result of loss (for example, breaking of a string), then the variation of beads should be relatively random.

The disparity in the different types of trade beads between the two loci might reflect differential usage by people of different status. The underlying assumption is that higher status individuals had differential access to more beads and greater variation. Testing the status hypothesis would need to consider the time frame of shell beads that were found in the two loci. Shell beads in Chumash areas during contact and earlier tend to have finer ground edges than in the later periods when the beads are described as chipped with gear-like appearance (Alex Kirkish, personal communication 2013). If the difference between the types of trade beads is a factor of time, then there should also be a clear difference between the types of shell beads in the two loci.

Shell and bone frequencies were also compared and reported in Table 6:

Table 6. Bone and Shell Weights by Loci per cubic Meter			
Locus 1 (North)		Locus 2 (South)	
Shell	4,509/m^3	Shell	4,553/m^3
Bone	2,769/m^3	Bone	4,023/m^3

The density of shell in both loci is nearly equal but there is nearly a third more bone in Locus 2. If time is the distinguishing difference between the two loci, it would be useful to identify the bone as to species and determine if there are any differences in consumption/usage. The same evaluation for shell would be useful to determine if there were changes in the frequencies, species, and catchments being exploited. If time is not the key factor between the two deposits, there would be significant opportunities to evaluate activity areas between the two locations and potentially define the functions of each.

Feature 1

Description: This feature consisted of an apparent earthen trench filled with river cobbles (Figure 8). The alignment is oriented north-south for 121 m, and varies in width from 1.0 to 1.2 meter. Height varies from 0.9 to 1.0 meter. The feature was bisected in three locations, north, central, and south, and profiled in two. No builder=s trench was discerned. The overburden (0.3 to 0.6 m) on top of Feature 1 was removed by a backhoe and the components detailed by hand. The soil surrounding the feature was removed for a distance of 0.3 m to determine if additional alignments or features were associated. Features 3 and 4 were found in close proximity and may be associated.

The cobbles were primarily river worn sandstone with some granitic examples. None appeared to be fire affected. The size of the cobbles varied from 3 cm to more than 70 cm in length. In general, the stones appeared to be laid flat. In some areas the edges were lined with elongated stones with the narrow points out, which in a masonry context would be called a header bond. In the northern end of the alignment there were concentrations of smaller stones above the larger ones, suggesting that they may have been part of a leveling course.

At least five modern pipe alignments crossed the feature at various locations. In the center, a considerable number of stones had been removed to lay a sewer line. In general, the intrusive pipes were excavated no deeper than 0.2 m into the stones. The detailing of the feature revealed gaps between the stones, sometimes for more than 2 meters. The gaps were probed and buried stones were always indicated. In some areas,

the stones appeared to be uprooted and turned askew in comparison with adjacent cobbles. The matrix of the feature consisted of dense clay soils with shell and animal bone in varying amounts.

Figure 8. Feature 1, North Wall Profile.

Constituents: A variety of artifacts were recovered along the feature, including a crucifix (Figure 9), shell beads, a cache of shells, and various bones. None of the materials appeared to have a direct association with the feature other than the shell concentration. The shells, all mussel, were in the top center of the alignment in an irregular 20 cm diameter circle. The other items appear to represent random losses or disturbance.

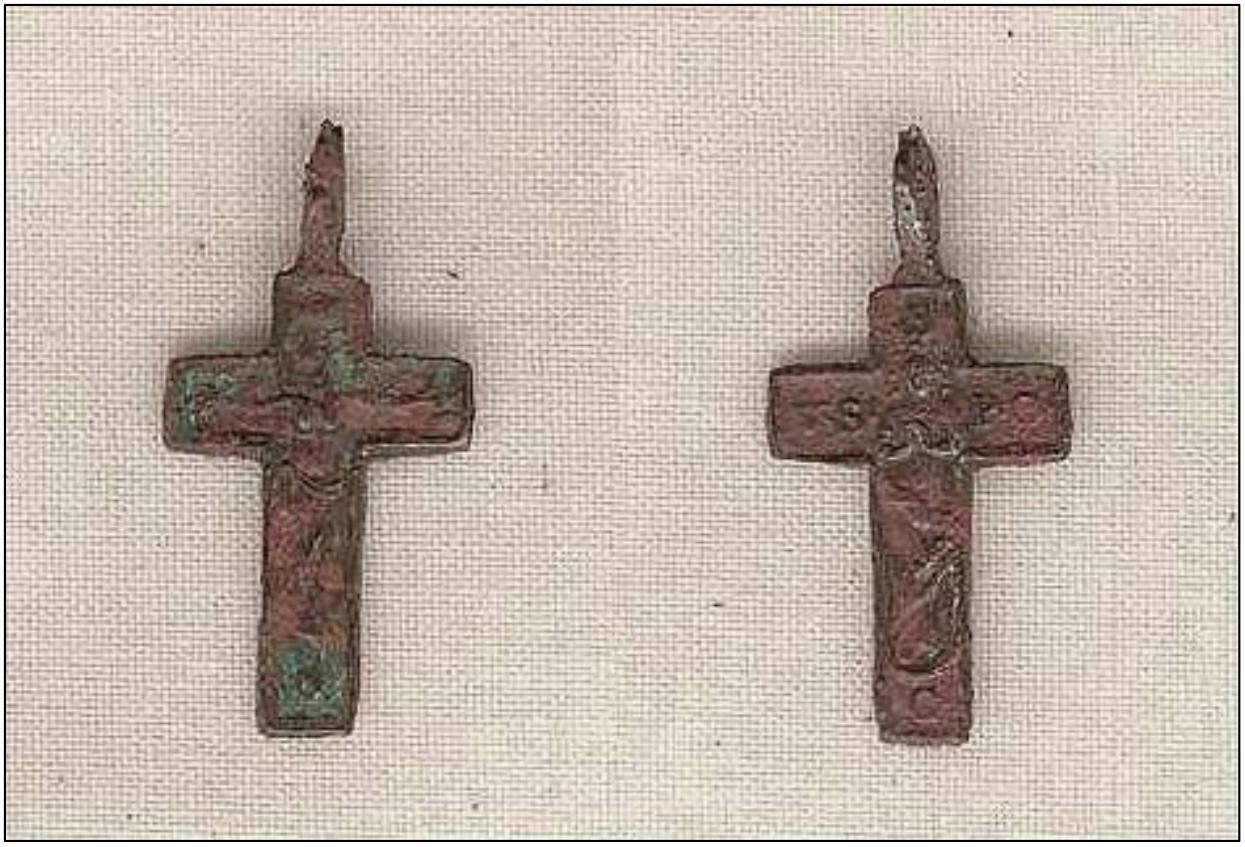

Figure 9. Crucifix found in Feature 1.

Interpretation: The artifacts, materials, and methods of construction are consistent with Mission Period construction. Archival research confirmed that the east wall of the Mission Garden was located somewhere west of Figueroa Street in the general vicinity of this feature. The cobble alignment was found to extend both north and south from the project area, suggesting that it continued in those directions. It is unclear whether an intact section of the foundation is present. The Aleveler@ stones found in the top course in the northern segment are in keeping with previous findings for adobe foundations, but the gaps between them make it difficult to demonstrate integrity. The data recovered suggest that Feature 1 is the stone foundation for the east wall of the Mission Garden complex.

Integrity: Overall the cobble filled trench was in excellent condition with a few areas of disturbance or displacement (Figure 8). It is unfortunate, but after the documentation of the feature had been accomplished, the Olson Company totally removed the feature and deposited the stones at the east side of the Museum of Ventura County during one weekend. It had been agreed that all subsurface work would be monitored by both an archaeologist and the Native American representative and this was ignored. While the

documentation of the known extent of the feature had been completed, there was an expectation that during removal additional associations might be exposed. The Olson Company filled in the trench afterwards and no examination of the trench was possible. A complaint was filed with the City over the matter.

A view of the foundation was observed in an 1889 photograph of the County Hospital indicating its persistence in the historical record (Figure 10).

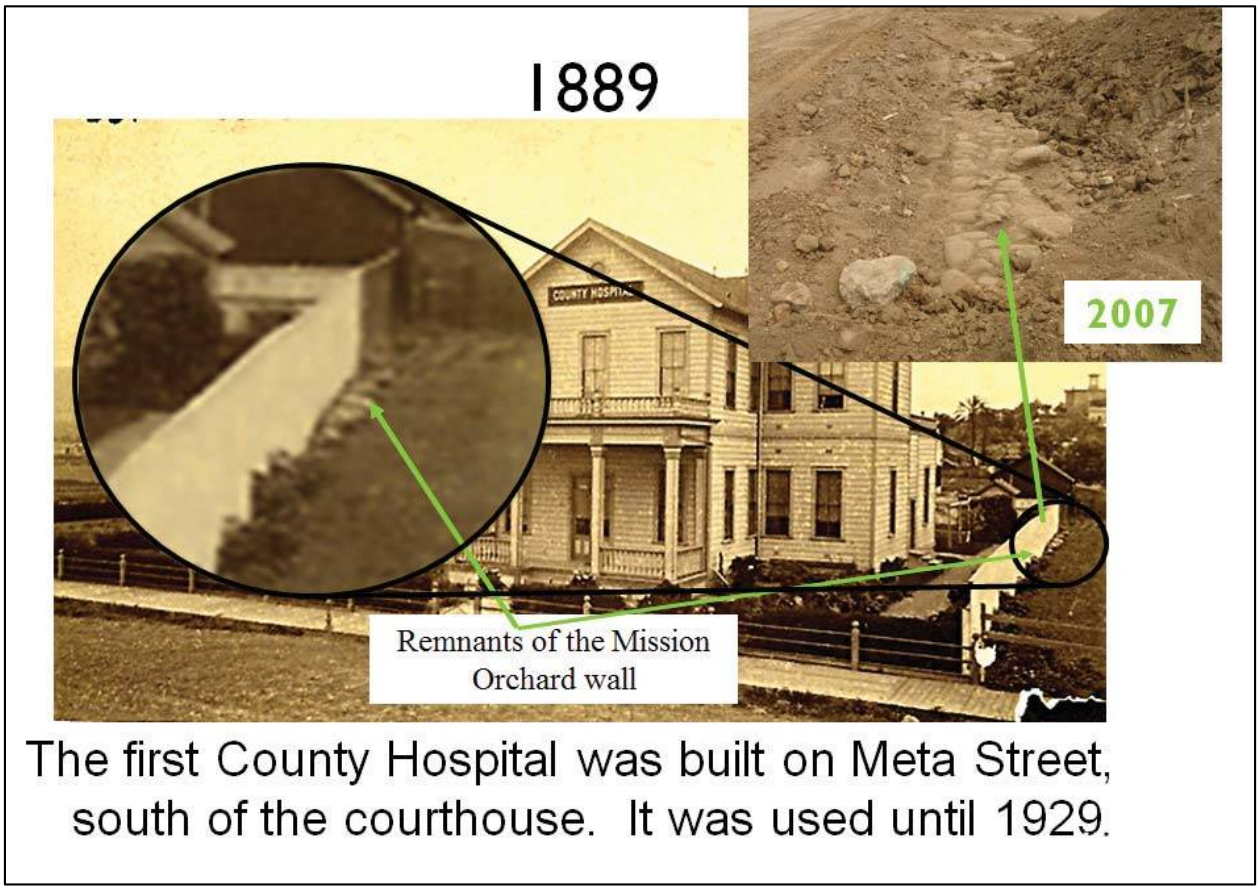

Figure 10. Detail of Hospital and Mission Garden Foundation (Courtesy Jim Holden).

Feature 2

Description: Trenching in the northeast quadrant encountered a small deposit of historical artifacts. The trench was approximately 0.3 m deep and was broadened to provide access if the feature were to be found larger. The overall exposure was 4 m north-south by 3 m east-west. The soil within and around the deposit was a mottled silty clay and appeared to be fill. The deposit was concentrated in an area measuring 1.7 by 0.8 m with an overall depth of 1.0 meter.

Constituents: Cultural materials included fired brick fragments, bottle glass, a clear glass tube, horseshoe, wire nails, large mammal bone, earthenware ceramics, canning jar fragment, clear glass tumbler, marine shell fragments, and a shaped wooden object.

Interpretation: The materials and types of artifacts are consistent with a domestic refuse deposit and may be related to one of the residences that once faced Figueroa Street to the east. Archival research suggests it was within the property of one of the structures. Based on the materials recovered, the deposit dates to the early 1900s or later.

Integrity: The overall deposit had defined boundaries both horizontally and vertically and appeared to be intact. Artifacts appear to date from the early 1900s and are consistent. Integrity of the feature was considered to be excellent.

Feature 3

Description: During the excavation of the east edge of the northern end of Feature 1, a concentration of bones was exposed. Preliminary observations confirmed that most of the bone was articulated and the remains were subsequently detailed (Figure 11). Soil was carefully scraped from the skeleton and with the use of a spray bottle, a mottled soil matrix was revealed around the remains. The animal was found on its left side with the head on the north side of the excavation. The top part of the head was missing although the lower jaw appeared to be in situ.

Figure 11. Feature 3, Dog Skeleton.

The skeleton and pit were1m north-south by 0.6 m east-west, and 0.5 m east of Feature 1. The elevation, 60 cm below grade, of the top of the remains (lower jaw) and the top of stone foundation was the same.

Constituents: The only materials within the mottled soil around the remains were four fragments of roof tile, three in the area of the head and chest. One small rock was found below the chest cavity. One shell bead was found outside of the mottled soil but is not believed to be in association. No other materials or artifacts were observed.

Interpretation: Faunal analysis of the remains identified a dog. The mottled soil around the skeleton is interpreted as a burial pit. While the only cultural materials in the burial area are Mission Period tile fragments, the association is tenuous considering the numbers of tile fragments in the general area which might have been inadvertently thrown

into the pit during backfilling. The elevation of the top of Feature 1 and the top of the skeleton might suggest contemporaneity, but the association is tenuous since the burial is 0.5 m from the edge of the foundation. In summary, the feature represents a dog burial, possibly during the Mission Period, but dating is speculative.

Integrity: The burial was missing some skeletal elements and a portion of the skull indicating some level of postdepositional disturbance. A burial pit was observed and for the most part the skeleton was articulated indicating a high degree of integrity and perhaps concern for the animal.

Feature 4

Description: Excavation of the west side of Feature 1 encountered a concentration of artifacts and materials in a single layer in the southeast quadrant of the project (Figure 12). The elevation of the deposit was the same as the adjacent stone foundation. The concentration measured 1.15 m north-south by 0.25 m east-west. No evidence of a pit, or depth, was observed nor any indication of deliberate piling of the materials.

Constituents: Materials and artifacts included a concentration of large mammal bone, fish bone, roof tile, loose cobbles, one complete and one fragmented abalone, a broken pestle, amorphous strip of metal, porcelain sherd, and smaller unidentified fragments of shell.

Interpretation: The feature is adjacent to the foundation and at the same elevation, suggesting they are in association or at least contemporaneous. The majority of materials represent the Mission Period, and the amorphous metal and porcelain sherd may indicate some intrusive mixing. The deposit is interpreted as an opportunistic scatter of refuse, possibly dating to the Mission Period. One factor to note is that the deposit is on the inside of the mission garden wall and not outside as is the case with most Native American deposits and features associated with this investigation. It is unclear when the feature was created and if it had originated elsewhere and was redeposited.

Integrity: The artifacts lack regular defined boundaries and there appears to be some mixing of artifacts from the Mission Period and later historical period. There are insufficient chronological indicators of the latter to say definitely what time period is represented. Integrity is considered to be low.

Figure 12. Feature 4, View to the West.

Feature 5

Description: Surface scraping by a backhoe for remains of a wooden structure in the southeast quadrant of the project area encountered a concentration of stoneware ale bottles. The deposit was linear, measuring 4 m east-west by 1 m north-south and 0.4 m thick. The artifacts were below 0.3 m of fill and asphalt. The north edge of the deposit was found to be straight and may have been the location of a previous foundation, pit, or excavated trench. The south edge of the feature was irregular and more consistent with opportunistic trash disposal (Figure 13).

The soil at the west end of the feature contained fragments of sewer pipe, and an intact pipe was located to the southwest of the feature, possibly indicating that the pipe intruded on the deposit and possibly truncated it. The east end of the feature appears to narrow

as it extends east suggesting that portions of it were lost in the disturbance to the north. The soil matrix is a dark brown mottled fill surrounded by a dense brown clay.

Figure 13. Feature 5, View to the South.

Constituents: A large quantity of artifacts was recovered from this feature, mostly broken stoneware ale bottles. Other items included bottle glass, marine shell, butchered sawn bone, unmodified bone, nails, amorphous metal, and fragments of sewer tile.

Interpretation: The location of the feature places it in the rear of one of the Figueroa-facing houses that were established during and after the 1870s. The majority of artifacts date to the 1880s-1890s. The number and type of items suggest either a long period of consistent alcoholic consumption by one or more persons, or a large gathering of multiple persons. It is also possible that the residence functioned as a saloon or house of prostitution.

Integrity: The deposit is linear and appears to have definitive boundaries and the artifacts are consistent in terms of function and chronology. The integrity is evaluated as high.

Feature 6

Description: During the demolition of a building within the southeast quadrant, buried concrete walls and floor were exposed along the north edge of the street sidewalk. Further exposure revealed 3 m high walls of a square structure measuring 6 by 6 m (Figure 14). Soil within the feature was beach sand with some rounded cobbles present. The top of this feature was 46 cm below current grade and abutted the stone foundation of Feature 1.

Demolition of the walls revealed that they were of unreinforced concrete with large (>30 cm diameter) cobbles in the matrix. The interiors of the walls and the floor were plastered with a thin (>3 mm) mix of concrete. The walls and floor were examined for evidence of stairs, stains, and other evidence of use, but none was observed.

Constituents: A few bottles were recovered in the sand matrix within the feature, as well as a few kiln bricks.

Figure 14. Feature 6, View to the Northwest.

Interpretation: Based on the method of construction, the structure probably is ca. 1900s. The lack of rebar and inclusion of unusually large cobbles suggest an earlier period of construction rather than later. The depth of the structure would indicate some type of basement. The lack of identifiable features within the building makes determination of use difficult. The feature is within the property of the southern parcel facing Figueroa Street which was being used for commercial purposes in 1921. Research of this part of the parcel failed to reveal any structure within the location and its purpose and association remain unknown.

Integrity: The structural remains appear to be relatively intact although it is uncertain if the artifacts within the feature are associated or were included in the fill. Integrity is considered good.

Feature 7

Description: Scraping in the southeast quadrant encountered a small concrete pad with fired bricks on one corner. The pad measures 3.0 m north-south by 2.2 m east-west by 0.08 m thick. There was no rebar present within the framework of the pad. No stains, holes, or other elements were observed.

There are fired bricks cemented in a U-shaped pattern on the southeast corner. The construct measures 1 m east-west by 0.6 m north-south with an opening toward the west. The open space is 0.2 m wide and is 0.8 m deep. Kiln bricks laid on their narrow side, one course high, form the interior row of the brick element. The floor was concrete and showed no evidence of heat or fire (Figure 15). A rubble matrix consisting of soil, concrete fragments, tile fragments, mortar, and glass shards covered the pad and extended beyond its limits.

Figure 15. Feature 7, View to the East.

The east edge of the platform has buried milled wood along the exterior. The west edge of the pad is broken and pieces appear to be missing.

Constituents: A wide variety of materials were recovered that include earthenware, marbles, glass fragments, etc. The artifacts appear to post date the 1900s.

Interpretation: The pad and brick attachment suggest some type of small activity area with a possible emphasis on burning. The lack of fire-affected concrete at the base of

the bricks might indicate that a grate had been removed. The nature of the feature remains unknown.

The artifacts in the rubble over the feature suggest deposition of 1960s and appear to be refuse. The rubble extends beyond the concrete so it is probable that it postdates usage of the pad and bricks, and reflects some type of casual disposal.

Integrity: The feature has definable boundaries and while some elements of the superstructure appear to be mission related, the overall integrity is evaluated as good.

Feature 8

Description: Surface observations along the northern perimeter of the northeast quadrant, adjacent to the existing sidewalk, noted several cobbles in an area where a row of bushes had been uprooted. Hand exposure revealed multiple alignments and discrete masses of unmortared stone. The overall orientation of the feature was generally east-west, trending to the southeast, with two connected masses of stone to the south with various voids in between (Figure 17). The cobbles were found to extend under the sidewalk to the north. The dimensions of the overall feature are 40 m east-west and 8 m north-south. The alignments were generally irregular and not as straight as other stone features such as Feature 1.

Backhoe trenches were excavated within two areas of the stone masses which were found to constitute a single course. Soils consisted of dense dark brown clay with shell fragments intermixed. In general, most of the stones were sandstone, water worn, and laid flat side down.

Constituents: The limited inventory from this feature included a sandstone bowl fragment, steatite comal fragments, a bone fork, and a bone fork. The bone fork was found in the soil above the feature, while the bowl and comal fragments were integrated into the stone clusters.

Interpretation: The use of unmortared river cobbles is considered to be a Spanish Period construction technique, but the irregular alignments, use of only a single course, and the width of the alignments, >2.3 m, would seem to reflect some other epoch. Photographic research suggested that the overall configuration matched the walkways and tree belts in front of the courthouse in the 1870s (Figure 16). If so, the rocks could be the paths and open areas, while the voids represented the location of trees.

Figure 16. Walkways and Tree Belt in front of the Courthouse, ca. 1870s.

Figure 17. Feature 8, Aerial View to the South.

The use of stone in the path would make the walkway more durable and practical in wet weather. The expanse of the rock concentration is at least 320 m^2, requiring a considerable investment of labor and stone. The use of rock to stabilize boggy ground is a typical construction practice, although today gravel would be the preferred choice (Gary Henschell, personal communication 2007). The use of large stones and some of irregular shape would make footing difficult which suggests that a layer of soil may have covered the stone base.

Integrity: The plan of the feature matches the photographs of the area in front of the courthouse, ca. 1870s, and the integrity is assessed as good.

Feature 9

Description: The Sanborn fire insurance maps illustrated that the westerly property lines of the parcels fronting Figueroa Street coincided with the length of Feature 1, the Mission garden wall foundation. Having exposed the majority of Feature 1, the backhoe was used to scrape and trench along both sides of the foundation to reveal any privies and outbuildings. On the west side of the foundation in the northeast parcel, two pit outlines were located and designated as Features 9 and 10.

Feature 9 was the northern discovery, found 0.6 m below current grade. The pit measured 2 m east-west by 2.5 m north-south. The pit was lined with 2.54 x 25.4 cm planks with corners set on 5 x 10s, numbering at least six boards high. Depth of the feature was 2.1 meters.

There were distinct layers of fill within the pit, with most of the strata dropping in elevation from south to north (Figure 18). The uppermost was a clean sandy layer without any artifacts (0–60.1 cm). The second lens was beach sand with cobbles (0.60 –1.52 m). The next layer was of a cluster of artifacts in a gray clay with significant odor (1.52–2.1 m). The base of the feature was a sterile blue/gray clay. A hole was excavated in the bottom to an additional depth of 91.4 cm and no further artifacts were observed.

Figure 18. Feature 9, Privy Stratigraphy.

Constituents: The assortment of artifacts included a pistol, knife, ruler, upper denture, whiskey bottles, patent medicine bottles, an 1888 coin, buttons, and one bird bone (Figures 19 and 20). The artifacts range in date from 1860 - 1900s.

Interpretation: Feature 9 is a privy. The location would place it within the county parcel east of the courthouse and jail, on the edge of the parcel boundary. The method of construction is consistent with privies. The size is roughly square which might indicate a four-seat structure.

The date range of the deposit suggests that the privy was in use by either the courthouse and/or jail employees, or visitors ca. 1860s - 1900s. Contents of the alcoholic and medicinal bottles were perhaps consumed while using the privy and the bottles then

discarded. The gun, knife, coin, buttons were probably lost off a belt, clothing, or pocket while using the facility. The weapons might also represent deliberate discard of evidence.

Figure 19. Feature 9, Artifacts, View to the South.

Figure 20. Bottle and Dentures found at the Bottom of Feature 9.

Integrity: The feature has definable boundaries and a chronologically consistent assemblage of artifacts. Integrity is considered excellent.

Feature 10

Description: A second pit was discovered south of Feature 9 at a distance of 2.4 m, measuring 2.4 m north-south by 1.2 m east-west. Horizontal planks lining the pit sides measure 2.54 by 25.4 cm for the length of the privy. In the center of the east and west walls are vertical 5 by 10 cm beams with a 5 by 10 cm horizontal beam connecting the vertical members at a depth of 1.2 m (Figure 21).

Figure 21. Feature 10, View to the South.

Constituents: At a depth of 76 cm, a concentration of 2.54 by 25.4 cm milled lumber was encountered. Several bottles and the top of an animal skull were exposed. Between 78 and 106 cm, two wooden dowels were revealed as well as multiple bottles. A second skull was found slightly lower and adjacent to the first one, as well as one-half of a sheep shear with a handmade handle held together with rubber bands (Figure 22). At 127 cm, a concentration of fabric, a glass syringe (Figure 23), and a grouping of door hardware were encountered. The assemblage included glass medicine bottles, the sheep shear,

syringe, two coyote skulls, door hardware, cloth fabric, glass goblet, and various wooden dowels. The artifacts date to ca. 1860s - 1900s.

Interpretation: The methods, location, and materials employed in its construction are consistent with the use of this feature as a privy for the courthouse and the jail.

The coyote skulls and sheep shear are provocative artifacts, but probably represent nothing more than opportunistic disposal. The door hardware and pieces of milled lumber may represent a privy door and seat superstructure.

Figure 22. Coyote Skulls and Sheep Shear Knife.

Figure 23. Glass Syringe.

Integrity: The feature has definable boundaries and a chronologically consistent assemblage of artifacts. Integrity is considered excellent.

Feature 11

Description: Sanborn fire insurance maps depicted a two-story brick jail in the northeast corner of the southwest quadrant of the project. Mechanical trenching exposed brick and concrete footings and a cement floor which were subsequently detailed by hand (Figure x). The structure measured 16.7 m east-west by 14 m north-south. The structure had a cruciform footprint with the top of the cross to the west.

Figure 24. Feature 11, View to the East.

The western third of the structure had a sub-grade concrete floor which was divided by two equally spaced east-west brick footings that created three rooms connected by two doorways each 1.2 m wide. In the center of the middle room there were three formed divots in the floor suggesting that something had been attached. Rust was noted within

the divots indicating that the attachments were ferrous. The distance between the formed holes on the south side was 0.6 m. A third hole was 1.9 m north of the eastern divot. The area 0.6 m west of the third hole was destroyed. From the standpoint of symmetry, it seems probable that another hole had been present in that location. In the southerly room, measuring 3.6 by 3.6 m, was a formed concrete bucket-shaped hole near the southeast corner (Figure 25). The east side of these rooms was defined by a brick wall which spanned the width of the building. The inside of the brick wall had a half-inch thick coating of plaster.

Figure 25. Bucket Privy, Feature 11.

Within the eastern two-thirds of the structure, there was native clay soil which was approximately 0.6 m higher than the concrete floor of the adjoining rooms to the west. No plastering was evident on the foundations. The soil was excavated to 2.4 m to determine if any type of floor was present but none was found. Fragments of a sewer pipe were found running along the interior of the east brick foundation and then exiting through the south foundation to a mortared brick septic tank. The septic tank was 1.06 m in diameter

and 1.5 m deep, covered by a concrete cap with a 15 cm diameter hole in the middle, presumably for attachment of the sewer pipe.

Complicating the description of this feature was the presence of the superimposed foundations and concrete piers for the May Henning Public School, erected in 1923 (Figure 26). Over the brick foundation on the eastern side was a straight-sided concrete foundation (0.6 m wide and 45 cm high) which cut through the north wall, extended south, turned east, then turned south again, exiting the south wall of the structure. On the exterior top edge of the concrete foundation was a series of 19 notches roughly spaced 1.06 m apart. The notches averaged 6 cm by1.9 by1.9 cm, and all had wood splinters within the notch area. Three concrete piers (76 by 76 cm by 0.91 m) were located along the east side of the central north-south brick wall.

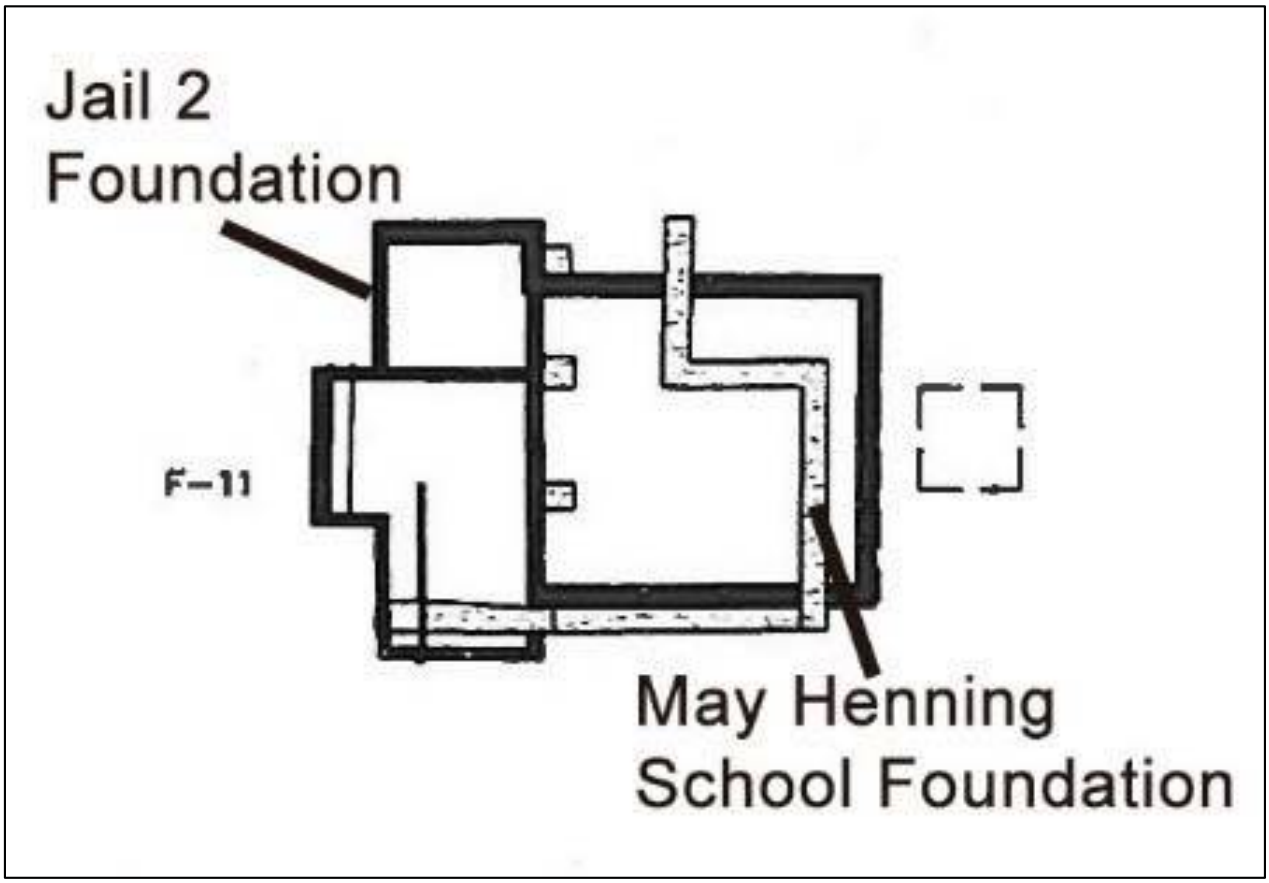

Figure 26. Detail of Jail and School Foundations Overlap.

The brick jail has a concrete floor on the west end. A 91.4 cm wide north-south part of the floor had been removed at the western edge of the jail and appears to be the outline of a demolished and removed foundation.

The fragmented remains of a second north-south concrete foundation (30 cm wide) with rebar was exposed 2.4 m east of the demolished alignment. This segment also had a perpendicular section of foundation on the west side, approximately 2.1 m from the southern terminus and extending to the west for 0.91 m where it terminated abruptly. Also present was a large concrete block (1.5 by 0.76 m).

Within the southernmost room of the brick jail foundation were two concrete blocks poured within the interior of the eastern wall. The northern section of concrete was 0.91 m wide and the southerly section was 76 cm wide and scored on the west face to resemble bricks. The top of the concrete had been heavily impacted, resulting in the exposure of two 1 cm diameter pipes on the top of the northern block. In the lower northern face of the southern block were two 2.4 cm pipes. Examination of the southern block exposed a 10 cm diameter pipe exiting the concrete block and passing through the brick foundation to the east.

Constituents: None.

Interpretation: The 1906 Sanborn fire insurance map depicts a brick jail of the same dimensions represented by the brick foundations of Feature 11. The Sanborn also indicates that the jail consisted of two floors and a raised basement. Reference to a photograph indicates that the jail was entered by stairway to the first floor on the west side (Figure 27). It is our interpretation that the concrete floor in the western third of the structure was the basement area with cells on the north and south sides. The divots in the middle room were probably for staircase supports. The bucket-shaped hole in the southern cell was perhaps for a bucket privy. As late as 1900, slop buckets were being used as toilets in major prisons (Joilietprison.com 2007). The lack of a bucket privy in the northern cell may indicate that it was a temporary holding cell or functioned as some other type of room. The eastern side of the building lacked a floor and appeared to contain undisturbed native soils indicating that the historic ground floor level was above grade.

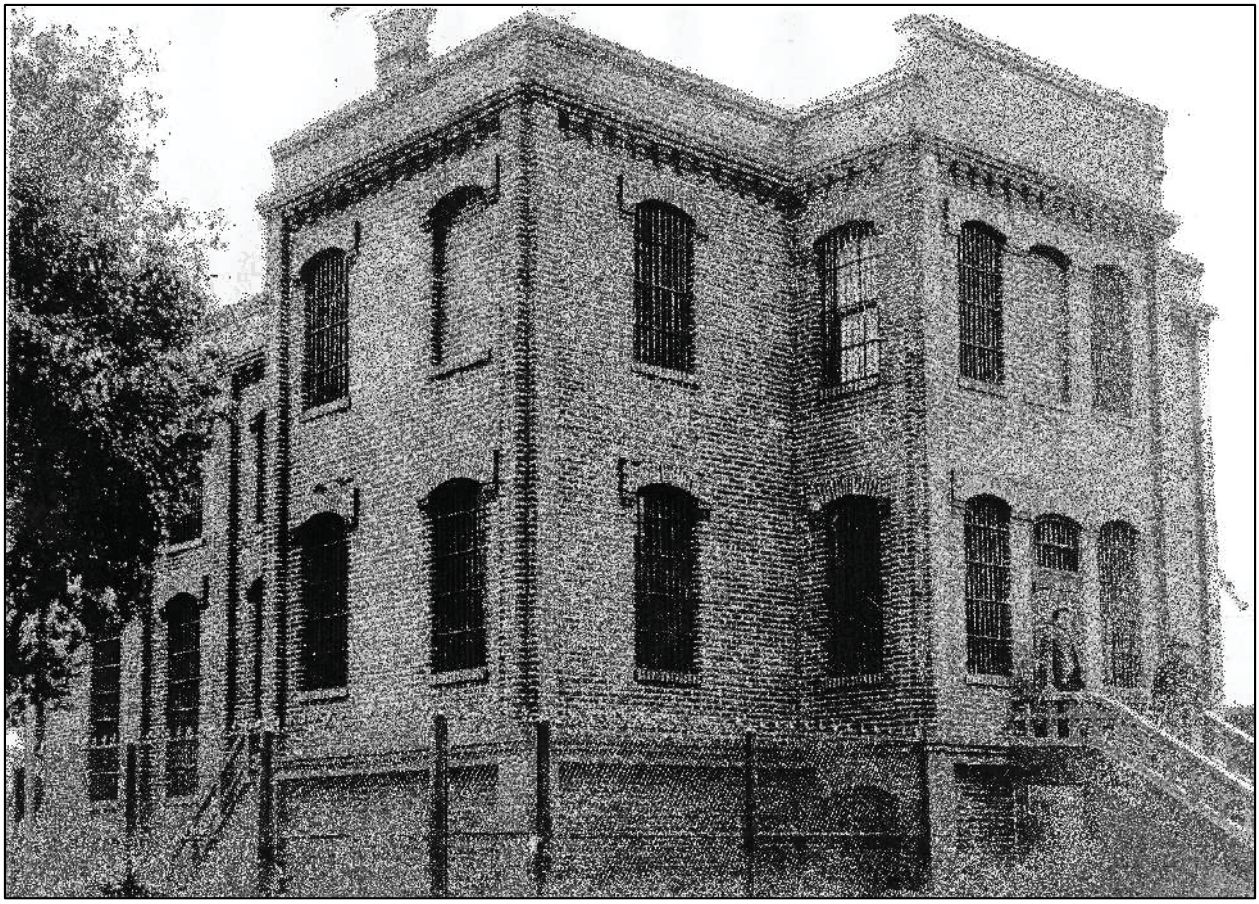

Figure 27. Jail 2, View to the Southeast (Courtesy Museum of Ventura County).

The overlying concrete foundation extending through the east side of the building matches precisely the southeast corner of the May Henning Public School, as depicted on the 1928 Sanborn fire insurance map. The piers and other foundations exposed on the western edge of the jail were probably related to the school complex although there is no definitive evidence or association other than by virtue of the location and materials utilized.

Integrity: The feature is relatively intact and the lower level floor plan was discernible. Integrity was considered good.

Feature 12

Description: The 1873 courthouse and vicinity were recorded on Sanborn fire insurance maps, and the area was investigated. Backhoe trenches and shallow mechanical

scraping were utilized to search for the structure. Three mortared stone foundations (east, north, and south) were located. Only the northern end of the west foundation was relocated. The north and south foundations were 13.7 m long, and the east foundation measured 12.1 m. The stones were cut and dressed to fit within the foundation, which on the surface was 48 cm wide.

Where the east foundation was bisected, the footing consisted of mortared rock in a stepped pattern. In the center of the foundation were two horizontal 10 by 12.7 cm redwood beams side by side in a rock covered channel (Figure 28). The stones above and below the beams were generally flat and supported on the sides by stones placed vertically on their narrow edges.

Figure 28. Features 12, Courthouse Foundation.

The center of the north foundation was missing and contained pea gravel rather than the typical clay encountered over most of the site. This area would correspond to the location of the clock tower built on the front of the courthouse.

The courthouse was expanded a number of times and mechanical trenching was conducted to locate and define these latter additions. While a great deal of demolition debris was encountered, sometimes to a depth of 1.8 m, no foundations or recognizable building elements were encountered.

The northeast and northwest corners of the courthouse were mortared dressed stone but stretching out from each corner was a single course of unmortared and unmodified river rock. The unmortared stones had no identifiable form or pattern.

Constituents: A doll=s leg and several ceramic items were located in the builder=s trench of Feature 12.

Interpretation: The foundation of the original 1873 courthouse was encountered. The use of a stepped mortared footing was unexpected for a two-story brick building. The construction method for the foundation, using redwood beams laid in a rock-lined channel, was also unexpected and considered atypical construction.

A review of the Sanborn Fire Insurance Maps confirmed that the courthouse was modified and expanded at least three times, in 1890, 1892, and 1906. Originally, the courthouse incorporated the jail and associated jail yard. By 1892, a second place of incarceration was built to the south (Feature 11).

The excavation of the courthouse site did not recover a single whole brick, testifying to the thoroughness of Mr. Pefley=s demolition work in 1921. No floors, utilities, or evidence of any additions was found except for a concrete pier east of the building. Debris, mostly in the form of broken bricks, was found as deep as 1.8 m on the east and west sides of the structure. The outbuildings and interior elements depicted on the Sanborn maps, e.g., vaults, had been removed.

Integrity: Approximately half of the courthouse foundations were exposed and documented. The rear foundation of the structure was missing. No interior elements of the building were observed or exposed. The basic configuration of the building foundation was present and integrity is evaluated as moderate.

Feature 13

The 1923 Sanborn map depicts a third jail to the south of the second jail. The location was surveyed and field marked. A concrete foundation was immediately apparent within a foot of the surface and subsequently detailed by hand tools. The overall configuration was a grid of concrete interspersed with pockets of earth (Figure 29). The foundation was 73 cm wide and 23 cm deep. The jail measured 10.9 m north-south by 18 m east-west. The foundations seem to correspond to interior spaces with rooms delineated. The top of the foundations was carefully cleaned to reveal any stains, marks, or other details that might aid in interpretation. No seams on top of the foundations were observed other than a pattern of horizontal lines on the northeast corner, which were spaced 10 cm apart. The marks appeared to relate to a construction process as opposed to an integral part of the building.

There appear to be 12 spaces that correspond to rooms and three earthen alignments that may be catwalks or walkways. The largest room is located on the north side, west end, and measures 6.5 m east-west by 2.1 m with a small Apop-out@ on the interior of the north foundation, suggesting an area needing additional support. A second room with the same dimensions is immediately south. The next adjacent space is 1.8 m north-south by 2.5 m east-west with a large concrete pier in the interior. The next three spaces all measure 1.8 m north-south by 2.1 m east-west.

The south wing of the facility has six spaces. The largest on the west end measures 3.2 m east-west by 2.1 m north-south. The next room east is 1.8 m east-west by 2.1 m north-south. The next room is 2.5 m east-west by 2.1m north-south, and the remaining three rooms are each 2.1 m north-south by 1.8 m east-west.

There are three parallel corridors aligned east-west with one central and one on either side. The foundations to either side of the inner walkway have rust stained divots spaced at regular intervals suggesting attachment points. The interior north-south partitions also have divots in the center of the foundation. The south wing has more evidence of attachments than the north wing. The southerly walkway has a Apop-out@ on the south concrete foundation that appears to be additional structural support. The walkways are 73 cm wide. The majority of the southern and exterior foundations had been previously demolished.

Constituents: Chisel.

Figure 29. Feature 12, Jail 3, View to the Southeast.

Interpretation: Feature 13 represents the third Ventura County jail. There are two photographs that show Jails 2 and 3 with a wall between them on the west side which suggests that the jails were formally joined with a courtyard (Figure 30). The construction of Jail 3 did not appear to be overly complex, consisting of a one-story building with an insubstantial foundation. The Sanborn Insurance map indicates that the entrance was on the west side at the northern corner. The largest rooms of the building correspond with the entrance area and probably served as a reception area for the jail. Since the west end of the building served as the entrance, it is probable that all three of the rooms on the western end fulfilled some type of staff function. There are no obvious bathrooms or any other type of sanitary facility, e.g., showers. When the building was demolished, no utility pipes were observed under the foundations.

Figure 30. Photograph of County Complex with Jail 3 in Center (Courtesy Museum of Ventura County).

Undersheriff Craig Husband of the Ventura County Sheriff-s office visited the site in July 2007 and suggested that the two wings of the jail probably reflected maximum (south side) and minimum (north) security wings. It was his opinion that the larger number of attachment points on the south side signified greater security. He also proposed that the jail may have had an open format with no interior walls, just bars (Husband, pers. comm. 2007).

As exposed, the spaces that represent the cells and other rooms were probably covered by steel plates or some type of obstruction that would have prevented the inmates from digging their way out. A description of a ca.1879 jail in Kansas mentions 4.7 mm thick jail plate as the floor (skyways.org 2007). In another study of prisons in the United States, the second generation of jails is characterized by linear construction, with multiple-occupancy cells aligned along corridors. Supervision was effected by intermittent staff patrols of the jail corridors (Law.jrank.org 2007). This description closely fits the configuration of Jail 3. It should be noted that floor plans and photographs of the interior of historic jails are rare, probably reflecting the obvious security issues associated with houses of incarceration.

Figure 31. Open Floor Plan in Jail (adayinthelife.blogspot.com).

The demolition dates of the two jails and hospital are not known, but it is likely that they were removed at the same time as the courthouse since the Henning grammar school was completed by 1923. It is known that the courthouse was abandoned in 1912, but not whether that date applied to the jails and hospital as well. The new courthouse at California and Poli was operational by 1913 but it is not known if it included a jail.

Time line of events:

1872: The County of Ventura was founded
1873: The combined courthouse and jail was built
1890: Sanborn: Combined courthouse and jail
1892: Sanborn: Enlarged courthouse, separate jail (No. 2), and hospital
1906: Sanborn: Courthouse, second jail, and hospital
1910: Sanborn: Courthouse, second jail, third jail, and hospital
1912: Courthouse abandoned
1913: New courthouse at California and Poli
1921 : Courthouse demolished
1923: May Henning School built
1927: New 5-story county jail annex built at California and Poli
1928: Sanborn: May Henning School only.

Integrity: The jail configuration was exposed and the cells could be discerned. Integrity is evaluated as high.

Feature 14

The 1890 Sanborn fire insurance map illustrated a small structure within the jail yard adjacent to the center east side of the courthouse building. It was believed possible that the outbuilding might have been a privy in the 1890s when the jail and courthouse were combined. This location was plotted and a backhoe employed to trench the vicinity. Initially, wood debris and brick fragments were exposed at 1.2 m, and it was deemed likely that the target structure had been located. A feature number was assigned and the crew started work at the location. No intact structural remains were exposed and no artifacts were recovered. Greater exposure by the backhoe revealed a wider area of demolition debris but no evidence of a structure or feature. The location was abandoned.

Integrity: None.

Feature 15

Description: Monitoring of the pile driving operation along the southern project boundary resulted in the discovery of two ladrillos in close proximity in the southeast quadrant. These were the first Mission Period floor tiles that had been observed and they appeared to be in situ. The area was subject to mechanical scraping to remove the 60.1 cm of overburden and then hand detailed to the elevation of the tiles.

An area measuring 6 by 9 m was exposed, revealing pockets of ash, charcoal, bone, and ladrillo fragments as well as numerous overlapping sewer lines. None of the ladrillo tiles formed a recognizable floor or feature. The presence of articulated bones, shell beads, and other items warranted controlled excavation and six units were eventually opened.

Once it was determined that the ladrillos were not part of a structural feature, the area was designated as Locus 2 and a series of excavation units were placed and sampled to determine complexity and recover associated artifacts.

Constituents: Ladrillos, articulated artiodactyl tail, shell and glass beads, majolica fragments, etc.

Interpretation: It was hoped that the ladrillo tiles might represent the floor of either a structure or some other feature. While additional tile fragments were exposed, none was in close association or placed in some recognizable form or pattern. Complicating the interpretation was the widespread disturbance by the various pipes. At least five pipes, all in different alignments, were found within the excavation. The pockets of ash and charcoal, distribution of bones, and tiles suggest the location was used for refuse disposal.

The artifacts, particularly the beads, suggest the area was used for habitation or activities associated with Native Americans at the mission.

Integrity: High with in situ articulated animal elements, stratified soils, and artifacts. Intrusive pipes were present but only impacted small linear areas of the feature.

Feature 16

Description: A cluster of Spanish Period artifacts and materials was found while searching for outbuildings of Feature 12, the courthouse (Figure 32). This feature is located in the northeast quadrant, northeast of the courthouse, south of Feature 8, the rock pathways. It measures 1.5 m east-west by 2.3 m north-south. Materials decline near the east and western edges and while it appeared to extend farther to the north and south, the recovery

was arbitrarily confined to limit the sample. The depth is approximately 60 cm below grade and the deposit itself is a horizontal concentration consisting of one course of materials.

Constituents: The deposit consists of roof tiles, cobbles, large mammal bone, steatite fragment, stone pestle, and a shaped roof tile. The majority of river rocks were small, ranging from 5 to 20 cm in diameter. Some localized areas of ash and charcoal were observed with one concentration in the southeast part of the feature and another in the northeast corner. All of the cobbles were broken with a rock hammer and examined for heat exposure. Approximately 25 percent of the cobbles were fire affected.

Figure 32. Feature 16, View to the South.

The roof tiles were all broken except for one fragment that had been shaped into a circle. The disc was 5 cm in diameter and 1.27 cm thick. The rest of the tiles were randomly scattered throughout the feature with the large mammal bones. None of the bone appeared to be fire affected. Two fragments of a jawbone were exposed in the southeast corner of the feature.

One piece of *Protothaca* and three pieces of abalone were observed. No other shell was present, and none of the shell was modified. The abalone was concentrated in the southern edge of the exposure and the *Protothaca* was in the north center of the feature.

The pestle found in the center of the deposit was 12 x 5.46 cm, broken at the distal end. One piece of olive green glass was recovered in the southern center of the feature. The steatite fragment found in the southwestern extent of the deposit may represent a bowl.

Interpretation: The area around the courthouse, Feature 12, was heavily disturbed by demolition and construction activities dating from the 1870s and 1920s. Feature 16 stood out in that it suffered no obvious disturbance, and the materials and artifacts were consistent with Mission or Hispanic occupation. What differed from other areas and features of the early historic era was the lack of shell concentrations. In this feature only four molluscan fragments were observed. While the presence of large mammal bone was consistent with other areas of the site, two jaw bone fragments (sheep?) were unique among the other deposits.

The two ash and charcoal concentrations in conjunction with the fire affected rock suggest the presence of hearths, but the lack of fire affected soil indicates that the activity occurred elsewhere, possibly to the east due to the presence of ash and charcoal concentrations on the east side of the feature. The lack of clear associations and alignments suggests that Feature 16 is a trash disposal area of the Spanish or Mexican Period that survived the construction and subsequent demolition of the courthouse.

Integrity: The feature has definable limits but almost no depth. The artifacts and associated ecofacts suggest a high degree of consistency indicating the deposit has integrity.

Feature 17

Description: A circular concrete pad was found in Locus 1, measured 5 meters in diameter and was 10 cm thick. It had a vertical pipe in the center that had been ripped and bent upon exposure.

Constituents: None.

Interpretation: Reference to historical photographs (Figure 33) indicate there was a fountain to the east of the courtyard and the location of the concrete pad and fountain are identical. The fountain was removed prior to the construction of the May Henning School and it is possible that the fountain is in the attic at City Hall (Jim Holden, personal communication, 2013).

Integrity: The foundation has good integrity.

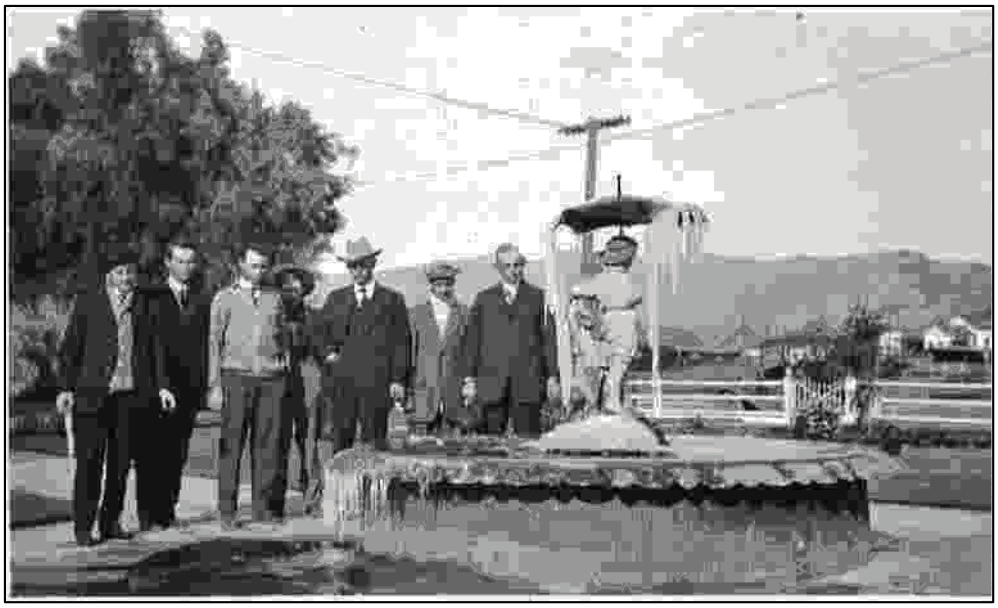

Figure 33. Fountain ca. 1920s (Courtesy Museum of Ventura County).

SUMMARY OF FIELD WORK

Features

Sixteen features were encountered and documented in the current investigation.

The following is a list of the features and their association:

Feature 1: Cobble foundation of the Mission Garden, Mission Period

Feature 2: Refuse deposit, ca. 1900.

Feature 3: Dog burial adjacent to Mission Garden foundation. Mission Period.

Feature 4: Refuse deposit. Mission Period.

Feature 5: Refuse deposit. Ca. 1870s.

Feature 6: Structure remnants. Ca. 1900s.

Feature 7: Concrete pad. Ca. 1950s.

Feature 8: Courthouse Walkway. Ca. 1870s.

Feature 9: Privy, associated with the courthouse, ca. 1870s.

Feature 10: Privy associated with the courthouse, ca. 1870s.

Feature 11: Jail foundations associated with the courthouse, ca. 1870s.

Feature 12: Courthouse foundations, ca. 1870s.

Feature 13: Jail foundations, ca. 1920s.

Feature 14: Demolition debris, no date.

Feature 15: Mission Period refuse deposit, possibly associated with Native American habitation.

Feature 16: Mission Period refuse deposit.

Feature 17: 1870s fountain foundation.

In addition to the feature documentation, there were two activity areas that were defined by controlled unit excavation and were designated as Loci 1 and 2. The two loci represent intact Mission Period activity areas related to Native American habitation or associated activities. A drawing done by Alfred Robinson in 1839 depicts Native dwellings on the east side of the garden wall where the Loci were located (Figure 34).

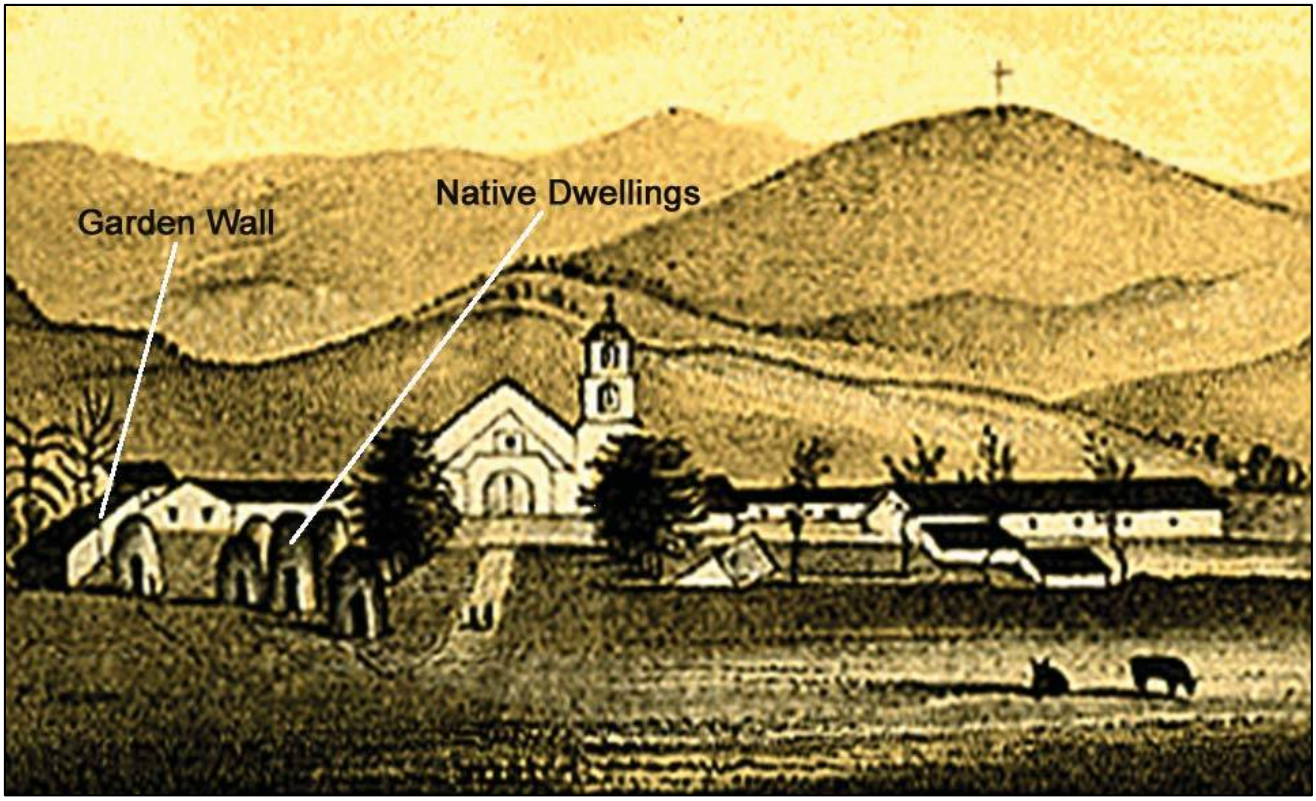

Figure 34. A. Robinson drawing, View to the North, ca. 1839 (Courtesy Museum of Ventura County).

SIGNIFICANCE OF ARCHAEOLOGICAL RESOURCES

In 1992, the California legislature enacted the California Register of Historical Resources based on the federal model which established the National Register of Historic Places (National Historic Preservation Act of 1966). The California Register is to be used as a guide by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change. The California Register, as instituted by the California Public Resources Code (PRC), includes all California properties already listed in the National Register and those formally determined to be eligible, as well as specific listings of State Historical Landmarks and State Points of Historical Interest (Public Resources Code [PRC] Section 5024.1[d]). The California Register may also include various other types of historical resources, including local designations, which meet the criteria for eligibility.

As defined by Section 15064.5(a) of the State CEQA Guidelines, the term "historical resource" shall include the following:

A. A resource listed in, or determined eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (PRC Section 5024.1);

B. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the PRC or identified as significant in an historical resource survey meeting the requirements in Section 5024.1(g) of the PRC, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant;

C. Any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the historical record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (PRC Section 5024.1[a]) including the following:

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.

Significance Summary

The purpose of this investigation was to determine the significance of the features encountered and to establish their integrity. The objective was accomplished and determined that some of the features are related to the San Buenaventura Mission complex and the original County government center dating from the 1870s and after. The various features retain varying degrees of archaeological integrity.

Of seventeen features, five (F-1, F-3, F-4, F-15, and F-16) are associated with the Mission Period. Loci 1 and 2 are associated with Native American inhabitants during the Mission

Period. Seven (F-5, F-8, F-9, F-10, F-11, F-12, F-13, and F-17) features are part of the County government complex while four (F-2, F-6, F-7, and F-14) lack sufficient chronological indicators or lack adequate integrity to be considered significant. The Mission Period deposits and the County government complex features are associated with events that have made a significant contribution to the broad patterns of California's history and they have yielded information important in prehistory or history.

This investigation was accomplished under the guidelines established in the Archaeological Treatment Plan (Foster 2008) as approved by the City of Ventura. The excavations, analysis, curation, and reporting satisfy the requirements of the Treatment Plan.

RECOMMENDATIONS

Monitoring during construction is standard operating procedure in the City of Ventura and was integral to both the original Olson Project, south of Santa Clara Street, and at the Working Artists, Ventura Project at Thompson and Ventura Avenue. The following recommendations are offered to complete the project and conclude the cultural resource efforts for this project:

1. Notwithstanding the results of the mitigation, the applicant shall retain the services of a professional archaeologist and Native American monitor for purposes of inspecting all grading activities within five feet of the surface associated with project construction. Whenever the monitoring archaeologist and/or Native American monitor suspects that potentially significant cultural resources have been encountered, the piece of equipment that encounters the suspected deposit will be stopped, and the excavation inspected by the monitoring archaeologist. If the suspected remains prove to be not significant or not cultural in origin, work will recommence immediately. If the suspected remains prove to be part of a potentially significant deposit of concern to either or both the archaeologist and the Native American consultant, all work should be halted in that location until the City Planning Manager reviews and approves a mitigation measure having an equal effect in reducing the likely impact below the threshold of significance for the newly discovered resource. Monitoring will not be considered complete until a report has been generated and approved by the City of Ventura.

. 2. Monitoring will consist of the archaeologist and Native American representative directly watching the major excavation process. Monitoring will occur during the entire workday, and will continue on a daily basis until a depth of ultimate excavation for the subterranean parking garage has been reached. Equipment

stoppages will only involve those pieces of equipment that have actually encountered significant or potentially significant deposits, and should not be construed to mean a stoppage of all equipment on the site unless the cultural deposit covers all portions of the construction site.

3. All contractors and subcontractors shall inform all employees or others on the job site that no artifacts are to be removed from the area except through procedures authorized by the City of Ventura in consultation with a qualified archaeologist. The plans submitted to the Inspection Services Department and Land Development Division for purposes of obtaining grading and building permit approval shall prominently state the following in bold, capitalized text: "THIS CONSTRUCTION SITE CONTAINS KNOWN SUBSURFACE HISTORIC AND ARCHAEOLOGICAL RESOURCES. ALL WORK INVOLVING GRADING AND FOUNDATION CONSTRUCTION SHALL COMMENCE ONLY IN THE PRESENCE OF THE MONITORING ARCHAEOLOGIST AND NATIVE AMERICAN. WHENEVER THE MONITORING ARCHAEOLOGIST AND/OR NATIVE AMERICAN SUSPECTS THAT POTENTIALLY SIGNIFICANT CULTURAL RESOURCES HAVE BEEN ENCOUNTERED, ALL CONSTRUCTION ACTIVITY SHALL BE SUSPENDED WITHIN THE VICINITY OF THE FIND UNTIL SUCH TIME AS IT IS INSPECTED BY THE MONITORING ARCHAEOLOGIST AND NATIVE AMERICAN, AND APPROPRIATE MEASURES IDENTIFIED AND IMPLEMENTED."

4. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC) and the consultation process will be initiated.

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Appendix

Bead Analysis

By Alex Kirkish, Ph.D.
Archaeologist and Bead Researcher

Beads

CA-VEN-1222H appears to represent the neophyte (Chumash) village for the San Buenaventura Mission (Foster, this volume). It is located near the coast in downtown Ventura directly south of the mission between Figueroa Street on the west and Junipero Street on the east. Archaeological investigations which took place in 2007 revealed a fairly dense midden comprising historic and Native American artifacts (Foster, personal communication 2008). From the excavation it was discovered that the site, which occurs in an open lot, contained two very distinct loci, designated north and south. Artifacts found in the north locus consisted of net sinkers, sandstone bowl fragments, pestles, glass and ceramic fragments, and metal objects. Within the south locus a similar assemblage was found but in lower densities. It is possible that the southern locus predates the northern one based on bead types. Features were also common at both loci, and these included hearths, stone foundations, and house depressions. Of particular interest was a dog burial (Feature 3) which was found in the very northern sector of the lot. The canine burial, which was interred at the foot of a Mission wall foundation, was accompanied by several *Olivella* shell beads. More than two thousand beads were found at the site, and of these, nearly 400 were sampled for the current study (see Table 1).

Table 1
Bead Sample
VEN-1222H

	Number Sampled	**Percent of Number Sampled**	**Percent Total Collection**
A1 (Spire-Lopped)	2	0.5%	0.1%
AU3 (Shell Tube)	1	0.3%	0.1%
B2 (Shell Tube)	2	0.5%	0.1%
E1A (Round Thin Lipped)	51	12.8%	2.6%
E2A (Full Lipped)	7	1.8%	0.4%
E2B (Deep Lipped)	1	0.3%	0.1%
Glass (Cane)	17	4.3%	0.8%
Glass (Wire Wound)	1	0.3%	0.1%
H1a (Ground Disc)	41	10.3%	2.1%
H1b (Semi-Ground Disc)	63	15.8%	3.2%
H2 (Rough Disc)	127	32.0%	6.4%
H3 (Chipped Disc)	51	12.8%	2.6%
J (Wall Disc)	9	2.3%	0.5%
KlcII (Haliotis Disc)	21	5.3%	1.1%
Bead Blank	4	1.0%	0.2%
Total	398	100%	20.4%

Beads and ornaments have been used by Native Californians for at least 8,000 years (King 1990). During that time, numerous materials were used to produce an intriguing

variety of forms, of which bead "necklaces" are the most common. Besides providing aesthetically pleasing ornaments, beads functioned as a medium of exchange and assisted in the flow of goods between various groups and individuals. "Money beads," such as the cupped variety, were used by prehistoric societies to facilitate trade and help in the redistribution of important resources and raw material. At its height, the Native economy in prehistoric California resembled marketing systems more commonly found in agricultural societies such as seen in ancient Mesoamerica and the American Southwest.

Shells from the genus *Olivella (*a.k.a. *Callianax)* were the most common raw material used by Native California bead makers, particularly *0. biplicata,* which is native to the Pacific coast of southern California. Other species were occasionally used as well, including *0. baetica,* also from the Pacific, and *0. dama,* from the Gulf of California. However, identifying the species from which small beads derive is often impossible.

Perforation shape was one of the attributes that we recorded for each shell bead. Conical and biconical holes in shell and bone beads are typically associated with the use of flaked stone microdrills, a traditional beadmaking technology. Narrower, straight-sided bead perforations were likely produced using imported iron needles (Dietler 2003).

The bead sample from VEN-1222H includes both glass and shell examples. The analysis assigns the shell into types taken from the following publications: Bennyhoff and Hughes (1987), indicated by the superscript BN after the type, and Gifford (1947), indicated by superscript G. The bead type descriptions and chronological data are derived from these same sources. Overall, this is a medium-sized and diverse assemblage that is fairly typical of Mission Period archaeological sites.

<u>Spire-Lopped – *Olivella* (Class A ^{BN}; N=2)</u>

Two *Olivella* spire-lopped beads were recovered from VEN-1222H. One sub-type, A1, is represented in the collection (Bennyhoff and Hughes 1987). Type Al is the simplest form of bead and is made from the *Olivella* shell by removing the spire, or apex, either by chipping, grinding or both. Slight basal grinding may occur, but not enough to remove the entire canal notch or the dual biplicata folds. Although this bead type is not particularly diagnostic, size may be temporally significant. According to some researchers, small shell varieties (~6.5 millimeters diameter) were most popular during the Early and Middle Archaic and again in the first part of the Late Prehistoric periods (Gibson 1992). However, this pattern has not been fully verified, and more research is needed to demonstrate sequenced size variability though time.

<u>Wall Beads - *Olivella* Wall Disc (Class J ^{BN}; N=9)</u>

Nine *Olivella* wall disc beads were recovered from the site, representing Type J (Bennyhoff and Hughes 1987). Disc beads such as these are usually round to oval in outline, and evenly curved in cross-section. Both sides of the bead are normally unground, and exhibit the natural sides of the shell wall. As the name implies, the bead blank for this type, originates from the wall area of the *Olivella biplicata* shell. After A.D. 1780, *Olivella* wall discs that have semi-ground peripheries are called rough or chipped discs. The shell beads from VEN-1222H are large wall discs with ground edges.

External diameter varies from 5.4 mm to 6.1 mm with a mean diameter of 5.7 mm. These beads tend to be 1.0 mm thick, and many are conically drilled with maximum hole diameters of 2.0 mm.

Although wall disc beads have been found in burial lots with other bead types, ethnographic documentation suggests that they were strung on "necklaces" together, but were not combined on necklaces with beads of other material types. They may also have been utilized as applique items on blankets or other textiles (King 1990). Based on burial lot studies, it appears that wall disc beads were associated with an economic sub-system controlled by hereditary political leaders (King 1974). Ethnographic data indicate that necklaces were traded during rituals between villages and in inter-regional exchanges between chiefs and other individuals of high status. Unlike cup beads, wall discs were used primarily to validate social and political power (Gibson 1992). These beads are thought to date from the Protohistoric Period (Bennyhoff and Hughes 1987:136; Milliken and Schwitalla 2012: 59).

Wall Beads - *Olivella* Ground, Rough, and Chipped Disc (Class H^{BN}; N=282)

Wall beads continued to be made in aboriginal California well into the nineteenth century. Originally called saucers (Type G2), wall beads became larger and less refined over time. King (1974: 90-92) has interpreted this change as reflecting a breakdown in Native American society and the emergence of entrepreneurial individuals who took advantage of disruption and depopulation following contact to further their own prestige and wealth. These particular beads, called ground, semi-ground disc, rough disc, and chipped disc, were likely made at the missions where Native American populations had been relocated.

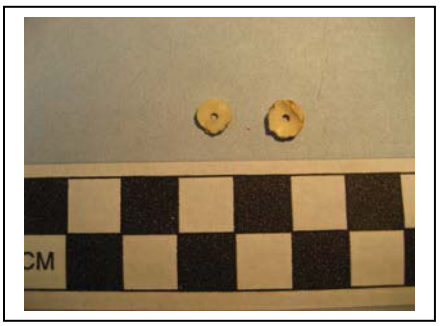

Figure 1: H2 beads

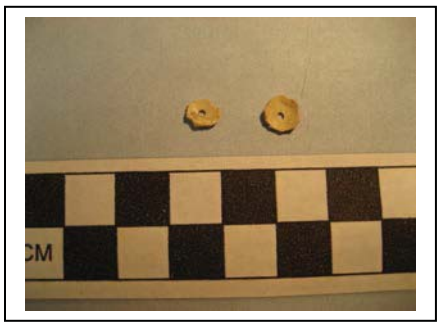

Figure 2: H3 beads

Class H beads (Figures 1 and 2) at VEN-1222H dominate the collection. Nearly 78% of the shell beads recovered at the site represented this particular class. Many of these beads came from the northern locus. In fact, 63% of all H class beads found at the site came from this locus. Only 38% were recovered within the southern locus. If the two loci are temporally distinct, it is conceivable that the northern locus is the more recent since it does contain the highest numbers of H2 and H3 beads, which are temporally later types. However, the increased quantity could also be a function of differing artifact densities seen at the two loci.

Also of interest are several bead blanks found at the site. These bead blanks represent some stage of bead production. Beginning in 1785, members of the Santa Cruz Island population, including bead makers, were relocated to the missions (Johnson and McClendon 1989:647; Kennett 2005:93); once at the mission they were housed in either the adobes or in Native huts. Based on the drawing by Alfred Robinson (an early Californio) in 1829 (Figure 34), these Native shelters (called *jacales*) were usually located in the southwestern portion of the compound, the exact same location of site VEN-1222H. The bead blanks and beads found within this area are most likely a product of Chumash bead makers living in these huts.

It is possible that the frequent occurrence of H Class beads at historic sites throughout southern California is due to the rise of the *Chingichngish* religion which rapidly spread east and south of its point of origin in the Los Angeles basin/San Clemente Island area As shown in a recent study (Kirkish 2011), Class H *Olivella* beads were inextricably tied to rituals associated with this cult. Rituals such as rites of passage, eagle killing, and mourning ceremonies were probably incorporated in the new movement. As was typical in these ceremonies, beads (especially Class H) were frequently exchanged prior to, during, and after completion of the rituals (Lepowski 2004). Thus, as the cult spread, these beads and their use became even more important. In this sense, Class H beads are emblematic of this particular movement.

Callus Beads - *Olivella* Lipped (Class E^{BN}; N=59)

These beads were manufactured from the wall and callus section of the *Olivella* shell and have cross sections combining the thicker side (the callus portion) with the thinner side (wall portion) of the shell whorl. This type transitions into both cupped and full lipped forms, depending on the overall size of the bead. In southern California, this bead type is associated with Phase 2 of the Late Period (A.D. 1500-1650). Small numbers of these beads may have remained in circulation through the Mission period, however. Thin lipped beads were used as a medium of exchange between individuals and households. Round thin lipped (*N=51*), full lipped (*N=7*), and deep lipped (*N=1*), were all recovered from the site.

Epidermis Disc - *Haliotis rufescens (*Class $KlcII^{G}$; N=21)

This bead type is made from the outer layer (epidermis) of the red abalone shell. The bead is characterized by a circular to oval outline and varies in color from deep red to an almost translucent cream color. *Haliotis* disc beads occur from the end of Phase 1 of the Late Period (A.D. 1100- 1500) through Phase 2 and become more common in Phase 3 (the Historic Period). Phase 2 sizes tend to be small and usually average 2.6 mm in diameter, 1.0 mm in thickness, and 1.2 mm in hole size. In Phase 3 the beads become larger and range from 3.5 to 6.5 mm in diameter, with larger sizes occurring later in time (Gibson 1994:34). The abalone disc beads found at CA-VEN-1222H range from 5.1 mm to 7.5 mm with a mean diameter of 6.3 mm. Given this size range, the *Haliotis* beads are later types and are thus typical for the Historic Period.

Columella Tube - *Kelletia kelleti (*Class AU3[G]; N=1)

According to King (1990), columella beads were made during the Late Period and were manufactured from medium to large gastropods. Large columella tube beads normally come from the Kellet's Whelk *(Kelletia kelleti)* and are produced by removing all parts of the shell except for a central columella. The smaller columella beads were sometimes fashioned into pendants. The one specimen found at VEN-1222H is a fragment (Figure 3).

Figure 3: Columella tube bead

Shell Tube- *Dentalium neohexagonum (*Class B2 [G]; N=2)

These tube beads mostly come from the *Dentalium neohexagonum* tusk shell. This species is found on sandy mud bottoms at depths of 30-60 feet. The bead is normally made from the whole shell or broken segments. In southern California, the bead is mostly found in Middle Period contexts and only rarely found at Late Period or Historic sites. The two *Dentalium* beads found at VEN-1222H may represent heirloom artifacts.

Glass Beads - Cane and Wire Wound, N=18)

Glass beads were used by the Spanish to facilitate interaction with Native Americans they contacted in California. In effect, the Spanish used glass beads to establish alliances and purchase goods and services (King 1990). Although Cabrillo is reputed to have traded beads during his 1542 voyage, glass beads of this period have not been identified, (presumably due to their low number) in the archaeological sites dating from this time period (King 1990). Burial lots from the Chumash area indicate that glass beads were most common between 1782 and 1804. This roughly coincides with the Mission Period, when glass trade beads were used as currency. For instance, it is known that the construction of the presidio in Santa Barbara was paid for in large part with glass trade beads (King 1990). It is probable that fairly large construction projects such as this one led to an enormous influx of glass beads into the local economy. After 1804, glass bead frequency decreased and shell beads once again became the predominant type. It appears that during the initial colonization of California, glass trade beads were substituted for

cup and lipped beads and used as money in their stead. Once the local economy was flooded with glass beads, labor-intensive shell beads became more valuable again, leading to their resurgence in popularity. Glass beads never entirely dropped out of the system, however, but continued to be used at a greatly devalued rate.

Two types of glass beads were recovered, cane and wire wound. While glass beads were found throughout the site, most were recovered from the northern locus.

Cane Beads *(N=17)*

Most glass trade beads found in southern California presumably were made in Venice, Italy. While a wide range of bead types was manufactured in Italy, only five major types have been recognized in southern California: cane, wire wound, pressed (i.e., molded), faceted, and blown beads (Gibson 1976). Of these types, cane (or drawn) beads are the most common type at CA-VEN-1222H. Cane beads were made by blowing air into a piece of molten glass and then pulling at each end to form a rod or cane. Once the rod had hardened, the cane was snapped into short sections which were then placed into a rotating drum containing hot sand. This produced rounded beads that needed only a minimal amount of touch-up polishing to be fully finished (Gibson 1976). Many colors were produced, although colorless, white, blue, brown, green, red, and red with black cores are typical colors seen at Mission Period sites. At CA-VEN-1222H the most common color for cane beads was blue (cobalt blue and copper blue), constituting approximately 65% of the cane bead collection. Green and red were also common colors in the assemblage. Many beads exhibited iridescence, and some cane beads were translucent.

Wire Wound *(N=1)*

The wire wound process entailed a solid cane or rod of glass without a hole being heated over a small flame until it became malleable. Once in its plastic form, the rod was wound around a mandrel or wire. The mandrel was likely coated with graphite to facilitate the removal of the bead or beads after cooling. Since the parent material is essentially a glass cane, the wire wound bead looks much like the cane (or drawn) bead. However, these beads can be distinguished from cane beads by observing swirling patterns on the glass surface that are obliquely perpendicular to the perforation (Gibson 1976:104; Sprague 1985:93). Only one wire wound bead was found at VEN-1222H.

Summary

The bead assemblage at VEN-1222H contains a variety of trade beads and those made of shell by Native Americans. The Class H beads (disks) dominate the collection. The majority were found in Locus 1, and these are considered to be from the late Mission Period. Only 38% were recovered within Locus 2, which appears to represent an earlier Mission Period.

Also of interest are several bead blanks found at CA-VEN-1222H. The bead blanks and beads found within the site are most likely a product of Chumash bead makers living outside the mission garden walls. Additional sampling of the collection will likely refine

these initial observations and could lead to further characterization of the artifact assemblages associated with Mission San Buenaventura.

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.

Appendix C

Geotechnical Reports

GEOLABS-WESTLAKE VILLAGE
Foundation and Soils Engineering, Geology
31119 Via Colinas, Suite 502 • Westlake Village, CA 91362
Voice: (818) 889-2562 (805) 495-2197
Fax: (818) 889-2995 (805) 379-2603
a dba of
R & R Services
Corporation

October 20, 2005
W.O. 8916

The Olson Company
1701 N. Lombard, Suite 110
Oxnard, California 93030

Attention: Mr. Paul Dashevsky

SUBJECT: Results of Groundwater-Level Monitoring,
San Buenaventura School District Site,
Junipero Street and Santa Clara Street,
City of San Buenaventura, California

RECEIVED
AUG 12 2013
Community Development
PLANNING DIVISION

Mr. Dashevsky:

In accordance with your request, we have been monitoring the groundwater level at the subject property during the past 10 months. Groundwater measurements were taken within piezometer P1 which was installed in the northerly portion of the site (adjacent to Santa Clara Street) on November 4, 2004. The results of the groundwater monitoring is presented on the attached boring log, Plate P1. The shallowest groundwater level measured was 6.6 feet on January 20, 2005. The deepest groundwater level measured was 9 feet below existing grade as noted on November, 2004 and recently on September 14, 2005. Not surprisingly, the groundwater appears to fluctuate seasonally. Considering this, it would be prudent to start construction in the early summer months, so as to capitalize on slightly deeper groundwater conditions. It should be noted that the depth to groundwater may vary across the site since there is 2± feet of fall across the site (in addition to the differences due to the seasonal variations).

CLOSURE

This geotechnical report has been prepared in accordance with generally accepted

engineering practices at this time and location. No other warranties, either express or implied, are made as to the professional advice provided under the terms of our agreement and included in this report.

Thank you for this opportunity to be of service. Please do not hesitate to call if you have any questions regarding this report.

Respectfully submitted,
GEOLABS-WESTLAKE VILLAGE

David Sarkisian
C.E.G. 2183

Ronald Z. Shmerling
C.E.G. 1047
R.C.E. 35444

Enclosures: Boring Log ..... Plate P1

XC: (4) Addressee

LOG OF BORING P1

SUBSURFACE DATA

CLIENT: Olson Company	PROJECT: San Buenaventura School District	W.O.: 8916
LOCATION: Ventura	ELEVATION: 16'±	DATE: 11/4/04
RIG TYPE: 12" HSA	HAMMER WEIGHTS: 140 lbs.	DROP: 30"

	N	U	B	M	DD	DESCRIPTION	ATTITUDES
0						Artificial Fill: Medium to dark brown very fine grained silty SAND, slightly moist, trace rootlets and gravels.	
	4/6/6	C		13.9	87.9	@2.5' - Alluvium: Medium to dark brown very fine grained silty SAND with clay, moist, loose to medium dense, trace porosity.	
5	5/8/10	C	X	21.1	103.4	Light yellow brown fine grained silty SAND with clay, moist, medium dense.	
	P/2/3	C	X X	26.3	98.1	@7.5' - Mottled brown, gray, and orange brown very fine grained sandy CLAY with silt, very moist to wet, soft to medium stiff, trace disseminated organics and porosity.	
10	2/5/7	C		27.6	96.9	Light to medium yellow brown silty CLAY with fine sand and gray clay stringers, moist to very moist, medium stiff, trace rootlets in clay stringers.	
						Groundwater at 9' on 11/23/04.	
15	8/13/15	C				Light brown fine to medium grained SAND with trace silt, wet, medium dense.	
						Groundwater at 15' upon completion of drilling.	
20						@20-26' - Caving.	
25						Cobbly and gravelly.	
						Refusal at 26'.	
30						Total Depth - 26'	
						Groundwater at 15'± upon completion of drilling (see monitoring below)	
						Caving from 20-26'	
35						Groundwater at 9' on 11/23/04	
						Groundwater at 7.3' on 1/5/05	
						Groundwater at 6.6' on 1/20/05	
						Groundwater at 7' on 3/15/05	
						Groundwater at 9' on 9/14/05	
40							
45							

ADDITIONAL COMMENTS:

Blows per 6"
C = Modified California Sampler

Logged by: DN

Geolabs-Westlake Village

PLATE P1

GEOLABS-WESTLAKE VILLAGE
Foundation and Soils Engineering, Geology
31119 Via Colinas, Suite 502 • Westlake Village, CA 91362
Voice: (818) 889-2562 (805) 495-2197
Fax: (818) 889-2995 (805) 379-2603
a dba of
R & R Services
Corporation

September 9, 2011
W.O. 8916

Pacific Heritage Communities, Corp.
1263 Westwood Blvd., Suite 210
Los Angeles, CA 90024

Attention: Ms. Lisette Verelst

Subject: Geotechnical Update, Renaissance Walk,
120 East Santa Clara Street,
City of San Buenaventura, California

Ms. Verelst:

In accordance with your request, Geolabs - Westlake Village has prepared this report to update our geotechnical recommendations and opinions for the subject property. It has been nearly four years since our last geotechnical report for the project. Since that time, the site has been cleared for the construction planned at that time. The previous project included a subterranean basement. Soldier piles were installed around the perimeter of the site to facilitate excavation of the basement. The field construction stopped during construction of this shoring.

We have visited the site to observe the current conditions. The geotechnical conditions at the property appear unchanged from those anticipated in our earlier reports. We understand future usage of the site may be multi-family housing, much like the previous project, but no subterranean basement/parking is planned. Based on our observations, and our understanding of the possible project scope, it is our opinion our previous geotechnical recommendations and opinions remain applicable for the project.

Since the publishing of our previous reports, building codes have been updated. An important change to the building code is the seismic ground motions needed for design. At this time we would like to update the seismic ground motion information for the project.

Seismic Ground Motion Values

The 2010 CBC addresses seismic design based on response spectra considering an earthquake with a 2% probability of exceedance in 50 years (2475-year return period). Seismic

ground motion values were determined using the general procedure within CBC §1613.5. The maximum considered earthquake and design spectral response accelerations were determined using the Java Ground Motion Parameter Calculator (version 5.1.0) available on the USGS Earthquake Hazards Program website.

Output from the analysis is summarized in the following table.

Latitude: 34.2789° Longitude: -119.299°	**Factor/Coefficient**	**Value**
Site Profile Type	Site Class	D
Short-Period MCE at 0.2s	S_s	2.42
1.0s Period MCE	S_1	0.836
Site Coefficient	F_a	1.0
Site Coefficient	F_v	1.5
Adjusted MCE Spectral Response Parameters	S_{ms} S_{m1}	2.42 1.253
Design Spectral Acceleration Parameters	S_{DS} S_{D1}	1.613 0.836

CLOSURE

This geotechnical report has been prepared in accordance with generally accepted engineering practices at this time and location. No other warranties, either express or implied, are made as to the professional advice provided under the terms of our agreement and included in this report.

Thank you for this opportunity to be of service. Please do not hesitate to call if you have any questions regarding this report.

Respectfully submitted,
GEOLABS-WESTLAKE VILLAGE

Lawrence K. Stark
G.E. 2772

Ronald Z. Shmerling
C.E.G. 1047
R.C.E. 35444

Enclosures: References ..... Plate R

XC: (3) Addressee

REFERENCES:

Geolabs-Westlake Village, November 20, 2007; Geotechnical Update and Response to City of Buenaventura Geotechnical Review Sheet, Renaissance Walk, 120 East Santa Clara Street, City of Ventura, California.

..., August 9, 2007; Response to City of Ventura Geotechnical Review Sheet, Renaissance Walk, 120 East Santa Clara Street, City of Ventura, California.

..., October 23, 2006; Geotechnical Review of Foundation Plans, Junipero Street and Santa Clara Street, Renaissance Walk, City of Buenaventura, California.

..., January 7, 2005; Supplemental Subsurface Slab Drainage and Corrosion Recommendations, "Downtown Ventura" 3.7 Acre/San Buenaventura School District Site, City of Ventura, California

..., October 20, 2005; Results of Groundwater-Level Monitoring, San Buenaventura School District Site, Junipero Street and Santa Clara Street, City of San Buenaventura, California

..., December 23, 2003; Preliminary Geotechnical Investigation of Ventura Unified School District Property, Eastern Side of Junipero Street Between Santa Clara Street and Thompson Boulevard, City of Ventura, California

Fugro West, Inc., January 16, 2007; City of Ventura – Geotechnical Review Sheet, 120 East Santa Clara Street, Ventura, California. Plan Check No. B-4555.

..., November 2, 2007; City of Ventura – Geotechnical Review Sheet, 120 East Santa Clara Street, Ventura, California. Plan Check No. B-4555.

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GEOLABS-WESTLAKE VILLAGE
Foundation and Soils Engineering, Geology
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a dba of
R & R Services
Corporation

August 21, 2013
W.O. 8916

Pacific Heritage Communities, Corp.
1263 Westwood Blvd., Suite 210
Los Angeles, CA 90024

Attention: Ms. Lisette Verelst

Subject: Memorandum, Feasibility of an Infiltration Type BMP,
Ventura Downtown Housing,
Junipero Street and Santa Clara Street,
City of San Buenaventura, California

Ms. Verelst:

In accordance with your request, we present this feasibility discussion regarding usage of an infiltration type Best Management Practice (BMP) at the subject site (see Plate 1) to comply with the County of Ventura MS4 permit requirements. Our opinions are based upon our knowledge of the site's layout, site specific groundwater and soils information, historic high groundwater data, and design criteria presented in the July 13, 2011 Ventura County Technical Guidance Manual for Stormwater Quality Control Measures (TGM).

Infiltration Feasibility

It is our opinion that use of an infiltration type BMP at the subject site is infeasible. There are two conditions on-site that have led us to this opinion.

The first is the groundwater elevation. In November of 2004 we advanced a hollow stem auger boring onsite to a depth of 26 feet and installed a piezometer. We monitored the water level quarterly for the next year (until September of 2005) and found that it fluctuated between depths of 6.6 and 9 feet below the ground surface (see Plate P1). The historic high groundwater map for the Ventura 7.5-minute Quadrangle from Seismic Hazard Zone Report 067 indicates the historic high groundwater level is approximately 8 feet below the ground

surface (see Plate 2). This value is in agreement with our site-specific monitoring data. Based on these two sources, the seasonal high groundwater elevation may be considered to be 6.6 feet below the ground surface. The TGM requires a five foot vertical setback between the base of infiltration type BMPs and the seasonal high groundwater level or mounded groundwater level. This leaves approximately 1.5 vertical feet in which to infiltrate storm water, which is insufficient for standard accepted infiltration BMPs.

The second condition is the subsurface soil type. Based on boring P1, and on previous exploration presented in our Preliminary Geotechnical Investigation dated December 23, 2003, the upper 15 to 23 feet of subsurface soils consist of interlayered clay and silt, with minor sandy zones. The infiltration rate of these soils is likely below the 0.5 inch per hour minimum required by the TGM. Additionally, these soils are anticipated to act as a significant barrier to vertical migration of infiltrated storm water, and will therefore cause mounding and lateral migration of said water, potentially below onsite and offsite foundations. This may result in unanticipated settlement of structures.

If you have any questions regarding this letter, please contact the undersigned.

Respectfully submitted,
GEOLABS-WESTLAKE VILLAGE

Ryan M. Prose
P.G. 8985

REGISTERED GEOLOGIST
RONALD Z. SHMERLING
NO. 1047
CERTIFIED
ENGINEERING
GEOLOGIST
STATE OF CALIFORNIA

Ronald Z. Shmerling
C.E.G. 1047
R.C.E. 35444

REGISTERED PROFESSIONAL ENGINEER
RONALD Z. SHMERLING
No. 35444
Exp. 9/30/2013
CIVIL
STATE OF CALIFORNIA

Enclosures:

References .....Plate R
Site Location Map .....Plate 1
Historic High Groundwater Map.....Plate 2
Boring Log .....Plate P1

XC: (4) Addressee

REFERENCES

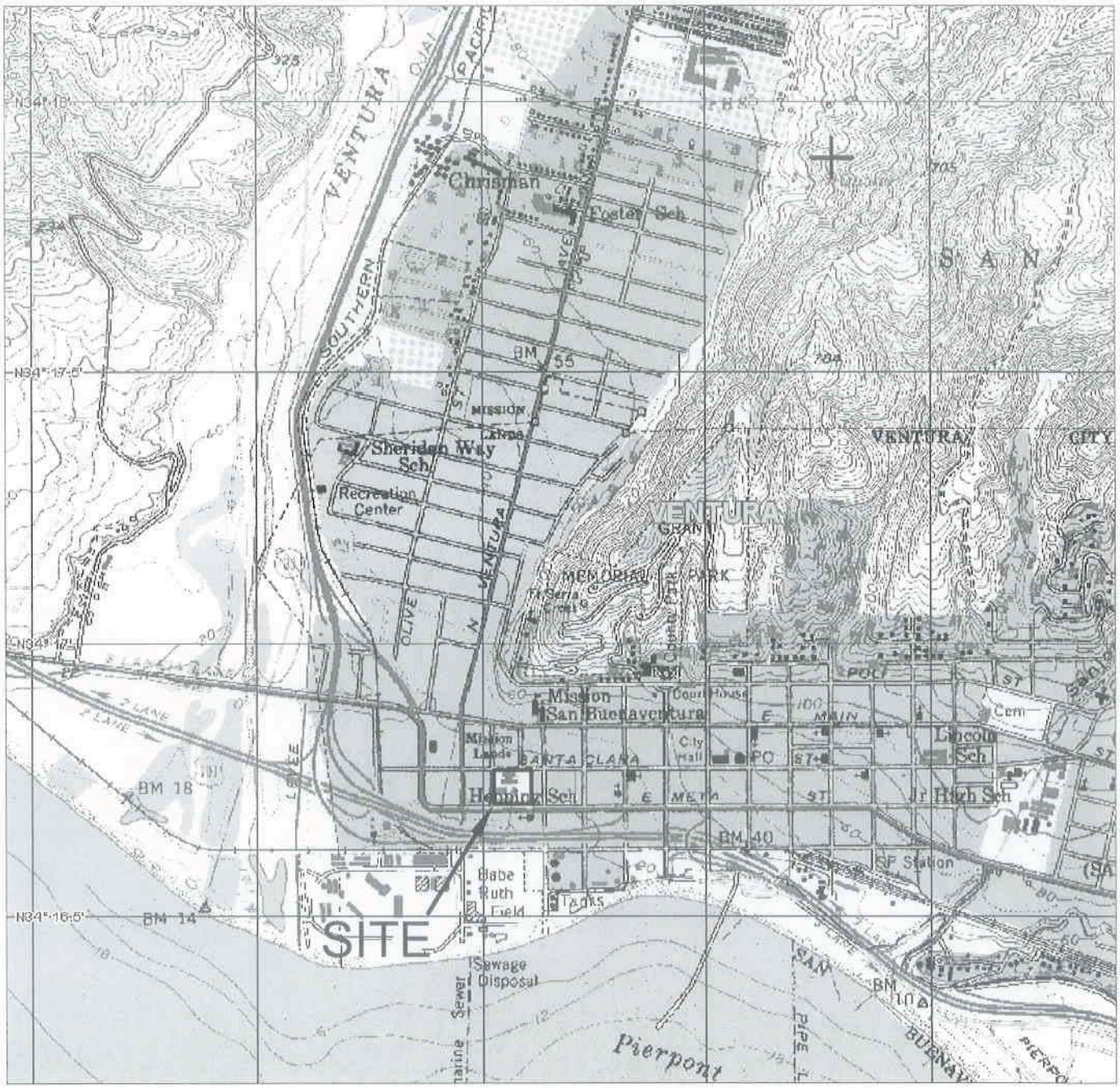
California Geological Survey, 2003; Seismic Hazard Zone Report for the Ventura 7.5-minute Quadrangle, Ventura County, California: SHZR 067.

Geolabs Westlake Village, December 23, 2003; Preliminary Geotechnical Investigation of Ventura Unified School District Property, Eastern Side of Junipero Street Between Santa Clara Street and Thompson Boulevard, City of Ventura, California.

Geosyntec Consultants and Larry Walker Associates, July 13, 2011; Ventura County Technical Guidance Manual for Stormwater Quality Control Measures, Manual Update 2011.

SITE LOCATION MAP

Ventura Downtown Housing
Junipero Street and Santa Clara Street
City of San Buenaventura, California



Geolabs – Westlake Village GEOLOGY AND SOIL ENGINEERING	
DATE 8/21/2013	BY RMP
SCALE NTS	W.O. 8916

Base Map: DeLorme 3-D Topo Quads - Portion of Ventura 7.5-Minute Quadrangle

PLATE 1

HISTORIC HIGH GROUNDWATER MAP

Ventura Downtown Housing
Junipero Street and Santa Clara Street
City of San Buenaventura, California

Alluviated Valley Boundary	20	Historically shallowest ground-water depth contours (in feet)
• Geotechnical borings used in liquefaction evaluation	>40	Historically shallowest ground-water depth greater than 40 feet over a broad area
	<10	Historically shallowest ground water depth less than 10 feet over a broad area

Geolabs – Westlake Village
GEOLOGY AND SOIL ENGINEERING

DATE 8/21/2013 BY RMP
SCALE NTS W.O. 8916

Base Map: California Geological Survey SHZR 067

PLATE 2

SUBSURFACE DATA

LOG OF BORING P1

CLIENT: Olson Company	PROJECT: San Buenaventura School District	W.O.: 8916
LOCATION: Ventura	ELEVATION: 16'±	DATE: 11/4/04
RIG TYPE: 12" HSA	HAMMER WEIGHTS: 140 lbs.	DROP: 30"

	N	U	B	M	DD	DESCRIPTION	ATTITUDES
0						Artificial Fill: Medium to dark brown very fine grained silty SAND, slightly moist, trace rootlets and gravels.	
	4/6/6	C		13.9	87.9	@2.5' - Alluvium: Medium to dark brown very fine grained silty SAND with clay, moist, loose to medium dense, trace porosity.	
5	5/8/10	C	X	21.1	103.4	Light yellow brown fine grained silty SAND with clay, moist, medium dense.	
	P/2/3	C	X	26.3	98.1	@7.5' - Mottled brown, gray, and orange brown very fine grained sandy CLAY with silt, very moist to wet, soft to medium stiff, trace disseminated organics and porosity.	
10	2/5/7	C		27.6	96.9	Light to medium yellow brown silty CLAY with fine sand and gray clay stringers, moist to very moist, medium stiff, trace rootlets in clay stringers.	
						Groundwater at 9' on 11/23/04.	
15	8/13/15	C				Light brown fine to medium grained SAND with trace silt, wet, medium dense.	
						Groundwater at 15' upon completion of drilling.	
20						@20-26' - Caving.	
25						Cobbly and gravelly.	
						Refusal at 26'.	
30						Total Depth - 26'	
						Groundwater at 15'± upon completion of drilling (see monitoring below)	
						Caving from 20-26'	
35							
						Groundwater at 9' on 11/23/04	
						Groundwater at 7.3' on 1/5/05	
						Groundwater at 6.6' on 1/20/05	
						Groundwater at 7' on 3/15/05	
40						Groundwater at 9' on 9/14/05	
45							

ADDITIONAL COMMENTS:

Blows per 6"
C = Modified California Sampler

FUGRO WEST, INC.
4820 McGrath Street, Suite 100
Ventura, California 93003-7778
Tel: (805) 650-7000
Fax: (805) 650-7010

December 3, 2007
Project No. 3056.202.00001

CITY OF VENTURA - GEOTECHNICAL REVIEW SHEET

Project Location:	120 East Santa Clara Street, Ventura, California.
Plan Check Number:	B-4555
Geotechnical Report:	GeoLabs-Westlake Village (2007), "Geotechnical Update and Response to City of Buenaventura Geotechnical Review Sheet, Renaissance Walk, 120 East Santa Clara Street, City of Ventura, California," W. O. 8916, November 20, 2007.
	GeoLabs-Westlake Village (2007), "Response to City of Ventura Geotechnical Review Sheet, Renaissance Walk, 120 East Santa Clara Street, City of Ventura, California," W. O. 8916, August 9, 2007.
	GeoLabs-Westlake Village (2005), "Results of Groundwater-Level Monitoring, San Buenaventura School District Site, Junipero Street and Santa Clara Street, City of Ventura, California," W. O. 8916, October 20, 2005.
	GeoLabs-Westlake Village (2005), "Supplemental Subsurface Slab Drainage and Corrosion Recommendations, "Downtown Ventura," 3.7 Acre/San Buenaventura School District Site, City of Ventura, California," W. O. 8916, January 7, 2005.
	GeoLabs-Westlake Village (2003), "Preliminary Geotechnical Investigation of Ventura Unified Scholl District Property, Eastern Side of Junipero Street Between Santa Clara Street and Thompson Boulevard, City of Ventura, California," W. O. 8916, December 23, 2003.
	GeoLabs-Westlake Village (2003), "Geotechnical Considerations for Due Diligence, West Side of Junipero Street Between East Santa Clara Street and East Thompson Boulevard, City of Ventura, California," W. O. 8916, November 18, 2003.
Previous Reviews:	January 16, 2007; November 2, 2007

Seismic Hazard Zone: The site is located within a Liquefaction Hazard Zones as defined by the Seismic Hazards Mapping Act (California PRC Div. 2, Chap 7.8, sec, 2690-2699.6). Upon acceptance by the City of this or subsequent seismic hazard evaluation report(s), the City must forward the report(s) to the State Geologist within 30 days of approval.

Findings

GEOTECHNICAL REPORT:

- ☒ Acceptable as presented.
- ☐ Response required.

Remarks

GeoLabs-Westlake Village (Consultant) prepared a geotechnical response to the City of Ventura geotechnical review letter dated November 2, 2007, regarding the proposed Renaissance Walk at the subject site. The City of Ventura – Building and Safety Division reviewed the referenced report from a geotechnical perspective for compliance with applicable codes, guidelines, and standards of practice. Fugro West, Inc., on behalf of the City, conducted the geotechnical review. Based upon the City's review, the referenced reports are acceptable as presented.

If you have any questions regarding this review letter, please contact Fugro West, Inc., at (805) 650-7000 or contact the reviewer directly at (805) 444-1943.

Respectfully Submitted,

FUGRO WEST, INC.

Leland M. Kraft, Jr.
Geotechnical Engineering Reviewer
GE 484 (exp. 6/30/08)

Distribution: Mr. Ronald Z. Shmerling, GeoLabs-Westlake Village, 31119 Via Colinas, Suite 502, Westlake Village, CA 91362.

Copy: Mr. Houshang Abbassi, Deputy Building Official, City of Ventura, P.O. Box 99, Ventura, CA 93002-0099

Appendix D

Phase I Environmental Site Assessment

PHASE I ENVIRONMENTAL SITE ASSESSMENT

120 East Santa Clara Street
Ventura, California

Stantec Project No.: 185802563

Submitted to:
SASN Corporation
1263 Westwood Blvd. Suite 210
Los Angeles, California 90024

Submitted by:
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September 21, 2011

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September 21, 2011

Mr. John Ashkar
President
SASN Corporation
1263 Westwood Blvd. Suite 210
Los Angeles, California 90024

RE: PHASE I ENVIRONMENTAL SITE ASSESSMENT
120 East Santa Clara Street
Ventura, California

Dear Mr. Ashkar:

At the request and authorization of SASN Corporation (SASN), Stantec Consulting Corporation (Stantec) has completed a Phase I Environmental Site Assessment (ESA) the property located at 120 East Santa Clara Street, in the City of Ventura, Ventura County, California (the Site). This Phase I ESA was conducted in accordance with the scope of work and terms contained in the Professional Services Agreement (PSA) dated September 2, 2011 between the SASN and Stantec and in general accordance with the All Appropriate Inquiries (AAI) Final Rule 40 CFR Part 312, and with the ASTM Practice E1527-05 Standard Practice for Environmental Site Assessments. The following Executive Summary outlines Stantec's findings. Please read the report for a comprehensive accounting of investigative results.

EXECUTIVE SUMMARY

The Site consists of approximately 3.5 acres of vacant, undeveloped land surrounded with fencing for security purposes. A concrete pile and a few construction materials (sewer pipes, delineators, etc.) were located in the southwest portion of the Site.

The Site was most recently occupied by Lash Construction, Inc. who leased the southwest portion of the Site from The Olson Company (current property owner) for the purpose of staging construction materials related to a nearby sewer improvement project being performed for the city. Some of these construction materials (concrete pile, delineators, sewer piping, and trash bins) were still present on Site during Stantec's Site reconnaissance on September 12, 2011. Stantec inquired whether any hazardous materials were stored at the Site related to Lash's occupation of the Site. Ms. Toni McQueen of Lash disclosed that a 500-gallon diesel AST was present for a limited period of time during their most extensive construction period. Ms. McQueen did not indicate how long the AST was at the property, but that the AST was parked in a metal secondary containment bin to collect any potential spillage. Ms. McQueen indicated that there was no spillage reported from the AST. Additionally, Stantec observed no evidence of surface staining during the Site visit.

Ms. Kim Prijatel with The Olson Company indicated that other than the occupation of the Site by Lash from October 2010 until the end of August 2011, the Site has remained undeveloped land since the Site was demolished in 2007.

Historical research indicates that the Site was developed as the Ventura Unified School district (VUSD) administrative center and bus yard since at least 1964 until 2007 when all of the building structures were demolished. Former environmental reports (Section 5.5) indicate that soil contamination was documented at the Site from former USTs, a clarifier, hydraulic lifts, and a wash down area (planter bed location). However, Site remedial activities performed by SECOR (now Stantec) and Rincon Consultants have successfully reduced soil contamination consisting of Total petroleum hydrocarbons (TPH) and volatile organic compounds (VOCs) to concentrations below Site cleanup levels established by the Ventura County Environmental Health Department (VCEHD). Closure/NFA letters issued by the VCEHD regarding the above mentioned issues are provided in Appendix E.

As discussed in Section 5.7, the existing NFA letter issued by the VCEHD for the Site in 2008 indicated that the soil contamination at the Site was remediated to acceptable levels that should be protective of human health and the environment and that detected arsenic concentrations at the Site are generally below the U.S. EPA's Preliminary Remediation Goals for industrial sites and the California Environmental Protection Agency's Human Health Screening Levels. The VCEHD concurred with Stantec (formerly SECOR) in their Case Closure Summary (Appendix E) that arsenic concentrations found at the Site (ranging from 3.31 to 5.50 mg/kg) are within the range of naturally occurring background concentrations, found in soil throughout California. However, the VCEHD referenced in the NFA letter that the development plan of the previous developer included the excavation of the entire Site to approximately 15 feet bgs for the development of subsurface parking and that that the additional excavation for the subsurface parking would likely remove any remaining arsenic levels above the CHHSLs.

Although not considered an REC, Stantec recommends the following development issue be addressed:

> Stantec has been informed that the user of this report is considering a residential product that does not include the subsurface parking lot referenced in the NFA letter but rather an at grade residential development. As a result, Stantec recommends that the VCEHD be contacted to discuss whether an at grade residential development without a subsurface parking lot would be acceptable based on the existing arsenic concentrations at the Site and whether they would consider revising the NFA letter based on the change in the development plan.

It should be noted that Stantec contacted Mr. Bryant Randall (805) 654-7882 of the City of Ventura Planning Department on September 16, 2011 to discuss the city's position on arsenic at proposed residential sites. Mr. Randall indicated that as long as arsenic detected in soil is within the range of naturally occurring concentrations for California and that the environmental professional performing the Phase I ESA concurs that the concentrations are naturally occurring, the city would have no objection to a residential development based on arsenic.

Based on the assessment completed no recognized environmental conditions RECs were identified in connection with the Site. As a result, Stantec recommends no further investigation regarding the environmental condition of the Site.

It has been a pleasure to provide these services for you, and we look forward to working with you in the future. Should there be any questions concerning the information contained in the following report, please contact us at (909) 335-6116.

The Federal AAI rule and ASTM E1527-05 require that the Phase I ESA report includes the following declarations by the Environmental Professional who completed the assessment.

1. *I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR §312.10.*

2. *I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Subject Property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR §312 (see Appendix H).*

Signature: _____
Name (printed): Kyle Emerson, C.E.G. 1271
Title: Managing Principal Geologist
Date: September 21, 2011

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1.0 INTRODUCTION

This Phase I Environmental Site Assessment (ESA) was performed in accordance with the practices identified in the ASTM *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, ASTM Designation E1527-05, and Title 40 of the Code of Federal Regulations (CFR), Part 312, which specifies standards and practices for "all appropriate inquiries" (AAI) required for persons seeking to establish certain defenses to or protections from liability under the Federal Comprehensive Environmental Response, Cleanup and Liability Act (CERCLA). The Federal rule 40 CFR 312.11(a) identifies a Phase I ESA completed in accordance with the E1527-05 practice as one way to achieve compliance with requirements of the AAI rule.

1.1 OBJECTIVE

The objective of this Phase I ESA was, to the extent feasible pursuant to the process outlined in ASTM E1527-05 and the approved scope of work for this project, to identify Recognized Environmental Conditions (RECs) or Historical Recognized Environmental Conditions (HRECs). As defined in ASTM E1527-05, a REC is:

> *The presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, 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, even if those substances are present under conditions in compliance with environmental laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions*.

1.2 SCOPE OF WORK

This Phase I ESA was conducted in accordance with the scope of work and terms contained in the Professional Services Agreement (PSA), dated September 2, 2011 between SASN and Stantec; with the All Appropriate Inquiries (AAI) Final Rule 40 CFR Part 312; and with the ASTM Practice E1527-05, and with the Statement of Limitations presented in Section 7.0 of this report.

The scope of services did not include an assessment of overall environmental regulatory compliance, any subsurface investigation (including soil or groundwater sampling, exploratory boreholes or other investigative techniques to quantify potentially identified hazardous materials), or any asbestos, lead-based paint, mold, or radon gas surveys.

1.3 RELIANCE AND CONTACT INFORMATION

This Phase I ESA report has been prepared for the exclusive use of SASN. No other person or entity may rely on the information presented in the report without the expressed written consent of Stantec. Any use of this Phase I ESA report constitutes acceptance of the terms and conditions under which it was prepared. Stantec's responsibility extends only to its client and Stantec is not liable or responsible to any other parties who may obtain the Phase I ESA report.

2.0 SITE DESCRIPTION

2.1 SITE NAME AND LOCATION

The property addressed as 120 E. Santa Clara Street is composed of approximately 3.5 acres of vacant, undeveloped land. The Site is located on the southeast corner of East Santa Clara and Junipero Streets within the City of Ventura, County of Ventura, California.

Assessor Parcel Numbers: 073-0-116-001
Current Site Owner: The Olson Company

City service information
Potable water: Ventura Water
Natural gas services: Southern California Gas
Solid waste disposal: Waste Management

2.2 SITE VICINITY

The Site is located in the City of Ventura, Ventura County, California in a primarily commercial area with a few nearby residential properties.

The Site is bounded on the north by East Santa Clara Street followed by an undeveloped lot (north/northwest) and The Clock Tower Inn (north/northeast); on the east by remodeled Victorian structures used for office space; on the south by East Thompson Boulevard followed by surf shops, single-family residences and a restaurant; and on the west the Ventura Unified School District Transportation Services. Lee's Auto Radiator and Air Conditioning is located southwest of the Site across the intersection of Thompson Boulevard and Junipero Street.

The Site and vicinity are gently sloping and drainage flows to the south.

2.3 STRUCTURES, ROADS AND OTHER RELEVANT IMPROVEMENTS ON SITE

The Site is currently vacant, undeveloped land with no structures or paved surfaces. A photographic log of current Site conditions is attached in Appendix A.

2.4 ENVIRONMENTAL LIENS

The Olson Company provided Stantec with a Preliminary Title Report pertaining to the Site. The report was completed by First American Title Insurance Company on February 24, 2011. Stantec observed no environmental liens associated with the Site. A copy of the Preliminary Title Report is provided in Appendix D.

Stantec also submitted a request for a property lien search through Environmental Database Resources (EDR). The results of the EDR search indicated no environmental liens or activity and use restrictions associated with the property. A copy of the report is provided in Appendix C.

2.5 CURRENT AND HISTORICAL PROPERTY USE

The Site is currently vacant, undeveloped land. However, the Site was historically developed as an administrative facility and bus yard for the Ventura Unified School District. The former bus yard, which was located in the southern half of the Site, included repair and service bays, a fueling area, and bus wash-down area. These operations included the use of diesel fuel, motor oil, and various solvents for degreasing automobile parts.

3.0 PROPERTY RECONNAISSANCE

Ms. Melissa Baernstein, Project Scientist with Stantec performed a reconnaissance of the Site on September 12, 2011. Weather conditions during the reconnaissance were clear and no weather related restrictions were encountered.

The purpose of the reconnaissance was to identify existing conditions and land uses that may suggest potential environmental impacts to the Site. Such conditions, to the extent visible and accessible, include storage, disposal and treatment of solid and/or hazardous waste, storage tanks and other chemical containers, odors, pools of liquid, staining, drains, sumps, pits, ponds, lagoons, septic systems, wells, unusual soil disturbance, stressed vegetation, and electrical transformers.

Field notes of the property reconnaissance are detailed further in the remainder of this report. Photographs taken of the Site are included in Appendix A.

3.1 PROPERTY OBSERVATIONS

The Site consists of approximately 3.5 acres of vacant, undeveloped land surrounded with fencing for security purposes. A concrete pile and a few construction materials (sewer pipes, delineators, etc.) owned by Lash Construction, Inc (Lash) were located in the southwest portion of the Site. Lash was leased the southwest portion of the Site for staging of construction materials related to a nearby sewer improvement project being performed for the city. Additional information regarding Lash's occupation of the Site is provided in Section 3.12, Site Interview.

3.1.1 Surface Drainage

The Site and vicinity are gently sloping and drainage flows to the south.

3.1.2 Surface Water and Wetlands

No surface water or flowing water was observed during Stantec's site reconnaissance. The Site would obtain potable water from the City of Ventura (Ventura Water). Potable water sources include from the Ventura River, Lake Casitas, and local groundwater wells.

Review of EDR maps (Appendix B) indicates that the Site does not lie within nor is adjacent to wetlands listed in the National Wetland Inventory.

3.1.3 Hazardous Materials Storage Areas

Hazardous materials are those that are manufactured and could have an adverse effect on human health or the environment. Hazardous materials could include but are not limited to: hazardous substances as defined by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA); hazardous wastes as defined by the Resource Conservation and Recovery Act (RCRA); and petroleum products.

Stantec observed no hazardous material storage areas presently at the Site. Hazardous materials historically used by the former VUSD bus yard included oils (engine, gear, and hydraulic), chassis grease, diesel fuel, transmission fluid, solvents and cleaners, brake fluid, waste oil, acetylene, oxygen, battery electrolyte acid, and several aerosol cans. Past environmental assessments and remediation related to the use of these hazardous materials is discussed in Section 5.5. The Ventura County Environmental Health Division (VCEHD) issued environmental closure for the Site in the form of a "no further action" (NFA) letter dated January

7, 2008 after the VUSD facility was demolished and remediated in May and June of 2007. The NFA Letter from the VCEHD is provided in Appendix E.

3.1.4 Subsurface Structures

Stantec observed no hazardous material storage areas presently at the Site. However, subsurface structures historically present at the Site included hydraulic lift systems, a mechanics pit, a wood covered vault, a clarifier, and three groundwater monitoring wells. Past environmental assessments, remediation, and environmental closure related to these subsurface structures is discussed in Section 5.5.

3.2 STORAGE TANKS

Stantec observed no underground storage tanks (USTs) or aboveground storage tanks (ASTs) at the Site during Stantec's Site reconnaissance. Historically, a total of three USTs and two ASTs were located at the Site, as discussed below.

One 250-gallon aboveground storage tank (AST) installed in 1992 was formerly located just east of the main service garage. The AST was moved to the new facility location across Junipero Street to the west. This AST was surrounded by a concrete berm for secondary containment purposes. Due to minor staining noted in the surrounding area, two borings were advanced near this AST in 2002 (Rincon, 2002a) to investigate potential subsurface impact. Results did not indicate any TPH concentrations above laboratory detection limits.

A second 250-gallon waste oil AST was located in the southeast corner of the main service garage. The tank was no longer in use and was empty during Stantec's past Site visit in 2006 when the property was still developed. In addition, no leaking or staining was noted near the tank during any of Stantec's past visits. The AST was reportedly removed from the Site prior to demolition of the facility.

One 1,000-gallon diesel UST with an associated dispenser was located southeast portion of the Site near a former car garage. The exact date of installation was not included in any documentation obtained by Stantec but the UST was reportedly in service for at least 10 years according to VUSD staff during interviews conducted by Stantec in 2006. Three borings were advanced and soil samples were collected near the tank in 2002 (Rincon, 2002a). Laboratory results did not indicate a leak and all submitted samples contained analyte concentrations below laboratory detection limits. The UST was removed on December 29, 2004 under the oversight of the Ventura City Fire Department and the Ventura County Environmental Health Division (Rincon, 2005). Soil samples collected from beneath the UST and dispenser were analyzed for TPH and metals. Analytical results indicated the presence of total lead below residential PRGs (now Regional Screening Level – RSLs). All other analytes including TPH were not detected above laboratory reporting limits. The UST was issued closure by the Ventura County Environmental Health Division on November 1, 2006. The UST closure letter is provided in Appendix E.

A 250-gallon waste oil UST was removed from outside the east-central wall of the main shop on July 23, 1992 (PW Environmental, 1992) under the oversight of Ventura City Fire Department (VCFD). Leaks were observed and two soil samples were collected beneath the UST, fill port, and analyzed for petroleum hydrocarbon analytes. Analysis showed a maximum total recoverable petroleum hydrocarbon (TRPH) concentration of 60,000 milligrams per kilogram (mg/kg). All other detected analytes were below residential PRGs. Four borings were advanced near the 250-gallon waste oil UST on February 5, 1993 (OE Associates, Inc., 1993). Soil samples and grab

groundwater samples were collected from each borehole and analyzed for petroleum hydrocarbon analytes. Analysis showed a maximum TRPH concentration of 32,000 micrograms per liter (µg/L) in groundwater. Benzene and lead were above the California MCLs of one (1) and 15 µg/L, respectively. Soil results were not reported. Soils near the tank were excavated and three monitoring wells were installed during the remediation activities at the Site. Case closure was granted on December 13, 2002 based on post-remedial soil and groundwater concentrations. A copy of the closure letter is included in Appendix E.

One 500-gallon waste oil UST was removed from the Site in May 1985. Stantec could not obtain any laboratory records from testing beneath this tank. However, according to former VUSD personnel interviewed in 2006, the former UST was located in the same location as the 1,000-gallon clarifier that was removed during Site-wide remedial activities in June of 2007. Subsurface soils near the clarifier were sampled in 2002 (Rincon, 2002a) and 2003 (SECOR, 2003b). Confirmation soil samples were also collected at this location during clarifier removal activities in 2007 (SECOR, 2007). Analysis indicated TPH, volatile organic compounds (VOCs), and metals concentrations were well below the residential cleanup levels established by the VCEHD in 2007. As indicated in Section 3.1.3, the VCEHD issued environmental closure for the Site in the form of a “no further action” (NFA) letter dated January 7, 2008. The NFA letter includes the former clarifier/waste oil UST location. The NFA Letter from the VCEHD is provided in Appendix E.

3.3 POLYCHLORINATED BIPHENYLS (PCBS)

Electrical transformers, hydraulic equipment capacitors, fluorescent light fixtures, and similar equipment may contain polychlorinated biphenyls (PCBs) in the hydraulic fluids or dielectric insulating fluids within the units. The federal Toxic Substances Control Act (TSCA) generally prohibited the domestic manufacture of PCBs after 1979. There is, however, potential that the dielectric fluid in electrical and hydraulic equipment manufactured and constructed prior to that date contains PCBs.

Stantec observed no PCB containing equipment currently at the Site. However, two hydraulic lift systems were historically located in the bus repair and van repair units in the southwest portion of the Site. Soil confirmation samples collected during the removal of the lifts reported no PCBs above laboratory reporting limits.

3.4 LEAD-BASED PAINT (LBP)

Concern for lead-based paint (LBP) is primarily related to residential structures. The EPA’s Final Rule on Disclosure of Lead-Based Paint in Housing (40 CFR Part 745) defines LBP as paint or other surface coatings that contain lead equal to or in excess of 1.0 milligram per square centimeter or 0.5 percent by weight.

The risk of lead toxicity in LBP varies based upon the condition of the paint and the year of its application. The U.S. Department of Housing and Urban Development (HUD) has identified the following risk factors:

- The age of the dwelling as follows:
  - The maximum risk is from paint applied before 1950.
  - There is severe risk from paint applied from 1950 to 1960.
  - There is moderate risk from deteriorated paint applied from 1960 to 1970.
  - There is slight risk from the paint that is intact but applied after 1977.
- The condition of the painted surfaces.

The presence of children and certain types of households in the building.
Previously reported cases of lead poisoning in the building or area.

The Site is currently vacant land with no structures. Therefore, no further assessment is recommended with regard to LBP.

3.5 ASBESTOS CONTAINING MATERIALS (ACM)

Asbestos can be found in many applications, including sprayed-on or blanket-type insulation, pipe wraps, mastics, floor and ceiling tiles, wallboard, mortar, roofing materials, and a variety of other materials commonly used in construction. The greatest asbestos-related human health risks are associated with friable asbestos, which is ACM that can be reduced to powder by hand pressure. Friable asbestos can become airborne and be inhaled, and has been associated with specific types of respiratory disease. The manufacturing and use of asbestos in most building products was curtailed during the late 1970s.

The Site is currently vacant land with no structures. Therefore, no further assessment is recommended with regard to ACM. However, although it is unlikely, there is always the potential for unknown utility lines to be wrapped with or contain asbestos. In the event that any suspect ACM lines are uncovered during Site grading, it is recommended that the work at this location is immediately stopped so that breakage of this suspect line does not occur and that Stantec be contacted so that a proper assessment and testing can be performed on the suspect ACM material.

3.6 SOLID WASTE DISPOSAL ISSUES

Garbage generated by the adjacent businesses and synagogue to the south of the Site is stored in a dumpster located in the south-central portion of the Site. The dumpsters are regularly emptied by the CalMet Services, Inc.

Stantec observed no presence of illegally dumped waste.

3.7 PESTICIDE ISSUES

Based on the historical research (aerial photograph and Sanborn fire insurance map reviews), SECOR did not identify a reference to or indication that the Site has been used for agricultural purposes. As a result, Stantec is not recommending any additional work.

3.8 RADON GAS

Radon is an odorless, tasteless and invisible gas produced by the decay of naturally occurring uranium in soil and water. Radon is a form of ionizing radiation and an identified carcinogen. Radon in air is ubiquitous. Radon is found in outdoor air and in the indoor air of buildings of all kinds. The U.S. EPA has determined that exposure to 4.0 pCi/L of radon gas on a regular basis increases the risk of lung cancer.

The County of Ventura is located in an area designated as a Radon Zone Level 1 with a predicted average indoor screening level greater than 4-pCi/L. However, according to information provided by the California Public Health Department (CPHD, 2010) 8 out of 69 indoor radon tests performed within the 93001 zip code reported concentrations of 4-pCi/L or higher. Therefore, approximately 88% of the tested areas within the zip code of the Site reported radon concentrations less than 4-pCi/L.

Elevated radon levels in Ventura County are generally associated with the uranium enriched marine sedimentary rocks of the Rincon Shale and Monterey Formation geologic units. The Site is not underlain by these geologic units, but instead is mapped as Quaternary alluvium and non-marine terrace deposits (CDMG, 1969). Based on this data, the Site lies within an area of low radon risk. Stantec concludes that radon is unlikely to represent an environmental concern to the Site and, therefore, recommends no further investigation regarding this issue.

3.9 OIL WELLS

Stantec reviewed the Digital Online Mapping System (DOMS) provided on the Department of Oil, Gas, and Geothermal Resources (DOGGR) website in an effort to evaluate the location of the nearest oil field and if there are any known oil related wells (active, idle, or abandoned) the Site vicinity. According to the DOMS, the Site is not located within an oil field boundary. Two plugged and abandoned oil wells and one buried idle well is located less than one-half mile from the Site. Golden West Association 1 and 2 are plugged and abandoned and are located just over one-quarter mile south of the Site. Gordon Oil Co. 'Well No.' 1 is a buried idle well located between one-eighth and one-quarter mile northwest of the Site. Due to distance and inactive status, oil wells are considered unlikely to represent an environmental concern to the Site.

3.10 ENVIRONMENTAL SETTING

3.10.1 Regional Geology and Hydrogeology

The Site is located at an approximate elevation of 18 feet above mean sea level (msl) as shown on Figure 1. The Site is located in the Transverse Ranges Geomorphic Province characterized by east-west trending mountains and faults. The Site and vicinity are underlain by Quaternary non-marine alluvial terrace deposits (CDMG, 1969). These deposits are generally comprised of clay, silt, sand, and gravel.

The Site, as is most of Southern California, is located in a seismically active area. The nearest faults include the Oak Ridge Fault, a potentially active fault, located approximately four miles south. This and other faults are capable of generating significant seismic events (greater than 5.0 magnitudes).

Based on previous investigations at the Site, groundwater is expected be to encountered at approximately 13 to 20 feet below ground surface (bgs) and to flow in an east/southeasterly direction. A copy of the groundwater contour map provided by Holguin, Fahan, and Associates, Inc. is included in Appendix E. The Site is located within the Santa Clara River Valley of the Ventura Central Basin groundwater basin. The Site is more specifically located within the Oxnard hydrologic area of the Santa Clara-Calleguas hydrologic unit (CRWQCB, 1995).

3.11 ADJACENT SITE RECONNAISSANCE

The Site is located in the City of Ventura, Ventura County, California in a primarily commercial area with a few nearby residential properties. The Site and surrounding areas were developed in the late 1800s with county buildings and residential structures. Currently the buildings surrounding the Site are occupied with surf shops, restaurants, hotels, small businesses, single-family residences, and a small automotive repair shop. The automotive repair shop is located in a cross gradient location at least 200 feet away from the Site. Based on this information, it is unlikely that the surrounding businesses have environmentally affected the Site.

The approximate Site and vicinity are shown on Figure 2. No other neighboring properties of environmental concern were identified during Stantec's site reconnaissance.

3.12 SITE INTERVIEW

Stantec interviewed Ms. Kim Prijatel, with The Olson Company (property owner) regarding Site operations since the property was acquired from the VUSD in 2007. Ms. Prijatel indicated that other than some shoring activities that were performed in preparation of the previously planned subsurface parking structure, no further development activities were carried out at the Site. She also indicated that the southwest portion of the property was leased out to Lash Construction Company, Inc. (Lash) for use as a staging area for materials and vehicles related to its sewer improvement construction project for the city. Lash reportedly used the property from October 2010 until the end of August 2011. Toni McQueen of Lash disclosed to the Olson Company that a 500-gallon diesel AST was present for a limited period of time during their most extensive construction period. Lash did not indicate how long the AST was at the property but that the AST was parked in a metal secondary containment bin to collect any potential spillage. However, Toni McQueen indicated "there should be nothing on the ground at all from that use". The chain of emails between The Olson Company and Lash is included in Appendix E. During the Site visit, Stantec observed no evidence of surface staining at the Site.

3.13 USER PROVIDED INFORMATION

Prior to initiating the Site reconnaissance, Stantec requested information relevant to performance of this Phase I ESA Update with a written questionnaire submitted to the user of this report. A copy of the questionnaire completed by Mr. John Ashkar with SASN Corporation is provided in Appendix D. The significant information provided by Mr. Ashkar is summarized below.

1. Information on Environmental Cleanup Liens on Subject Property? **No**
2. Information on Subject property Activity or Use Limitations (including Institutional and Engineering Controls)? **No**
3. Specialized knowledge or experience of the User: **No**
4. Relationship of the purchase price/rent to fair market value of the Subject Property? **Mr. Ashkar indicated that the purchase price of the property reasonably reflects the fair market value of the property.**
5. Commonly known or reasonably ascertainable information about the Subject Property? **Mr. Ahskar indicated that the property was historically developed as the VUSD bus yard and administrative center. In addition, he referenced soil remedial activities which were performed in 2007 at the Site related to soil contamination from the former VUSD bus yard.**
6. The degree of obviousness or the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation? **None Known**

3.14 SPECIALIZED KNOWLEDGE OR EXPERIENCE

The Federal AAI rule (40 CFR §312.28) and ASTM E1527-05 require that all appropriate inquiry must take into account relevant and applicable specialized knowledge and experience on the part of the User regarding the Subject Property, the area surrounding the Subject Property, the conditions of adjoining properties, and any other experience relevant to identifying RECs on the Subject Property.

The user has no specialized knowledge in regard to historical Site activities that would be relevant to identifying RECs. Stantec recommends no further investigation with regards to this matter.

3.15 PURCHASE PRICE VS. PROPERTY VALUE

The Federal AAI rule (40 CFR §312.29) and ASTM E1527-05 require that persons seeking defense to or protection from liability under CERCLA must take into account the relationship of the purchase price to the fair market value of the property if it were not contaminated to assess whether or not the differential is due to the presence of releases or threatened releases of hazardous substances. This portion of the inquiry is the responsibility of the User, and the User has the option of sharing or not sharing this information with the Environmental Professional performing the Phase I ESA Update.

Stantec has not performed an independent evaluation of the purchase price of the property and its relationship to fair market value. Stantec submitted a written questionnaire to the User (identified in Section 3.14) inquiring about the User's knowledge regarding the relationship of the purchase price to the fair market value of the property if it were not contaminated.

Mr. John Ashkar of SASN Corporation responded that to his knowledge, the purchase price of the property reasonably reflects the fair market value of the property.

4.0 PUBLIC RECORD REVIEW SECTION

4.1 FEDERAL, STATE AND TRIBAL ENVIRONMENTAL RECORDS

A regulatory agency database search report was obtained from a third-party environmental database search firm (Environmental Data Resources/EDR). A complete copy of the database search report, including the date the report was prepared, the date the information was last updated, and the definition of databases searched, is provided in Appendix B.

4.1.1 Database Assessment Criteria

Research into environmental regulatory agency database listings was performed by a third-party environmental regulatory agency database search firm. The purpose of the review was to identify reported environmental issues for the Site and other properties in the vicinity. The database search firm utilized the more stringent of the approximate minimum search distances specified in the Scope of Work for each of the referenced Federal and state environmental databases. The definition of the databases searched and the associated search distances from the Site are identified in the regulatory agency database search report.

The regulatory agency database search report lists a number of sites identified as “unmappable.” The database search firm was unable to confirm the physical locations of these sites relative to the Subject Property or to assess whether they were located within the designated search radii. Stantec independently reviewed the locations of these “unmappable” sites, to the extent possible, using various maps and our knowledge of the Subject Property area. Any of the “unmappable” sites determined to be within the designated search radii were included in our evaluation of the various listed sites potential to result in a recognized environmental condition relative to the Subject Property.

Stantec reviewed the results of the database search report to note reported release sites in the vicinity of the Subject Property that were considered to have a potential to have adversely impacted the Subject Property (i.e., are known to have or are expected to result in recognized environmental conditions). Reported release sites identified in the regulatory agency database search report were evaluated with respect to the nature and extent of a given release, the distance of the reported release site from the Subject Property, the stratigraphy of soils, the expected soil permeability, and the topographic position of a reported release site with respect to known or expected local and/or regional groundwater flow direction. Those release sites that were considered likely to have impacted the Subject Property are identified in the report as recognized environmental conditions, as defined in ASTM 1527. Sites that were listed in the database search report, but not identified as a release site (for example, a site listed as a hazardous waste generator but not as having had a release), and sites that were listed as being “closed” were not considered likely to represent an environmental concern to the Subject Property.

4.1.2 Site Listing Review

The Site address of 120 E. Santa Clara Street is listed in the EDR report under the LUST, SLIC, HAZNET, RCRA-NonGen, FINDS, Hist Cortese, NPDES, and ENVIROSTOR databases. The Site listing in the HAZNET, RCRA-NonGen, and FINDS databases are associated with the VUSD’s historical use and storage of hazardous materials. The NPDES listing is related to the dewatering activities that would have been performed at the Site during the proposed development of subsurface parking.

The LUST, ENVIROSTOR, and Hist Cortese listings are related to the release cases that were granted closure by the Ventura County Environmental Health Division (VCEHD) under the Voluntary Cleanup Program (VCP). These releases were related to former USTs, a clarifier, hydraulic lifts, and a former wash down area that affected soil in a down-gradient planter bed. The Site was listed in the SLIC database due to the installation of groundwater monitoring wells to investigate whether there was groundwater impact at the Site. Only trace concentrations of PCE were found in groundwater at levels below the maximum contaminant levels (MCLs) for drinking water set at 5 ug/L. Soil contamination and the remedial activities performed at the Site are discussed in Section 5.5. Case closure for the removal of two USTs was granted in 2002 and 2006. "No further action" related to the former clarifier, hydraulic lift, and planter bed was granted in 2008. Closure documentation is included in Appendix E.

4.1.3 Area Listing Review

The database evaluations in this section include a consideration of the regional geology and hydrogeology discussed in Section 3.11. Based on data obtained at the Site during past groundwater monitoring events, groundwater in the immediate vicinity of the Site is located at approximately 13 to 20 feet bgs (due seasonal fluctuations and proximity to the Pacific Ocean) and flows east/southeast.

Generally, reported release sites located within ¼ mile were considered to have a potential to impact the Site. Facilities which were listed in the database search report but not identified as a release site, such as a hazardous waste generator or recycling facility, were not considered to have a potential to impact the Site.

The complete database listings of records detailed above prepared by EDR and a map showing the location of the search radius relative to the Site is presented in Appendix B. The result of Stantec's review of area sites identified in the EDR report, by database listing, is discussed below.

CERC-NFRAP

Based on the EDR report, there are three CER-NFRAP facilities within a one mile radius of the Site. Due to a distance of greater than ¼ mile from the Site, all three of the listed facilities are considered unlikely to represent an environmental concern to the Site.

RCRA-SQG

Based on the EDR report, there are eleven RCRA-SQG facilities within a quarter mile radius of the Site. Due to a lack of a reported release or case closed status, ten of the eleven facilities are considered unlikely to represent an environmental concern to the Site. The remaining facility is discussed below.

> **Foote Photo Co (also VCO Fairgrounds)** – 10 West Harbor Blvd is located less than one-eighth mile south/southwest of the Site. This facility is cross-referenced in the FINDS, HAZNET, and LUST databases. EDR reports this facility as a small quantity generator with no recorded violations. However, the LUST database lists this address as VCO Fairgrounds for a reported release of gasoline from a UST that affected soil beneath this property. Further soil and groundwater assessments were performed at the facility. Based on the results of those assessments the case was granted closure by the County of Ventura Local Oversight Program. Due to the cross-gradient location from the Site with respect to

groundwater flow and case closed status, this facility is unlikely to represent an environmental concern to the Site.

RESPONSE
Based on the EDR report, there is one RESPONSE facility within a one mile radius of the Site. Due to a distance of greater than 1/2 mile from the Site, the listed facility is considered unlikely to represent an environmental concern to the Site.

ENVIROSTOR
Based on the EDR report, there are three ENVIRSTOR facilities within a one mile radius of the Site. Due to distances of greater than 1/4 mile from the Site, all three of the listed facilities are considered unlikely to represent an environmental concern to the Site.

SWF/LF
Based on the EDR report, there is one Solid Waste Facility/Landfill (SWF/LF) located within a half mile radius of the Site. Due to a distance of greater than 1/4 mile from the Site, this facility is considered unlikely to represent an environmental concern to the Site.

LUST
The LUST database identifies facilities with reported past or present leaking underground storage tanks. Based on the EDR report, there are thirty-three listed facilities within a half mile of the Site. Due to distance (1/4 mile up-gradient or 1/8 mile down gradient from the Site with respect to groundwater flow) or case close status, thirty-two of the listed facilities are considered unlikely to represent an environmental concern to the Site. The remaining facility is discussed below.

Armored Transport – 188 Santa Clara Street is located less than ¼ mile west and up-gradient from the Site with respect to groundwater flow. This facility is cross-referenced in the HIST CORTESE and Ventura Co. BWT databases. Under the LUST database this facility reported release of diesel from a UST that affected groundwater beneath this property and the case status is listed as verification monitoring. Based on groundwater monitoring information available in reports uploaded to the Geotracker website, groundwater in the vicinity of this property flows southwest and away from the Site. Due to a distance of approximately ¼ mile from the Site and flow direction in the area of the release, this facility is unlikely to represent an environmental concern to the Site.

SLIC
Based on the EDR report, there are nine listed facilities within a half mile of the Site. Due to the distance (greater than 1/8 mile cross or down gradient with respect to groundwater flow) and case closed status, seven of these facilities are considered unlikely to represent an environmental concern to the Site. The remaining two facilities are discussed below.

Atlas Bulk Carrier – 200 Santa Clara Street is located approximately 200 feet east and down-gradient from the Site with respect to groundwater flow. Under the SLIC database this facility reported release of TPH that affected groundwater beneath this property and the case status is listed as “open-site assessment”. The case has been open since July 10, 1996. Given that this property is not located adjacent to the Site and because it is approximately 200 feet down-gradient from the Site with respect to groundwater flow, this facility is unlikely to represent an environmental concern to the Site.

Texaco-E&P, Inc – 133 West Santa Clara Street is located approximately 850 feet up-gradient from the Site with respect to groundwater flow. Under the SLIC database this facility reported release of gasoline (including BTEX) and VOCs (PCE, TCE, and DCE) at the location of a former UST that affected groundwater beneath this property. The case status is listed as "open-site assessment". Based on groundwater monitoring information available in reports uploaded to the Geotracker website, groundwater in the vicinity of this property flows south and away from the Site. Additionally, groundwater concentrations along the eastern boundary of this property are slightly above maximum contaminant levels (MCLs). Due to a distance and flow direction at the property where the release occurred, the listed facility is unlikely to represent an environmental concern to the Site.

UST

Two UST facilities were identified in the EDR database search within a one-quarter mile radius of the Site. Due to the lack of reported releases, both facilities are considered unlikely to represent an environmental concern to the Site.

BROWNFIELDS

Based on the EDR report, there are six BROWNFIELDS facilities within a half mile radius of the Site. Due to distances of greater than 1/4 mile from the Site, all six of the listed facilities are considered unlikely to represent an environmental concern to the Site.

WMUDS/SWAT

Based on the EDR report, there is one WMUDS/SWAT facility within a half mile radius of the Site. Due to distances of greater than 1/4 mile from the Site, this facility is considered unlikely to represent an environmental concern to the Site.

SWRCY

Based on the EDR report, there is one SWRCY facility within a half mile radius of the Site. Due to distances of greater than 1/4 mile from the Site, this facility is considered unlikely to represent an environmental concern to the Site.

HIST Cal-Sites

Based on the EDR report, there is one HIST Cal-Sites facility within a one mile radius of the Site. Due to distances of greater than 1/2 mile from the Site, this facility is considered unlikely to represent an environmental concern to the Site.

CA FID UST

Based on the EDR report, there are three CA FID UST facilities within a half mile radius of the Site. Due to distance (greater than 1/8 mile down-gradient from the Site with respect to groundwater flow) or lack of a reported release, this facility is considered unlikely to represent an environmental concern to the Site.

SWEEPS UST/HIST UST

These databases include listing of active, inactive, and historical underground storage tank locations.

Based on the EDR report there is four former UST listings within a one-quarter mile radius of the Site. One of these locations is a duplicate listing. Due to distance (greater than 1/8 mile up gradient) and/or the lack of a reported release, the four listed facilities are considered unlikely to represent an environmental concern to the Site.

FUDS

Based on the EDR report, there is one FUDS facility within a one mile radius of the Site. Due to a distance of greater than ½ mile from the Site, this facility is considered unlikely to represent an environmental concern to the Site.

HIST CORTESE

Based on the EDR report, there are twenty-three HIST CORTESE facilities within a half mile radius of the Site. Due to distance of (greater than 1/4 mile up-gradient, 1/8 mil cross-gradient or 1/8 mile down-gradient from the Site with respect to groundwater flow) or case closed status, twenty-two of the listed facilities are considered unlikely to represent an environmental concern to the Site. The remaining facility is **Armored Transport** and is discussed above under the LUST database review.

Drycleaners

Based on the EDR report, there is one Drycleaners listing within a quarter mile radius of the Site, as discussed below.

> **The Cleaning Store** - 51 West Main Street, Unit L is located greater than 1/8 mile northwest and cross-gradient with respect to groundwater flow of the Site. The EDR reports that this facility was a drycleaner and was part of the well investigation program (WIP) which investigated sites that were potential contributors to groundwater contmination in the San Fernando Valley area. The facility is listed as “historical” and is not listed under the SLIC database as having been found to have had a release of solvents that affected groundwater. Due to its cross gradient location from the Site with respect to groundwater flow and a lack of a reported release, this facility is considered unlikely to represent an environmental concern to the Site.

EDR Historical Auto Stations

Based on the EDR report, there are thirty-nine listed EDR Historical Auto Stations within a quarter mile radius of the Site. Due to the lack of a reported release or case closed status, the listed facilities are considered unlikely to represent an environmental concern to the Site.

EDR Historical Cleaners

Based on the EDR report, there are seven listed EDR Historical Cleaners within a quarter mile radius of the Site. Due to distance (greater than 1/8 mile cross or down-gradient) and/or the lack of a reported release, the listed facilities are considered unlikely to represent an environmental concern to the Site.

“Unmappable” sites

Twenty “unmappable sites” were listed in the EDR report and their locations were reviewed by Stantec. Due to distance, all of the “unmappable sites” are considered unlikely to represent an environmental concern to the Site.

4.2 CITY, COUNTY AND STATE RECORDS REVIEW

4.2.1 City of Ventura Building Department

Stantec staff visited the department of Building and Safety on September 12, 2011. Records indicate the construction of a metal warehouse and 10,500 square foot administration building in 1961 for use by the San Buenaventura School District. A complaint was filed in March of 1989 concerning contaminated water emanating from the property onto the public sidewalk. A demolition permit dated May 2007 was also on file for the demolition of fifteen structures, hardscapes, and landscaped areas.

4.2.2 Ventura County Environmental Health Division (VCEHD)

Stantec submitted a request for a public record search to the County of Ventura, Environmental Health Division, using the provided address of 120 East Santa Clara Street. At the time of this report, Stantec staff has not been notified with any information pertaining to the Site. However, Stantec has previously reviewed documentation (including environmental reports and VCEHD correspondence letters) related to former Site use which involved the use of petroleum hydrocarbons and solvents at the former VUSD bus yard. Stantec's previous file reviews performed for the Site included a review of hazardous materials business plans and underground storage tanks and leaking underground fuel tanks. These documents go back to the approximate time frame of 1995. Several records for the Site were reviewed pertaining to remedial activities and the subsequent closure for a waste oil UST release and 1,000-gallon diesel UST removal.

Since the Site has remained undeveloped since it was demolished in 2007 and the Site has been granted a "Completion of Voluntary Cleanup Requirements" (i.e. NFA letter) from the VCEHD on January 7, 2008, no additional review concerning the contents of the VCEHD is recommended since Stantec (formerly SECOR) performed the remedial activities at the Site and has the appropriate documentation on the remediation and closure.

4.2.3 City of Ventura, (San Buenaventura) Fire Department

Stantec submitted a request for a public record search to the CVFD using the provided address of 120 East Santa Clara Street. Fire department records indicate the removal of a 500-gallon waste oil UST in May 1985 at the location of the former clarifier in the southern portion of the Site. There are also records pertaining to the waste oil release encountered during the removal of a 250-gallon UST in 1992. Records also indicate that a 1,000-gallon diesel fuel UST was removed from the Site under oversight by the City of Ventura Fire Department and VCEHD (see Section 3.2).

4.2.4 Regional Water Quality Control Board (RWQCB)

A request for information on the Site and vicinity was made by fax to the RWQCB. The RWQCB staff reviewed their database for the Site address of 120 East Santa Clara Street and found no files for the Site.

4.2.5 Summary of Findings from Environmental Records Review

Based on the information obtained from the state and local agency reviews, the Site was historically developed as the VUSD bus yard which used and stored petroleum hydrocarbons and solvents. Records indicate the removal of a 500-gallon waste oil UST in May 1985 at the location of the former clarifier in the southern portion of the Site. In addition, there was a waste oil release found during the removal of a 250-gallon UST in 1992 which led to the installation of five groundwater monitoring wells to investigate groundwater quality beneath the maintenance

area of the bus yard. Records also indicate that a 1,000-gallon diesel fuel UST was removed from the Site under oversight by the City of Ventura Fire Department and VCEHD. Closure letters related to the removal of the USTs and remedial excavations performed at the Site are provided in Appendix E.

5.0 HISTORICAL RECORDS REVIEW

Stantec developed an understanding of past use of the property through research of the following available information resources.

5.1 AERIAL PHOTOGRAPHIC REVIEW

Aerial photographs for the property and surrounding areas were obtained from EDR and online sources to evaluate historical usage of the site and adjacent properties. The photographs were also reviewed to evaluate any discernible evidence of potential sources of negative environmental impact at the site. The general activity on a property and land use changes can often be discerned from the type and layout of structures visible in aerial photographs and maps; however, specific elements of a site operation cannot normally be determined.

The following aerial photographs of the Site and surrounding areas were examined during Stantec's historical investigations.

1. **Aerial Photograph**
   Date: 1945

   The Site is developed with one large structure in the center of the property (May Henning Public School). Several residential structures with outbuildings are located in the southeast corner. The area surrounding the school appears to be covered in grass and used for playing fields. The surrounding properties are primarily residential and light commercial.

2. **Aerial Photograph**
   Date: 1959

   The school structure is still present; however, the southwest yard appears to have been recently graded and several of the outbuildings associated with the residential structures have been razed. The surrounding properties are under development with more commercial buildings as the residential structures are being razed.

3. **Aerial Photograph**
   Date: 1964

   The Site is in its current configuration minus the Annex Office currently located just south of the Main Office. The Site is developed with one large structure on the north/central portion of the Site (Main Office). The areas to the east and west of this building appear to be used for parking. The east portion of the Site just south of the Main Office building is occupied by a two large rectangular structures (IMC Warehouse and Main Garage) and two structures are located in the eastern corner of the property (Tire and Car Garages). The surroundings now appear to be primarily commercial and the 101-Freeway is now in place.

4. **Aerial Photograph**
   Date: 1977

   The Site and vicinity are similar to 1964 photograph; with the exception of the Annex Office located just south of the Main Office.

5. **Aerial Photograph**
   Date: 1989

   The Site and vicinity are similar to 1977 photograph.

6. **Aerial Photograph**
   Date: 1994

   The Site and vicinity are similar to 1989 photograph.

7. **Aerial Photograph**
   Date: 2002

   The Site and vicinity are similar to 1994 photograph.

8. **Aerial Photograph**
   Date: 2007

   All of the structures have been demolished and the Site is undeveloped land with construction materials staged in the central and northwest portions of the property. The historical wall/fence associated with the archeological investigation performed in 2007 is visible in the eastern portion of the Site.

9. **Aerial Photograph**
   Date: 2009

   The Site appears as vacant, undeveloped land. The historic wall/fence is no longer visible.

Stantec's interpretation of historical aerial photographs shows the Site was developed as the VUSD administrative center and bus yard since at least 1964. In 2007 the Site appeared to be in the early stages of construction. Construction materials appear to have been removed from the Site in the 2009 aerial photograph. No environmental conditions were identified in Stantec's review of historical aerial photographs.

5.2 FIRE INSURANCE MAPS

Sanborn Maps for the property and surrounding areas were reviewed (from EDR) to evaluate historical usage of the Site and adjacent properties. The maps were also reviewed to evaluate any discernible evidence of potential sources of negative environmental impact at the site. The general activity on a property and land use changes can often be discerned from the layout of structures, site addresses, and other information provided on the Sanborn Maps; however, specific elements of a site operation cannot normally be determined. Furthermore, the EDR collection has been scanned from original documents and is of poor resolution in some areas where a significant amount of the information cannot be discerned.

A search for Sanborn Map coverage of the Site was conducted by EDR. The results of that search found maps of the Site for the years 1886, 1890, 1892, 1906, 1910, 1928, 1950, 1963, 1966, and 1968. The results of that review are below and a copy of the EDR Sanborn Map coverage search is included in Appendix C.

1886 – The northern portion of the Site is occupied by the county courthouse and jail. The surrounding properties consist of vacant land and single-family dwellings. The southern portion of the Site is not included within the map boundaries.

1890 – The Site and surroundings appear similar to the previous map.

1892 – The northern portion of the Site is still occupied by the county courthouse and jail; however, the facility has expanded and now utilizes two buildings. The southern portion of the Site is occupied by the county hospital. The surroundings appear similar to the previous map. The eastern portion of the Site is used for out building storage by several dwelling located adjacent to the Site on the east side.

1906 – The Site and surroundings appear similar to the previous maps except the hospital has expanded by adding an additional building for hospital rooms and the courthouse/jail property has added a storage shed.

1910 – The Site and surroundings appear similar to the previous map except the jail has expanded with the addition of one new structure and the storage sheds used by the dwellings have been expanded.

1928 – The courthouse, jail, hospital, and storage sheds have been razed and the Site is now occupied by the May Henning Public School. Several dwellings occupy the southeast portion of the Site.

1950 – The Site and surroundings appear similar to the previous map except the dwellings on the southeast portion of the Site have been razed.

1963 – The May Henning Public School has been razed and the VUSD occupies the Site. The surroundings are used for residential and commercial purposes.

1966 – The Site and surrounding properties appear similar to the previous map.

1968 – The Site and surrounding properties appear similar to the previous map except the dwelling north of the Site have been razed and replaced by a park.

None of these features noted on the Sanborn Maps indicate RECs that would require further assessment.

5.3 HISTORICAL TOPOGRAPHIC MAP REVIEW

The United States Geological Survey (USGS) 7.5 Minute Topographic Map of the Ventura, California Quadrangle dated 1948 and 1967 (1951 Photo-revised) were reviewed to supplement historical aerial photo coverage. The results show the Site to be utilized as the May Henning Public School from at least 1948 through 1967.

5.4 CITY DIRECTORY

Available historical City Directories were requested from EDR for the Site. Available directories were researched for the years spanning 1926 through 2002. The city directory abstract shows the

Site was owned and operated by the VUSD since at least 1964 through 1993. No new RECs were identified from the EDR City Directory review. A copy of the EDR City Directory Abstract is included in Appendix C.

5.5 FORMER REPORTS

Stantec reviewed the following previous environmental reports:

PW Environmental, 1992, Underground Hazardous Tank Removal, August 5, 1992

A 250-gallon waste oil UST was removed from outside the east-central wall of the main shop area by PW Environmental on July 23, 1992 under the oversight of Ventura City Fire Department (VCFD). Leaks were observed and two soil samples collected beneath the UST and its fill port and analyzed for TRPH, VOCs, and lead by EPA Methods 418.1, 8260, and 7420, respectively. Analysis showed TRPH concentrations of 40,000 and 60,000 mg/kg. Detected BTEX analytes (benzene, toluene, ethylbenzene, and xylenes) and their maximum concentrations included benzene (7 µg/kg), toluene (57 µg/kg), ethylbenzene (21 µg/kg), and xylenes (220 µg/kg). Other detected analytes and their maximum concentrations included 1,4-dichlorobenzene (6 µg/kg), trichloroethene (TCE – 9 µg/kg), PCE (110 µg/kg), and lead (88 mg/kg).

OE Associates, Inc., 1993, Assessment Report, March 24, 1993

A soil and groundwater assessment of the 250-gallon waste oil UST leak was performed on February 5, 1993. Four borings were advanced through the center (B-1) and at the perimeters (B-2 through B-4) of the UST excavation to depths between 12 and 16 feet bgs. Groundwater was encountered at depths ranging from 9 to 12 feet bgs. Soil samples and grab groundwater samples were collected from each borehole and analyzed for total petroleum hydrocarbons (TPH), aromatic hydrocarbons, and lead by EPA Methods 8015, 602, and 7421, respectively. Detected analytes and their maximum concentrations (B-1) in groundwater included TRPH (32,000 µg/L), benzene (28 µg/L), toluene (10 µg/L), ethylbenzene (6.4 µg/L), xylenes (40.3 µg/L), chlorobenzene (4.2 µg/L), dichlorobenzene (8.3 µg/L), and lead (2,460 µg/L). Soil results were not reported. Benzene and lead were above the California MCLs of one (1) and 15 µg/L, respectively.

Rincon, 1999, Phase I Environmental Site Assessment, January 11, 1999

Rincon completed a Phase I ESA for the subject property in January of 1999. During this assessment, Rincon discovered the waste oil release that had not received case closure. In addition, one 1,000-gallon clarifier and one 1,000-gallon gasoline UST were currently in use at the property. In addition, the Site had a history of and was currently performing automotive repair with below ground hydraulic lifts and hazardous materials.

Rincon, 2002a, Phase II Site Assessment, September 3, 2002

Based on the results of Rincon's 1999 Phase I ESA, a Phase II ESA was completed on August 14, 2002. Fourteen borings (B-1 through B-14) were advanced up to 20 feet bgs in the following areas:

Perimeter of the 1,000-gallon diesel UST (B-1 through B-3),

Perimeter of the former 250-gallon waste oil UST (B-4 through B-6),
Inside the Main Shop near the hoists (B-7, B-8, and B-11),
Near the mechanic's pit (B-9 and B-10), and
Near the 1,000-gallon clarifier (B-12 through B-14)

Soil samples were collected at five-foot intervals at borehole locations. Additionally, a soil grab sample (GS) was obtained from the planter south of the clarifier. Two grab groundwater samples were collected from borings B1 and B3 near the 1,000-gallone diesel UST. Groundwater was observed at approximately 20 feet bgs. Select soil and groundwater samples were analyzed for VOCs, total extractable petroleum hydrocarbons (TEPH) and TPH-gasoline, BTEX, PCBs, metals, and soluble lead/copper by EPA Methods 8260, 8015M, 8020M, 8080, 6010B/7471A, and 6010B, respectively. Analysis indicated the following findings:

Analytes were nondetect in groundwater collected near the 1,000-gallon diesel UST.

PCE, TEPH, copper, and lead concentrations in soil were above one or more of the threshold levels as set by the LARWQCB, the U.S. EPA, and the State of California DTSC.

PCE was detected in 10 of 21 soil samples analyzed. These ten samples were collected from the main shop area, the van shop, the pit area, the wash-down area and from a planter just south of the wash down area. PCE was only detected in the upper five (5) feet soil. PCE concentrations did not exceed the U.S. EPA PRG of 480-µg/kg. However, seven of the PCE concentrations did exceed the LAWQCB threshold levels of 15.5-µg/kg. Detected PCE concentrations ranged from 10 to 49-µg/kg.

The grab sample collected from the planter south of the wash-down area contained TEPH in excess of the LAWQBC threshold levels. In-situ concentrations of soluble levels of lead were reported at 23.4 milligrams per liter (mg/L) and copper at 39.8 mg/L.

Rincon, 2002b, Soil and Groundwater Assessment, October 18, 2002

Based on the results of Rincon's Phase II ESA, a soil/groundwater assessment was completed on September 3, 2002. Four hand-auger borings (HA1 through HA4) were advanced to five feet bgs in the planter area and groundwater samples were collected from the existing groundwater monitoring wells in an attempt to delineate the contamination in the planter and to investigate potential groundwater contamination. A total of 12 soil samples were collected from the borings and analyzed for VOCs, TEPH, copper and lead (including soluble lead) by EPA Methods 8260, 8015M, and 6010B, respectively. Groundwater samples were analyzed for VOCs by EPA Method 8260. The following summarizes the results described in the report:

The contamination in the planter south of the wash-down area was defined to be approximately 10 feet wide by 6 feet long and confined to the upper 2.5 feet. One sample from this planter showed TEPH concentrations in excess of the current LAWQCB threshold of 1,000 mg/kg (1,620 mg/kg for fuel oil and 3,630 mg/kg for hydraulic oil). Additionally, seven of the nine samples analyzed showed PCE concentrations ranging from 17 to 133-µg/kg; well below the PRG of 480 µg/kg.

Groundwater analysis showed a PCE concentration of 1.1-µg/L (below the MCL of 5-µg/L) near the existing clarifier and former UST.

None of the additional soil samples collected for lead and copper were found to have concentrations in excess of regulatory thresholds or hazardous waste levels.

Rincon recommended contacting the VCEHD to enroll in the voluntary clean-up program for oversight of excavation activities near the planter with the ultimate goal of obtaining environmental closure for the subject property.

SECOR, 2003a, Phase I Environmental Site Assessment Report, November 6, 2003

SECOR's (now Stantec) Phase I ESA identified the following RECs:

One 250-gallon AST installed in 1992 was located just east of the Main Garage. This concrete AST was surrounded by a concrete berm and there was no evidence of leaking. Two borings were drilled near this tank on August 14, 2002 (Rincon, 2002a) to investigate potential subsurface impact. Results did not indicate contamination above laboratory detection limits. SECOR recommended removing this AST in accordance with local and federal regulations prior to redevelopment. Based on the absence of any detected impact, SECOR did not recommend any further assessment in this area.

One 250-gallon waste oil AST was observed inside the southeast corner of the Main Garage. This tank was no longer in use and was empty at the time of SECOR's site reconnaissance. No leaking or staining was noted near the AST. SECOR recommended removing this tank in accordance with local and federal regulations prior to redevelopment.

One 1,000-gallon diesel UST with associated dispenser was located just west of the Car Garage. The exact date of installation was not included in any documentation obtained by SECOR but the tank had been in service for at least 10 years according to VUSD staff. Three borings were drilled and soil samples were collected near the tank on August 14, 2002 (Rincon, 2002a). Laboratory results did not indicate a release containing any of the analytes of concern were present above laboratory detection limits. SECOR recommended an assessment in this area to evaluate if contamination is present.

One 250-gallon waste oil tank was removed from the property in 1992 (PW Environmental, 1992). The tank was formerly located adjacent to the Main Garage on the east side just south of the current waste oil AST location. Soils tested from beneath the UST tested positive for TPRH, total lead, 1,4-dichlorobenzene, PCE, and TCE. Soils near the tank were excavated and five monitoring wells were installed during the remedial activities. Case closure was granted by the VCEHD on December 13, 2002 based on final contamination concentrations. As a result, SECOR did not recommend further investigation but did recommend abandonment of the groundwater monitoring wells. A copy of the closure letter is included in Appendix E.

One 500-gallon waste oil UST was removed from the Site in May 1985 and replaced with one 1,000-gallon clarifier. SECOR could not obtain any laboratory records from testing beneath this UST. However, according to the on-site transportation department, the clarifier is installed in the same location as the former UST and the subsurface soils were

sampled in 2002 (Rincon, 2002a). The clarifier, located off the southeast corner of the main garage, was used to drain the run-off from bus/van wash-down activities. According to testing performed on August 14, 2002 (Rincon, 2002a), the soils beneath the clarifier were impacted with PCE at a maximum concentration of 37 µg/kg. SECOR recommended further assessment of this former UST and the detected impact and collection and analysis of groundwater samples from the monitoring well closest to the existing clarifier.

A pit area was located in the southwest corner of the Main Garage. The pit was used to access the undercarriage of buses and vans. According to testing performed on August 14, 2002 (Rincon, 2002a), the soils beneath the pit were impacted with PCE at a concentration of 22 µg/kg. SECOR recommended further assessment in this area to evaluate the source and extent of impact.

Two hydraulic lift systems consisting of four hoists were located within the bus repair and van repair units. According to transportation staff, the hydraulic oil did not contain PCBs. However, oil used prior to 1979 may have contained PCBs. A subsurface investigation was conducted inside the garage in 2002 (Rincon, 2002a) which did not reveal any PCB impact; however, testing was not conducted near the base of each hoist. Due to the age of the units and the lack of sufficient testing, SECOR recommended a subsurface investigation near each lift to determine possible impact of PCBs and petroleum hydrocarbons.

SECOR, 2003b, Phase II Environmental Site Assessment Report, December 17, 2003

To assess possible impact by petroleum hydrocarbons, PCBs, and VOCs at the Site, SECOR advanced 10 exploratory soil borings (B-1 through B-10). The borings were located near the 1,000-gallon diesel UST, the 1,000-gallon clarifier, the mechanic's pit, the hydraulic lifts, and the planter to evaluate the presence and concentrations of any potential contamination. Soil samples were collected from these borings at five-foot intervals to a total explored depth of 15 feet bgs. Collected samples were analyzed for petroleum hydrocarbons by EPA Test Method 8015M, PCBs by EPA Test Method 8080, and VOCs by EPA Test Method 8260B and 8021B.

Soil samples collected near the UST, mechanic's pit, and hydraulic lifts contained non-detect concentrations of all tested analytes. Soil samples collected at approximately 10 feet bgs near the clarifier indicated trace concentrations of toluene. Soil samples collected at approximately five feet bgs in the planter indicated trace concentrations of toluene and PCE. Water samples collected from MW-3 indicated low concentrations of toluene, PCE, and total xylenes. MW-2 showed low concentrations of toluene, PCE, TCE, 1,1-dichloroethane, and cis-1,2-dichloroethene.

All results indicated that soil and groundwater concentrations appeared to be consistent with prior testing. These concentrations were below regulatory action levels that require further assessment or clean up. As a result, no further assessment or clean up was recommended except in the planter area as discussed below.

Previous investigations (Rincon, 2002) defined the contamination within the planter to be confined to the upper 2.5 feet within an area approximately 6 feet wide by 10 feet long. SECOR concurred with this conclusion and recommended continued efforts to obtain oversight from the VCEHD for excavation activities with the goal of obtaining incident closure from the County.

Rincon, 2005, Underground Storage Tank Removal and Closure Report, February 4, 2005

The 1,000-gallon diesel UST was removed on December 29, 2004 under the oversight of the city. Upon removal, two soil samples were collected beneath the UST and one soil sample was collected beneath the dispenser. Soil samples were analyzed for TPH-gasoline, BTEX, methyl-tert butyl ether (MtBE) and fuel oxygenates, and total lead by EPA Methods 8015, 8060, 8260, and 7421, respectively. Analytical results indicated the presence of total lead below residential PRGs. All other analytes were nondetect.

SECOR, 2006a, Phase I Environmental Site Assessment Update Report, January 16, 2006

SECOR's Phase I ESA identified the following RECs that were not addressed after identification and resolution in previous assessments:

> One 250-gallon AST installed in 1992 was located just east of the Main Garage. This concrete AST was surrounded by a concrete berm and there was no evidence of leaking. Two borings were drilled near this tank on August 14, 2002 (Rincon, 2002a) to investigate potential subsurface impact. Results did not indicate contamination above laboratory detection limits. SECOR recommended removing this AST in accordance with local and federal regulations prior to redevelopment. Based on the absence of any detected impact, SECOR did not recommend any further assessment in this area.
>
> Although contamination was not identified above regulatory action levels during SECOR's Phase II ESA (SECOR, 2003b), SECOR recommended confirmation sampling and proper management of any identified potential contamination in the mechanic's pit and clarifier areas during demolition and grading activities.
>
> SECOR recommended abandonment of the on-site groundwater monitoring wells since the VCEHD granted case-closure for the former 250-gallon waste oil UST on December 13, 2002 (Appendix E).
>
> SECOR recommended continued efforts to obtain oversight from the VCEHD for excavation activities within the planter area.

SECOR, 2006b, Phase I Environmental Site Assessment Update Report, May 10, 2006
SECOR, 2007a, Phase I Environmental Site Assessment Report, April 4, 2007

Both of the above referenced SECOR Phase I ESAs identified the following RECs that were not addressed after identification in previous assessments:

> Although contamination was not identified above regulatory action levels during SECOR's Phase II ESA (SECOR, 2003b), SECOR recommended confirmation sampling and proper management of any identified potential contamination in the mechanic's pit and clarifier areas during demolition and grading activities.
> SECOR recommended obtaining a formal closure letter from the VCEHD for the former 1,000-gallon diesel UST. The VCEHD granted case-closure for the former 1,000-gallon diesel UST on January 7, 2008 (Appendix E).

SECOR recommended abandonment of the three groundwater monitoring wells since the VCEHD granted case-closure for the former 250-gallon waste oil UST on December 13, 2002 (Appendix E).

SECOR recommended continued efforts to obtain oversight from the VCEHD for excavation activities within the planter area. SECOR estimated that the volume of soil to be removed was approximately six (6) to 12 cubic yards.

SECOR, 2006c, Remedial Action Work Plan, September 26, 2006
SECOR, 2006d, Remedial Action Work Plan Addendum, November 3, 2006

The Remedial Action Work Plan (RAP) outlines the proposed procedures for removal and subsequent confirmation sampling beneath the clarifier, hydraulic lifts, mechanics pit, and contaminated soil within the planter bed. In addition, the Work Plan proposes that all monitoring wells located at the Site be properly abandoned (i.e. destroyed) prior to Site demolition activities.

The Remedial Action Work Plan Addendum addressed the requests made by the VCEHD in response to the RAP. The addendum included the proposed procedures for re-excavation of the former 1,000-gallon UST due to detected concentrations (greater than 50 mg/kg) of total lead in soil beneath the former UST (Rincon, 2005). The proposed confirmation sampling was to include analysis of three soil samples for soluble lead, as requested by the VCEHD. In addition, the addendum acknowledges that the VCEHD would require a soil gas survey for the Site if any detected volatile organic compound (VOC) concentrations were found during soil sampling activities that exceeded their respective preliminary remediation goal (PRG).

The RAP and RAP addendum was approved by the VCEHD on November 29, 2006.

SECOR, 2007b, Soil Remediation Report, July 19, 2007
SECOR, 2007c, Soil Remediation Report Addendum, September 24, 2007

The Soil Remediation Report documents the removal and subsequent confirmation sampling beneath the former clarifier, hydraulic lifts, and mechanics pit. The report also includes the results of the excavation of contaminated soil within the planter bed and the partial re-excavation at the former 1,000-gallon UST. In addition, the report details the abandonment/destruction five monitoring wells formerly located at the Site. A summary of the results are discussed below.

On June 4, 2007, SECOR supervised the abandonment of all five monitoring wells located at the Site. During the abandonment, each of the five well casing were removed and each well was subsequently over-drilled. Following the over-drill of each well, the boreholes were sealed according to the County of Ventura Water Resources Division (CVWRD) guidelines. A copy of the Well Sealing Record sent to the CVWRD is provided in Appendix E.

The clarifier, hydraulic lifts, and mechanics pit excavations were conducted on June 13th and 14th, 2007. Excavation of the planter bed was performed on June 28, 2007. During the removal of the four hydraulic lifts apparent TPH impact was encountered above Site cleanup levels at two of the lifts (lifts #1 and #2). Therefore, additional soil removals were required at these locations. Altogether between the hydraulic lifts and the planter bed, approximately 95.5 cubic yards of TPH contaminated soil was transported and disposed of off-Site at an appropriate waste disposal facility.

Several of the confirmation soil samples collected from the bottom and sidewalls of the clarifier, hydraulic lifts, mechanics pit, and planter bed excavations reported TPH concentrations below laboratory reporting limits. However, at the locations where residual TPH was detected, the concentration were well below the VCEHD approved Site cleanup levels of 100 mg/Kg for gasoline and 500 mg/Kg for diesel, motor oil, and hydraulic oils. Trace concentrations of VOCs were reported in a few of the confirmation samples collected. However, the detected VOC concentrations were well below the published Preliminary Remediation Goal (PRG) for residential soil of 1.5 mg/kg for PCE. All metals concentrations fell within naturally occurring California background concentrations. PCBs were not detected in any of the confirmation samples submitted for analysis from the former hydraulic lift excavations.

The partial re-excavation of the former 1,000 gallon UST and dispenser pump locations was performed on June 28, 2007. The re-excavation at the former UST extended to a depth of 8 feet bgs and to a depth of 5 feet bgs beneath the former dispenser pump. Two soil samples were collected beneath the former UST and one soil sample was collected beneath the dispenser pump for analysis of total lead and soluble lead (STLC). Total lead concentrations fell within naturally occurring California background concentrations and were less than 50 mg/kg. Soluble lead concentrations were detected below the Site cleanup level of 5 mg/L.

Following the receipt of analytical data and confirmation that the Site cleanup goals were achieved, the VCEHD representative allowed the excavation to be backfilled with clean soil from on-Site sources.

The Soil Remediation Addendum referenced above was an addendum that was drafted at the request of the VCEHD regarding justification of arsenic concentrations above the published California Human Health Screening Levels (CHHSLs) of 0.07 mg/kg. The addendum indicates that according to a 1996 study performed by the University of California (i.e. *Background Concentrations of Trace and Major Elements in California Soils*), typical background concentrations of arsenic in California soils were found to range between 0.59 and 11 mg/kg. The addendum indicates that since concentrations of arsenic at the Site are within naturally occurring background levels for California, no additional assessment was recommended. Additionally, the addendum informed the VCEHD that subsurface parking was planned for the entire Site which would include excavation and off-Site disposal of soil to a depth of approximately 15 feet below ground surface (bgs). The VCEHD responded to the Soil Remediation Report and Soil Remediation Report Addendum by issuing a “no further action” (NFA) letter dated January 7, 2008 but sited that any remaining arsenic contaminated soil would likely be excavated during the subsurface parking structure. A copy of the NFA letter for the Site is included in Appendix E.

5.6 OTHER HISTORICAL SOURCES

There were no other sources of historical information reviewed during this assessment.

5.7 SUMMARY OF FINDINGS FROM HISTORICAL RECORDS REVIEW

Historical research indicates that the Site was developed as the VUSD administrative center and bus yard since at least 1964 until 2007 when all of the building structures were demolished. Former environmental reports (Section 5.5) indicate that soil contamination was documented at the Site from former USTs, a clarifier, hydraulic lifts, and a wash down area (planter bed location). However, Site remedial activities performed by SECOR (now Stantec) and Rincon Consultants

have successfully reduced soil contamination from TPH and VOCs to concentrations below Site cleanup levels established by the VCEHD. Closure/NFA letters issued by the VCEHD regarding the above mentioned issues are provided in Appendix E.

It should be noted that the NFA letter issued by the VCEHD for the Site in 2008 indicated that the soil contamination at the Site was remediated to acceptable levels that should be protective of human health and the environment and that detected arsenic concentrations at the Site are generally below the U.S. EPA's Preliminary Remediation Goals for industrial sites and the California Environmental Protection Agency's Human Health Screening Levels. The VCEHD concurred with Stantec (formerly SECOR) in their Case Closure Summary (Appendix E) that arsenic concentrations found at the Site (ranging from 3.31 to 5.50 mg/kg) are within the range of naturally occurring background concentrations, found in soil throughout California. However, the VCEHD referenced in the NFA letter that the development plan of the previous developer included the excavation of the entire Site to approximately 15 feet bgs for the development of subsurface parking and that that the additional excavation for the subsurface parking would likely remove any remaining arsenic levels above the CHHSLs. Stantec has been informed, however, that the user of this report is considering a residential product that does not include the subsurface parking lot but rather an at grade residential development. Based on Stantec's discussion with Mr. Bryant Randall (805) 654-7882 of the City of Ventura Planning Department, provided that arsenic detected in soil is within the range of naturally occurring concentrations for California and that the environmental professional performing the Phase I ESA concurs that the concentrations are naturally occurring, the city would have no objection to a residential development based on arsenic. However, since the VCEHD was the overseeing agency that issued the NFA letter, Stantec recommends that the VCEHD be contacted to discuss whether an at grade residential development without a subsurface parking lot would be acceptable based on the existing arsenic concentrations at the Site and whether they would consider revising the NFA letter based on the change in the development plan.

6.0 CONCLUSIONS AND RECOMMENDATIONS

The Site consists of approximately 3.5 acres of vacant, undeveloped land surrounded with fencing for security purposes. A concrete pile and a few construction materials (sewer pipes, delineators, etc.) were located in the southwest portion of the Site.

The Site was most recently occupied by Lash Construction, Inc who leased the southwest portion of the Site from The Olson Company (current property owner) for the purpose of staging construction materials related to a nearby sewer improvement project being performed for the city. Some of these construction materials (concrete pile, delineators, sewer piping, and trash bins) were still present on Site during Stantec's Site reconnaissance on September 12, 2011. Stantec inquired whether any hazardous materials were stored at the Site related to Lash's occupation of the Site. Ms. Toni McQueen of Lash disclosed that a 500-gallon diesel AST was present for a limited period of time during their most extensive construction period. Ms. McQueen did not indicate how long the AST was at the property, but that the AST was parked in a metal secondary containment bin to collect any potential spillage. Ms. McQueen indicated that there was no spillage reported from the AST. Additionally, Stantec observed no evidence of surface staining during the Site visit.

Ms. Kim Prijatel with The Olson Company indicated that other than the occupation of the Site by Lash from October 2010 until the end of August 2011, the Site has remained undeveloped land since the Site was demolished in 2007.

Historical research indicates that the Site was developed as the Ventura Unified School district (VUSD) administrative center and bus yard since at least 1964 until 2007 when all of the building structures were demolished. Former environmental reports (Section 5.5) indicate that soil contamination was documented at the Site from former USTs, a clarifier, hydraulic lifts, and a wash down area (planter bed location). However, Site remedial activities performed by SECOR (now Stantec) and Rincon Consultants have successfully reduced soil contamination consisting of Total petroleum hydrocarbons (TPH) and volatile organic compounds (VOCs) to concentrations below Site cleanup levels established by the Ventura County Environmental Health Department (VCEHD). Closure/NFA letters issued by the VCEHD regarding the above mentioned issues are provided in Appendix E.

As discussed in Section 5.7, the existing NFA letter issued by the VCEHD for the Site in 2008 indicated that the soil contamination at the Site was remediated to acceptable levels that should be protective of human health and the environment and that detected arsenic concentrations at the Site are generally below the U.S. EPA's Preliminary Remediation Goals for industrial sites and the California Environmental Protection Agency's Human Health Screening Levels. The VCEHD concurred with Stantec (formerly SECOR) in their Case Closure Summary (Appendix E) that arsenic concentrations found at the Site (ranging from 3.31 to 5.50 mg/kg) are within the range of naturally occurring background concentrations, found in soil throughout California. However, the VCEHD referenced in the NFA letter that the development plan of the previous developer included the excavation of the entire Site to approximately 15 feet bgs for the development of subsurface parking and that that the additional excavation for the subsurface parking would likely remove any remaining arsenic levels above the CHHSLs.

Although not considered an REC, Stantec recommends the following development issue be addressed:

Stantec has been informed that the user of this report is considering a residential product that does not include the subsurface parking lot referenced in the NFA letter but rather an at grade residential development. As a result, Stantec recommends that the VCEHD be contacted to discuss whether an at grade residential development without a subsurface parking lot would be acceptable based on the existing arsenic concentrations at the Site and whether they would consider revising the NFA letter based on the change in the development plan.

It should be noted that Stantec contacted Mr. Bryant Randall (805) 654-7882 of the City of Ventura Planning Department on September 16, 2011 to discuss the city's position on arsenic at proposed residential sites. Mr. Randall indicated that as long as arsenic detected in soil is within the range of naturally occurring concentrations for California and that the environmental professional performing the Phase I ESA concurs that the concentrations are naturally occurring, the city would have no objection to a residential development based on arsenic.

Based on the assessment completed no recognized environmental conditions RECs were identified in connection with the Site. As a result, Stantec recommends no further investigation regarding the environmental condition of the Site.

7.0 LIMITATIONS

The conclusions and recommendations contained in this report/assessment are based upon professional opinions with regard to the subject matter. These opinions have been arrived at in accordance with currently accepted hydrogeologic and engineering standards and practices applicable to this location and existing at this time. The use of this report is subject to the following limitations:

1. The data and findings presented in this report are valid as of the dates when the investigations were performed. The passage of time, manifestation of latent conditions or occurrence of future events may require further exploration at the site, analysis of the data, and reevaluation of the findings, observations, and conclusions expressed in the report.

2. The data reported and the findings, observations, and conclusions expressed in the report are limited by the Scope of Work, budgetary constraints, site access and schedule, as defined in the contract with Stantec.

3. This report is based, in part, on unverified information supplied to Stantec by third party sources, such as regulatory agencies, prior owners or operators of the property, analytical laboratories, subcontractors, etc. Whereas efforts may have been made to substantiate this third party information, Stantec cannot guarantee the completeness or accuracy of this information.

4. The findings, observations and conclusions expressed by Stantec in this report are not, and should not be considered an opinion concerning the compliance of any past or present owner or operator of the Site with any Federal, state or local law or regulation.

5. No warranty or guarantee, whether expressed or implied, is made with respect to the data or the reported findings, observations, and conclusions, which are based solely upon Site conditions in existence at the time of investigation.

6. Stantec Reports present professional opinions and findings of a scientific and technical nature. While attempts were made to relate the data and findings to applicable environmental laws and regulations, the report shall not be construed to offer legal opinion as to the requirements of, nor compliance with, environmental laws, rules, regulations or policies of federal, state or local governmental agencies. Issues raised by the report should be reviewed by appropriate legal counsel.

7. This report is intended for the sole and exclusive use of Stantec's client. No other person or entity shall be entitled to rely on or use this report without Stantec's expressed written authorization. (Any such written authorization shall involve a "reliance letter" issued at Stantec's discretion and agreed to any executed by such user). If any unauthorized use or reliance occurs, it shall be at the user's sole risk without liability to Stantec.

8.0 REFERENCES

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Contacts

County of Ventura Environmental Health Division

City of Ventura Building and Safety

City of Ventura Fire Department

Regional Water Quality Control Board Los Angeles Region (4)

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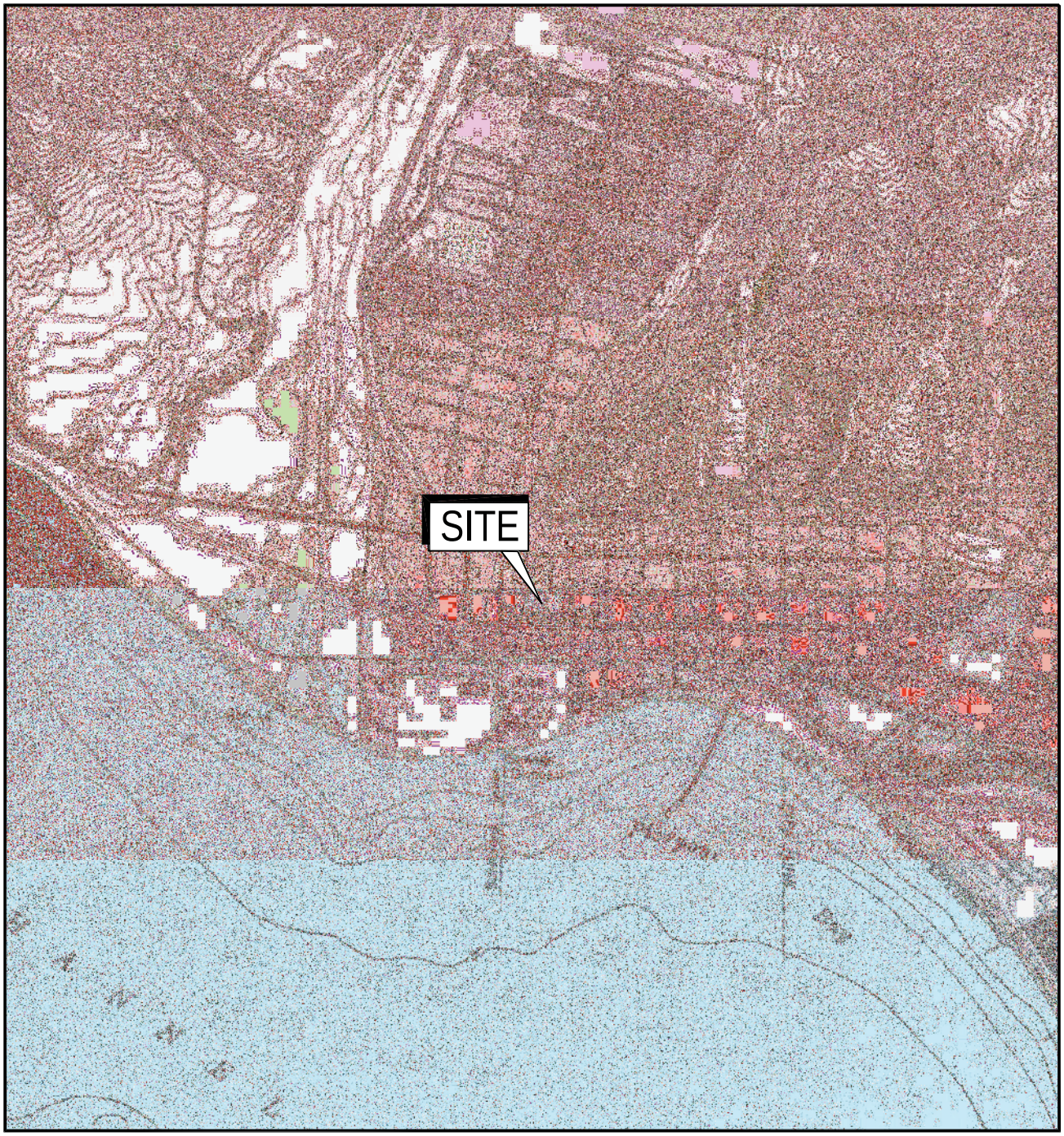
SECOR, 2006c, *Remedial Action Work Plan*, September 26, 2006

SECOR, 2006d, *Remedial Action Work Plan Addendum*, November 3, 2006

SECOR, 2007b, *Soil Remediation Report*, July 19, 2007

SECOR, 2007c, *Soil Remediation Report Addendum*, September 24, 2007

FIGURES



Reference: U.S.G.S., 1951, Ventura Quadrangle California - Ventura County. 7.5' Series Topographic.Photorevised 1967.

NORTH

SCALE

1 inch = 2000 feet

0 1000 2000

QUADRANGLE LOCATION

Stantec

25864-F BUSINESS CENTER DRIVE
REDLANDS, CALIFORNIA
PH (909) 335-6116 FAX (909) 335-6120

FOR:				FIGURE:
SASN CORPORATION VACANT LOT 120 EAST SANTA CLARA STREET VENTURA, CALIFORNIA		SITE LOCATION MAP		1
JOB NUMBER: 185802563	DRAWN BY: KD	CHECKED BY: KD	APPROVED BY: DM	DATE: 9/19/11

LEGEND:

PROPERTY BOUNDARY

0 80 160

APPROXIMATE SCALE (FEET)

Stantec
25864-F BUSINESS CENTER DRIVE
REDLANDS, CALIFORNIA
PH (909) 335-6116 FAX (909) 335-6120

FOR:
SASN CORPORATION
VACANT LOT
120 EAST SANTA CLARA STREET
VENTURA, CALIFORNIA

SITE MAP

FIGURE: 2

JOB NUMBER:	DRAWN BY:	CHECKED BY:	APPROVED BY:	DATE:
185802563	KD	KD	DM	9/19/11

FILEPATH:V:\1858\active\Miscellaneous\Pacific Heritage Communities\Phase I\Figures\Ventura site map.dwg modified by kdaly on Sep 20, 2011 at 9:55

APPENDIX A
PHOTOGRAPHIC RECORD

STANTEC CONSULTING CORPORATION
PHOTOGRAPHIC RECORD

Client: The Olson Company	**Job Number:** 185802563
Site Name: 120 East Santa Clara Street	**Location:** Ventura CA
Photographer: Melissa Baernstein	**Date:** September 12, 2011

Photograph No. 1

FACING EAST AT THE NORTHWEST CORNER OF THE SITE.

Photograph No. 2

FACING SOUTH AT THE NORTHWEST CORNER OF THE SITE.

STANTEC CONSULTING CORPORATION
PHOTOGRAPHIC RECORD

Client: The Olson Company	**Job Number:** 185802563
Site Name: 120 East Santa Clara Street	**Location:** Ventura CA
Photographer: Melissa Baernstein	**Date:** September 12, 2011

Photograph No. 3

FACING WEST AT THE SOUTHEAST CORNER OF THE SITE.

Photograph No. 4

FACING NORTH AT THE SOUTHEAST CORNER OF THE SITE.

STANTEC CONSULTING CORPORATION
PHOTOGRAPHIC RECORD

Client: The Olson Company	**Job Number:** 185802563
Site Name: 120 East Santa Clara Street	**Location:** Ventura CA
Photographer: Melissa Baernstein	**Date:** September 12, 2011

Photograph No. 5

FACING SOUTH AT THE NORTHEAST CORNER OF THE SITE.

Photograph No. 6

FACING WEST AT THE NORTHEAST CORNER OF THE SITE.

APPENDIX B
ENVIRONMENTAL DATABASE

120 East Santa Clara St
120 East Santa Clara St
Ventura, CA 93001

Inquiry Number: 3165211.1s
September 13, 2011

The EDR Radius Map™ Report

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
Toll Free: 800.352.0050
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

120 EAST SANTA CLARA ST
VENTURA, CA 93001

COORDINATES

Latitude (North):	34.278900 - 34˚ 16' 44.0''
Longitude (West):	119.299000 - 119˚ 17' 56.4''
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	288363.0
UTM Y (Meters):	3795277.5
Elevation:	17 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	34119-C3 VENTURA, CA
Most Recent Revision:	1967

AERIAL PHOTOGRAPHY IN THIS REPORT

Photo Year:	2005
Source:	USDA

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
VENTURA USD TRANSPORTATION SERVIC 120 E SANTA CLARA ST VENTURA, CA 93001	HAZNET	N/A
VUSD-120 120 SANTA CLARA ST VENTURA, CA	LUST Status: Completed - Case Closed	N/A
VENTURA UNIFIED SCHOOL DISTRICT 120 E SANTA CLARA ST VENTURA, CA 93001	RCRA-NonGen FINDS HIST CORTESE LUST Status: Completed - Case Closed SLIC Facility Status: Completed - Case Closed	CAD982509911

THE OLSON COMPANY 120 E SANTA CLARA ST VENTURA, CA	LUST	N/A
VENTURA USD-BUS MAINTENANCE FACIL 120 E SANTA CLARA ST VENTURA, CA 93001	HAZNET	N/A
RENAISSANCE WALK 120 E SANTA CLARA ST VENTURA, CA 93001	NPDES SLIC Facility Status: Completed - Case Closed HAZNET	N/A
VENTURA UNIFIED SCHOOL DISTRICT B 120 EAST SANTA CLARA STREET VENTURA, CA 93001	ENVIROSTOR Status: Refer: 1248 Local Agency	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:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL ..... National Priority List
Proposed NPL ..... Proposed National Priority List Sites
NPL LIENS ..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL ..... National Priority List Deletions

Federal CERCLIS list

CERCLIS ..... Comprehensive Environmental Response, Compensation, and Liability Information System
FEDERAL FACILITY ..... Federal Facility Site Information listing

Federal RCRA CORRACTS facilities list

CORRACTS ..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF ..... RCRA - Treatment, Storage and Disposal

EXECUTIVE SUMMARY

Federal RCRA generators list

RCRA-LQG ..... RCRA - Large Quantity Generators
RCRA-CESQG ..... RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

US ENG CONTROLS ..... Engineering Controls Sites List
US INST CONTROL ..... Sites with Institutional Controls

Federal ERNS list

ERNS ..... Emergency Response Notification System

State and tribal leaking storage tank lists

INDIAN LUST ..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

AST ..... Aboveground Petroleum Storage Tank Facilities
INDIAN UST ..... Underground Storage Tanks on Indian Land
FEMA UST ..... Underground Storage Tank Listing

State and tribal voluntary cleanup sites

VCP ..... Voluntary Cleanup Program Properties
INDIAN VCP ..... Voluntary Cleanup Priority Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

DEBRIS REGION 9 ..... Torres Martinez Reservation Illegal Dump Site Locations
ODI ..... Open Dump Inventory
HAULERS ..... Registered Waste Tire Haulers Listing
INDIAN ODI ..... Report on the Status of Open Dumps on Indian Lands

Local Lists of Hazardous waste / Contaminated Sites

US CDL ..... Clandestine Drug Labs
SCH ..... School Property Evaluation Program
Toxic Pits ..... Toxic Pits Cleanup Act Sites
CDL ..... Clandestine Drug Labs
US HIST CDL ..... National Clandestine Laboratory Register

Local Land Records

LIENS 2 ..... CERCLA Lien Information
LUCIS ..... Land Use Control Information System
LIENS ..... Environmental Liens Listing
DEED ..... Deed Restriction Listing

Records of Emergency Release Reports

HMIRS ..... Hazardous Materials Information Reporting System

CHMIRS	California Hazardous Material Incident Report System
LDS	Land Disposal Sites Listing
MCS	Military Cleanup Sites Listing

Other Ascertainable Records

DOT OPS	Incident and Accident Data
DOD	Department of Defense Sites
CONSENT	Superfund (CERCLA) Consent Decrees
ROD	Records Of Decision
UMTRA	Uranium Mill Tailings Sites
MINES	Mines Master Index File
TRIS	Toxic Chemical Release Inventory System
TSCA	Toxic Substances Control Act
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
SSTS	Section 7 Tracking Systems
ICIS	Integrated Compliance Information System
PADS	PCB Activity Database System
MLTS	Material Licensing Tracking System
RADINFO	Radiation Information Database
RAATS	RCRA Administrative Action Tracking System
CA BOND EXP. PLAN	Bond Expenditure Plan
WDS	Waste Discharge System
Cortese	"Cortese" Hazardous Waste & Substances Sites List
Notify 65	Proposition 65 Records
VENTURA CO. BWT	Business Plan, Hazardous Waste Producers, and Operating Underground Tanks
EMI	Emissions Inventory Data
INDIAN RESERV	Indian Reservations
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
HWP	EnviroStor Permitted Facilities Listing
HWT	Registered Hazardous Waste Transporter Database
FINANCIAL ASSURANCE	Financial Assurance Information Listing
MED WASTE VENTURA	Medical Waste Program List
PCB TRANSFORMER	PCB Transformer Registration Database
PROC	Certified Processors Database
MWMP	Medical Waste Management Program Listing
COAL ASH DOE	Sleam-Electric Plan Operation Data
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List

EDR PROPRIETARY RECORDS

EDR Proprietary Records

Manufactured Gas Plants	EDR Proprietary Manufactured Gas Plants

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

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

STANDARD ENVIRONMENTAL RECORDS

Federal CERCLIS NFRAP site List

CERC-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 02/25/2011 has revealed that there are 3 CERC-NFRAP sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MCCORMACK OIL CO	221 N VENTURA AVE	N 1/4 - 1/2 (0.315 mi.)	T102	118
AQUA CHEM, LTD DIV FERGUSON &	***85 JULIAN ST***	***NW 1/4 - 1/2 (0.366 mi.)***	***W116***	***150***
HYDRAULIC OIL WELL SERVICE	185 N OLIVE ST	NNW 1/4 - 1/2 (0.372 mi.)	X118	157

Federal RCRA generators list

RCRA-SQG: 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. 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). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 06/15/2011 has revealed that there are 11 RCRA-SQG sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
AMERICAN BODY SHOP	***130 S VENTURA AVE***	***W 0 - 1/8 (0.063 mi.)***	***C14***	***22***
D & G BODY SHOP, INC	***38 W MAIN ST***	***NW 1/8 - 1/4 (0.152 mi.)***	***L55***	***51***
HALL PLACE ANTIQUES	***50 W MAIN ST***	***NW 1/8 - 1/4 (0.160 mi.)***	***L59***	***55***
CLEANING STORE THE	***51 W MAIN ST UNIT L***	***NW 1/8 - 1/4 (0.162 mi.)***	***L60***	***56***
RITE AID NO 5771	***131 N MAIN ST***	***NW 1/8 - 1/4 (0.209 mi.)***	***P85***	***76***
O. E. TIRE INC	***150 W MAIN ST***	***NW 1/8 - 1/4 (0.228 mi.)***	***P96***	***105***
NL BAROID VENTURA SERVICE CENT	***59 SOUTH OLIVE***	***WNW 1/8 - 1/4 (0.249 mi.)***	***97***	***107***

Lower Elevation	Address	Direction / Distance	Map ID	Page
C & R BLUEPRINT CO INC	***104 E THOMPSON BLVD***	***S 0 - 1/8 (0.004 mi.)***	***A9***	***17***
FOOTE PHOTO CO	***10 W HARBOR BLVD***	***SSW 0 - 1/8 (0.101 mi.)***	***E24***	***28***
MOBIL OIL CORP GETTY MARINE TE	***HARBOR BLVD & FIGUROA***	***SSE 1/8 - 1/4 (0.133 mi.)***	***F46***	***44***
CALTRANS VENTURA REGIONAL STA	***157 SO GARDEN ST***	***W 1/8 - 1/4 (0.153 mi.)***	***K57***	***53***

EXECUTIVE SUMMARY

State- and tribal - equivalent NPL

RESPONSE: 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.

A review of the RESPONSE list, as provided by EDR, and dated 08/09/2011 has revealed that there is 1 RESPONSE site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
VALLEY PLATING COMPANY	***224 S. LAUREL ST.***	***E 1/2 - 1 (0.736 mi.)***	***140***	***202***

State- and tribal - equivalent CERCLIS

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes 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.

A review of the ENVIROSTOR list, as provided by EDR, and dated 08/09/2011 has revealed that there are 3 ENVIROSTOR sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
AQUA CHEM, LTD DIV FERGUSON & Status: No Further Action	***85 JULIAN ST***	***NW 1/4 - 1/2 (0.366 mi.)***	***W116***	***150***
HYDRAULIC OIL WELL SERVICE Status: No Further Action	***185 N OLIVE ST***	***NNW 1/4 - 1/2 (0.372 mi.)***	***X120***	***158***
VALLEY PLATING COMPANY Status: Certified	***224 S. LAUREL ST.***	***E 1/2 - 1 (0.736 mi.)***	***140***	***202***

State and tribal landfill and/or solid waste disposal site lists

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 05/23/2011 has revealed that there is 1 SWF/LF site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
OLIVAS PARK AKA:	501 POLI STREET.	ENE 1/4 - 1/2 (0.351 mi.)	V113	145

EXECUTIVE SUMMARY

State and tribal leaking storage tank lists

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 08/09/2011 has revealed that there are 33 LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
JOSEPH GOSSELIN Status: Completed - Case Closed	***225 PALM ST S***	***E 0 - 1/8 (0.118 mi.)***	***I38***	***38***
CONTINENTAL BAKING CO Status: Completed - Case Closed	72 SANTA CLARA ST	W 1/8 - 1/4 (0.132 mi.)	K44	41
OLD TOWN LIVERY, LLP Status: Completed - Case Closed	34 PALM ST N	NE 1/8 - 1/4 (0.173 mi.)	65	61
BATELAAN PROPERTY Status: Completed - Case Closed	***355 MAIN ST***	***ENE 1/8 - 1/4 (0.193 mi.)***	***72***	***66***
UNOCAL #4876 UNOCAL #4876 Status: Completed - Case Closed	397 THOMPSON BLVD 397 THOMPSON BLVD	E 1/8 - 1/4 (0.207 mi.) E 1/8 - 1/4 (0.207 mi.)	O81 O83	74 74
MOBIL OIL SS SELF SERVE ***MOBIL OIL SS SELF SERVE*** Status: Open - Remediation	415 THOMPSON BLVD ***415 THOMPSON BLVD***	E 1/8 - 1/4 (0.223 mi.) ***E 1/8 - 1/4 (0.223 mi.)***	O92 ***O93***	81 ***82***
ARMORED TRANSPORT Status: Open - Verification Monitoring	***188 SANTA CLARA ST***	***W 1/8 - 1/4 (0.225 mi.)***	***Q95***	***96***
CHEVRON #9-0066 Status: Open - Remediation	***507 THOMPSON BLVD***	***E 1/4 - 1/2 (0.304 mi.)***	***100***	***109***
MISSION LINEN SUPPLY Status: Completed - Case Closed	***107 OLIVE ST N***	***NW 1/4 - 1/2 (0.317 mi.)***	***S103***	***119***
MISSION LINEN Status: Completed - Case Closed	107 OLIVE ST	NW 1/4 - 1/2 (0.317 mi.)	S105	126
SILVAS OIL CO ***SILVAS OIL CO.*** Status: Completed - Case Closed	***50 JULIAN ST*** ***50 JULIAN ST***	***WNW 1/4 - 1/2 (0.335 mi.)*** ***WNW 1/4 - 1/2 (0.335 mi.)***	***U106*** ***U107***	***128*** ***129***
ARROWHEAD WATER CO Status: Completed - Case Closed	52 JULIAN ST	WNW 1/4 - 1/2 (0.336 mi.)	U108	132
CHAMPLIN PROPERTY ***BLISS SALCIDO PROPERTY*** Status: Completed - Case Closed Status: Completed - Case Closed	285 VENTURA AVE ***285 VENTURA AVE N***	N 1/4 - 1/2 (0.343 mi.) ***N 1/4 - 1/2 (0.347 mi.)***	T111 ***T112***	141 ***141***
FERGUSEN & FERGUSEN Status: Completed - Case Closed	***85 JULIAN ST***	***NW 1/4 - 1/2 (0.366 mi.)***	***W115***	***147***
AQUA CHEM LTD. Status: Completed - Case Closed	85 JULIAN ST	NW 1/4 - 1/2 (0.366 mi.)	W117	155
D SCHWARZ Status: Open - Verification Monitoring	***585 THOMPSON BL***	***E 1/4 - 1/2 (0.376 mi.)***	***122***	***161***
RIDLEY PROPERTY Status: Completed - Case Closed	230 OLIVE ST.	NNW 1/4 - 1/2 (0.386 mi.)	X123	169
SUBURBAN PROPANE FACILITY Status: Completed - Case Closed	***31 PEKING ST***	***WNW 1/4 - 1/2 (0.408 mi.)***	***131***	***182***

EXECUTIVE SUMMARY

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
D & J RECYCLING CENTER Status: Completed - Case Closed	272-270 OLIVE ST N	NNW 1/4 - 1/2 (0.412 mi.)	X134	185
UNOCAL #0090 Status: Completed - Case Closed	***607 MAIN ST***	***ENE 1/4 - 1/2 (0.418 mi.)***	***Y135***	***187***
DEPENDABLE HIGHWAY EXPRESS	295 OLIVE ST	NNW 1/4 - 1/2 (0.428 mi.)	Z136	191
MERCHANTS DELIVERY Status: Completed - Case Closed Status: Completed - Case Closed	***295 OLIVE ST***	***NNW 1/4 - 1/2 (0.428 mi.)***	***Z137***	***191***
J.D. WITHERSPOON Status: Completed - Case Closed	***330 PARK ROW AVE***	***NW 1/4 - 1/2 (0.489 mi.)***	***138***	***199***

Lower Elevation	Address	Direction / Distance	Map ID	Page
EDWARDS PROPERTY FORMER Status: Completed - Case Closed	25 THOMPSON BLVD E	W 0 - 1/8 (0.051 mi.)	B12	20
VACANT PROPERTY Status: Completed - Case Closed	***33 THOMPSON BLVD***	***W 0 - 1/8 (0.087 mi.)***	***18***	***24***
VCO FAIRGROUNDS	10 HARBOR BLVD	SSW 0 - 1/8 (0.101 mi.)	E23	28
VCO FAIRGROUNDS Status: Completed - Case Closed	***10 HARBOR BLVD***	***SSW 0 - 1/8 (0.101 mi.)***	***E25***	***31***
BRIAN HASSENFLUG Status: Completed - Case Closed	***102 S GARDEN ST***	***W 1/8 - 1/4 (0.151 mi.)***	***K53***	***47***
CALTRANS - FRONT STREET Status: Completed - Case Closed	301 FRONT ST	WSW 1/4 - 1/2 (0.341 mi.)	110	134

SLIC: SLIC Region comes from the California Regional Water Quality Control Board.

A review of the SLIC list, as provided by EDR, and dated 08/09/2011 has revealed that there are 9 SLIC sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
ATLAS BULK CARRIER Facility Status: Open - Site Assessment	200 SANTA CLARA	E 0 - 1/8 (0.034 mi.)	11	19
TAFT PROPERY Facility Status: Completed - Case Closed	291 THOMPSON BOULEVARD	E 0 - 1/8 (0.111 mi.)	I32	36
ENCANTO DEL MAR / HOUSING AUTH Facility Status: Completed - Case Closed	351 THOMPSON BOULEVARD	E 1/8 - 1/4 (0.183 mi.)	O68	64
TEXACO - E&P, INC. Facility Status: Open - Site Assessment	133 W. SANTA CLARA ST	W 1/8 - 1/4 (0.200 mi.)	Q76	70
MISSION LINEN Facility Status: Completed - Case Closed	107/115 N OLIVE ST	NW 1/4 - 1/2 (0.310 mi.)	S101	117

Lower Elevation	Address	Direction / Distance	Map ID	Page
CITY OF SAN BUENAVENTURA Facility Status: Completed - Case Closed	155 SOUTH VENTURA AVENU	W 0 - 1/8 (0.065 mi.)	C16	23
UNOCAL - MANDALAY FACILITY Facility Status: Completed - Case Closed	201 HARBOR BLVD	SSE 0 - 1/8 (0.103 mi.)	F28	35

Lower Elevation	Address	Direction / Distance	Map ID	Page
VENTURA MARINE TERMINAL	386 FIGUEROA	SSE 1/8 - 1/4 (0.141 mi.)	F50	46
VENTURA MARINE TERMINAL	386 S. FIGUEROA ST	SSE 1/8 - 1/4 (0.141 mi.)	F51	46
Facility Status: Open				

State and tribal registered storage tank lists

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 08/09/2011 has revealed that there are 2 UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
VALERO #1	415 E. THOMPSON BLVD.	E 1/8 - 1/4 (0.223 mi.)	O94	95
LOST ARROW CORPORATION	***259 SANTA CLARA STREET***	***W 1/8 - 1/4 (0.249 mi.)***	***Q98***	***108***

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: The EPA's listing of Brownfields properites addressed by Cooperative Agreement Recipients and Brownfields properties addressed by Targeted Brownfields Assessments

A review of the US BROWNFIELDS list, as provided by EDR, and dated 06/27/2011 has revealed that there are 6 US BROWNFIELDS sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
GRANT PARK PISTOL RANGE	2 CHESTNUT ST N	ENE 1/4 - 1/2 (0.397 mi.)	Y125	172
SURFER'S POINT	2 CHESTNUT ST N	ENE 1/4 - 1/2 (0.397 mi.)	Y126	173
DOWNTOWN/WESTSIDE PRIVATE PROP	2 CHESTNUT ST N	ENE 1/4 - 1/2 (0.397 mi.)	Y127	175
ARTIST LIVE-WORK PROJECT	2 CHESTNUT ST N	ENE 1/4 - 1/2 (0.397 mi.)	Y128	177
WESTPARK/SHERIDAN WAY SCHOOL J	2 CHESTNUT ST N	ENE 1/4 - 1/2 (0.397 mi.)	Y129	178
NINE CITY-OWNED PROPERTIES	2 CHESTNUT ST N	ENE 1/4 - 1/2 (0.397 mi.)	Y130	180

Local Lists of Landfill / Solid Waste Disposal Sites

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

A review of the WMUDS/SWAT list, as provided by EDR, and dated 04/01/2000 has revealed that there is 1 WMUDS/SWAT site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CITY OF SAN BUENAVENTURA	501 POLI ST	ENE 1/4 - 1/2 (0.351 mi.)	V114	146

EXECUTIVE SUMMARY

SWRCY: A listing of recycling facilities in California.

A review of the SWRCY list, as provided by EDR, and dated 06/01/2011 has revealed that there is 1 SWRCY site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
D AND J RECYCLING SERVICES	***270 N OLIVE ST***	***NNW 1/4 - 1/2 (0.411 mi.)***	***X132***	***184***

Local Lists of Hazardous waste / Contaminated Sites

HIST Cal-Sites: Formerly known as ASPIS, this database contains both known and potential hazardous substance sites. The source is the California Department of Toxic Substance Control. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

A review of the HIST Cal-Sites list, as provided by EDR, and dated 08/08/2005 has revealed that there is 1 HIST Cal-Sites site within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
VALLEY PLATING COMPANY	***224 S. LAUREL ST.***	***E 1/2 - 1 (0.736 mi.)***	***140***	***202***

Local Lists of Registered Storage Tanks

CA FID UST: 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 3 CA FID UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SERVICE STATION 4876-UNOCAL	***397 E THOMPSON BLVD***	***E 1/8 - 1/4 (0.205 mi.)***	***O80***	***72***
ANITA ULTRAMAR	***415 E THOMPSON BLVD***	***E 1/8 - 1/4 (0.223 mi.)***	***O90***	***80***

Lower Elevation	Address	Direction / Distance	Map ID	Page
31ST DISTRICT AGRICULTURAL ASS	***HARBOR & FIGUEROA***	***SSE 0 - 1/8 (0.103 mi.)***	***F26***	***34***

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 4 HIST UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SERVICE STATION 4876	397 E THOMPSON BLVD	E 1/8 - 1/4 (0.205 mi.)	O78	70
UNION OIL SERVICE STATION #487	***397 E THOMPSON BLVD***	***E 1/8 - 1/4 (0.205 mi.)***	***O79***	***71***
CURMEKS MOBIL	415 E THOMPSON BLVD	E 1/8 - 1/4 (0.220 mi.)	O89	79

Lower Elevation	Address	Direction / Distance	Map ID	Page
31ST DISTRICT AGRICULTURAL ASS	HARBOR AND FIGUEROA	SSE 0 - 1/8 (0.103 mi.)	F27	35

EXECUTIVE SUMMARY

SWEEPS UST: 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 1990'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 3 SWEEPS UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SERVICE STATION 4876-UNOCAL	***397 E THOMPSON BLVD***	***E 1/8 - 1/4 (0.205 mi.)***	***O80***	***72***
ANITA ULTRAMAR	***415 E THOMPSON BLVD***	***E 1/8 - 1/4 (0.223 mi.)***	***O90***	***80***

Lower Elevation	Address	Direction / Distance	Map ID	Page
31ST DISTRICT AGRICULTURAL ASS	***HARBOR & FIGUEROA***	***SSE 0 - 1/8 (0.103 mi.)***	***F26***	***34***

Other Ascertainable Records

FUDS: 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.

A review of the FUDS list, as provided by EDR, and dated 12/31/2009 has revealed that there is 1 FUDS site within approximately 1 mile of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
COAST ARTILLERY CAMP		WSW 1/2 - 1 (0.547 mi.)	139	201

HIST CORTESE: 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 [CALSITES].

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 23 HIST CORTESE sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
JOSEPH GOSSELIN	***225 PALM ST S***	***E 0 - 1/8 (0.118 mi.)***	***I38***	***38***
BATELAAN PROPERTY	***355 MAIN ST***	***ENE 1/8 - 1/4 (0.193 mi.)***	***72***	***66***
UNOCAL #4876	397 THOMPSON	E 1/8 - 1/4 (0.207 mi.)	O82	74
MOBIL OIL SS SELF SERVE	***415 THOMPSON BLVD***	***E 1/8 - 1/4 (0.223 mi.)***	***O93***	***82***
ARMORED TRANSPORT	***188 SANTA CLARA ST***	***W 1/8 - 1/4 (0.225 mi.)***	***Q95***	***96***
CHEVRON #9-0066	***507 THOMPSON BLVD***	***E 1/4 - 1/2 (0.304 mi.)***	***100***	***109***
MISSION LINEN SUPPLY	107 OLIVE	NW 1/4 - 1/2 (0.317 mi.)	S104	125
SILVAS OIL CO	***50 JULIAN ST***	***WNW 1/4 - 1/2 (0.335 mi.)***	***U106***	***128***
ARROWHEAD WATER CO	52 JULIAN	WNW 1/4 - 1/2 (0.336 mi.)	U109	134
BLISS SALCIDO PROPERTY	***285 VENTURA AVE N***	***N 1/4 - 1/2 (0.347 mi.)***	***T112***	***141***
AQUA CHEM, LTD DIV FERGUSON &	***85 JULIAN ST***	***NW 1/4 - 1/2 (0.366 mi.)***	***W116***	***150***
HYDRAULIC OIL WELL SERVIC	185 OLIVE	NNW 1/4 - 1/2 (0.372 mi.)	X119	158
CAL TRANS	301 FRONT	ESE 1/4 - 1/2 (0.373 mi.)	121	160
D SCHWARZ	***585 THOMPSON BL***	***E 1/4 - 1/2 (0.376 mi.)***	***122***	***161***
RIDLEY PROPERTY	230 OLIVE	NNW 1/4 - 1/2 (0.386 mi.)	X124	171
SUBURBAN PROPANE FACILITY	***31 PEKING ST***	***WNW 1/4 - 1/2 (0.408 mi.)***	***131***	***182***
D & J RECYCLING CENTER	270 OLIVE	NNW 1/4 - 1/2 (0.411 mi.)	X133	185
UNOCAL #0090	***607 MAIN ST***	***ENE 1/4 - 1/2 (0.418 mi.)***	***Y135***	***187***
MERCHANTS DELIVERY	***295 OLIVE ST***	***NNW 1/4 - 1/2 (0.428 mi.)***	***Z137***	***191***

EXECUTIVE SUMMARY

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
J.D. WITHERSPOON	***330 PARK ROW AVE***	***NW 1/4 - 1/2 (0.489 mi.)***	***138***	***199***

Lower Elevation	Address	Direction / Distance	Map ID	Page
VACANT PROPERTY	***33 THOMPSON BLVD***	***W 0 - 1/8 (0.087 mi.)***	***18***	***24***
VCO FAIRGROUNDS	***10 HARBOR BLVD***	***SSW 0 - 1/8 (0.101 mi.)***	***E25***	***31***
BRIAN HASSENFLUG	***102 S GARDEN ST***	***W 1/8 - 1/4 (0.151 mi.)***	***K53***	***47***

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 DRYCLEANERS list, as provided by EDR, and dated 06/28/2011 has revealed that there are 2 DRYCLEANERS sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
THE CLEANING STORE	***51 W MAIN ST UNIT L***	***NW 1/8 - 1/4 (0.162 mi.)***	***L61***	***58***
THE CLEANING STORE	51 W MAIN ST STE L	NW 1/8 - 1/4 (0.162 mi.)	L62	60

WIP: Well Investigation Program case in the San Gabriel and San Fernando Valley area.

A review of the WIP list, as provided by EDR, and dated 07/03/2009 has revealed that there is 1 WIP site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
THE CLEANING STORE	***51 W MAIN ST UNIT L***	***NW 1/8 - 1/4 (0.162 mi.)***	***L61***	***58***
Facility Status: Historical				

EDR PROPRIETARY RECORDS

EDR Proprietary Records

EDR Historical Auto Stations: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc.

A review of the EDR Historical Auto Stations list, as provided by EDR, has revealed that there are 39 EDR Historical Auto Stations sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
FRENCHY S AUTO BODY & PAINT SH	130 S VENTURA AVE	W 0 - 1/8 (0.063 mi.)	C13	21
DON S SEASIDE SERVICE	98 S VENTURA AVE	W 0 - 1/8 (0.064 mi.)	C15	23
TONY S SERVICE STATION	98 S VENTURA ST	W 0 - 1/8 (0.067 mi.)	C17	24
VENTURA MUFFLER SERVICE	113 E MAIN ST	N 0 - 1/8 (0.098 mi.)	D20	27

EXECUTIVE SUMMARY

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
JIM S INDEPENDENT VOLKSWAGEN S	109 E MAIN ST	N 0 - 1/8 (0.098 mi.)	D21	27
CLEMORE BRAKE SERVICE	84 E MAIN ST	N 0 - 1/8 (0.100 mi.)	D22	27
VENTURA AUTO ELECTRIC INC	59 E MAIN ST	NNW 0 - 1/8 (0.108 mi.)	H30	36
DARDEN & RANDALL BUICK	52 E MAIN ST	NNW 0 - 1/8 (0.109 mi.)	H31	36
PUMPHREY S RAY SHELL SERVICE	291 E THOMPSON BLVD	E 0 - 1/8 (0.111 mi.)	I33	37
VENTURA MOTOR CO	43 E MAIN ST	NNW 0 - 1/8 (0.112 mi.)	H34	37
REID G L	230 E MAIN ST	NNE 0 - 1/8 (0.113 mi.)	G35	37
WOODRUFF SIXTY SIX SERVICE	292 E THOMPSON BLVD	E 0 - 1/8 (0.113 mi.)	I36	38
VENTURA MOTOR CO	43 E MAIN	NNW 0 - 1/8 (0.113 mi.)	H37	38
WOODFORD HENRY	120 PALM ST	E 0 - 1/8 (0.119 mi.)	39	40
ARMSTRONG MOTORS	12 E MAIN ST	NNW 0 - 1/8 (0.122 mi.)	H40	40
COTNER & CONE	5 E MAIN ST	NNW 1/8 - 1/4 (0.126 mi.)	H41	41
CASE D C	53 S PALM ST	ENE 1/8 - 1/4 (0.129 mi.)	J42	41
BUTTERFIELD J H	56 S PALM ST	ENE 1/8 - 1/4 (0.130 mi.)	J43	41
BRITISH MOTORS	43 S PALM ST	ENE 1/8 - 1/4 (0.132 mi.)	J45	43
MUNDING UNION SERVICE	13 W MAIN ST	NW 1/8 - 1/4 (0.136 mi.)	L47	45
K & G AUTO ELECTRIC	20 N VENTURA AVE	NNW 1/8 - 1/4 (0.147 mi.)	H52	47
CLEMORE BRAKE SERVICE REAR	35 N VENTURA ST	NNW 1/8 - 1/4 (0.151 mi.)	H54	51
GRIFFITH DEAN A CO	39 W MAIN ST	NW 1/8 - 1/4 (0.153 mi.)	L56	53
DUNLAP C E	50 W MAIN ST	NW 1/8 - 1/4 (0.160 mi.)	L58	54
L & M ALIGNMENT REAR	35 N VENTURA AVE	NNW 1/8 - 1/4 (0.165 mi.)	L64	60
JUAN S AUTOMOTIVE	92 W MAIN ST	NW 1/8 - 1/4 (0.185 mi.)	P69	65
BROWN BOB TOWING	107 N VENTURA AVE	NNW 1/8 - 1/4 (0.193 mi.)	N71	66
LOWE S SERVICE STATION TIRES T	111 N VENTURA AVE	NNW 1/8 - 1/4 (0.196 mi.)	N73	69
WILSON A G	101 W MAIN ST	NW 1/8 - 1/4 (0.198 mi.)	P74	69
BYERTS BROS SERVICE STATION	103 W MAIN ST	NW 1/8 - 1/4 (0.199 mi.)	P75	69
MUNDING LOUIS UNION SERVICE	397 E THOMPSON BLVD	E 1/8 - 1/4 (0.205 mi.)	O77	70
ANDERSON AUTO ELECTRIC	105 S OAK ST	E 1/8 - 1/4 (0.207 mi.)	R84	76
HILL F G	98 S OAK ST	E 1/8 - 1/4 (0.209 mi.)	R86	78
BURTON H N	76 S OAK ST	E 1/8 - 1/4 (0.210 mi.)	R87	78
CURMEK MOBIL	415 E THOMPSON BLVD	E 1/8 - 1/4 (0.223 mi.)	O91	81
VENTURA GARAGE	425 E MAIN ST	ENE 1/8 - 1/4 (0.250 mi.)	99	109

Lower Elevation	Address	Direction / Distance	Map ID	Page
HOWERY BRAKE SERVICE	54 E THOMPSON BLVD	W 0 - 1/8 (0.024 mi.)	B10	19
HIGHWAY GARAGE	75 W THOMPSON BLVD	W 1/8 - 1/4 (0.139 mi.)	M48	46
VENTURA RADIATOR SERVICE	77 W THOMPSON BLVD	W 1/8 - 1/4 (0.140 mi.)	M49	46

EDR Historical Cleaners: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc.

A review of the EDR Historical Cleaners list, as provided by EDR, has revealed that there are 7 EDR Historical Cleaners sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
VENTURA LAUNDRY	123 E MAIN ST	N 0 - 1/8 (0.097 mi.)	D19	26
STAR DYE WORKS	231 E MAIN ST	NNE 0 - 1/8 (0.105 mi.)	G29	36
TOGGERY TAILORS	36 N VENTURA AVE	NNW 1/8 - 1/4 (0.163 mi.)	L63	60
DOMESTIC LAUNDRY & SANITONE DR	70 N VENTURA AVE	NNW 1/8 - 1/4 (0.178 mi.)	N66	63
ARCADE CLEANERS	84 N VENTURA AVE	NNW 1/8 - 1/4 (0.182 mi.)	N67	64

EXECUTIVE SUMMARY

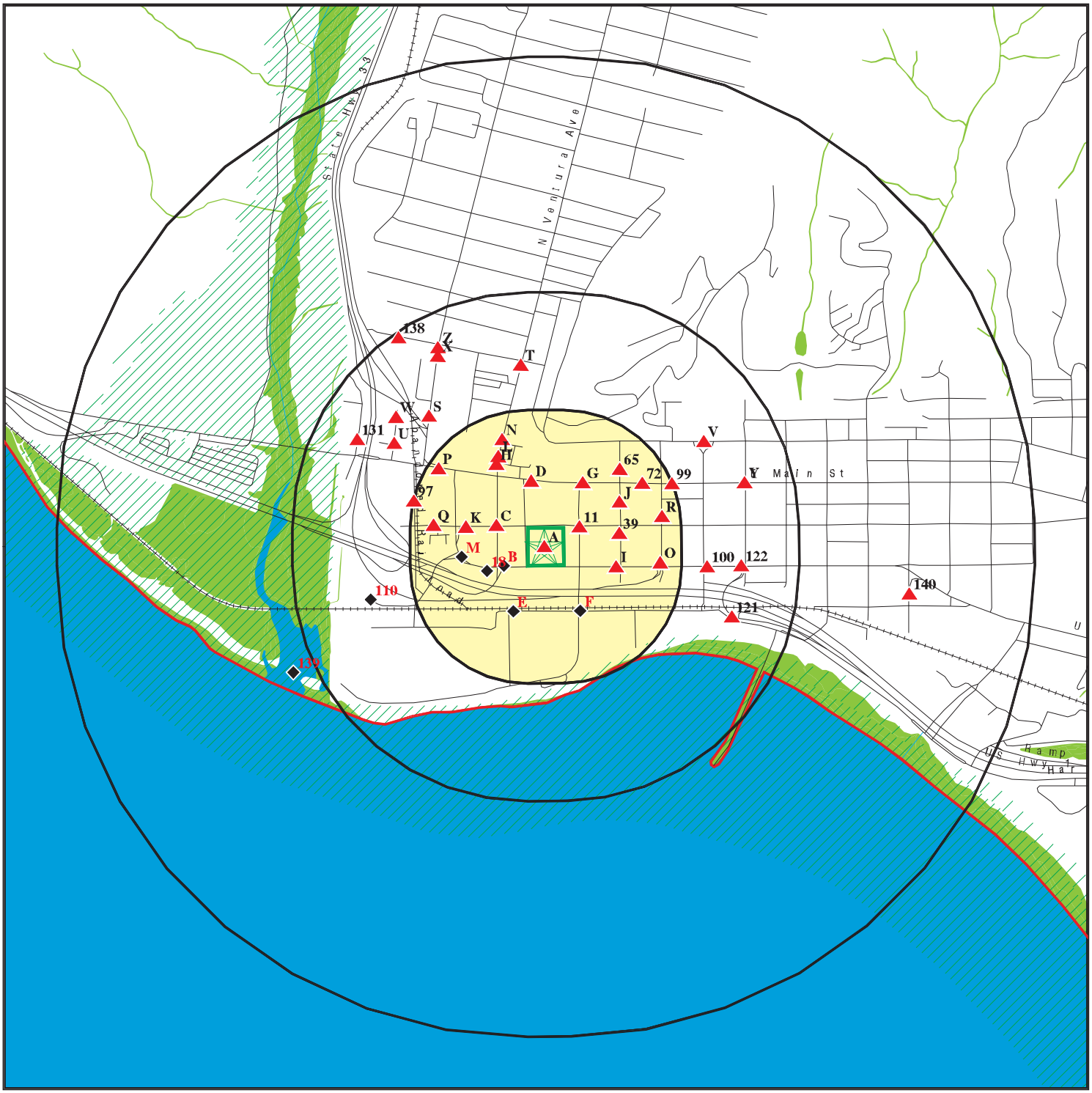
Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
MISSION LAUNDRY	103 N VENTURA AVE	NNW 1/8 - 1/4 (0.190 mi.)	N70	66
HAP S CLEANERS	70 S OAK ST	E 1/8 - 1/4 (0.211 mi.)	R88	78

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 20 records.

Site Name	Database(s)
SANTA CLARA RIVER BRIDGE EXP	WDS,NPDES
SEACLIFF TRAIN DERAILMENT	HIST CALSITES,ENVIROSTOR
HUMACID CORP & DUNCAN MACLEOD	CERCLIS-NFRAP
GETTY OIL VENTURA AVE OIL FLD	CERCLIS-NFRAP
ATC HALLS CANYON	LUST SAN MATEO
ATC HALLS CANYON	LUST SAN MATEO
VCFPD STN #25	UST ALAMEDA
RINCON ISLAND - STATE LEASE 14	HIST UST
RINCON ISLAND, STATE LEASE 146	HIST UST
VENOCO RINCON PIPELINE STN	AST
188 W SANTA CLARA STL	AST
RINCON IS LMT PARTNERSHIP	RCRA-SQG,FINDS
RINCON IS LDT PARTNERSHIP PRC145 A	RCRA-SQG
LOOMAN DISTRIBUTING INC	FINDS,RCRA-NLR
3.5 MILES EAST OF VENTURA OFF OF H	ERNS
EAST SIDE PACIFIC COAST HWY CLOSE	ERNS
SANTA FE ENERGY O P L P	FINDS
SANTA FE ENER OPER PART, L.P.	FINDS
SANTA FE ENERGY O P L P	FINDS
SANTA FE ENERGY CO.	EMI

OVERVIEW MAP - 3165211.1s



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

Dept. Defense Sites

Indian Reservations BIA

County Boundary

Oil & Gas pipelines from USGS

100-year flood zone

500-year flood zone

National Wetland Inventory

Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 120 East Santa Clara St	CLIENT: Stantec
ADDRESS: 120 East Santa Clara St Ventura CA 93001	CONTACT: Dion Monge
LAT/LONG: 34.2789 / 119.2990	INQUIRY #: 3165211.1s
	DATE: September 13, 2011 3:04 pm

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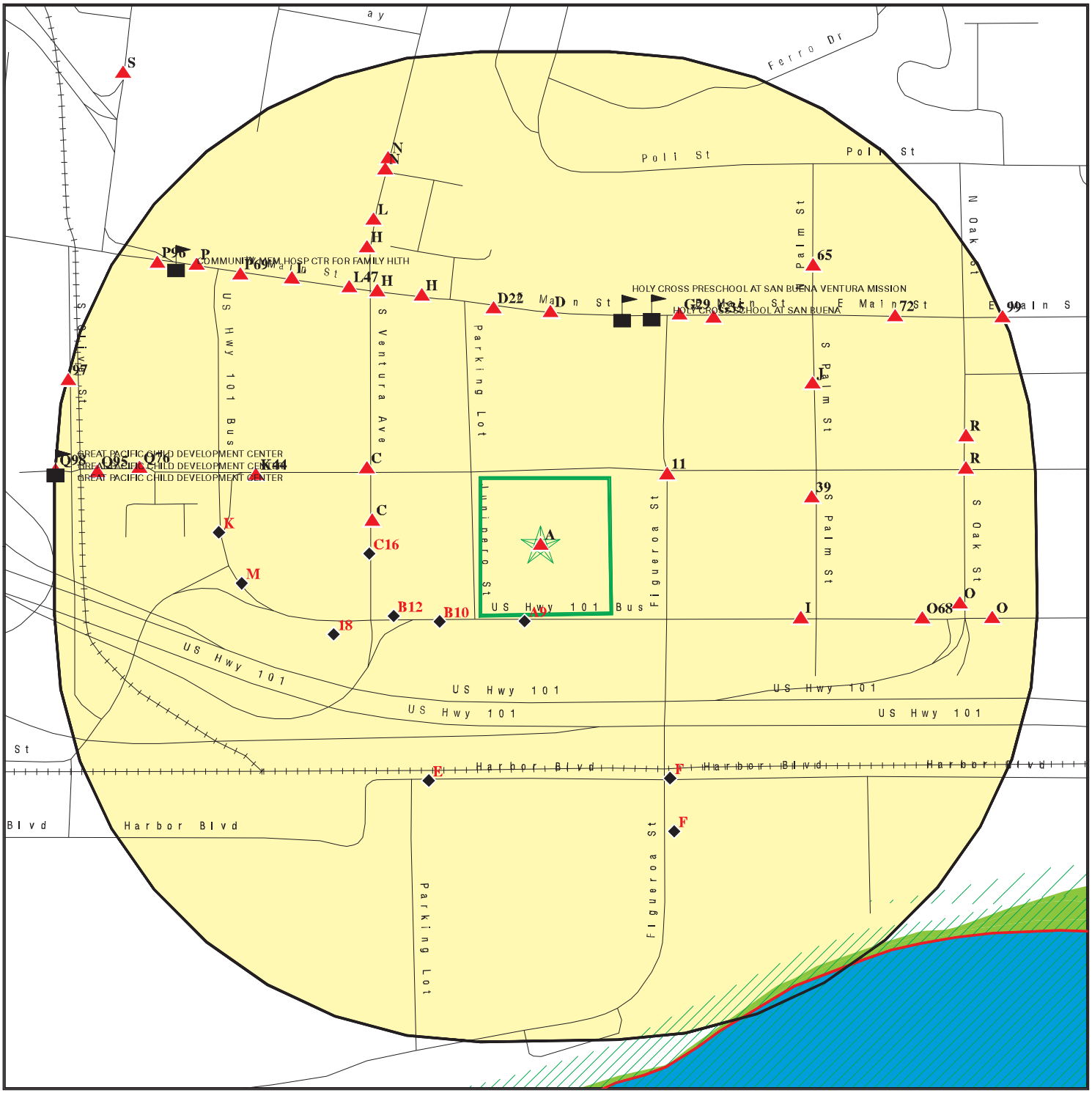
DETAIL MAP - 3165211.1s



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

Dept. Defense Sites

0 1/16 1/8 1/4 Miles

Indian Reservations BIA

County Boundary

Oil & Gas pipelines from USGS

100-year flood zone

500-year flood zone

National Wetland Inventory

Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 120 East Santa Clara St	CLIENT: Stantec
ADDRESS: 120 East Santa Clara St Ventura CA 93001	CONTACT: Dion Monge
LAT/LONG: 34.2789 / 119.2990	INQUIRY #: 3165211.1s
	DATE: September 13, 2011 3:05 pm

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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
STANDARD ENVIRONMENTAL RECORDS								
Federal NPL site list								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
NPL LIENS		TP	NR	NR	NR	NR	NR	0
Federal Delisted NPL site list								
Delisted NPL		1.000	0	0	0	0	NR	0
Federal CERCLIS list								
CERCLIS		0.500	0	0	0	NR	NR	0
FEDERAL FACILITY		1.000	0	0	0	0	NR	0
Federal CERCLIS NFRAP site List								
CERC-NFRAP		0.500	0	0	3	NR	NR	3
Federal RCRA CORRACTS facilities list								
CORRACTS		1.000	0	0	0	0	NR	0
Federal RCRA non-CORRACTS TSD facilities list								
RCRA-TSDF		0.500	0	0	0	NR	NR	0
Federal RCRA generators list								
RCRA-LQG		0.250	0	0	NR	NR	NR	0
RCRA-SQG		0.250	3	8	NR	NR	NR	11
RCRA-CESQG		0.250	0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
US ENG CONTROLS		0.500	0	0	0	NR	NR	0
US INST CONTROL		0.500	0	0	0	NR	NR	0
Federal ERNS list								
ERNS		TP	NR	NR	NR	NR	NR	0
State- and tribal - equivalent NPL								
RESPONSE		1.000	0	0	0	1	NR	1
State- and tribal - equivalent CERCLIS								
ENVIROSTOR	X	1.000	0	0	2	1	NR	3
State and tribal landfill and/or solid waste disposal site lists								
SWF/LF		0.500	0	0	1	NR	NR	1
State and tribal leaking storage tank lists								
LUST	X	0.500	5	9	19	NR	NR	33
SLIC	X	0.500	4	4	1	NR	NR	9

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
INDIAN LUST		0.500	0	0	0	NR	NR	0
State and tribal registered storage tank lists								
UST		0.250	0	2	NR	NR	NR	2
AST		0.250	0	0	NR	NR	NR	0
INDIAN UST		0.250	0	0	NR	NR	NR	0
FEMA UST		0.250	0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
VCP		0.500	0	0	0	NR	NR	0
INDIAN VCP		0.500	0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS		0.500	0	0	6	NR	NR	6
Local Lists of Landfill / Solid Waste Disposal Sites								
DEBRIS REGION 9		0.500	0	0	0	NR	NR	0
ODI		0.500	0	0	0	NR	NR	0
WMUDS/SWAT		0.500	0	0	1	NR	NR	1
SWRCY		0.500	0	0	1	NR	NR	1
HAULERS		TP	NR	NR	NR	NR	NR	0
INDIAN ODI		0.500	0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US CDL		TP	NR	NR	NR	NR	NR	0
HIST Cal-Sites		1.000	0	0	0	1	NR	1
SCH		0.250	0	0	NR	NR	NR	0
Toxic Pits		1.000	0	0	0	0	NR	0
CDL		TP	NR	NR	NR	NR	NR	0
US HIST CDL		TP	NR	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
CA FID UST		0.250	1	2	NR	NR	NR	3
HIST UST		0.250	1	3	NR	NR	NR	4
SWEEPS UST		0.250	1	2	NR	NR	NR	3
Local Land Records								
LIENS 2		TP	NR	NR	NR	NR	NR	0
LUCIS		0.500	0	0	0	NR	NR	0
LIENS		TP	NR	NR	NR	NR	NR	0
DEED		0.500	0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS		TP	NR	NR	NR	NR	NR	0
CHMIRS		TP	NR	NR	NR	NR	NR	0
LDS		TP	NR	NR	NR	NR	NR	0

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
MCS		TP	NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA-NonGen	X	0.250	0	0	NR	NR	NR	0
DOT OPS		TP	NR	NR	NR	NR	NR	0
DOD		1.000	0	0	0	0	NR	0
FUDS		1.000	0	0	0	1	NR	1
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
UMTRA		0.500	0	0	0	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
HIST FTTS		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
ICIS		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
RADINFO		TP	NR	NR	NR	NR	NR	0
FINDS	X	TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
CA BOND EXP. PLAN		1.000	0	0	0	0	NR	0
NPDES	X	TP	NR	NR	NR	NR	NR	0
WDS		TP	NR	NR	NR	NR	NR	0
Cortese		0.500	0	0	0	NR	NR	0
HIST CORTESE	X	0.500	3	5	15	NR	NR	23
Notify 65		1.000	0	0	0	0	NR	0
DRYCLEANERS		0.250	0	2	NR	NR	NR	2
WIP		0.250	0	1	NR	NR	NR	1
VENTURA CO. BWT		TP	NR	NR	NR	NR	NR	0
HAZNET	X	TP	NR	NR	NR	NR	NR	0
EMI		TP	NR	NR	NR	NR	NR	0
INDIAN RESERV		1.000	0	0	0	0	NR	0
SCRD DRYCLEANERS		0.500	0	0	0	NR	NR	0
HWP		1.000	0	0	0	0	NR	0
HWT		0.250	0	0	NR	NR	NR	0
FINANCIAL ASSURANCE		TP	NR	NR	NR	NR	NR	0
MED WASTE VENTURA		TP	NR	NR	NR	NR	NR	0
PCB TRANSFORMER		TP	NR	NR	NR	NR	NR	0
PROC		0.500	0	0	0	NR	NR	0
MWMP		0.250	0	0	NR	NR	NR	0
COAL ASH DOE		TP	NR	NR	NR	NR	NR	0
COAL ASH EPA		0.500	0	0	0	NR	NR	0
EDR PROPRIETARY RECORDS								
EDR Proprietary Records								
Manufactured Gas Plants		1.000	0	0	0	0	NR	0
EDR Historical Auto Stations		0.250	16	23	NR	NR	NR	39

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
EDR Historical Cleaners		0.250	2	5	NR	NR	NR	7

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1 Target Property | **VENTURA USD TRANSPORTATION SERVICES DEPT** | **HAZNET** | **S108224288**
120 E SANTA CLARA ST | **N/A**
VENTURA, CA 93001

Site 1 of 8 in cluster A

Actual: 17 ft.

HAZNET:

Year:	2005
Gepaid:	CAD981423031
Contact:	TONY BRISCOR
Telephone:	8056415000
Mailing Name:	Not reported
Mailing Address:	255 W STANLEY AVE
Mailing City,St,Zip:	VENTURA, CA 93001
Gen County:	Ventura
TSD EPA ID:	CAT080013352
TSD County:	Los Angeles
Waste Category:	Unspecified organic liquid mixture
Disposal Method:	Not reported
Tons:	3.85
Facility County:	Not reported

A3 Target Property | **VUSD-120** | **LUST** | **S106874890**
120 SANTA CLARA ST | **N/A**
VENTURA, CA

Site 2 of 8 in cluster A

Actual: 17 ft.

LUST:

Region:	STATE
Global Id:	T0611143855
Latitude:	34.27890376
Longitude:	-119.298986
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	11/01/2006
Lead Agency:	VENTURA COUNTY LOP
Case Worker:	GLT
Local Agency:	VENTURA, CITY OF
RB Case Number:	C05010
LOC Case Number:	05010
File Location:	Not reported
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Lead
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

LUST:

Global Id:	T0611143855
Contact Type:	Regional Board Caseworker
Contact Name:	DANIEL PIROTTON
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	Not reported
City:	R4 UNKNOWN
Email:	dpirotton@waterboards.ca.gov
Phone Number:	2135766714

LUST:

Global Id:	T0611143855

VUSD-120 (Continued) **S106874890**

Action Type: Other
Date: 1950-01-01 00:00:00
Action: Leak Reported

Global Id: T0611143855
Action Type: Other
Date: 1950-01-01 00:00:00
Action: Leak Discovery

Global Id: T0611143855
Action Type: ENFORCEMENT
Date: 2005-06-22 00:00:00
Action: * Historical Enforcement

VENTURA CO. LUST:
Region: VENTURA
Facility ID: 05010
Status: Case Closed

A4 Target Property | **VENTURA UNIFIED SCHOOL DISTRICT** | **RCRA-NonGen** | **1000422393**
120 E SANTA CLARA ST | **FINDS** | **CAD982509911**
VENTURA, CA 93001 | **HIST CORTESE**
LUST
Site 3 of 8 in cluster A | **SLIC**

Actual: 17 ft.

RCRA-NonGen:
Date form received by agency: 11/01/1989
Facility name: VENTURA UNIFIED SCHOOL DISTRICT
Facility address: 120 E SANTA CLARA ST
VENTURA, CA 93001
EPA ID: CAD982509911
Mailing address: E SANTA CLARA ST
VENTURA, CA 93001
Contact: ENVIRONMENTAL MANAGER
Contact address: 120 E SANTA CLARA ST
VENTURA, CA 93001
Contact country: US
Contact telephone: (805) 652-7235
Contact email: Not reported
EPA Region: 09
Classification: Non-Generator
Description: Handler: Non-Generators do not presently generate hazardous waste

Owner/Operator Summary:
Owner/operator name: VENTURA UNIFIED SCHOOL DISTRICT
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Municipal
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED

VENTURA UNIFIED SCHOOL DISTRICT (Continued) **1000422393**

NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Municipal
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002837342

Environmental Interest/Information System
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.

CORTESE:
Region: CORTESE
Facility County Code: 56
Reg By: LTNKA
Reg Id: C-95088

LUST:
Region: STATE
Global Id: T0611100987
Latitude: 34.2795035
Longitude: -119.299251
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 12/13/2002
Lead Agency: VENTURA COUNTY LOP
Case Worker: DJE

VENTURA UNIFIED SCHOOL DISTRICT (Continued) **1000422393**

Local Agency: Not reported
RB Case Number: C-95088
LOC Case Number: 95088
File Location: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Waste Oil / Motor / Hydraulic / Lubricating
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

LUST:
Global Id: T0611100987
Contact Type: Regional Board Caseworker
Contact Name: DANIEL PIROTTON
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: Not reported
City: R4 UNKNOWN
Email: dpirotton@waterboards.ca.gov
Phone Number: 2135766714

LUST:
Global Id: T0611100987
Action Type: Other
Date: 1950-01-01 00:00:00
Action: Leak Reported

Global Id: T0611100987
Action Type: Other
Date: 1950-01-01 00:00:00
Action: Leak Discovery

Global Id: T0611100987
Action Type: ENFORCEMENT
Date: 2002-12-13 00:00:00
Action: Closure/No Further Action Letter

LUST REG 4:
Region: 4
Regional Board: 04
County: Ventura
facid: C-95088
Status: Case Closed
Substance: Waste Oil
Substance Quantity: Not reported
Local Case No: 95088
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0611100987
W Global ID: Not reported
Staff: UNK
Local Agency: 56000L
Cross Street: Not reported
Enforcement Type: CLOS
Date Leak Discovered: 7/23/1992
Date Leak First Reported: 7/23/1992
Date Leak Record Entered: Not reported

VENTURA UNIFIED SCHOOL DISTRICT (Continued) **1000422393**

Date Confirmation Began: 7/23/1992
Date Leak Stopped: Not reported
Date Case Last Changed on Database: Not reported
Date the Case was Closed: 12/13/2002
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Not reported
Operator: Not reported
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 26494.377221784897690897978776
Source of Cleanup Funding: F
Preliminary Site Assessment Workplan Submitted: 7/23/1992
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
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: VENTURA UNIFIED SCHOOL DIST
RP Address: Not reported
Program: LUST
Lat/Long: 34.2793367 / -1
Local Agency Staff: DJE
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: Not reported

VENTURA CO. LUST:
Region: VENTURA
Facility ID: SR011
Status: Case Closed

Region: VENTURA
Facility ID: 95088
Status: Case Closed

SLIC:
Region: STATE
Facility Status: **Completed - Case Closed**
Status Date: 11/09/2006
Global Id: T0611141014
Lead Agency: VENTURA COUNTY LOP
Lead Agency Case Number: SR0001112

VENTURA UNIFIED SCHOOL DISTRICT (Continued) **1000422393**

Latitude:	34.2789037605745
Longitude:	-119.298986792564
Case Type:	Cleanup Program Site
Case Worker:	EKO
Local Agency:	VENTURA COUNTY LOP
RB Case Number:	Not reported
File Location:	Local Agency Warehouse
Potential Media Affected:	Soil
Potential Contaminants of Concern:	Lead, Tetrachloroethylene (PCE)
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

A5 Target Property **THE OLSON COMPANY** **LUST** **S108245881**
120 E SANTA CLARA ST **N/A**
VENTURA, CA

Site 4 of 8 in cluster A

Actual: 17 ft.

VENTURA CO. LUST:

Region:	VENTURA
Facility ID:	SR029
Status:	Case Closed

A6 Target Property **VENTURA USD-BUS MAINTENANCE FACILITY** **HAZNET** **S108224289**
120 E SANTA CLARA ST **N/A**
VENTURA, CA 93001

Site 5 of 8 in cluster A

Actual: 17 ft.

HAZNET:

Year:	2005
Gepaid:	CAC002583550
Contact:	KEITH CARY
Telephone:	8057012623
Mailing Name:	Not reported
Mailing Address:	120 E SANTA CLARA ST
Mailing City,St,Zip:	VENTURA, CA 93001
Gen County:	Ventura
TSD EPA ID:	CAT080013352
TSD County:	Los Angeles
Waste Category:	Unspecified oil-containing waste
Disposal Method:	R01
Tons:	4.1
Facility County:	Not reported

Year:	2004
Gepaid:	CAC002583550
Contact:	KEITH CARY
Telephone:	8057012623
Mailing Name:	Not reported
Mailing Address:	120 E SANTA CLARA ST
Mailing City,St,Zip:	VENTURA, CA 93001
Gen County:	Ventura
TSD EPA ID:	CAT080013352
TSD County:	Los Angeles

VENTURA USD-BUS MAINTENANCE FACILITY (Continued) **S108224289**

Waste Category: Unspecified oil-containing waste
Disposal Method: R01
Tons: 4.1
Facility County: Not reported

A7 Target Property | **RENAISSANCE WALK**
120 E SANTA CLARA ST
VENTURA, CA 93001 | **NPDES** **S103625164**
SLIC **N/A**
HAZNET

Site 6 of 8 in cluster A

Actual: 17 ft.

NPDES:

Npdes Number:	CAG994004
Facility Status:	Active
Agency Id:	319308
Region:	4
Regulatory Measure Id:	313986
Order No:	R4-2008-0032
Regulatory Measure Type:	Enrollee
Place Id:	633824
WDID:	4A567500209
Program Type:	NPDES
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	11/21/2006
Expiration Date Of Regulatory Measure:	6/5/2013
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	The Olson Company
Discharge Address:	1701 North Lombard Street 100
Discharge City:	Oxnard
Discharge State:	CA
Discharge Zip:	93030

Npdes Number:	CAS000002
Facility Status:	Terminated
Agency Id:	N/A
Region:	4
Regulatory Measure Id:	Not Available
Order No:	Not reported
Regulatory Measure Type:	Enrollee
Place Id:	Not Available
WDID:	4 56C341893
Program Type:	Construction
Adoption Date Of Regulatory Measure:	N/A
Effective Date Of Regulatory Measure:	6/14/2006 10:20:00 AM
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	5/24/2010
Discharge Name:	Ventura Unified School District
Discharge Address:	225 W Stanley Ave
Discharge City:	Ventura
Discharge State:	Ca
Discharge Zip:	93001

SLIC:

Region:	STATE
Facility Status:	**Completed - Case Closed**
Status Date:	01/03/2008
Global Id:	T0611159257

RENAISSANCE WALK (Continued) **S103625164**

Lead Agency:	VENTURA COUNTY LOP
Lead Agency Case Number:	SR0002922
Latitude:	34.2791342580245
Longitude:	-119.299056529999
Case Type:	Cleanup Program Site
Case Worker:	EKO
Local Agency:	VENTURA COUNTY LOP
RB Case Number:	Not reported
File Location:	Local Agency Warehouse
Potential Media Affected:	Under Investigation
Potential Contaminants of Concern:	Tetrachloroethylene (PCE), * Metals, Diesel, Gasoline, Waste Oil / Motor / Hydraulic / Lubricating
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

HAZNET:

Year:	2009
Gepaid:	CAD981423031
Contact:	TONY BRISCOE
Telephone:	8056415000
Mailing Name:	Not reported
Mailing Address:	255 W STANLEY AVE STE 100
Mailing City,St,Zip:	VENTURA, CA 930011348
Gen County:	Ventura
TSD EPA ID:	CAT080013352
TSD County:	Los Angeles
Waste Category:	Unspecified oil-containing waste
Disposal Method:	OTHER RECOVERY OF RECLAMATION FOR REUSE INCLUDING ACID REGENERATION, ORGANICS RECOVERY ECT
Tons:	0.47955
Facility County:	Ventura

Year:	2007
Gepaid:	CAC002617240
Contact:	GARY HENSCHELL
Telephone:	5626827421
Mailing Name:	Not reported
Mailing Address:	3020 OLD RANCH PKWY STE 400
Mailing City,St,Zip:	SEAL BEACH, CA 90740
Gen County:	Ventura
TSD EPA ID:	AZ0000337360
TSD County:	99
Waste Category:	Alkaline solution (pH >= 12.5) with metals
Disposal Method:	METALS RECOVERY INCLUDING RETORING,SMELTING,CHEMICALS,ECT
Tons:	0
Facility County:	Ventura

Year:	2007
Gepaid:	CAC002617240
Contact:	GARY HENSCHELL
Telephone:	5626827421
Mailing Name:	Not reported
Mailing Address:	3020 OLD RANCH PKWY STE 400
Mailing City,St,Zip:	SEAL BEACH, CA 90740
Gen County:	Ventura
TSD EPA ID:	AZ0000337360

RENAISSANCE WALK (Continued) **S103625164**

TSD County:	99
Waste Category:	Polychlorinated biphenyls and material containing PCBs
Disposal Method:	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons:	0.72
Facility County:	Ventura

Year:	2007
Gepaid:	CAD981423031
Contact:	TONY BRISCOE
Telephone:	8056415000
Mailing Name:	Not reported
Mailing Address:	255 W STANLEY AVE STE 100
Mailing City,St,Zip:	VENTURA, CA 930011348
Gen County:	Ventura
TSD EPA ID:	CAD097030993
TSD County:	Los Angeles
Waste Category:	Other organic solids
Disposal Method:	STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons:	0.47
Facility County:	Ventura

Year:	2007
Gepaid:	CAD981423031
Contact:	TONY BRISCOE
Telephone:	8056415000
Mailing Name:	Not reported
Mailing Address:	255 W STANLEY AVE STE 100
Mailing City,St,Zip:	VENTURA, CA 930011348
Gen County:	Ventura
TSD EPA ID:	CAT080013352
TSD County:	Los Angeles
Waste Category:	Unspecified organic liquid mixture
Disposal Method:	DISCHARGE TO SEWER/POTW OR NPDES(WITH PRIOR STORAGE--WITH OR WITHOUT TREATMENT)
Tons:	3.36
Facility County:	Ventura

Click this hyperlink while viewing on your computer to access
7 additional CA_HAZNET: record(s) in the EDR Site Report.

A8
Target Property

VENTURA UNIFIED SCHOOL DISTRICT BUS YARD **ENVIROSTOR** **S106797757**
120 EAST SANTA CLARA STREET **N/A**
VENTURA, CA 93001

Site 7 of 8 in cluster A

Actual: 17 ft.

ENVIROSTOR:

Site Type:	Evaluation
Site Type Detailed:	Evaluation
Acres:	Not reported
NPL:	NO
Regulatory Agencies:	NONE SPECIFIED
Lead Agency:	NONE SPECIFIED
Program Manager:	Not reported
Supervisor:	Referred - Not Assigned
Division Branch:	Cleanup Cypress

VENTURA UNIFIED SCHOOL DISTRICT BUS YARD (Continued) **S106797757**

Facility ID:	56410001
Site Code:	Not reported
Assembly:	35
Senate:	19
Special Program:	Not reported
Status:	Refer: 1248 Local Agency
Status Date:	01/15/2004
Restricted Use:	NO
Site Mgmt. Req.:	NONE SPECIFIED
Funding:	Not Applicable
Latitude:	0
Longitude:	0
APN:	NONE SPECIFIED
Past Use:	NONE SPECIFIED
Potential COC:	NONE SPECIFIED
Confirmed COC:	NONE SPECIFIED
Potential Description:	NONE SPECIFIED
Alias Name:	56410001
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	Not reported
Completed Sub Area Name:	Not reported
Completed Document Type:	Not reported
Completed Date:	Not reported
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

A9 **C & R BLUEPRINT CO INC** **RCRA-SQG** **1000129052**
South **104 E THOMPSON BLVD** **FINDS** **CAD982525115**
< 1/8 **VENTURA, CA 93001**
0.004 mi.
19 ft. **Site 8 of 8 in cluster A**

Relative:
Lower

Actual:
14 ft.

RCRA-SQG:

Date form received by agency:	06/02/1989
Facility name:	C & R BLUEPRINT CO INC
Facility address:	104 E THOMPSON BLVD VENTURA, CA 93001
EPA ID:	CAD982525115
Mailing address:	PO BOX 632 VENTURA, CA 93002
Contact:	ENVIRONMENTAL MANAGER
Contact address:	104 E THOMPSON BLVD VENTURA, CA 93001
Contact country:	US
Contact telephone:	(805) 653-1061
Contact email:	Not reported
EPA Region:	09

C & R BLUEPRINT CO INC (Continued) **1000129052**

Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: E R BORKLUND
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002842425

Environmental Interest/Information System
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C & R BLUEPRINT CO INC (Continued) **1000129052**

corrective action activities required under RCRA.

B10
West
< 1/8
0.024 mi.
127 ft.

HOWERY BRAKE SERVICE
54 E THOMPSON BLVD
VENTURA, CA

EDR Historical Auto Stations **1009027501**
N/A

Site 1 of 2 in cluster B

Relative:
Lower

Actual:
13 ft.

EDR Historical Auto Stations:

Name:	HOWERY BRAKE SERVICE
Year:	1970
Type:	AUTOMOBILE REPAIRING
Name:	HOWERY BRAKE SERVICE
Year:	1975
Type:	AUTOMOBILE REPAIRING
Name:	HOWERY BRAKE SERVICE
Year:	1980
Type:	AUTOMOBILE REPAIRING

11
East
< 1/8
0.034 mi.
180 ft.

ATLAS BULK CARRIER
200 SANTA CLARA
VENTURA, CA

SLIC **S104404942**
N/A

Relative:
Higher

Actual:
20 ft.

SLIC:

Region:	STATE
Facility Status:	**Open - Site Assessment**
Status Date:	07/10/1996
Global Id:	SLT4L5651836
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number:	Not reported
Latitude:	34.2780726741627
Longitude:	-119.259424082775
Case Type:	Cleanup Program Site
Case Worker:	TA
Local Agency:	Not reported
RB Case Number:	0565
File Location:	Not reported
Potential Media Affected:	Not reported
Potential Contaminants of Concern:	Not reported
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

SLIC:

Region:	4
Facility Status:	Inactive
SLIC:	0565
Substance:	TPH
Staff:	Not reported

B12 West < 1/8 0.051 mi. 269 ft. | **EDWARDS PROPERTY FORMER**
25 THOMPSON BLVD E
VENTURA, CA 93001 | **LUST** | **S103891193**
N/A

Site 2 of 2 in cluster B

Relative: Lower

Actual: 14 ft.

LUST:

Region:	STATE
Global Id:	T0611101027
Latitude:	34.2782803
Longitude:	-119.3001979
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	07/19/1996
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Worker:	YR
Local Agency:	Not reported
RB Case Number:	C-95131
LOC Case Number:	Not reported
File Location:	Not reported
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

LUST:

Global Id:	T0611101027
Contact Type:	Regional Board Caseworker
Contact Name:	YUE RONG
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	320 W. 4TH ST., SUITE 200
City:	Los Angeles
Email:	yrong@waterboards.ca.gov
Phone Number:	Not reported

LUST:

Global Id:	T0611101027
Action Type:	Other
Date:	1950-01-01 00:00:00
Action:	Leak Reported

LUST REG 4:

Region:	4
Regional Board:	04
County:	Ventura
facid:	C-95131
Status:	Case Closed
Substance:	Gasoline
Substance Quantity:	Not reported
Local Case No:	Not reported
Case Type:	Groundwater
Abatement Method Used at the Site:	Excavate and Treat
Global ID:	T0611101027
W Global ID:	Not reported
Staff:	UNK
Local Agency:	56000L
Cross Street:	VENTURA AVE

EDWARDS PROPERTY FORMER (Continued) **S103891193**

Enforcement Type:	Not reported	
Date Leak Discovered:	Not reported	
Date Leak First Reported:		6/27/1989
Date Leak Record Entered:	8/30/1989	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		7/19/1996
Date the Case was Closed:		7/19/1996
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	Not reported	
Leak Source:	Not reported	
Operator:	OLD#083089-03	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		26385.31202361840033553325351 3
Source of Cleanup Funding:		Not reported
Preliminary Site Assessment Workplan Submitted:		10/31/1991
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		Not reported
Remediation Plan Submitted:		12/3/1991
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Yes
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	CITY OF SAN BUENAVENTURA	
RP Address:	501 POLI ST, RM #225, VENTURA CA 93002	
Program:	LUST	
Lat/Long:	34.2784777 / -1	
Local Agency Staff:	EHD	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	LOCATED AT S/E CORNER OF THOMPSON BLVD & VENTURA AVE.	

C13 **FRENCHY S AUTO BODY & PAINT SHOP** **EDR Historical Auto Stations** **1009026175**
West **130 S VENTURA AVE** **N/A**
< 1/8 **VENTURA, CA**
0.063 mi.
335 ft. **Site 1 of 5 in cluster C**

Relative:
Higher

Actual:
17 ft.

EDR Historical Auto Stations:

Name:	FRENCHY S AUTO BODY & PAINT SHOP
Year:	1949
Type:	AUTOMOBILE REPAIRING

C14 West < 1/8 0.063 mi. 335 ft. | **AMERICAN BODY SHOP**
130 S VENTURA AVE
VENTURA, CA 93001 | **RCRA-SQG FINDS** | **1000360853 CAD981674120**

Site 2 of 5 in cluster C

Relative: Higher

Actual: 17 ft.

RCRA-SQG:

Date form received by agency:	09/01/1996
Facility name:	AMERICAN BODY SHOP
Facility address:	130 S VENTURA AVE VENTURA, CA 93001
EPA ID:	CAD981674120
Mailing address:	S VENTURA AVE VENTURA, CA 93001
Contact:	Not reported
Contact address:	Not reported Not reported
Contact country:	Not reported
Contact telephone:	Not reported
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	NOT REQUIRED
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	MAMISHIAN ANNE PRES
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No

AMERICAN BODY SHOP (Continued) **1000360853**

Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002746128

Environmental Interest/Information System
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.

C15
West
< 1/8
0.064 mi.
338 ft.

DON S SEASIDE SERVICE **EDR Historical Auto Stations** **1009024568**
98 S VENTURA AVE **N/A**
VENTURA, CA

Site 3 of 5 in cluster C

Relative:
Higher

Actual:
19 ft.

EDR Historical Auto Stations:

Name: DEMORAST C W
Year: 1930
Type: GASOLINE AND OIL SERVICE STATIONS

Name: LARKINS L H
Year: 1949
Type: GASOLINE AND OIL SERVICE STATIONS

Name: SQUADRITO JAMES SERVICE STATION
Year: 1961
Type: GASOLINE STATIONS

Name: DON S SEASIDE SERVICE
Year: 1965
Type: GASOLINE STATIONS

C16
West
< 1/8
0.065 mi.
344 ft.

CITY OF SAN BUENAVENTURA **SLIC** **S109521350**
155 SOUTH VENTURA AVENUE **N/A**
VENTURA, CA 93001

Site 4 of 5 in cluster C

Relative:
Lower

Actual:
15 ft.

SLIC:

Region: STATE
Facility Status: **Completed - Case Closed**
Status Date: 01/01/1965
Global Id: T10000000836

CITY OF SAN BUENAVENTURA (Continued) **S109521350**

Lead Agency:	VENTURA COUNTY LOP
Lead Agency Case Number:	SR3146641
Latitude:	34.266836
Longitude:	-119.067008
Case Type:	Cleanup Program Site
Case Worker:	DCS
Local Agency:	VENTURA COUNTY LOP
RB Case Number:	Not reported
File Location:	Local Agency Warehouse
Potential Media Affected:	Not reported
Potential Contaminants of Concern:	Not reported
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

C17
West
< 1/8
0.067 mi.
353 ft.

TONY S SERVICE STATION **EDR Historical Auto Stations** **1009024379**
98 S VENTURA ST **N/A**
VENTURA, CA

Site 5 of 5 in cluster C

Relative:
Higher

Actual:
19 ft.

EDR Historical Auto Stations:

Name:	TONY S SERVICE STATION
Year:	1957
Type:	GASOLINE STATIONS

18
West
< 1/8
0.087 mi.
459 ft.

VACANT PROPERTY **HIST CORTESE** **S103684246**
33 THOMPSON BLVD **LUST** **N/A**
VENTURA, CA 93001

Relative:
Lower

Actual:
13 ft.

CORTESE:

Region:	CORTESE
Facility County Code:	56
Reg By:	LTNKA
Reg Id:	C-95112

LUST:

Region:	STATE
Global Id:	T0611101010
Latitude:	34.2782809
Longitude:	-119.3000754
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	07/08/1999
Lead Agency:	VENTURA COUNTY LOP
Case Worker:	DBW
Local Agency:	VENTURA COUNTY LOP
RB Case Number:	C95112
LOC Case Number:	95112
File Location:	Not reported
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Waste Oil / Motor / Hydraulic / Lubricating
Site History:	Not reported

VACANT PROPERTY (Continued) **S103684246**

Click here to access the California GeoTracker records for this facility:

LUST:

Global Id:	T0611101010
Contact Type:	Local Agency Caseworker
Contact Name:	DIANE B. WAHL
Organization Name:	VENTURA COUNTY LOP
Address:	800 S. VICTORIA AVE.
City:	VENTURA
Email:	diane.wahl@ventura.org
Phone Number:	8056545040

Global Id:	T0611101010
Contact Type:	Regional Board Caseworker
Contact Name:	DANIEL PIROTTON
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	Not reported
City:	R4 UNKNOWN
Email:	dpirotton@waterboards.ca.gov
Phone Number:	2135766714

LUST:

Global Id:	T0611101010
Action Type:	Other
Date:	1950-01-01 00:00:00
Action:	Leak Reported

Global Id:	T0611101010
Action Type:	ENFORCEMENT
Date:	1999-07-08 00:00:00
Action:	Closure/No Further Action Letter

Global Id:	T0611101010
Action Type:	Other
Date:	1950-01-01 00:00:00
Action:	Leak Discovery

LUST REG 4:

Region:	4
Regional Board:	04
County:	Ventura
facid:	C-95112
Status:	Case Closed
Substance:	Waste Oil
Substance Quantity:	Not reported
Local Case No:	95112
Case Type:	Soil
Abatement Method Used at the Site:	Not reported
Global ID:	T0611101010
W Global ID:	Not reported
Staff:	UNK
Local Agency:	56000L
Cross Street:	Not reported
Enforcement Type:	CLOS
Date Leak Discovered:	3/17/1988

VACANT PROPERTY (Continued) **S103684246**

Date Leak First Reported:		3/17/1988
Date Leak Record Entered:	Not reported	
Date Confirmation Began:	3/17/1988	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		7/8/1999
Date the Case was Closed:		7/8/1999
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	Not reported	
Leak Source:	Not reported	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		26397.5748290874997899966030 83
Source of Cleanup Funding:		F
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
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	CITY OF VENTURA (REDEVELOPMENT	
RP Address:	Not reported	
Program:	LUST	
Lat/Long:	34.2784757 / -1	
Local Agency Staff:	DBW	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	Not reported	

VENTURA CO. LUST:

Region:	VENTURA
Facility ID:	95112
Status:	Case Closed

D19 **VENTURA LAUNDRY** **EDR Historical Cleaners** **1009146541**
North **123 E MAIN ST** **N/A**
< 1/8 **VENTURA, CA**
0.097 mi.
514 ft. **Site 1 of 4 in cluster D**

Relative:
Higher

Actual:
31 ft.

EDR Historical Cleaners:

Name:	VENTURA LAUNDRY CO
Year:	1930
Type:	LAUNDRIES-STEAM

VENTURA LAUNDRY (Continued) **1009146541**

Name: VENTURA LAUNDRY CO
Year: 1949
Type: LAUNDRIES-STEAM

Name: VENTURA LAUNDRY
Year: 1957
Type: LAUNDRIES

Name: VENTURA LAUNDRY
Year: 1961
Type: LAUNDRIES

Name: VENTURA LAUNDRY
Year: 1965
Type: LAUNDRIES

Name: VENTURA LAUNDRY
Year: 1970
Type: LAUNDRIES

D20 **VENTURA MUFFLER SERVICE** **EDR Historical Auto Stations** **1009122485**
North **113 E MAIN ST** **N/A**
< 1/8 **VENTURA, CA**
0.098 mi.
516 ft. **Site 2 of 4 in cluster D**

Relative:
Higher

Actual:
31 ft.

EDR Historical Auto Stations:
Name: VENTURA MUFFLER SERVICE
Year: 1970
Type: AUTOMOBILE REPAIRING

D21 **JIM S INDEPENDENT VOLKSWAGEN SERVICE** **EDR Historical Auto Stations** **1009027782**
North **109 E MAIN ST** **N/A**
< 1/8 **VENTURA, CA**
0.098 mi.
517 ft. **Site 3 of 4 in cluster D**

Relative:
Higher

Actual:
31 ft.

EDR Historical Auto Stations:
Name: JIM S INDEPENDENT VOLKSWAGEN SERVICE
Year: 1970
Type: AUTOMOBILE REPAIRING

D22 **CLEMORE BRAKE SERVICE** **EDR Historical Auto Stations** **1009024060**
North **84 E MAIN ST** **N/A**
< 1/8 **VENTURA, CA**
0.100 mi.
529 ft. **Site 4 of 4 in cluster D**

Relative:
Higher

Actual:
29 ft.

EDR Historical Auto Stations:
Name: COAST COUNTIES GASOLINE STATIONS
Year: 1930
Type: GASOLINE AND OIL SERVICE STATIONS

Name: CLEMORE A H
Year: 1949

CLEMORE BRAKE SERVICE (Continued) **1009024060**

Type: AUTOMOBILE REPAIRING

Name: CLEMORE BRAKE SERVICE
Year: 1957
Type: AUTOMOBILE REPAIRING

Name: CLEMORE BRAKE SERVICE
Year: 1961
Type: AUTOMOBILE REPAIRING

E23
SSW
< 1/8
0.101 mi.
535 ft.

VCO FAIRGROUNDS **LUST** **S105974827**
10 HARBOR BLVD **N/A**
VENTURA, CA

Site 1 of 3 in cluster E

Relative:
Lower

Actual:
13 ft.

VENTURA CO. LUST:
Region: VENTURA
Facility ID: 95108
Status: Case Closed

E24
SSW
< 1/8
0.101 mi.
535 ft.

FOOTE PHOTO CO **RCRA-SQG** **1001226989**
10 W HARBOR BLVD **FINDS** **CAR000042259**
VENTURA, CA 93001 **HAZNET**

Site 2 of 3 in cluster E

Relative:
Lower

Actual:
13 ft.

RCRA-SQG:
Date form received by agency: 05/15/2000
Facility name: FOOTE PHOTO CO
Facility address: 10 W HARBOR BLVD
VENTURA, CA 93001
EPA ID: CAR000042259
Mailing address: P M B 241 50855 WASHIGNTON ST
LA QUINTA, CA 92253
Contact: ROBIN GRAY
Contact address: P M B 241 50855 WASHIGNTON ST
LA QUINTA, CA 92253
Contact country: US
Contact telephone: (760) 397-3613
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: ROBIN GRAY
Owner/operator address: P M B 241 50855 WASHIGNTON ST
LA QUINTA, CA 92253
Owner/operator country: Not reported
Owner/operator telephone: (760) 397-3613
Legal status: Private

FOOTE PHOTO CO (Continued) **1001226989**

Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Hazardous Waste Summary:
Waste code: D000
Waste name: Not Defined

Violation Status: No violations found

FINDS:

Registry ID: 110002923356

Environmental Interest/Information System
California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

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:
Year: 2002
Gepaid: CAR000042259
Contact: ROBIN GRAY
Telephone: 7603973613
Mailing Name: Not reported
Mailing Address: 50855 WASHINGTON ST PMB 241 SUITE C
Mailing City,St,Zip: LA QUINTA, CA 922530000
Gen County: Ventura
TSD EPA ID: Not reported
TSD County: Kern

FOOTE PHOTO CO (Continued) **1001226989**

Waste Category:	Photochemicals/photoprocessing waste
Disposal Method:	R01
Tons:	0.12
Facility County:	Not reported

Year:	2001
Gepaid:	CAR000042259
Contact:	ROBIN GRAY
Telephone:	7603973613
Mailing Name:	Not reported
Mailing Address:	50855 WASHINGTON ST PMB 241 SUITE C
Mailing City,St,Zip:	LA QUINTA, CA 922530000
Gen County:	Ventura
TSD EPA ID:	Not reported
TSD County:	Fresno
Waste Category:	Photochemicals/photoprocessing waste
Disposal Method:	R01
Tons:	0.12
Facility County:	Not reported

Year:	2000
Gepaid:	CAR000042259
Contact:	ROBIN GRAY
Telephone:	0000000000
Mailing Name:	Not reported
Mailing Address:	PO BOX 1030
Mailing City,St,Zip:	OLALLA, WA 983590000
Gen County:	Ventura
TSD EPA ID:	CAD093459485
TSD County:	Fresno
Waste Category:	Photochemicals/photoprocessing waste
Disposal Method:	R01
Tons:	.1251
Facility County:	Ventura

Year:	1999
Gepaid:	CAR000042259
Contact:	ROBIN GRAY
Telephone:	0000000000
Mailing Name:	Not reported
Mailing Address:	PO BOX 1030
Mailing City,St,Zip:	OLALLA, WA 983590000
Gen County:	Ventura
TSD EPA ID:	CAT000613976
TSD County:	Orange
Waste Category:	Photochemicals/photoprocessing waste
Disposal Method:	H01
Tons:	0.1668
Facility County:	Ventura

Year:	1997
Gepaid:	CAP601253087
Contact:	Not reported
Telephone:	0000000000
Mailing Name:	Not reported
Mailing Address:	Not reported
Mailing City,St,Zip:	000000000

FOOTE PHOTO CO (Continued) **1001226989**

Gen County: 0
TSD EPA ID: CAT000613976
TSD County: Orange
Waste Category: Photochemicals/photoprocessing waste
Disposal Method: H01
Tons: .0625
Facility County: 0

Click this hyperlink while viewing on your computer to access additional CA_HAZNET: detail in the EDR Site Report.

E25 **VCO FAIRGROUNDS** **HIST CORTESE** **S102440891**
SSW **10 HARBOR BLVD** **LUST** **N/A**
< 1/8 **VENTURA, CA 93001** **VENTURA CO. BWT**
0.101 mi.
535 ft. **Site 3 of 3 in cluster E**

Relative:
Lower

Actual:
13 ft.

CORTESE:
Region: CORTESE
Facility County Code: 56
Reg By: LTNKA
Reg Id: C-95108

LUST:
Region: STATE
Global Id: T0611101006
Latitude: 34.274662499
Longitude: -119.2998896
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 05/23/2006
Lead Agency: VENTURA COUNTY LOP
Case Worker: MMC
Local Agency: Not reported
RB Case Number: C95108
LOC Case Number: 95108
File Location: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

LUST:
Global Id: T0611101006
Contact Type: Regional Board Caseworker
Contact Name: DANIEL PIROTTON
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: Not reported
City: R4 UNKNOWN
Email: dpirotton@waterboards.ca.gov
Phone Number: 2135766714

LUST:
Global Id: T0611101006
Action Type: RESPONSE
Date: 2006-05-25 00:00:00

VCO FAIRGROUNDS (Continued) **S102440891**

Action: Request for Closure

Global Id: T0611101006
Action Type: ENFORCEMENT
Date: 2005-10-01 00:00:00
Action: * No Action

Global Id: T0611101006
Action Type: ENFORCEMENT
Date: 2005-12-20 00:00:00
Action: * Historical Enforcement - #5

Global Id: T0611101006
Action Type: Other
Date: 1950-01-01 00:00:00
Action: Leak Reported

Global Id: T0611101006
Action Type: ENFORCEMENT
Date: 2005-06-23 00:00:00
Action: * No Action

Global Id: T0611101006
Action Type: ENFORCEMENT
Date: 2006-04-25 00:00:00
Action: Technical Correspondence / Assistance / Other - #6

Global Id: T0611101006
Action Type: ENFORCEMENT
Date: 2006-05-23 00:00:00
Action: Closure/No Further Action Letter - #7

Global Id: T0611101006
Action Type: RESPONSE
Date: 2006-02-15 00:00:00
Action: Other Report / Document

Global Id: T0611101006
Action Type: RESPONSE
Date: 2005-09-23 00:00:00
Action: CAP/RAP - Other Report

Global Id: T0611101006
Action Type: Other
Date: 1950-01-01 00:00:00
Action: Leak Discovery

Global Id: T0611101006
Action Type: RESPONSE
Date: 2005-11-30 00:00:00
Action: Soil and Water Investigation Workplan

Global Id: T0611101006
Action Type: ENFORCEMENT
Date: 2005-08-22 00:00:00
Action: * Historical Enforcement

VCO FAIRGROUNDS (Continued) **S102440891**

Global Id:	T0611101006
Action Type:	ENFORCEMENT
Date:	2005-10-25 00:00:00
Action:	* Historical Enforcement - #4

Global Id:	T0611101006
Action Type:	ENFORCEMENT
Date:	2003-08-20 00:00:00
Action:	* Historical Enforcement

LUST REG 4:

Region:	4
Regional Board:	04
County:	Ventura
facid:	C-95108
Status:	Post remedial action monitoring
Substance:	Gasoline
Substance Quantity:	Not reported
Local Case No:	95108
Case Type:	Soil
Abatement Method Used at the Site:	Not reported
Global ID:	T0611101006
W Global ID:	Not reported
Staff:	UNK
Local Agency:	56000L
Cross Street:	Not reported
Enforcement Type:	LFOR
Date Leak Discovered:	1/18/1989
Date Leak First Reported:	1/18/1989
Date Leak Record Entered:	Not reported
Date Confirmation Began:	1/31/1989
Date Leak Stopped:	Not reported
Date Case Last Changed on Database:	Not reported
Date the Case was Closed:	Not reported
How Leak Discovered:	Not reported
How Leak Stopped:	Not reported
Cause of Leak:	Not reported
Leak Source:	Not reported
Operator:	Not reported
Water System:	Not reported
Well Name:	Not reported
Approx. Dist To Production Well (ft):	25975.8175125099194591080464 23
Source of Cleanup Funding:	F
Preliminary Site Assessment Workplan Submitted:	1/18/1989
Preliminary Site Assessment Began:	2/3/1989
Pollution Characterization Began:	2/3/1989
Remediation Plan Submitted:	Not reported
Remedial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	4/17/2001
Enforcement Action Date:	Not reported
Historical Max MTBE Date:	Not reported
Hist Max MTBE Conc in Groundwater:	Not reported
Hist Max MTBE Conc in Soil:	Not reported
Significant Interim Remedial Action Taken:	Not reported
GW Qualifier:	Not reported
Soil Qualifier:	Not reported

VCO FAIRGROUNDS (Continued) **S102440891**

Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	PUBLIC WORKS, CITY OF SAN BUEN
RP Address:	Not reported
Program:	LUST
Lat/Long:	34.2767878 / -1
Local Agency Staff:	KCK
Beneficial Use:	NO
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	Not reported

VENTURA CO. BWT:

Facility ID:	FA0006436
Program:	BUSINESS PLAN - VENTURA CITY HAZARDOUS WASTE GENERATOR

F26 **31ST DISTRICT AGRICULTURAL ASS** **CA FID UST** **S101596409**
SSE **HARBOR & FIGUEROA** **SWEEPS UST** **N/A**
< 1/8 **VENTURA, CA 93001**
0.103 mi.
542 ft. **Site 1 of 6 in cluster F**

Relative:
Lower

Actual:
15 ft.

CA FID UST:

Facility ID:	56004930
Regulated By:	UTNKA
Regulated ID:	00056308
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	8056483376
Mail To:	Not reported
Mailing Address:	P O BOX
Mailing Address 2:	Not reported
Mailing City,St,Zip:	VENTURA 93001
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

SWEEPS UST:

Status:	A
Comp Number:	56308
Number:	9
Board Of Equalization:	44-031027
Ref Date:	07-01-85
Act Date:	Not reported
Created Date:	02-29-88
Tank Status:	A
Owner Tank Id:	1
Swrcb Tank Id:	56-020-056308-000001
Actv Date:	07-01-85
Capacity:	1000
Tank Use:	M.V. FUEL

31ST DISTRICT AGRICULTURAL ASS (Continued) **S101596409**

Stg: P
Content: LEADED
Number Of Tanks: 1

F27 SSE < 1/8 0.103 mi. 542 ft. **31ST DISTRICT AGRICULTURAL ASS** **HIST UST** **U001578943**
HARBOR AND FIGUEROA **N/A**
VENTURA, CA 93001

Site 2 of 6 in cluster F

Relative: Lower

Actual: 15 ft.

HIST UST:
Region: STATE
Facility ID: 00000056308
Facility Type: Gas Station
Other Type: Not reported
Total Tanks: 0001
Contact Name: Not reported
Telephone: 8056483376
Owner Name: 31ST DISTRICT AGRICULTURAL ASS
Owner Address: HARBOR AND FIGUEROA
Owner City,St,Zip: VENTURA, CA 93001

Tank Num: 001
Container Num: 1
Year Installed: 1977
Tank Capacity: 00001000
Tank Used for: PRODUCT
Type of Fuel: REGULAR
Tank Construction: Not reported
Leak Detection: Stock Inventor, None

F28 SSE < 1/8 0.103 mi. 542 ft. **UNOCAL - MANDALAY FACILITY** **SLIC** **S106483734**
201 HARBOR BLVD **N/A**
VENTURA, CA 93006

Site 3 of 6 in cluster F

Relative: Lower

Actual: 15 ft.

SLIC:
Region: STATE
Facility Status: Completed - Case Closed
Status Date: 02/17/1999
Global Id: SL184211404
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number: Not reported
Latitude: 34.2780726741627
Longitude: -119.259424082775
Case Type: Cleanup Program Site
Case Worker: MC
Local Agency: Not reported
RB Case Number: 0510
File Location: Not reported
Potential Media Affected: Not reported
Potential Contaminants of Concern: Not reported
Site History: Not reported

UNOCAL - MANDALAY FACILITY (Continued) **S106483734**

Click here to access the California GeoTracker records for this facility:

G29 **STAR DYE WORKS** **EDR Historical Cleaners** **1009145900**
NNE **231 E MAIN ST** **N/A**
< 1/8 **VENTURA, CA**
0.105 mi.
554 ft. **Site 1 of 2 in cluster G**

Relative:
Higher

Actual:
32 ft.

EDR Historical Cleaners:

Name:	STAR DYE WORKS
Year:	1930
Type:	CLEANERS-GARMENTS CURTAINS AND DRAPERIES

H30 **VENTURA AUTO ELECTRIC INC** **EDR Historical Auto Stations** **1009026115**
NNW **59 E MAIN ST** **N/A**
< 1/8 **VENTURA, CA**
0.108 mi.
572 ft. **Site 1 of 8 in cluster H**

Relative:
Higher

Actual:
26 ft.

EDR Historical Auto Stations:

Name:	VENTURA AUTO ELECTRIC INC
Year:	1970
Type:	AUTOMOBILE REPAIRING

H31 **DARDEN & RANDALL BUICK** **EDR Historical Auto Stations** **1009022469**
NNW **52 E MAIN ST** **N/A**
< 1/8 **VENTURA, CA**
0.109 mi.
573 ft. **Site 2 of 8 in cluster H**

Relative:
Higher

Actual:
26 ft.

EDR Historical Auto Stations:

Name:	DARDEN & RANDALL BUICK
Year:	1957
Type:	AUTOMOBILE REPAIRING

I32 **TAFT PROPERY** **SLIC** **S109521499**
East **291 THOMPSON BOULEVARD** **N/A**
< 1/8 **VENTURA, CA 93001**
0.111 mi.
587 ft. **Site 1 of 4 in cluster I**

Relative:
Higher

Actual:
23 ft.

SLIC:

Region:	STATE
Facility Status:	**Completed - Case Closed**
Status Date:	02/18/2009
Global Id:	T10000000768
Lead Agency:	VENTURA COUNTY LOP
Lead Agency Case Number:	SR3146580
Latitude:	34.278304
Longitude:	-119.296359
Case Type:	Cleanup Program Site
Case Worker:	DCS

TAFT PROPERY (Continued) **S109521499**

Local Agency: VENTURA COUNTY LOP
RB Case Number: Not reported
File Location: Local Agency Warehouse
Potential Media Affected: Not reported
Potential Contaminants of Concern: Not reported
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

I33
East
< 1/8
0.111 mi.
587 ft.

PUMPHREY S RAY SHELL SERVICE
291 E THOMPSON BLVD
VENTURA, CA

EDR Historical Auto Stations **1009025206**
N/A

Site 2 of 4 in cluster I

Relative:
Higher

Actual:
23 ft.

EDR Historical Auto Stations:
Name: PUMPHREY S RAY SHELL SERVICE
Year: 1970
Type: GASOLINE STATIONS

H34
NNW
< 1/8
0.112 mi.
594 ft.

VENTURA MOTOR CO
43 E MAIN ST
VENTURA, CA

EDR Historical Auto Stations **1009026860**
N/A

Site 3 of 8 in cluster H

Relative:
Higher

Actual:
26 ft.

EDR Historical Auto Stations:
Name: VENTURA MOTOR CO
Year: 1949
Type: AUTOMOBILE REPAIRING

Name: VENTURA MOTOR CO
Year: 1961
Type: AUTOMOBILE DEALERS-USED CARS

G35
NNE
< 1/8
0.113 mi.
596 ft.

REID G L
230 E MAIN ST
VENTURA, CA

EDR Historical Auto Stations **1009120481**
N/A

Site 2 of 2 in cluster G

Relative:
Higher

Actual:
32 ft.

EDR Historical Auto Stations:
Name: REID G L
Year: 1930
Type: AUTOMOBILE REPAIRING

I36
East
< 1/8
0.113 mi.
597 ft.

WOODRUFF SIXTY SIX SERVICE
292 E THOMPSON BLVD
VENTURA, CA

EDR Historical Auto Stations **1009025139**
N/A

Site 3 of 4 in cluster I

Relative:
Higher

Actual:
23 ft.

EDR Historical Auto Stations:

Name:	WOODRUFF SIXTY SIX SERVICE
Year:	1970
Type:	GASOLINE STATIONS

H37
NNW
< 1/8
0.113 mi.
597 ft.

VENTURA MOTOR CO
43 E MAIN
VENTURA, CA

EDR Historical Auto Stations **1009025640**
N/A

Site 4 of 8 in cluster H

Relative:
Higher

Actual:
26 ft.

EDR Historical Auto Stations:

Name:	VENTURA MOTOR CO
Year:	1961
Type:	AUTOMOBILE REPAIRING

I38
East
< 1/8
0.118 mi.
623 ft.

JOSEPH GOSSELIN
225 PALM ST S
VENTURA, CA 93004

HIST CORTESE **S101306078**
LUST **N/A**

Site 4 of 4 in cluster I

Relative:
Higher

Actual:
23 ft.

CORTESE:

Region:	CORTESE
Facility County Code:	56
Reg By:	LTNKA
Reg Id:	C-95050

LUST:

Region:	STATE
Global Id:	T0611100950
Latitude:	34.277858
Longitude:	-119.296404
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	07/27/1995
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Worker:	YR
Local Agency:	VENTURA, CITY OF
RB Case Number:	C-95050
LOC Case Number:	Not reported
File Location:	Not reported
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Waste Oil / Motor / Hydraulic / Lubricating
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

LUST:

Global Id:	T0611100950
Contact Type:	Local Agency Caseworker
Contact Name:	UNK

JOSEPH GOSSELIN (Continued) **S101306078**

Organization Name:	VENTURA, CITY OF
Address:	Not reported
City:	r4 UNKNOWN
Email:	Not reported
Phone Number:	Not reported

Global Id:	T0611100950
Contact Type:	Regional Board Caseworker
Contact Name:	YUE RONG
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	320 W. 4TH ST., SUITE 200
City:	Los Angeles
Email:	yrong@waterboards.ca.gov
Phone Number:	Not reported

LUST:

Global Id:	T0611100950
Action Type:	Other
Date:	1950-01-01 00:00:00
Action:	Leak Reported

LUST REG 4:

Region:	4
Regional Board:	04
County:	Ventura
facid:	C-95050
Status:	Case Closed
Substance:	Waste Oil
Substance Quantity:	Not reported
Local Case No:	Not reported
Case Type:	Soil
Abatement Method Used at the Site:	Excavate and Dispose
Global ID:	T0611100950
W Global ID:	Not reported
Staff:	UNK
Local Agency:	56020
Cross Street:	THOMPSON BLVD
Enforcement Type:	Not reported
Date Leak Discovered:	Not reported
Date Leak First Reported:	4/13/1992
Date Leak Record Entered:	6/7/1992
Date Confirmation Began:	Not reported
Date Leak Stopped:	Not reported
Date Case Last Changed on Database:	7/27/1995
Date the Case was Closed:	7/27/1995
How Leak Discovered:	Tank Closure
How Leak Stopped:	Not reported
Cause of Leak:	UNK
Leak Source:	UNK
Operator:	Not reported
Water System:	Not reported
Well Name:	Not reported
Approx. Dist To Production Well (ft):	25600.964052521717109773313183
Source of Cleanup Funding:	UNK
Preliminary Site Assessment Workplan Submitted:	Not reported

JOSEPH GOSSELIN (Continued) **S101306078**

Preliminary Site Assessment Began:	Not reported
Pollution Characterization Began:	4/13/1992
Remediation Plan Submitted:	Not reported
Remedial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	Not reported
Enforcement Action Date:	Not reported
Historical Max MTBE Date:	Not reported
Hist Max MTBE Conc in Groundwater:	Not reported
Hist Max MTBE Conc in Soil:	Not reported
Significant Interim Remedial Action Taken:	Not reported
GW Qualifier:	Not reported
Soil Qualifier:	Not reported
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	JOSEPH GOSSELIN
RP Address:	1629 RADNOR ST., VENTURA, 93004
Program:	LUST
Lat/Long:	34.2780248 / -1
Local Agency Staff:	UNK
Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	CASE REFERRRED BACK TO RWQCB BECAUSE IT WAS READY TO CLOSE. LOP CANNOT PUT CASE INTO COST RECOVERY PROGRAM JUST TO ISSUEA CLOSURE LETTER.

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39 **WOODFORD HENRY** **EDR Historical Auto Stations** **1009023918**
East **120 PALM ST** **N/A**
< 1/8 **SANTA PAULA, CA**
0.119 mi.
627 ft.

Relative:
Higher

Actual:
24 ft.

EDR Historical Auto Stations:

Name:	WOODFORD HENRY
Year:	1926
Type:	AUTOMOBILE REPAIRERS

H40 **ARMSTRONG MOTORS** **EDR Historical Auto Stations** **1009024206**
NNW **12 E MAIN ST** **N/A**
< 1/8 **VENTURA, CA**
0.122 mi.
643 ft. **Site 5 of 8 in cluster H**

Relative:
Higher

Actual:
24 ft.

EDR Historical Auto Stations:

Name:	HUFFMAN MOTOR CO
Year:	1930
Type:	AUTOMOBILE REPAIRING
Name:	UNIVERSAL MOTORS
Year:	1949
Type:	AUTOMOBILE REPAIRING
Name:	ARMSTRONG MOTORS
Year:	1970
Type:	AUTOMOBILE REPAIRING

H41 NNW 1/8-1/4 0.126 mi. 664 ft. — **COTNER & CONE**, **5 E MAIN ST**, **VENTURA, CA** — **EDR Historical Auto Stations** — **1009024159** / **N/A**

Site 6 of 8 in cluster H

Relative: Higher

Actual: 24 ft.

EDR Historical Auto Stations:

Name:	VAN FLEET & DURKEE
Year:	1930
Type:	GASOLINE AND OIL SERVICE STATIONS
Name:	COTNER & CONE
Year:	1949
Type:	GASOLINE AND OIL SERVICE STATIONS

J42 ENE 1/8-1/4 0.129 mi. 680 ft. — **CASE D C**, **53 S PALM ST**, **VENTURA, CA** — **EDR Historical Auto Stations** — **1009025996** / **N/A**

Site 1 of 3 in cluster J

Relative: Higher

Actual: 29 ft.

EDR Historical Auto Stations:

Name:	CASE D C
Year:	1930
Type:	AUTOMOBILE REPAIRING

J43 ENE 1/8-1/4 0.130 mi. 684 ft. — **BUTTERFIELD J H**, **56 S PALM ST**, **VENTURA, CA** — **EDR Historical Auto Stations** — **1009025995** / **N/A**

Site 2 of 3 in cluster J

Relative: Higher

Actual: 29 ft.

EDR Historical Auto Stations:

Name:	BUTTERFIELD J H
Year:	1930
Type:	AUTOMOBILE REPAIRING

K44 West 1/8-1/4 0.132 mi. 695 ft. — **CONTINENTAL BAKING CO**, **72 SANTA CLARA ST**, **VENTURA, CA** — **LUST** — **S103684229** / **N/A**

Site 1 of 3 in cluster K

Relative: Higher

Actual: 18 ft.

LUST:

Region:	STATE
Global Id:	T0611100911
Latitude:	34.279276102295
Longitude:	-119.2999792099
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	03/17/1998
Lead Agency:	VENTURA COUNTY LOP
Case Worker:	EHD
Local Agency:	Not reported
RB Case Number:	C-95008
LOC Case Number:	95008
File Location:	Not reported

CONTINENTAL BAKING CO (Continued) **S103684229**

Potential Media Affect: Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern: Gasoline
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

LUST:
Global Id: T0611100911
Contact Type: Regional Board Caseworker
Contact Name: DANIEL PIROTTON
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: Not reported
City: R4 UNKNOWN
Email: dpirotton@waterboards.ca.gov
Phone Number: 2135766714

LUST:
Global Id: T0611100911
Action Type: Other
Date: 1950-01-01 00:00:00
Action: Leak Reported

Global Id: T0611100911
Action Type: Other
Date: 1950-01-01 00:00:00
Action: Leak Discovery

LUST REG 4:
Region: 4
Regional Board: 04
County: Ventura
facid: C-95008
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: 95008
Case Type: Groundwater
Abatement Method Used at the Site: Excavate and Dispose
Global ID: T0611100911
W Global ID: Not reported
Staff: UNK
Local Agency: 56000L
Cross Street: Not reported
Enforcement Type: Not reported
Date Leak Discovered: 11/6/1987
Date Leak First Reported: 11/6/1987
Date Leak Record Entered: Not reported
Date Confirmation Began: 11/6/1987
Date Leak Stopped: Not reported
Date Case Last Changed on Database: Not reported
Date the Case was Closed: 3/17/1998
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Not reported
Operator: Not reported

CONTINENTAL BAKING CO (Continued) **S103684229**

Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		26947.189058831311343353603066
Source of Cleanup Funding:		F
Preliminary Site Assessment Workplan Submitted:		11/6/1987
Preliminary Site Assessment Began:		2/22/1988
Pollution Characterization Began:		12/21/1995
Remediation Plan Submitted:		5/29/1997
Remedial Action Underway:		3/10/1988
Post Remedial Action Monitoring Began:		1/10/1997
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	INTERSTATE BRANDS CORPORATION	
RP Address:	Not reported	
Program:	LUST	
Lat/Long:	34.2793286 / -1	
Local Agency Staff:	EHD	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	Not reported	

VENTURA CO. LUST:

Region:	VENTURA
Facility ID:	95008
Status:	Case Closed

J45 **BRITISH MOTORS** **EDR Historical Auto Stations** **1009026392**
ENE **43 S PALM ST** **N/A**
1/8-1/4 **VENTURA, CA**
0.132 mi.
696 ft. **Site 3 of 3 in cluster J**

Relative:
Higher

Actual:
30 ft.

EDR Historical Auto Stations:

Name:	DUNLAP GARAGE
Year:	1949
Type:	AUTOMOBILE REPAIRING

Name:	BRITISH MOTORS
Year:	1965
Type:	AUTOMOBILE REPAIRING

F46 SSE 1/8-1/4 0.133 mi. 702 ft. | **MOBIL OIL CORP GETTY MARINE TERM**
HARBOR BLVD & FIGUROA
VENTURA, CA 93003 | **RCRA-SQG** **FINDS** | **1000253713** **CAT000623264**

Site 4 of 6 in cluster F

Relative: Lower

Actual: 15 ft.

RCRA-SQG:

Date form received by agency:	09/01/1996
Facility name:	MOBIL OIL CORP GETTY MARINE TERM
Facility address:	HARBOR BLVD & FIGUROA VENTURA, CA 93003
EPA ID:	CAT000623264
Mailing address:	3700 W FIRST HUNDRED NINETY ST TORRANCE, CA 90509
Contact:	Not reported
Contact address:	Not reported Not reported
Contact country:	Not reported
Contact telephone:	Not reported
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	MOBIL OIL CORP WEST COAST PIPE LINES
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	NOT REQUIRED
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No

MOBIL OIL CORP GETTY MARINE TERM (Continued) **1000253713**

Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:
Date form received by agency: 08/15/1980
Facility name: MOBIL OIL CORP GETTY MARINE TERM
Classification: Large Quantity Generator

Violation Status: No violations found

FINDS:

Registry ID: 110008289814

Environmental Interest/Information System
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.

L47 **MUNDING UNION SERVICE** **EDR Historical Auto Stations** **1009025199**
NW **13 W MAIN ST** **N/A**
1/8-1/4 **VENTURA, CA**
0.136 mi.
720 ft. **Site 1 of 10 in cluster L**

Relative:
Higher

Actual:
25 ft.

EDR Historical Auto Stations:
Name: PAGES UNION STATION
Year: 1949
Type: GASOLINE AND OIL SERVICE STATIONS

Name: YOUNG GLEN UNION SERVICE
Year: 1957
Type: GASOLINE STATIONS

Name: GIBSON JOHN T UNION SERVICE
Year: 1961
Type: GASOLINE STATIONS

Name: MUNDING UNION SERVICE
Year: 1965
Type: GASOLINE STATIONS

Name: MUNDING UNION SERVICE
Year: 1970
Type: GASOLINE STATIONS

M48
West
1/8-1/4
0.139 mi.
736 ft.

HIGHWAY GARAGE
75 W THOMPSON BLVD
VENTURA, CA

EDR Historical Auto Stations **1009027500**
N/A

Site 1 of 2 in cluster M

Relative:
Lower

Actual:
14 ft.

EDR Historical Auto Stations:

Name:	HIGHWAY GARAGE
Year:	1970
Type:	AUTOMOBILE REPAIRING
Name:	HIGHWAY GARAGE
Year:	1975
Type:	AUTOMOBILE REPAIRING
Name:	HIGHWAY GARAGE
Year:	1980
Type:	AUTOMOBILE REPAIRING

M49
West
1/8-1/4
0.140 mi.
740 ft.

VENTURA RADIATOR SERVICE
77 W THOMPSON BLVD
VENTURA, CA

EDR Historical Auto Stations **1009026116**
N/A

Site 2 of 2 in cluster M

Relative:
Lower

Actual:
14 ft.

EDR Historical Auto Stations:

Name:	VENTURA RADIATOR SERVICE
Year:	1970
Type:	AUTOMOBILE REPAIRING

F50
SSE
1/8-1/4
0.141 mi.
742 ft.

VENTURA MARINE TERMINAL
386 FIGUEROA
VENTURA, CA 93001

SLIC **S103546888**
N/A

Site 5 of 6 in cluster F

Relative:
Lower

Actual:
15 ft.

SLIC:

Region:	4
Facility Status:	No further action required
SLIC:	0575
Substance:	Not reported
Staff:	JTL

F51
SSE
1/8-1/4
0.141 mi.
742 ft.

VENTURA MARINE TERMINAL
386 S. FIGUEROA ST
VENTURA, CA 93001

SLIC **S106485631**
N/A

Site 6 of 6 in cluster F

Relative:
Lower

Actual:
15 ft.

SLIC:

Region:	STATE
Facility Status:	**Open**
Status Date:	01/01/1965
Global Id:	SLT43364362
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number:	Not reported
Latitude:	34.276324

VENTURA MARINE TERMINAL (Continued) **S106485631**

Longitude:	-119.297728
Case Type:	Cleanup Program Site
Case Worker:	JTL
Local Agency:	Not reported
RB Case Number:	0575
File Location:	Not reported
Potential Media Affected:	Not reported
Potential Contaminants of Concern:	Not reported
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

H52 **K & G AUTO ELECTRIC** **EDR Historical Auto Stations** **1009026180**
NNW **20 N VENTURA AVE** **N/A**
1/8-1/4 **VENTURA, CA**
0.147 mi.
778 ft. **Site 7 of 8 in cluster H**

Relative:
Higher

Actual:
26 ft.

EDR Historical Auto Stations:

Name:	K & G AUTO ELECTRIC
Year:	1949
Type:	AUTOMOBILE REPAIRING

K53 **BRIAN HASSENFLUG** **HIST CORTESE** **S102423558**
West **102 S GARDEN ST** **LUST** **N/A**
1/8-1/4 **VENTURA, CA 93001** **HAZNET**
0.151 mi.
798 ft. **Site 2 of 3 in cluster K**

Relative:
Lower

Actual:
16 ft.

CORTESE:

Region:	CORTESE
Facility County Code:	56
Reg By:	LTNKA
Reg Id:	C-95084

LUST:

Region:	STATE
Global Id:	T0611100983
Latitude:	34.279155
Longitude:	-119.302009
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	08/13/2003
Lead Agency:	VENTURA COUNTY LOP
Case Worker:	DBW
Local Agency:	VENTURA COUNTY LOP
RB Case Number:	C95084
LOC Case Number:	95084
File Location:	Not reported
Potential Media Affect:	Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

LUST:

BRIAN HASSENFLUG (Continued) **S102423558**

Global Id: T0611100983
Contact Type: Local Agency Caseworker
Contact Name: DIANE B. WAHL
Organization Name: VENTURA COUNTY LOP
Address: 800 S. VICTORIA AVE.
City: VENTURA
Email: diane.wahl@ventura.org
Phone Number: 8056545040

Global Id: T0611100983
Contact Type: Regional Board Caseworker
Contact Name: DANIEL PIROTTON
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: Not reported
City: R4 UNKNOWN
Email: dpirotton@waterboards.ca.gov
Phone Number: 2135766714

LUST:

Global Id: T0611100983
Action Type: ENFORCEMENT
Date: 2003-08-11 00:00:00
Action: File review

Global Id: T0611100983
Action Type: ENFORCEMENT
Date: 2003-06-17 00:00:00
Action: * Historical Enforcement

Global Id: T0611100983
Action Type: Other
Date: 1950-01-01 00:00:00
Action: Leak Reported

Global Id: T0611100983
Action Type: ENFORCEMENT
Date: 2003-08-13 00:00:00
Action: Closure/No Further Action Letter

Global Id: T0611100983
Action Type: Other
Date: 1950-01-01 00:00:00
Action: Leak Discovery

LUST REG 4:

Region: 4
Regional Board: 04
County: Ventura
facid: C-95084
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: 95084
Case Type: Groundwater
Abatement Method Used at the Site: Not reported

BRIAN HASSENFLUG (Continued) **S102423558**

Global ID:	T0611100983	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	56000L	
Cross Street:	Not reported	
Enforcement Type:	CLOS	
Date Leak Discovered:	1/4/1988	
Date Leak First Reported:		1/4/1988
Date Leak Record Entered:	Not reported	
Date Confirmation Began:	1/4/1988	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		Not reported
Date the Case was Closed:		8/13/2003
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	Not reported	
Leak Source:	Not reported	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		27053.1939664380594758739142 87
Source of Cleanup Funding:		F
Preliminary Site Assessment Workplan Submitted:		4/22/1994
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		Not reported
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		4/8/2003
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	GERALDINE HASSENFLUG	
RP Address:	Not reported	
Program:	LUST	
Lat/Long:	34.2794336 / -1	
Local Agency Staff:	DBW	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	Not reported	

HAZNET:

Year:	2003
Gepaid:	CAC002569289
Contact:	ROB JUNCAL
Telephone:	8056580067
Mailing Name:	BRIAN HASSENFLUG
Mailing Address:	890 SPRING ST
Mailing City,St,Zip:	OAK VIEW, CA 930220000

BRIAN HASSENFLUG (Continued) **S102423558**

Gen County: Ventura
TSD EPA ID: CAT080013352
TSD County: Ventura
Waste Category: Unspecified oil-containing waste
Disposal Method: R01
Tons: 0.62
Facility County: Ventura

Year: 2000
Gepaid: CAC002274441
Contact: GERALDINE HASSENFLUG
Telephone: 8056494627
Mailing Name: Not reported
Mailing Address: 2745 SHERWIN AVE #8
Mailing City,St,Zip: VENTURA, CA 930030000
Gen County: Ventura
TSD EPA ID: CAT080013352
TSD County: Los Angeles
Waste Category: Unspecified oil-containing waste
Disposal Method: R01
Tons: .2293
Facility County: Ventura

Year: 1999
Gepaid: CAC002274441
Contact: GERALDINE HASSENFLUG
Telephone: 8056494627
Mailing Name: Not reported
Mailing Address: 2745 SHERWIN AVE #8
Mailing City,St,Zip: VENTURA, CA 930030000
Gen County: Ventura
TSD EPA ID: CAD028409019
TSD County: Los Angeles
Waste Category: Unspecified oil-containing waste
Disposal Method: T01
Tons: 0.5421
Facility County: Ventura

Year: 1997
Gepaid: CAC000743352
Contact: GERALDINE HASSENFLUG
Telephone: 8056494627
Mailing Name: Not reported
Mailing Address: 890 SPRING ST
Mailing City,St,Zip: OAK VIEW, CA 930220000
Gen County: Ventura
TSD EPA ID: CAT080013352
TSD County: Los Angeles
Waste Category: Unspecified oil-containing waste
Disposal Method: R01
Tons: .2502
Facility County: Ventura

Year: 1996
Gepaid: CAC001218928
Contact: GERALDINE HASSENFLUG
Telephone: 8056494627

BRIAN HASSENFLUG (Continued) **S102423558**

Mailing Name:	Not reported
Mailing Address:	890 SPRING ST
Mailing City,St,Zip:	OAK VIEW, CA 930220000
Gen County:	Ventura
TSD EPA ID:	CAT080013352
TSD County:	Los Angeles
Waste Category:	Unspecified oil-containing waste
Disposal Method:	R01
Tons:	.3544
Facility County:	Ventura

Click this hyperlink while viewing on your computer to access
1 additional CA_HAZNET: record(s) in the EDR Site Report.

H54
NNW
1/8-1/4
0.151 mi.
799 ft.

CLEMORE BRAKE SERVICE REAR **EDR Historical Auto Stations** **1009027498**
35 N VENTURA ST **N/A**
VENTURA, CA

Site 8 of 8 in cluster H

Relative:
Higher

Actual:
25 ft.

EDR Historical Auto Stations:

Name:	CLEMORE BRAKE SERVICE REAR
Year:	1970
Type:	AUTOMOBILE REPAIRING

L55
NW
1/8-1/4
0.152 mi.
800 ft.

D & G BODY SHOP, INC **RCRA-SQG** **1000114764**
38 W MAIN ST **FINDS** **CAD981374184**
VENTURA, CA 93001

Site 2 of 10 in cluster L

Relative:
Higher

Actual:
24 ft.

RCRA-SQG:

Date form received by agency:	09/01/1996
Facility name:	D & G BODY SHOP, INC
Facility address:	38 W MAIN ST VENTURA, CA 93001
EPA ID:	CAD981374184
Mailing address:	W MAIN ST VENTURA, CA 93001
Contact:	Not reported
Contact address:	Not reported Not reported
Contact country:	Not reported
Contact telephone:	Not reported
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	D & G BODY SHOP, INC
Owner/operator address:	NOT REQUIRED

D & G BODY SHOP, INC (Continued) **1000114764**

NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110001163507

Environmental Interest/Information System
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.

L56 NW 1/8-1/4 0.153 mi. 810 ft. | **GRIFFITH DEAN A CO**
39 W MAIN ST
VENTURA, CA | **EDR Historical Auto Stations** | **1009026005**
N/A

Site 3 of 10 in cluster L

Relative: Higher

Actual: 24 ft.

EDR Historical Auto Stations:

Name:	GRIFFITH DEAN A CO
Year:	1930
Type:	AUTOMOBILE REPAIRING

K57 West 1/8-1/4 0.153 mi. 810 ft. | **CALTRANS VENTURA REGIONAL STA**
157 SO GARDEN ST
VENTURA, CA 93001 | **RCRA-SQG**
FINDS | **1000419463**
CAD981430556

Site 3 of 3 in cluster K

Relative: Lower

Actual: 16 ft.

RCRA-SQG:

Date form received by agency:	09/01/1996
Facility name:	CALTRANS VENTURA REGIONAL STA
Facility address:	157 SO GARDEN ST VENTURA, CA 93001
EPA ID:	CAD981430556
Mailing address:	SO GARDEN ST VENTURA, CA 93001
Contact:	Not reported
Contact address:	Not reported Not reported
Contact country:	Not reported
Contact telephone:	Not reported
Contact email:	Not reported
EPA Region:	09
Land type:	Facility is not located on Indian land. Additional information is not known.
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	NOT REQUIRED
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212
Legal status:	State
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	CALIF DEPT OF TRANS
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212
Legal status:	State
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported

CALTRANS VENTURA REGIONAL STA (Continued) **1000419463**

Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

Violation Status: No violations found

Evaluation Action Summary:

Evaluation date:	08/03/1993
Evaluation:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation:	Not reported
Date achieved compliance:	Not reported
Evaluation lead agency:	State Contractor/Grantee

FINDS:

Registry ID: 110002702834

Environmental Interest/Information System

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.

L58 **DUNLAP C E** **EDR Historical Auto Stations** **1009026001**
NW **50 W MAIN ST** **N/A**
1/8-1/4 **VENTURA, CA**
0.160 mi.
846 ft. **Site 4 of 10 in cluster L**

Relative:
Higher

Actual:
23 ft.

EDR Historical Auto Stations:

Name:	DUNLAP C E
Year:	1930
Type:	AUTOMOBILE REPAIRING

L59 NW 1/8-1/4 0.160 mi. 846 ft. | **HALL PLACE ANTIQUES**
50 W MAIN ST
VENTURA, CA 93001

RCRA-SQG FINDS | **1000274785 CAD981372261**

Site 5 of 10 in cluster L

Relative: Higher

Actual: 23 ft.

RCRA-SQG:

Date form received by agency:	09/01/1996
Facility name:	HALL PLACE ANTIQUES
Facility address:	50 W MAIN ST VENTURA, CA 93001
EPA ID:	CAD981372261
Mailing address:	158 SOUTH FIR VENTURA, CA 93001
Contact:	Not reported
Contact address:	Not reported Not reported
Contact country:	Not reported
Contact telephone:	Not reported
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	FINSETH GREG
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	NOT REQUIRED
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No

HALL PLACE ANTIQUES (Continued) **1000274785**

Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:
Date form received by agency: 01/31/1986
Facility name: HALL PLACE ANTIQUES
Classification: Large Quantity Generator

Violation Status: No violations found

FINDS:

Registry ID: 110002684471

Environmental Interest/Information System
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.

L60
NW
1/8-1/4
0.162 mi.
853 ft.

CLEANING STORE THE **RCRA-SQG** **1000152636**
51 W MAIN ST UNIT L **FINDS** **CAD981642697**
VENTURA, CA 93001

Site 6 of 10 in cluster L

Relative:
Higher

Actual:
23 ft.

RCRA-SQG:
Date form received by agency: 09/01/1996
Facility name: CLEANING STORE THE
Facility address: 51 W MAIN ST UNIT L
VENTURA, CA 93001
EPA ID: CAD981642697
Contact: Not reported
Contact address: Not reported
Not reported
Contact country: Not reported
Contact telephone: Not reported
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED

CLEANING STORE THE (Continued) **1000152636**

NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: MILLER ERYIN
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:
Date form received by agency: 01/09/1987
Facility name: CLEANING STORE THE
Classification: Large Quantity Generator

Violation Status: No violations found

FINDS:

Registry ID: 110002736264

Environmental Interest/Information System
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.

L61 NW 1/8-1/4 0.162 mi. 853 ft. | **THE CLEANING STORE**
51 W MAIN ST UNIT L
VENTURA, CA 93001

DRYCLEANERS
WIP
HAZNET

S104574366
N/A

Site 7 of 10 in cluster L

Relative: Higher

Actual: 23 ft.

DRYCLEANERS:

EPA Id:	CAD981642697
NAICS Code:	81232
NAICS Description:	Drycleaning and Laundry Services (except Coin-Operated)
SIC Code:	7211
SIC Description:	Power Laundries, Family and Commercial
Create Date:	7/3/1987
Facility Active:	No
Inactive Date:	6/30/2008
Facility Addr2:	Not reported
Mailing Name:	Not reported
Mailing Address:	51 W MAIN ST STE L
Mailing Address 2:	Not reported
Mailing State:	CA
Mailing Zip:	930010000
Owner Name:	CHOI YONG DAI
Owner Address:	969 CORTE AZAL
Owner Address 2:	Not reported
Owner Telephone:	0000000000
Contact Name:	CHOI YONG DAI
Contact Address:	51 W MAIN ST # W
Contact Address 2:	Not reported
Contact Telephone:	8056535194

WIP:

Region:	4
File Number:	109.0491
File Status:	**Historical**
Staff:	AZASZKOD
Facility Suite:	Not reported

HAZNET:

Year:	2008
Gepaid:	CAD981642697
Contact:	CHOI YONG DAI
Telephone:	8056535194
Mailing Name:	Not reported
Mailing Address:	51 W MAIN ST STE L
Mailing City,St,Zip:	VENTURA, CA 930010000
Gen County:	Ventura
TSD EPA ID:	NVR000076158
TSD County:	99
Waste Category:	Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Disposal Method:	SOLVENTS RECOVERY
Tons:	0.1251
Facility County:	Ventura

Year:	2007
Gepaid:	CAD981642697
Contact:	CHOI YONG DAI
Telephone:	8056535194

THE CLEANING STORE (Continued) **S104574366**

Mailing Name: Not reported
Mailing Address: 51 W MAIN ST STE L
Mailing City,St,Zip: VENTURA, CA 930010000
Gen County: Ventura
TSD EPA ID: NVR000076158
TSD County: 99
Waste Category: Hydrocarbon solvents (benzene, hexane, Stoddard, Etc.)
Disposal Method: SOLVENTS RECOVERY
Tons: Not reported
Facility County: Ventura

Year: 2007
Gepaid: CAD981642697
Contact: CHOI YONG DAI
Telephone: 8056535194
Mailing Name: Not reported
Mailing Address: 51 W MAIN ST STE L
Mailing City,St,Zip: VENTURA, CA 930010000
Gen County: Ventura
TSD EPA ID: NVR000076158
TSD County: 99
Waste Category: Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc)
Disposal Method: SOLVENTS RECOVERY
Tons: 0.5
Facility County: Ventura

Year: 2007
Gepaid: CAD981642697
Contact: CHOI YONG DAI
Telephone: 8056535194
Mailing Name: Not reported
Mailing Address: 51 W MAIN ST STE L
Mailing City,St,Zip: VENTURA, CA 930010000
Gen County: Ventura
TSD EPA ID: NVR000076158
TSD County: 99
Waste Category: Aqueous solution with total organic residues less than 10 percent
Disposal Method: SOLVENTS RECOVERY
Tons: Not reported
Facility County: Ventura

Year: 2006
Gepaid: CAD981642697
Contact: CHOI YONG DAI
Telephone: 8056535194
Mailing Name: Not reported
Mailing Address: 51 W MAIN ST STE L
Mailing City,St,Zip: VENTURA, CA 930010000
Gen County: Ventura
TSD EPA ID: NVR000076158
TSD County: 99
Waste Category: Not reported
Disposal Method: R01
Tons: Not reported
Facility County: Ventura

THE CLEANING STORE (Continued) **S104574366**

Click this hyperlink while viewing on your computer to access
12 additional CA_HAZNET: record(s) in the EDR Site Report.

L62
NW
1/8-1/4
0.162 mi.
853 ft.

THE CLEANING STORE
51 W MAIN ST STE L
VENTURA, CA 93001

DRYCLEANERS **S109520806**
N/A

Site 8 of 10 in cluster L

Relative:
Higher

Actual:
23 ft.

DRYCLEANERS:

EPA Id:	CAL000334359
NAICS Code:	81232
NAICS Description:	Drycleaning and Laundry Services (except Coin-Operated)
SIC Code:	7211
SIC Description:	Power Laundries, Family and Commercial
Create Date:	7/11/2008 1:21:00 PM
Facility Active:	Yes
Inactive Date:	Not reported
Facility Addr2:	Not reported
Mailing Name:	Not reported
Mailing Address:	51 W MAIN ST STE L
Mailing Address 2:	Not reported
Mailing State:	CA
Mailing Zip:	930012566
Owner Name:	SU HEON KIM
Owner Address:	51 W MAIN ST STE L
Owner Address 2:	Not reported
Owner Telephone:	8056535194
Contact Name:	SU HEON KIM
Contact Address:	51 W MAIN ST STE L
Contact Address 2:	Not reported
Contact Telephone:	8056535194

L63
NNW
1/8-1/4
0.163 mi.
863 ft.

TOGGERY TAILORS
36 N VENTURA AVE
VENTURA, CA

EDR Historical Cleaners **1009145931**
N/A

Site 9 of 10 in cluster L

Relative:
Higher

Actual:
27 ft.

EDR Historical Cleaners:

Name:	TOGGERY TAILORS
Year:	1930
Type:	CLOTHES PRESSERS AND CLEANERS

L64
NNW
1/8-1/4
0.165 mi.
869 ft.

L & M ALIGNMENT REAR
35 N VENTURA AVE
VENTURA, CA

EDR Historical Auto Stations **1009023361**
N/A

Site 10 of 10 in cluster L

Relative:
Higher

Actual:
26 ft.

EDR Historical Auto Stations:

Name:	WILLEY G D
Year:	1930
Type:	AUTOMOBILE REPAIRING

L & M ALIGNMENT REAR (Continued) **1009023361**

Name: VENTURA AUTO ELECTRIC
Year: 1957
Type: AUTOMOBILE REPAIRING

Name: ROSS BRAKE SERVICE
Year: 1957
Type: AUTOMOBILE REPAIRING

Name: VENTURA AUTO ELECTRIC
Year: 1961
Type: AUTOMOBILE REPAIRING

Name: VENTURA AUTO ELECTRIC
Year: 1965
Type: AUTOMOBILE REPAIRING

Name: CLEMORE BRAKE SERVICE REAR
Year: 1975
Type: AUTOMOBILE REPAIRING

Name: L & M ALIGNMENT REAR
Year: 1980
Type: AUTOMOBILE REPAIRING

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65 NE 1/8-1/4 0.173 mi. 915 ft. | **OLD TOWN LIVERY, LLP**
34 PALM ST N
VENTURA, CA | **LUST** | **S104773355**
N/A

Relative: Higher

Actual: 40 ft.

LUST:
Region: STATE
Global Id: T0611193025
Latitude: 34.281283
Longitude: -119.296033
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 03/23/2000
Lead Agency: VENTURA COUNTY LOP
Case Worker: KCK
Local Agency: Not reported
RB Case Number: C99069
LOC Case Number: 99069
File Location: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Aviation
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

LUST:
Global Id: T0611193025
Contact Type: Regional Board Caseworker
Contact Name: DANIEL PIROTTON
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: Not reported
City: R4 UNKNOWN
Email: dpirotton@waterboards.ca.gov

OLD TOWN LIVERY, LLP (Continued) **S104773355**

Phone Number: 2135766714

LUST:

Global Id: T0611193025
Action Type: Other
Date: 1950-01-01 00:00:00
Action: Leak Reported

Global Id: T0611193025
Action Type: ENFORCEMENT
Date: 2000-03-23 00:00:00
Action: Closure/No Further Action Letter

Global Id: T0611193025
Action Type: Other
Date: 1950-01-01 00:00:00
Action: Leak Discovery

LUST REG 4:

Region: 4
Regional Board: 04
County: Ventura
facid: C-99069
Status: Case Closed
Substance: 1
Substance Quantity: Not reported
Local Case No: 99069
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0611193025
W Global ID: Not reported
Staff: UNK
Local Agency: 56000L
Cross Street: MAIN ST
Enforcement Type: CLOS
Date Leak Discovered: 10/27/1999
Date Leak First Reported: 11/5/1999
Date Leak Record Entered: Not reported
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 12/20/1999
Date the Case was Closed: 3/23/2000
How Leak Discovered: Repair Tank
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: Not reported
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 21561.896431199581331021745997
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: 11/5/1999
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: Not reported
Remediation Plan Submitted: Not reported

OLD TOWN LIVERY, LLP (Continued) **S104773355**

Remedial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	Not reported
Enforcement Action Date:	Not reported
Historical Max MTBE Date:	Not reported
Hist Max MTBE Conc in Groundwater:	Not reported
Hist Max MTBE Conc in Soil:	Not reported
Significant Interim Remedial Action Taken:	Not reported
GW Qualifier:	Not reported
Soil Qualifier:	Not reported
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	LIVERY, LLP
RP Address:	34 N. PALM ST., VENTURA, CA 93001
Program:	LUST
Lat/Long:	34.281283 / -1
Local Agency Staff:	KCK
Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	Not reported

VENTURA CO. LUST:

Region:	VENTURA
Facility ID:	99069
Status:	Case Closed

N66 **DOMESTIC LAUNDRY & SANITONE DRY CLEANERS** **EDR Historical Cleaners** **1009146289**
NNW **70 N VENTURA AVE** **N/A**
1/8-1/4 **VENTURA, CA**
0.178 mi.
940 ft. **Site 1 of 5 in cluster N**

Relative:
Higher

Actual:
28 ft.

EDR Historical Cleaners:

Name:	DOMESTIC LAUNDRY & SANITONE DRY CLEANERS
Year:	1949
Type:	LAUNDRIES
Name:	DOMESTIC LAUNDRY & SANITONE DRY CLEANERS
Year:	1949
Type:	LAUNDRIES-STEAM
Name:	DOMESTIC LAUNDRY & SANITONE DRY CLEANERS
Year:	1949
Type:	DYERS AND CLEANERS
Name:	DOMESTIC LAUNDRY & DRY CLEANERS
Year:	1957
Type:	LAUNDRIES
Name:	DOMESTIC LAUNDRY & DRY CLEANERS
Year:	1957
Type:	CLEANERS AND DYERS
Name:	DOMESTIC LAUNDRY & SANITONE DRY CLEANERS
Year:	1961

DOMESTIC LAUNDRY & SANITONE DRY CLEANERS (Continued) **1009146289**

Type: LAUNDRIES

Name: DOMESTIC LAUNDRY & SANITONE DRY CLEANERS
Year: 1961
Type: CLEANERS AND DYERS

Name: DOMESTIC LAUNDRY & SANITONE DRY CLEANERS
Year: 1965
Type: LAUNDRIES

Name: DOMESTIC LAUNDRY & SANITONE DRY CLEANERS
Year: 1970
Type: LAUNDRIES

N67
NNW
1/8-1/4
0.182 mi.
963 ft.

ARCADE CLEANERS **EDR Historical Cleaners** **1009145901**
84 N VENTURA AVE **N/A**
VENTURA, CA

Site 2 of 5 in cluster N

Relative:
Higher

Actual:
28 ft.

EDR Historical Cleaners:
Name: ARCADE CLEANERS
Year: 1930
Type: CLOTHES PRESSERS AND CLEANERS

O68
East
1/8-1/4
0.183 mi.
964 ft.

ENCANTO DEL MAR / HOUSING AUTHORITY **SLIC** **S110711916**
351 THOMPSON BOULEVARD **N/A**
VENTURA, CA 93001

Site 1 of 14 in cluster O

Relative:
Higher

Actual:
26 ft.

SLIC:

Region:	STATE
Facility Status:	**Completed - Case Closed**
Status Date:	02/14/2011
Global Id:	T10000002797
Lead Agency:	VENTURA COUNTY LOP
Lead Agency Case Number:	SR0007583
Latitude:	34.278618
Longitude:	-119.295381
Case Type:	Cleanup Program Site
Case Worker:	EKO
Local Agency:	VENTURA COUNTY LOP
RB Case Number:	Not reported
File Location:	Stored electronically as an E-file
Potential Media Affected:	Soil, Soil Vapor
Potential Contaminants of Concern:	Other Petroleum
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

P69 **JUAN S AUTOMOTIVE** **EDR Historical Auto Stations** **1009022884**
NW **92 W MAIN ST** **N/A**
1/8-1/4 **VENTURA, CA**
0.185 mi.
977 ft. **Site 1 of 5 in cluster P**

Relative:
Higher

Actual:
21 ft.

EDR Historical Auto Stations:

Name: KARNES & MORRISON
Year: 1930
Type: GASOLINE AND OIL SERVICE STATIONS

Name: CLEMORE ARTH
Year: 1930
Type: AUTOMOBILE REPAIRING

Name: FAIRMAN WALTER
Year: 1949
Type: AUTOMOBILE REPAIRING

Name: KARNES & MORRISON
Year: 1949
Type: GASOLINE AND OIL SERVICE STATIONS

Name: MORRISON & SHELLEY FLYING A SERVICE
Year: 1957
Type: GASOLINE STATIONS

Name: PETE S GARAGE
Year: 1957
Type: AUTOMOBILE REPAIRING

Name: PETE S GARAGE
Year: 1961
Type: AUTOMOBILE REPAIRING

Name: PETE S GARAGE
Year: 1965
Type: AUTOMOBILE REPAIRING

Name: PETE S GARAGE
Year: 1970
Type: AUTOMOBILE REPAIRING

Name: PETE S GARAGE
Year: 1975
Type: AUTOMOBILE REPAIRING

Name: JUAN S AUTOMOTIVE
Year: 1980
Type: AUTOMOBILE REPAIRING

N70 NNW 1/8-1/4 0.190 mi. 1003 ft. | **MISSION LAUNDRY** | **EDR Historical Cleaners** | **1009148296** | **N/A**
103 N VENTURA AVE
VENTURA, CA

Site 3 of 5 in cluster N

Relative: Higher

Actual: 28 ft.

EDR Historical Cleaners:

Name:	MISSION LAUNDRY
Year:	1930
Type:	LAUNDRIES-STEAM

N71 NNW 1/8-1/4 0.193 mi. 1019 ft. | **BROWN BOB TOWING** | **EDR Historical Auto Stations** | **1009024160** | **N/A**
107 N VENTURA AVE
VENTURA, CA

Site 4 of 5 in cluster N

Relative: Higher

Actual: 29 ft.

EDR Historical Auto Stations:

Name:	DEMAREE BROS
Year:	1949
Type:	GASOLINE AND OIL SERVICE STATIONS
Name:	HOMAN OIL CO
Year:	1949
Type:	GASOLINE AND OIL SERVICE STATIONS
Name:	WILCO SERVICE
Year:	1957
Type:	GASOLINE STATIONS
Name:	ROY S WILSHIRE
Year:	1961
Type:	GASOLINE STATIONS
Name:	BROWN BOB TOWING
Year:	1970
Type:	AUTOMOBILE REPAIRING

---

72 ENE 1/8-1/4 0.193 mi. 1019 ft. | **BATELAAN PROPERTY** | **HIST CORTESE** | **S102859885**
355 MAIN ST | **LUST** | **N/A**
VENTURA, CA

Relative: Higher

Actual: 37 ft.

CORTESE:

Region:	CORTESE
Facility County Code:	56
Reg By:	LTNKA
Reg Id:	C-95075
Region:	CORTESE
Facility County Code:	56
Reg By:	LTNKA
Reg Id:	C-98002

LUST:

Region:	STATE
Global Id:	T0611100974

BATELAAN PROPERTY (Continued) **S102859885**

Latitude:	34.280848
Longitude:	-119.2953558
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	05/12/1999
Lead Agency:	VENTURA COUNTY LOP
Case Worker:	DBW
Local Agency:	VENTURA COUNTY LOP
RB Case Number:	C95075
LOC Case Number:	95075
File Location:	Not reported
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

LUST:

Global Id:	T0611100974
Contact Type:	Local Agency Caseworker
Contact Name:	DIANE B. WAHL
Organization Name:	VENTURA COUNTY LOP
Address:	800 S. VICTORIA AVE.
City:	VENTURA
Email:	diane.wahl@ventura.org
Phone Number:	8056545040

Global Id:	T0611100974
Contact Type:	Regional Board Caseworker
Contact Name:	DANIEL PIROTTON
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	Not reported
City:	R4 UNKNOWN
Email:	dpirotton@waterboards.ca.gov
Phone Number:	2135766714

LUST:

Global Id:	T0611100974
Action Type:	Other
Date:	1950-01-01 00:00:00
Action:	Leak Reported

Global Id:	T0611100974
Action Type:	Other
Date:	1950-01-01 00:00:00
Action:	Leak Discovery

Global Id:	T0611100974
Action Type:	ENFORCEMENT
Date:	1999-05-12 00:00:00
Action:	Closure/No Further Action Letter

LUST REG 4:

Region:	4
Regional Board:	04
County:	Ventura

BATELAAN PROPERTY (Continued) **S102859885**

facid:	C-95075	
Status:	Case Closed	
Substance:	Gasoline	
Substance Quantity:	Not reported	
Local Case No:	95075	
Case Type:	Soil	
Abatement Method Used at the Site:		Excavate and Dispose
Global ID:	T0611100974	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	56000L	
Cross Street:	Not reported	
Enforcement Type:	CLOS	
Date Leak Discovered:	5/7/1987	
Date Leak First Reported:		5/7/1987
Date Leak Record Entered:	Not reported	
Date Confirmation Began:	5/7/1987	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		Not reported
Date the Case was Closed:		5/12/1999
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	Not reported	
Leak Source:	Not reported	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		21320.608684012530981000852015
Source of Cleanup Funding:		F
Preliminary Site Assessment Workplan Submitted:		5/7/1987
Preliminary Site Assessment Began:		3/4/1996
Pollution Characterization Began:		8/26/1996
Remediation Plan Submitted:		4/1/1998
Remedial Action Underway:		12/14/1998
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	ROB\\MARILYN BATELAAN	
RP Address:	Not reported	
Program:	LUST	
Lat/Long:	34.2808927 / -1	
Local Agency Staff:	DBW	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	Not reported	

BATELAAN PROPERTY (Continued) **S102859885**

VENTURA CO. LUST:
Region: VENTURA
Facility ID: 95075
Status: Case Closed

N73
NNW
1/8-1/4
0.196 mi.
1034 ft.

LOWE S SERVICE STATION TIRES TUBES BATTERIES LUBRI **EDR Historical Auto Stations** **1009024225**
111 N VENTURA AVE **N/A**
VENTURA, CA

Site 5 of 5 in cluster N

Relative:
Higher

Actual:
29 ft.

EDR Historical Auto Stations:
Name: SIGNAL SERVICE STATION
Year: 1930
Type: GASOLINE AND OIL SERVICE STATIONS

Name: LOWE S SERVICE STATION TIRES TUBES BATTERIES LUBRI
Year: 1949
Type: GASOLINE AND OIL SERVICE STATIONS

P74
NW
1/8-1/4
0.198 mi.
1045 ft.

WILSON A G **EDR Historical Auto Stations** **1009024462**
101 W MAIN ST **N/A**
VENTURA, CA

Site 2 of 5 in cluster P

Relative:
Higher

Actual:
22 ft.

EDR Historical Auto Stations:
Name: WILSON A G
Year: 1930
Type: GASOLINE AND OIL SERVICE STATIONS

P75
NW
1/8-1/4
0.199 mi.
1049 ft.

BYERTS BROS SERVICE STATION **EDR Historical Auto Stations** **1009024563**
103 W MAIN ST **N/A**
VENTURA, CA

Site 3 of 5 in cluster P

Relative:
Higher

Actual:
22 ft.

EDR Historical Auto Stations:
Name: CAIN J D
Year: 1930
Type: GASOLINE AND OIL SERVICE STATIONS

Name: BYERTS BROS SERVICE STATION
Year: 1949
Type: GASOLINE AND OIL SERVICE STATIONS

Q76
West
1/8-1/4
0.200 mi.
1057 ft.

TEXACO - E&P, INC.
133 W. SANTA CLARA ST
VENTURA, CA 93001

SLIC **S106485497**
N/A

Site 1 of 3 in cluster Q

Relative:
Higher

Actual:
17 ft.

SLIC:

Region:	STATE
Facility Status:	**Open - Site Assessment**
Status Date:	08/15/2005
Global Id:	SLT43143141
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number:	Not reported
Latitude:	34.280047
Longitude:	-119.303108
Case Type:	Cleanup Program Site
Case Worker:	SH
Local Agency:	Not reported
RB Case Number:	0267
File Location:	Not reported
Potential Media Affected:	Not reported
Potential Contaminants of Concern:	Not reported
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

O77
East
1/8-1/4
0.205 mi.
1080 ft.

MUNDING LOUIS UNION SERVICE
397 E THOMPSON BLVD
VENTURA, CA

EDR Historical Auto Stations **1009025447**
N/A

Site 2 of 14 in cluster O

Relative:
Higher

Actual:
28 ft.

EDR Historical Auto Stations:

Name:	DUDLEY S DON UNION SERVICE
Year:	1970
Type:	GASOLINE STATIONS
Name:	MUNDING LOUIS UNION SERVICE
Year:	1975
Type:	GASOLINE STATIONS
Name:	MUNDING LOUIS UNION SERVICE
Year:	1980
Type:	GASOLINE STATIONS

O78
East
1/8-1/4
0.205 mi.
1080 ft.

SERVICE STATION 4876
397 E THOMPSON BLVD
VENTURA, CA 93001

HIST UST **U001579029**
N/A

Site 3 of 14 in cluster O

Relative:
Higher

Actual:
28 ft.

HIST UST:

Region:	STATE
Facility ID:	00000016744
Facility Type:	Gas Station
Other Type:	Not reported
Total Tanks:	0003
Contact Name:	ALFRED R DOERFLER

SERVICE STATION 4876 (Continued) **U001579029**

Telephone: 8056433212
Owner Name: UNION OIL COMPANY OF CALIFORNI
Owner Address: 3701 WILSHIRE BOULEVARD-SUITE
Owner City,St,Zip: LOS ANGELES, CA 90010

Tank Num: 001
Container Num: 4876-1
Year Installed: 1982
Tank Capacity: 00011763
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Tank Construction: Not reported
Leak Detection: None

Tank Num: 002
Container Num: 4876-4
Year Installed: 1961
Tank Capacity: 00000280
Tank Used for: WASTE
Type of Fuel: WASTE OIL
Tank Construction: Not reported
Leak Detection: Stock Inventor, Pressure Test

Tank Num: 003
Container Num: 4876-2
Year Installed: 1982
Tank Capacity: 00011763
Tank Used for: PRODUCT
Type of Fuel: PREMIUM
Tank Construction: Not reported
Leak Detection: Stock Inventor, Pressure Test

O79 **UNION OIL SERVICE STATION #487** **HIST UST** **1000167034**
East **397 E THOMPSON BLVD** **HAZNET** **N/A**
1/8-1/4 **VENTURA, CA 93001**
0.205 mi.
1080 ft. **Site 4 of 14 in cluster O**

Relative:
Higher

Actual:
28 ft.

HIST UST:
Region: STATE
Facility ID: 00000056272
Facility Type: Gas Station
Other Type: Not reported
Total Tanks: 0001
Contact Name: ALFRED R. DOERFLER
Telephone: 8056433212
Owner Name: UNION OIL COMPANY OF CALIFORNI
Owner Address: 3701 WILSHIRE BOULEVARD - SUIT
Owner City,St,Zip: LOS ANGELES, CA 90010

Tank Num: 001
Container Num: 1
Year Installed: Not reported
Tank Capacity: 00000000
Tank Used for: WASTE
Type of Fuel: WASTE OIL
Tank Construction: Not reported
Leak Detection: None

UNION OIL SERVICE STATION #487 (Continued) **1000167034**

HAZNET:

Year:	1993
Gepaid:	CAD981647902
Contact:	UNION OIL COMPANY OF CALIFORNI
Telephone:	7144286560
Mailing Name:	Not reported
Mailing Address:	PO BOX 25376
Mailing City,St,Zip:	SANTA ANA, CA 927995376
Gen County:	Ventura
TSD EPA ID:	CAD028409019
TSD County:	Los Angeles
Waste Category:	Waste oil and mixed oil
Disposal Method:	Not reported
Tons:	2.5228
Facility County:	Ventura

Year:	1993
Gepaid:	CAD981647902
Contact:	UNION OIL COMPANY OF CALIFORNI
Telephone:	7144286560
Mailing Name:	Not reported
Mailing Address:	PO BOX 25376
Mailing City,St,Zip:	SANTA ANA, CA 927995376
Gen County:	Ventura
TSD EPA ID:	CAD028409019
TSD County:	Los Angeles
Waste Category:	Waste oil and mixed oil
Disposal Method:	T01
Tons:	41.1787
Facility County:	Ventura

O80 **SERVICE STATION 4876-UNOCAL** **CA FID UST** **S101619896**
East **397 E THOMPSON BLVD** **SWEEPS UST** **N/A**
1/8-1/4 **VENTURA, CA 93001**
0.205 mi.
1080 ft. **Site 5 of 14 in cluster O**

Relative:
Higher

Actual:
28 ft.

CA FID UST:

Facility ID:	56002176
Regulated By:	UTNKA
Regulated ID:	00016744
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	Not reported
Mail To:	Not reported
Mailing Address:	397 E THOMPSON BLVD
Mailing Address 2:	Not reported
Mailing City,St,Zip:	VENTURA 93001
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

SERVICE STATION 4876-UNOCAL (Continued) **S101619896**

SWEEPS UST:

Status:	A
Comp Number:	16744
Number:	9
Board Of Equalization:	44-030956
Ref Date:	Not reported
Act Date:	07-03-90
Created Date:	02-29-88
Tank Status:	A
Owner Tank Id:	4876-1
Swrcb Tank Id:	56-020-016744-000001
Actv Date:	07-01-85
Capacity:	11763
Tank Use:	M.V. FUEL
Stg:	P
Content:	REG UNLEADED
Number Of Tanks:	3

Status:	A
Comp Number:	16744
Number:	9
Board Of Equalization:	44-030956
Ref Date:	Not reported
Act Date:	07-03-90
Created Date:	02-29-88
Tank Status:	A
Owner Tank Id:	4876-4
Swrcb Tank Id:	56-020-016744-000002
Actv Date:	07-01-85
Capacity:	280
Tank Use:	OIL
Stg:	W
Content:	WASTE OIL
Number Of Tanks:	Not reported

Status:	A
Comp Number:	16744
Number:	9
Board Of Equalization:	44-030956
Ref Date:	Not reported
Act Date:	07-03-90
Created Date:	02-29-88
Tank Status:	A
Owner Tank Id:	4876-2
Swrcb Tank Id:	56-020-016744-000003
Actv Date:	07-01-85
Capacity:	11763
Tank Use:	M.V. FUEL
Stg:	P
Content:	REG UNLEADED
Number Of Tanks:	Not reported

O81
East
1/8-1/4
0.207 mi.
1091 ft.

UNOCAL #4876
397 THOMPSON BLVD
VENTURA, CA

LUST **S106568391**
N/A

Site 6 of 14 in cluster O

Relative:
Higher

Actual:
28 ft.

VENTURA CO. LUST:

Region:	VENTURA
Facility ID:	95023
Status:	Case Closed

O82
East
1/8-1/4
0.207 mi.
1091 ft.

UNOCAL #4876
397 THOMPSON
VENTURA, CA 93001

HIST CORTESE **S110060951**
N/A

Site 7 of 14 in cluster O

Relative:
Higher

Actual:
28 ft.

CORTESE:

Region:	CORTESE
Facility County Code:	56
Reg By:	LTNKA
Reg Id:	C-95023

O83
East
1/8-1/4
0.207 mi.
1091 ft.

UNOCAL #4876
397 THOMPSON BLVD
VENTURA, CA 93001

LUST **S106517240**
N/A

Site 8 of 14 in cluster O

Relative:
Higher

Actual:
28 ft.

LUST:

Region:	STATE
Global Id:	T0611100926
Latitude:	34.2785314172048
Longitude:	-119.295043945312
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	07/05/2000
Lead Agency:	VENTURA COUNTY LOP
Case Worker:	DCS
Local Agency:	VENTURA COUNTY LOP
RB Case Number:	C-95023
LOC Case Number:	95023
File Location:	Not reported
Potential Media Affect:	Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

LUST:

Global Id:	T0611100926
Contact Type:	Local Agency Caseworker
Contact Name:	DAVID C. SALTER
Organization Name:	VENTURA COUNTY LOP
Address:	800 S. VICTORIA AVE.
City:	VENTURA
Email:	dave.salter@ventura.org
Phone Number:	8056626512

UNOCAL #4876 (Continued) **S106517240**

Global Id:	T0611100926
Contact Type:	Regional Board Caseworker
Contact Name:	DANIEL PIROTTON
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	Not reported
City:	R4 UNKNOWN
Email:	dpirotton@waterboards.ca.gov
Phone Number:	2135766714

LUST:

Global Id:	T0611100926
Action Type:	ENFORCEMENT
Date:	2000-07-05 00:00:00
Action:	Closure/No Further Action Letter

Global Id:	T0611100926
Action Type:	Other
Date:	1950-01-01 00:00:00
Action:	Leak Reported

Global Id:	T0611100926
Action Type:	Other
Date:	1950-01-01 00:00:00
Action:	Leak Discovery

LUST REG 4:

Region:	4
Regional Board:	04
County:	Ventura
facid:	C-95023
Status:	Case Closed
Substance:	Gasoline
Substance Quantity:	Not reported
Local Case No:	95023
Case Type:	Groundwater
Abatement Method Used at the Site:	Not reported
Global ID:	T0611100926
W Global ID:	Not reported
Staff:	UNK
Local Agency:	56000L
Cross Street:	Not reported
Enforcement Type:	Informal Enforcement Actions,including Notices of Violations and Staff Enforcement Letters
Date Leak Discovered:	5/13/1988
Date Leak First Reported:	5/13/1988
Date Leak Record Entered:	Not reported
Date Confirmation Began:	5/15/1988
Date Leak Stopped:	Not reported
Date Case Last Changed on Database:	7/5/2000
Date the Case was Closed:	7/5/2000
How Leak Discovered:	Not reported
How Leak Stopped:	Not reported
Cause of Leak:	Not reported
Leak Source:	Tank
Operator:	Not reported
Water System:	Not reported

UNOCAL #4876 (Continued) **S106517240**

Well Name:	Not reported
Approx. Dist To Production Well (ft):	25461.916372550567647942601121
Source of Cleanup Funding:	Tank
Preliminary Site Assessment Workplan Submitted:	5/15/1988
Preliminary Site Assessment Began:	2/1/1993
Pollution Characterization Began:	2/1/1993
Remediation Plan Submitted:	Not reported
Remedial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	Not reported
Enforcement Action Date:	1/1/1965
Historical Max MTBE Date:	Not reported
Hist Max MTBE Conc in Groundwater:	Not reported
Hist Max MTBE Conc in Soil:	Not reported
Significant Interim Remedial Action Taken:	Not reported
GW Qualifier:	Not reported
Soil Qualifier:	Not reported
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	UNOCAL CORP AMG
RP Address:	376 S. VALENCIA AVE., BREA, CA 92823
Program:	LUST
Lat/Long:	34.2783468 / -1
Local Agency Staff:	DCS
Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	Not reported

R84 **ANDERSON AUTO ELECTRIC** **EDR Historical Auto Stations** **1009024521**
East **105 S OAK ST** **N/A**
1/8-1/4 **VENTURA, CA**
0.207 mi.
1094 ft. **Site 1 of 4 in cluster R**

Relative:
Higher

Actual:
30 ft.

EDR Historical Auto Stations:

Name:	ANDERSON AUTO ELECTRIC
Year:	1957
Type:	AUTOMOBILE REPAIRING

P85 **RITE AID NO 5771** **RCRA-SQG** **1000857178**
NW **131 N MAIN ST** **FINDS** **CA0000068924**
1/8-1/4 **VENTURA, CA 93001** **VENTURA CO. BWT**
0.209 mi.
1102 ft. **Site 4 of 5 in cluster P**

Relative:
Higher

Actual:
23 ft.

RCRA-SQG:

Date form received by agency:	07/25/1997
Facility name:	RITE AID NO 5771
Facility address:	131 N MAIN ST VENTURA, CA 93001
EPA ID:	CA0000068924
Contact:	GAIL RATAJCZAK
Contact address:	8795 FOLSOM BLVD STE 108 SACRAMENTO, CA 95826

RITE AID NO 5771 (Continued) **1000857178**

Contact country: US
Contact telephone: (800) 769-5845
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: RITE AID
Owner/operator address: 30 HUNTER LN
CAMP HILL, PA 17011
Owner/operator country: Not reported
Owner/operator telephone: (717) 761-2633
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002612307

Environmental Interest/Information System
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.

VENTURA CO. BWT:
Facility ID: FA0006668

RITE AID NO 5771 (Continued) **1000857178**

Program: SPECIAL HAZARDOUS WASTE

R86
East
1/8-1/4
0.209 mi.
1105 ft.

HILL F G
98 S OAK ST
VENTURA, CA

EDR Historical Auto Stations **1009024145**
N/A

Site 2 of 4 in cluster R

Relative:
Higher

Actual:
30 ft.

EDR Historical Auto Stations:
Name: HILL F G
Year: 1930
Type: GASOLINE AND OIL SERVICE STATIONS

R87
East
1/8-1/4
0.210 mi.
1111 ft.

BURTON H N
76 S OAK ST
VENTURA, CA

EDR Historical Auto Stations **1009025994**
N/A

Site 3 of 4 in cluster R

Relative:
Higher

Actual:
31 ft.

EDR Historical Auto Stations:
Name: BURTON H N
Year: 1930
Type: AUTOMOBILE REPAIRING

R88
East
1/8-1/4
0.211 mi.
1114 ft.

HAP S CLEANERS
70 S OAK ST
VENTURA, CA

EDR Historical Cleaners **1009145329**
N/A

Site 4 of 4 in cluster R

Relative:
Higher

Actual:
31 ft.

EDR Historical Cleaners:
Name: HAP S VALET SERVICE
Year: 1957
Type: CLEANERS AND DYERS

Name: HAP S VALET SERVICE
Year: 1961
Type: CLEANERS AND DYERS

Name: HAP S CLEANERS
Year: 1965
Type: CLEANERS AND DYERS

Name: HAP S CLEANERS
Year: 1970
Type: CLEANERS AND DYERS

Name: HAP S CLEANERS
Year: 1975
Type: CLEANERS AND DYERS

Name: HAP S CLEANERS
Year: 1980
Type: CLEANERS AND DYERS

O89
East
1/8-1/4
0.220 mi.
1164 ft.

CURMEKS MOBIL
415 E THOMPSON BLVD
VENTURA, CA 93003

Site 9 of 14 in cluster O

HIST UST **U001579085**
N/A

Relative:
Higher

Actual:
29 ft.

HIST UST:

Region:	STATE
Facility ID:	00000001326
Facility Type:	Gas Station
Other Type:	Not reported
Total Tanks:	0004
Contact Name:	PATEL
Telephone:	8056438280
Owner Name:	CURMEKS MOBIL
Owner Address:	415 E. THOMPSON BLVD
Owner City,St,Zip:	VENTURA, CA 93003
Tank Num:	001
Container Num:	1
Year Installed:	1973
Tank Capacity:	00006000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Tank Construction:	1/4 inches
Leak Detection:	None
Tank Num:	002
Container Num:	2
Year Installed:	1965
Tank Capacity:	00004000
Tank Used for:	PRODUCT
Type of Fuel:	REGULAR
Tank Construction:	3/16 inches
Leak Detection:	Stock Inventor
Tank Num:	003
Container Num:	3
Year Installed:	1965
Tank Capacity:	00004000
Tank Used for:	PRODUCT
Type of Fuel:	REGULAR
Tank Construction:	3/16 inches
Leak Detection:	Stock Inventor
Tank Num:	004
Container Num:	4
Year Installed:	1965
Tank Capacity:	00006000
Tank Used for:	PRODUCT
Type of Fuel:	UNLEADED
Tank Construction:	1/4 inches
Leak Detection:	Visual

O90
East
1/8-1/4
0.223 mi.
1180 ft.

ANITA ULTRAMAR
415 E THOMPSON BLVD
VENTURA, CA

CA FID UST
SWEEPS UST
VENTURA CO. BWT

S101619912
N/A

Site 10 of 14 in cluster O

Relative:
Higher

Actual:
29 ft.

CA FID UST:

Facility ID:	56000382
Regulated By:	UTNKA
Regulated ID:	00001326
Cortese Code:	Not reported
SIC Code:	Not reported
Facility Phone:	8056438280
Mail To:	Not reported
Mailing Address:	415 E THOMPSON BLVD
Mailing Address 2:	Not reported
Mailing City,St,Zip:	VENTURA 93003
Contact:	Not reported
Contact Phone:	Not reported
DUNs Number:	Not reported
NPDES Number:	Not reported
EPA ID:	Not reported
Comments:	Not reported
Status:	Active

SWEEPS UST:

Status:	A
Comp Number:	1326
Number:	9
Board Of Equalization:	44-030903
Ref Date:	Not reported
Act Date:	07-03-90
Created Date:	02-29-88
Tank Status:	A
Owner Tank Id:	1
Swrcb Tank Id:	56-020-001326-000001
Actv Date:	07-03-90
Capacity:	8000
Tank Use:	M.V. FUEL
Stg:	P
Content:	REG UNLEADED
Number Of Tanks:	3

Status:	A
Comp Number:	1326
Number:	9
Board Of Equalization:	44-030903
Ref Date:	Not reported
Act Date:	07-03-90
Created Date:	02-29-88
Tank Status:	A
Owner Tank Id:	2
Swrcb Tank Id:	56-020-001326-000002
Actv Date:	07-03-90
Capacity:	8000
Tank Use:	M.V. FUEL
Stg:	P
Content:	LEADED
Number Of Tanks:	Not reported

ANITA ULTRAMAR (Continued) **S101619912**

Status:	A
Comp Number:	1326
Number:	9
Board Of Equalization:	44-030903
Ref Date:	Not reported
Act Date:	07-03-90
Created Date:	02-29-88
Tank Status:	A
Owner Tank Id:	3
Swrcb Tank Id:	56-020-001326-000003
Actv Date:	07-03-90
Capacity:	8000
Tank Use:	M.V. FUEL
Stg:	P
Content:	REG UNLEADED
Number Of Tanks:	Not reported

VENTURA CO. BWT:

Facility ID:	FA0006555
Program:	BUSINESS PLAN - VENTURA CITY VENTURA CITY UNDERGROUND TANK

O91 **CURMEK MOBIL** **EDR Historical Auto Stations** **1009025138**
East **415 E THOMPSON BLVD** **N/A**
1/8-1/4 **VENTURA, CA**
0.223 mi.
1180 ft. **Site 11 of 14 in cluster O**

Relative:
Higher

Actual:
29 ft.

EDR Historical Auto Stations:

Name:	WHITE S RICHFIELD SERVICE
Year:	1970
Type:	GASOLINE STATIONS
Name:	CURMEK MOBIL
Year:	1980
Type:	GASOLINE STATIONS

O92 **MOBIL OIL SS SELF SERVE** **LUST** **S105974899**
East **415 THOMPSON BLVD** **N/A**
1/8-1/4 **VENTURA, CA**
0.223 mi.
1180 ft. **Site 12 of 14 in cluster O**

Relative:
Higher

Actual:
29 ft.

VENTURA CO. LUST:

Region:	VENTURA
Facility ID:	95053
Status:	Remedial action (cleanup) Underway

O93 East 1/8-1/4 0.223 mi. 1180 ft. | **MOBIL OIL SS SELF SERVE**
415 THOMPSON BLVD
VENTURA, CA 93001 | **HIST CORTESE**
LUST
HAZNET | **S101306096**
N/A

Site 13 of 14 in cluster O

Relative: Higher

Actual: 29 ft.

CORTESE:

Region:	CORTESE
Facility County Code:	56
Reg By:	LTNKA
Reg Id:	C-95053

LUST:

Region:	STATE
Global Id:	T0611100953
Latitude:	34.2785491478789
Longitude:	-119.294378757477
Case Type:	LUST Cleanup Site
Status:	Open - Remediation
Status Date:	12/14/2007
Lead Agency:	VENTURA COUNTY LOP
Case Worker:	DCS
Local Agency:	VENTURA COUNTY LOP
RB Case Number:	C95053
LOC Case Number:	95053
File Location:	Local Agency Warehouse
Potential Media Affect:	Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

LUST:

Global Id:	T0611100953
Contact Type:	Local Agency Caseworker
Contact Name:	DAVID C. SALTER
Organization Name:	VENTURA COUNTY LOP
Address:	800 S. VICTORIA AVE.
City:	VENTURA
Email:	dave.salter@ventura.org
Phone Number:	8056626512

Global Id:	T0611100953
Contact Type:	Regional Board Caseworker
Contact Name:	DANIEL PIROTTON
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	Not reported
City:	R4 UNKNOWN
Email:	dpirotton@waterboards.ca.gov
Phone Number:	2135766714

LUST:

Global Id:	T0611100953
Action Type:	RESPONSE
Date:	2009-06-29 00:00:00
Action:	Corrective Action Plan / Remedial Action Plan

Global Id:	T0611100953
Action Type:	ENFORCEMENT

MOBIL OIL SS SELF SERVE (Continued) **S101306096**

Date: 2008-08-01 00:00:00
Action: File review

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2007-04-10 00:00:00
Action: * No Action

Global Id: T0611100953
Action Type: RESPONSE
Date: 2006-05-15 00:00:00
Action: Remedial Progress Report

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2008-02-13 00:00:00
Action: Warning Letter - #L40

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2007-06-13 00:00:00
Action: Technical Correspondence / Assistance / Other - #L37

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2008-01-02 00:00:00
Action: * No Action

Global Id: T0611100953
Action Type: RESPONSE
Date: 2006-01-30 00:00:00
Action: Remedial Progress Report

Global Id: T0611100953
Action Type: RESPONSE
Date: 2006-04-30 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611100953
Action Type: RESPONSE
Date: 2005-11-09 00:00:00
Action: Other Report / Document

Global Id: T0611100953
Action Type: RESPONSE
Date: 2005-11-09 00:00:00
Action: NPDES / WDR Reports

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2008-09-04 00:00:00
Action: Staff Letter - #L42

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2008-04-21 00:00:00
Action: * No Action

MOBIL OIL SS SELF SERVE (Continued) **S101306096**

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2008-02-20 00:00:00
Action: * No Action

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2005-03-29 00:00:00
Action: * No Action

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2004-04-07 00:00:00
Action: * No Action

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2004-06-30 00:00:00
Action: * No Action

Global Id: T0611100953
Action Type: RESPONSE
Date: 2009-10-26 00:00:00
Action: CAP/RAP - Other Report

Global Id: T0611100953
Action Type: RESPONSE
Date: 2004-11-29 00:00:00
Action: Corrective Action Plan / Remedial Action Plan

Global Id: T0611100953
Action Type: RESPONSE
Date: 2008-06-30 00:00:00
Action: Electronic Reporting Submittal Due

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 1989-04-22 00:00:00
Action: * Historical Enforcement

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2009-01-14 00:00:00
Action: Staff Letter - #L44

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2009-01-26 00:00:00
Action: File review

Global Id: T0611100953
Action Type: RESPONSE
Date: 2006-10-30 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611100953
Action Type: ENFORCEMENT

MOBIL OIL SS SELF SERVE (Continued) **S101306096**

Date: 2008-05-14 00:00:00
Action: Technical Correspondence / Assistance / Other - #L41

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2009-07-16 00:00:00
Action: File review

Global Id: T0611100953
Action Type: RESPONSE
Date: 2006-06-19 00:00:00
Action: Remedial Progress Report

Global Id: T0611100953
Action Type: RESPONSE
Date: 2005-08-01 00:00:00
Action: Remedial Progress Report

Global Id: T0611100953
Action Type: RESPONSE
Date: 2005-04-30 00:00:00
Action: Remedial Progress Report

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2010-05-05 00:00:00
Action: File review

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2010-10-12 00:00:00
Action: File review

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2010-07-14 00:00:00
Action: File review

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2010-09-09 00:00:00
Action: File review

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2008-08-05 00:00:00
Action: File review

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2009-04-29 00:00:00
Action: Staff Letter - #L45

Global Id: T0611100953
Action Type: Other
Date: 1950-01-01 00:00:00
Action: Leak Reported

MOBIL OIL SS SELF SERVE (Continued) **S101306096**

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2009-08-12 00:00:00
Action: Staff Letter - #GWM

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2009-10-23 00:00:00
Action: File review

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2009-10-30 00:00:00
Action: Staff Letter - #L49

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2009-11-30 00:00:00
Action: File review

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2009-09-08 00:00:00
Action: Staff Letter - #GWM2

Global Id: T0611100953
Action Type: RESPONSE
Date: 2009-04-30 00:00:00
Action: Remedial Progress Report

Global Id: T0611100953
Action Type: RESPONSE
Date: 2003-10-30 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611100953
Action Type: RESPONSE
Date: 2003-10-10 00:00:00
Action: Other Report / Document

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2009-02-18 00:00:00
Action: File review

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2005-07-15 00:00:00
Action: * Historical Enforcement - #35

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2005-06-23 00:00:00
Action: * No Action

Global Id: T0611100953
Action Type: ENFORCEMENT

MOBIL OIL SS SELF SERVE (Continued) **S101306096**

Date: 2004-04-26 00:00:00
Action: * Historical Enforcement - #L32

Global Id: T0611100953
Action Type: RESPONSE
Date: 2004-07-30 00:00:00
Action: Electronic Reporting Submittal Due

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2003-11-12 00:00:00
Action: * No Action

Global Id: T0611100953
Action Type: RESPONSE
Date: 2006-02-28 00:00:00
Action: Remedial Progress Report

Global Id: T0611100953
Action Type: RESPONSE
Date: 2006-03-28 00:00:00
Action: Remedial Progress Report

Global Id: T0611100953
Action Type: RESPONSE
Date: 2006-07-30 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611100953
Action Type: RESPONSE
Date: 2005-07-30 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611100953
Action Type: RESPONSE
Date: 2009-09-24 00:00:00
Action: Other Report / Document

Global Id: T0611100953
Action Type: RESPONSE
Date: 2009-09-14 00:00:00
Action: Other Report / Document

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2004-02-11 00:00:00
Action: * Historical Enforcement - #L31

Global Id: T0611100953
Action Type: RESPONSE
Date: 2003-08-18 00:00:00
Action: Other Report / Document

Global Id: T0611100953
Action Type: RESPONSE
Date: 2003-04-30 00:00:00
Action: Monitoring Report - Quarterly

MOBIL OIL SS SELF SERVE (Continued) **S101306096**

Global Id: T0611100953
Action Type: RESPONSE
Date: 2003-02-17 00:00:00
Action: Other Report / Document

Global Id: T0611100953
Action Type: RESPONSE
Date: 2003-04-14 00:00:00
Action: Other Report / Document

Global Id: T0611100953
Action Type: RESPONSE
Date: 2004-04-12 00:00:00
Action: CAP/RAP - Feasibility Study Report

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2010-07-20 00:00:00
Action: File review

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2008-10-28 00:00:00
Action: File review

Global Id: T0611100953
Action Type: Other
Date: 1950-01-01 00:00:00
Action: Leak Stopped

Global Id: T0611100953
Action Type: REMEDIATION
Date: 1950-01-01 00:00:00
Action: Air sparging

Global Id: T0611100953
Action Type: REMEDIATION
Date: 1950-01-01 00:00:00
Action: Pump and Treat Groundwater

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2011-03-16 00:00:00
Action: Staff Letter - #L51

Global Id: T0611100953
Action Type: RESPONSE
Date: 2010-03-15 00:00:00
Action: Pilot Study/ Treatability Report

Global Id: T0611100953
Action Type: RESPONSE
Date: 2009-02-02 00:00:00
Action: Remedial Progress Report

Global Id: T0611100953
Action Type: ENFORCEMENT

MOBIL OIL SS SELF SERVE (Continued) **S101306096**

Date: 2009-05-27 00:00:00
Action: Staff Letter - #L46

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2007-07-06 00:00:00
Action: * No Action

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2007-10-04 00:00:00
Action: Notice to Comply - #L39

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2008-02-15 00:00:00
Action: * No Action

Global Id: T0611100953
Action Type: Other
Date: 1950-01-01 00:00:00
Action: Leak Discovery

Global Id: T0611100953
Action Type: RESPONSE
Date: 2007-01-30 00:00:00
Action: Remedial Progress Report

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2008-10-24 00:00:00
Action: File review

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2008-10-27 00:00:00
Action: File review

Global Id: T0611100953
Action Type: RESPONSE
Date: 2007-01-30 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611100953
Action Type: RESPONSE
Date: 2007-04-30 00:00:00
Action: Other Report / Document

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2010-11-15 00:00:00
Action: Staff Letter - #L50

Global Id: T0611100953
Action Type: RESPONSE
Date: 2007-10-30 00:00:00
Action: Monitoring Report - Quarterly

MOBIL OIL SS SELF SERVE (Continued) **S101306096**

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2009-04-24 00:00:00
Action: File review

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2009-08-13 00:00:00
Action: Staff Letter - #L47

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2006-12-11 00:00:00
Action: Technical Correspondence / Assistance / Other - #41

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2007-10-30 00:00:00
Action: * No Action

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2003-09-15 00:00:00
Action: * Historical Enforcement - #L30

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2003-04-16 00:00:00
Action: Technical Correspondence / Assistance / Other

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2009-07-27 00:00:00
Action: File review

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2010-01-13 00:00:00
Action: File review

Global Id: T0611100953
Action Type: RESPONSE
Date: 2007-07-10 00:00:00
Action: Other Report / Document

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2006-06-20 00:00:00
Action: Technical Correspondence / Assistance / Other - #39

Global Id: T0611100953
Action Type: RESPONSE
Date: 2008-12-15 00:00:00
Action: Remedial Progress Report

Global Id: T0611100953
Action Type: RESPONSE

MOBIL OIL SS SELF SERVE (Continued) **S101306096**

Date: 2005-09-30 00:00:00
Action: Other Report / Document

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2011-01-14 00:00:00
Action: File review

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2005-10-20 00:00:00
Action: * Historical Enforcement - #37

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2005-04-19 00:00:00
Action: * Historical Enforcement - #L34

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2005-01-04 00:00:00
Action: * No Action

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2004-10-06 00:00:00
Action: * No Action

Global Id: T0611100953
Action Type: RESPONSE
Date: 2005-10-30 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611100953
Action Type: RESPONSE
Date: 2005-10-31 00:00:00
Action: Remedial Progress Report

Global Id: T0611100953
Action Type: REMEDIATION
Date: 1950-01-01 00:00:00
Action: Dual Phase Extraction

Global Id: T0611100953
Action Type: RESPONSE
Date: 2011-01-31 00:00:00
Action: Other Report / Document

Global Id: T0611100953
Action Type: REMEDIATION
Date: 1950-01-01 00:00:00
Action: Soil Vapor Extraction w/GAC

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2006-12-19 00:00:00
Action: * Verbal Communication - #-

MOBIL OIL SS SELF SERVE (Continued) **S101306096**

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2007-11-19 00:00:00
Action: * No Action

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2006-08-15 00:00:00
Action: Technical Correspondence / Assistance / Other - #40

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2007-04-24 00:00:00
Action: Technical Correspondence / Assistance / Other - #L36

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2010-10-07 00:00:00
Action: File review

Global Id: T0611100953
Action Type: RESPONSE
Date: 2009-08-31 00:00:00
Action: Corrective Action Plan / Remedial Action Plan

Global Id: T0611100953
Action Type: RESPONSE
Date: 2009-07-30 00:00:00
Action: Remedial Progress Report

Global Id: T0611100953
Action Type: RESPONSE
Date: 2009-12-28 00:00:00
Action: Well Installation Report

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2006-02-03 00:00:00
Action: * Historical Enforcement - #38

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2007-08-14 00:00:00
Action: Technical Correspondence / Assistance / Other - #L38

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2003-06-02 00:00:00
Action: * Historical Enforcement - #L26

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2003-06-17 00:00:00
Action: * Historical Enforcement - #L27

Global Id: T0611100953
Action Type: ENFORCEMENT

MOBIL OIL SS SELF SERVE (Continued) **S101306096**

Date: 2003-03-05 00:00:00
Action: * Historical Enforcement - #L24

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2003-08-04 00:00:00
Action: * Historical Enforcement - #L29

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2003-01-27 00:00:00
Action: * Historical Enforcement - #L23

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2005-08-31 00:00:00
Action: * Historical Enforcement - #36

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2004-10-14 00:00:00
Action: * Historical Enforcement - #L33

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2003-05-14 00:00:00
Action: Staff Letter - #L25

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2003-07-15 00:00:00
Action: * Historical Enforcement - #L28

Global Id: T0611100953
Action Type: RESPONSE
Date: 2006-07-30 00:00:00
Action: Other Report / Document

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2009-10-20 00:00:00
Action: File review

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2009-10-05 00:00:00
Action: File review

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2009-10-05 00:00:00
Action: Staff Letter - #L48

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2010-02-24 00:00:00
Action: File review

MOBIL OIL SS SELF SERVE (Continued) **S101306096**

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2010-04-29 00:00:00
Action: File review

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2008-10-30 00:00:00
Action: Staff Letter

Global Id: T0611100953
Action Type: ENFORCEMENT
Date: 2009-01-15 00:00:00
Action: File review

Global Id: T0611100953
Action Type: RESPONSE
Date: 2006-10-30 00:00:00
Action: Other Report / Document

LUST REG 4:
Region: 4
Regional Board: 04
County: Ventura
facid: C-95053
Status: Pollution Characterization
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: 95053
Case Type: O, S
Abatement Method Used at the Site: Not reported
Global ID: T0611100953
W Global ID: Not reported
Staff: UNK
Local Agency: 56000L
Cross Street: Not reported
Enforcement Type: None Taken
Date Leak Discovered: 4/19/1989
Date Leak First Reported: 4/19/1989
Date Leak Record Entered: Not reported
Date Confirmation Began: 4/17/1989
Date Leak Stopped: Not reported
Date Case Last Changed on Database: Not reported
Date the Case was Closed: Not reported
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Not reported
Operator: Not reported
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 25384.2980528303313733363401 54
Source of Cleanup Funding: F
Preliminary Site Assessment Workplan Submitted: 4/17/1989
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: 2/17/2000

MOBIL OIL SS SELF SERVE (Continued) **S101306096**

Remediation Plan Submitted:	Not reported
Remedial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	3/5/1999
Enforcement Action Date:	4/22/1989
Historical Max MTBE Date:	11/13/2001
Hist Max MTBE Conc in Groundwater:	17300
Hist Max MTBE Conc in Soil:	796
Significant Interim Remedial Action Taken:	Not reported
GW Qualifier:	=
Soil Qualifier:	=
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	SALEEM PATEL OR JAMES KWAN
RP Address:	415 EAST THOMPSON BLVD.
Program:	LUST
Lat/Long:	34.2783508 / -1
Local Agency Staff:	DCS
Beneficial Use:	Not reported
Priority:	A3
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	Relatively high TPHg, benzene and MTBE concentrations in water and soil.

HAZNET:

Year:	2008
Gepaid:	CAC002629804
Contact:	SALEEM PATEL
Telephone:	8056438280
Mailing Name:	Not reported
Mailing Address:	415 THOMPSON BLVD
Mailing City,St,Zip:	VENTURA, CA 93001
Gen County:	Ventura
TSD EPA ID:	CAT080013352
TSD County:	Los Angeles
Waste Category:	Unspecified organic liquid mixture
Disposal Method:	OTHER RECOVERY OF RECLAMATION FOR REUSE INCLUDING ACID REGENERATION, ORGANICS RECOVERY ECT
Tons:	0.068
Facility County:	Ventura

O94 **VALERO #1** **UST** **U004118109**
East **415 E. THOMPSON BLVD.** **N/A**
1/8-1/4 **VENTURA, CA 93001**
0.223 mi.
1180 ft. **Site 14 of 14 in cluster O**

Relative:
Higher

Actual:
29 ft.

UST:

Facility ID:	20279
Latitude:	34.164105
Longitude:	-119.174002

Q95 West 1/8-1/4 0.225 mi. 1187 ft. | **ARMORED TRANSPORT 188 SANTA CLARA ST VENTURA, CA** | **HIST CORTESE LUST VENTURA CO. BWT** | **S102590710 N/A**

Site 2 of 3 in cluster Q

Relative: Higher

Actual: 17 ft.

CORTESE:

Region:	CORTESE
Facility County Code:	56
Reg By:	LTNKA
Reg Id:	C-95090

LUST:

Region:	STATE
Global Id:	T0611100989
Latitude:	34.2793446
Longitude:	-119.3035367
Case Type:	LUST Cleanup Site
Status:	Open - Verification Monitoring
Status Date:	09/30/2005
Lead Agency:	VENTURA COUNTY LOP
Case Worker:	DCS
Local Agency:	VENTURA COUNTY LOP
RB Case Number:	95090
LOC Case Number:	95090
File Location:	Stored electronically as an E-file
Potential Media Affect:	Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern:	Diesel
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

LUST:

Global Id:	T0611100989
Contact Type:	Local Agency Caseworker
Contact Name:	DAVID C. SALTER
Organization Name:	VENTURA COUNTY LOP
Address:	800 S. VICTORIA AVE.
City:	VENTURA
Email:	dave.salter@ventura.org
Phone Number:	8056626512

Global Id:	T0611100989
Contact Type:	Regional Board Caseworker
Contact Name:	DANIEL PIROTTON
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	Not reported
City:	R4 UNKNOWN
Email:	dpirotton@waterboards.ca.gov
Phone Number:	2135766714

LUST:

Global Id:	T0611100989
Action Type:	RESPONSE
Date:	2005-07-15 00:00:00
Action:	Monitoring Report - Quarterly

Global Id:	T0611100989
Action Type:	ENFORCEMENT

ARMORED TRANSPORT (Continued) **S102590710**

Date: 2006-12-18 00:00:00
Action: File review - #L01

Global Id: T0611100989
Action Type: ENFORCEMENT
Date: 2006-12-12 00:00:00
Action: Technical Correspondence / Assistance / Other - #31

Global Id: T0611100989
Action Type: ENFORCEMENT
Date: 2007-03-21 00:00:00
Action: Technical Correspondence / Assistance / Other - #L03

Global Id: T0611100989
Action Type: ENFORCEMENT
Date: 2008-06-23 00:00:00
Action: Technical Correspondence / Assistance / Other - #L06

Global Id: T0611100989
Action Type: RESPONSE
Date: 2007-02-28 00:00:00
Action: Corrective Action Plan / Remedial Action Plan

Global Id: T0611100989
Action Type: ENFORCEMENT
Date: 2005-01-24 00:00:00
Action: Notice to Comply - #20

Global Id: T0611100989
Action Type: RESPONSE
Date: 2005-09-30 00:00:00
Action: CAP/RAP - Feasibility Study Report

Global Id: T0611100989
Action Type: RESPONSE
Date: 2010-05-31 00:00:00
Action: Other Workplan

Global Id: T0611100989
Action Type: RESPONSE
Date: 2011-08-15 00:00:00
Action: CAP/RAP - Other Report

Global Id: T0611100989
Action Type: RESPONSE
Date: 2011-07-18 00:00:00
Action: Electronic Reporting Submittal Due

Global Id: T0611100989
Action Type: RESPONSE
Date: 2010-05-28 00:00:00
Action: Soil and Water Investigation Workplan

Global Id: T0611100989
Action Type: RESPONSE
Date: 2010-07-30 00:00:00
Action: Monitoring Report - Semi-Annually

ARMORED TRANSPORT (Continued) **S102590710**

Global Id: T0611100989
Action Type: RESPONSE
Date: 2006-03-30 00:00:00
Action: Other Report / Document

Global Id: T0611100989
Action Type: RESPONSE
Date: 2006-05-12 00:00:00
Action: Other Workplan

Global Id: T0611100989
Action Type: RESPONSE
Date: 2007-03-12 00:00:00
Action: Interim Remedial Action Report

Global Id: T0611100989
Action Type: RESPONSE
Date: 2006-06-15 00:00:00
Action: Other Report / Document

Global Id: T0611100989
Action Type: ENFORCEMENT
Date: 2008-02-19 00:00:00
Action: Technical Correspondence / Assistance / Other - #L04

Global Id: T0611100989
Action Type: ENFORCEMENT
Date: 2008-05-12 00:00:00
Action: Technical Correspondence / Assistance / Other - #L05

Global Id: T0611100989
Action Type: RESPONSE
Date: 2006-07-31 00:00:00
Action: Other Report / Document

Global Id: T0611100989
Action Type: RESPONSE
Date: 2007-01-30 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611100989
Action Type: RESPONSE
Date: 2006-05-26 00:00:00
Action: Other Report / Document

Global Id: T0611100989
Action Type: RESPONSE
Date: 2007-06-18 00:00:00
Action: Well Installation Report

Global Id: T0611100989
Action Type: RESPONSE
Date: 2007-01-30 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611100989
Action Type: RESPONSE

ARMORED TRANSPORT (Continued) **S102590710**

Date: 2008-08-31 00:00:00
Action: Other Report / Document

Global Id: T0611100989
Action Type: ENFORCEMENT
Date: 2010-04-28 00:00:00
Action: Staff Letter - #L08

Global Id: T0611100989
Action Type: ENFORCEMENT
Date: 2005-09-07 00:00:00
Action: * Historical Enforcement - #23

Global Id: T0611100989
Action Type: RESPONSE
Date: 2010-08-02 00:00:00
Action: Site Assessment Report

Global Id: T0611100989
Action Type: Other
Date: 1950-01-01 00:00:00
Action: Leak Reported

Global Id: T0611100989
Action Type: RESPONSE
Date: 2007-01-30 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611100989
Action Type: ENFORCEMENT
Date: 2005-12-23 00:00:00
Action: * Historical Enforcement - #24

Global Id: T0611100989
Action Type: ENFORCEMENT
Date: 2005-07-14 00:00:00
Action: Site Visit / Inspection / Sampling - #22

Global Id: T0611100989
Action Type: ENFORCEMENT
Date: 2008-08-07 00:00:00
Action: File review

Global Id: T0611100989
Action Type: ENFORCEMENT
Date: 2007-03-19 00:00:00
Action: * No Action

Global Id: T0611100989
Action Type: ENFORCEMENT
Date: 2007-02-07 00:00:00
Action: Technical Correspondence / Assistance / Other - #L02

Global Id: T0611100989
Action Type: ENFORCEMENT
Date: 2006-05-16 00:00:00
Action: Technical Correspondence / Assistance / Other - #27

ARMORED TRANSPORT (Continued) **S102590710**

Global Id: T0611100989
Action Type: ENFORCEMENT
Date: 2006-03-07 00:00:00
Action: * Historical Enforcement - #25

Global Id: T0611100989
Action Type: ENFORCEMENT
Date: 2006-06-05 00:00:00
Action: Technical Correspondence / Assistance / Other - #28

Global Id: T0611100989
Action Type: ENFORCEMENT
Date: 2003-09-11 00:00:00
Action: Notice of Violation

Global Id: T0611100989
Action Type: ENFORCEMENT
Date: 2003-11-05 00:00:00
Action: * Historical Enforcement - #19

Global Id: T0611100989
Action Type: RESPONSE
Date: 2005-10-15 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611100989
Action Type: RESPONSE
Date: 2005-08-08 00:00:00
Action: Other Workplan

Global Id: T0611100989
Action Type: RESPONSE
Date: 2003-01-30 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611100989
Action Type: RESPONSE
Date: 2005-03-07 00:00:00
Action: Soil and Water Investigation Report

Global Id: T0611100989
Action Type: RESPONSE
Date: 2005-04-30 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611100989
Action Type: RESPONSE
Date: 2005-08-01 00:00:00
Action: Corrective Action Plan / Remedial Action Plan

Global Id: T0611100989
Action Type: RESPONSE
Date: 2003-10-31 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611100989
Action Type: ENFORCEMENT

ARMORED TRANSPORT (Continued) **S102590710**

Date: 2007-08-15 00:00:00
Action: * No Action

Global Id: T0611100989
Action Type: ENFORCEMENT
Date: 2008-08-28 00:00:00
Action: File review

Global Id: T0611100989
Action Type: Other
Date: 1950-01-01 00:00:00
Action: Leak Stopped

Global Id: T0611100989
Action Type: RESPONSE
Date: 2003-07-30 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611100989
Action Type: Other
Date: 1950-01-01 00:00:00
Action: Leak Discovery

Global Id: T0611100989
Action Type: ENFORCEMENT
Date: 2008-11-04 00:00:00
Action: Referral to Regional Board - #LARRef

Global Id: T0611100989
Action Type: ENFORCEMENT
Date: 2008-06-30 00:00:00
Action: File review

Global Id: T0611100989
Action Type: RESPONSE
Date: 2008-08-31 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611100989
Action Type: RESPONSE
Date: 2008-08-31 00:00:00
Action: CAP/RAP - Other Report

Global Id: T0611100989
Action Type: ENFORCEMENT
Date: 2006-09-14 00:00:00
Action: Technical Correspondence / Assistance / Other - #30

Global Id: T0611100989
Action Type: RESPONSE
Date: 2005-01-30 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611100989
Action Type: RESPONSE
Date: 2004-07-30 00:00:00
Action: Monitoring Report - Quarterly

ARMORED TRANSPORT (Continued) **S102590710**

Global Id: T0611100989
Action Type: RESPONSE
Date: 2004-10-30 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611100989
Action Type: RESPONSE
Date: 2009-09-14 00:00:00
Action: Other Report / Document

Global Id: T0611100989
Action Type: RESPONSE
Date: 2010-10-18 00:00:00
Action: Other Workplan

Global Id: T0611100989
Action Type: ENFORCEMENT
Date: 2009-04-23 00:00:00
Action: File review

Global Id: T0611100989
Action Type: ENFORCEMENT
Date: 2009-09-29 00:00:00
Action: Staff Letter - #L07

Global Id: T0611100989
Action Type: ENFORCEMENT
Date: 2009-08-19 00:00:00
Action: Staff Letter - #GWM

Global Id: T0611100989
Action Type: ENFORCEMENT
Date: 2007-01-04 00:00:00
Action: Technical Correspondence / Assistance / Other - #PMChng

Global Id: T0611100989
Action Type: RESPONSE
Date: 2011-01-17 00:00:00
Action: Site Assessment Report

Global Id: T0611100989
Action Type: RESPONSE
Date: 2010-12-13 00:00:00
Action: Electronic Reporting Submittal Due

Global Id: T0611100989
Action Type: REMEDIATION
Date: 1950-01-01 00:00:00
Action: Excavate and Dispose

Global Id: T0611100989
Action Type: ENFORCEMENT
Date: 2010-11-08 00:00:00
Action: Staff Letter - #L11

Global Id: T0611100989
Action Type: ENFORCEMENT

ARMORED TRANSPORT (Continued) **S102590710**

Date: 2006-09-12 00:00:00
Action: Technical Correspondence / Assistance / Other - #29

Global Id: T0611100989
Action Type: ENFORCEMENT
Date: 2011-06-22 00:00:00
Action: Staff Letter - #L12

Global Id: T0611100989
Action Type: ENFORCEMENT
Date: 2010-06-28 00:00:00
Action: Staff Letter - #L09

Global Id: T0611100989
Action Type: RESPONSE
Date: 2006-01-30 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611100989
Action Type: RESPONSE
Date: 2006-04-30 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611100989
Action Type: RESPONSE
Date: 2006-07-30 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611100989
Action Type: RESPONSE
Date: 2008-08-31 00:00:00
Action: Remedial Progress Report

Global Id: T0611100989
Action Type: RESPONSE
Date: 2008-08-31 00:00:00
Action: Electronic Reporting Submittal Due

Global Id: T0611100989
Action Type: ENFORCEMENT
Date: 2010-08-31 00:00:00
Action: Staff Letter - #L10

Global Id: T0611100989
Action Type: ENFORCEMENT
Date: 2005-06-30 00:00:00
Action: * Historical Enforcement - #21

Global Id: T0611100989
Action Type: ENFORCEMENT
Date: 2002-07-31 00:00:00
Action: * Historical Enforcement

Global Id: T0611100989
Action Type: ENFORCEMENT
Date: 2006-04-11 00:00:00
Action: Technical Correspondence / Assistance / Other - #26

ARMORED TRANSPORT (Continued) **S102590710**

Global Id: T0611100989
Action Type: ENFORCEMENT
Date: 2007-05-14 00:00:00
Action: * No Action

Global Id: T0611100989
Action Type: RESPONSE
Date: 2003-12-19 00:00:00
Action: Soil and Water Investigation Report

Global Id: T0611100989
Action Type: ENFORCEMENT
Date: 2008-03-25 00:00:00
Action: * No Action

Global Id: T0611100989
Action Type: ENFORCEMENT
Date: 2010-11-16 00:00:00
Action: File review

LUST REG 4:
Region: 4
Regional Board: 04
County: Ventura
facid: C-95090
Status: Post remedial action monitoring
Substance: Diesel
Substance Quantity: Not reported
Local Case No: 95090
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0611100989
W Global ID: Not reported
Staff: UNK
Local Agency: 56000L
Cross Street: Not reported
Enforcement Type: LFOR
Date Leak Discovered: 2/17/1988
Date Leak First Reported: 2/17/1988
Date Leak Record Entered: Not reported
Date Confirmation Began: 2/17/1988
Date Leak Stopped: Not reported
Date Case Last Changed on Database: Not reported
Date the Case was Closed: Not reported
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Not reported
Operator: Not reported
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 27263.2540840083004620290926 76
Source of Cleanup Funding: F
Preliminary Site Assessment Workplan Submitted: 7/6/1995
Preliminary Site Assessment Began: 4/24/1996
Pollution Characterization Began: 4/24/1996

ARMORED TRANSPORT (Continued) **S102590710**

Remediation Plan Submitted:	Not reported
Remedial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	5/22/2003
Enforcement Action Date:	Not reported
Historical Max MTBE Date:	3/19/1998
Hist Max MTBE Conc in Groundwater:	2240
Hist Max MTBE Conc in Soil:	.54
Significant Interim Remedial Action Taken:	Not reported
GW Qualifier:	Not reported
Soil Qualifier:	Not reported
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	ARMORED TRANSPORT
RP Address:	Not reported
Program:	LUST
Lat/Long:	34.2793446 / -1
Local Agency Staff:	EKO
Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	Not reported

VENTURA CO. LUST:

Region:	VENTURA
Facility ID:	95090
Status:	Remediation Plan

VENTURA CO. BWT:

Facility ID:	FA0006527
Program:	BUSINESS PLAN- VENTURA CITY

P96 **O. E. TIRE INC** **RCRA-SQG** **1000200004**
NW **150 W MAIN ST** **FINDS** **CAD982510547**
1/8-1/4 **VENTURA, CA 93001**
0.228 mi.
1204 ft. **Site 5 of 5 in cluster P**

Relative:
Higher

Actual:
23 ft.

RCRA-SQG:

Date form received by agency:	10/26/1989
Facility name:	O. E. TIRE INC
Facility address:	150 W MAIN ST VENTURA, CA 93001
EPA ID:	CAD982510547
Mailing address:	W MAIN ST VENTURA, CA 93001
Contact:	ENVIRONMENTAL MANAGER
Contact address:	150 W MAIN ST VENTURA, CA 93001
Contact country:	US
Contact telephone:	(805) 648-5033
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of

O. E. TIRE INC (Continued) **1000200004**

hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	OSCAR E LARA
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	NOT REQUIRED
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No
Used oil fuel burner:	No
Used oil processor:	No
User oil refiner:	No
Used oil fuel marketer to burner:	No
Used oil Specification marketer:	No
Used oil transfer facility:	No
Used oil transporter:	No

Violation Status: No violations found

FINDS:

Registry ID: 110002837501

Environmental Interest/Information System
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.

97 WNW 1/8-1/4 0.249 mi. 1313 ft. | **NL BAROID VENTURA SERVICE CENTER**
59 SOUTH OLIVE
VENTURA, CA 93001 | **RCRA-SQG FINDS** | **1000161932 CAT080013956**

Relative: Higher

Actual: 20 ft.

RCRA-SQG:

Date form received by agency:	09/01/1996
Facility name:	NL BAROID VENTURA SERVICE CENTER
Facility address:	59 SOUTH OLIVE VENTURA, CA 93001
EPA ID:	CAT080013956
Mailing address:	BOX FIRST THOUSAND SEVENTH HUN VENTURA, CA 93002
Contact:	Not reported
Contact address:	Not reported Not reported
Contact country:	Not reported
Contact telephone:	Not reported
Contact email:	Not reported
EPA Region:	09
Classification:	Small Small Quantity Generator
Description:	Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name:	NL BAROID NL INDUSTRIES, INC
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212
Legal status:	Private
Owner/Operator Type:	Owner
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Owner/operator name:	NOT REQUIRED
Owner/operator address:	NOT REQUIRED NOT REQUIRED, ME 99999
Owner/operator country:	Not reported
Owner/operator telephone:	(415) 555-1212
Legal status:	Private
Owner/Operator Type:	Operator
Owner/Op start date:	Not reported
Owner/Op end date:	Not reported

Handler Activities Summary:

U.S. importer of hazardous waste:	No
Mixed waste (haz. and radioactive):	No
Recycler of hazardous waste:	No
Transporter of hazardous waste:	No
Treater, storer or disposer of HW:	No
Underground injection activity:	No
On-site burner exemption:	No
Furnace exemption:	No

NL BAROID VENTURA SERVICE CENTER (Continued) **1000161932**

Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:
Date form received by agency: 12/01/1980
Facility name: NL BAROID VENTURA SERVICE CENTER
Classification: Large Quantity Generator

Violation Status: No violations found

FINDS:

Registry ID: 110009555891

Environmental Interest/Information System
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.

Q98
West
1/8-1/4
0.249 mi.
1316 ft.

LOST ARROW CORPORATION **UST** **U002244213**
259 SANTA CLARA STREET **HAZNET** **N/A**
VENTURA, CA

Site 3 of 3 in cluster Q

Relative:
Higher

Actual:
17 ft.

VENTURA CO. UST:
Facility ID: D550

HAZNET:
Year: 1996
Gepaid: CAC001239024
Contact: CORPORATION
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: PO BOX 428
Mailing City,St,Zip: VENTURA, CA 930020000
Gen County: Ventura
TSD EPA ID: CAT080013352
TSD County: Los Angeles
Waste Category: Unspecified oil-containing waste
Disposal Method: R01
Tons: .1042
Facility County: Ventura

99 ENE 1/8-1/4 0.250 mi. 1318 ft. | **VENTURA GARAGE**
425 E MAIN ST
VENTURA, CA | **EDR Historical Auto Stations** | **1009024554**
N/A

Relative: Higher

Actual: 40 ft.

EDR Historical Auto Stations:

Name:	VENTURA GARAGE
Year:	1930
Type:	AUTOMOBILE REPAIRING

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100 East 1/4-1/2 0.304 mi. 1607 ft. | **CHEVRON #9-0066**
507 THOMPSON BLVD
VENTURA, CA 93001 | **HIST CORTESE**
LUST | **S102427062**
N/A

Relative: Higher

Actual: 36 ft.

CORTESE:

Region:	CORTESE
Facility County Code:	56
Reg By:	LTNKA
Reg Id:	C-95148

LUST:

Region:	STATE
Global Id:	T0611101042
Latitude:	34.2785255666667
Longitude:	-119.292848966667
Case Type:	LUST Cleanup Site
Status:	Open - Remediation
Status Date:	08/31/2005
Lead Agency:	VENTURA COUNTY LOP
Case Worker:	GLT
Local Agency:	VENTURA COUNTY LOP
RB Case Number:	95148
LOC Case Number:	95148
File Location:	Stored electronically as an E-file
Potential Media Affect:	Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

LUST:

Global Id:	T0611101042
Contact Type:	Local Agency Caseworker
Contact Name:	DAVID C. SALTER
Organization Name:	VENTURA COUNTY LOP
Address:	800 S. VICTORIA AVE.
City:	VENTURA
Email:	dave.salter@ventura.org
Phone Number:	8056626512

Global Id:	T0611101042
Contact Type:	Regional Board Caseworker
Contact Name:	DANIEL PIROTTON
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	Not reported
City:	R4 UNKNOWN
Email:	dpirotton@waterboards.ca.gov

CHEVRON #9-0066 (Continued) **S102427062**

Phone Number: 2135766714

LUST:

Global Id: T0611101042
Action Type: ENFORCEMENT
Date: 2005-11-04 00:00:00
Action: * Historical Enforcement - #37

Global Id: T0611101042
Action Type: ENFORCEMENT
Date: 2007-05-21 00:00:00
Action: Technical Correspondence / Assistance / Other - #41

Global Id: T0611101042
Action Type: ENFORCEMENT
Date: 2004-03-17 00:00:00
Action: * Historical Enforcement - #34

Global Id: T0611101042
Action Type: RESPONSE
Date: 2006-01-31 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611101042
Action Type: RESPONSE
Date: 2005-10-31 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611101042
Action Type: ENFORCEMENT
Date: 2009-02-28 00:00:00
Action: Staff Letter - #45

Global Id: T0611101042
Action Type: ENFORCEMENT
Date: 2007-11-28 00:00:00
Action: Technical Correspondence / Assistance / Other - #42

Global Id: T0611101042
Action Type: ENFORCEMENT
Date: 2008-04-14 00:00:00
Action: Technical Correspondence / Assistance / Other - #43

Global Id: T0611101042
Action Type: ENFORCEMENT
Date: 2008-01-24 00:00:00
Action: File review

Global Id: T0611101042
Action Type: ENFORCEMENT
Date: 2010-04-27 00:00:00
Action: File review

Global Id: T0611101042
Action Type: RESPONSE
Date: 2003-05-18 00:00:00
Action: Other Report / Document

CHEVRON #9-0066 (Continued) **S102427062**

Global Id: T0611101042
Action Type: RESPONSE
Date: 2003-12-31 00:00:00
Action: Interim Remedial Action Plan

Global Id: T0611101042
Action Type: RESPONSE
Date: 2003-12-31 00:00:00
Action: Soil and Water Investigation Report

Global Id: T0611101042
Action Type: ENFORCEMENT
Date: 2010-07-14 00:00:00
Action: File review

Global Id: T0611101042
Action Type: Other
Date: 1950-01-01 00:00:00
Action: Leak Reported

Global Id: T0611101042
Action Type: ENFORCEMENT
Date: 2010-01-27 00:00:00
Action: File review

Global Id: T0611101042
Action Type: ENFORCEMENT
Date: 2010-01-15 00:00:00
Action: File review

Global Id: T0611101042
Action Type: ENFORCEMENT
Date: 2010-11-01 00:00:00
Action: File review

Global Id: T0611101042
Action Type: ENFORCEMENT
Date: 2008-06-04 00:00:00
Action: Staff Letter - #44

Global Id: T0611101042
Action Type: ENFORCEMENT
Date: 2006-09-13 00:00:00
Action: Technical Correspondence / Assistance / Other - #39

Global Id: T0611101042
Action Type: ENFORCEMENT
Date: 2005-08-31 00:00:00
Action: * Historical Enforcement - #36

Global Id: T0611101042
Action Type: ENFORCEMENT
Date: 2003-07-08 00:00:00
Action: Technical Correspondence / Assistance / Other - #33

Global Id: T0611101042
Action Type: RESPONSE

CHEVRON #9-0066 (Continued) **S102427062**

Date: 2003-07-30 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611101042
Action Type: RESPONSE
Date: 2004-01-30 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611101042
Action Type: ENFORCEMENT
Date: 2005-04-26 00:00:00
Action: * Historical Enforcement - #35

Global Id: T0611101042
Action Type: RESPONSE
Date: 2002-11-15 00:00:00
Action: Soil and Water Investigation Report

Global Id: T0611101042
Action Type: RESPONSE
Date: 2002-11-15 00:00:00
Action: Soil and Water Investigation Workplan

Global Id: T0611101042
Action Type: RESPONSE
Date: 2002-10-31 00:00:00
Action: Soil and Water Investigation Report

Global Id: T0611101042
Action Type: RESPONSE
Date: 2003-04-30 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611101042
Action Type: RESPONSE
Date: 2006-07-30 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611101042
Action Type: ENFORCEMENT
Date: 2010-07-28 00:00:00
Action: File review

Global Id: T0611101042
Action Type: ENFORCEMENT
Date: 2011-08-04 00:00:00
Action: File review

Global Id: T0611101042
Action Type: RESPONSE
Date: 2007-01-30 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611101042
Action Type: Other
Date: 1950-01-01 00:00:00
Action: Leak Stopped

CHEVRON #9-0066 (Continued) **S102427062**

Global Id: T0611101042
Action Type: RESPONSE
Date: 2004-04-30 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611101042
Action Type: RESPONSE
Date: 2004-07-30 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611101042
Action Type: RESPONSE
Date: 2009-01-31 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611101042
Action Type: RESPONSE
Date: 2005-01-31 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611101042
Action Type: RESPONSE
Date: 2005-04-30 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611101042
Action Type: Other
Date: 1950-01-01 00:00:00
Action: Leak Discovery

Global Id: T0611101042
Action Type: RESPONSE
Date: 2006-10-30 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611101042
Action Type: RESPONSE
Date: 2006-06-30 00:00:00
Action: Electronic Reporting Submittal Due

Global Id: T0611101042
Action Type: RESPONSE
Date: 2006-08-15 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611101042
Action Type: ENFORCEMENT
Date: 2009-09-20 00:00:00
Action: File review

Global Id: T0611101042
Action Type: RESPONSE
Date: 2008-09-05 00:00:00
Action: Soil and Water Investigation Report

Global Id: T0611101042
Action Type: RESPONSE

CHEVRON #9-0066 (Continued) **S102427062**

Date: 2008-10-31 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611101042
Action Type: RESPONSE
Date: 2008-07-31 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611101042
Action Type: ENFORCEMENT
Date: 2009-05-12 00:00:00
Action: Staff Letter - #46

Global Id: T0611101042
Action Type: ENFORCEMENT
Date: 2006-06-20 00:00:00
Action: Technical Correspondence / Assistance / Other - #38

Global Id: T0611101042
Action Type: RESPONSE
Date: 2002-10-31 00:00:00
Action: Interim Remedial Action Plan

Global Id: T0611101042
Action Type: RESPONSE
Date: 2003-01-31 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611101042
Action Type: RESPONSE
Date: 2008-04-30 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611101042
Action Type: ENFORCEMENT
Date: 2009-07-20 00:00:00
Action: Staff Letter - #47

Global Id: T0611101042
Action Type: ENFORCEMENT
Date: 2011-02-02 00:00:00
Action: File review

Global Id: T0611101042
Action Type: ENFORCEMENT
Date: 2011-01-18 00:00:00
Action: File review

Global Id: T0611101042
Action Type: RESPONSE
Date: 2004-02-23 00:00:00
Action: Soil and Water Investigation Report

Global Id: T0611101042
Action Type: RESPONSE
Date: 2004-10-31 00:00:00
Action: Monitoring Report - Quarterly

CHEVRON #9-0066 (Continued) **S102427062**

Global Id: T0611101042
Action Type: REMEDIATION
Date: 1950-01-01 00:00:00
Action: Other (Refer to Description)

Global Id: T0611101042
Action Type: ENFORCEMENT
Date: 2006-12-18 00:00:00
Action: * No Action - #-

Global Id: T0611101042
Action Type: RESPONSE
Date: 2009-06-30 00:00:00
Action: Electronic Reporting Submittal Due

Global Id: T0611101042
Action Type: RESPONSE
Date: 2005-06-17 00:00:00
Action: Corrective Action Plan / Remedial Action Plan

Global Id: T0611101042
Action Type: RESPONSE
Date: 2008-01-31 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611101042
Action Type: RESPONSE
Date: 2009-04-30 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611101042
Action Type: ENFORCEMENT
Date: 2003-04-16 00:00:00
Action: Technical Correspondence / Assistance / Other - #32

Global Id: T0611101042
Action Type: RESPONSE
Date: 2003-10-30 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611101042
Action Type: RESPONSE
Date: 2008-05-23 00:00:00
Action: Other Workplan

Global Id: T0611101042
Action Type: ENFORCEMENT
Date: 2008-06-02 00:00:00
Action: Technical Correspondence / Assistance / Other

Global Id: T0611101042
Action Type: ENFORCEMENT
Date: 2002-11-19 00:00:00
Action: * Historical Enforcement - #31

Global Id: T0611101042
Action Type: RESPONSE

CHEVRON #9-0066 (Continued) **S102427062**

Date:	2004-10-31 00:00:00
Action:	Other Report / Document
Global Id:	T0611101042
Action Type:	ENFORCEMENT
Date:	2007-01-10 00:00:00
Action:	Technical Correspondence / Assistance / Other - #40
Global Id:	T0611101042
Action Type:	ENFORCEMENT
Date:	2002-08-23 00:00:00
Action:	Staff Letter - #30
Global Id:	T0611101042
Action Type:	ENFORCEMENT
Date:	2009-10-22 00:00:00
Action:	File review
Global Id:	T0611101042
Action Type:	ENFORCEMENT
Date:	2009-10-05 00:00:00
Action:	Staff Letter - #48

LUST REG 4:

Region:	4
Regional Board:	04
County:	Ventura
facid:	C95148
Status:	Post remedial action monitoring
Substance:	Gasoline
Substance Quantity:	Not reported
Local Case No:	95148
Case Type:	Groundwater
Abatement Method Used at the Site:	Not reported
Global ID:	T0611101042
W Global ID:	Not reported
Staff:	UNK
Local Agency:	56000L
Cross Street:	Not reported
Enforcement Type:	LFOR
Date Leak Discovered:	2/7/1985
Date Leak First Reported:	2/7/1985
Date Leak Record Entered:	Not reported
Date Confirmation Began:	Not reported
Date Leak Stopped:	2/7/1985
Date Case Last Changed on Database:	Not reported
Date the Case was Closed:	Not reported
How Leak Discovered:	Tank Closure
How Leak Stopped:	CT,
Cause of Leak:	UNK
Leak Source:	Tank
Operator:	Not reported
Water System:	Not reported
Well Name:	Not reported
Approx. Dist To Production Well (ft):	25163.6898755732926360244671 95
Source of Cleanup Funding:	Tank

CHEVRON #9-0066 (Continued) **S102427062**

Preliminary Site Assessment Workplan Submitted:	3/3/1994
Preliminary Site Assessment Began:	7/14/1996
Pollution Characterization Began:	10/28/2002
Remediation Plan Submitted:	Not reported
Remedial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	10/24/2003
Enforcement Action Date:	Not reported
Historical Max MTBE Date:	3/3/1997
Hist Max MTBE Conc in Groundwater:	3280
Hist Max MTBE Conc in Soil:	1.9
Significant Interim Remedial Action Taken:	Not reported
GW Qualifier:	Not reported
Soil Qualifier:	Not reported
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	CHEVRON USA PRODUCTS COMPANY
RP Address:	Not reported
Program:	LUST
Lat/Long:	34.2783589 / -1
Local Agency Staff:	EKO
Beneficial Use:	MUN, NO
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	Not reported

VENTURA CO. LUST:

Region:	VENTURA
Facility ID:	95148
Status:	Remedial action (cleanup) Underway

S101 **MISSION LINEN** **SLIC** **S108087161**
NW **107/115 N OLIVE ST** **N/A**
1/4-1/2 **VENTURA, CA 93001**
0.310 mi.
1637 ft. **Site 1 of 4 in cluster S**

Relative:
Higher

Actual:
26 ft.

SLIC:

Region:	STATE
Facility Status:	**Completed - Case Closed**
Status Date:	08/31/2006
Global Id:	T0611184515
Lead Agency:	VENTURA COUNTY LOP
Lead Agency Case Number:	SR0002649
Latitude:	34.283128
Longitude:	-119.303543
Case Type:	Cleanup Program Site
Case Worker:	EKO
Local Agency:	VENTURA COUNTY LOP
RB Case Number:	Not reported
File Location:	Local Agency Warehouse
Potential Media Affected:	Soil
Potential Contaminants of Concern:	Not reported
Site History:	Not reported

MISSION LINEN (Continued) **S108087161**

Click here to access the California GeoTracker records for this facility:

T102
North
1/4-1/2
0.315 mi.
1665 ft.

MCCORMACK OIL CO
221 N VENTURA AVE
VENTURA, CA 93001

CERC-NFRAP **1003878960**
CAD981424955

Site 1 of 3 in cluster T

Relative:
Higher

Actual:
36 ft.

CERC-NFRAP:
Site ID: 0902426
Federal Facility: Not a Federal Facility
NPL Status: Not on the NPL
Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

CERCLIS-NFRAP Site Contact Details:
Contact Sequence ID: 13051808.00000
Person ID: 9271184.00000

Contact Sequence ID: 13057884.00000
Person ID: 9270048.00000

Contact Sequence ID: 13088599.00000
Person ID: 13002167.00000

Contact Sequence ID: 13178066.00000
Person ID: 9270438.00000

CERCLIS-NFRAP Site Alias Name(s):
Alias Name: LEWIS & LEWIS (OWNER)
Alias Address: 1600 CALLENS RD
VENTURA, CA 93003

CERCLIS-NFRAP Assessment History:
Action: DISCOVERY
Date Started: Not reported
Date Completed: 08/01/1986
Priority Level: Not reported

Action: ARCHIVE SITE
Date Started: Not reported
Date Completed: 06/01/1987
Priority Level: Not reported

Action: PRELIMINARY ASSESSMENT
Date Started: 08/01/1986
Date Completed: 06/01/1987
Priority Level: NFRAP-Site does not qualify for the NPL based on existing information

S103 NW 1/4-1/2 0.317 mi. 1676 ft. | **MISSION LINEN SUPPLY**
107 OLIVE ST N
VENTURA, CA 93001 | **LUST EMI** | **S104406405 N/A**

Site 2 of 4 in cluster S

Relative: Higher

Actual: 27 ft.

LUST:

Region:	STATE
Global Id:	T0611100013
Latitude:	34.2827443
Longitude:	-119.3032878
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	02/03/1998
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Worker:	JD
Local Agency:	VENTURA, CITY OF
RB Case Number:	930010034
LOC Case Number:	Not reported
File Location:	Not reported
Potential Media Affect:	Aquifer used for drinking water supply
Potential Contaminants of Concern:	* Solvents
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

LUST:

Global Id:	T0611100013
Contact Type:	Local Agency Caseworker
Contact Name:	UNK
Organization Name:	VENTURA, CITY OF
Address:	Not reported
City:	r4 UNKNOWN
Email:	Not reported
Phone Number:	Not reported

LUST:

Global Id:	T0611100013
Action Type:	Other
Date:	1950-01-01 00:00:00
Action:	Leak Reported

LUST REG 4:

Region:	4
Regional Board:	04
County:	Ventura
facid:	930010034
Status:	Case Closed
Substance:	Solvents
Substance Quantity:	Not reported
Local Case No:	Not reported
Case Type:	Groundwater
Abatement Method Used at the Site:	CBCD
Global ID:	T0611100013
W Global ID:	Not reported
Staff:	JD
Local Agency:	56020
Cross Street:	REX

MISSION LINEN SUPPLY (Continued) **S104406405**

Enforcement Type:	Not reported	
Date Leak Discovered:	Not reported	
Date Leak First Reported:		11/14/1986
Date Leak Record Entered:	9/9/1987	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		4/3/1998
Date the Case was Closed:		2/3/1998
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	UNK	
Leak Source:	UNK	
Operator:	CASE #C-95125	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		23840.19383198768876131781687 9
Source of Cleanup Funding:		UNK
Preliminary Site Assessment Workplan Submitted:		2/26/1988
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		7/30/1997
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		1/1/1965
Hist Max MTBE Conc in Groundwater:		27
Hist Max MTBE Conc in Soil:		.01
Significant Interim Remedial Action Taken:		Yes
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	MISSION INDUSTRIES, INC.	
RP Address:	715 EAST MONTECITO ST, SANTA BARBARA, CA 93102	
Program:	LUST	
Lat/Long:	34.2831894 / -1	
Local Agency Staff:	UNK	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	SITE ASSESSMENT WORK PLAN 5/9/97 NEED ADDL 2 ROUND OF GW MON TO EVALUATE LOW RISK CASE. GW MON RPT & SITE CLOSURE REQ. 1/16/98 GW MON WELL ABANDONMENT RPT 4/3/98	

EMI:

Year:	1987
County Code:	56
Air Basin:	SCC
Facility ID:	899
Air District Name:	VEN
SIC Code:	7218
Air District Name:	VENTURA COUNTY APCD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported

MISSION LINEN SUPPLY (Continued) **S104406405**

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:	1
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

Year:	1990
County Code:	56
Air Basin:	SCC
Facility ID:	899
Air District Name:	VEN
SIC Code:	7218
Air District Name:	VENTURA COUNTY APCD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
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:	1
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

Year:	1995
County Code:	56
Air Basin:	SCC
Facility ID:	899
Air District Name:	VEN
SIC Code:	7218
Air District Name:	VENTURA COUNTY APCD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
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:	1
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

Year:	1996
County Code:	56
Air Basin:	SCC
Facility ID:	899
Air District Name:	VEN
SIC Code:	7218
Air District Name:	VENTURA COUNTY APCD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
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:	1
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0

MISSION LINEN SUPPLY (Continued) **S104406405**

Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

Year:	1997
County Code:	56
Air Basin:	SCC
Facility ID:	899
Air District Name:	VEN
SIC Code:	7218
Air District Name:	VENTURA COUNTY APCD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
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:	1
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

Year:	1998
County Code:	56
Air Basin:	SCC
Facility ID:	899
Air District Name:	VEN
SIC Code:	7218
Air District Name:	VENTURA COUNTY APCD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
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:	1
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

Year:	1999
County Code:	56
Air Basin:	SCC
Facility ID:	899
Air District Name:	VEN
SIC Code:	7218
Air District Name:	VENTURA COUNTY APCD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
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:	1
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

Year:	2000
County Code:	56
Air Basin:	SCC
Facility ID:	899

MISSION LINEN SUPPLY (Continued) **S104406405**

Air District Name:	VEN
SIC Code:	7218
Air District Name:	VENTURA COUNTY APCD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
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:	1
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

Year:	2001
County Code:	56
Air Basin:	SCC
Facility ID:	899
Air District Name:	VEN
SIC Code:	7218
Air District Name:	VENTURA COUNTY APCD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
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:	1
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

Year:	2002
County Code:	56
Air Basin:	SCC
Facility ID:	899
Air District Name:	VEN
SIC Code:	7218
Air District Name:	VENTURA COUNTY APCD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
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:	1
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

Year:	2003
County Code:	56
Air Basin:	SCC
Facility ID:	899
Air District Name:	VEN
SIC Code:	7218
Air District Name:	VENTURA COUNTY APCD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0

MISSION LINEN SUPPLY (Continued) **S104406405**

Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	1
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0

Year:	2004
County Code:	56
Air Basin:	SCC
Facility ID:	899
Air District Name:	VEN
SIC Code:	7218
Air District Name:	VENTURA COUNTY APCD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.04
Reactive Organic Gases Tons/Yr:	0.02
Carbon Monoxide Emissions Tons/Yr:	0.12
NOX - Oxides of Nitrogen Tons/Yr:	0.5
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0.05
Part. Matter 10 Micrometers & Smllr Tons/Yr:	0.05

Year:	2005
County Code:	56
Air Basin:	SCC
Facility ID:	899
Air District Name:	VEN
SIC Code:	7218
Air District Name:	VENTURA COUNTY APCD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	.04
Reactive Organic Gases Tons/Yr:	.016888
Carbon Monoxide Emissions Tons/Yr:	.12
NOX - Oxides of Nitrogen Tons/Yr:	.5
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	.05
Part. Matter 10 Micrometers & Smllr Tons/Yr:	.05

Year:	2006
County Code:	56
Air Basin:	SCC
Facility ID:	899
Air District Name:	VEN
SIC Code:	7218
Air District Name:	VENTURA COUNTY APCD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	.04
Reactive Organic Gases Tons/Yr:	.016888
Carbon Monoxide Emissions Tons/Yr:	.12
NOX - Oxides of Nitrogen Tons/Yr:	.5
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	.05
Part. Matter 10 Micrometers & Smllr Tons/Yr:	.05

MISSION LINEN SUPPLY (Continued) **S104406405**

Year:	2007
County Code:	56
Air Basin:	SCC
Facility ID:	899
Air District Name:	VEN
SIC Code:	7218
Air District Name:	VENTURA COUNTY APCD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	.04
Reactive Organic Gases Tons/Yr:	.016888
Carbon Monoxide Emissions Tons/Yr:	.12
NOX - Oxides of Nitrogen Tons/Yr:	.5
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	.05
Part. Matter 10 Micrometers & Smllr Tons/Yr:	.05

Year:	2007
County Code:	56
Air Basin:	SCC
Facility ID:	899
Air District Name:	VEN
SIC Code:	7218
Air District Name:	VENTURA COUNTY APCD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	.04
Reactive Organic Gases Tons/Yr:	.016888
Carbon Monoxide Emissions Tons/Yr:	.12
NOX - Oxides of Nitrogen Tons/Yr:	.5
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	.05
Part. Matter 10 Micrometers & Smllr Tons/Yr:	.05

S104 **MISSION LINEN SUPPLY** **HIST CORTESE** **S101306072**
NW **107 OLIVE** **N/A**
1/4-1/2 **VENTURA, CA 93001**
0.317 mi.
1676 ft. **Site 3 of 4 in cluster S**

Relative:
Higher

Actual:
27 ft.

CORTESE:

Region:	CORTESE
Facility County Code:	56
Reg By:	LTNKA
Reg Id:	930010034

Region:	CORTESE
Facility County Code:	56
Reg By:	LTNKA
Reg Id:	C-95125

S105 NW 1/4-1/2 0.317 mi. 1676 ft. | **MISSION LINEN 107 OLIVE ST VENTURA, CA** | **LUST** | **S103684189 N/A**

Site 4 of 4 in cluster S

Relative: Higher

Actual: 27 ft.

LUST:

Region:	STATE
Global Id:	T0611101023
Latitude:	34.2827443
Longitude:	-119.3032878
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	02/03/1998
Lead Agency:	VENTURA COUNTY LOP
Case Worker:	EHD
Local Agency:	Not reported
RB Case Number:	C-95125
LOC Case Number:	95125
File Location:	Not reported
Potential Media Affect:	Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

LUST:

Global Id:	T0611101023
Contact Type:	Regional Board Caseworker
Contact Name:	DANIEL PIROTTON
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	Not reported
City:	R4 UNKNOWN
Email:	dpirotton@waterboards.ca.gov
Phone Number:	2135766714

LUST:

Global Id:	T0611101023
Action Type:	Other
Date:	1950-01-01 00:00:00
Action:	Leak Reported

Global Id:	T0611101023
Action Type:	Other
Date:	1950-01-01 00:00:00
Action:	Leak Discovery

LUST REG 4:

Region:	4
Regional Board:	04
County:	Ventura
facid:	C-95125
Status:	Case Closed
Substance:	Gasoline
Substance Quantity:	Not reported
Local Case No:	95125
Case Type:	Groundwater
Abatement Method Used at the Site:	Not reported

MISSION LINEN (Continued) **S103684189**

Global ID:	T0611101023	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	56000L	
Cross Street:	Not reported	
Enforcement Type:	Not reported	
Date Leak Discovered:	11/13/1986	
Date Leak First Reported:		11/13/1986
Date Leak Record Entered:	Not reported	
Date Confirmation Began:	11/13/1986	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		11/13/1986
Date the Case was Closed:		2/3/1998
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	Not reported	
Leak Source:	Not reported	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		23886.1831359885553731091898 29
Source of Cleanup Funding:		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
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	MISSION INDUSTRIES	
RP Address:	Not reported	
Program:	LUST	
Lat/Long:	34.2833274 / -1	
Local Agency Staff:	EHD	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	Not reported	

VENTURA CO. LUST:

Region:	VENTURA
Facility ID:	SR026
Status:	Case Closed

Region:	VENTURA
Facility ID:	95125
Status:	Case Closed

U106 WNW 1/4-1/2 0.335 mi. 1768 ft. | **SILVAS OIL CO**
50 JULIAN ST
VENTURA, CA | **HIST CORTESE**
LUST
HAZNET | **S104160995**
N/A

Site 1 of 4 in cluster U

Relative: Higher

Actual: 22 ft.

CORTESE:

Region:	CORTESE
Facility County Code:	56
Reg By:	LTNKA
Reg Id:	C-95010

LUST REG 4:

Region:	4
Regional Board:	04
County:	Ventura
facid:	C-95010
Status:	Remedial action (cleanup) Underway
Substance:	Gasoline
Substance Quantity:	Not reported
Local Case No:	95010
Case Type:	Groundwater
Abatement Method Used at the Site:	Not reported
Global ID:	T0611100913
W Global ID:	Not reported
Staff:	UNK
Local Agency:	56000L
Cross Street:	Not reported
Enforcement Type:	LFOR
Date Leak Discovered:	11/15/1990
Date Leak First Reported:	11/15/1990
Date Leak Record Entered:	Not reported
Date Confirmation Began:	12/22/1989
Date Leak Stopped:	Not reported
Date Case Last Changed on Database:	Not reported
Date the Case was Closed:	Not reported
How Leak Discovered:	Not reported
How Leak Stopped:	Not reported
Cause of Leak:	Not reported
Leak Source:	Not reported
Operator:	Not reported
Water System:	Not reported
Well Name:	Not reported
Approx. Dist To Production Well (ft):	24081.164586974136361078960515
Source of Cleanup Funding:	F
Preliminary Site Assessment Workplan Submitted:	10/13/1989
Preliminary Site Assessment Began:	12/22/1989
Pollution Characterization Began:	12/22/1989
Remediation Plan Submitted:	11/20/1997
Remedial Action Underway:	7/21/1998
Post Remedial Action Monitoring Began:	Not reported
Enforcement Action Date:	Not reported
Historical Max MTBE Date:	6/3/1996
Hist Max MTBE Conc in Groundwater:	5900
Hist Max MTBE Conc in Soil:	Not reported
Significant Interim Remedial Action Taken:	Not reported
GW Qualifier:	Not reported
Soil Qualifier:	Not reported
Organization:	Not reported

SILVAS OIL CO (Continued) **S104160995**

Owner Contact: Not reported
Responsible Party: BOB SMITH OIL CO
RP Address: Not reported
Program: LUST
Lat/Long: 34.2822294 / -1
Local Agency Staff: DBW
Beneficial Use: AGR, IND
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: Not reported

VENTURA CO. LUST:
Region: VENTURA
Facility ID: 95010
Status: Case Closed

HAZNET:
Year: 2009
Gepaid: CAL000328281
Contact: BRONNER SMITH
Telephone: 8054864581
Mailing Name: Not reported
Mailing Address: PO BOX 947
Mailing City,St,Zip: OXNARD, CA 930320947
Gen County: Ventura
TSD EPA ID: CAD028409019
TSD County: Los Angeles
Waste Category: Other organic solids
Disposal Method: STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135)
Tons: 0.2
Facility County: Ventura

U107 **SILVAS OIL CO.** **LUST** **U003778533**
WNW **50 JULIAN ST** **UST** **N/A**
1/4-1/2 **VENTURA, CA 93001** **VENTURA CO. BWT**
0.335 mi.
1768 ft. **Site 2 of 4 in cluster U**

Relative:
Higher

Actual:
22 ft.

LUST:
Region: STATE
Global Id: T0611100913
Latitude: 34.282049
Longitude: -119.30423
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 05/18/2005
Lead Agency: VENTURA COUNTY LOP
Case Worker: DBW
Local Agency: VENTURA COUNTY LOP
RB Case Number: C95010
LOC Case Number: 95010
File Location: Local Agency Warehouse
Potential Media Affect: Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern: Gasoline

SILVAS OIL CO. (Continued) **U003778533**

Site History: Not reported

Click here to access the California GeoTracker records for this facility:

LUST:
Global Id: T0611100913
Contact Type: Local Agency Caseworker
Contact Name: DIANE B. WAHL
Organization Name: VENTURA COUNTY LOP
Address: 800 S. VICTORIA AVE.
City: VENTURA
Email: diane.wahl@ventura.org
Phone Number: 8056545040

Global Id: T0611100913
Contact Type: Regional Board Caseworker
Contact Name: DANIEL PIROTTON
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: Not reported
City: R4 UNKNOWN
Email: dpirotton@waterboards.ca.gov
Phone Number: 2135766714

LUST:
Global Id: T0611100913
Action Type: ENFORCEMENT
Date: 2004-10-12 00:00:00
Action: * Historical Enforcement - #5

Global Id: T0611100913
Action Type: ENFORCEMENT
Date: 2005-01-19 00:00:00
Action: * Historical Enforcement

Global Id: T0611100913
Action Type: REMEDIATION
Date: 1950-01-01 00:00:00
Action: Remove free product

Global Id: T0611100913
Action Type: Other
Date: 1950-01-01 00:00:00
Action: Leak Reported

Global Id: T0611100913
Action Type: ENFORCEMENT
Date: 2003-08-26 00:00:00
Action: File review - #1

Global Id: T0611100913
Action Type: REMEDIATION
Date: 1950-01-01 00:00:00
Action: Excavate and Dispose

Global Id: T0611100913
Action Type: REMEDIATION
Date: 1950-01-01 00:00:00

SILVAS OIL CO. (Continued) **U003778533**

Action: Pump and Treat Groundwater

Global Id: T0611100913
Action Type: ENFORCEMENT
Date: 2005-05-18 00:00:00
Action: Closure/No Further Action Letter

Global Id: T0611100913
Action Type: RESPONSE
Date: 2005-02-28 00:00:00
Action: Unknown

Global Id: T0611100913
Action Type: ENFORCEMENT
Date: 2005-05-17 00:00:00
Action: * Historical Enforcement

Global Id: T0611100913
Action Type: ENFORCEMENT
Date: 2004-07-13 00:00:00
Action: * Historical Enforcement - #4

Global Id: T0611100913
Action Type: ENFORCEMENT
Date: 2004-05-25 00:00:00
Action: LOP Case Closure Summary to RB - #3

Global Id: T0611100913
Action Type: ENFORCEMENT
Date: 2004-05-01 00:00:00
Action: * No Action - #2

Global Id: T0611100913
Action Type: Other
Date: 1950-01-01 00:00:00
Action: Leak Stopped

Global Id: T0611100913
Action Type: REMEDIATION
Date: 1950-01-01 00:00:00
Action: Excavate and Dispose

Global Id: T0611100913
Action Type: Other
Date: 1950-01-01 00:00:00
Action: Leak Discovery

UST:
Facility ID: 3281
Latitude: 34.28212
Longitude: -119.30459

VENTURA CO. BWT:
Facility ID: FA0006446
Program: BUSINESS PLAN - VENTURA CITY VENTURA CITY UNDERGROUND TANK HAZARDOUS

SILVAS OIL CO. (Continued) **U003778533**

WASTE GENERATOR

U108 **ARROWHEAD WATER CO** **LUST** **S102424666**
WNW **52 JULIAN ST** **N/A**
1/4-1/2 **VENTURA, CA**
0.336 mi.
1775 ft. **Site 3 of 4 in cluster U**

Relative:
Higher

Actual:
23 ft.

LUST:

Region:	STATE
Global Id:	T0611100978
Latitude:	34.2821443
Longitude:	-119.3045506
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	08/12/1998
Lead Agency:	VENTURA COUNTY LOP
Case Worker:	DCS
Local Agency:	VENTURA COUNTY LOP
RB Case Number:	C-95079
LOC Case Number:	95079
File Location:	Not reported
Potential Media Affect:	Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

LUST:

Global Id:	T0611100978
Contact Type:	Local Agency Caseworker
Contact Name:	DAVID C. SALTER
Organization Name:	VENTURA COUNTY LOP
Address:	800 S. VICTORIA AVE.
City:	VENTURA
Email:	dave.salter@ventura.org
Phone Number:	8056626512

Global Id:	T0611100978
Contact Type:	Regional Board Caseworker
Contact Name:	DANIEL PIROTTON
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	Not reported
City:	R4 UNKNOWN
Email:	dpirotton@waterboards.ca.gov
Phone Number:	2135766714

LUST:

Global Id:	T0611100978
Action Type:	Other
Date:	1950-01-01 00:00:00
Action:	Leak Reported

Global Id:	T0611100978
Action Type:	Other
Date:	1950-01-01 00:00:00
Action:	Leak Discovery

ARROWHEAD WATER CO (Continued) **S102424666**

LUST REG 4:

Region:	4
Regional Board:	04
County:	Ventura
facid:	C-95079
Status:	Case Closed
Substance:	Gasoline
Substance Quantity:	Not reported
Local Case No:	95079
Case Type:	Groundwater
Abatement Method Used at the Site:	Excavate and Dispose
Global ID:	T0611100978
W Global ID:	Not reported
Staff:	UNK
Local Agency:	56000L
Cross Street:	Not reported
Enforcement Type:	Not reported
Date Leak Discovered:	7/24/1987
Date Leak First Reported:	7/24/1987
Date Leak Record Entered:	Not reported
Date Confirmation Began:	10/21/1987
Date Leak Stopped:	Not reported
Date Case Last Changed on Database:	Not reported
Date the Case was Closed:	8/12/1998
How Leak Discovered:	Not reported
How Leak Stopped:	Not reported
Cause of Leak:	Not reported
Leak Source:	Not reported
Operator:	Not reported
Water System:	Not reported
Well Name:	Not reported
Approx. Dist To Production Well (ft):	24083.548479860427069871787732
Source of Cleanup Funding:	F
Preliminary Site Assessment Workplan Submitted:	10/21/1987
Preliminary Site Assessment Began:	1/6/1988
Pollution Characterization Began:	10/18/1988
Remediation Plan Submitted:	10/21/1988
Remedial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	6/4/1992
Enforcement Action Date:	Not reported
Historical Max MTBE Date:	11/10/1997
Hist Max MTBE Conc in Groundwater:	5900
Hist Max MTBE Conc in Soil:	2.8
Significant Interim Remedial Action Taken:	Not reported
GW Qualifier:	Not reported
Soil Qualifier:	Not reported
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	ARROWHEAD DRINKING WATER INC
RP Address:	Not reported
Program:	LUST
Lat/Long:	34.2822624 / -1
Local Agency Staff:	DCS
Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported

ARROWHEAD WATER CO (Continued) **S102424666**

Assigned Name: Not reported
Summary: Not reported

VENTURA CO. LUST:
Region: VENTURA
Facility ID: 95079
Status: Case Closed

U109
WNW
1/4-1/2
0.336 mi.
1775 ft.

ARROWHEAD WATER CO **HIST CORTESE** **S101306056**
52 JULIAN **N/A**
VENTURA, CA 93001

Site 4 of 4 in cluster U

Relative:
Higher

Actual:
23 ft.

CORTESE:
Region: CORTESE
Facility County Code: 56
Reg By: LTNKA
Reg Id: C-95079

110
WSW
1/4-1/2
0.341 mi.
1801 ft.

CALTRANS - FRONT STREET **LUST** **S105974824**
301 FRONT ST **N/A**
VENTURA, CA

Relative:
Lower

Actual:
12 ft.

LUST:
Region: STATE
Global Id: T0611101041
Latitude: 34.277578001
Longitude: -119.305947674
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 11/06/2009
Lead Agency: VENTURA COUNTY LOP
Case Worker: GLT
Local Agency: Not reported
RB Case Number: 95146
LOC Case Number: 95146
File Location: Local Agency Warehouse
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

LUST:
Global Id: T0611101041
Contact Type: Regional Board Caseworker
Contact Name: DANIEL PIROTTON
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: Not reported
City: R4 UNKNOWN
Email: dpirotton@waterboards.ca.gov
Phone Number: 2135766714

CALTRANS - FRONT STREET (Continued) **S105974824**

LUST:

Global Id: T0611101041
Action Type: ENFORCEMENT
Date: 2007-06-11 00:00:00
Action: Technical Correspondence / Assistance / Other - #13

Global Id: T0611101041
Action Type: RESPONSE
Date: 2006-04-06 00:00:00
Action: Other Report / Document

Global Id: T0611101041
Action Type: RESPONSE
Date: 2006-05-09 00:00:00
Action: Other Report / Document

Global Id: T0611101041
Action Type: ENFORCEMENT
Date: 2005-01-24 00:00:00
Action: * Historical Enforcement - #L07

Global Id: T0611101041
Action Type: ENFORCEMENT
Date: 2004-05-19 00:00:00
Action: * Historical Enforcement - #L04

Global Id: T0611101041
Action Type: ENFORCEMENT
Date: 2009-05-21 00:00:00
Action: Staff Letter - #15

Global Id: T0611101041
Action Type: Other
Date: 1950-01-01 00:00:00
Action: Leak Reported

Global Id: T0611101041
Action Type: RESPONSE
Date: 2007-05-31 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611101041
Action Type: RESPONSE
Date: 2008-01-31 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611101041
Action Type: RESPONSE
Date: 2006-12-27 00:00:00
Action: Electronic Reporting Submittal Due

Global Id: T0611101041
Action Type: RESPONSE
Date: 2007-02-15 00:00:00
Action: Soil and Water Investigation Workplan

Global Id: T0611101041

CALTRANS - FRONT STREET (Continued) **S105974824**

Action Type: ENFORCEMENT
Date: 2009-11-06 00:00:00
Action: Closure/No Further Action Letter

Global Id: T0611101041
Action Type: ENFORCEMENT
Date: 2009-10-15 00:00:00
Action: LOP Case Closure Summary to RB

Global Id: T0611101041
Action Type: ENFORCEMENT
Date: 2007-04-03 00:00:00
Action: Technical Correspondence / Assistance / Other - #L12

Global Id: T0611101041
Action Type: ENFORCEMENT
Date: 2005-09-27 00:00:00
Action: * Historical Enforcement - #L10

Global Id: T0611101041
Action Type: ENFORCEMENT
Date: 2006-01-05 00:00:00
Action: * Historical Enforcement - #L11

Global Id: T0611101041
Action Type: ENFORCEMENT
Date: 2004-01-07 00:00:00
Action: * No Action

Global Id: T0611101041
Action Type: ENFORCEMENT
Date: 2005-06-08 00:00:00
Action: * Historical Enforcement - #L09

Global Id: T0611101041
Action Type: RESPONSE
Date: 2007-05-31 00:00:00
Action: Other Report / Document

Global Id: T0611101041
Action Type: RESPONSE
Date: 2004-04-30 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611101041
Action Type: RESPONSE
Date: 2004-10-29 00:00:00
Action: Other Report / Document

Global Id: T0611101041
Action Type: ENFORCEMENT
Date: 2004-06-23 00:00:00
Action: * Historical Enforcement - #L05

Global Id: T0611101041
Action Type: ENFORCEMENT
Date: 2004-06-15 00:00:00

CALTRANS - FRONT STREET (Continued) **S105974824**

Action: * No Action

Global Id: T0611101041
Action Type: ENFORCEMENT
Date: 2004-03-10 00:00:00
Action: * Historical Enforcement - #L02

Global Id: T0611101041
Action Type: RESPONSE
Date: 2006-07-30 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611101041
Action Type: ENFORCEMENT
Date: 2004-09-01 00:00:00
Action: * Historical Enforcement - #L06

Global Id: T0611101041
Action Type: ENFORCEMENT
Date: 2008-06-23 00:00:00
Action: Technical Correspondence / Assistance / Other - #14

Global Id: T0611101041
Action Type: RESPONSE
Date: 2006-07-30 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611101041
Action Type: Other
Date: 1950-01-01 00:00:00
Action: Leak Stopped

Global Id: T0611101041
Action Type: Other
Date: 1950-01-01 00:00:00
Action: Leak Discovery

Global Id: T0611101041
Action Type: RESPONSE
Date: 2006-10-30 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611101041
Action Type: RESPONSE
Date: 2007-06-29 00:00:00
Action: Electronic Reporting Submittal Due

Global Id: T0611101041
Action Type: RESPONSE
Date: 2008-07-30 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611101041
Action Type: ENFORCEMENT
Date: 2009-02-20 00:00:00
Action: File review

CALTRANS - FRONT STREET (Continued) **S105974824**

Global Id: T0611101041
Action Type: ENFORCEMENT
Date: 2006-12-19 00:00:00
Action: Technical Correspondence / Assistance / Other - #PMChng

Global Id: T0611101041
Action Type: ENFORCEMENT
Date: 2006-07-10 00:00:00
Action: Technical Correspondence / Assistance / Other - #12

Global Id: T0611101041
Action Type: ENFORCEMENT
Date: 2003-10-20 00:00:00
Action: * Historical Enforcement

Global Id: T0611101041
Action Type: ENFORCEMENT
Date: 2009-11-11 00:00:00
Action: Staff Letter

Global Id: T0611101041
Action Type: ENFORCEMENT
Date: 2007-02-16 00:00:00
Action: Technical Correspondence / Assistance / Other - #L11

Global Id: T0611101041
Action Type: RESPONSE
Date: 2009-04-30 00:00:00
Action: Monitoring Report - Semi-Annually

Global Id: T0611101041
Action Type: RESPONSE
Date: 2004-06-04 00:00:00
Action: Other Workplan

Global Id: T0611101041
Action Type: RESPONSE
Date: 2004-07-30 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611101041
Action Type: RESPONSE
Date: 2009-06-30 00:00:00
Action: Correspondence

Global Id: T0611101041
Action Type: RESPONSE
Date: 2009-07-31 00:00:00
Action: Monitoring Report - Semi-Annually

Global Id: T0611101041
Action Type: ENFORCEMENT
Date: 2009-10-15 00:00:00
Action: Referral to Regional Board

Global Id: T0611101041
Action Type: ENFORCEMENT

CALTRANS - FRONT STREET (Continued) **S105974824**

Date: 2005-05-10 00:00:00
Action: * No Action

Global Id: T0611101041
Action Type: ENFORCEMENT
Date: 2006-04-01 00:00:00
Action: * Verbal Communication

Global Id: T0611101041
Action Type: ENFORCEMENT
Date: 2006-11-30 00:00:00
Action: Technical Correspondence / Assistance / Other - #13

Global Id: T0611101041
Action Type: RESPONSE
Date: 2009-06-30 00:00:00
Action: Electronic Reporting Submittal Due

Global Id: T0611101041
Action Type: ENFORCEMENT
Date: 2005-04-20 00:00:00
Action: * Historical Enforcement - #L08

Global Id: T0611101041
Action Type: ENFORCEMENT
Date: 2004-03-29 00:00:00
Action: * Historical Enforcement - #L03

Global Id: T0611101041
Action Type: RESPONSE
Date: 2006-06-21 00:00:00
Action: Other Report / Document

Global Id: T0611101041
Action Type: RESPONSE
Date: 2010-02-10 00:00:00
Action: Correspondence

Global Id: T0611101041
Action Type: RESPONSE
Date: 2010-02-03 00:00:00
Action: Correspondence

LUST REG 4:
Region: 4
Regional Board: 04
County: Ventura
facid: C-95146
Status: Post remedial action monitoring
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: 95146
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0611101041
W Global ID: Not reported

CALTRANS - FRONT STREET (Continued) **S105974824**

Staff:	UNK	
Local Agency:	56000L	
Cross Street:	Not reported	
Enforcement Type:	LFOR	
Date Leak Discovered:	3/16/1995	
Date Leak First Reported:		3/16/1995
Date Leak Record Entered:	Not reported	
Date Confirmation Began:	3/20/1995	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		Not reported
Date the Case was Closed:		Not reported
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	Not reported	
Leak Source:	Not reported	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		19190.2238498768542031516843 75
Source of Cleanup Funding:		F
Preliminary Site Assessment Workplan Submitted:		3/29/1995
Preliminary Site Assessment Began:		3/29/1995
Pollution Characterization Began:		Not reported
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		3/27/2004
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		4/2/2004
Hist Max MTBE Conc in Groundwater:		390
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	=	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	WILLIAM PERALES	
RP Address:	120 SOUTH SPRING STREET	
Program:	LUST	
Lat/Long:	34.2851217 / -1	
Local Agency Staff:	DCS	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	Not reported	

VENTURA CO. LUST:

Region:	VENTURA
Facility ID:	95146
Status:	Post remedial action monitoring

T111 North 1/4-1/2 0.343 mi. 1810 ft. | **CHAMPLIN PROPERTY**
285 VENTURA AVE
VENTURA, CA | **LUST** | **S106446536**
N/A

Site 2 of 3 in cluster T

Relative: Higher

Actual: 38 ft.

VENTURA CO. LUST:

Region:	VENTURA
Facility ID:	04016
Status:	Case Closed

T112 North 1/4-1/2 0.347 mi. 1831 ft. | **BLISS SALCIDO PROPERTY**
285 VENTURA AVE N
VENTURA, CA 93001 | **HIST CORTESE**
LUST | **S104773357**
N/A

Site 3 of 3 in cluster T

Relative: Higher

Actual: 39 ft.

CORTESE:

Region:	CORTESE
Facility County Code:	56
Reg By:	LTNKA
Reg Id:	930010261

LUST:

Region:	STATE
Global Id:	T0611183720
Latitude:	34.391643
Longitude:	-119.301562
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	08/11/2004
Lead Agency:	VENTURA COUNTY LOP
Case Worker:	DCS
Local Agency:	VENTURA COUNTY LOP
RB Case Number:	C04016
LOC Case Number:	04016
File Location:	Not reported
Potential Media Affect:	Under Investigation
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

LUST:

Global Id:	T0611183720
Contact Type:	Local Agency Caseworker
Contact Name:	DAVID C. SALTER
Organization Name:	VENTURA COUNTY LOP
Address:	800 S. VICTORIA AVE.
City:	VENTURA
Email:	dave.salter@ventura.org
Phone Number:	8056626512

Global Id:	T0611183720
Contact Type:	Regional Board Caseworker
Contact Name:	DANIEL PIROTTON
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	Not reported
City:	R4 UNKNOWN
Email:	dpirotton@waterboards.ca.gov

BLISS SALCIDO PROPERTY (Continued) **S104773357**

Phone Number: 2135766714

LUST:

Global Id: T0611183720
Action Type: ENFORCEMENT
Date: 2004-04-27 00:00:00
Action: * Historical Enforcement - #L01

Global Id: T0611183720
Action Type: Other
Date: 1950-01-01 00:00:00
Action: Leak Reported

Global Id: T0611183720
Action Type: ENFORCEMENT
Date: 2004-08-11 00:00:00
Action: Closure/No Further Action Letter

Global Id: T0611183720
Action Type: ENFORCEMENT
Date: 2004-06-25 00:00:00
Action: * Historical Enforcement - #L02

Global Id: T0611183720
Action Type: Other
Date: 1950-01-01 00:00:00
Action: Leak Discovery

Global Id: T0611183720
Action Type: Other
Date: 1950-01-01 00:00:00
Action: Leak Stopped

Global Id: T0611183720
Action Type: RESPONSE
Date: 2004-06-14 00:00:00
Action: Other Report / Document

Region: STATE
Global Id: T0611100021
Latitude: 34.284263
Longitude: -119.300264
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 01/08/2001
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: JT
Local Agency: VENTURA, CITY OF
RB Case Number: 930010261
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Gasoline
Site History: Not reported

BLISS SALCIDO PROPERTY (Continued) **S104773357**

Click here to access the California GeoTracker records for this facility:

LUST:

Global Id:	T0611100021
Contact Type:	Local Agency Caseworker
Contact Name:	UNK
Organization Name:	VENTURA, CITY OF
Address:	Not reported
City:	r4 UNKNOWN
Email:	Not reported
Phone Number:	Not reported

LUST:

Global Id:	T0611100021
Action Type:	Other
Date:	1950-01-01 00:00:00
Action:	Leak Reported

Global Id:	T0611100021
Action Type:	Other
Date:	1950-01-01 00:00:00
Action:	Leak Discovery

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Ventura	
facid:	C04016	
Status:	Leak being confirmed	
Substance:	Gasoline	
Substance Quantity:	Not reported	
Local Case No:	04016	
Case Type:	Undefined	
Abatement Method Used at the Site:		Not reported
Global ID:	T0611183720	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	56000L	
Cross Street:	PARK ROW AVE	
Enforcement Type:	LFOR	
Date Leak Discovered:	4/8/2004	
Date Leak First Reported:		4/16/2004
Date Leak Record Entered:	Not reported	
Date Confirmation Began:	4/16/2004	
Date Leak Stopped:	11/1/1985	
Date Case Last Changed on Database:		Not reported
Date the Case was Closed:		Not reported
How Leak Discovered:	SAS	
How Leak Stopped:	Close Tank	
Cause of Leak:	Corrosion	
Leak Source:	Tank	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		Not reported

BLISS SALCIDO PROPERTY (Continued) **S104773357**

Source of Cleanup Funding:	Tank
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
Enforcement Action Date:	Not reported
Historical Max MTBE Date:	Not reported
Hist Max MTBE Conc in Groundwater:	Not reported
Hist Max MTBE Conc in Soil:	0
Significant Interim Remedial Action Taken:	Not reported
GW Qualifier:	Not reported
Soil Qualifier:	ND
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	HARVEY L. CHAMPLIN
RP Address:	333 N KALORAMA STE B201
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
Assigned Name:	Not reported
Summary:	IMPACTED SOILS EXCAVATED & STOCKPILED ON SITE. SAMPLES TAKEN FOR DISPOSAL PROFILING.
Region:	4
Regional Board:	04
County:	Ventura
facid:	930010261
Status:	Case Closed
Substance:	Gasoline
Substance Quantity:	Not reported
Local Case No:	Not reported
Case Type:	Soil
Abatement Method Used at the Site:	Not reported
Global ID:	T0611100021
W Global ID:	Not reported
Staff:	JT
Local Agency:	56020
Cross Street:	Not reported
Enforcement Type:	Not reported
Date Leak Discovered:	11/1/1985
Date Leak First Reported:	5/5/1986
Date Leak Record Entered:	6/20/1988
Date Confirmation Began:	11/18/1985
Date Leak Stopped:	Not reported
Date Case Last Changed on Database:	12/13/2000
Date the Case was Closed:	1/8/2001
How Leak Discovered:	Not reported
How Leak Stopped:	Not reported
Cause of Leak:	Not reported
Leak Source:	Not reported
Operator:	Not reported

BLISS SALCIDO PROPERTY (Continued) **S104773357**

Water System:	Not reported
Well Name:	Not reported
Approx. Dist To Production Well (ft):	23031.3167369021708435042447 1
Source of Cleanup Funding:	Not reported
Preliminary Site Assessment Workplan Submitted:	11/18/1985
Preliminary Site Assessment Began:	Not reported
Pollution Characterization Began:	11/16/2000
Remediation Plan Submitted:	Not reported
Remedial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	Not reported
Enforcement Action Date:	Not reported
Historical Max MTBE Date:	Not reported
Hist Max MTBE Conc in Groundwater:	Not reported
Hist Max MTBE Conc in Soil:	.005
Significant Interim Remedial Action Taken:	Not reported
GW Qualifier:	Not reported
Soil Qualifier:	<
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	BLANK RP
RP Address:	3864 W. PACIFIC COAT HWY., VENTURA, CA 93001
Program:	LUST
Lat/Long:	34.2844644 / -1
Local Agency Staff:	UNK
Beneficial Use:	Not reported
Priority:	LOP/LOW - MINOR OR NO POTENTIAL WATER RESOURCE IMPACT
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	NO REPORT IN FILE. VENTURA COUNTY NOTIFIED THAT THIS SITE WAS NEVER A VCEHD-LOP SITE.; 12/13/00 ADDITIONAL INVESTIGATION REPORT

V113 **OLIVAS PARK AKA:** **SWF/LF** **S106539408**
ENE **501 POLI STREET.** **N/A**
1/4-1/2 **VENTURA, CA 93002**
0.351 mi.
1852 ft. **Site 1 of 2 in cluster V**

Relative:
Higher

Actual:
88 ft.

SWF/LF (SWIS):

Region:	VENTURA
Facility Telephone:	(805) 652-4556
Land Use:	Not reported
Land Owner:	Not reported
Closure Approve:	N/A
Disposal Acreage:	Not reported
Location:	South of Olivas Park Golf Course. 3750 Olivas Park Dr.
Swisnumber:	: 56-CR-0044
Disposal Area:	Not reported
SWFP Date:	Not reported
WDR Number:	Not reported
Dates Operation:	Not reported
Dt Of Field Units:	11/21/97
Surface Condition:	Final grading complete.
Leachate:	N/A Other: N/A
Emergency Response:	Not reported
Site Type:	Not reported
Reassess Site:	Not reported
Prep By:	Barry Marczuk -

OLIVAS PARK AKA: (Continued) **S106539408**

CIWMB:	Not reported
Explanation:	Not reported
No Further Action:	Clean Closed. Archive. Priority for Site Assessment: N/A
LEA Date:	12/09/97
Other:	ARCHIVE. Eliminate from the required inspection frequency.

V114 **CITY OF SAN BUENAVENTURA** **WMUDS/SWAT** **S104310600**
ENE **501 POLI ST** **N/A**
1/4-1/2 **SAN BUENAVENTURA (CORCA, CA 93002**
0.351 mi.
1852 ft. **Site 2 of 2 in cluster V**

Relative:
Higher

Actual:
88 ft.

WMUDS/SWAT:

Edit Date:	Not reported
Complexity:	Category C - Facilities having no waste treatment systems, such as cooling water dischargers or thosewho must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.
Primary Waste:	Contaminated Soil
Primary Waste Type:	Designated/Influent or Solid Wastes that pose a significant threat to water quality because of their high concentrations (E.G., BOD, Hardness, TRF, Chloride). 'Manageable' hazardous wastes (E.G., inorganic salts and heavy metals) are included in this category.
Secondary Waste:	Not reported
Secondary Waste Type:	Not reported
Base Meridian:	Not reported
NPID:	Not reported
Tonnage:	0
Regional Board ID:	Not reported
Municipal Solid Waste:	False
Superorder:	False
Open To Public:	False
Waste List:	False
Agency Type:	City
Agency Name:	SAN BUENAVENTU, CITY OF
Agency Department:	Not reported
Agency Address:	501 POLI STREET
Agency City,St,Zip:	SAN BUENAVENTURA CA 93002
Agency Contact:	RICK RAIVER
Agency Telephone:	8056547821
Land Owner Name:	Not reported
Land Owner Address:	Not reported
Land Owner City,St,Zip:	Not reported
Land Owner Contact:	Not reported
Land Owner Phone:	Not reported
Region:	4
Facility Type:	Other - Does not fall into the category of Municipal/Domestic, Industrial, Agricultural or Solid Waste (Class I, II or III)
Facility Description:	Not reported
Facility Telephone:	8056547821
SWAT Facility Name:	Not reported
Primary SIC:	Not reported
Secondary SIC:	Not reported
Comments:	Not reported
Last Facility Editors:	Not reported
Waste Discharge System:	True

CITY OF SAN BUENAVENTURA (Continued) **S104310600**

Solid Waste Assessment Test Program:	False
Toxic Pits Cleanup Act Program:	False
Resource Conservation Recovery Act:	False
Department of Defence:	False
Solid Waste Assessment Test Program:	Not reported
Threat to Water Quality:	Minor Threat to Water Quality. A violation of a regional board order should cause a relatively minor impairment of beneficial uses compared to a major or minor threat. Not: All nurds without a TTWQ will be considered a minor threat to water quality unless coded at a higher Level. A Zero (0) may be used to code those NURDS that are found to represent no threat to water quality.
Sub Chapter 15:	True
Regional Board Project Officer:	Not reported
Number of WMUDS at Facility:	0
Section Range:	Not reported
RCRA Facility:	No
Waste Discharge Requirements:	Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.
Self-Monitoring Rept. Frequency:	Not reported
Waste Discharge System ID:	4B566299050
Solid Waste Information ID:	Not reported

W115 **FERGUSEN & FERGUSEN** **WDS** **S101306057**
NW **85 JULIAN ST** **LUST** **N/A**
1/4-1/2 **VENTURA, CA** **VENTURA CO. BWT**
0.366 mi.
1931 ft. **Site 1 of 3 in cluster W**

Relative:
Higher

Actual:
23 ft.

CA WDS:

Facility ID:	4 56I017546
Facility Type:	Industrial - Facility that treats and/or disposes of liquid or semisolid wastes from any servicing, producing, manufacturing or processing operation of whatever nature, including mining, gravel washing, geothermal operations, air conditioning, ship building and repairing, oil production, storage and disposal operations, water pumping.
Facility Status:	Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.
NPDES Number:	CAS000001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board
Subregion:	4
Facility Telephone:	8056419485
Facility Contact:	JAMES CAREY
Agency Name:	BAKER OIL TOOLS
Agency Address:	9100 Emmott Rd
Agency City,St,Zip:	Houston 770403514
Agency Contact:	REGGIE KENNEDY
Agency Telephone:	7134661322
Agency Type:	Private
SIC Code:	0
SIC Code 2:	Not reported
Primary Waste:	Not reported
Primary Waste Type:	Not reported
Secondary Waste:	Not reported
Secondary Waste Type:	Not reported
Design Flow:	0
Baseline Flow:	0
Reclamation:	Not reported

FERGUSEN & FERGUSEN (Continued) **S101306057**

POTW:	Not reported
Treat To Water:	Minor Threat to Water Quality. A violation of a regional board order should cause a relatively minor impairment of beneficial uses compared to a major or minor threat. Not: All nurds without a TTWQ will be considered a minor threat to water quality unless coded at a higher Level. A Zero (0) may be used to code those NURDS that are found to represent no threat to water quality.
Complexity:	Category C - Facilities having no waste treatment systems, such as cooling water dischargers or thosewho must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.

LUST:

Region:	STATE
Global Id:	T0611100979
Latitude:	34.282755
Longitude:	-119.304729
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	07/20/1995
Lead Agency:	VENTURA COUNTY LOP
Case Worker:	EHD
Local Agency:	Not reported
RB Case Number:	C-95080
LOC Case Number:	95080
File Location:	Not reported
Potential Media Affect:	Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern:	Diesel
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

LUST:

Global Id:	T0611100979
Contact Type:	Regional Board Caseworker
Contact Name:	DANIEL PIROTTON
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	Not reported
City:	R4 UNKNOWN
Email:	dpirotton@waterboards.ca.gov
Phone Number:	2135766714

LUST:

Global Id:	T0611100979
Action Type:	Other
Date:	1950-01-01 00:00:00
Action:	Leak Reported

Global Id:	T0611100979
Action Type:	Other
Date:	1950-01-01 00:00:00
Action:	Leak Discovery

FERGUSEN & FERGUSEN (Continued) **S101306057**

LUST REG 4:

Region:	4
Regional Board:	04
County:	Ventura
facid:	C-95080
Status:	Case Closed
Substance:	Diesel
Substance Quantity:	Not reported
Local Case No:	95080
Case Type:	Groundwater
Abatement Method Used at the Site:	Not reported
Global ID:	T0611100979
W Global ID:	Not reported
Staff:	UNK
Local Agency:	56000L
Cross Street:	Not reported
Enforcement Type:	Not reported
Date Leak Discovered:	1/29/1988
Date Leak First Reported:	1/29/1988
Date Leak Record Entered:	Not reported
Date Confirmation Began:	1/29/1988
Date Leak Stopped:	Not reported
Date Case Last Changed on Database:	Not reported
Date the Case was Closed:	7/20/1995
How Leak Discovered:	Not reported
How Leak Stopped:	Not reported
Cause of Leak:	Not reported
Leak Source:	Not reported
Operator:	Not reported
Water System:	Not reported
Well Name:	Not reported
Approx. Dist To Production Well (ft):	24214.8770412145499441551719 5
Source of Cleanup Funding:	F
Preliminary Site Assessment Workplan Submitted:	1/29/1988
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
Enforcement Action Date:	Not reported
Historical Max MTBE Date:	Not reported
Hist Max MTBE Conc in Groundwater:	Not reported
Hist Max MTBE Conc in Soil:	Not reported
Significant Interim Remedial Action Taken:	Not reported
GW Qualifier:	Not reported
Soil Qualifier:	Not reported
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	AQUA CHEM LTD
RP Address:	Not reported
Program:	LUST
Lat/Long:	34.2826824 / -1
Local Agency Staff:	EHD
Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported

FERGUSEN & FERGUSEN (Continued) **S101306057**

Assigned Name: Not reported
Summary: Not reported

VENTURA CO. LUST:
Region: VENTURA
Facility ID: 95080
Status: Case Closed

VENTURA CO. BWT:
Facility ID: FA0006689
Program: BUSINESS PLAN - VENTURA CITY

W116
NW
1/4-1/2
0.366 mi.
1931 ft.

Relative:
Higher

Actual:
23 ft.

AQUA CHEM, LTD DIV FERGUSON & FERGUSON,
85 JULIAN ST
VENTURA, CA 93001

Site 2 of 3 in cluster W

CERC-NFRAP **1000141831**
RCRA-SQG **CAD981374242**
FINDS
HIST CORTESE
HIST UST
HAZNET
ENVIROSTOR

CERC-NFRAP:
Site ID: 0902300
Federal Facility: Not a Federal Facility
NPL Status: Not on the NPL
Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

CERCLIS-NFRAP Site Contact Details:
Contact Sequence ID: 13051184.00000
Person ID: 9271184.00000

Contact Sequence ID: 13057261.00000
Person ID: 9270048.00000

Contact Sequence ID: 13087970.00000
Person ID: 13002167.00000

Contact Sequence ID: 13174553.00000
Person ID: 9270438.00000

CERCLIS-NFRAP Site Alias Name(s):
Alias Name: PREVIOUS CERCLIS ID CAD980886600
Alias Address: Not reported
CA

CERCLIS-NFRAP Assessment History:
Action: DISCOVERY
Date Started: Not reported
Date Completed: 09/01/1985
Priority Level: Not reported

Action: ARCHIVE SITE
Date Started: Not reported
Date Completed: 12/01/1985
Priority Level: Not reported

AQUA CHEM, LTD DIV FERGUSON & FERGUSON, (Continued) **1000141831**

Action: PRELIMINARY ASSESSMENT
Date Started: 07/01/1985
Date Completed: 12/01/1985
Priority Level: NFRAP-Site does not qualify for the NPL based on existing information

RCRA-SQG:
Date form received by agency: 01/28/1986
Facility name: AQUA CHEM, LTD DIV FERGUSON & FERGUSON,
Facility address: 85 JULIAN ST
VENTURA, CA 93001
EPA ID: CAD981374242
Mailing address: 65 KUNKIE ST
OAK VIEW, CA 93022
Contact: ENVIRONMENTAL MANAGER
Contact address: 85 JULIAN ST
VENTURA, CA 93001
Contact country: US
Contact telephone: (805) 649-3481
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: LESLIE F FERGUSON
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No

AQUA CHEM, LTD DIV FERGUSON & FERGUSON, (Continued) **1000141831**

Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002685087

Environmental Interest/Information System
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.

CORTESE:
Region: CORTESE
Facility County Code: 56
Reg By: LTNKA
Reg Id: C-95080

Region: CORTESE
Facility County Code: 56
Reg By: LTNKA
Reg Id: 930010089

HIST UST:
Region: STATE
Facility ID: 00000021794
Facility Type: Other
Other Type: CHEMICAL SALES
Total Tanks: 0001
Contact Name: JIM VITTITOW
Telephone: 8056493481
Owner Name: FERGUSON & FERGUSON, INC.
Owner Address: 65 KUNKLE ST.
Owner City,St,Zip: OAK VIEW, CA 93022

Tank Num: 001
Container Num: 1
Year Installed: 1983
Tank Capacity: 00000330
Tank Used for: WASTE
Type of Fuel: Not reported
Tank Construction: Not reported
Leak Detection: Visual

AQUA CHEM, LTD DIV FERGUSON & FERGUSON, (Continued) **1000141831**

HAZNET:

Year:	2003
Gepaid:	CAL000161723
Contact:	JAMES W CAREY-OPS COOR
Telephone:	8056419485
Mailing Name:	Not reported
Mailing Address:	85 JULIAN ST
Mailing City,St,Zip:	VENTURA, CA 930010000
Gen County:	Ventura
TSD EPA ID:	CAT000613976
TSD County:	Ventura
Waste Category:	Liquids with halogenated organic compounds >= 1,000 Mg./L
Disposal Method:	H01
Tons:	0.06
Facility County:	Ventura

Year:	2002
Gepaid:	CAL000161723
Contact:	JAMES W CAREY-OPS COOR
Telephone:	8056419485
Mailing Name:	Not reported
Mailing Address:	85 JULIAN ST
Mailing City,St,Zip:	VENTURA, CA 930010000
Gen County:	Ventura
TSD EPA ID:	Not reported
TSD County:	Orange
Waste Category:	Liquids with halogenated organic compounds >= 1,000 Mg./L
Disposal Method:	H01
Tons:	0.36
Facility County:	Not reported

Year:	2002
Gepaid:	CAL000161723
Contact:	JAMES W CAREY-OPS COOR
Telephone:	8056419485
Mailing Name:	Not reported
Mailing Address:	85 JULIAN ST
Mailing City,St,Zip:	VENTURA, CA 930010000
Gen County:	Ventura
TSD EPA ID:	Not reported
TSD County:	Los Angeles
Waste Category:	Oil/water separation sludge
Disposal Method:	R01
Tons:	5.80
Facility County:	Not reported

Year:	2001
Gepaid:	CAL000161723
Contact:	JAMES W CAREY-OPS COOR
Telephone:	8056419485
Mailing Name:	Not reported
Mailing Address:	85 JULIAN ST
Mailing City,St,Zip:	VENTURA, CA 930010000
Gen County:	Ventura
TSD EPA ID:	Not reported
TSD County:	Orange
Waste Category:	Liquids with halogenated organic compounds >= 1,000 Mg./L

AQUA CHEM, LTD DIV FERGUSON & FERGUSON, (Continued) **1000141831**

Disposal Method:	H01
Tons:	0.38
Facility County:	Not reported
Year:	2000
Gepaid:	CAL000161723
Contact:	BAKER OIL TOOLS INC
Telephone:	0000000000
Mailing Name:	Not reported
Mailing Address:	85 JULIAN ST
Mailing City,St,Zip:	VENTURA, CA 930010000
Gen County:	Ventura
TSD EPA ID:	CAT000613976
TSD County:	Orange
Waste Category:	Liquids with halogenated organic compounds >= 1,000 Mg./L
Disposal Method:	H01
Tons:	.1333
Facility County:	Ventura

Click this hyperlink while viewing on your computer to access additional CA_HAZNET: detail in the EDR Site Report.

ENVIROSTOR:

Site Type:	Historical
Site Type Detailed:	* Historical
Acres:	0
NPL:	NO
Regulatory Agencies:	NONE SPECIFIED
Lead Agency:	NONE SPECIFIED
Program Manager:	Not reported
Supervisor:	* MMONROY
Division Branch:	Cleanup Chatsworth
Facility ID:	56510002
Site Code:	Not reported
Assembly:	35
Senate:	19
Special Program:	* Site Char & Assess Grant (CERCLA 104)
Status:	No Further Action
Status Date:	11/08/1994
Restricted Use:	NO
Site Mgmt. Req.:	NONE SPECIFIED
Funding:	Not reported
Latitude:	34.2825
Longitude:	-119.304444444444
APN:	071017207
Past Use:	MANUFACTURING - CHEMICALS, TRANSPORTATION - WAREHOUSING
Potential COC:	10012, 10098, 10176, 10195, 10197, 10198, 20001
Confirmed COC:	NONE SPECIFIED
Potential Description:	SOIL, SV
Alias Name:	FIBER GLASS AUTO BODY REPAIR.
Alias Type:	Alternate Name
Alias Name:	MATCO
Alias Type:	Alternate Name
Alias Name:	QUAKER STATE OIL
Alias Type:	Alternate Name
Alias Name:	071017207
Alias Type:	APN

AQUA CHEM, LTD DIV FERGUSON & FERGUSON, (Continued) **1000141831**

Alias Name: CAD980886600
Alias Type: EPA Identification Number
Alias Name: 56510002
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Screening
Completed Date: 11/08/1994
Comments: CALSITES VALIDATION PROGRAM CONFIRMS NFA FOR DTSC.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Assessment Report
Completed Date: 06/30/1985
Comments: DHS/ASAP Q 8/84 - SOURCE ACT: MFG CHEM USED IN PETROLEUM INDUST, YR OF OPER: 1981-PRESENT. WASTE: DEMULSIFIER,SCALE & CORROSITE INHIBITERS,POLYELECTROLYTES. FAC TYPE: CO ENGR HLTH 10/29/84 - 2 1100 GAL TANKS,330GAL RINSING PIT,55GAL DRUM WASTES ARE HAULED TO CASMALIA. AQUA HAS APPLIED TO DHS/TSCD FOR FAC PERMIT EXEMP SUBMIT TO EPA PRELIM ASSESS DONE CERCLA 104

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Discovery
Completed Date: 07/16/1984
Comments: FACILITY IDENTIFIED ID FROM DOHS DMI FILE JUNE 1982 CHEMICALS & ALLIED PRODUCTS.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

W117 **AQUA CHEM LTD.** **LUST** **S102519517**
NW **85 JULIAN ST** **N/A**
1/4-1/2 **VENTURA, CA 93001**
0.366 mi.
1931 ft. **Site 3 of 3 in cluster W**

Relative:
Higher

Actual:
23 ft.

LUST:
Region: STATE
Global Id: T0611100014
Latitude: 34.282755
Longitude: -119.304729
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 09/09/1996
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: YR
Local Agency: VENTURA, CITY OF
RB Case Number: 930010089

AQUA CHEM LTD. (Continued) **S102519517**

LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: * Solvents
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

LUST:
Global Id: T0611100014
Contact Type: Local Agency Caseworker
Contact Name: UNK
Organization Name: VENTURA, CITY OF
Address: Not reported
City: r4 UNKNOWN
Email: Not reported
Phone Number: Not reported

Global Id: T0611100014
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

LUST:
Global Id: T0611100014
Action Type: Other
Date: 1950-01-01 00:00:00
Action: Leak Reported

Global Id: T0611100014
Action Type: Other
Date: 1950-01-01 00:00:00
Action: Leak Discovery

LUST REG 4:
Region: 4
Regional Board: 04
County: Ventura
facid: 930010089
Status: Case Closed
Substance: Solvents
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Excavate and Dispose
Global ID: T0611100014
W Global ID: Not reported
Staff: UNK
Local Agency: 56020
Cross Street: OLIVE
Enforcement Type: Not reported
Date Leak Discovered: 3/30/1988

AQUA CHEM LTD. (Continued) **S102519517**

Date Leak First Reported:	3/1/1988
Date Leak Record Entered:	6/21/1988
Date Confirmation Began:	Not reported
Date Leak Stopped:	Not reported
Date Case Last Changed on Database:	7/20/1995
Date the Case was Closed:	9/9/1996
How Leak Discovered:	Tank Closure
How Leak Stopped:	Not reported
Cause of Leak:	UNK
Leak Source:	Not reported
Operator:	FORMERLY FERGUSON & FERGUSON
Water System:	Not reported
Well Name:	Not reported
Approx. Dist To Production Well (ft):	24197.878080388979684465162292
Source of Cleanup Funding:	Not reported
Preliminary Site Assessment Workplan Submitted:	Not reported
Preliminary Site Assessment Began:	Not reported
Pollution Characterization Began:	5/10/1989
Remediation Plan Submitted:	Not reported
Remedial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	Not reported
Enforcement Action Date:	Not reported
Historical Max MTBE Date:	1/1/1965
Hist Max MTBE Conc in Groundwater:	0
Hist Max MTBE Conc in Soil:	Not reported
Significant Interim Remedial Action Taken:	Yes
GW Qualifier:	Not reported
Soil Qualifier:	Not reported
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	AUA CHEM LIMITED
RP Address:	P.O. BOX 11138, BAKERSFIELD, CA 93389-1138
Program:	LUST
Lat/Long:	34.2827984 / -1
Local Agency Staff:	UNK
Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	Not reported

X118 **HYDRAULIC OIL WELL SERVICE** **CERC-NFRAP** **1003879093**
NNW **185 N OLIVE ST** **CAD982360737**
1/4-1/2 **VENTURA, CA 93001**
0.372 mi.
1963 ft. **Site 1 of 8 in cluster X**

Relative:
Higher

Actual:
30 ft.

CERC-NFRAP:

Site ID:	0902606
Federal Facility:	Not a Federal Facility
NPL Status:	Not on the NPL
Non NPL Status:	NFRAP-Site does not qualify for the NPL based on existing information

CERCLIS-NFRAP Site Contact Details:

Contact Sequence ID:	13051217.00000
Person ID:	9271184.00000

HYDRAULIC OIL WELL SERVICE (Continued) **1003879093**

Contact Sequence ID: 13057294.00000
Person ID: 9270048.00000

Contact Sequence ID: 13088004.00000
Person ID: 13002167.00000

Contact Sequence ID: 13175842.00000
Person ID: 9270438.00000

CERCLIS-NFRAP Assessment History:
Action: DISCOVERY
Date Started: Not reported
Date Completed: 11/01/1987
Priority Level: Not reported

Action: ARCHIVE SITE
Date Started: Not reported
Date Completed: 12/18/1989
Priority Level: Not reported

Action: PRELIMINARY ASSESSMENT
Date Started: Not reported
Date Completed: 12/18/1989
Priority Level: NFRAP-Site does not qualify for the NPL based on existing information

---

X119
NNW
1/4-1/2
0.372 mi.
1963 ft.

HYDRAULIC OIL WELL SERVIC **HIST CORTESE** **S105027229**
185 OLIVE **N/A**
VENTURA, CA 93001

Site 2 of 8 in cluster X

Relative:
Higher

Actual:
30 ft.

CORTESE:
Region: CORTESE
Facility County Code: 56
Reg By: CALSI
Reg Id: 56290072

X120
NNW
1/4-1/2
0.372 mi.
1963 ft.

HYDRAULIC OIL WELL SERVICE **HIST UST** **1000353955**
185 N OLIVE ST **VENTURA CO. BWT** **N/A**
VENTURA, CA 93001 **HAZNET**
ENVIROSTOR

Site 3 of 8 in cluster X

Relative:
Higher

Actual:
30 ft.

HIST UST:
Region: STATE
Facility ID: 00000069016
Facility Type: Other
Other Type: OILFIELD SERVICE CO.
Total Tanks: 0001
Contact Name: ROBERT W. RUGGELS
Telephone: 8056439955
Owner Name: ROBERT W. RUGGELS
Owner Address: 130 NORTH DOS CAMINOS
Owner City,St,Zip: VENTURA, CA 93003

Tank Num: 001

HYDRAULIC OIL WELL SERVICE (Continued) **1000353955**

Container Num: 1
Year Installed: Not reported
Tank Capacity: 00001100
Tank Used for: WASTE
Type of Fuel: 1
Tank Construction: Unkown centimeters
Leak Detection: None

VENTURA CO. BWT:
Facility ID: FA0010281
Program: BUSINESS PLAN - VENTURA CITY

HAZNET:
Year: 2002
Gepaid: CAC002530511
Contact: LYNN SCIARONI
Telephone: 8053880888
Mailing Name: Not reported
Mailing Address: PO BOX 635
Mailing City,St,Zip: SOMIS, CA 930660000
Gen County: Ventura
TSD EPA ID: Not reported
TSD County: Los Angeles
Waste Category: Unspecified oil-containing waste
Disposal Method: R01
Tons: 4.25
Facility County: Not reported

ENVIROSTOR:
Site Type: Historical
Site Type Detailed: * Historical
Acres: 0
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: * MMONROY
Division Branch: Cleanup Chatsworth
Facility ID: 56290072
Site Code: Not reported
Assembly: 35
Senate: 19
Special Program: * CERC2
Status: No Further Action
Status Date: 11/08/1994
Restricted Use: NO
Site Mgmt. Req.: NONE SPECIFIED
Funding: Not reported
Latitude: 34.2839046629055
Longitude: -119.303386078383
APN: 071016005
Past Use: VEHICLE MAINTENANCE
Potential COC: 10097, 10098, 10196, 10198, 20005
Confirmed COC: NONE SPECIFIED
Potential Description: SOIL
Alias Name: RUGGELS BROTHERS INC.

HYDRAULIC OIL WELL SERVICE (Continued) **1000353955**

Alias Type: Alternate Name
Alias Name: 071016005
Alias Type: APN
Alias Name: 56290072
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Screening
Completed Date: 11/08/1994
Comments: CALSITES VALIDATION PROGRAM CONFIRMS NFA FOR DTSC.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Preliminary Assessment Report
Completed Date: 07/18/1989
Comments: PRELIM ASSESS DONE NO FURTHER ACTION IS RECOMMENDED FOR CERCLA AND DHS UNDERGROUND FUEL TANK WAS REMOVED UNDER FIRE DEPARTMENT PERMIT #875687

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Screening
Completed Date: 04/13/1987
Comments: SITE SCREENING DONE

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Discovery
Completed Date: 12/09/1983
Comments: FACILITY IDENTIFIED PACIFIC TELEPHONE DIRECTORY (1967) HOT OIL DEWAXING & TANK HEATING.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

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121 ESE 1/4-1/2 0.373 mi. 1968 ft.

CAL TRANS
301 FRONT
VENTURA, CA 93001

HIST CORTESE **S102426051**
N/A

Relative: Higher

Actual: 28 ft.

CORTESE:
Region: CORTESE
Facility County Code: 56
Reg By: LTNKA
Reg Id: C-95146

122 East 1/4-1/2 0.376 mi. 1987 ft. | **D SCHWARZ**
585 THOMPSON BL
VENTURA, CA 93003 | **HIST CORTESE** | **S102428580**
LUST | **N/A**

Relative: Higher

Actual: 44 ft.

CORTESE:

Region:	CORTESE
Facility County Code:	56
Reg By:	LTNKA
Reg Id:	C-95062

LUST:

Region:	STATE
Global Id:	T0611100961
Latitude:	34.2783669
Longitude:	-119.2917743
Case Type:	LUST Cleanup Site
Status:	Open - Verification Monitoring
Status Date:	03/30/2007
Lead Agency:	VENTURA COUNTY LOP
Case Worker:	DBW
Local Agency:	VENTURA COUNTY LOP
RB Case Number:	95062
LOC Case Number:	95062
File Location:	Not reported
Potential Media Affect:	Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

LUST:

Global Id:	T0611100961
Contact Type:	Local Agency Caseworker
Contact Name:	DIANE B. WAHL
Organization Name:	VENTURA COUNTY LOP
Address:	800 S. VICTORIA AVE.
City:	VENTURA
Email:	diane.wahl@ventura.org
Phone Number:	8056545040

Global Id:	T0611100961
Contact Type:	Regional Board Caseworker
Contact Name:	DANIEL PIROTTON
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	Not reported
City:	R4 UNKNOWN
Email:	dpirotton@waterboards.ca.gov
Phone Number:	2135766714

LUST:

Global Id:	T0611100961
Action Type:	RESPONSE
Date:	2009-01-30 00:00:00
Action:	Monitoring Report - Quarterly

Global Id:	T0611100961
Action Type:	ENFORCEMENT

D SCHWARZ (Continued) **S102428580**

Date: 2007-11-13 00:00:00
Action: Technical Correspondence / Assistance / Other - #24

Global Id: T0611100961
Action Type: ENFORCEMENT
Date: 2007-03-30 00:00:00
Action: Technical Correspondence / Assistance / Other - #22

Global Id: T0611100961
Action Type: RESPONSE
Date: 2006-02-15 00:00:00
Action: Other Report / Document

Global Id: T0611100961
Action Type: RESPONSE
Date: 2006-01-31 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611100961
Action Type: RESPONSE
Date: 2005-12-29 00:00:00
Action: Other Workplan

Global Id: T0611100961
Action Type: ENFORCEMENT
Date: 2004-06-29 00:00:00
Action: * Historical Enforcement - #10

Global Id: T0611100961
Action Type: ENFORCEMENT
Date: 2004-02-25 00:00:00
Action: * Historical Enforcement - #6

Global Id: T0611100961
Action Type: RESPONSE
Date: 2010-08-20 00:00:00
Action: Site Assessment Report

Global Id: T0611100961
Action Type: ENFORCEMENT
Date: 2008-12-29 00:00:00
Action: Staff Letter

Global Id: T0611100961
Action Type: ENFORCEMENT
Date: 2004-06-28 00:00:00
Action: * No Action - #9

Global Id: T0611100961
Action Type: ENFORCEMENT
Date: 2008-04-23 00:00:00
Action: Technical Correspondence / Assistance / Other - #25

Global Id: T0611100961
Action Type: ENFORCEMENT
Date: 2010-05-24 00:00:00
Action: Staff Letter

D SCHWARZ (Continued) **S102428580**

Global Id: T0611100961
Action Type: RESPONSE
Date: 2010-01-12 00:00:00
Action: Correspondence

Global Id: T0611100961
Action Type: RESPONSE
Date: 2011-07-19 00:00:00
Action: Other Report / Document

Global Id: T0611100961
Action Type: ENFORCEMENT
Date: 2011-03-22 00:00:00
Action: Staff Letter

Global Id: T0611100961
Action Type: RESPONSE
Date: 2007-06-29 00:00:00
Action: Other Report / Document

Global Id: T0611100961
Action Type: ENFORCEMENT
Date: 2011-07-29 00:00:00
Action: LOP Case Closure Summary to RB

Global Id: T0611100961
Action Type: Other
Date: 1950-01-01 00:00:00
Action: Leak Reported

Global Id: T0611100961
Action Type: ENFORCEMENT
Date: 2009-11-18 00:00:00
Action: Staff Letter

Global Id: T0611100961
Action Type: ENFORCEMENT
Date: 2009-11-05 00:00:00
Action: File review

Global Id: T0611100961
Action Type: ENFORCEMENT
Date: 2009-01-06 00:00:00
Action: File review

Global Id: T0611100961
Action Type: RESPONSE
Date: 2010-04-30 00:00:00
Action: Monitoring Report - Semi-Annually

Global Id: T0611100961
Action Type: ENFORCEMENT
Date: 2005-12-16 00:00:00
Action: Staff Letter - #17

Global Id: T0611100961
Action Type: ENFORCEMENT

D SCHWARZ (Continued) **S102428580**

Date: 2010-11-10 00:00:00
Action: Staff Letter

Global Id: T0611100961
Action Type: ENFORCEMENT
Date: 2005-04-20 00:00:00
Action: Notice to Comply - #14

Global Id: T0611100961
Action Type: ENFORCEMENT
Date: 2006-08-29 00:00:00
Action: Technical Correspondence / Assistance / Other - #20

Global Id: T0611100961
Action Type: REMEDIATION
Date: 1950-01-01 00:00:00
Action: Excavate and Dispose

Global Id: T0611100961
Action Type: ENFORCEMENT
Date: 2005-10-26 00:00:00
Action: * Historical Enforcement - #16

Global Id: T0611100961
Action Type: ENFORCEMENT
Date: 2006-03-21 00:00:00
Action: * Historical Enforcement - #18

Global Id: T0611100961
Action Type: RESPONSE
Date: 2007-03-01 00:00:00
Action: Corrective Action Plan / Remedial Action Plan

Global Id: T0611100961
Action Type: RESPONSE
Date: 2009-09-30 00:00:00
Action: Monitoring Report - Other

Global Id: T0611100961
Action Type: ENFORCEMENT
Date: 2004-01-12 00:00:00
Action: * Historical Enforcement - #4

Global Id: T0611100961
Action Type: ENFORCEMENT
Date: 2003-09-16 00:00:00
Action: * Historical Enforcement - #2

Global Id: T0611100961
Action Type: RESPONSE
Date: 2006-11-30 00:00:00
Action: Other Report / Document

Global Id: T0611100961
Action Type: RESPONSE
Date: 2010-01-03 00:00:00
Action: Correspondence

D SCHWARZ (Continued) **S102428580**

Global Id: T0611100961
Action Type: RESPONSE
Date: 2003-08-29 00:00:00
Action: Risk Assessment Report

Global Id: T0611100961
Action Type: RESPONSE
Date: 2003-08-29 00:00:00
Action: Soil and Water Investigation Report

Global Id: T0611100961
Action Type: ENFORCEMENT
Date: 2004-08-25 00:00:00
Action: * Historical Enforcement - #11

Global Id: T0611100961
Action Type: ENFORCEMENT
Date: 2004-09-15 00:00:00
Action: * Historical Enforcement - #12

Global Id: T0611100961
Action Type: ENFORCEMENT
Date: 2005-05-17 00:00:00
Action: Notice to Comply - #15

Global Id: T0611100961
Action Type: ENFORCEMENT
Date: 2004-02-02 00:00:00
Action: * Historical Enforcement - #5

Global Id: T0611100961
Action Type: RESPONSE
Date: 2005-01-14 00:00:00
Action: Other Report / Document

Global Id: T0611100961
Action Type: RESPONSE
Date: 2007-01-31 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611100961
Action Type: ENFORCEMENT
Date: 2008-10-07 00:00:00
Action: Staff Letter

Global Id: T0611100961
Action Type: Other
Date: 1950-01-01 00:00:00
Action: Leak Stopped

Global Id: T0611100961
Action Type: ENFORCEMENT
Date: 2010-08-31 00:00:00
Action: Staff Letter

Global Id: T0611100961
Action Type: RESPONSE

D SCHWARZ (Continued) **S102428580**

Date: 2005-01-14 00:00:00
Action: Soil and Water Investigation Report

Global Id: T0611100961
Action Type: ENFORCEMENT
Date: 2007-06-06 00:00:00
Action: Technical Correspondence / Assistance / Other - #23

Global Id: T0611100961
Action Type: Other
Date: 1950-01-01 00:00:00
Action: Leak Discovery

Global Id: T0611100961
Action Type: ENFORCEMENT
Date: 2008-09-26 00:00:00
Action: File review

Global Id: T0611100961
Action Type: RESPONSE
Date: 2008-10-30 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611100961
Action Type: ENFORCEMENT
Date: 2009-06-19 00:00:00
Action: Meeting

Global Id: T0611100961
Action Type: RESPONSE
Date: 2003-12-19 00:00:00
Action: CAP/RAP - Other Report

Global Id: T0611100961
Action Type: RESPONSE
Date: 2003-12-19 00:00:00
Action: Soil and Water Investigation Workplan

Global Id: T0611100961
Action Type: ENFORCEMENT
Date: 2007-01-18 00:00:00
Action: Technical Correspondence / Assistance / Other - #21

Global Id: T0611100961
Action Type: ENFORCEMENT
Date: 2009-09-30 00:00:00
Action: Staff Letter

Global Id: T0611100961
Action Type: ENFORCEMENT
Date: 2004-05-28 00:00:00
Action: * Historical Enforcement - #8

Global Id: T0611100961
Action Type: ENFORCEMENT
Date: 2004-12-06 00:00:00
Action: * Historical Enforcement - #13

D SCHWARZ (Continued) **S102428580**

Global Id: T0611100961
Action Type: RESPONSE
Date: 2008-07-31 00:00:00
Action: Corrective Action Plan / Remedial Action Plan

Global Id: T0611100961
Action Type: RESPONSE
Date: 2004-02-20 00:00:00
Action: Other Report / Document

Global Id: T0611100961
Action Type: RESPONSE
Date: 2008-11-07 00:00:00
Action: Pilot Study / Treatability Workplan

Global Id: T0611100961
Action Type: RESPONSE
Date: 2011-03-30 00:00:00
Action: Other Report / Document

Global Id: T0611100961
Action Type: RESPONSE
Date: 2008-07-30 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611100961
Action Type: RESPONSE
Date: 2011-04-30 00:00:00
Action: Monitoring Report - Semi-Annually

Global Id: T0611100961
Action Type: ENFORCEMENT
Date: 2006-05-17 00:00:00
Action: Technical Correspondence / Assistance / Other - #19

Global Id: T0611100961
Action Type: ENFORCEMENT
Date: 2003-06-09 00:00:00
Action: * Historical Enforcement - #1

Global Id: T0611100961
Action Type: ENFORCEMENT
Date: 2004-04-21 00:00:00
Action: * Historical Enforcement - #7

Global Id: T0611100961
Action Type: ENFORCEMENT
Date: 2003-12-09 00:00:00
Action: * Historical Enforcement - #3

Global Id: T0611100961
Action Type: RESPONSE
Date: 2009-11-03 00:00:00
Action: Other Workplan

Global Id: T0611100961
Action Type: RESPONSE

D SCHWARZ (Continued) **S102428580**

Date:	2011-04-29 00:00:00
Action:	Other Report / Document
Global Id:	T0611100961
Action Type:	RESPONSE
Date:	2011-06-30 00:00:00
Action:	Other Report / Document

LUST REG 4:

Region:	4
Regional Board:	04
County:	Ventura
facid:	C-95062
Status:	Pollution Characterization
Substance:	Gasoline
Substance Quantity:	Not reported
Local Case No:	95062
Case Type:	Groundwater
Abatement Method Used at the Site:	Not reported
Global ID:	T0611100961
W Global ID:	Not reported
Staff:	UNK
Local Agency:	56000L
Cross Street:	Not reported
Enforcement Type:	LFOR
Date Leak Discovered:	1/20/1989
Date Leak First Reported:	1/20/1989
Date Leak Record Entered:	Not reported
Date Confirmation Began:	1/20/1989
Date Leak Stopped:	Not reported
Date Case Last Changed on Database:	Not reported
Date the Case was Closed:	Not reported
How Leak Discovered:	Not reported
How Leak Stopped:	Not reported
Cause of Leak:	Not reported
Leak Source:	Not reported
Operator:	Not reported
Water System:	Not reported
Well Name:	Not reported
Approx. Dist To Production Well (ft):	24975.9707823063047778311178 24
Source of Cleanup Funding:	F
Preliminary Site Assessment Workplan Submitted:	1/20/1989
Preliminary Site Assessment Began:	3/30/1989
Pollution Characterization Began:	12/19/2003
Remediation Plan Submitted:	Not reported
Remedial Action Underway:	9/20/1991
Post Remedial Action Monitoring Began:	Not reported
Enforcement Action Date:	Not reported
Historical Max MTBE Date:	6/17/1999
Hist Max MTBE Conc in Groundwater:	5.2
Hist Max MTBE Conc in Soil:	.935
Significant Interim Remedial Action Taken:	Not reported
GW Qualifier:	Not reported
Soil Qualifier:	<
Organization:	Not reported
Owner Contact:	Not reported

D SCHWARZ (Continued) **S102428580**

Responsible Party:	HATHAWAY TRUST ET.AL.
RP Address:	Not reported
Program:	LUST
Lat/Long:	34.2783669 / -1
Local Agency Staff:	DBW
Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	Not reported

VENTURA CO. LUST:

Region:	VENTURA
Facility ID:	95062
Status:	Remediation Plan

X123 **RIDLEY PROPERTY** **LUST** **S105692792**
NNW **230 OLIVE ST.** **N/A**
1/4-1/2 **VENTURA, CA**
0.386 mi.
2038 ft. **Site 4 of 8 in cluster X**

Relative:
Higher

Actual:
31 ft.

LUST:

Region:	STATE
Global Id:	T0611136329
Latitude:	34.2842448
Longitude:	-119.3030057
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	06/25/2003
Lead Agency:	VENTURA COUNTY LOP
Case Worker:	DBW
Local Agency:	VENTURA COUNTY LOP
RB Case Number:	C95168
LOC Case Number:	95168
File Location:	Not reported
Potential Media Affect:	Under Investigation
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

LUST:

Global Id:	T0611136329
Contact Type:	Local Agency Caseworker
Contact Name:	DIANE B. WAHL
Organization Name:	VENTURA COUNTY LOP
Address:	800 S. VICTORIA AVE.
City:	VENTURA
Email:	diane.wahl@ventura.org
Phone Number:	8056545040

Global Id:	T0611136329
Contact Type:	Regional Board Caseworker
Contact Name:	DANIEL PIROTTON
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	Not reported

RIDLEY PROPERTY (Continued) **S105692792**

City:	R4 UNKNOWN
Email:	dpirotton@waterboards.ca.gov
Phone Number:	2135766714

LUST:

Global Id:	T0611136329
Action Type:	Other
Date:	1950-01-01 00:00:00
Action:	Leak Reported
Global Id:	T0611136329
Action Type:	Other
Date:	1950-01-01 00:00:00
Action:	Leak Discovery
Global Id:	T0611136329
Action Type:	ENFORCEMENT
Date:	2003-06-25 00:00:00
Action:	Closure/No Further Action Letter
Global Id:	T0611136329
Action Type:	Other
Date:	1950-01-01 00:00:00
Action:	Leak Stopped

LUST REG 4:

Region:	4	
Regional Board:	04	
County:	Ventura	
facid:	C-95168	
Status:	Case Closed	
Substance:	Gasoline	
Substance Quantity:	710	
Local Case No:	95168	
Case Type:	Undefined	
Abatement Method Used at the Site:		Not reported
Global ID:	T0611136329	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	56000L	
Cross Street:	SANTA CLARA	
Enforcement Type:	CLOS	
Date Leak Discovered:	6/21/1995	
Date Leak First Reported:		8/8/1995
Date Leak Record Entered:	Not reported	
Date Confirmation Began:	Not reported	
Date Leak Stopped:	6/21/1995	
Date Case Last Changed on Database:		Not reported
Date the Case was Closed:		6/25/2003
How Leak Discovered:	Tank Closure	
How Leak Stopped:	Close Tank	
Cause of Leak:	Structure Failure	
Leak Source:	Tank	
Operator:	Not reported	
Water System:	Not reported	

RIDLEY PROPERTY (Continued) **S105692792**

Well Name:	Not reported
Approx. Dist To Production Well (ft):	26951.910172633210574372980855
Source of Cleanup Funding:	Tank
Preliminary Site Assessment Workplan Submitted:	Not reported
Preliminary Site Assessment Began:	Not reported
Pollution Characterization Began:	4/2/1997
Remediation Plan Submitted:	Not reported
Remedial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	5/15/2002
Enforcement Action Date:	Not reported
Historical Max MTBE Date:	Not reported
Hist Max MTBE Conc in Groundwater:	Not reported
Hist Max MTBE Conc in Soil:	Not reported
Significant Interim Remedial Action Taken:	Not reported
GW Qualifier:	Not reported
Soil Qualifier:	Not reported
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	LAUREN RIDLEY
RP Address:	641 CORTE DE CHARCO
Program:	LUST
Lat/Long:	34.27806221 / -1
Local Agency Staff:	DBW
Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	Not reported

VENTURA CO. LUST:

Region:	VENTURA
Facility ID:	95168
Status:	Case Closed

X124 **RIDLEY PROPERTY** **HIST CORTESE** **S103684190**
NNW **230 OLIVE** **N/A**
1/4-1/2 **VENTURA, CA 93001**
0.386 mi.
2038 ft. **Site 5 of 8 in cluster X**

Relative:
Higher

Actual:
31 ft.

CORTESE:

Region:	CORTESE
Facility County Code:	56
Reg By:	LTNKA
Reg Id:	C-95168

Y125 ENE 1/4-1/2 0.397 mi. 2094 ft.

GRANT PARK PISTOL RANGE
2 CHESTNUT ST N
SAN BUENAVENTURA, CA 93001

US BROWNFIELDS **1012171633**
N/A

Site 1 of 7 in cluster Y

Relative: Higher

Actual: 65 ft.

US BROWNFIELDS:

Recipient name:	Ventura, City of
Grant type:	Assessment
Property name:	Grant Park Pistol Range
Property #:	Not reported
Parcel size:	Not reported
Latitude:	34.28084
Longitude:	-119.292324
HCM label:	Not reported
Map scale:	Not reported
Point of reference:	Not reported
Datum:	Not reported
ACRES property ID:	15065
Start date:	Not reported
Completed date:	Not reported
Acres cleaned up:	Not reported
Cleanup funding:	Not reported
Cleanup funding source:	Not reported
Assessment funding:	Not reported
Assessment funding source:	Not reported
Redevelopment funding:	Not reported
Redev. funding source:	Not reported
Redev. funding entity name:	Not reported
Redevelopment start date:	Not reported
Assessment funding entity:	Not reported
Cleanup funding entity:	Not reported
Grant type:	N/A
Accomplishment type:	Phase I Environmental Assessment
Ownership entity:	Not reported
Current owner:	Not reported
Did owner change:	Not reported
Cleanup required:	No
Video available:	Not reported
Photo available:	Not reported
Institutional controls required:	Not reported
IC Category proprietary controls:	Not reported
IC cat. info. devices:	Not reported
IC cat. gov. controls:	Not reported
IC cat. enforcement permit tools:	Not reported
IC in place date:	Not reported
IC in place:	Unknown
State/tribal program date:	Not reported
State/tribal program ID:	Not reported
State/tribal NFA date:	Not reported
Air contaminated:	Not reported
Air cleaned:	Not reported
Asbestos found:	Not reported
Asbestos cleaned:	Not reported
Controled substance found:	Not reported
Controled substance cleaned:	Not reported
Drinking water affected:	Not reported
Drinking water cleaned:	Not reported
Groundwater affected:	Not reported

GRANT PARK PISTOL RANGE (Continued) **1012171633**

Groundwater cleaned:	Not reported
Lead contaminant found:	Y
Lead cleaned up:	Not reported
No media affected:	Not reported
Unknown media affected:	Not reported
Other cleaned up:	Not reported
Other metals found:	Not reported
Other metals cleaned:	Not reported
Other contaminants found:	Not reported
Other contams found description:	Not reported
PAHs found:	Not reported
PAHs cleaned up:	Not reported
PCBs found:	Not reported
PCBs cleaned up:	Not reported
Petro products found:	Not reported
Petro products cleaned:	Not reported
Sediments found:	Not reported
Sediments cleaned:	Not reported
Soil affected:	Y
Soil cleaned up:	Not reported
Surface water cleaned:	Not reported
Unknown found:	Not reported
VOCs found:	Not reported
VOCs cleaned:	Not reported
Cleanup other description:	Not reported
Num. of cleanup and re-dev. jobs:	Not reported
Past use greenspace acreage:	Not reported
Past use residential acreage:	Not reported
Past use commercial acreage:	Not reported
Past use industrial acreage:	Not reported
Future use greenspace acreage:	Not reported
Future use residential acreage:	Not reported
Future use commercial acreage:	Not reported
Future use industrial acreage:	Not reported
Greenspace acreage and type:	Not reported
Superfund Fed. landowner flag:	Not reported

Y126 **SURFER'S POINT** **US BROWNFIELDS** **1012171676**
ENE **2 CHESTNUT ST N** **N/A**
1/4-1/2 **SAN BUENAVENTURA, CA 93001**
0.397 mi.
2094 ft. **Site 2 of 7 in cluster Y**

Relative:
Higher

Actual:
65 ft.

US BROWNFIELDS:

Recipient name:	Ventura, City of
Grant type:	Assessment
Property name:	Surfer's Point
Property #:	Not reported
Parcel size:	Not reported
Latitude:	34.28084
Longitude:	-119.292324
HCM label:	Not reported
Map scale:	Not reported
Point of reference:	Not reported
Datum:	Not reported
ACRES property ID:	15060
Start date:	Not reported
Completed date:	Not reported

SURFER'S POINT (Continued) **1012171676**

Acres cleaned up:	Not reported
Cleanup funding:	Not reported
Cleanup funding source:	Not reported
Assessment funding:	Not reported
Assessment funding source:	Not reported
Redevelopment funding:	Not reported
Redev. funding source:	Not reported
Redev. funding entity name:	Not reported
Redevelopment start date:	Not reported
Assessment funding entity:	Not reported
Cleanup funding entity:	Not reported
Grant type:	N/A
Accomplishment type:	Phase I Environmental Assessment
Ownership entity:	Not reported
Current owner:	Not reported
Did owner change:	Not reported
Cleanup required:	Not reported
Video available:	Not reported
Photo available:	Not reported
Institutional controls required:	Not reported
IC Category proprietary controls:	Not reported
IC cat. info. devices:	Not reported
IC cat. gov. controls:	Not reported
IC cat. enforcement permit tools:	Not reported
IC in place date:	Not reported
IC in place:	Unknown
State/tribal program date:	Not reported
State/tribal program ID:	Not reported
State/tribal NFA date:	Not reported
Air contaminated:	Not reported
Air cleaned:	Not reported
Asbestos found:	Not reported
Asbestos cleaned:	Not reported
Controled substance found:	Not reported
Controled substance cleaned:	Not reported
Drinking water affected:	Not reported
Drinking water cleaned:	Not reported
Groundwater affected:	Not reported
Groundwater cleaned:	Not reported
Lead contaminant found:	Not reported
Lead cleaned up:	Not reported
No media affected:	Not reported
Unknown media affected:	Not reported
Other cleaned up:	Not reported
Other metals found:	Not reported
Other metals cleaned:	Not reported
Other contaminants found:	Not reported
Other contams found description:	Not reported
PAHs found:	Not reported
PAHs cleaned up:	Not reported
PCBs found:	Not reported
PCBs cleaned up:	Not reported
Petro products found:	Not reported
Petro products cleaned:	Not reported
Sediments found:	Not reported
Sediments cleaned:	Not reported
Soil affected:	Not reported

SURFER'S POINT (Continued) **1012171676**

Soil cleaned up:	Not reported
Surface water cleaned:	Not reported
Unknown found:	Not reported
VOCs found:	Not reported
VOCs cleaned:	Not reported
Cleanup other description:	Not reported
Num. of cleanup and re-dev. jobs:	Not reported
Past use greenspace acreage:	Not reported
Past use residential acreage:	Not reported
Past use commercial acreage:	Not reported
Past use industrial acreage:	Not reported
Future use greenspace acreage:	Not reported
Future use residential acreage:	Not reported
Future use commercial acreage:	Not reported
Future use industrial acreage:	Not reported
Greenspace acreage and type:	Not reported
Superfund Fed. landowner flag:	Not reported
Property Description:	Petroleum waste disposal

Y127 **DOWNTOWN/WESTSIDE PRIVATE PROPERTY** **US BROWNFIELDS** **1012171614**
ENE **2 CHESTNUT ST N** **N/A**
1/4-1/2 **SAN BUENAVENTURA, CA 93001**
0.397 mi.
2094 ft. **Site 3 of 7 in cluster Y**

Relative:
Higher

Actual:
65 ft.

US BROWNFIELDS:

Recipient name:	Ventura, City of
Grant type:	Assessment
Property name:	Downtown/Westside private property
Property #:	Not reported
Parcel size:	Not reported
Latitude:	34.28084
Longitude:	-119.292324
HCM label:	Not reported
Map scale:	Not reported
Point of reference:	Not reported
Datum:	Not reported
ACRES property ID:	15062
Start date:	Not reported
Completed date:	Not reported
Acres cleaned up:	Not reported
Cleanup funding:	Not reported
Cleanup funding source:	Not reported
Assessment funding:	Not reported
Assessment funding source:	Not reported
Redevelopment funding:	Not reported
Redev. funding source:	Not reported
Redev. funding entity name:	Not reported
Redevelopment start date:	Not reported
Assessment funding entity:	Not reported
Cleanup funding entity:	Not reported
Grant type:	N/A
Accomplishment type:	Phase I Environmental Assessment
Ownership entity:	Not reported
Current owner:	Private owner
Did owner change:	Not reported
Cleanup required:	Not reported
Video available:	Not reported

DOWNTOWN/WESTSIDE PRIVATE PROPERTY (Continued) **1012171614**

Photo available:	Not reported
Institutional controls required:	Not reported
IC Category proprietary controls:	Not reported
IC cat. info. devices:	Not reported
IC cat. gov. controls:	Not reported
IC cat. enforcement permit tools:	Not reported
IC in place date:	Not reported
IC in place:	Unknown
State/tribal program date:	Not reported
State/tribal program ID:	Not reported
State/tribal NFA date:	Not reported
Air contaminated:	Not reported
Air cleaned:	Not reported
Asbestos found:	Not reported
Asbestos cleaned:	Not reported
Controled substance found:	Not reported
Controled substance cleaned:	Not reported
Drinking water affected:	Not reported
Drinking water cleaned:	Not reported
Groundwater affected:	Not reported
Groundwater cleaned:	Not reported
Lead contaminant found:	Not reported
Lead cleaned up:	Not reported
No media affected:	Not reported
Unknown media affected:	Not reported
Other cleaned up:	Not reported
Other metals found:	Not reported
Other metals cleaned:	Not reported
Other contaminants found:	Not reported
Other contams found description:	Not reported
PAHs found:	Not reported
PAHs cleaned up:	Not reported
PCBs found:	Not reported
PCBs cleaned up:	Not reported
Petro products found:	Not reported
Petro products cleaned:	Not reported
Sediments found:	Not reported
Sediments cleaned:	Not reported
Soil affected:	Not reported
Soil cleaned up:	Not reported
Surface water cleaned:	Not reported
Unknown found:	Not reported
VOCs found:	Not reported
VOCs cleaned:	Not reported
Cleanup other description:	Not reported
Num. of cleanup and re-dev. jobs:	Not reported
Past use greenspace acreage:	Not reported
Past use residential acreage:	Not reported
Past use commercial acreage:	Not reported
Past use industrial acreage:	Not reported
Future use greenspace acreage:	Not reported
Future use residential acreage:	Not reported
Future use commercial acreage:	Not reported
Future use industrial acreage:	Not reported
Greenspace acreage and type:	Not reported
Superfund Fed. landowner flag:	Not reported

DOWNTOWN/WESTSIDE PRIVATE PROPERTY (Continued) **1012171614**

Property Description: Chemical/biological laboratory, gas station

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Y128 **ARTIST LIVE-WORK PROJECT** **US BROWNFIELDS** **1012171586**
ENE **2 CHESTNUT ST N** **N/A**
1/4-1/2 **SAN BUENAVENTURA, CA 93001**
0.397 mi.
2094 ft. **Site 4 of 7 in cluster Y**

Relative:
Higher

Actual:
65 ft.

US BROWNFIELDS:

Recipient name:	Ventura, City of
Grant type:	Assessment
Property name:	Artist Live-Work Project
Property #:	Not reported
Parcel size:	Not reported
Latitude:	34.28084
Longitude:	-119.292324
HCM label:	Not reported
Map scale:	Not reported
Point of reference:	Not reported
Datum:	Not reported
ACRES property ID:	15063
Start date:	Not reported
Completed date:	Not reported
Acres cleaned up:	Not reported
Cleanup funding:	Not reported
Cleanup funding source:	Not reported
Assessment funding:	Not reported
Assessment funding source:	Not reported
Redevelopment funding:	Not reported
Redev. funding source:	Not reported
Redev. funding entity name:	Not reported
Redevelopment start date:	Not reported
Assessment funding entity:	Not reported
Cleanup funding entity:	Not reported
Grant type:	N/A
Accomplishment type:	Phase I Environmental Assessment
Ownership entity:	Not reported
Current owner:	Not reported
Did owner change:	Not reported
Cleanup required:	Not reported
Video available:	Not reported
Photo available:	Not reported
Institutional controls required:	Not reported
IC Category proprietary controls:	Not reported
IC cat. info. devices:	Not reported
IC cat. gov. controls:	Not reported
IC cat. enforcement permit tools:	Not reported
IC in place date:	Not reported
IC in place:	Unknown
State/tribal program date:	Not reported
State/tribal program ID:	Not reported
State/tribal NFA date:	Not reported
Air contaminated:	Not reported
Air cleaned:	Not reported
Asbestos found:	Not reported
Asbestos cleaned:	Not reported
Controled substance found:	Not reported
Controled substance cleaned:	Not reported
Drinking water affected:	Not reported

ARTIST LIVE-WORK PROJECT (Continued) **1012171586**

Drinking water cleaned:	Not reported
Groundwater affected:	Not reported
Groundwater cleaned:	Not reported
Lead contaminant found:	Not reported
Lead cleaned up:	Not reported
No media affected:	Not reported
Unknown media affected:	Not reported
Other cleaned up:	Not reported
Other metals found:	Not reported
Other metals cleaned:	Not reported
Other contaminants found:	Not reported
Other contams found description:	Not reported
PAHs found:	Not reported
PAHs cleaned up:	Not reported
PCBs found:	Not reported
PCBs cleaned up:	Not reported
Petro products found:	Not reported
Petro products cleaned:	Not reported
Sediments found:	Not reported
Sediments cleaned:	Not reported
Soil affected:	Not reported
Soil cleaned up:	Not reported
Surface water cleaned:	Not reported
Unknown found:	Not reported
VOCs found:	Not reported
VOCs cleaned:	Not reported
Cleanup other description:	Not reported
Num. of cleanup and re-dev. jobs:	Not reported
Past use greenspace acreage:	Not reported
Past use residential acreage:	Not reported
Past use commercial acreage:	Not reported
Past use industrial acreage:	Not reported
Future use greenspace acreage:	Not reported
Future use residential acreage:	Not reported
Future use commercial acreage:	Not reported
Future use industrial acreage:	Not reported
Greenspace acreage and type:	Not reported
Superfund Fed. landowner flag:	Not reported

Y129 **WESTPARK/SHERIDAN WAY SCHOOL JOINT YOUTH FACILITY** **US BROWNFIELDS** **1012171684**
ENE **2 CHESTNUT ST N** **N/A**
1/4-1/2 **SAN BUENAVENTURA, CA 93001**
0.397 mi.
2094 ft. **Site 5 of 7 in cluster Y**

Relative:
Higher

Actual:
65 ft.

US BROWNFIELDS:

Recipient name:	Ventura, City of
Grant type:	Assessment
Property name:	Westpark/Sheridan Way School Joint Youth Facility
Property #:	Not reported
Parcel size:	Not reported
Latitude:	34.28084
Longitude:	-119.292324
HCM label:	Not reported
Map scale:	Not reported
Point of reference:	Not reported
Datum:	Not reported
ACRES property ID:	15059

WESTPARK/SHERIDAN WAY SCHOOL JOINT YOUTH FACILITY (Continued) **1012171684**

Start date:	Not reported
Completed date:	Not reported
Acres cleaned up:	Not reported
Cleanup funding:	Not reported
Cleanup funding source:	Not reported
Assessment funding:	Not reported
Assessment funding source:	Not reported
Redevelopment funding:	Not reported
Redev. funding source:	Not reported
Redev. funding entity name:	Not reported
Redevelopment start date:	Not reported
Assessment funding entity:	Not reported
Cleanup funding entity:	Not reported
Grant type:	N/A
Accomplishment type:	Phase I Environmental Assessment
Ownership entity:	Not reported
Current owner:	Not reported
Did owner change:	Not reported
Cleanup required:	No
Video available:	Not reported
Photo available:	Not reported
Institutional controls required:	Not reported
IC Category proprietary controls:	Not reported
IC cat. info. devices:	Not reported
IC cat. gov. controls:	Not reported
IC cat. enforcement permit tools:	Not reported
IC in place date:	Not reported
IC in place:	Unknown
State/tribal program date:	Not reported
State/tribal program ID:	Not reported
State/tribal NFA date:	Not reported
Air contaminated:	Not reported
Air cleaned:	Not reported
Asbestos found:	Not reported
Asbestos cleaned:	Not reported
Controled substance found:	Not reported
Controled substance cleaned:	Not reported
Drinking water affected:	Not reported
Drinking water cleaned:	Not reported
Groundwater affected:	Not reported
Groundwater cleaned:	Not reported
Lead contaminant found:	Not reported
Lead cleaned up:	Not reported
No media affected:	Not reported
Unknown media affected:	Not reported
Other cleaned up:	Not reported
Other metals found:	Not reported
Other metals cleaned:	Not reported
Other contaminants found:	Not reported
Other contams found description:	Not reported
PAHs found:	Not reported
PAHs cleaned up:	Not reported
PCBs found:	Not reported
PCBs cleaned up:	Not reported
Petro products found:	Not reported
Petro products cleaned:	Not reported
Sediments found:	Not reported

WESTPARK/SHERIDAN WAY SCHOOL JOINT YOUTH FACILITY (Continued) **1012171684**

Sediments cleaned:	Not reported
Soil affected:	Not reported
Soil cleaned up:	Not reported
Surface water cleaned:	Not reported
Unknown found:	Not reported
VOCs found:	Not reported
VOCs cleaned:	Not reported
Cleanup other description:	Not reported
Num. of cleanup and re-dev. jobs:	Not reported
Past use greenspace acreage:	Not reported
Past use residential acreage:	Not reported
Past use commercial acreage:	Not reported
Past use industrial acreage:	Not reported
Future use greenspace acreage:	Not reported
Future use residential acreage:	Not reported
Future use commercial acreage:	Not reported
Future use industrial acreage:	Not reported
Greenspace acreage and type:	Not reported
Superfund Fed. landowner flag:	Not reported

Y130 **NINE CITY-OWNED PROPERTIES** **US BROWNFIELDS** **1012171654**
ENE **2 CHESTNUT ST N** **N/A**
1/4-1/2 **SAN BUENAVENTURA, CA 93001**
0.397 mi.
2094 ft. **Site 6 of 7 in cluster Y**

Relative:
Higher

Actual:
65 ft.

US BROWNFIELDS:

Recipient name:	Ventura, City of
Grant type:	Assessment
Property name:	Nine city-owned properties
Property #:	Not reported
Parcel size:	Not reported
Latitude:	34.28084
Longitude:	-119.292324
HCM label:	Not reported
Map scale:	Not reported
Point of reference:	Not reported
Datum:	Not reported
ACRES property ID:	15061
Start date:	Not reported
Completed date:	Not reported
Acres cleaned up:	Not reported
Cleanup funding:	Not reported
Cleanup funding source:	Not reported
Assessment funding:	Not reported
Assessment funding source:	Not reported
Redevelopment funding:	Not reported
Redev. funding source:	Not reported
Redev. funding entity name:	Not reported
Redevelopment start date:	Not reported
Assessment funding entity:	Not reported
Cleanup funding entity:	Not reported
Grant type:	N/A
Accomplishment type:	Phase I Environmental Assessment
Ownership entity:	Not reported
Current owner:	Not reported
Did owner change:	Not reported
Cleanup required:	Not reported

NINE CITY-OWNED PROPERTIES (Continued) **1012171654**

Video available:	Not reported
Photo available:	Not reported
Institutional controls required:	Not reported
IC Category proprietary controls:	Not reported
IC cat. info. devices:	Not reported
IC cat. gov. controls:	Not reported
IC cat. enforcement permit tools:	Not reported
IC in place date:	Not reported
IC in place:	Unknown
State/tribal program date:	Not reported
State/tribal program ID:	Not reported
State/tribal NFA date:	Not reported
Air contaminated:	Not reported
Air cleaned:	Not reported
Asbestos found:	Not reported
Asbestos cleaned:	Not reported
Controled substance found:	Not reported
Controled substance cleaned:	Not reported
Drinking water affected:	Not reported
Drinking water cleaned:	Not reported
Groundwater affected:	Not reported
Groundwater cleaned:	Not reported
Lead contaminant found:	Not reported
Lead cleaned up:	Not reported
No media affected:	Not reported
Unknown media affected:	Not reported
Other cleaned up:	Not reported
Other metals found:	Not reported
Other metals cleaned:	Not reported
Other contaminants found:	Not reported
Other contams found description:	Not reported
PAHs found:	Not reported
PAHs cleaned up:	Not reported
PCBs found:	Not reported
PCBs cleaned up:	Not reported
Petro products found:	Not reported
Petro products cleaned:	Not reported
Sediments found:	Not reported
Sediments cleaned:	Not reported
Soil affected:	Not reported
Soil cleaned up:	Not reported
Surface water cleaned:	Not reported
Unknown found:	Not reported
VOCs found:	Not reported
VOCs cleaned:	Not reported
Cleanup other description:	Not reported
Num. of cleanup and re-dev. jobs:	Not reported
Past use greenspace acreage:	Not reported
Past use residential acreage:	Not reported
Past use commercial acreage:	Not reported
Past use industrial acreage:	Not reported
Future use greenspace acreage:	Not reported
Future use residential acreage:	Not reported
Future use commercial acreage:	Not reported
Future use industrial acreage:	Not reported
Greenspace acreage and type:	Not reported
Superfund Fed. landowner flag:	Not reported

131 WNW 1/4-1/2 0.408 mi. 2154 ft. | **SUBURBAN PROPANE FACILITY**
31 PEKING ST
VENTURA, CA | **HIST CORTESE** | **S101306080**
LUST | **N/A**

Relative: Higher

Actual: 21 ft.

CORTESE:

Region:	CORTESE
Facility County Code:	56
Reg By:	LTNKA
Reg Id:	C-95046

LUST:

Region:	STATE
Global Id:	T0611100946
Latitude:	34.282202
Longitude:	-119.306824
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	04/07/1997
Lead Agency:	VENTURA COUNTY LOP
Case Worker:	EHD
Local Agency:	Not reported
RB Case Number:	C-95046
LOC Case Number:	95046
File Location:	Not reported
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Diesel
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

LUST:

Global Id:	T0611100946
Contact Type:	Regional Board Caseworker
Contact Name:	DANIEL PIROTTON
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	Not reported
City:	R4 UNKNOWN
Email:	dpirotton@waterboards.ca.gov
Phone Number:	2135766714

LUST:

Global Id:	T0611100946
Action Type:	Other
Date:	1950-01-01 00:00:00
Action:	Leak Reported

Global Id:	T0611100946
Action Type:	Other
Date:	1950-01-01 00:00:00
Action:	Leak Discovery

LUST REG 4:

Region:	4
Regional Board:	04
County:	Ventura

SUBURBAN PROPANE FACILITY (Continued) **S101306080**

facid:	C-95046	
Status:	Case Closed	
Substance:	Diesel	
Substance Quantity:	Not reported	
Local Case No:	95046	
Case Type:	Soil	
Abatement Method Used at the Site:		Excavate and Dispose
Global ID:	T0611100946	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	56000L	
Cross Street:	Not reported	
Enforcement Type:	Not reported	
Date Leak Discovered:	7/6/1988	
Date Leak First Reported:		7/6/1988
Date Leak Record Entered:	Not reported	
Date Confirmation Began:	7/6/1988	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		Not reported
Date the Case was Closed:		4/7/1997
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	Not reported	
Leak Source:	Not reported	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		24570.274061587533463349555715
Source of Cleanup Funding:		F
Preliminary Site Assessment Workplan Submitted:		7/6/1988
Preliminary Site Assessment Began:		2/1/1989
Pollution Characterization Began:		7/6/1988
Remediation Plan Submitted:		2/1/1989
Remedial Action Underway:		2/1/1989
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	NORMAN & SHARON SWARTZ	
RP Address:	Not reported	
Program:	LUST	
Lat/Long:	34.2821844 / -1	
Local Agency Staff:	EHD	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	Not reported	

SUBURBAN PROPANE FACILITY (Continued) **S101306080**

VENTURA CO. LUST:
Region: VENTURA
Facility ID: 95046
Status: Case Closed

X132 **D AND J RECYCLING SERVICES** **WDS** **S104994535**
NNW **270 N OLIVE ST** **SWRCY** **N/A**
1/4-1/2 **VENTURA, CA 93001**
0.411 mi.
2172 ft. **Site 6 of 8 in cluster X**

Relative:
Higher

Actual:
33 ft.

CA WDS:
Facility ID: 4 56I018250
Facility Type: Industrial - Facility that treats and/or disposes of liquid or semisolid wastes from any servicing, producing, manufacturing or processing operation of whatever nature, including mining, gravel washing, geothermal operations, air conditioning, ship building and repairing, oil production, storage and disposal operations, water pumping.
Facility Status: Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.
NPDES Number: CAS000001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board
Subregion: 4
Facility Telephone: 8056429685
Facility Contact: John H Evetts
Agency Name: EVETTS JOHN H
Agency Address: 270 N Olive St
Agency City,St,Zip: Ventura 930012516
Agency Contact: John H Evetts
Agency Telephone: 8056430574
Agency Type: ?
SIC Code: 0
SIC Code 2: Not reported
Primary Waste: Not reported
Primary Waste Type: Not reported
Secondary Waste: Not reported
Secondary Waste Type: Not reported
Design Flow: 0
Baseline Flow: 0
Reclamation: Not reported
POTW: Not reported
Treat To Water: Minor Threat to Water Quality. A violation of a regional board order should cause a relatively minor impairment of beneficial uses compared to a major or minor threat. Not: All nurds without a TTWQ will be considered a minor threat to water quality unless coded at a higher Level. A Zero (0) may be used to code those NURDS that are found to represent no threat to water quality.
Complexity: Category C - Facilities having no waste treatment systems, such as cooling water dischargers or thosewho must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.

SWRCY:
Facility Phone Number: Not reported

D AND J RECYCLING SERVICES (Continued) **S104994535**

Whether The Facility Is Grandfathered:	N
Effective Date:	09/11/1987
Rural:	N
As Of:	2011-05-31 00:00:00
Party Number:	19273

X133
NNW
1/4-1/2
0.411 mi.
2172 ft.

D & J RECYCLING CENTER
270 OLIVE
VENTURA, CA 93001

HIST CORTESE **S103684191**
N/A

Site 7 of 8 in cluster X

Relative:
Higher

Actual:
33 ft.

CORTESE:

Region:	CORTESE
Facility County Code:	56
Reg By:	LTNKA
Reg Id:	C-95141

X134
NNW
1/4-1/2
0.412 mi.
2178 ft.

D & J RECYCLING CENTER
272-270 OLIVE ST N
VENTURA, CA 93001

LUST **S106517301**
N/A

Site 8 of 8 in cluster X

Relative:
Higher

Actual:
33 ft.

LUST:

Region:	STATE
Global Id:	T0611100015
Latitude:	34.284768
Longitude:	-119.3027
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	10/09/1990
Lead Agency:	LOS ANGELES RWQCB (REGION 4)
Case Worker:	YR
Local Agency:	VENTURA, CITY OF
RB Case Number:	930010134
LOC Case Number:	Not reported
File Location:	Not reported
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

LUST:

Global Id:	T0611100015
Contact Type:	Local Agency Caseworker
Contact Name:	UNK
Organization Name:	VENTURA, CITY OF
Address:	Not reported
City:	r4 UNKNOWN
Email:	Not reported
Phone Number:	Not reported

Global Id:	T0611100015
Contact Type:	Regional Board Caseworker
Contact Name:	YUE RONG

D & J RECYCLING CENTER (Continued) **S106517301**

Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	320 W. 4TH ST., SUITE 200
City:	Los Angeles
Email:	yrong@waterboards.ca.gov
Phone Number:	Not reported

LUST:

Global Id:	T0611100015
Action Type:	Other
Date:	1950-01-01 00:00:00
Action:	Leak Reported

LUST REG 4:

Region:	4
Regional Board:	04
County:	Ventura
facid:	930010134
Status:	Case Closed
Substance:	Gasoline
Substance Quantity:	Not reported
Local Case No:	Not reported
Case Type:	Soil
Abatement Method Used at the Site:	Not reported
Global ID:	T0611100015
W Global ID:	Not reported
Staff:	UNK
Local Agency:	56020
Cross Street:	PARK ROW AVENUE
Enforcement Type:	Not reported
Date Leak Discovered:	Not reported
Date Leak First Reported:	8/8/1989
Date Leak Record Entered:	8/14/1989
Date Confirmation Began:	Not reported
Date Leak Stopped:	Not reported
Date Case Last Changed on Database:	10/9/1990
Date the Case was Closed:	10/9/1990
How Leak Discovered:	Not reported
How Leak Stopped:	Not reported
Cause of Leak:	Other Cause
Leak Source:	UNK
Operator:	Not reported
Water System:	Not reported
Well Name:	Not reported
Approx. Dist To Production Well (ft):	23840.865792085921212782836923
Source of Cleanup Funding:	UNK
Preliminary Site Assessment Workplan Submitted:	Not reported
Preliminary Site Assessment Began:	Not reported
Pollution Characterization Began:	8/8/1989
Remediation Plan Submitted:	Not reported
Remedial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	Not reported
Enforcement Action Date:	Not reported
Historical Max MTBE Date:	Not reported
Hist Max MTBE Conc in Groundwater:	Not reported
Hist Max MTBE Conc in Soil:	Not reported

D & J RECYCLING CENTER (Continued) **S106517301**

Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: REALCO PROPERTIES LIMITED
RP Address: 2907 PALMA DRIVE, VENTURA CA 93001
Program: LUST
Lat/Long: 34.2847924 / -1
Local Agency Staff: UNK
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: NO FURTHER ACTION WAS RECOMMENDED BY THE REPORTING COMPANY. ADDRESS IS ALSO 270-272 N. OLIVE STREET. REFERANCE NUMBER=89103.

Y135
ENE
1/4-1/2
0.418 mi.
2206 ft.

UNOCAL #0090
607 MAIN ST
VENTURA, CA

HIST CORTESE **S102439834**
LUST **N/A**

Site 7 of 7 in cluster Y

Relative:
Higher

Actual:
71 ft.

CORTESE:
Region: CORTESE
Facility County Code: 56
Reg By: LTNKA
Reg Id: C-95024

LUST:
Region: STATE
Global Id: T0611100927
Latitude: 34.2808928
Longitude: -119.2914113
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 03/23/2005
Lead Agency: VENTURA COUNTY LOP
Case Worker: DCS
Local Agency: VENTURA COUNTY LOP
RB Case Number: C95024
LOC Case Number: 95024
File Location: Local Agency Warehouse
Potential Media Affect: Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern: Gasoline
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

LUST:
Global Id: T0611100927
Contact Type: Local Agency Caseworker
Contact Name: DAVID C. SALTER
Organization Name: VENTURA COUNTY LOP
Address: 800 S. VICTORIA AVE.
City: VENTURA

UNOCAL #0090 (Continued) **S102439834**

Email: dave.salter@ventura.org
Phone Number: 8056626512

Global Id: T0611100927
Contact Type: Regional Board Caseworker
Contact Name: DANIEL PIROTTON
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: Not reported
City: R4 UNKNOWN
Email: dpirotton@waterboards.ca.gov
Phone Number: 2135766714

LUST:

Global Id: T0611100927
Action Type: ENFORCEMENT
Date: 2004-04-16 00:00:00
Action: * Historical Enforcement - #L11

Global Id: T0611100927
Action Type: ENFORCEMENT
Date: 2005-03-23 00:00:00
Action: Closure/No Further Action Letter

Global Id: T0611100927
Action Type: Other
Date: 1950-01-01 00:00:00
Action: Leak Reported

Global Id: T0611100927
Action Type: ENFORCEMENT
Date: 2004-02-12 00:00:00
Action: * Historical Enforcement - #L10

Global Id: T0611100927
Action Type: RESPONSE
Date: 2003-07-30 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611100927
Action Type: RESPONSE
Date: 2003-10-30 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611100927
Action Type: RESPONSE
Date: 2003-02-17 00:00:00
Action: Other Report / Document

Global Id: T0611100927
Action Type: RESPONSE
Date: 2002-12-23 00:00:00
Action: Other Workplan

Global Id: T0611100927
Action Type: ENFORCEMENT
Date: 2004-12-06 00:00:00
Action: LOP Case Closure Summary to RB - #L13

UNOCAL #0090 (Continued) **S102439834**

Global Id: T0611100927
Action Type: ENFORCEMENT
Date: 2005-02-15 00:00:00
Action: * Historical Enforcement

Global Id: T0611100927
Action Type: RESPONSE
Date: 2004-06-07 00:00:00
Action: Other Report / Document

Global Id: T0611100927
Action Type: RESPONSE
Date: 2002-12-23 00:00:00
Action: Other Workplan

Global Id: T0611100927
Action Type: Other
Date: 1950-01-01 00:00:00
Action: Leak Stopped

Global Id: T0611100927
Action Type: RESPONSE
Date: 2004-07-30 00:00:00
Action: Monitoring Report - Quarterly

Global Id: T0611100927
Action Type: Other
Date: 1950-01-01 00:00:00
Action: Leak Discovery

Global Id: T0611100927
Action Type: ENFORCEMENT
Date: 2003-05-08 00:00:00
Action: * Historical Enforcement - #L07

Global Id: T0611100927
Action Type: ENFORCEMENT
Date: 2002-10-16 00:00:00
Action: * Historical Enforcement - #L05

Global Id: T0611100927
Action Type: ENFORCEMENT
Date: 2003-01-08 00:00:00
Action: * Historical Enforcement - #L06

Global Id: T0611100927
Action Type: ENFORCEMENT
Date: 2005-01-31 00:00:00
Action: * No Action

Global Id: T0611100927
Action Type: ENFORCEMENT
Date: 2003-08-08 00:00:00
Action: * No Action

Global Id: T0611100927
Action Type: ENFORCEMENT

UNOCAL #0090 (Continued) **S102439834**

Date:	2004-06-16 00:00:00
Action:	* No Action
Global Id:	T0611100927
Action Type:	RESPONSE
Date:	2005-02-28 00:00:00
Action:	Other Report / Document
Global Id:	T0611100927
Action Type:	RESPONSE
Date:	2005-03-31 00:00:00
Action:	Unknown
Global Id:	T0611100927
Action Type:	ENFORCEMENT
Date:	2004-09-03 00:00:00
Action:	* Historical Enforcement - #L12

LUST REG 4:

Region:	4
Regional Board:	04
County:	Ventura
facid:	C-95024
Status:	Post remedial action monitoring
Substance:	Gasoline
Substance Quantity:	Not reported
Local Case No:	95024
Case Type:	Groundwater
Abatement Method Used at the Site:	Not reported
Global ID:	T0611100927
W Global ID:	Not reported
Staff:	UNK
Local Agency:	56000L
Cross Street:	Not reported
Enforcement Type:	None Taken
Date Leak Discovered:	6/11/1991
Date Leak First Reported:	6/11/1991
Date Leak Record Entered:	Not reported
Date Confirmation Began:	Not reported
Date Leak Stopped:	Not reported
Date Case Last Changed on Database:	Not reported
Date the Case was Closed:	Not reported
How Leak Discovered:	Not reported
How Leak Stopped:	Not reported
Cause of Leak:	Not reported
Leak Source:	Not reported
Operator:	Not reported
Water System:	Not reported
Well Name:	Not reported
Approx. Dist To Production Well (ft):	20175.95084359196860847172605 8
Source of Cleanup Funding:	F
Preliminary Site Assessment Workplan Submitted:	6/11/1991
Preliminary Site Assessment Began:	6/11/1991
Pollution Characterization Began:	3/1/1992
Remediation Plan Submitted:	Not reported
Remedial Action Underway:	Not reported

UNOCAL #0090 (Continued) **S102439834**

Post Remedial Action Monitoring Began:	6/30/2003
Enforcement Action Date:	Not reported
Historical Max MTBE Date:	4/15/2004
Hist Max MTBE Conc in Groundwater:	0
Hist Max MTBE Conc in Soil:	57
Significant Interim Remedial Action Taken:	Not reported
GW Qualifier:	ND
Soil Qualifier:	Not reported
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	ROBERT HOPKINS
RP Address:	276 TANK FARM ROAD, P. O. BOX 1069
Program:	LUST
Lat/Long:	34.2808928 / -1
Local Agency Staff:	DCS
Beneficial Use:	Not reported
Priority:	A2
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	Health risk posed by ontam soil and wtr beneath commercial bldg is acceptable according to soil vapor migration model.

VENTURA CO. LUST:

Region:	VENTURA
Facility ID:	95024
Status:	Case Closed

Z136 **DEPENDABLE HIGHWAY EXPRESS** **LUST** **S106446531**
NNW **295 OLIVE ST** **N/A**
1/4-1/2 **VENTURA, CA**
0.428 mi.
2261 ft. **Site 1 of 2 in cluster Z**

Relative:
Higher

Actual:
33 ft.

VENTURA CO. LUST:

Region:	VENTURA
Facility ID:	04005
Status:	Remediation Plan

Z137 **MERCHANTS DELIVERY** **HIST CORTESE** **S102433299**
NNW **295 OLIVE ST** **LUST** **N/A**
1/4-1/2 **VENTURA, CA**
0.428 mi.
2261 ft. **Site 2 of 2 in cluster Z**

Relative:
Higher

Actual:
33 ft.

CORTESE:

Region:	CORTESE
Facility County Code:	56
Reg By:	LTNKA
Reg Id:	C-95098

LUST:

Region:	STATE
Global Id:	T0611122349
Latitude:	34.285011452

MERCHANTS DELIVERY (Continued) **S102433299**

Longitude:	-119.303809453
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	12/23/2009
Lead Agency:	VENTURA COUNTY LOP
Case Worker:	DBW
Local Agency:	VENTURA COUNTY LOP
RB Case Number:	04005
LOC Case Number:	04005
File Location:	Stored electronically as an E-file
Potential Media Affect:	Other Groundwater (uses other than drinking water)
Potential Contaminants of Concern:	Diesel
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

LUST:

Global Id:	T0611122349
Contact Type:	Local Agency Caseworker
Contact Name:	DIANE B. WAHL
Organization Name:	VENTURA COUNTY LOP
Address:	800 S. VICTORIA AVE.
City:	VENTURA
Email:	diane.wahl@ventura.org
Phone Number:	8056545040

Global Id:	T0611122349
Contact Type:	Regional Board Caseworker
Contact Name:	DANIEL PIROTTON
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	Not reported
City:	R4 UNKNOWN
Email:	dpirotton@waterboards.ca.gov
Phone Number:	2135766714

LUST:

Global Id:	T0611122349
Action Type:	ENFORCEMENT
Date:	2007-05-24 00:00:00
Action:	Technical Correspondence / Assistance / Other - #12

Global Id:	T0611122349
Action Type:	ENFORCEMENT
Date:	2007-09-12 00:00:00
Action:	Technical Correspondence / Assistance / Other - #13

Global Id:	T0611122349
Action Type:	RESPONSE
Date:	2006-03-17 00:00:00
Action:	CAP/RAP - Other Report

Global Id:	T0611122349
Action Type:	ENFORCEMENT
Date:	2004-11-10 00:00:00
Action:	* Historical Enforcement - #6

Global Id:	T0611122349

MERCHANTS DELIVERY (Continued) **S102433299**

Action Type: ENFORCEMENT
Date: 2004-07-13 00:00:00
Action: * Historical Enforcement - #2

Global Id: T0611122349
Action Type: Other
Date: 1950-01-01 00:00:00
Action: Leak Reported

Global Id: T0611122349
Action Type: ENFORCEMENT
Date: 2005-06-14 00:00:00
Action: * Historical Enforcement - #8

Global Id: T0611122349
Action Type: ENFORCEMENT
Date: 2008-07-16 00:00:00
Action: Letter - Notice

Global Id: T0611122349
Action Type: ENFORCEMENT
Date: 2006-01-27 00:00:00
Action: * Historical Enforcement - #10

Global Id: T0611122349
Action Type: REMEDIATION
Date: 1950-01-01 00:00:00
Action: Excavate and Dispose

Global Id: T0611122349
Action Type: RESPONSE
Date: 2004-06-18 00:00:00
Action: Preliminary Site Assessment Workplan

Global Id: T0611122349
Action Type: ENFORCEMENT
Date: 2008-06-27 00:00:00
Action: File review - #16

Global Id: T0611122349
Action Type: Other
Date: 1950-01-01 00:00:00
Action: Leak Stopped

Global Id: T0611122349
Action Type: RESPONSE
Date: 2007-07-27 00:00:00
Action: Corrective Action Plan / Remedial Action Plan

Global Id: T0611122349
Action Type: RESPONSE
Date: 2008-02-08 00:00:00
Action: Other Report / Document

Global Id: T0611122349
Action Type: Other
Date: 1950-01-01 00:00:00

MERCHANTS DELIVERY (Continued) **S102433299**

Action: Leak Discovery

Global Id: T0611122349
Action Type: ENFORCEMENT
Date: 2009-05-18 00:00:00
Action: File review

Global Id: T0611122349
Action Type: ENFORCEMENT
Date: 2004-08-30 00:00:00
Action: * Historical Enforcement - #4

Global Id: T0611122349
Action Type: RESPONSE
Date: 2004-10-15 00:00:00
Action: Other Report / Document

Global Id: T0611122349
Action Type: RESPONSE
Date: 2004-11-04 00:00:00
Action: Soil and Water Investigation Report

Global Id: T0611122349
Action Type: ENFORCEMENT
Date: 2009-12-01 00:00:00
Action: Petition Submitted for Review

Global Id: T0611122349
Action Type: ENFORCEMENT
Date: 2006-12-19 00:00:00
Action: Technical Correspondence / Assistance / Other - #11

Global Id: T0611122349
Action Type: ENFORCEMENT
Date: 2005-04-13 00:00:00
Action: * Historical Enforcement - #7

Global Id: T0611122349
Action Type: ENFORCEMENT
Date: 2004-09-14 00:00:00
Action: File review - #5

Global Id: T0611122349
Action Type: ENFORCEMENT
Date: 2004-05-25 00:00:00
Action: * Historical Enforcement - #1

Global Id: T0611122349
Action Type: RESPONSE
Date: 2005-02-04 00:00:00
Action: Corrective Action Plan / Remedial Action Plan

Global Id: T0611122349
Action Type: RESPONSE
Date: 2007-10-31 00:00:00
Action: Respond to Petition

MERCHANTS DELIVERY (Continued) **S102433299**

Global Id:	T0611122349
Action Type:	RESPONSE
Date:	2005-08-15 00:00:00
Action:	Soil and Water Investigation Report

Global Id:	T0611122349
Action Type:	RESPONSE
Date:	2009-12-23 00:00:00
Action:	Correspondence

Global Id:	T0611122349
Action Type:	ENFORCEMENT
Date:	2006-01-10 00:00:00
Action:	* Historical Enforcement - #9

Global Id:	T0611122349
Action Type:	ENFORCEMENT
Date:	2004-08-30 00:00:00
Action:	Notice to Comply - #3

Global Id:	T0611122349
Action Type:	ENFORCEMENT
Date:	2007-11-07 00:00:00
Action:	Technical Correspondence / Assistance / Other - #15

Global Id:	T0611122349
Action Type:	ENFORCEMENT
Date:	2009-11-03 00:00:00
Action:	Staff Letter

Global Id:	T0611122349
Action Type:	ENFORCEMENT
Date:	2008-07-17 00:00:00
Action:	Technical Correspondence / Assistance / Other

Global Id:	T0611122349
Action Type:	RESPONSE
Date:	2007-01-11 00:00:00
Action:	Other Report / Document

Region:	STATE
Global Id:	T0611100996
Latitude:	34.2848929
Longitude:	-119.303567
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	10/02/2003
Lead Agency:	VENTURA COUNTY LOP
Case Worker:	DBW
Local Agency:	VENTURA COUNTY LOP
RB Case Number:	C95098
LOC Case Number:	95098
File Location:	Not reported
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Gasoline
Site History:	Not reported

MERCHANTS DELIVERY (Continued) **S102433299**

Click here to access the California GeoTracker records for this facility:

LUST:

Global Id:	T0611100996
Contact Type:	Local Agency Caseworker
Contact Name:	DIANE B. WAHL
Organization Name:	VENTURA COUNTY LOP
Address:	800 S. VICTORIA AVE.
City:	VENTURA
Email:	diane.wahl@ventura.org
Phone Number:	8056545040

Global Id:	T0611100996
Contact Type:	Regional Board Caseworker
Contact Name:	DANIEL PIROTTON
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	Not reported
City:	R4 UNKNOWN
Email:	dpirotton@waterboards.ca.gov
Phone Number:	2135766714

LUST:

Global Id:	T0611100996
Action Type:	Other
Date:	1950-01-01 00:00:00
Action:	Leak Reported

Global Id:	T0611100996
Action Type:	ENFORCEMENT
Date:	2003-10-02 00:00:00
Action:	Closure/No Further Action Letter

Global Id:	T0611100996
Action Type:	Other
Date:	1950-01-01 00:00:00
Action:	Leak Discovery

Global Id:	T0611100996
Action Type:	ENFORCEMENT
Date:	2003-08-01 00:00:00
Action:	File review

Global Id:	T0611100996
Action Type:	ENFORCEMENT
Date:	2003-08-13 00:00:00
Action:	File review

LUST REG 4:

Region:	4
Regional Board:	04
County:	Ventura
facid:	C04005
Status:	Preliminary site assessment workplan submitted
Substance:	Diesel
Substance Quantity:	Not reported

MERCHANTS DELIVERY (Continued) **S102433299**

Local Case No:	04005	
Case Type:	Soil	
Abatement Method Used at the Site:		Not reported
Global ID:	T0611122349	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	56000L	
Cross Street:	MAIN ST	
Enforcement Type:	LFOR	
Date Leak Discovered:	1/7/2004	
Date Leak First Reported:		1/7/2004
Date Leak Record Entered:	Not reported	
Date Confirmation Began:	1/7/2004	
Date Leak Stopped:	1/7/2004	
Date Case Last Changed on Database:		Not reported
Date the Case was Closed:		Not reported
How Leak Discovered:	OM	
How Leak Stopped:	Close Tank	
Cause of Leak:	UNK	
Leak Source:	Tank	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		Not reported
Source of Cleanup Funding:		Tank
Preliminary Site Assessment Workplan Submitted:		6/15/2004
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
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		Not reported
Hist Max MTBE Conc in Groundwater:		Not reported
Hist Max MTBE Conc in Soil:		Not reported
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	Not reported	
Soil Qualifier:	Not reported	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	MATHEW QUINN	
RP Address:	PO BOX 58047	
Program:	Not reported	
Lat/Long:	0 / 0	
Local Agency Staff:	DBW	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	Not reported	
Region:	4	
Regional Board:	04	
County:	Ventura	
facid:	C-95098	
Status:	Case Closed	

MERCHANTS DELIVERY (Continued) **S102433299**

Substance:	Gasoline	
Substance Quantity:	Not reported	
Local Case No:	95098	
Case Type:	Soil	
Abatement Method Used at the Site:		Not reported
Global ID:	T0611100996	
W Global ID:	Not reported	
Staff:	UNK	
Local Agency:	56000L	
Cross Street:	Not reported	
Enforcement Type:	CLOS	
Date Leak Discovered:	2/6/1989	
Date Leak First Reported:		2/6/1989
Date Leak Record Entered:	Not reported	
Date Confirmation Began:	2/6/1989	
Date Leak Stopped:	Not reported	
Date Case Last Changed on Database:		Not reported
Date the Case was Closed:		10/2/2003
How Leak Discovered:	Not reported	
How Leak Stopped:	Not reported	
Cause of Leak:	Not reported	
Leak Source:	Not reported	
Operator:	Not reported	
Water System:	Not reported	
Well Name:	Not reported	
Approx. Dist To Production Well (ft):		23930.92854666514961489448632
Source of Cleanup Funding:		F
Preliminary Site Assessment Workplan Submitted:		7/6/1995
Preliminary Site Assessment Began:		Not reported
Pollution Characterization Began:		3/15/2003
Remediation Plan Submitted:		Not reported
Remedial Action Underway:		Not reported
Post Remedial Action Monitoring Began:		Not reported
Enforcement Action Date:		Not reported
Historical Max MTBE Date:		6/10/2003
Hist Max MTBE Conc in Groundwater:		0
Hist Max MTBE Conc in Soil:		0
Significant Interim Remedial Action Taken:		Not reported
GW Qualifier:	ND	
Soil Qualifier:	ND	
Organization:	Not reported	
Owner Contact:	Not reported	
Responsible Party:	LANG PROPERTIES	
RP Address:	Not reported	
Program:	LUST	
Lat/Long:	34.2850273 / -1	
Local Agency Staff:	DBW	
Beneficial Use:	Not reported	
Priority:	Not reported	
Cleanup Fund Id:	Not reported	
Suspended:	Not reported	
Assigned Name:	Not reported	
Summary:	Not reported	

VENTURA CO. LUST:

Region:	VENTURA
Facility ID:	95098

MERCHANTS DELIVERY (Continued) **S102433299**

Status: Case Closed

138
NW
1/4-1/2
0.489 mi.
2582 ft.

J.D. WITHERSPOON
330 PARK ROW AVE
VENTURA, CA

HIST CORTESE **S103684211**
LUST **N/A**

Relative:
Higher

Actual:
31 ft.

CORTESE:

Region:	CORTESE
Facility County Code:	56
Reg By:	LTNKA
Reg Id:	C-95128

LUST:

Region:	STATE
Global Id:	T0611101025
Latitude:	34.285055
Longitude:	-119.304681
Case Type:	LUST Cleanup Site
Status:	Completed - Case Closed
Status Date:	03/15/1999
Lead Agency:	VENTURA COUNTY LOP
Case Worker:	DBW
Local Agency:	VENTURA COUNTY LOP
RB Case Number:	C95128
LOC Case Number:	95128
File Location:	Not reported
Potential Media Affect:	Soil
Potential Contaminants of Concern:	Diesel
Site History:	Not reported

Click here to access the California GeoTracker records for this facility:

LUST:

Global Id:	T0611101025
Contact Type:	Local Agency Caseworker
Contact Name:	DIANE B. WAHL
Organization Name:	VENTURA COUNTY LOP
Address:	800 S. VICTORIA AVE.
City:	VENTURA
Email:	diane.wahl@ventura.org
Phone Number:	8056545040

Global Id:	T0611101025
Contact Type:	Regional Board Caseworker
Contact Name:	DANIEL PIROTTON
Organization Name:	LOS ANGELES RWQCB (REGION 4)
Address:	Not reported
City:	R4 UNKNOWN
Email:	dpirotton@waterboards.ca.gov
Phone Number:	2135766714

LUST:

Global Id:	T0611101025
Action Type:	Other
Date:	1950-01-01 00:00:00

J.D. WITHERSPOON (Continued) **S103684211**

Action:	Leak Reported
Global Id:	T0611101025
Action Type:	ENFORCEMENT
Date:	1999-03-15 00:00:00
Action:	Closure/No Further Action Letter
Global Id:	T0611101025
Action Type:	Other
Date:	1950-01-01 00:00:00
Action:	Leak Discovery

LUST REG 4:

Region:	4
Regional Board:	04
County:	Ventura
facid:	C-95128
Status:	Case Closed
Substance:	Diesel
Substance Quantity:	Not reported
Local Case No:	95128
Case Type:	Soil
Abatement Method Used at the Site:	Not reported
Global ID:	T0611101025
W Global ID:	Not reported
Staff:	UNK
Local Agency:	56000L
Cross Street:	Not reported
Enforcement Type:	CLOS
Date Leak Discovered:	10/22/1987
Date Leak First Reported:	10/22/1987
Date Leak Record Entered:	Not reported
Date Confirmation Began:	10/22/1987
Date Leak Stopped:	Not reported
Date Case Last Changed on Database:	Not reported
Date the Case was Closed:	3/15/1999
How Leak Discovered:	Not reported
How Leak Stopped:	Not reported
Cause of Leak:	Not reported
Leak Source:	Not reported
Operator:	Not reported
Water System:	Not reported
Well Name:	Not reported
Approx. Dist To Production Well (ft):	24551.00841978323156744664208
Source of Cleanup Funding:	F
Preliminary Site Assessment Workplan Submitted:	10/2/1987
Preliminary Site Assessment Began:	2/19/1999
Pollution Characterization Began:	4/1/1988
Remediation Plan Submitted:	5/25/1988
Remedial Action Underway:	Not reported
Post Remedial Action Monitoring Began:	Not reported
Enforcement Action Date:	Not reported
Historical Max MTBE Date:	Not reported
Hist Max MTBE Conc in Groundwater:	Not reported
Hist Max MTBE Conc in Soil:	Not reported
Significant Interim Remedial Action Taken:	Not reported

J.D. WITHERSPOON (Continued) **S103684211**

GW Qualifier:	Not reported
Soil Qualifier:	Not reported
Organization:	Not reported
Owner Contact:	Not reported
Responsible Party:	VENTURA RUBBISH SERVICE
RP Address:	Not reported
Program:	LUST
Lat/Long:	34.2853863 / -1
Local Agency Staff:	DBW
Beneficial Use:	Not reported
Priority:	Not reported
Cleanup Fund Id:	Not reported
Suspended:	Not reported
Assigned Name:	Not reported
Summary:	Not reported

VENTURA CO. LUST:

Region:	VENTURA
Facility ID:	95128
Status:	Case Closed

---

139 WSW 1/2-1 0.547 mi. 2887 ft. **COAST ARTILLERY CAMP** **FUDS** **1009484456**
N/A

VENTURA, CA

Relative: Lower

Actual: 5 ft.

FUDS:

Federal Facility ID:	CA9799F9976
FUDS #:	J09CA7153
INST ID:	54039
Facility Name:	COAST ARTILLERY CAMP
City:	Ventura
State:	CA
EPA Region:	9
County:	VENTURA
Congressional District:	23
US Army District:	Los Angeles District (SPL)
Fiscal Year:	2009
Telephone:	213-452-3920
NPL Status:	Not Listed
RAB:	Not reported
CTC:	Not reported
Current Owner:	CITY

FUDS Description Details:

he Army acquired use of the property from the County of Ventura by a permit agreement (LA 418) on 4 August 1942. The agreement specified the size of the property as 10 acres.The site is accessible only by foot, from the Emma Wood State Park day use o
or camping area. A foot trail leading from the State Park campground area to the subject site passes beneath the Southern Pacific Railroad tracks that parallel the coast between the beach and U.S. Highway 101. This trail leads to a network of nature
trails that meander through a varied coastal dune ecosystem and wilderness preserve, developed as part of the State Park recreational area and the City of Ventura Seaside Wilderness Park. The entire area is part of a conservation effort by the Califo

COAST ARTILLERY CAMP (Continued) **1009484456**

ornia State Parks Department, the City of Ventura, and the Coastal Conservancy to preserve this unique ecosystem where it still exists, as well as restore coastal dune scrub communities where they have been degraded or eliminated. The nature trail sy
ystem extends approximately 1/4 mile to the site of the former Coast Artillery Camp. Improvements on site included an undetermined number of buildings of wood-frame and tarpaper construction (at least two), a rifle range, asphalt roads, an ammunition
n magazine, and two Panama gun mounts for two 155-mm Long Tom guns.

FUDS History Details:

The Army acquired use of approximately 10 acres from the County of Ventura by permit agreement on 4 August 1942. On-site training included rifle range practice, parade ground drills, and monthly live firing of Long Tom guns at towed targets offshore.
. The U.S. terminated the permit agreement on 15 May 1945. The site is now owned by the City of Ventura and is the location of the Seaside Wilderness Park, which comprises a network of nature trails within a varied coastal dune ecosystem and wilderne
ess preserve area. This area is part of a joint California State Parks Department, City of Ventura, and Coastal Conservancy conservation project to preserve and enhance the coastal dune ecosystem in this area.

FUDS Current Program Details:

FUDS Future Program Details:

---

140 East 1/2-1 0.736 mi. 3885 ft. | **VALLEY PLATING COMPANY** | **HIST Cal-Sites** | **S101482882**
224 S. LAUREL ST. | **RESPONSE** | **N/A**
VENTURA, CA 93001 | **ENVIROSTOR**

Relative: Higher

Actual: 64 ft.

HISTORICAL CAL-SITES:

Facility ID:	56340021
Region:	3
Region Name:	GLENDALE
Branch:	SA
Branch Name:	SO CAL - GLENDALE
File Name:	Not reported
State Senate District:	01011984
Status:	CERT - CERTIFIED AS HAVING BEEN REMEDIED SATISFACTORILY UNDER DTSC OVERSIGHT
Status Name:	CERTIFIED
Lead Agency:	Not reported
Lead Agency:	N/A
Facility Type:	RP
Type Name:	RESPONSIBLE PARTY
NPL:	Not reported
SIC Code:	34
SIC Name:	MANU - FABRICATED METAL PRODUCTS
Access:	Not reported
Cortese:	Not reported
Hazardous Ranking Score:	Not reported
Date Site Hazard Ranked:	Not reported

VALLEY PLATING COMPANY (Continued) **S101482882**

Groundwater Contamination:	Not reported
Staff Member Responsible for Site:	Not reported
Supervisor Responsible for Site:	Not reported
Region Water Control Board:	Not reported
Region Water Control Board Name:	Not reported
Lat/Long Direction:	Not reported
Lat/Long (dms):	0 0 0 / 0 0 0
Lat/long Method:	Not reported
Lat/Long Description:	Not reported
State Assembly District Code:	35
State Senate District Code:	19
Facility ID:	56340021
Activity:	DISC
Activity Name:	DISCOVERY
AWP Code:	Not reported
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	11041983
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	CERT
Definition of Status:	CERTIFIED
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Facility ID:	56340021
Activity:	CERT
Activity Name:	CERTIFICATION
AWP Code:	Not reported
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	01011984
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	CERT
Definition of Status:	CERTIFIED
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0

VALLEY PLATING COMPANY (Continued) **S101482882**

For Residential Reuse:	0
Unknown Type:	0
Facility ID:	56340021
Activity:	SS
Activity Name:	SITE SCREENING
AWP Code:	Not reported
Proposed Budget:	0
AWP Completion Date:	Not reported
Revised Due Date:	Not reported
Comments Date:	02251994
Est Person-Yrs to complete:	0
Estimated Size:	Not reported
Request to Delete Activity:	Not reported
Activity Status:	CERT
Definition of Status:	CERTIFIED
Liquids Removed (Gals):	0
Liquids Treated (Gals):	0
Action Included Capping:	Not reported
Well Decommissioned:	Not reported
Action Included Fencing:	Not reported
Removal Action Certification:	Not reported
Activity Comments:	Not reported
For Commercial Reuse:	0
For Industrial Reuse:	0
For Residential Reuse:	0
Unknown Type:	0
Alternate Address:	224 S. LAUREL ST.
Alternate City,St,Zip:	VENTURA, CA 93001
Background Info:	Not reported
Comments Date:	01011984
Comments:	Certified. 100 cu yds of contaminated material removed.
Comments Date:	01011984
Comments:	This certification was verified by the Auditor General
Comments Date:	01011984
Comments:	Report. Only the certification year was available so the
Comments Date:	01011984
Comments:	date 1/1/84 was selected to give the earliest statute of
Comments Date:	01011984
Comments:	limitations.
Comments Date:	02251994
Comments:	DTSC concurs with certification of site by Ventura County
Comments Date:	02251994
Comments:	Health Department.
Comments Date:	02281984
Comments:	FACILITY DRIVE-BY URBAN COMMERCIAL AREA. MANY BUMPERS
Comments Date:	02281984
Comments:	STORED ON SITE. NOT SEEN WORK AREA.
Comments Date:	02281984
Comments:	FRONT LOOKS CLEAN,BRICK BLDG,PAVED
Comments Date:	02281984
Comments:	PARKING, NO VEG. ACTIVE.
Comments Date:	11041983
Comments:	FACILITY IDENTIFIED ID FROM PAC TEL DIR 1949.
Comments Date:	11041983
Comments:	FROM 75-76 SO CALIF BUS DIR.
Comments Date:	11041983
Comments:	PLATING, METAL POLISHING. PRE LOC: 253

VALLEY PLATING COMPANY (Continued) **S101482882**

Comments Date: 11041983
Comments: S. LAURES ST IN 1949(SEE FILE #56-34-
Comments Date: 11041983
Comments: 0141). MOVED TO IN 1975
ID Name: Not reported
ID Value: Not reported
Alternate Name: VALLEY PLATING COMPANY #1VALLEY PLATING COMPANYSCHWAB TOOL COMPANY
Special Programs Code: Not reported
Special Programs Name: Not reported

RESPONSE:
Facility ID: 56340021
Site Type: State Response
Site Type Detail: State Response or NPL
Acres: 0.5
National Priorities List: NO
Cleanup Oversight Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Lead Agency Description: Not reported
Project Manager: Not reported
Supervisor: * MMONROY
Division Branch: Cleanup Chatsworth
Site Code: Not reported
Site Mgmt. Req.: NONE SPECIFIED
Assembly: 35
Senate: 19
Special Program Status: Not reported
Status: Certified
Status Date: 01/01/1984
Restricted Use: NO
Funding: Responsible Party
Latitude: 34.2777777777778
Longitude: -119.285277777778
APN: NONE SPECIFIED
Past Use: METAL PLATING - OTHER
Potential COC: 30005, 30013
Confirmed COC: 30005,30013
Potential Description: SOIL
Alias Name: SCHWAB TOOL COMPANY
Alias Type: Alternate Name
Alias Name: VALLEY PLATING COMPANY #1
Alias Type: Alternate Name
Alias Name: 110033613301
Alias Type: EPA (FRS #)
Alias Name: 56340021
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Screening
Completed Date: 02/25/1994
Comments: DTSC concurs with certification of site by Ventura County Health Department.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported

VALLEY PLATING COMPANY (Continued) **S101482882**

Completed Document Type: Certification
Completed Date: 01/01/1984
Comments: Certified. 100 cu yds of contaminated material removed. This certification was verified by the Auditor General Report. Only the certification year was available so the date 1/1/84 was selected to give the earliest statute of limitations.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Discovery
Completed Date: 11/04/1983
Comments: FACILITY IDENTIFIED ID FROM PAC TEL DIR 1949. FROM 75-76 SO CALIF BUS DIR. PLATING, METAL POLISHING. PRE LOC: 253 S. LAURES ST IN 1949(SEE FILE #56-34- 0141). MOVED TO IN 1975

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

ENVIROSTOR:
Site Type: State Response
Site Type Detailed: State Response or NPL
Acres: 0.5
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: * MMONROY
Division Branch: Cleanup Chatsworth
Facility ID: 56340021
Site Code: Not reported
Assembly: 35
Senate: 19
Special Program: Not reported
Status: Certified
Status Date: 01/01/1984
Restricted Use: NO
Site Mgmt. Req.: NONE SPECIFIED
Funding: Responsible Party
Latitude: 34.2777777777778
Longitude: -119.285277777778
APN: NONE SPECIFIED
Past Use: METAL PLATING - OTHER
Potential COC: 30005, 30013
Confirmed COC: 30005,30013
Potential Description: SOIL
Alias Name: SCHWAB TOOL COMPANY
Alias Type: Alternate Name
Alias Name: VALLEY PLATING COMPANY #1
Alias Type: Alternate Name
Alias Name: 110033613301

VALLEY PLATING COMPANY (Continued) **S101482882**

Alias Type: EPA (FRS #)
Alias Name: 56340021
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Site Screening
Completed Date: 02/25/1994
Comments: DTSC concurs with certification of site by Ventura County Health Department.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Certification
Completed Date: 01/01/1984
Comments: Certified. 100 cu yds of contaminated material removed. This certification was verified by the Auditor General Report. Only the certification year was available so the date 1/1/84 was selected to give the earliest statute of limitations.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: * Discovery
Completed Date: 11/04/1983
Comments: FACILITY IDENTIFIED ID FROM PAC TEL DIR 1949. FROM 75-76 SO CALIF BUS DIR. PLATING, METAL POLISHING. PRE LOC: 253 S. LAURES ST IN 1949(SEE FILE #56-34- 0141). MOVED TO IN 1975

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

Count: 20 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
VENTURA	1000295528	LOOMAN DISTRIBUTING INC	176 W MAIN ST	93003	FINDS,RCRA-NLR
VENTURA	1001075617	RINCON IS LMT PARTNERSHIP	STATE LEASE PRC 1466 RINCON IS	93001	RCRA-SQG,FINDS
VENTURA	1001075618	RINCON IS LDT PARTNERSHIP PRC145 A	STATE LEASE PRC 145 AND 410.1	93001	RCRA-SQG
VENTURA	1003878792	GETTY OIL VENTURA AVE OIL FLD	SEC25-27 T3N R23W	93001	CERCLIS-NFRAP
VENTURA	1003879091	HUMACID CORP & DUNCAN MACLEOD	NEAR SPRR TRACKS & N VENTURA A	93001	CERCLIS-NFRAP
VENTURA	1006830825	SANTA FE ENERGY O P L P	COLINE GAS PLANT	93001	FINDS
VENTURA	1006830833	SANTA FE ENER OPER PART, L.P.	HOBSON B & C - RINCON	93001	FINDS
VENTURA	1006830948	SANTA FE ENERGY O P L P	HOBSON 'A'	93001	FINDS
VENTURA	92256809	3.5 MILES EAST OF VENTURA OFF OF H	3.5 MILES EAST OF VENTURA OFF		ERNS
VENTURA	99613086	EAST SIDE PACIFIC COAST HWY CLOSE	EAST SIDE PACIFIC COAST HWY CL		ERNS
VENTURA	A100344665		188 W SANTA CLARA STL		AST
VENTURA	A100346261	VENOCO RINCON PIPELINE STN	577 W PACIFIC COAST HWY		AST
SEACLIFF	S100351735	SEACLIFF TRAIN DERAILMENT	INTERSECTION HWY 101 AND HWY 1	93001	HIST CALSITES,ENVIROSTOR
VENTURA	S105256335	SANTA CLARA RIVER BRIDGE EXP	HWY 101 @ SANTA CLARA RIVER		WDS,NPDES
VENTURA	S105974862	ATC HALLS CANYON	NORTH OF E MAIN ST		LUST SAN MATEO
VENTURA	S106838908	SANTA FE ENERGY CO.	COLINE PLNT-5555 W PAC CST HWY	93001	EMI
VENTURA	S110655933	ATC HALLS CANYON	NORTH OF E MAIN ST	93001	LUST SAN MATEO
VENTURA	U001579021	RINCON ISLAND - STATE LEASE 14	W. PACIFIC COAST HIGHWAY	93001	HIST UST
VENTURA	U001579022	RINCON ISLAND, STATE LEASE 146	W. PACIFIC COAST HIGHWAY	93001	HIST UST
VENTURA	U003996651	VCFPD STN #25	7674 PACIFIC COAST HWY		UST ALAMEDA

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.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

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: 03/31/2011
Date Data Arrived at EDR: 04/13/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 62

Source: EPA
Telephone: N/A
Last EDR Contact: 07/12/2011
Next Scheduled EDR Contact: 10/24/2011
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

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 03/31/2011
Date Data Arrived at EDR: 04/13/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 62

Source: EPA
Telephone: N/A
Last EDR Contact: 07/12/2011
Next Scheduled EDR Contact: 10/24/2011
Data Release Frequency: Quarterly

NPL LIENS: 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
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

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: 03/31/2011	Source: EPA
Date Data Arrived at EDR: 04/13/2011	Telephone: N/A
Date Made Active in Reports: 06/14/2011	Last EDR Contact: 07/12/2011
Number of Days to Update: 62	Next Scheduled EDR Contact: 10/24/2011
	Data Release Frequency: Quarterly

Federal CERCLIS list

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: 02/25/2011	Source: EPA
Date Data Arrived at EDR: 03/01/2011	Telephone: 703-412-9810
Date Made Active in Reports: 05/02/2011	Last EDR Contact: 09/01/2011
Number of Days to Update: 62	Next Scheduled EDR Contact: 12/12/2011
	Data Release Frequency: Quarterly

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPAa??s Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 12/10/2010	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/11/2011	Telephone: 703-603-8704
Date Made Active in Reports: 02/16/2011	Last EDR Contact: 07/15/2011
Number of Days to Update: 36	Next Scheduled EDR Contact: 10/24/2011
	Data Release Frequency: Varies

Federal CERCLIS NFRAP site List

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: 02/25/2011	Source: EPA
Date Data Arrived at EDR: 03/01/2011	Telephone: 703-412-9810
Date Made Active in Reports: 05/02/2011	Last EDR Contact: 09/01/2011
Number of Days to Update: 62	Next Scheduled EDR Contact: 12/12/2011
	Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/09/2011
Date Data Arrived at EDR: 03/15/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 91

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

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. 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). 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.

Date of Government Version: 06/15/2011
Date Data Arrived at EDR: 07/07/2011
Date Made Active in Reports: 08/08/2011
Number of Days to Update: 32

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 07/07/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

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. 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). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/15/2011
Date Data Arrived at EDR: 07/07/2011
Date Made Active in Reports: 08/08/2011
Number of Days to Update: 32

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 07/07/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

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. 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). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 06/15/2011
Date Data Arrived at EDR: 07/07/2011
Date Made Active in Reports: 08/08/2011
Number of Days to Update: 32

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 07/07/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

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. 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.

Date of Government Version: 06/15/2011
Date Data Arrived at EDR: 07/07/2011
Date Made Active in Reports: 08/08/2011
Number of Days to Update: 32

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 07/07/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: Varies

Federal institutional controls / engineering controls registries

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: 03/16/2011
Date Data Arrived at EDR: 03/25/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 81

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
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: 03/16/2011
Date Data Arrived at EDR: 03/25/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 81

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Varies

Federal ERNS list

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: 04/05/2011
Date Data Arrived at EDR: 04/05/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 70

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 07/05/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: Annually

State- and tribal - equivalent NPL

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: 08/09/2011
Date Data Arrived at EDR: 08/09/2011
Date Made Active in Reports: 09/09/2011
Number of Days to Update: 31

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/09/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes 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: 08/09/2011
Date Data Arrived at EDR: 08/09/2011
Date Made Active in Reports: 09/09/2011
Number of Days to Update: 31

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/09/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: Quarterly

State and tribal landfill and/or solid waste disposal site lists

SWF/LF (SWIS): Solid Waste Information System
Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 05/23/2011
Date Data Arrived at EDR: 05/24/2011
Date Made Active in Reports: 06/15/2011
Number of Days to Update: 22

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 08/24/2011
Next Scheduled EDR Contact: 12/05/2011
Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

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: 858-637-5595
Last EDR Contact: 06/27/2011
Next Scheduled EDR Contact: 10/10/2011
Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

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: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

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: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
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: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: Quarterly

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: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

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: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

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: 510-622-2433
Last EDR Contact: 06/20/2011
Next Scheduled EDR Contact: 09/05/2011
Data Release Frequency: Quarterly

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: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

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. For more information on a particular leaking underground storage tank sites, please contact the appropriate regulatory agency.

Date of Government Version: 08/09/2011
Date Data Arrived at EDR: 08/11/2011
Date Made Active in Reports: 09/12/2011
Number of Days to Update: 32

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 08/11/2011
Next Scheduled EDR Contact: 10/03/2011
Data Release Frequency: Quarterly

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: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Varies

SLIC: Statewide SLIC Cases

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 08/09/2011
Date Data Arrived at EDR: 08/11/2011
Date Made Active in Reports: 09/12/2011
Number of Days to Update: 32

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/11/2011
Next Scheduled EDR Contact: 10/03/2011
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

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: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

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: 06/20/2011
Next Scheduled EDR Contact: 09/05/2011
Data Release Frequency: Quarterly

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

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: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: Semi-Annually

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

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: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: Varies

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

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: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

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: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Semi-Annually

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

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: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

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: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: Annually

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 08/04/2011
Date Data Arrived at EDR: 08/05/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 39

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: Quarterly

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: 05/05/2011
Date Data Arrived at EDR: 08/02/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 42

Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 08/02/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: Varies

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: 08/18/2011
Date Data Arrived at EDR: 08/19/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 25

Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: Quarterly

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 05/10/2011
Date Data Arrived at EDR: 05/11/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 34

Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 08/11/2011
Date Data Arrived at EDR: 08/12/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 32

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: Semi-Annually

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: 01/31/2011
Date Data Arrived at EDR: 02/01/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 48

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
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: 02/16/2011
Date Data Arrived at EDR: 06/02/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 103

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 08/02/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: Varies

State and tribal registered storage tank lists

UST: Active UST Facilities
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 08/09/2011
Date Data Arrived at EDR: 08/11/2011
Date Made Active in Reports: 09/09/2011
Number of Days to Update: 29

Source: SWRCB
Telephone: 916-480-1028
Last EDR Contact: 08/11/2011
Next Scheduled EDR Contact: 10/03/2011
Data Release Frequency: Semi-Annually

AST: Aboveground Petroleum Storage Tank Facilities
Registered Aboveground Storage Tanks.

Date of Government Version: 08/01/2009
Date Data Arrived at EDR: 09/10/2009
Date Made Active in Reports: 10/01/2009
Number of Days to Update: 21

Source: State Water Resources Control Board
Telephone: 916-341-5712
Last EDR Contact: 07/08/2011
Next Scheduled EDR Contact: 10/24/2011
Data Release Frequency: Quarterly

INDIAN UST R10: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 08/04/2011
Date Data Arrived at EDR: 08/05/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 39

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: Quarterly

INDIAN UST R9: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 08/04/2011
Date Data Arrived at EDR: 08/05/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 39

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: Quarterly

INDIAN UST R8: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 08/18/2011
Date Data Arrived at EDR: 08/19/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 25

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: Quarterly

INDIAN UST R7: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 04/01/2011
Date Data Arrived at EDR: 06/01/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 13

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 08/02/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 05/10/2011
Date Data Arrived at EDR: 05/11/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 34

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: Semi-Annually

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 07/01/2011
Date Data Arrived at EDR: 08/26/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 18

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 08/11/2011
Date Data Arrived at EDR: 08/12/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 32

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: Semi-Annually

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 05/05/2011
Date Data Arrived at EDR: 08/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 36

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 08/02/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: Varies

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010
Date Data Arrived at EDR: 02/16/2010
Date Made Active in Reports: 04/12/2010
Number of Days to Update: 55

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: Varies

State and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 04/20/2009
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

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: 08/09/2011
Date Data Arrived at EDR: 08/09/2011
Date Made Active in Reports: 09/09/2011
Number of Days to Update: 31

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/09/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: Quarterly

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 05/05/2011
Date Data Arrived at EDR: 07/05/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 70

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 07/05/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

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: 06/27/2011
Date Data Arrived at EDR: 06/27/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 78

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 06/27/2011
Next Scheduled EDR Contact: 10/10/2011
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

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
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations
A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 06/27/2011
Next Scheduled EDR Contact: 10/10/2011
Data Release Frequency: No Update Planned

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
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 06/01/2011
Date Data Arrived at EDR: 06/21/2011
Date Made Active in Reports: 07/15/2011
Number of Days to Update: 24

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 06/21/2011
Next Scheduled EDR Contact: 10/03/2011
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 05/24/2011
Date Data Arrived at EDR: 05/24/2011
Date Made Active in Reports: 06/15/2011
Number of Days to Update: 22

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/05/2011
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 04/08/2011
Date Data Arrived at EDR: 06/16/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 89

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 09/07/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: Quarterly

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: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
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: 08/09/2011
Date Data Arrived at EDR: 08/09/2011
Date Made Active in Reports: 09/09/2011
Number of Days to Update: 31

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/09/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: Quarterly

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
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

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: 06/30/2011
Date Data Arrived at EDR: 08/11/2011
Date Made Active in Reports: 09/09/2011
Number of Days to Update: 29

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: Varies

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 09/01/2007
Date Data Arrived at EDR: 11/19/2008
Date Made Active in Reports: 03/30/2009
Number of Days to Update: 131

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

Local Lists of Registered Storage Tanks

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

UST MENDOCINO: Mendocino County UST Database
A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 09/23/2009
Date Data Arrived at EDR: 09/23/2009
Date Made Active in Reports: 10/01/2009
Number of Days to Update: 8

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: 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
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

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 1990'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
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Local Land Records

LIENS 2: CERCLA Lien Information
A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 05/05/2011
Date Data Arrived at EDR: 05/11/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 125

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 08/12/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: Varies

LUCIS: Land Use Control Information System
LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 12/09/2005
Date Data Arrived at EDR: 12/11/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 31

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 07/11/2011
Next Scheduled EDR Contact: 09/05/2011
Data Release Frequency: Varies

LIENS: Environmental Liens Listing
A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 06/28/2011
Date Data Arrived at EDR: 06/29/2011
Date Made Active in Reports: 07/08/2011
Number of Days to Update: 9

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Varies

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: 06/13/2011
Date Data Arrived at EDR: 06/14/2011
Date Made Active in Reports: 07/15/2011
Number of Days to Update: 31

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 09/13/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 04/05/2011
Date Data Arrived at EDR: 04/05/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 161

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 07/05/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: Annually

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: 12/31/2010
Date Data Arrived at EDR: 05/03/2011
Date Made Active in Reports: 06/15/2011
Number of Days to Update: 43

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: Varies

LDS: Land Disposal Sites Listing

The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units.

Date of Government Version: 08/09/2011
Date Data Arrived at EDR: 08/11/2011
Date Made Active in Reports: 09/12/2011
Number of Days to Update: 32

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/11/2011
Next Scheduled EDR Contact: 10/03/2011
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing

The State Water Resources Control Board and nine Regional Water Quality Control Boards partner with the Department of Defense (DoD) through the Defense and State Memorandum of Agreement (DSMOA) to oversee the investigation and remediation of water quality issues at military facilities.

Date of Government Version: 08/09/2011
Date Data Arrived at EDR: 08/11/2011
Date Made Active in Reports: 09/12/2011
Number of Days to Update: 32

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 08/11/2011
Next Scheduled EDR Contact: 10/03/2011
Data Release Frequency: Quarterly

Other Ascertainable Records

RCRA-NonGen: RCRA - Non Generators

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. 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). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 06/15/2011
Date Data Arrived at EDR: 07/07/2011
Date Made Active in Reports: 08/08/2011
Number of Days to Update: 32

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 07/07/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: Varies

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/12/2011
Date Data Arrived at EDR: 02/11/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 80

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 08/09/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: Varies

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: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 07/22/2011
Next Scheduled EDR Contact: 10/31/2011
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: 12/31/2009
Date Data Arrived at EDR: 08/12/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 112

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Varies

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: 12/31/2010
Date Data Arrived at EDR: 04/05/2011
Date Made Active in Reports: 06/14/2011
Number of Days to Update: 70

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
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: 05/31/2011
Date Data Arrived at EDR: 06/15/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 90

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 06/15/2011
Next Scheduled EDR Contact: 09/26/2011
Data Release Frequency: Annually

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: 09/14/2010
Date Data Arrived at EDR: 10/21/2010
Date Made Active in Reports: 01/28/2011
Number of Days to Update: 99

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 08/31/2011
Next Scheduled EDR Contact: 12/12/2011
Data Release Frequency: Varies

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: 05/06/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 09/08/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: Semi-Annually

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 12/17/2010
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 94

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 09/01/2011
Next Scheduled EDR Contact: 12/12/2011
Data Release Frequency: Annually

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: 12/31/2006
Date Data Arrived at EDR: 09/29/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 64

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 06/30/2011
Next Scheduled EDR Contact: 10/10/2011
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: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/31/2011
Next Scheduled EDR Contact: 12/12/2011
Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/31/2011
Next Scheduled EDR Contact: 12/12/2011
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

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: 12/31/2009
Date Data Arrived at EDR: 12/10/2010
Date Made Active in Reports: 02/25/2011
Number of Days to Update: 77

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 08/18/2011
Next Scheduled EDR Contact: 11/14/2011
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: 01/07/2011
Date Data Arrived at EDR: 01/21/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 59

Source: Environmental Protection Agency
Telephone: 202-564-5088
Last EDR Contact: 06/27/2011
Next Scheduled EDR Contact: 10/10/2011
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: 11/01/2010
Date Data Arrived at EDR: 11/10/2010
Date Made Active in Reports: 02/16/2011
Number of Days to Update: 98

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 07/22/2011
Next Scheduled EDR Contact: 10/31/2011
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: 06/21/2011
Date Data Arrived at EDR: 07/15/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 60

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Quarterly

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 01/11/2011
Date Data Arrived at EDR: 01/13/2011
Date Made Active in Reports: 02/16/2011
Number of Days to Update: 34

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 07/12/2011
Next Scheduled EDR Contact: 10/24/2011
Data Release Frequency: Quarterly

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).

Date of Government Version: 04/14/2010
Date Data Arrived at EDR: 04/16/2010
Date Made Active in Reports: 05/27/2010
Number of Days to Update: 41

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 09/13/2011
Next Scheduled EDR Contact: 12/26/2011
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: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
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: 12/31/2009
Date Data Arrived at EDR: 03/01/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 62

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 09/01/2011
Next Scheduled EDR Contact: 12/12/2011
Data Release Frequency: Biennially

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

WDS: Waste Discharge System

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9

Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 08/31/2011
Next Scheduled EDR Contact: 12/12/2011
Data Release Frequency: Quarterly

NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 05/24/2011
Date Data Arrived at EDR: 05/24/2011
Date Made Active in Reports: 06/15/2011
Number of Days to Update: 22

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 08/24/2011
Next Scheduled EDR Contact: 12/05/2011
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: 07/01/2011
Date Data Arrived at EDR: 07/01/2011
Date Made Active in Reports: 07/15/2011
Number of Days to Update: 14

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site 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 [CALSITES].

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

NOTIFY 65: Proposition 65 Records

Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 10/21/1993
Date Data Arrived at EDR: 11/01/1993
Date Made Active in Reports: 11/19/1993
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 06/27/2011
Next Scheduled EDR Contact: 10/10/2011
Data Release Frequency: No Update Planned

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: 06/28/2011
Date Data Arrived at EDR: 07/21/2011
Date Made Active in Reports: 08/11/2011
Number of Days to Update: 21

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
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: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13

Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: Varies

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: 12/31/2010
Date Data Arrived at EDR: 07/19/2011
Date Made Active in Reports: 08/16/2011
Number of Days to Update: 28

Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 07/19/2011
Next Scheduled EDR Contact: 10/31/2011
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: 12/31/2008
Date Data Arrived at EDR: 09/29/2010
Date Made Active in Reports: 10/18/2010
Number of Days to Update: 19

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 06/30/2011
Next Scheduled EDR Contact: 10/10/2011
Data Release Frequency: Varies

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 12/08/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 34

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 07/22/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: Semi-Annually

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 03/07/2011
Date Data Arrived at EDR: 03/09/2011
Date Made Active in Reports: 05/02/2011
Number of Days to Update: 54

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 07/15/2011
Next Scheduled EDR Contact: 11/07/2011
Data Release Frequency: Varies

PROC: Certified Processors Database
A listing of certified processors.

Date of Government Version: 06/01/2011
Date Data Arrived at EDR: 06/21/2011
Date Made Active in Reports: 07/15/2011
Number of Days to Update: 24

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 06/21/2011
Next Scheduled EDR Contact: 10/03/2011
Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing
The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 06/09/2011
Date Data Arrived at EDR: 06/16/2011
Date Made Active in Reports: 07/15/2011
Number of Days to Update: 29

Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Varies

COAL ASH DOE: Sleam-Electric Plan Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 08/17/2010
Date Data Arrived at EDR: 01/03/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 77

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 06/14/2011
Next Scheduled EDR Contact: 09/26/2011
Data Release Frequency: Varies

HWT: Registered Hazardous Waste Transporter Database
A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 07/18/2011
Date Data Arrived at EDR: 07/19/2011
Date Made Active in Reports: 08/11/2011
Number of Days to Update: 23

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 07/19/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: Quarterly

HWP: EnviroStor Permitted Facilities Listing
Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 08/09/2010
Date Data Arrived at EDR: 08/11/2010
Date Made Active in Reports: 08/20/2010
Number of Days to Update: 9

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 09/01/2011
Next Scheduled EDR Contact: 12/12/2011
Data Release Frequency: Quarterly

FINANCIAL ASSURANCE 2: Financial Assurance Information Listing
A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 03/15/2011
Date Data Arrived at EDR: 03/16/2011
Date Made Active in Reports: 04/26/2011
Number of Days to Update: 41

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 08/18/2011
Next Scheduled EDR Contact: 12/05/2011
Data Release Frequency: Varies

FINANCIAL ASSURANCE 1: Financial Assurance Information Listing
Financial Assurance information

Date of Government Version: 03/01/2007
Date Data Arrived at EDR: 06/01/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 28

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 08/05/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands
Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 07/22/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: N/A

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 01/01/2008
Date Data Arrived at EDR: 02/18/2009
Date Made Active in Reports: 05/29/2009
Number of Days to Update: 100

Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 08/05/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: Varies

EDR PROPRIETARY RECORDS

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.

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

EDR Historical Auto Stations: EDR Proprietary Historic Gas Stations
EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc.

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: Varies

EDR Historical Cleaners: EDR Proprietary Historic Dry Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc.

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: Varies

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: 07/21/2011
Date Data Arrived at EDR: 07/21/2011
Date Made Active in Reports: 08/11/2011
Number of Days to Update: 21

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: Semi-Annually

Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 07/21/2011
Date Data Arrived at EDR: 07/21/2011
Date Made Active in Reports: 08/11/2011
Number of Days to Update: 21

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: Semi-Annually

BUTTE COUNTY:

CUPA Facility Listing

Cupa facility list.

Date of Government Version: 03/29/2011
Date Data Arrived at EDR: 04/20/2011
Date Made Active in Reports: 05/17/2011
Number of Days to Update: 27

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: Varies

COLUSA COUNTY:

CUPA Facility List

Cupa facility list.

Date of Government Version: 12/01/2010
Date Data Arrived at EDR: 04/20/2011
Date Made Active in Reports: 05/17/2011
Number of Days to Update: 27

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: Varies

CONTRA COSTA COUNTY:

Site List
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 06/13/2011
Date Data Arrived at EDR: 06/14/2011
Date Made Active in Reports: 07/15/2011
Number of Days to Update: 31

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 08/09/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: Semi-Annually

EL DORADO COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 03/28/2011
Date Data Arrived at EDR: 05/13/2011
Date Made Active in Reports: 06/15/2011
Number of Days to Update: 33

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 08/22/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA Resources List
Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 07/18/2011
Date Data Arrived at EDR: 07/19/2011
Date Made Active in Reports: 08/11/2011
Number of Days to Update: 23

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: Semi-Annually

HUMBOLDT COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 02/08/2011
Date Data Arrived at EDR: 03/03/2011
Date Made Active in Reports: 03/24/2011
Number of Days to Update: 21

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/12/2011
Data Release Frequency: Varies

INYO COUNTY:

CUPA Facility List
Cupa facility list.

Date of Government Version: 06/13/2011
Date Data Arrived at EDR: 06/14/2011
Date Made Active in Reports: 07/19/2011
Number of Days to Update: 35

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/12/2011
Data Release Frequency: Varies

KERN COUNTY:

Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 08/31/2010
Date Data Arrived at EDR: 09/01/2010
Date Made Active in Reports: 09/30/2010
Number of Days to Update: 29

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 09/13/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA Facility List
A listing of sites included in the county?s Certified Unified Program Agency database. California?s Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 06/09/2011
Date Data Arrived at EDR: 06/09/2011
Date Made Active in Reports: 07/08/2011
Number of Days to Update: 29

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/12/2011
Data Release Frequency: Varies

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: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: EPA Region 9
Telephone: 415-972-3178
Last EDR Contact: 03/28/2011
Next Scheduled EDR Contact: 10/10/2011
Data Release Frequency: No Update Planned

HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 03/31/2011
Date Data Arrived at EDR: 06/09/2011
Date Made Active in Reports: 06/15/2011
Number of Days to Update: 6

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: Semi-Annually

List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 07/25/2011
Date Data Arrived at EDR: 07/27/2011
Date Made Active in Reports: 08/11/2011
Number of Days to Update: 15

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 07/27/2011
Next Scheduled EDR Contact: 11/07/2011
Data Release Frequency: Varies

City of Los Angeles Landfills
Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 03/05/2009
Date Data Arrived at EDR: 03/10/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 29

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 08/23/2011
Next Scheduled EDR Contact: 12/05/2011
Data Release Frequency: Varies

Site Mitigation List
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 02/09/2011
Date Data Arrived at EDR: 02/09/2011
Date Made Active in Reports: 03/04/2011
Number of Days to Update: 23

Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 07/22/2011
Next Scheduled EDR Contact: 11/07/2011
Data Release Frequency: Annually

City of El Segundo Underground Storage Tank
Underground storage tank sites located in El Segundo city.

Date of Government Version: 02/03/2011
Date Data Arrived at EDR: 02/08/2011
Date Made Active in Reports: 03/03/2011
Number of Days to Update: 23

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 07/25/2011
Next Scheduled EDR Contact: 11/07/2011
Data Release Frequency: Semi-Annually

City of Long Beach Underground Storage Tank
Underground storage tank sites located in the city of Long Beach.

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: 05/02/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: Annually

City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 07/18/2011
Date Data Arrived at EDR: 07/21/2011
Date Made Active in Reports: 08/11/2011
Number of Days to Update: 21

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA Facility List
A listing of sites included in the county?s Certified Unified Program Agency database. California?s Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 06/07/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 07/08/2011
Number of Days to Update: 30

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/12/2011
Data Release Frequency: Varies

MARIN COUNTY:

Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 07/15/2011
Date Data Arrived at EDR: 07/25/2011
Date Made Active in Reports: 08/11/2011
Number of Days to Update: 17

Source: Public Works Department Waste Management
Telephone: 415-499-6647
Last EDR Contact: 07/11/2011
Next Scheduled EDR Contact: 10/24/2011
Data Release Frequency: Semi-Annually

MERCED COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 06/06/2011
Date Data Arrived at EDR: 06/06/2011
Date Made Active in Reports: 06/15/2011
Number of Days to Update: 9

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/12/2011
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 07/07/2011
Date Data Arrived at EDR: 07/08/2011
Date Made Active in Reports: 08/11/2011
Number of Days to Update: 34

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 08/31/2011
Next Scheduled EDR Contact: 12/12/2011
Data Release Frequency: Varies

NAPA COUNTY:

Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 07/09/2008
Date Data Arrived at EDR: 07/09/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 22

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 01/15/2008
Date Data Arrived at EDR: 01/16/2008
Date Made Active in Reports: 02/08/2008
Number of Days to Update: 23

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA Facility List
CUPA facility list.

Date of Government Version: 03/04/2011
Date Data Arrived at EDR: 05/12/2011
Date Made Active in Reports: 06/23/2011
Number of Days to Update: 42

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 08/22/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: Varies

ORANGE COUNTY:

List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 05/02/2011
Date Data Arrived at EDR: 05/20/2011
Date Made Active in Reports: 06/15/2011
Number of Days to Update: 26

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 08/17/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Annually

List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 05/05/2011
Date Data Arrived at EDR: 05/20/2011
Date Made Active in Reports: 06/15/2011
Number of Days to Update: 26

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 08/17/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Quarterly

List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 05/05/2011
Date Data Arrived at EDR: 05/17/2011
Date Made Active in Reports: 06/20/2011
Number of Days to Update: 34

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 08/17/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Quarterly

PLACER COUNTY:

Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 06/20/2011
Date Data Arrived at EDR: 06/21/2011
Date Made Active in Reports: 07/08/2011
Number of Days to Update: 17

Source: Placer County Health and Human Services
Telephone: 530-889-7312
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 07/14/2011
Date Data Arrived at EDR: 07/22/2011
Date Made Active in Reports: 08/11/2011
Number of Days to Update: 20

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 06/27/2011
Next Scheduled EDR Contact: 10/10/2011
Data Release Frequency: Quarterly

Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 07/20/2011
Date Data Arrived at EDR: 07/22/2011
Date Made Active in Reports: 08/11/2011
Number of Days to Update: 20

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 06/27/2011
Next Scheduled EDR Contact: 10/10/2011
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

Toxic Site Clean-Up List
List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 05/02/2011
Date Data Arrived at EDR: 07/19/2011
Date Made Active in Reports: 08/11/2011
Number of Days to Update: 23

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 07/08/2011
Next Scheduled EDR Contact: 10/24/2011
Data Release Frequency: Quarterly

Master Hazardous Materials Facility List
Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 05/02/2011
Date Data Arrived at EDR: 07/19/2011
Date Made Active in Reports: 08/11/2011
Number of Days to Update: 23

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 07/08/2011
Next Scheduled EDR Contact: 10/24/2011
Data Release Frequency: Quarterly

SAN BERNARDINO COUNTY:

Hazardous Material Permits
This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 06/09/2011
Date Data Arrived at EDR: 06/09/2011
Date Made Active in Reports: 06/15/2011
Number of Days to Update: 6

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

Hazardous Materials Management Division Database
The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 09/09/2010
Date Data Arrived at EDR: 09/15/2010
Date Made Active in Reports: 09/29/2010
Number of Days to Update: 14

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 06/17/2011
Next Scheduled EDR Contact: 09/26/2011
Data Release Frequency: Quarterly

Solid Waste Facilities
San Diego County Solid Waste Facilities.

Date of Government Version: 10/01/2010
Date Data Arrived at EDR: 11/16/2010
Date Made Active in Reports: 01/25/2011
Number of Days to Update: 70

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: Varies

Environmental Case Listing
The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

Local Oversite Facilities
A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Quarterly

Underground Storage Tank Information
Underground storage tank sites located in San Francisco county.

Date of Government Version: 11/29/2010
Date Data Arrived at EDR: 03/10/2011
Date Made Active in Reports: 03/15/2011
Number of Days to Update: 5

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
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: 06/27/2011
Date Data Arrived at EDR: 06/29/2011
Date Made Active in Reports: 07/08/2011
Number of Days to Update: 9

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 06/27/2011
Next Scheduled EDR Contact: 10/10/2011
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA Facility List
Cupa Facility List.

Date of Government Version: 05/31/2011
Date Data Arrived at EDR: 05/31/2011
Date Made Active in Reports: 07/08/2011
Number of Days to Update: 38

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/12/2011
Data Release Frequency: Varies

SAN MATEO COUNTY:

Business Inventory
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 07/13/2011
Date Data Arrived at EDR: 07/15/2011
Date Made Active in Reports: 08/11/2011
Number of Days to Update: 27

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 06/20/2011
Next Scheduled EDR Contact: 09/05/2011
Data Release Frequency: Annually

Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 06/20/2011
Date Data Arrived at EDR: 06/21/2011
Date Made Active in Reports: 07/15/2011
Number of Days to Update: 24

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 06/20/2011
Next Scheduled EDR Contact: 09/05/2011
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA Facility Listing
CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 11/22/2010
Date Data Arrived at EDR: 03/03/2011
Date Made Active in Reports: 03/24/2011
Number of Days to Update: 21

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 08/31/2011
Next Scheduled EDR Contact: 12/12/2011
Data Release Frequency: Varies

SANTA CLARA COUNTY:

HIST LUST - Fuel Leak Site Activity Report
A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LOP Listing
A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 07/20/2011
Date Data Arrived at EDR: 08/11/2011
Date Made Active in Reports: 09/09/2011
Number of Days to Update: 29

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: Annually

Hazardous Material Facilities
Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 08/31/2009
Date Data Arrived at EDR: 08/31/2009
Date Made Active in Reports: 09/18/2009
Number of Days to Update: 18

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 08/31/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA Facility List
CUPA facility listing.

Date of Government Version: 08/31/2011
Date Data Arrived at EDR: 08/31/2011
Date Made Active in Reports: 09/09/2011
Number of Days to Update: 9

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 08/31/2011
Next Scheduled EDR Contact: 12/12/2011
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA Facility List
Cupa Facility List.

Date of Government Version: 05/31/2011
Date Data Arrived at EDR: 05/31/2011
Date Made Active in Reports: 07/08/2011
Number of Days to Update: 38

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 08/31/2011
Next Scheduled EDR Contact: 12/12/2011
Data Release Frequency: Varies

SOLANO COUNTY:

Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 06/09/2011
Date Data Arrived at EDR: 06/29/2011
Date Made Active in Reports: 07/08/2011
Number of Days to Update: 9

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 06/20/2011
Next Scheduled EDR Contact: 09/05/2011
Data Release Frequency: Quarterly

Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 06/09/2011
Date Data Arrived at EDR: 07/01/2011
Date Made Active in Reports: 07/13/2011
Number of Days to Update: 12

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 06/20/2011
Next Scheduled EDR Contact: 09/05/2011
Data Release Frequency: Quarterly

SONOMA COUNTY:

Leaking Underground Storage Tank Sites
A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 04/05/2011
Date Data Arrived at EDR: 04/06/2011
Date Made Active in Reports: 05/12/2011
Number of Days to Update: 36

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 07/05/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: Quarterly

SUTTER COUNTY:

Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 06/13/2011
Date Data Arrived at EDR: 06/14/2011
Date Made Active in Reports: 07/13/2011
Number of Days to Update: 29

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
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: 04/26/2011
Date Data Arrived at EDR: 06/14/2011
Date Made Active in Reports: 07/15/2011
Number of Days to Update: 31

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 08/23/2011
Next Scheduled EDR Contact: 12/05/2011
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: 04/01/2011
Date Data Arrived at EDR: 04/07/2011
Date Made Active in Reports: 05/12/2011
Number of Days to Update: 35

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 08/22/2011
Next Scheduled EDR Contact: 10/24/2011
Data Release Frequency: Annually

Listing of Underground Tank Cleanup Sites

Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 08/23/2011
Next Scheduled EDR Contact: 12/05/2011
Data Release Frequency: Quarterly

Medical Waste Program List

To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 07/26/2011
Date Data Arrived at EDR: 08/08/2011
Date Made Active in Reports: 09/09/2011
Number of Days to Update: 32

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
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: 05/25/2011
Date Data Arrived at EDR: 06/21/2011
Date Made Active in Reports: 07/13/2011
Number of Days to Update: 22

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 06/21/2011
Next Scheduled EDR Contact: 10/03/2011
Data Release Frequency: Quarterly

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report
Underground storage tank sites located in Yolo county.

Date of Government Version: 04/26/2011
Date Data Arrived at EDR: 05/03/2011
Date Made Active in Reports: 06/20/2011
Number of Days to Update: 48

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 08/22/2011
Next Scheduled EDR Contact: 10/24/2011
Data Release Frequency: Annually

YUBA COUNTY:

CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 05/12/2011
Date Made Active in Reports: 06/15/2011
Number of Days to Update: 34

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: Varies

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: 12/31/2007
Date Data Arrived at EDR: 08/26/2009
Date Made Active in Reports: 09/11/2009
Number of Days to Update: 16

Source: Department of Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 08/26/2011
Next Scheduled EDR Contact: 12/05/2011
Data Release Frequency: Annually

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 07/20/2011
Date Made Active in Reports: 08/11/2011
Number of Days to Update: 22

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 07/20/2011
Next Scheduled EDR Contact: 10/31/2011
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: 12/31/2010
Date Data Arrived at EDR: 05/12/2011
Date Made Active in Reports: 05/24/2011
Number of Days to Update: 12

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 08/09/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: Annually

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2008
Date Data Arrived at EDR: 12/01/2009
Date Made Active in Reports: 12/14/2009
Number of Days to Update: 13

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 07/15/2011
Next Scheduled EDR Contact: 10/10/2011
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2010
Date Data Arrived at EDR: 06/24/2011
Date Made Active in Reports: 06/30/2011
Number of Days to Update: 6

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 08/31/2011
Next Scheduled EDR Contact: 12/12/2011
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2009
Date Data Arrived at EDR: 07/06/2010
Date Made Active in Reports: 07/26/2010
Number of Days to Update: 20

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 10/03/2011
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: Rextag Strategies Corp.
Telephone: (281) 769-2247
U.S. Electric Transmission and Power Plants Systems Digital GIS Data

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 2003 & 2011 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.

Scanned Digital USGS 7.5' Topographic Map (DRG)
Source: United States Geologic Survey
A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

STREET AND ADDRESS INFORMATION

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APPENDIX C
ENVIRONMENTAL LIEN SEARCH, HISTORICAL AERIAL PHOTOGRAPHS, CITY DIRECTORY ABSTRACT, CERTIFIED SANBORN MAP REPORT, AND HISTORICAL TOPOGRAPHIC MAP REPORT

120 East Santa Clara St
120 East Santa Clara St
Ventura, CA 93001

Inquiry Number: 3165211.2S
September 21, 2011

The EDR Environmental LienSearch™ Report

EDR® Environmental Data Resources Inc

440 Wheelers Farms Road
Milford, CT 06461
800.352.0050
www.edrnet.com

EDR Environmental LienSearch™ Report

The EDR Environmental LienSearch Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied address information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' offices, registries of deeds, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved, and description); and
- provide a copy of the deed or cite documents reviewed.

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

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EDR Environmental LienSearch™ Report

TARGET PROPERTY INFORMATION

ADDRESS

120 East Santa Clara St
120 East Santa Clara St
Ventura, CA 93001

RESEARCH SOURCE

Source 1: Ventura County Assessor

Source 2: Ventura County Recorder

PROPERTY INFORMATION

Deed 1:

Type of Deed: Grant Deed

Title is vested in: Olson 737- Ventura 4, LLC, a Delaware limited liability company

Deed Dated: 06/04/2007

Deed Recorded: 06/06/2007

Book: 20070606

Page: 00114327

Legal Description: All that certain piece or parcel of land being that portion of Block 35 and that portion of Block 36, as per map recorded in Book A, Page 326 1/2 of Maps, together with that portion of Walnut Street as abandoned per Resolution of Vacation, a certified copy of which was recorded September 27, 1960 in Book 1913, Page 161 official records; bounded on the West by the East line of Junipero Street, 60 feet wide as now established and on the North by the South line of Santa Clara Street and on the East by the West line of Figuero Street, 60 feet wide, and on the South by the North line of the East Thompson Boulevard (formerly Meta Street), except the Easterly 140 feet of said Block 36, situate and lying in the City (formerly Town) of San Buenaventura, County of Ventura, State of California.

Legal Current Owner: Olson 737- Ventura 4, LLC, a Delaware limited liability company

Property Identifiers: 073-0-116-010

EDR Environmental LienSearch™ Report

ENVIRONMENTAL LIEN

Environmental Lien: Found ☐ Not Found ☒

If found:

1st Party:

2nd Party:

Dated:

Recorded:

Book:

Page:

Docket:

Volume:

Instrument:

Comments:

Miscellaneous:

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

Other AUL's: Found ☐ Not Found ☒

If found:

1st Party:

2nd Party:

Dated:

Recorded:

Book:

Page:

Docket:

Volume:

Instrument:

Comments:

Miscellaneous:

EDR Environmental LienSearch™ Report

DEED EXHIBIT

RECORDED AT REQUEST OF

FIRST AMERICAN TITLE INS. CO.

RECORDING REQUESTED BY
AND WHEN RECORDED, MAIL TO:

Scott Newcomb
The Olson Company
3020 Old Ranch Parkway, Suite 400
Seal Beach, CA 90740

20070606-00114327-0 1/3
Ventura County Clerk and Recorder
Philip J. Schmit
06/06/2007 08:00:00 AM
92817 $13.00 RE

MAIL TAX STATEMENTS TO:

Same as above

700574

Space Above for Recorder's Use Only

TAX NOT MADE
OF PUBLIC RECORD

GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **VENTURA UNIFIED SCHOOL DISTRICT**, a political subdivision of the State of California, does hereby grant to, the **OLSON 737- VENTURA 4, LLC, a** Delaware limited **liability company**, the real property described on Exhibit "A" attached hereto and incorporated herein by reference, together with all appurtenant improvements, rights, easements, tenements and estates.

Dated: June 4, 2007

VENTURA UNIFIED SCHOOL DISTRICT
a political subdivision of the State of California

By Trudy T. Arriaga
Trudy T. Arriaga, Superintendent

By
Joseph Richards, Jr., Assistant Superintendent

Mail tax statement to same as above ✓

EXHIBIT "A"

LEGAL DESCRIPTION

Real property in the City of Ventura, County of Ventura, State of California, described as follows:

That portion of Block 35 and that portion of Block 36 of said City (formerly Town) of San Buenaventura, County of Ventura, State of California, as per map recorded in Book A Page 326 1/2 of Maps, in the office of the county recorder of said county, together with that portion of Walnut Street as abandoned per Resolution of Vacation, a certified copy of which was recorded September 27, 1960 in Book 1913 Page 161 official records; bounded on the West by the East line of Junipero Street, 60 feet wide as now established and on the North by the South line of Santa Clara Street and on the East by the West line of Figuero Street, 60 feet wide. and on the South by the North line of the East Thompson Boulevard (formerly Meta Street).

Except the Easterly 140 feet of said Block 36.

APN: 0730-116-010

STATE OF CALIFORNIA)
)
COUNTY OF Ventura)

On June 4, 2007, before me, Rosaura Cortez, a Notary Public, personally appeared Trudy T. Arriaga, personally known to me ~~(or proved to me on the basis of satisfactory evidence)~~ to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal.

ROSAURA CORTEZ
Commission # 1557701
Notary Public - California
Ventura County
My Comm. Expires Mar 10, 2009

Rosaura Cortez
Notary Public

STATE OF CALIFORNIA)
)
COUNTY OF Ventura)

On June 4, 2007, before me, Rosaura Cortez, a Notary Public, personally appeared Joseph Richards, personally known to me ~~(or proved to me on the basis of satisfactory evidence)~~ to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal.

ROSAURA CORTEZ
Commission # 1557701
Notary Public - California
Ventura County
My Comm. Expires Mar 10, 2009

Rosaura Cortez
Notary Public

The EDR Aerial Photo Decade Package

120 East Santa Clara Street
120 East Santa Clara Street
Ventura, CA 93001

Inquiry Number: 1585943.6

January 05, 2006

EDR® Environmental Data Resources Inc

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

THE EDR AERIAL PHOTO DECADE PACKAGE

Environmental Data Resources, Inc.s (EDR) Aerial Photography Print Service is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDRs professional researchers provide digitally reproduced historical aerial photographs at one photo per decade.

References

EPAs Standards and Practices for All Appropriate Inquiries (AAI), section 312.24, identifies the historical sources of information necessary to achieve the objectives and performance factors of section 312.20. According to AAI, *"historical documents and records may include, but are not limited to, aerial photographs, fire insurance maps, building department records, chain of title documents, and land use records."*

To meet the prior use requirements of ASTM E 1527-05, Section 8.3.2, the following standard *historical sources* may be used: aerial photographs, fire insurance maps, property tax files, land title records (although these cannot be the sole historical source consulted), topographic maps, city directories, building department records, or zoning/land use records. ASTM E 1527-05, Section 8.3 on Historical Use Information, identifies the prior use requirements for a Phase I environmental site assessment. ASTM E 1527-05 requires *"All obvious uses of the property shall be identified from the present, back to the property's first developed use, or back to 1940, whichever is earlier. This task requires reviewing only as many of the standard historcal sources as are necessary and both reasonably ascertainable and likely to be useful."* (ASTM E 1527-05, Section 8.3.2) *Reasonably ascertainable means information that is publicly available, obtainable from a source within reasonable time and cost constraints, and practically reviewable.*

Data Gaps

In order to address *data gaps*, additional sources of information may be consulted. According the AAI, Section 312.20 (g), *"to the extent there are data gaps (as defined in section 312.10) in the information developed...that affect the ability of persons (including the environmental professional) conducting the all appropriate inquiries to identify conditions indicative of releases or threatened releases...such persons should identify such data gaps, identify the sources of information consulted to address such data gaps, and comment upon the significance of such data gaps."* According to ASTM E 1527-05, Section 8.3.2.3, *"historical research is complete when either: (1) the objectives in 8.3.1 through 8.3.2.2 are achieved; or (2) data failure is encountered. Data failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met....If data failure is encountered, the report shall document the failure and, if any of the standard historical sources were excluded, give the reasons for their exclusion."*

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

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Date EDR Searched Historical Sources:

Aerial Photography January 05, 2006

Target Property:

120 East Santa Clara Street

Ventura, CA 93001

Year	***Scale***	***Details***	***Source***
1945	Aerial Photograph. Scale: 1"=400'	Flight Year: 1945	Fairchild
1959	Aerial Photograph. Scale: 1"=555'	Flight Year: 1959	Robinson
1964	Aerial Photograph. Scale: 1"=666'	Flight Year: 1964	Mark Hurd
1970	Aerial Photograph. Scale: 1"=333'	Flight Year: 1970	Mark Hurd
1977	Aerial Photograph. Scale: 1"=666'	Flight Year: 1977	Teledyne
1989	Aerial Photograph. Scale: 1"=666'	Flight Year: 1989	USGS
1994	Aerial Photograph. Scale: 1"=666'	Flight Year: 1994	USGS
2002	Aerial Photograph. Scale: 1"=666'	Flight Year: 2002	USGS

INQUIRY #: 1585943.6
YEAR: 1945
= 400'
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YEAR: 1959
= 555'
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YEAR: 1964
= 666'
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YEAR: 1970
= 333'
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YEAR: 1977
= 666'
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"Linking Technology with Tradition"®

Sanborn® Map Report

Ship To: Andrew Schwartz
SECOR International, Inc.
25864-F Business Center
Redlands, CA 92374

Order Date: 3/14/2007 **Completion Date:** 3/16/2007
Inquiry #: 1878542.3s
P.O. #: NA
Site Name: 120 E. Santa Clara St.
Address: 120 E. Santa Clara St.
City/State: Ventura, CA 93001
Cross Streets:

Customer Project: Olson Ventura
1362223KEN 909-335-6116

Based on client-supplied information, fire insurance maps for the following years were identified

1886 - 1 Map
1890 - 1 Map
1892 - 1 Map
1906 - 1 Map
1910 - 1 Map
1928 - 1 Map
1950 - 1 Map
1963 - 1 Map
1966 - 1 Map
1968 - 1 Map

Limited Permission to Photocopy Total Maps: 10

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USER'S GUIDE

This User's Guide provides guidelines for accessing Sanborn Map® images and for transferring them to your Word Processor.

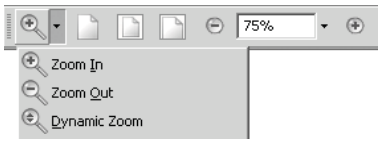
Reading Sanborn Maps

- Sanborn Maps document historical property use by displaying property information through words, abbreviations, and map symbols. The Sanborn Map Key provides information to help interpret the symbols and abbreviations used on Sanborn Maps. The Key is available from EDR's Web Site at: http://www.edrnet.com/reports/samples/key.pdf

Organization of Electronic Sanborn Image File

- Sanborn Map Report, listing years of coverage
- User's Guide
- Oldest Sanborn Map Image
- Most recent Sanborn Map Image

Navigating the Electronic Sanborn Image File



1. Open file on screen.
2. Identify TP (Target Property) on the most recent map.
3. Find TP on older printed images.
4. Using Acrobat® Reader®, zoom to 250% in order to view more clearly. (200-250% is the approximate equivalent scale of hardcopy Sanborn Maps.)
   A. On the menu bar, click "View" and then "Zoom to..."
   B. Or, use the magnifying tool and drag a box around the TP

Printing a Sanborn Map From the Electonic File

- EDR recommends printing images at 300 dpi (300 dpi prints faster than 600 dpi)
- To print only the TP area, cut and paste from Acrobat to your word processor application.

<u>Acrobat Versions 6 and 7</u>

1. Go to the menu bar
2. Click the "Select Tool"
3. Draw a box around the area selected
4. "Right click" on your mouse
5. Select "Copy Image to Clipboard"
6. Go to Word Processor such as Microsoft Word, paste and print.

<u>Acrobat Version 5</u>

1. Go to the menu bar
2. Click the "Graphics Select Tool"
3. Draw a box around the area selected
4. Go to "Menu"
5. Highlight "Edit"
6. Highlight "Copy"
7. Go to Word Processor such as Microsoft Word, paste and print.

Important Information about Email Delivery of Electronic Sanborn Map Images

- Images are grouped intro one file, up to 2MB.
- In cases where in excess of 6-7 map years are available, the file size typically exceeds 2MB. In these cases, you will receive multiple files, labeled as "1 of 3", "2 of 3", etc. including all available map years.
- Due to file size limitations, certain ISPs, including AOL, may occasionally delay or decline to deliver files. Please contact your ISP to identify their specific file size limitations.

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Year EDR Research Associate

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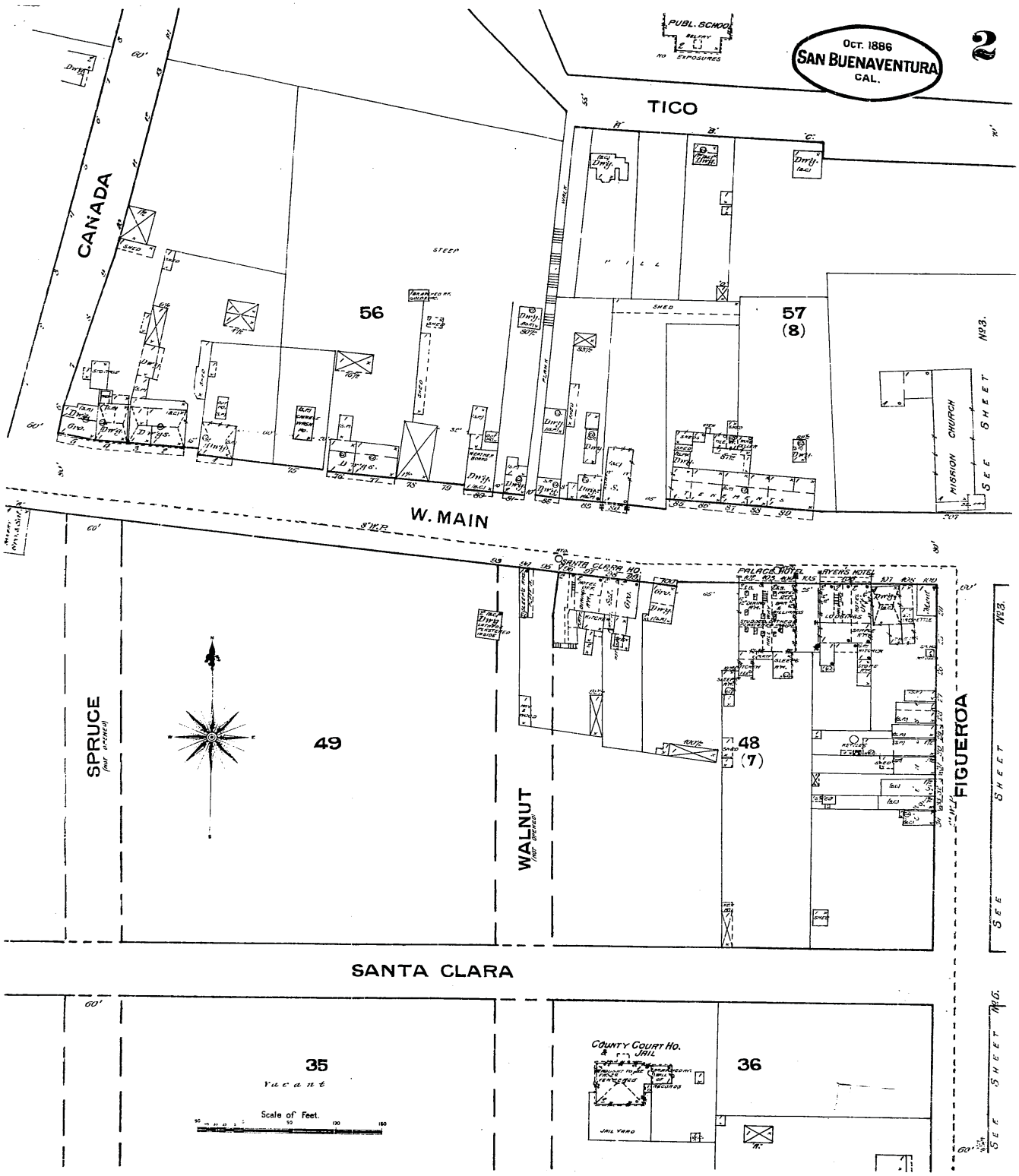

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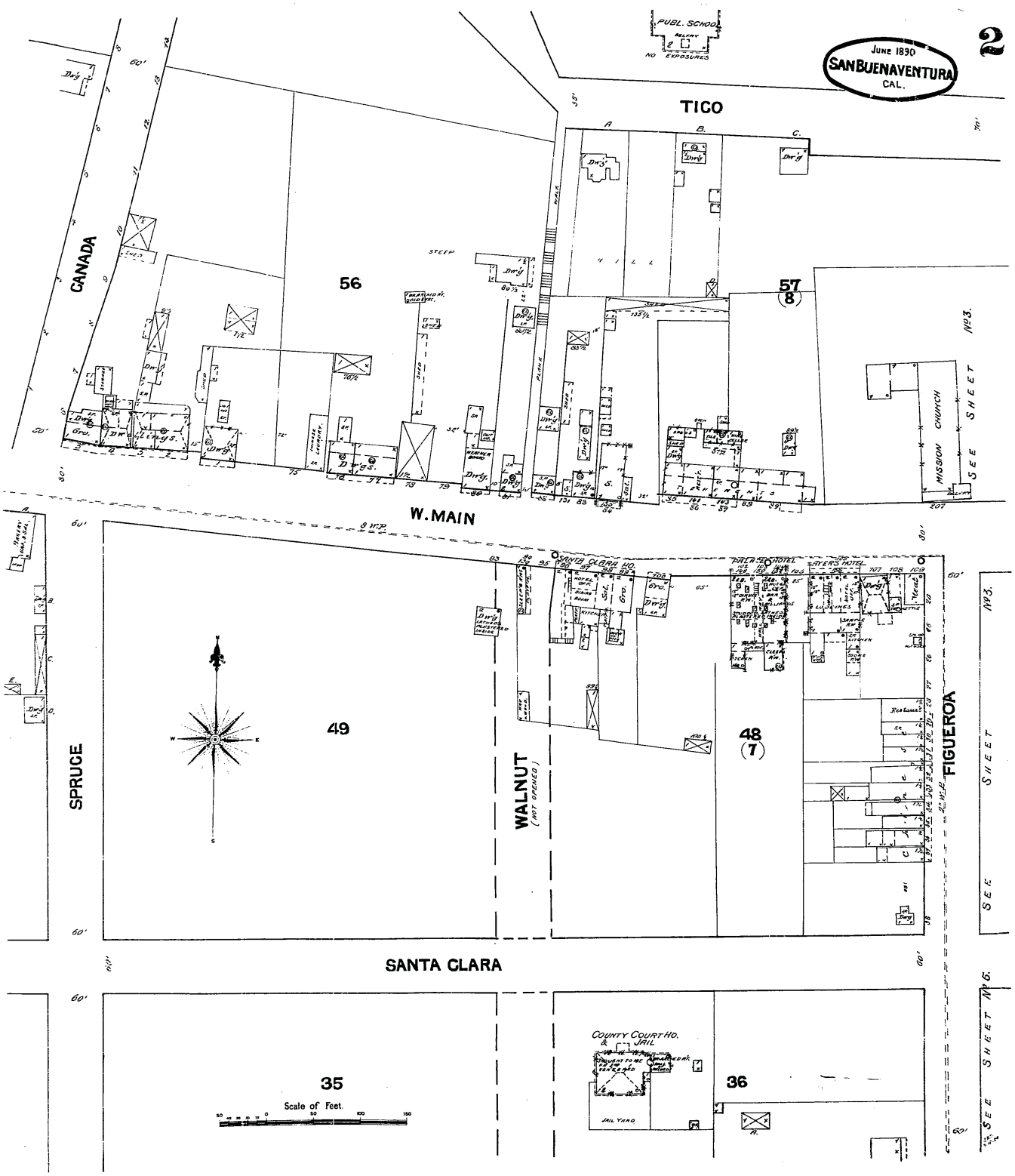

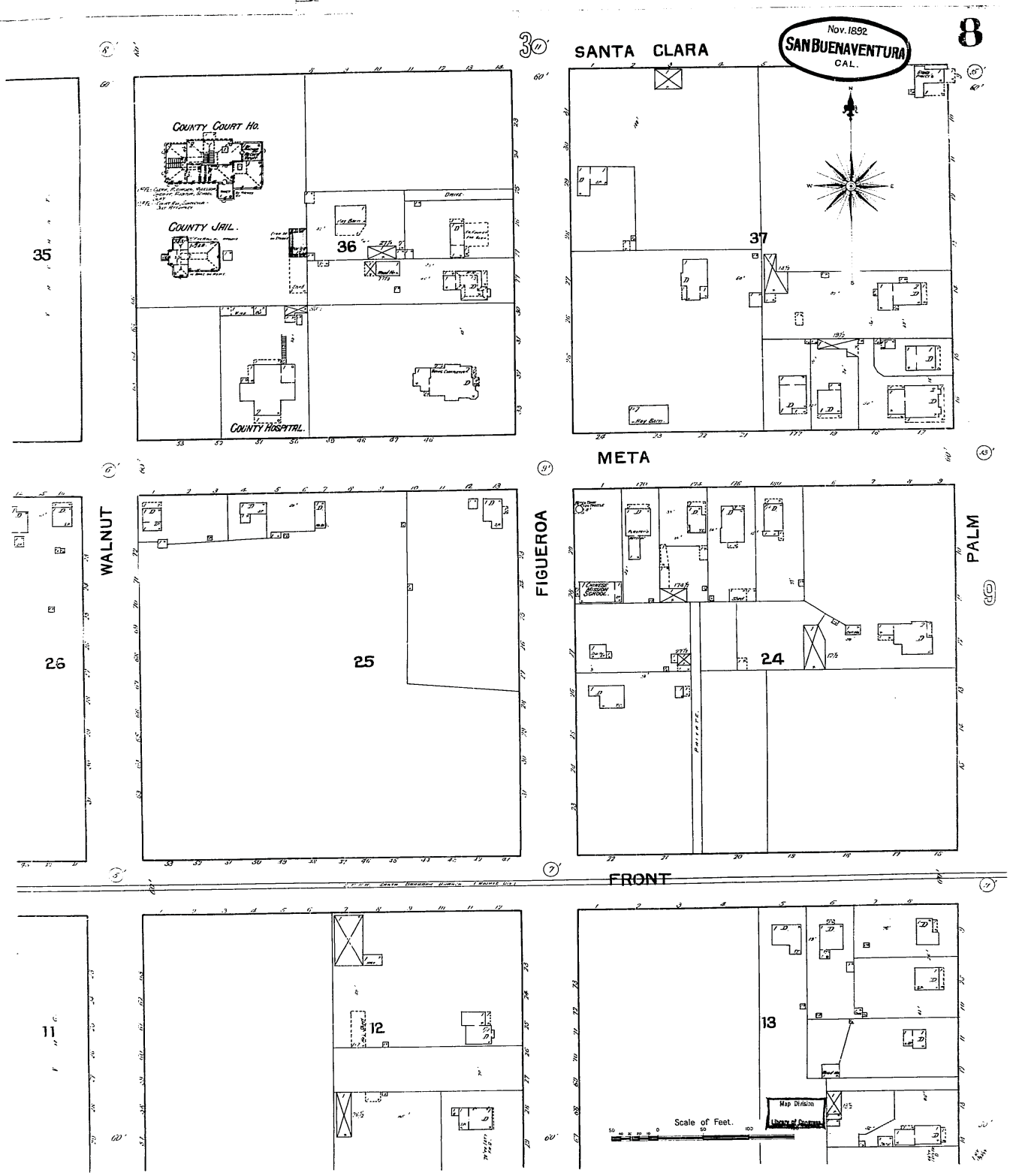

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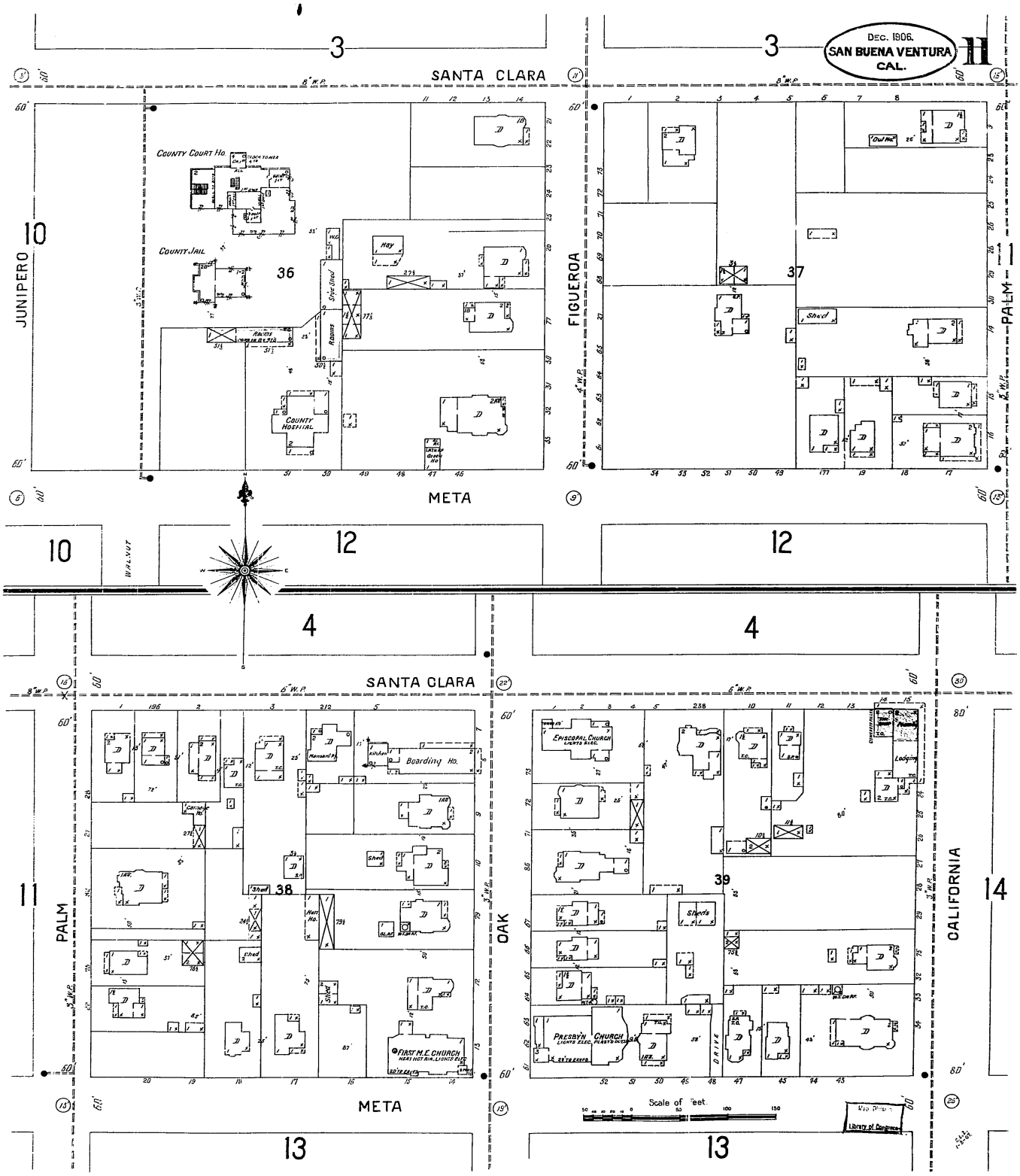

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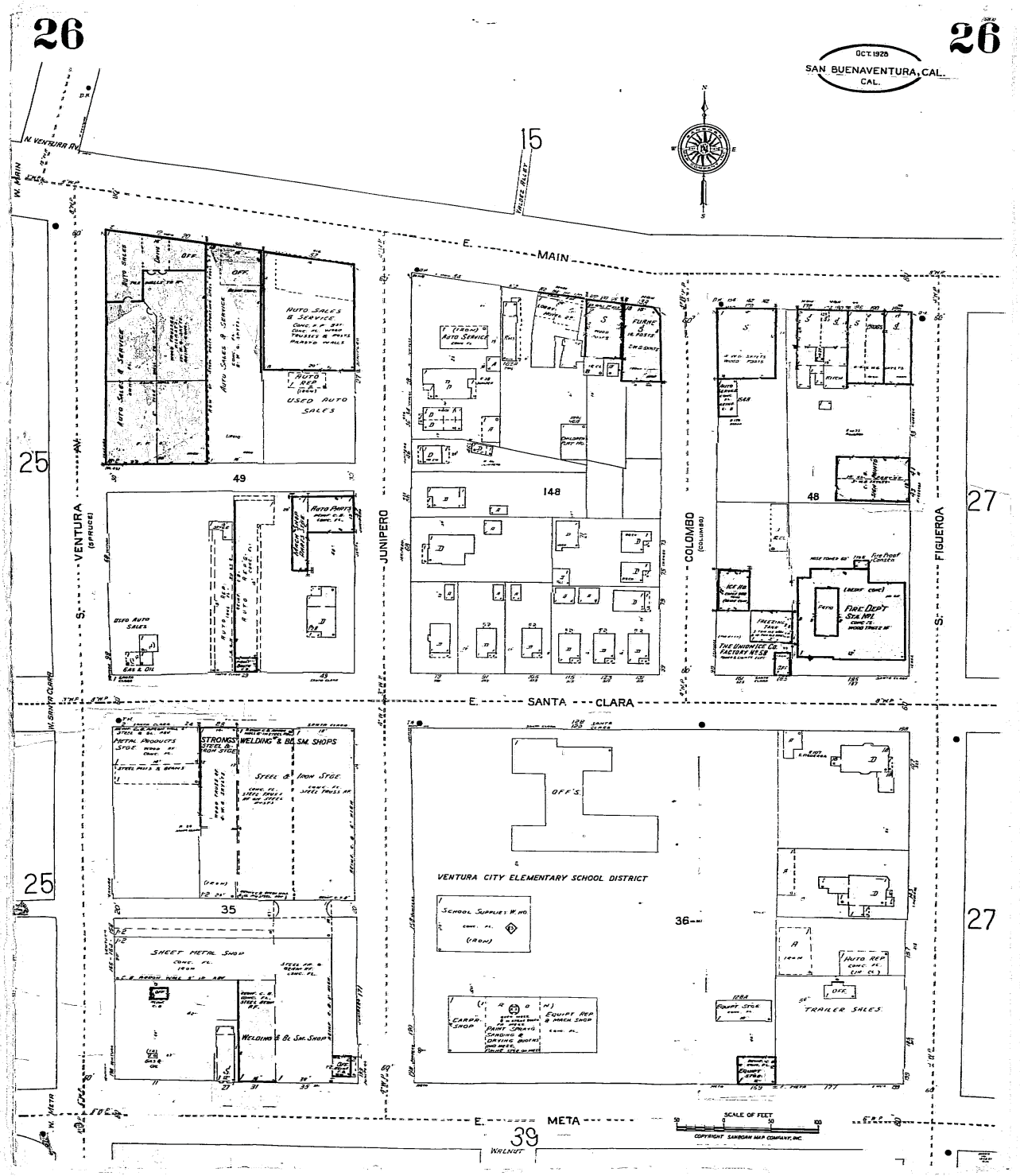

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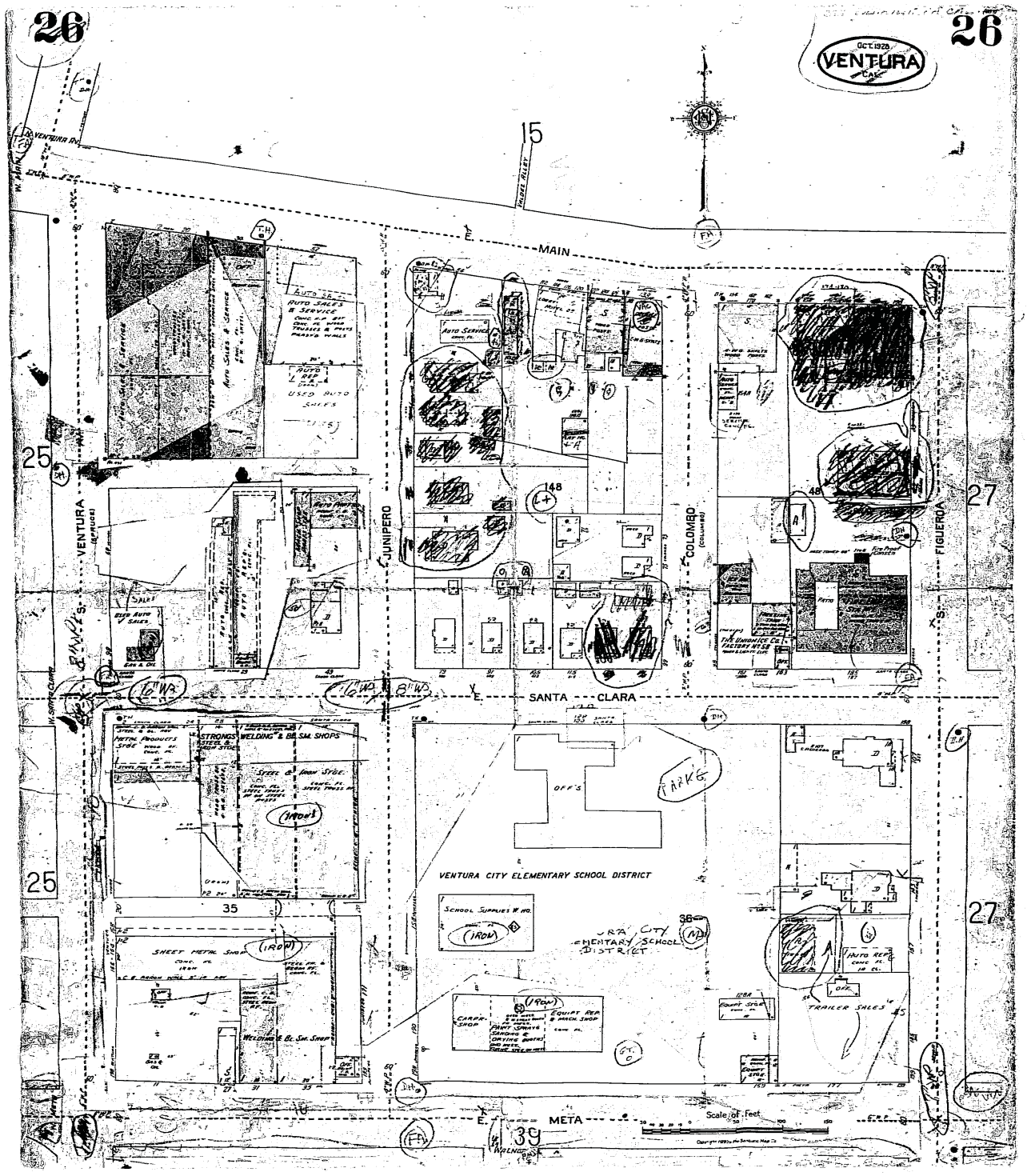

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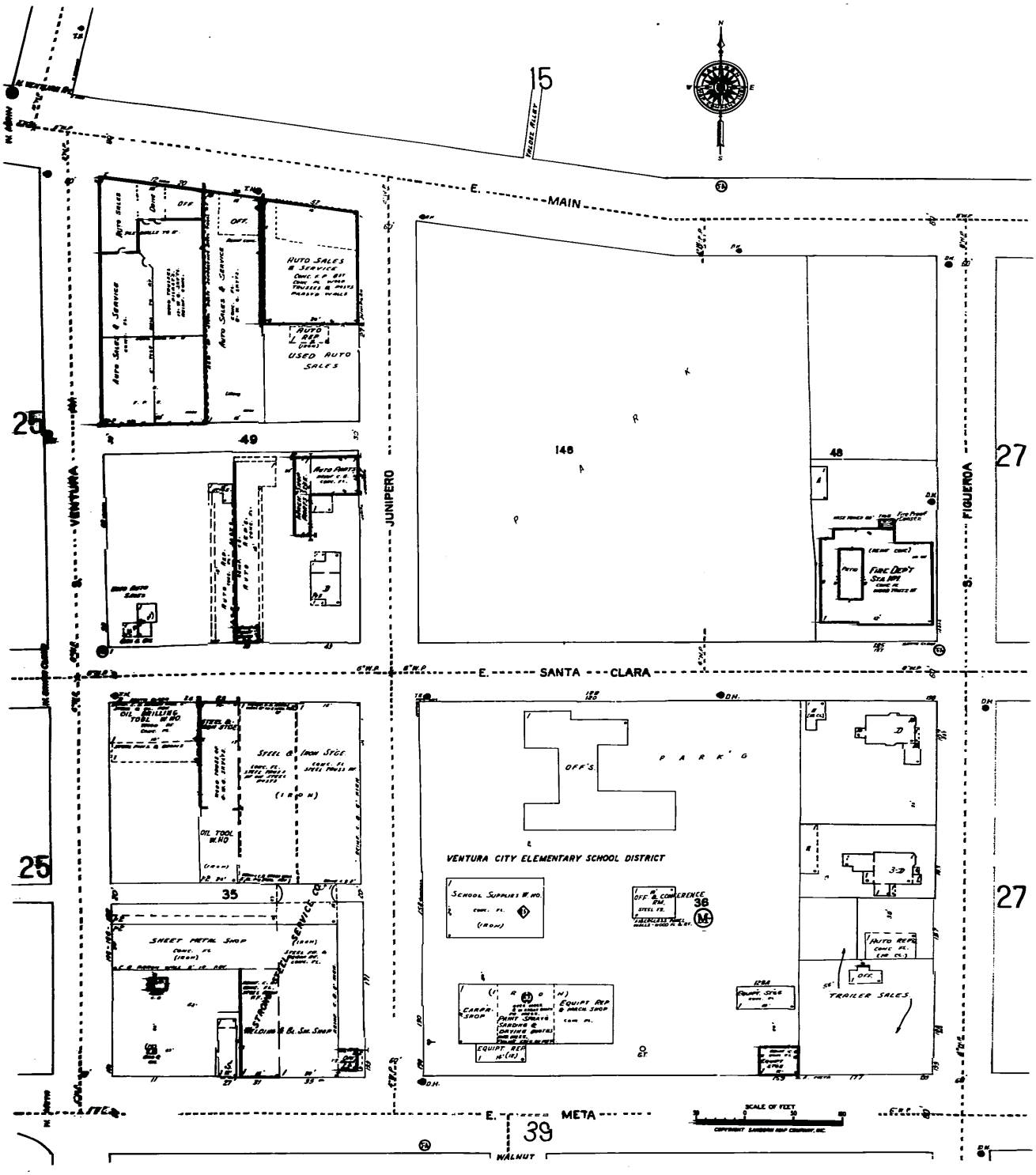

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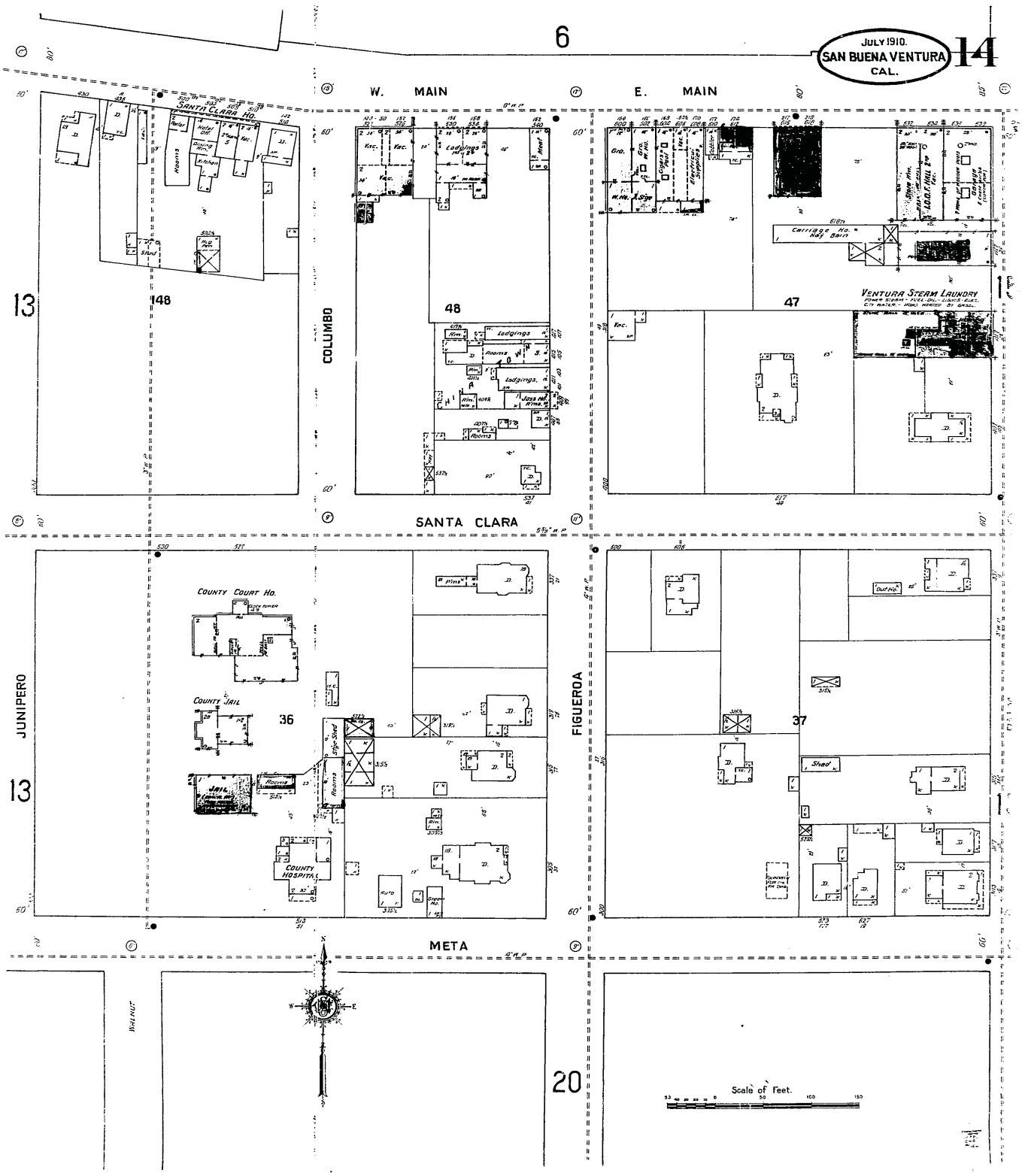

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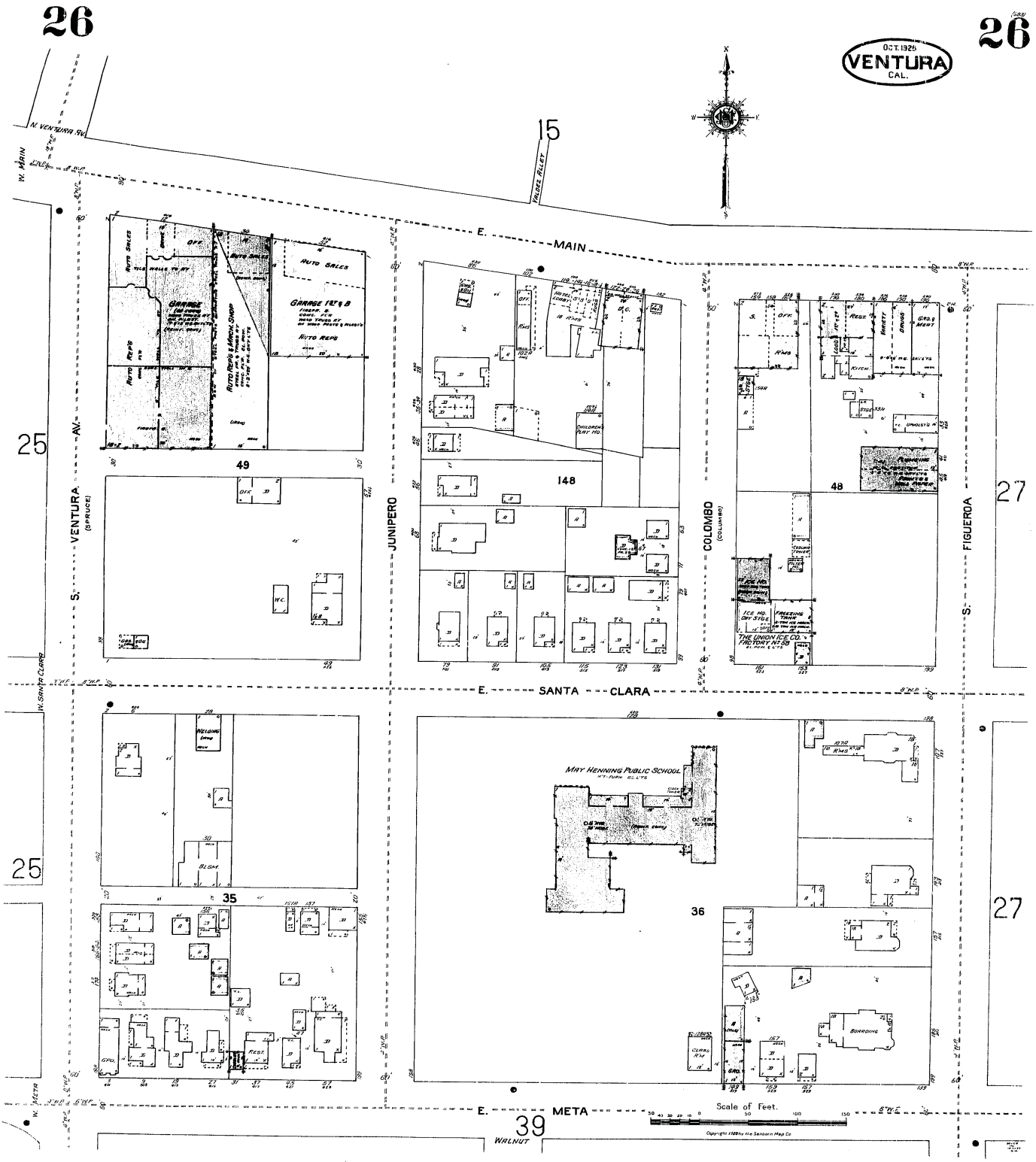

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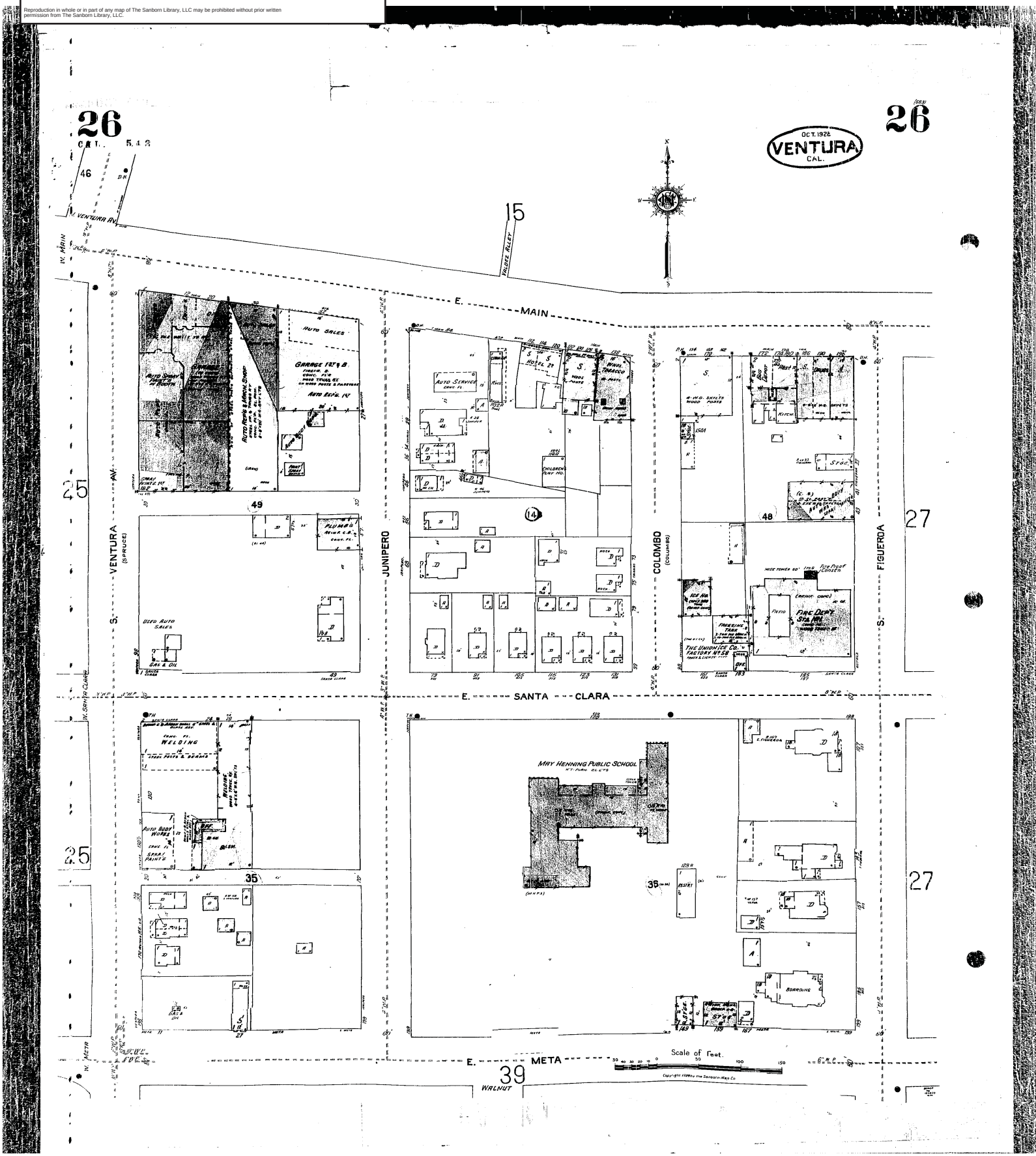

EDR Historical Topographic Map Report

120 East Santa Clara Street
120 East Santa Clara Street
Ventura, CA 93001

Inquiry Number: 1585943.4

January 04, 2006

EDR® Environmental Data Resources Inc

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

Form-BAR

EDR Historical Topographic Map Report

Environmental Data Resources, Inc.'s (EDR) Historical Topographic Map Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR Historical Topographic Map Report includes a search of available public and private color historical topographic map collections. For more than a century, the USGS has been creating and revising topographic maps for the entire country at a variety of scales. There are about 60,000 U.S. Geological Survey (USGS) produced topographic maps covering the United States.

References

To meet the prior use requirements of ASTM E 1527-05, Section 8.3.2, the following *standard historical sources* may be used: aerial photographs, fire insurance maps, property tax files, land title records (although these cannot be the sole historical source consulted), topographic maps, city directories, building department records, or zoning/land use records. ASTM E 1527-05, Section 8.3 on Historical Use Information, identifies the prior use requirements for a Phase I environmental site assessment. ASTM E 1527-05 requires *"All obvious uses of the property shall be identified from the present, back to the property's first developed use, or back to 1940, whichever is earlier. This task requires reviewing only as many of the standard historcal sources as are necessary and both reasonably ascertainable and likely to be useful."* (ASTM E 1527-05, Section 8.3.2) *Reasonably ascertainable means information that is publicly available, obtainable from a source within reasonable time and cost constraints,and practically reviewable.*

EPA's Standards and Practices for All Appropriate Inquiries (AAI), Section § 312.24, identifies the historical sourcesof information necessary to achieve the objectives and performance factors of § 312.20. According to AAI,*"historical documents and records may include, but are not limited to, aerial photographs, fire insurance maps,building department records, chain of title documents, and land use records."*

Data Gaps

In order to address data gaps, additional sources of information may be consulted. According the AAI, Section § 312.20 (g), *"to the extent there are data gaps (as defined in § 312.10) in the information developed...that affect the ability of persons (including the environmental professional) conducting the all appropriate inquiries to identify conditions indicative of releases or threatened releases...such persons should identify such data gaps, identify the sources of information consulted to address such data gaps, and comment upon the significance of such data gaps."* According to ASTM E 1527-05, Section 8.3.2.3, "historical research is complete when either: (1) the objectives in 8.3.1 through 8.3.2.2 are achieved; or (2) data failure is encountered. Data failure occurs when all of the standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and yet the objectives have not been met....If data failure is encountered, the report shall document the failure and, if any of the standard historical sources were excluded, give the reasons for their exclusion."

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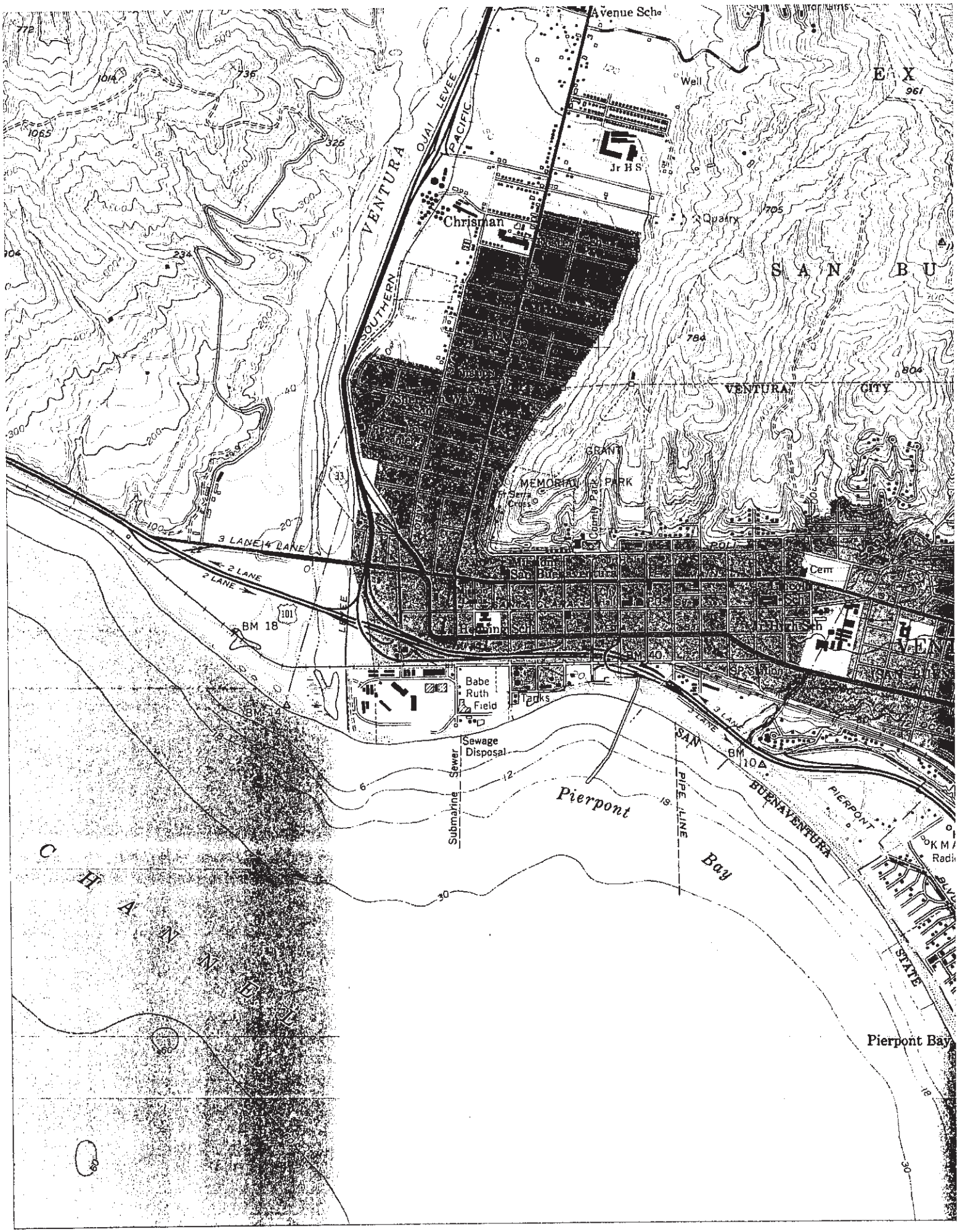
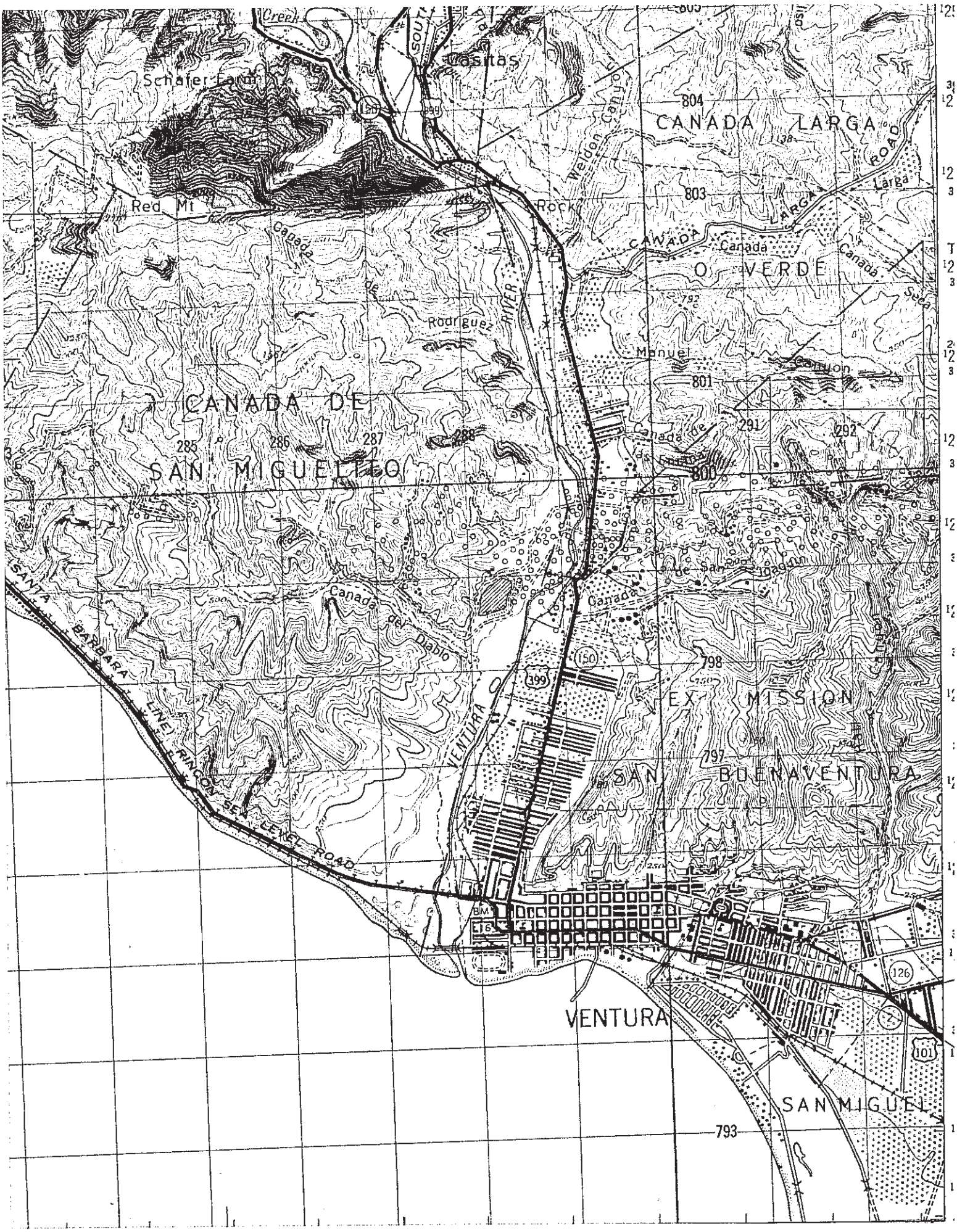


N ^ EDR INQUIRY# 1585943.4 TARGET QUAD: VENTURA PhotoRevised: 1951-1967 Series: 7.5' Scale: 1:24,000



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APPENDIX D
USER PROVIDED INFORMATION

Stantec

PHASE I ESA USER'S QUESTIONNAIRE

In order to qualify for protection from land owner liability under CERCLA as an *innocent landowner, bona fide prospective purchaser,* or *contiguous property owner*, ASTM standard practice E1527-05 and the federal AAI rule (40 CFR 312) require that the User of the Phase I ESA report provide certain information (if available) to the Environmental Professional completing the assessment. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete. Information that is not or cannot be provided to the Environmental Professional may be identified as a "data gap" in the Phase I ESA report.

Please answer the following questions as completely as possible. Attach additional pages as needed. Return the completed questionnaire to Stantec along with the executed Authorization For services form.

1. Property Information

Property Name: DOWNTOWN VENTURA

Property Address: 120 SANTA CLARA STREET

City: VENTURA State CA Zip 93001

Property Owner Name: OLSON 737 - VENTURA 4, LLC

Property Owner Phone #: _____

2. Contact For Site Access

Name: JOHN ASHKAR / LISETTE VERELST

Company/Organization/Title: SASN CORP

Phone # 310-477-3321 E-Mail Address: LISETTE@PACIFICHERITAGECOMMUNITIES.COM

3. Environmental Cleanup Liens. Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?

_____ Yes ___X___ No

If yes, describe or attach details of the lien _____

4. Activity and Land Use Limitations. Are you aware of any activity and use limitations, such as engineering controls, land use restrictions, or institutional controls that are in place at the property and/or have been filed or recorded as applicable to the property as a result of environmental contamination, investigation, cleanup, or related matters?

_____ Yes ___X___ No

If yes, describe or attach details of the limitations _____

5. Specialized Knowledge or Experience. As the User of this ESA, do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property, such that you would have specialized knowledge about chemicals and processes used by this type of business?

_____ Yes ___X___ No

If yes, describe or attach details of your specialized knowledge or experience _____

_____

6. Relationship of Purchase Price to Fair Market Value of Property. Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

___X___ Yes _____ No

If you conclude that there is a difference, do you have any reason to believe that the reduced purchase price may be related to contamination known or believed to be present at the property?

_____ Yes, I have reason to believe that the purchase price for the property has been reduced in comparison with the fair market value due to contamination known or believed to be present at the property?

___X___ No, I have no reason to believe that the purchase price for the property has been reduced in comparison with the fair market value due to contamination known or believed to be present at the property?

_____ Not applicable. User is not involved in a purchase of the property.

7. Commonly Known or Reasonably Ascertainable Information. Are you aware of commonly known or reasonably ascertainable information about the property that would help the Environmental Professional to identify conditions indicative of releases or threatened releases of hazardous substances or petroleum products? For example:

Do you know the past uses of the property?

___X___ Yes (describe) BUS YARD FOR THE VENTURA UNIFIED SCHOOL DISTRICT AS WELL AS AN ADMINISTRATIVE CENTER

_____ No

Do you know of chemicals, hazardous substances or petroleum products that are present or once were present at the property?

___X___ Yes (describe) REFER TO SECOR REPORT DATED JANUARY 16, 2006 JOB NO. 04-OT-292083 + ASBESTOS WAS FOUND IN EXISTING ADMIN SCHOOL BLDG.

_____ No

Do you know of spills or other releases of chemicals, hazardous substances or petroleum products that have taken place at the property?

_____Yes (describe) _____

_____

_____

__X__No

Do you know of any environmental cleanups that have taken place at the property?

__X__Yes (describe) REFER TO SOIL REMEDIATION REPORT BY SECOR DATED JULY 19, 2007

FILE No SR-0002922

8. The Degree of Obviousness of Contamination. E1527-05 and the federal AAI rule (40 CFR 312.31) require that the Phase I ESA consider the degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation. Based on your knowledge and experience related to the property, are there any *obvious* indictors that point to the presence or likely presence of contamination at the property?

_____Yes (describe) _____

_____

_____

__X__No

9. Availability of Previous Environmental Reports. Are you aware of previous environmental site assessment reports, other environmental reports, documents, correspondence, etc. concerning the property and its environmental condition?

__X__Yes (describe) 1) SOIL REMEDIATION REPORT BY SECOR DATED JULY 19, 2007 2) COUNTY OF VENTURA REPORT OF COMPLETION OF VOLUNTARY CLEAN-UP REQUIREMENTS, DATED JANUARY 7, 2008

FILE No SR-0002922

AND ASBESTOS ABATEMENT CERTIFICATE OF 6 BUILDINGS BY ALLIED ENV SERVICES, DATED 6/15/2007

SASN Corp

Signature: _____

Name (printed): JOHN ASHKAR

Title: PRESIDENT

Date: 9/15/2007

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6. [illegible]

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[illegible]

[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]

[illegible]

Covered Risks 14 (Subdivision Law Violation). 15 (Building Permit). 16 (Zoning) and 18 (Encroachment of boundary walls or fences) are subject to Deductible Amounts and Maximum Dollar Limits of Liability

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]

[illegible]

[illegible]

1. [illegible].

[illegible]

[illegible]

[illegible]

[illegible]

1. [illegible]
2. [illegible]

□
□□□

APPENDIX E
SUPPORT DOCUMENTATION

RESOURCE MANAGEMENT AGENCY

county of ventura

Environmental Health Division
Robert Gallagher
Director

FILE COPY

REMEDIAL ACTION COMPLETION CERTIFICATION

December 13, 2002

File #C95088

Mr. Keith Cary
Ventura Unified School District
359 South Victoria Avenue
Ventura, CA 93003

SITE NAME/ADDRESS: **VENTURA UNIFIED BUS YARD**
120 SANTA CLARA STREET, VENTURA, CALIFORNIA

This letter confirms the completion of a site investigation and remedial action for the underground storage tank formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank site is in compliance with the requirements of subdivisions (a) and (b) of Section 25299.37 of the Health and Safety Code and that no further action related to the petroleum release at the site is required.

This notice is issued pursuant to subdivision (h) of Section 25299.37 of the Health and Safety Code.

If you have any questions regarding this matter, please contact David J. Ennis of the Leaking Underground Fuel Tank Program at 805/654-5040.

Robert Gallagher

ROBERT GALLAGHER, DIRECTOR
ENVIRONMENTAL HEALTH DIVISION
RESOURCE MANAGEMENT AGENCY

Attachment: Case Closure Summary

sc: admin/tanks/luft/12-dje-Ventura Unified Bus Yard.clo

c: David Bacharowski, LARWQCB (w/attachment)
Mr. Peter Thams, West Coast Environmental (w/attachment)
Mr. Bob Trommer, SWRCB (w/attachment)

800 South Victoria Avenue, Ventura, CA 93009-1730 (805) 654-3518 FAX (805) 654-2480
Internet Web Site Address: www.ventura.org/envhealth

RESOURCE MANAGEMENT AGENCY
county of ventura

Environmental Health Division
Robert Gallagher
Director

REMEDIAL ACTION COMPLETION CERTIFICATION

November 1, 2006

File #C05010

Mr. Keith Cary
Maintenance Facility
359 South Victoria Avenue
Ventura, CA 93003

SITE NAME/ADDRESS: **VENTURA UNIFIED SCHOOL DISTRICT, BUS MAINTENANCE FACILITY, 120 EAST SANTA CLARA STREET, VENTURA, CALIFORNIA**

This letter confirms the completion of a site investigation and remedial action related to the underground storage tank and dispenser located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the underground storage tank and dispenser are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank site is in compliance with the requirements of the Health and Safety Code (HSC), subdivisions (a) and (b) of Section 25296.10 and with corrective action regulations adopted pursuant to HSC, Section 25299.3 and that no further action related to the petroleum release(s) at the site is required.

This notice is issued pursuant to HSC, subdivision (g) of Section 25296.10. If you have any questions regarding this matter, please contact Gina L. Teresa of the LUFT Program at 805/662-6510.

Robert Gallagher

ROBERT GALLAGHER, DIRECTOR
ENVIRONMENTAL HEALTH DIVISION
RESOURCE MANAGEMENT AGENCY

Enclosure: Case Closure Summary

c: Mr. Walter Hamann, Rincon (w/o enclosure)
Mr. Yue Rong, LARWQCB (w/enclosure)
Mr. Hari Patel, SWRCB (w/o enclosure)
Mr. Bob Trommer, SWRCB (w/enclosure)

DC: F:\Admin\TANKS\Luft\11Nov.06\11-glt-05010.cls.doc

800 South Victoria Avenue, Ventura, CA 93009-1730 (805) 654-2813 FAX (805) 654-2480
Internet Web Site Address: www.ventura.org/envhealth

Case Closure Summary

Leaking Underground Fuel Storage Tank Program

I. Agency Information

Date: 08/17/2006

Agency name: Ventura County Environmental Health	**Address:** 800 South Victoria Avenue
City/State/ZIP: Ventura, CA 93009-1730	**Phone:** 805-662-6510
Responsible staff person: Gina L. Teresa	**Title:** Environmental Health Specialist III

II. Case Information

Site facility name: Ventura Unified School District, Bus Maintenance		
Site facility address: 120 East Santa Clara Street, Ventura		
RB LUSTIS Case No: N/A	**Local Case No:** C-05010	**LOP Case No:** C05010
URF filing date: 2/25/2005	SWEEPS No:	
Responsible Parties	**Addresses**	**Phone Numbers**
Mr. Keith Cary	359 South Victoria	
Maintenance Facility	Ventura, CA 93003	

Tank No	Size in Gal	Contents	Closed In-place/Removed	Date
1	1,000	Gasoline	Removed	12/29/2004

III. Release and Site Characterization Information

Cause and type of release: None		
Site characterization complete? Yes	**Date approved by oversight agency:** August 21, 2006	
Monitoring Wells installed? No	**Number:** N/A	**Proper screened interval?** N/A
Highest GW depth below ground surface: ~10	**Lowest depth:** ~20	**Flow direction:** South/Southwest
Most sensitive current use: School Bus Maintenance Facility		
Are drinking water wells affected? No	**Aquifer name:** Lower Ventura River Basin	
Is surface water affected? No	**Nearest SW name:** Pacific Ocean (~2000 feet South)	
Off-site beneficial use impacts (addresses/locations): None		
Report(s) on file? Yes	**Where are reports filed?** VCEHD Warehouse/ Document Imaging	

Treatment and Disposal of Affected Material

Material	Amount (Include units)	Action (Treatment or Disposal w/Destination)	Date
Rinsate	50 gallons	Disposed off site at Crosby and Overton	12/29/2004
Fiberglass/ Steel Tank	1-1,000-gallon	Disposed of Standard Industries, Saticoy	12/29/2004
Dispenser and Piping	Not determined	Handled by L&H consulting	12/29/2004

Case Closure Summary

Leaking Underground Fuel Storage Tank Program

III. Release and Site Characterization Information (C05010 Continued)

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (ppm)		Water (ppb)		Contaminant	Soil (ppm)		Water (ppb)	
	Before	After	Before	After		Before	After	Befor	After
TPH (Gasoline)	ND	ND	N/A	N/A	Benzene	ND	ND	N/A	N/A
TPH (Diesel)	NA	NA	N/A	N/A	Toluene	ND	ND	N/A	N/A
TPH (Waste Oil)	NA	NA	N/A	N/A	Ethyl-benzene	ND	ND	N/A	N/A
MTBE	ND	ND	N/A	N/A	Xylenes	ND	ND	N/A	N/A
Methanol/Ethanol	NA	NA	N/A	N/A	Total Lead	86.7 mg/kg	**STLC** 1 mg/L	N/A	N/A

Comments (Depth of Remediation, etc.):

Before Soil = After Soil = The maximum levels detected at the site.
Before Water = After Water = The maximum levels recorded in historical sampling events.

NA = Not analyzed. N/A = Not Apolicable
ND = not detected above laboratory detection limit.

No concentrations of total petroleum hydrocarbons as gasoline (TPH-g), BTEX constituents or fuel oxygenates (MTBE, DIPE, TAME, ETBE, and TBA) were reported in any of the soil samples collected from the tank cavity or dispenser area following tank removal activities on December 29, 2004.

All three soil samples contained elevated total lead concentrations ranging between 66.8 and 86.7 mg/kg. Additional analytical testing using EPA Method 6010B-DI-WET for this soil sample revealed soluble lead concentrations of 1 mg/l not exceeding the STLC of 5 mg/L. No groundwater was encountered during tank removal activities.

Because no hydrocarbons were detected in the soil samples collected following tank removal activities, a health risk based assessment (RBCA) was not conducted for the site. Data indicate that a hydrocarbon release did not occur in soil at the site; therefore, there is no risk to public health or the environment.

Note: Currently the property is in Ventura County's Voluntary Cleanup Program for site contaminants not overseen or directed by the LUFT Program.

IV. Closure

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes		
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes		
Do cleanup levels exceed Regional Board requirements? No	**Identify:**	
Rationale for exceeding RB requirements: N/A		
Does corrective action protect public health for current land use? Yes		
Site management requirements: None		
Should corrective action be reviewed if land use changes? No		
Monitoring wells Decommissioned: N/A	**Number Decommissioned:** N/A	**Number Retained:** N/A
List enforcement actions taken: None	**List enforcement actions rescinded:** None	

VI. Local Agency Representative Data

Name: Gina L. Teresa	**Title:** Environmental Health Specialist III	
Signature:		**Date:** 8/17/2006

VI. RWQCB Notification (N/A Soil Only)

Date Submitted to RB Executive Officer:	**RB Response:**	
RWQCB Staff Name:	**Title:**	**Date:**
Additional Comments, Data, Etc.		

This document and the related CASE CLOSURE LETTER shall be retained by the lead agency as part of the official site file. (8/94)

ESOURCE MANAGEMENT AGENCY
ounty of ventura

Environmental Health Division
Robert Gallagher
Director

January 7, 2008

File #SR0002922

Mr. Joe Riley
Superintendent
The Olson Company
1701 North Lombard Street, Suite 100
Oxnard, CA 93030

COMPLETION OF VOLUNTARY CLEANUP PROGRAM REQUIREMENTS — FORMER VUSD BUS YARD FACILITY, 120 EAST SANTA CLARA STREET, VENTURA, CALIFORNIA (APN 073-0-116-010)

This letter confirms completion of the site investigation and cleanup described in Voluntary Cleanup Program Remedial Action Agreement No. SR0002922.

The Ventura Country Environmental Health Division (EHD) staff completed a review of the *Soil Remediation Report*, dated April 6, 2006, and *Soil Remediation Report Addendum*, dated September 24, 2007, and received by EHD on November 5, 2007. These reports indicated that, although residual contamination remains beneath the site, the contamination has been remediated to acceptable levels that should be protective of human health and the environment. The residual contamination is generally below the Los Angeles Regional Water Quality Control Board's guidelines for petroleum hydrocarbons, the U.S. EPA's Preliminary Remediation Goals for industrial sites, and the California Environmental Protection Agency's Human Health Screening Levels. In addition, excavation of any remaining arsenic-contaminated soils is likely during construction of the proposed underground parking facility.

Based on the information provided and with the provision that this information is accurate and representative of site conditions, EHD determined that no further action is warranted at this site with respect to the soil contamination.

DC: F:\Admin\TANKS\Luft\SB1248pp\2008\eko-V0002922 The Olson Company NFA.L04.doc

800 South Victoria Avenue, Ventura, CA 93009-1730 (805) 654-2813 FAX (805) 654-2480
Internet Web Site Address: www.ventura.org/rma/envhealth

Please contact Erin O'Connelll at 805/662-6511 if you have any questions.

Douglas A Beach

DOUGLAS A. BEACH, MANAGER
VOLUNTARY CLEANUP PROGRAM
ENVIRONMENTAL HEALTH DIVISION

c: Mr. Dion Monge, SECOR
Mr. Jorge Gutierrez, Ventura Unified School District

VCP SITE CORRECTIVE ACTION/CLOSURE CHECKLIST

SITE ID: VCP #SR0002922

SITE NAME: Former VUSD Bus Yard Facility

SITE LOCATION: 120 East Santa Clara Street, Ventura, California (APN 073-0-116-010)

[X] REVIEW OF APPLICABLE CLEANUP STANDARDS
- [X] EPA Region 9 PRGs
- [X] CHSSLS
- [ ] Other

[X] RBCA CONDUCTED ON RESIDUAL CONTAMINATION (Summary Attached)
- [X] PASSES RESIDENTIAL
- [X] PASSES COMMERCIAL
- [ ] DOES NOT PASS RBCA

[ ] HBRA CONDUCTED ON RESIDUAL CONTAMINATION (By toxicologist or CIH)
- [ ] PASSES RESIDENTIAL
- [ ] PASSES COMMERCIAL
- [ ] DOES NOT PASS HBRA

[X] FINAL PAYMENT
- [X] <$1,000 - REQUIRES REFUND
- [ ] REFUND REQUEST SENT TO DOUG DATE: 11/15/2007
- [ ] >$1,000 - FINAL INVOICE ISSUED
- [ ] >$1,000 - FINAL PAYMENT RECEIVED DATE: _____

[X] ENCLOSURE (Case Closure Summary Form)

[ ] CLOSURE APPROVAL (initial)
- _____ PROJECT MANAGER
- _____ TECHNICAL/SUPERVISOR REVIEW
- _____ 11/15 PROGRAM MANAGER

Comments: _____

Case Closure Summary

Voluntary Cleanup Program

I. Agency Information

Date: November 15, 2007

Agency name: Ventura County Environmental Health	Address: 800 South Victoria Avenue
City/State/ZIP: Ventura, CA 93009-1730	Phone: 805-662-6511
Responsible staff person: Erin K. O'Connell	Title: Supervising Environmental Health Specialist

II. Case Information

Site facility name: Former VUSD Bus Yard Facility		
Site facility address: 120 E. Santa Clara St., Ventura, California (APN 073-0-116-010)		
RB Case No: n/a	Local Case No: SR0002922	
Responsible Parties	**Interested Parties**	
The Olson Company		
c/o Mr. Joe Riley		
1701 N. Lombard St., Suite 100		
Oxnard, CA 93030		

III. Release and Site Characterization Information

Cause and type of release: various clarifiers, hydraulic hoists, mechanic's pit		
Site characterization complete? Yes	Date approved by oversight agency: 11/29/2006	
Monitoring Wells installed? No	Number: 0	Proper screened interval? Not applicable
Highest GW depth below ground surface: n/a	Lowest depth: n/a	Flow direction: n/a
Most sensitive current use: Mixed-Use Residential		
Are drinking water wells affected? No	Aquifer name: n/a	
Is surface water affected? No	Nearest~~/affected~~ SW name: n/a	
Off-site beneficial use impacts (addresses/locations): None		
Report(s) on file? Yes	Where are reports filed? VCEHD/VCEHD Warehouse	

Treatment and Disposal of Affected Material

Material	Amount	Action (Treatment or Disposal w/Destination)	Date
Soil	152.89 tons	Excavation and offsite transportation to TRS/Waste Management, Azusa, CA	2007

Case Closure Summary

Leaking Underground Fuel Storage Tank Program

VCP File # SR0002922

III. Release and Site Characterization Information (Continued)

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (mg/kg)		Liquid (ug/L)		Contaminant	Soil (mg/kg)			
	Before	After	Before	After		Before	After		
TPH – gasoline (C4-C12)	0.97	0.97			Benzene	0.05	0.05		
TPH – diesel (C13-C22)	1,600	59			Arsenic	7.35	5.50		
TPH – oil (C23-C40)	4,200	250			PCBs	<0.050	<0.050		
Lead	29.9	29.9			Soluble Lead	3.44	3.44		

Comments (Depth of Remediation, etc.):

Soil Before = Maximum detected in in-situ soil samples. Soil After = Verification soil samples.

Soil contamination from the former clarifier, hydraulic hoists, mechanic's pit, and other source(s) was assessed. Remediation was conducted by excavating the contaminated soils and transporting the soils to an approved off-site facility. Approximately 113 tons of soil was excavated in the former UST location before the LUFT case was closed in 2002. Approximately 152.89 tons of soil was excavated during the current remediation work.

Although the residual arsenic concentrations in soil range from 3.31 to 5.50 mg/kg, greater than the Cal EPA CHSSL, these concentrations are within the background arsenic concentration of California soils. In addition, the additional excavation of the site for the proposed underground parking structure should remove the residual arsenic concentrations.

The site passes a residential Risk-Based Corrective Action (RBCA) evaluation.

IV. Closure

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes		
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes		
Do cleanup levels exceed Regional Board requirements? No	Identify:	
Rationale for exceeding RB requirements. n/a		
Does corrective action protect public health for current land use? Yes		
Site management requirements: None	Should corrective action be reviewed if land use changes? No	
Monitoring wells Decommissioned: Yes	Number Decommissioned: 5	Number Retained: 5
List enforcement actions taken: None	List enforcement actions rescinded: None	

VI. Local Agency Representative Data

Name: Erin K. O'Connell	Title: Supervising Environmental Health Specialist	
Signature:		Date: 11/15/2007

VI. DTSC and RWQCB Notification of Closure

Submitted to DTSC: Fax to 714.484.5438		
DTSC Staff Name: Mr. Greg Holmes, Unit Chief, Site Mitigation CleanupOperations	Date:	
Submitted to RWQCB: Fax to 213.576.6717		
RWQCB Staff Name: Ms. Blythe Ponek, Unit Chief, Site Cleanup Unit II	Date:	

RBCA SITE ASSESSMENT | **Baseline Risk Summary-All Pathways**

Site Name: Olsen Company (former VUSD Bus Yard)
Site Location: 120 East Santa Clara Street, Ventura

Completed By: Erin K. O'Connell
Date Completed: 15-Nov-07

TIER 2 BASELINE RISK SUMMARY TABLE

EXPOSURE PATHWAY	BASELINE CARCINOGENIC RISK					BASELINE TOXIC EFFECTS				
	Individual COC Risk		Cumulative COC Risk		Risk Limit(s) Exceeded?	Hazard Quotient		Hazard Index		Toxicity Limit(s) Exceeded?
	Maximum Value	Target Risk	Total Value	Target Risk		Maximum Value	Applicable Limit	Total Value	Applicable Limit	
OUTDOOR AIR EXPOSURE PATHWAYS										
Complete:	1.0E-12	1.0E-6	1.0E-12	1.0E-5	☐	8.9E-7	1.0E+0	1.0E-6	1.0E+0	☐
INDOOR AIR EXPOSURE PATHWAYS										
Complete:	2.7E-9	1.0E-6	2.7E-9	1.0E-5	☐	2.3E-3	1.0E+0	2.7E-3	1.0E+0	☐
SOIL EXPOSURE PATHWAYS										
Complete:	NA	NA	NA	NA	☐	NA	NA	NA	NA	☐
GROUNDWATER EXPOSURE PATHWAYS										
Complete:	NC	1.0E-6	NC	1.0E-5	☐	NC	1.0E+0	NC	1.0E+0	☐
SURFACE WATER EXPOSURE PATHWAYS										
Complete:	NA	NA	NA	NA	☐	NA	NA	NA	NA	☐
CRITICAL EXPOSURE PATHWAY (Maximum Values From Complete Pathways)										
	2.7E-9	***1.0E-6***	***2.7E-9***	***1.0E-5***	☐	***2.3E-3***	***1.0E+0***	***2.7E-3***	***1.0E+0***	☐
	Indoor Air		***Indoor Air***			***Indoor Air***		***Indoor Air***		

Monge, Dion

From: Kimberly Prijatel <kprijatel@theolsonco.com>
Sent: Thursday, September 15, 2011 4:16 PM
To: Monge, Dion
Subject: FW: Ventura - Santa Clara St

Hi Dion – Below is the information you requested regarding the Ventura site. Let me know if you have any questions. Thanks, Kim

---

From: Caesar Villanueva
Sent: Wednesday, September 14, 2011 5:17 PM
To: Kimberly Prijatel
Subject: RE: Ventura - Santa Clara St

We entered into a license agreement with Lash Construction, Inc., wherein Lash utilized the property as a staging area for its sewer improvement construction work for the City of San Buenaventura.

Lash used the property from October 2010 through the end of August in connection with its sewer work, which, as I understand, has been completed. Pursuant to the terms of the license agreement, Lash was to restore the property to the condition it was in prior to Lash's subsequent use. I am informed that Lash removed its equipment and materials as of early this week. I am informed that, at no time were hazardous materials stored at the site. However, I have seen photos of vehicles that may have been kept on site from time to time in connection with Lash's work.

I am unaware of other uses of the property since 2008.

Let me know if you need further information.

Caesar Villanueva

From: Kimberly Prijatel
Sent: Wednesday, September 14, 2011 5:04 PM
To: Caesar Villanueva
Subject: FW: Ventura - Santa Clara St

Hi Caesar – Can you answer Dion's question below regarding the Ventura Renaissance site? Thanks, Kim

---

From: Monge, Dion [mailto:Dion.Monge@stantec.com]
Sent: Wednesday, September 14, 2011 4:44 PM
To: Kimberly Prijatel
Subject: Ventura - Santa Clara St

Hi Kim,
Per our conversation earlier could you let me know what company is temporarily using the site and what they are using it for. Also, if there were any other companies that used the Site since 2008, could you let me know of those uses as well?

Thanks for your help,

Dion Monge
Associate Scientist
Stantec
25864 - F Business Center Drive
Redlands CA 92374
Ph: (909) 335-6116 Ext. 8205
Fx: (909) 335-6120
Cell: (909) 556-6516
dion.monge@stantec.com

stantec.com

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Monge, Dion

From: Kimberly Prijatel <kprijatel@theolsonco.com>
Sent: Thursday, September 15, 2011 4:17 PM
To: Monge, Dion
Subject: FW: Ventura property - Thompson Blvd/Santa Clara

Here is some more information regarding Ventura. Kim

From: Caesar Villanueva
Sent: Thursday, September 15, 2011 11:12 AM
To: Kimberly Prijatel
Subject: FW: Ventura property - Thompson Blvd/Santa Clara

Kim,

After we spoke, I looked at the original license agreement and saw that in connection with its construction activities, Lash was to place a "fuel depot" on the property with protective measures, as described by Lash's representative below.

Caesar

From: Toni McQueen [mailto:Toni@lashconstruction.com]
Sent: Thursday, September 15, 2011 10:55 AM
To: Caesar Villanueva
Subject: RE: Ventura property - Thompson Blvd/Santa Clara

Yes, we had a 500 gal above-ground tank for diesel for our equipment during the most extensive construction period. It was parked within a metal containment bin to catch any possible spillage, as is required these days. There should be nothing on the ground at all from that use.

Let me know if you need something else.

Toni McQueen
Lash Construction, Inc.
805-963-3553

-----Original Message-----
From: Caesar Villanueva [mailto:cvillanueva@theolsonco.com]
Sent: Thursday, September 15, 2011 10:44 AM
To: Toni McQueen
Cc: Mike Ortega
Subject: Ventura property - Thompson Blvd/Santa Clara
Importance: High

Toni / Mike:

In the original license agreement, the description of possible uses for the property included "Fuel Depot." Can you tell me what this means? Was fuel stored on the property? The buyer's environmental consultant is doing its due diligence investigation, and I know this question will come up. Please get back to me as soon as you can. Thanks.

Caesar Villanueva
Associate Counsel
Law & Risk Management
The Olson Company
3010 Old Ranch Parkway, Suite 100
Seal Beach, California 90740-2751
562.596.4770 x529 Office
562.430.4742 Fax
cvillanueva@theolsonco.com

PLEASE NOTE NEW FAX NUMBER

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RESOURCE MANAGEMENT AGENCY

county of ventura

Environmental Health Division
Robert Gallagher
Director

REMEDIAL ACTION COMPLETION CERTIFICATION

November 1, 2006

File #C05010

Mr. Keith Cary
Maintenance Facility
359 South Victoria Avenue
Ventura, CA 93003

SITE NAME/ADDRESS: **VENTURA UNIFIED SCHOOL DISTRICT, BUS MAINTENANCE FACILITY, 120 EAST SANTA CLARA STREET, VENTURA, CALIFORNIA**

This letter confirms the completion of a site investigation and remedial action related to the underground storage tank and dispenser located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the underground storage tank and dispenser are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank site is in compliance with the requirements of the Health and Safety Code (HSC), subdivisions (a) and (b) of Section 25296.10 and with corrective action regulations adopted pursuant to HSC, Section 25299.3 and that no further action related to the petroleum release(s) at the site is required.

This notice is issued pursuant to HSC, subdivision (g) of Section 25296.10. If you have any questions regarding this matter, please contact Gina L. Teresa of the LUFT Program at 805/662-6510.

Robert Gallagher

ROBERT GALLAGHER, DIRECTOR
ENVIRONMENTAL HEALTH DIVISION
RESOURCE MANAGEMENT AGENCY

Enclosure: Case Closure Summary

c: Mr. Walter Hamann, Rincon (w/o enclosure)
Mr. Yue Rong, LARWQCB (w/enclosure)
Mr. Hari Patel, SWRCB (w/o enclosure)
Mr. Bob Trommer, SWRCB (w/enclosure)

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800 South Victoria Avenue, Ventura, CA 93009-1730 (805) 654-2813 FAX (805) 654-2480
Internet Web Site Address: www.ventura.org/envhealth

Stantec Consulting Corporation
25864-F Business Center Drive
Redlands, CA 92374
Tel: (909) 335-6116
Fax: (909) 335-6120

September 21, 2011

Ms. Erin O'Connell, P.G.
Ventura County Environmental Health Division
800 South Victoria Avenue
Ventura, California 93009-1730

RE: SUMMARY LETTER OF VCEHD CORRESPONDENCE REGARDING CHANGES IN THE PROPOSED DEVELOPMENT PLAN
120 East Santa Clara Street,
Ventura, California
VCP File # SR0002922

Dear Ms. O'Connell,

Stantec Consulting Corporation (Stantec) is providing this letter summarizing our conversations with you on September 14, 2011 regarding the residential development plans for the property at 120 East Santa Clara Street, in the city of Ventura, California. This property is being considered for purchase by a new developer. That developer has a planned use for the property that is still residential, but planning for at grade living, as opposed to living over a subsurface parking facility.

The intent of this letter is to document our conversations and provide information to the prospective purchaser of the property whether the planned changes in development styles will affect the existing environmental closure from the Ventura County Environmental Health Division (VCEHD), specifically regarding detected arsenic levels in soil.

Background

Remedial excavations were performed at the above referenced Site in September of 2007 which subsequently led to the issuance of "Completion of Voluntary Cleanup Requirements" from the VCEHD on January 7, 2008 (see attached). This letter is hereinafter referred to as the "no further action" (NFA) letter. The NFA letter indicated that the soil contamination was remediated to acceptable levels that should be protective of human health and the environment and that detected arsenic concentrations at the Site are generally below the U.S. EPA's Preliminary Remediation Goals for industrial sites and the California Environmental Protection Agency's Human Health Screening Levels. The letter further states that excavation of remaining arsenic concentrations would be likely during the construction of the proposed subsurface parking structure.

As stated above, the potential new property developer is considering a residential product that does not include the subsurface parking lot. Stantec contacted the VCEHD to discuss whether the new planned residential development at grade, without a subsurface parking lot, would be acceptable based on the existing arsenic concentrations at the Site.

Summary of Correspondence and NFA Letter

During Stantec's conversations, you mentioned that the VCEHD generally follows the Department of Toxic Substances Control (DTSC) cleanup guideline for school sites. That document provides data to support that arsenic, in natural occurring concentrations, generally ranges from 10 mg/kg to 12 mg/kg in California, in the vicinity of the Site. At these concentrations, and lower concentrations, a land use for school sites and residential uses has been acceptable to the VCEHD. In our conversations with you, and in the site Case Closure Summary dated November 15, 2007 (see attached), the VCEHD concurred with Stantec (formerly SECOR) that arsenic concentrations found at the Site (ranging from 3.31 to 5.50 mg/kg) are within the range of naturally occurring background concentrations, found in soil throughout California, and are well below the 10 mg/kg DTSC school site level. You mentioned that the NFA letter simply documents that arsenic exists at the Site above regulatory screening levels, but that detected arsenic levels should be acceptable and be protective of human health and the environment. As a result, no further work was required at the Site by the VCEHD.

Stantec inquired as to whether the VCEHD would consider modifying the current NFA letter to omit the language concerning the subsurface parking structure as it relates to arsenic. You responded saying that, the construction of the subsurface parking structure was not a condition of the NFA status, and that the VCEHD would not revise the existing NFA letter simply because the Site development plans changed. You further emphasized that the VCEHD has already granted NFA for soil contamination at the Site and that the Site has passed a conservative risk based corrective action evaluation for residential use, which included the detected arsenic concentrations.

Based on the conversation summarized above, and on information provided in the Case Closure Summary, it is Stantec's understanding that a proposed residential development at the existing grade would be acceptable to the VCEHD. If Stantec has misrepresented the VCEHDs position on this issue, please provide appropriate clarification. It is our intention to direct any questions the City of Ventura has concerning this issue, that affect permitting of the proposed development, to this letter. Based on general discussions with Mr. Bryant Randall (805) 654-7882 of the City of Ventura Planning Department regarding arsenic, the city would have no objection to a residential development as long as the arsenic detected in soil is within the range of naturally occurring concentrations for California and the environmental professional (i.e. Stantec) who is performing the Phase I ESA also concurs that the concentrations are naturally occurring.

Thank you for your assistance in this matter and please feel free to contact the undersigned if you have any questions.

Respectfully,
Stantec Consulting Corporation

Dion Monge
Associate Scientist

Kyle D. Emerson, CEG
Managing Principal Geologist
Tel: 909.255.8220
Email: Kyle.Emerson@stantec.com

Attachment: Ventura County NFA Letter and Case Closure Summary

ESOURCE MANAGEMENT AGENCY
ounty of ventura

Environmental Health Division
Robert Gallagher
Director

January 7, 2008

File #SR0002922

Mr. Joe Riley
Superintendent
The Olson Company
1701 North Lombard Street, Suite 100
Oxnard, CA 93030

COMPLETION OF VOLUNTARY CLEANUP PROGRAM REQUIREMENTS — FORMER VUSD BUS YARD FACILITY, 120 EAST SANTA CLARA STREET, VENTURA, CALIFORNIA (APN 073-0-116-010)

This letter confirms completion of the site investigation and cleanup described in Voluntary Cleanup Program Remedial Action Agreement No. SR0002922.

The Ventura Country Environmental Health Division (EHD) staff completed a review of the *Soil Remediation Report*, dated April 6, 2006, and *Soil Remediation Report Addendum*, dated September 24, 2007, and received by EHD on November 5, 2007. These reports indicated that, although residual contamination remains beneath the site, the contamination has been remediated to acceptable levels that should be protective of human health and the environment. The residual contamination is generally below the Los Angeles Regional Water Quality Control Board's guidelines for petroleum hydrocarbons, the U.S. EPA's Preliminary Remediation Goals for industrial sites, and the California Environmental Protection Agency's Human Health Screening Levels. In addition, excavation of any remaining arsenic-contaminated soils is likely during construction of the proposed underground parking facility.

Based on the information provided and with the provision that this information is accurate and representative of site conditions, EHD determined that no further action is warranted at this site with respect to the soil contamination.

DC: F:\Admin\TANKS\Luft\SB1248pp\2008\eko-V0002922 The Olson Company NFA.L04.doc

800 South Victoria Avenue, Ventura, CA 93009-1730 (805) 654-2813 FAX (805) 654-2480
Internet Web Site Address: www.ventura.org/rma/envhealth

Please contact Erin O'Connelll at 805/662-6511 if you have any questions.

Douglas A Beach

DOUGLAS A. BEACH, MANAGER
VOLUNTARY CLEANUP PROGRAM
ENVIRONMENTAL HEALTH DIVISION

c: Mr. Dion Monge, SECOR
Mr. Jorge Gutierrez, Ventura Unified School District

VCP SITE CORRECTIVE ACTION/CLOSURE CHECKLIST

SITE ID: VCP #SR0002922

SITE NAME: Former VUSD Bus Yard Facility

SITE LOCATION: 120 East Santa Clara Street, Ventura, California (APN 073-0-116-010)

[X] REVIEW OF APPLICABLE CLEANUP STANDARDS
- [X] EPA Region 9 PRGs
- [X] CHSSLS
- [ ] Other

[X] RBCA CONDUCTED ON RESIDUAL CONTAMINATION (Summary Attached)
- [X] PASSES RESIDENTIAL
- [X] PASSES COMMERCIAL
- [ ] DOES NOT PASS RBCA

[ ] HBRA CONDUCTED ON RESIDUAL CONTAMINATION (By toxicologist or CIH)
- [ ] PASSES RESIDENTIAL
- [ ] PASSES COMMERCIAL
- [ ] DOES NOT PASS HBRA

[X] FINAL PAYMENT
- [X] <$1,000 - REQUIRES REFUND
- [ ] REFUND REQUEST SENT TO DOUG DATE: 11/15/2007
- [ ] >$1,000 - FINAL INVOICE ISSUED
- [ ] >$1,000 - FINAL PAYMENT RECEIVED DATE: _____

[X] ENCLOSURE (Case Closure Summary Form)

[ ] CLOSURE APPROVAL (initial)
- _____ PROJECT MANAGER
- _____ TECHNICAL/SUPERVISOR REVIEW
- _____ 11/15 PROGRAM MANAGER

Comments: _____

Case Closure Summary

Voluntary Cleanup Program

I. Agency Information

Date: November 15, 2007

Agency name: Ventura County Environmental Health	Address: 800 South Victoria Avenue
City/State/ZIP: Ventura, CA 93009-1730	Phone: 805-662-6511
Responsible staff person: Erin K. O'Connell	Title: Supervising Environmental Health Specialist

II. Case Information

Site facility name: Former VUSD Bus Yard Facility		
Site facility address: 120 E. Santa Clara St., Ventura, California (APN 073-0-116-010)		
RB Case No: n/a	Local Case No: SR0002922	
Responsible Parties	**Interested Parties**	
The Olson Company		
c/o Mr. Joe Riley		
1701 N. Lombard St., Suite 100		
Oxnard, CA 93030		

III. Release and Site Characterization Information

Cause and type of release: various clarifiers, hydraulic hoists, mechanic's pit		
Site characterization complete? Yes	Date approved by oversight agency: 11/29/2006	
Monitoring Wells installed? No	Number: 0	Proper screened interval? Not applicable
Highest GW depth below ground surface: n/a	Lowest depth: n/a	Flow direction: n/a
Most sensitive current use: Mixed-Use Residential		
Are drinking water wells affected? No	Aquifer name: n/a	
Is surface water affected? No	Nearest~~/affected~~ SW name: n/a	
Off-site beneficial use impacts (addresses/locations): None		
Report(s) on file? Yes	Where are reports filed? VCEHD/VCEHD Warehouse	

Treatment and Disposal of Affected Material

Material	Amount	Action (Treatment or Disposal w/Destination)	Date
Soil	152.89 tons	Excavation and offsite transportation to TRS/Waste Management, Azusa, CA	2007

Case Closure Summary

Leaking Underground Fuel Storage Tank Program

VCP File # SR0002922

III. Release and Site Characterization Information (Continued)

Maximum Documented Contaminant Concentrations - - Before and After Cleanup

Contaminant	Soil (mg/kg)		Liquid (ug/L)		Contaminant	Soil (mg/kg)			
	Before	After	Before	After		Before	After		
TPH – gasoline (C4-C12)	0.97	0.97			Benzene	0.05	0.05		
TPH – diesel (C13-C22)	1,600	59			Arsenic	7.35	5.50		
TPH – oil (C23-C40)	4,200	250			PCBs	<0.050	<0.050		
Lead	29.9	29.9			Soluble Lead	3.44	3.44		

Comments (Depth of Remediation, etc.):

Soil Before = Maximum detected in in-situ soil samples. Soil After = Verification soil samples.

Soil contamination from the former clarifier, hydraulic hoists, mechanic's pit, and other source(s) was assessed. Remediation was conducted by excavating the contaminated soils and transporting the soils to an approved off-site facility. Approximately 113 tons of soil was excavated in the former UST location before the LUFT case was closed in 2002. Approximately 152.89 tons of soil was excavated during the current remediation work.

Although the residual arsenic concentrations in soil range from 3.31 to 5.50 mg/kg, greater than the Cal EPA CHSSL, these concentrations are within the background arsenic concentration of California soils. In addition, the additional excavation of the site for the proposed underground parking structure should remove the residual arsenic concentrations.

The site passes a residential Risk-Based Corrective Action (RBCA) evaluation.

IV. Closure

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan? Yes		
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan? Yes		
Do cleanup levels exceed Regional Board requirements? No	Identify:	
Rationale for exceeding RB requirements. n/a		
Does corrective action protect public health for current land use? Yes		
Site management requirements: None	Should corrective action be reviewed if land use changes? No	
Monitoring wells Decommissioned: Yes	Number Decommissioned: 5	Number Retained: 5
List enforcement actions taken: None	List enforcement actions rescinded: None	

VI. Local Agency Representative Data

Name: Erin K. O'Connell	Title: Supervising Environmental Health Specialist	
Signature:		Date: 11/15/2007

VI. DTSC and RWQCB Notification of Closure

Submitted to DTSC: Fax to 714.484.5438		
DTSC Staff Name: Mr. Greg Holmes, Unit Chief, Site Mitigation CleanupOperations	Date:	
Submitted to RWQCB: Fax to 213.576.6717		
RWQCB Staff Name: Ms. Blythe Ponek, Unit Chief, Site Cleanup Unit II	Date:	

RBCA SITE ASSESSMENT | **Baseline Risk Summary-All Pathways**

Site Name: Olsen Company (former VUSD Bus Yard)
Site Location: 120 East Santa Clara Street, Ventura

Completed By: Erin K. O'Connell
Date Completed: 15-Nov-07

TIER 2 BASELINE RISK SUMMARY TABLE

EXPOSURE PATHWAY	BASELINE CARCINOGENIC RISK					BASELINE TOXIC EFFECTS				
	Individual COC Risk		Cumulative COC Risk		Risk Limit(s) Exceeded?	Hazard Quotient		Hazard Index		Toxicity Limit(s) Exceeded?
	Maximum Value	Target Risk	Total Value	Target Risk		Maximum Value	Applicable Limit	Total Value	Applicable Limit	
OUTDOOR AIR EXPOSURE PATHWAYS										
Complete:	1.0E-12	1.0E-6	1.0E-12	1.0E-5	☐	8.9E-7	1.0E+0	1.0E-6	1.0E+0	☐
INDOOR AIR EXPOSURE PATHWAYS										
Complete:	2.7E-9	1.0E-6	2.7E-9	1.0E-5	☐	2.3E-3	1.0E+0	2.7E-3	1.0E+0	☐
SOIL EXPOSURE PATHWAYS										
Complete:	NA	NA	NA	NA	☐	NA	NA	NA	NA	☐
GROUNDWATER EXPOSURE PATHWAYS										
Complete:	NC	1.0E-6	NC	1.0E-5	☐	NC	1.0E+0	NC	1.0E+0	☐
SURFACE WATER EXPOSURE PATHWAYS										
Complete:	NA	NA	NA	NA	☐	NA	NA	NA	NA	☐
CRITICAL EXPOSURE PATHWAY (Maximum Values From Complete Pathways)										
	2.7E-9	***1.0E-6***	***2.7E-9***	***1.0E-5***	☐	***2.3E-3***	***1.0E+0***	***2.7E-3***	***1.0E+0***	☐
	Indoor Air		***Indoor Air***			***Indoor Air***		***Indoor Air***		

Appendix E

Water System Hydraulic Evaluation and Supply Discussion and MS4 Post-Construction Report

RBF CONSULTING
A Baker Company

14725 Alton Parkway
Irvine, CA 92618-2027

949.472.3505
FAX 949.472.8373

MEMORANDUM

To: John Ashkar, Pacific Heritage Communities **JN:** 138248

From: Kevin Gustorf, P.E., RBF Consulting KJG
Sam Valdez, P.E., RBF Consulting SW

Date: November 25, 2013

Subject: Water System Hydraulic Evaluation and Supply Discussion for the Ventura Downtown Housing in the City of Ventura

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Introduction

Pacific Heritage Communities is proposing to construct a new apartment development in the City of San Buenaventura (City, or Ventura) referred to as the "Ventura Downtown Housing" (Project). The Project site is located north of E. Thompson Boulevard, south of E. Santa Clara Street, east of S. Ventura Avenue, and west of Figueroa Street, and will consist of 255 units (3 studio, 125 1-bedroom, and 127 2-bedroom units) with buildings up to four stories in height constructed on a parcel with an area of approximately 3.1 acres. Ventura Downtown Housing is located immediately east of another proposed project (Pending Projects "PROJ-00823" and "PROJ-5154"), which is currently planned to include mixed-use residential and commercial development. See Attachment 1 for the Project Site Plans. The Project is proposed to be served from the City's domestic water distribution system and is expected to generate additional water usage, which will have an impact on the City's water system. The purpose of this analysis is to quantify the expected addition of water demand for the Project and utilize the City's existing hydraulic model to determine if the City's existing distribution system can accommodate the proposed Project while meeting the requirements of the water system criteria established in the City's 2011 Water Master Plan (WMP). This analysis will also discuss the City's existing water supply.

Background

As part of the City's 2011 WMP, RBF Consulting prepared a calibrated hydraulic model for the City's domestic water distribution system. The existing water demands were allocated to the model based on the water consumption data for the calendar years 2004 and 2005. The Project

parcel was vacant at the time of the preparation of the 2011 WMP and is still vacant at this time; therefore, there are currently no water demands associated with this parcel. Any new water demand introduced as part of the Project will be treated as a direct addition to the City's existing water demands. The proposed Project will be served from the City's 210 Pressure Zone.

In addition, the City maintains a database of projects known as "Pending Projects" that are in various phases of the planning process. The database includes all projects from those that are in construction to those that are in the conceptual phase, which includes the Ventura Downtown Housing, identified as Project "PROJ-5085". All Pending Projects as identified by the City as of December 31, 2012 have been incorporated into this hydraulic model analysis.

The City completed a Comprehensive Water Resources Report (CWRR), which was accepted by City Council on June 10, 2013. The CWRR accounts for only those Projects that are either "Under Construction" or have "All Planning Approvals". The CWRR will be updated on an annual basis to reflect the changes to the existing land use and water demand, as well as future development and related water demand requirements.

The current baseline water demand and predicted future water demand, which includes only the Under Construction and Approved Projects as of December 31, 2012, as stated in the CWRR are as follows:

- Total Current Baseline Water Demand = 17,601 acre-feet/year
- Total Predicted Future Water Demand = 18,643 acre-feet/year

Demand Estimates

As previously stated, the parcel for the proposed Project is currently vacant and does not currently have any water usage. The expected addition of water demand for the Project will be a result of the construction of 255 apartment units (3 studio, 125 1-bedroom, and 127 2-bedroom units). The demand estimates for the Project were calculated using the water demand factors from the CWRR.

Water demand factors allow for the estimation of water demands for new developments based the land use type, number of dwelling units (DU), and building square footage. Water demand factors also account for water loss and are generally considered to be conservative. These factors, taken directly from the CWRR, are listed in Table 1. It should be noted that these factors correspond to average day demand.

Table 1: Water Demand Factors[1]

	Water Demand Factor Classification	Water Demand Factor
Residential	Residential (0-8 du/ac)	370 gpd/du
	Residential (9-20 du/ac)	250 gpd/du
	Residential (21+ du/ac)	250 gpd/du
Non-Residential	Commercial/Retail/Industrial/Hotel Public/Institutional	265 gpd/ksf
	Hospital/Assisted Living	545 gpd/bed
	Park/Landscape/Irrigation	2,000 gpd/acre

[1] Source: Table 3-3 of the June 10, 2013 Comprehensive Water Resources Report, prepared by RBF Consulting

With a total Project site area of approximately 3.1 acres and a total number of dwelling units of 255, the residential land use density equates to 82.3 DU/acre. This project was classified in the "Residential (21+ du/ac)" land use category, with a water demand planning factor of 250 gallons per day per dwelling unit (gpd/DU). Multiplying a factor of 250 gpd/DU by the total number of dwelling units of 255 results in a total residential average day demand of 44.27 gpm, or 71.41 acre-feet per year (AFY). This calculation is illustrated in Table 2.

Table 2: Estimated Average Day Water Demand

Area (Acres)	No. Units	Density (DU/ac)	Land Use Classification	Demand Factor (gpd/DU)	Avg Day Demand (gpd)	Avg Day Demand (gpm)	Avg Day Demand (AFY)
3.1	255	82.3	Residential (21+ du/ac)	250	63,750	44.27	71.41
				Totals	**63,750**	**44.27**	**71.41**

Water demand peaking factors were then applied to the total average day demand of 44.27 gpm to translate this value to a maximum day demand and peak hour demand, which are considered the critical demand conditions for this hydraulic analysis. Maximum day demand represents the highest demand day of the year, while the peak hour demand represents the hour of highest demand during a maximum day demand based on the demand diurnal patterns, which represent demand variations throughout the day. Based on the peaking factors from the 2011 WMP of 1.52 for maximum day demand and 3.97 for peak hour demand, demand totals of

67.29 gpm and 175.76 gpm have been calculated for maximum day and peak hour demand, respectively. It should be noted that the peak hour condition is simulated in the hydraulic model over an extended period simulation (EPS) during a maximum day, and may not match the calculated peak hour values exactly. It should also be noted that the peak demand period for the entire City system, 210 Zone, or Ventura Downtown Housing, may not correspond to the same time during the day. See Table 3 for a summary of the separate demand conditions.

Table 3: Demand Summary Based on Water Demand Planning Factors[1]

Demand Condition	Peaking Factor	Demand (gpm)	Demand (AFY)
Average Day	N/A	44.27	71.41
Maximum Day	1.52 x Average Day	67.29	108.55
Peak Hour	3.97 x Average Day	175.76	283.51

[1] Adapted Table III-2 from the City of San Buenaventura Water Master Plan, March 2011, prepared by RBF Consulting

[2] Note: Actual demand under EPS simulation may vary slightly due to diurnal patterns.

Fire Flow Requirements

The City's domestic water distribution system must be capable of providing the maximum day demand plus the required fire flow for the Ventura Downtown Housing. The information for the building with the largest floor plan, which is one of the multi-story apartment buildings, is listed in Table 4.

Table 4: Building Information

Construction Type [1]	Type V-B
Largest Individual Total Building Floor Area (ft^2) [2]	70,000 – 75,000
Sprinklered?	Yes

[1] Worst case assumed for purposes of estimating required fire flow.

[2] Estimated based on Building 1000 (total of 56 units) and individual unit floor areas.

With an assumed building construction of Type V-B, and estimated floor area of 70 to 75 thousand square feet, Appendix B of the 2010 California Fire Code (CFC) requires a fire flow of 7,500 gallons per minute with a flow duration of four (4) hours at a residual pressure of 20 psi. Since automatic sprinkler systems will be installed within all buildings, it is anticipated that a reduction in the required fire flow of up to 75 percent will be allowed per Section B105 of the

2010 CFC, subject to the approval of the governing fire authority. However, since the sprinkler system flow requirements were unknown at the time of the preparation of this report, an approximate 50 percent reduction in required fire flow was utilized for analysis purposes instead of 75 percent to account for the unknown sprinkler system flow demand. A fire flow of 4,000 gallons per minute was utilized for this analysis, which includes both the required hydrant flow, and the sprinkler system flow. The fire flow requirements used for this analysis are summarized in Table 5. For all fire flow scenarios, it was assumed that the flow would be met by utilizing two hydrants; therefore the required fire flow was split evenly between model junctions J2338 and J2344, which were determined to be the most critical fire flow locations adjacent to the Project (with the exception of Scenario 2, which is discussed in the following Section).

Table 5: Fire Flow Requirements

Combined Hydrant and Sprinkler Flow (gpm) [1]	4,000
Duration (hours)	4
Residual Pressure (psi)	20

[1] Approximate 50 percent reduction of flow required by Appendix B of the 2010 California Fire Code. Actual fire flow required subject to governing fire authority.

It should be noted that on-site private fire sprinkler system pressure requirements were not included as part of this analysis. Reported pressure results correspond to the City's system pressures upstream of any meters and/or backflow prevention devices.

Hydraulic Model Evaluation

The City's existing hydraulic model has been used for this hydraulic model evaluation, which examines the impacts to the City's system that would be caused by the additional demand from the Ventura Downtown Housing. The City's existing system has been evaluated under maximum day demand 24-hour duration extended period simulations (EPS), which simulates a variation in demand up to the peak hour demand (PHD), and has also been evaluated under fire flow scenarios occurring over the peak hour demand. The evaluation criteria, evaluation procedure, and hydraulic model results are discussed in the following sections.

Evaluation Criteria

The criteria used for this evaluation are per the City's 2011 WMP and are summarized herein.

Recommended Service Pressures (psi)

Minimum	40
Maximum	150
Fire Flow	20

Notes:

1. Service pressures above 80 psi require a pressure regulator as stated in the Uniform Plumbing Code.
2. Services pressures above 150 psi require special approval and either individual pressure regulators or a regulating station on the main line.

Pipeline Velocity Criteria (fps)

Peak Hour Demand [1]	10
Maximum Day Demand plus Fire Flow	15
Minimum	1

[1] With a maximum friction loss of 10 ft/1,000 ft.

Water Demand Peaking Factors

Demand Condition	Peaking Factor
Maximum Day	1.52 x Average Day
Peak Hour [1]	3.97 x Average Day

[1] Actual peak hour factors for individual nodes are per the assigned diurnal in the hydraulic model.

Hydraulic Model Analysis

The Ventura Downtown Housing project is located at the west corner of the 210 Zone, which serves the west-southwest areas of the City's distribution system. The current water supply sources for the 210 Zone include the following:

- Casitas Municipal Water District Turnout No. 1
- Casitas Municipal Water District Turnout No. 2
- Ventura River and Nye Wells, treated by the Avenue Treatment Plant, and boosted into the 210 Zone by the Power Booster Pump Station
- Main and Mills Pressure Reducing Station (Emergency Only)
- Palma Pressure Reducing Station

Supply is taken from the 210 Zone by the following facilities:

- Valley Vista Booster Pump Station
- Gosnell Booster Pump Station
- Modella Booster Pump Station
- Hall Canyon Booster Pump Station
- Foothill Booster Pump Station
- Seaward and Poli Booster Pump Station
- 5 Pts Booster Pump Station
- 330 Booster Pump Station

Storage for the 210 Zone is provided by the following water storage tanks:

- Hall Canyon (2)
- Power (1)
- *Kingston (1) – (Raw water storage, not included in 210 Zone storage volume)*

Since a utility plan for the Project was not available at the time of the preparation of this report, an evaluation of the existing water utilities and the layout of the Project was done in order to make a reasonable assumption of how the Project will be served. Existing 12-inch pipelines run east/west north and south of the Project site in Santa Clara Street and Thompson Boulevard, respectively. An existing 4-inch line is present in Junipero Street just west of the Project, which increases to 8-inches approximately 30 feet before connecting to the existing 12-inch in Thompson Boulevard. It was also noted that the Project proposes a new street, Colombo Way, in which no existing utilities are present.

This analysis initially evaluated the impact of the proposed Project using existing facilities, with no improvements made. Under the presumption that the existing 4-inch line would not be adequate to serve the proposed Project, one worst-case scenario was evaluated to confirm this supposition, which was Scenario 2, listed in Table 6. This scenario placed all of the Project demand on model junction J2342, and split the fire flow evenly between model junctions J2342 and J1827. As indicated in Tables 7 and 8, the residual pressure available and pipe velocities are severely deficient due to the existing 4-inch line being the only supply to the Project. Based on these results, it was determined that it would be necessary not only to upsize the existing 4-inch line in Junipero Street, but also to add an additional line in the proposed Colombo Way. The results presented in this analysis are based on both of these lines being sized at 8-inches in diameter.

For the purpose of this analysis, it was assumed that the Ventura Downtown Housing will be served by a service connection in Junipero Street, which corresponds to model junction J2342, and a second service connection in Colombo Way, which corresponds to model junction J2344. The Project demand was split with 25 percent of the Project demand at model junction J2342, and 75 percent of the Project demand at model junction J2344, based on the arrangement and concentration of apartment units. The demand variation at these junctions is based on the "PATN33" diurnal pattern, which is used throughout the model. This diurnal pattern is based on actual meter data from a master meter for a large residential apartment complex performed as part of the 2011 WMP. This diurnal pattern has two peaks, one occurring in the morning at 7:00 AM, and a second peak later in the evening at 7:00 PM, and is expected to be an accurate representation of demand fluctuations for the Ventura Downtown Housing. See Attachment 2 for the assigned diurnal pattern.

The City's existing hydraulic model has been used to run an EPS under maximum day demand, which includes peak hour demand, under existing conditions to establish a baseline set of system pressures and internal pipeline velocities for the 210 Zone. These baseline results have been compared to the post-Project results to determine the sensitivity of the City's system to changes in demand at the location of the Project. Subsequent EPS simulations were run under maximum day demand with Ventura Downtown Housing and maximum day demand with Ventura Downtown Housing plus the required fire flow of 4,000 gpm for a duration of 4 hours from 6:00 AM to 10:00 AM since the system wide peak hour demand occurs at 7:00 AM. An additional set of scenarios have been evaluated that includes all Pending Projects to determine if any deficiencies will be ultimately created at buildout of the currently identified Pending Projects (as of December 31, 2012). A summary of the model scenarios is listed in Table 6.

Table 6: Model Scenario Summary

Scenario No.	Description
1	Existing MDD
2	Existing MDD + All Pending Projects + Fire Flow (No Improvements)
3	Existing MDD + Ventura Downtown Housing (With Improvements)
4	Existing MDD + Ventura Downtown Housing + Fire Flow (With Improvements)
5	Existing MDD + All Pending Projects (With Improvements)
6	Existing MDD + All Pending Projects + Fire Flow (With Improvements)

Notes:

1. MDD = Maximum Day Demand
2. Improvements include upsizing the existing 4-inch line in Junipero Street to 8-inches, and installing a new 8-inch line in Colombo Way.

Tables 7 and 8 include model results for elements at or immediately adjacent to the Project as well as any elements within the 210 Zone identified as critical based on evaluation criteria. See Attachments 3 and 4 for an exhibit showing the locations and IDs of the nodes and pipes adjacent to the Project under existing and with improvements, respectively.

Table 7: Hydraulic Model Results - Nodes

Node	Pressure Zone	Elev (ft)	Static Press (psi)	Ex MDD		Ex MDD + All Pending Projects + Fire Flow (No Imp.)		Ex MDD + Project (w/ Imp.)		Ex MDD + Project + Fire Flow (w/ Imp.)		Ex MDD + All Pending Projects (w/ Imp.)		Ex MDD + All Pending Projects + Fire Flow (w/ Imp.)	
				Min Pressure (psi)	Min Head (ft)	Min Pressure (psi)	Min Head (ft)	Min Pressure (psi)	Min Head (ft)	Min Pressure (psi)	Min Head (ft)	Min Pressure (psi)	Min Head (ft)	Min Pressure (psi)	Min Head (ft)
LOCAL JUNCTIONS															
J1823	210	13.82	84.9	75.4	188	60	413	75.0	187	65.4	165	71.0	178	59.8	152
J1827	210	14.64	84.6	75.0	188	58	413	74.7	187	64.6	164	70.7	178	59.0	151
J1829	210	17.92	83.2	73.6	188	59	413	73.3	187	63.4	164	69.3	178	58.0	152
J1837	210	12.87	85.3	75.8	188	60	413	75.5	187	65.8	165	71.4	178	60.2	152
J1839	210	11.82	85.8	76.3	188	61	413	75.9	187	66.3	165	71.9	178	60.7	152
J1841	210	12.01	85.7	76.2	188	60	413	75.8	187	66.2	165	71.8	178	60.6	152
J1843	210	16.24	83.9	74.4	188	60	413	74.0	187	65.1	167	70.1	178	59.7	154
J2338	210	16.30	83.9	74.3	188	58	410	74.0	187	62.8	161	70.0	178	57.3	148
J2340	210	14.00	84.8	75.3	188	60	409	75.0	187	65.3	165	71.0	178	59.8	152
J2342	210	13.20	85.2	75.6	188	-19	410	75.3	187	65.3	164	71.3	178	59.8	151
J2344[1]	210	15.20	84.3	#N/A	#N/A	#N/A	#N/A	74.4	187	62.0	158	70.4	178	56.5	146
210 ZONE CRITICAL JUNCTIONS[2]															

Note: Shaded cells indicate elements that did not meet the evaluation criteria.

[1] Model Junction J2344 is proposed. Model results not available for existing conditions.

[2] Due to extensive number of results, see Attachment 5 for full report of 210 Zone Critical Junctions.

Table 8: Hydraulic Model Results – Pipes

ID	Diameter (in)	Length (ft)	Ex MDD		Ex MDD + All Pending Projects + Fire Flow (No Imp.)		Ex MDD + Project (w/ Imp.)		Ex MDD + Project + Fire Flow (w/ Imp.)		Ex MDD + All Pending Projects (w/ Imp.)		Ex MDD + All Pending Projects + Fire Flow (w/ Imp.)	
			Max Flow (gpm)	Max Velocity (fps)	Max Flow (gpm)	Max Velocity (fps)	Max Flow (gpm)	Max Velocity (fps)	Max Flow (gpm)	Max Velocity (fps)	Max Flow (gpm)	Max Velocity (fps)	Max Flow (gpm)	Max Velocity (fps)
LOCAL PIPES														
L1988	12	341	111	0.3	1,592	4.5	113	0.3	875	2.5	153	0.4	860	2.4
L1990	12	581	107	0.3	1,501	4.3	108	0.3	1,101	3.1	171	0.5	1,089	3.1
L2006	12	343	174	0.5	272	0.8	134	0.4	228	0.7	216	0.6	163	0.5
L2008	8	32	9	0.1	1,130	7.2	24	0.2	272	1.7	41	0.3	268	1.7
L2010	8	409	9	0.2	1,130	28.9	24	0.6	272	1.7	40	0.3	268	1.7
L2012	12	593	184	0.5	1,403	4.0	159	0.5	160	0.5	258	0.7	298	0.9
L6469	12	297	107	0.3	1,501	4.3	112	0.3	1,750	5.0	184	0.5	1,782	5.1
L6471	12	308	184	0.5	1,403	4.0	255	0.7	1,453	4.1	377	1.1	1,589	4.5
L6473[1]	8	215	#N/A	#N/A	#N/A	#N/A	35	0.2	839	5.4	13	0.1	841	5.4
L6475	8	218	9	0.2	1,046	26.7	20	0.5	234	1.5	14	0.1	235	1.5
L6477[1]	8	219	#N/A	#N/A	#N/A	#N/A	96	0.6	1,293	8.3	119	0.8	1,291	8.2
210 ZONE CRITICAL PIPES														
L10070	8	13	2,200	14.0	2,200	14.0	2,200	14.0	2,200	14.0	2,200	14.0	2,200	14.0
L1614	8	19	1,565	10.0	2,988	19.1	1,594	10.2	2,528	16.1	2,038	13.0	2,998	19.1
L9974	8	410	2,200	14.0	2,200	14.0	2,200	14.0	2,200	14.0	2,200	14.0	2,200	14.0

Note: Shaded cells indicate elements that did not meet the evaluation criteria.

[1] Model Pipes L6473 and L6477 are proposed. Model results not available for existing conditions.

Based on the hydraulic model results, it was confirmed that the existing 4-inch line in Junipero Street does not meet the minimum pressure and maximum velocity requirements to serve the Project based on the evaluation criteria, with negative pressures identified and velocities up to 29 feet per second. At a minimum, the line in Junipero Street must be upsized to a minimum diameter of 8-inches, and a new line be constructed in Colombo Street with a minimum diameter of 8-inches. The following results presented in this analysis are based on these requisite improvements in place.

Under the remaining Scenarios 3 through 6, all pressures were found to be acceptable within the immediate Project area. Pressures below the minimum criteria were identified among a total of 116 junctions (included in Attachment 5) located primarily in two locations: 1) the northwest area of the 210 Zone where it borders the 400 Zone; and 2) the northeast area of the 210 Zone where it borders the 260 Zone. Although the majority of these deficiencies were already identified as deficient in the 2011 WMP – primarily due to their relatively high elevations for the 210 Zone and hence, low static pressures (ranging from 33 to 57 psi) – the proposed Project did cause several borderline-acceptable pressures to dip below the minimum criteria. These areas further worsen as all Pending Projects are built out. Overall, the additional Project demand had a minimal impact on 210 Zone pressures, decreasing them by approximately 0.32 psi, and decreased local pressures by a maximum of 0.39 psi. With all Pending Projects in place, 210 Zone pressures decreased by a maximum of 6.1 psi, and the local pressures decreased a maximum of approximately 4.4 psi.

Based on the hydraulic model results, all pipeline internal velocities were found to be acceptable within the immediate Project area under Scenarios 1 and 3 through 6, with a maximum pipeline velocity of approximately 8.3 feet per second under fire flow conditions. Overall the additional demand had a minor impact on pipe velocities within the immediate Project area, increasing by a maximum of 0.4 feet per second. One pipeline (model pipe ID L1614) that was borderline acceptable under existing conditions was identified as deficient as a result of the addition of the proposed Project, as its velocity increased 0.2 feet per second. With all Pending Projects in place, the pipeline velocities increase by a maximum of approximately 0.6 feet per second, with the exception of pipe L1614, which increased by 3.0 feet per second. No improvements are recommended for this line at this time. Two additional pipes were identified as deficient under existing conditions (model pipe IDs L10070 and L9974). These pipes were not impacted by the Pending Projects, are located at the Casitas Turnout No. 1, and are not considered to be an issue.

The additional demand of the Project will also require a nominal increase in regulatory reservoir storage equal to 175 percent of the maximum day demand. This equates to an increase in

required storage in the 210 Zone of 169,575 gallons; however, there is an abundance of storage in the 210 Zone, so reservoir storage is not considered an issue.

Known Hydraulic Issues in the 210 Zone

The hydraulic calculations and analyses performed as part of the 2011 WMP had identified the low pressure areas in the 210 Zone that were identified as deficient under this analysis. These areas were analyzed in the 2011 WMP to determine if solutions were available to mitigate the low pressure areas. It was determined in the 2011 WMP that there were no recommended improvements for the 210 Zone low pressure areas near the 400 Zone. For the 210 Zone low pressure areas near the 260 Zone boundary, several improvements were recommended to reconfigure the zone boundaries; however, these improvements would not directly impact the proposed Project.

Other minor pipeline looping was recommended, along with the small diameter pipeline replacement program, neither of which would directly impact the proposed Project.

Additional Hydraulic Considerations

This hydraulic evaluation examines the impacts of the Project specifically on the City's domestic water distribution system; however, the on-site system (anything including or downstream of a meter and/or backflow prevention device, if provided) has been specifically excluded from this evaluation. It should be understood that the pressures reported in this analysis be taken as the pressure in the City's system at ground elevation. Additional headlosses through backflow prevention devices (typically around 10 pounds per square inch (psi), although this value will vary based on the make, size, and flow of the backflow preventer) and on-site piping must be taken into account by others. The water pressure will also decrease for each building story at an amount of roughly 5.2 psi per story (assuming 12 feet per floor). RBF Consulting does not assume responsibility for any private on-site piping.

Hydraulic Evaluation Conclusion and Recommendations

The proposed Ventura Downtown Housing project consists of 255 units (3 studio, 125 1-bedroom, and 127 2-bedroom units), which is expected to produce an average day demand of 44.27 gpm, maximum day demand of 67.29 gpm, and peak hour demand of 175.76 gpm. This project was also analyzed under an estimated required fire flow of 4,000 gpm (note: actual fire flow requirement subject to governing fire authority and the required fire sprinkler system demand).

Hydraulic model results indicated that the City's existing domestic water distribution system is unable to provide the water demand and required fire flow of the Project. The existing 4-inch line in Junipero Street presents a significant limitation of the City's water system to deliver flow to the Project, and at a minimum should be upsized to 8-inches in diameter along with the addition of a new minimum 8-inch diameter pipeline in the proposed Colombo Way. It was also noted that the existing 4-inch line was constructed in 1953. With these minimum recommended improvements in place, local pressures and pipelines velocities are within City criteria under the evaluated scenarios. There are two large areas within the 210 Zone where the minimum pressure is not met. While the majority of these deficiencies existed prior to the proposed Project, the deficiencies are expected to worsen slightly due to the additional demands, and will further worsen under the build out of all Pending Projects. These two areas are identified as the northwest end of the 210 Zone at the 400 Zone boundary, and at the northeast end of the 210 Zone at the 260 Zone boundary. It was noted that the 2011 WMP recommended several improvements to reconfigure the pressure zone boundary between the 210 Zone and 260 Zone. One pipeline (model pipe ID L1614) was identified with velocities exceeding the criteria; however, the deficiency was noted as minor and is not considered an issue with regards to this Project.

The hydraulic model results for the 210 Zone as a result of the addition of the proposed Ventura Downtown Housing project with the improvements in place are as follows:

- Local pressures will decrease approximately 0.34 psi during maximum day demand, with all local pressures remaining above 73 psi.
- At Pending Project build out, local pressures are expected to decrease approximately 4.4 psi, with all local pressures remaining above 69 psi.
- Under maximum day demand plus fire flow conditions, all local pressures remained above 62 psi.
- At Pending Project build out under maximum day demand plus fire flow condition, all local pressures remained above 56 psi.
- The critical junction pressures in the 210 Zone will decrease approximately 0.23 psi, and are expected to ultimately decrease by a maximum of approximately 6.1 psi under maximum day demand at Pending Project build out.
- Local pipeline velocities are expected to essentially remain unchanged, or improve due to the recommended improvements.
- At Pending Project build out, local pipeline velocities are expected to increase by a maximum of approximately 0.6 feet per second.
- Local pipeline velocities remain under 9 feet per second during fire flow conditions.

- The additional demand of the Project will require an increase in regulatory reservoir storage in the 210 Zone of 169,575 gallons; however, the 210 Zone has an abundance of excess storage.

It should also be noted that the Ventura Downtown Housing is directly adjacent to another planned project (PROJ-00823 and PROJ-5154). It is anticipated that this adjacent project would also require the upsizing of the 4-inch line in Junipero Street, so any costs in making these improvements may be able to be shared between developments.

Water Supply Discussion

As mentioned previously in the Background section of this memorandum, a CWRR was accepted by City Council on June 10, 2013 (see Attachment 6). The CWRR identifies the City's existing (as of December 31, 2012) baseline water demand as 17,601 AFY and the existing and reliable water supply as 19,600 AFY. The future water supply projections range from 18,173 AFY to 24,590 AFY. The future water demand for all existing land use, under construction and approved projects is projected to be 18,643 AFY. This Project is projected to require an annual water supply of 71.41 AFY to meet the projected water demand requirements. It is noted that this project area lies within the service boundary of the Casitas Municipal Water District.

Attachments:

Attachment 1: Ventura Downtown Housing Site Plans
Attachment 2: Diurnal Curve
Attachment 3: Model Pipe and Junction IDs (Existing)
Attachment 4: Model Pipe and Junction IDs (With Improvements)
Attachment 5: Model Results – 210 Zone Critical Junctions
Attachment 6: June 10, 2013 City Council Agenda Item - CWRR

cc: Susan Rungren, P.E., Ventura Water
Shaida Baharloo, P.E., City of Ventura
File

CONTEXT / SITE PLAN

SCALE: 40'-0" = 1'-0"

N

VENTURA DOWNTOWN HOUSING

VENTURA, CALIFORNIA

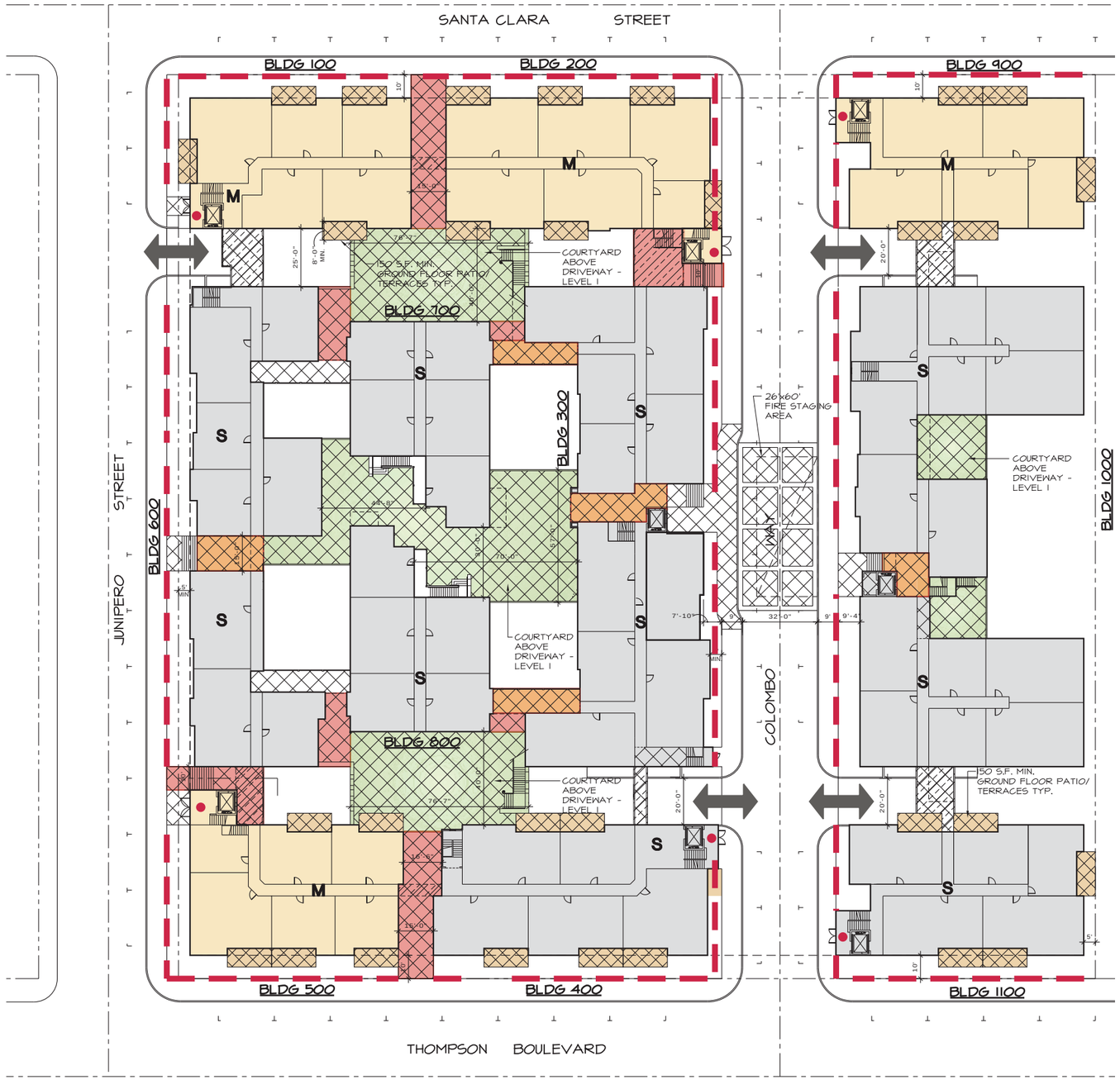
OCTOBER 29, 2013

ATTACHMENT 1

RASMUSSEN & ASSOCIATES
Architecture
Planning
Interiors

21 S. CALIFORNIA STREET
VENTURA, CA 93001
VOICE: (805) 648-1234
FAX: (805) 648-4444
CONTACT: SCOTT BOYDSTUN

A1



LEGEND

I. BUILDING TYPE

- M — MANSION (66 UNITS; 26%)
- S — STACKED DWELLING (189 UNITS; 74%)

II. OPEN SPACE

- COURTYARD
- GROUND FLOOR PATIO / TERRACES
- BRIDGING ON LEVELS ABOVE

III. ACCESS

- PASEO (15' MIN.)
- ZAGUAN
- BUILDING LOBBY
- PARKING ACCESS

IV. FRONTAGES

- STOOP / DOORYARD

MIXED DEVELOPMENT COMPLIANCE PLAN

N.T.S.

N

VENTURA DOWNTOWN HOUSING

VENTURA, CALIFORNIA

OCTOBER 29, 2013

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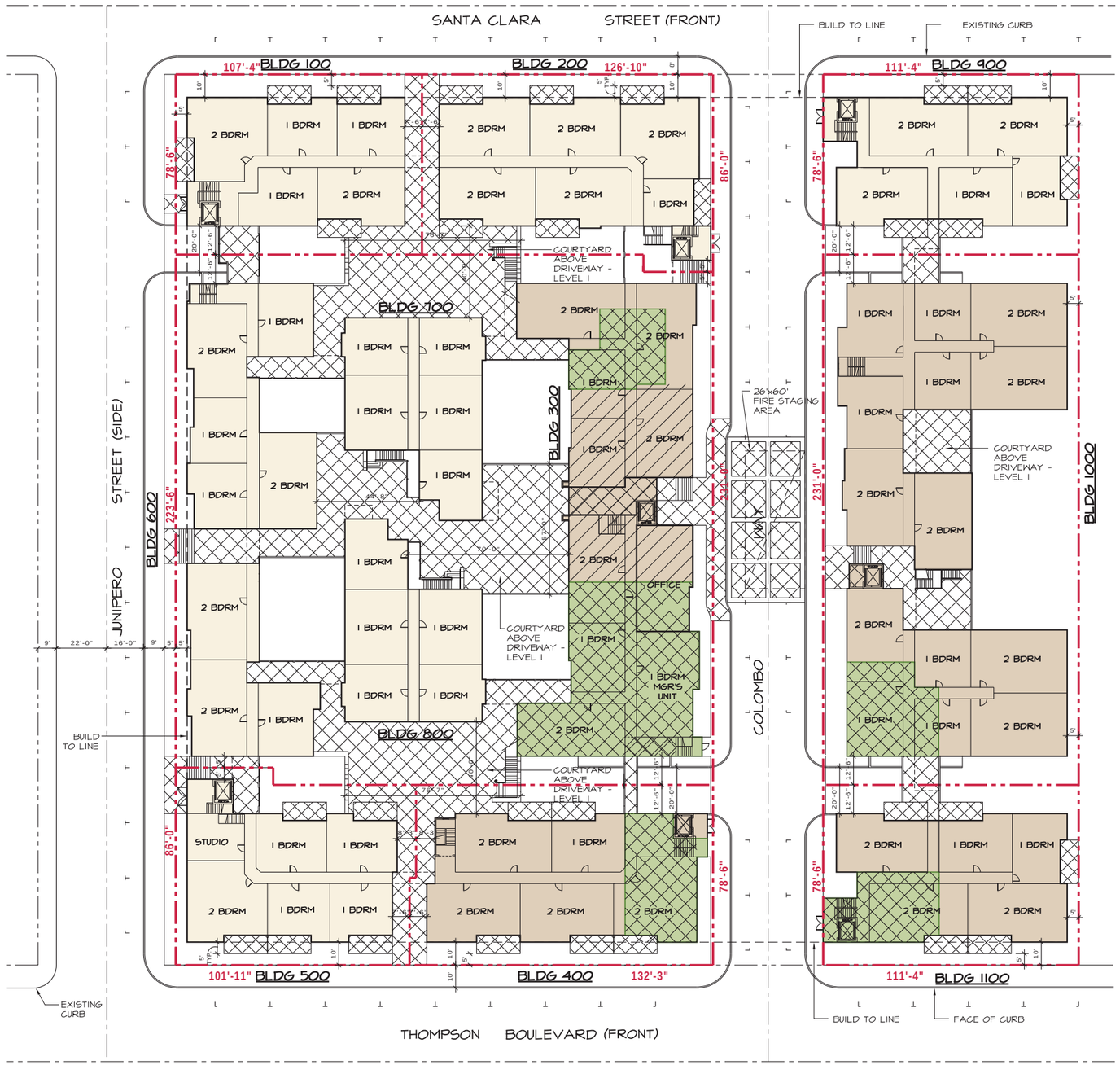

BUILDING LEGEND

BUILDING 100
TYPE: MANSION
HEIGHT: 3 STORIES
NO. OF UNITS: 15 UNITS (FLATS)

BUILDING 200
TYPE: MANSION
HEIGHT: 3 STORIES
NO. OF UNITS: 18 UNITS (FLATS)

BUILDING 300
TYPE: STACK DWELLING
HEIGHT: 4 STORIES
NO. OF UNITS: 39 UNITS (FLATS)

BUILDING 400
TYPE: STACK DWELLING
HEIGHT: 3 STORIES
NO. OF UNITS: 20 UNITS (FLATS)

BUILDING 500
TYPE: MANSION
HEIGHT: 3 STORIES
NO. OF UNITS: 18 UNITS (FLATS)

BUILDING 600
TYPE: STACK DWELLING
HEIGHT: 3 STORIES
NO. OF UNITS: 24 UNITS (FLATS)

BUILDING 700
TYPE: STACK DWELLING
HEIGHT: 2/3 STORIES
NO. OF UNITS: 15 UNITS (FLATS)

BUILDING 800
TYPE: STACK DWELLING
HEIGHT: 2/3 STORIES
NO. OF UNITS: 15 UNITS (FLATS)

BUILDING 900
TYPE: MANSION
HEIGHT: 3 STORIES
NO. OF UNITS: 15 UNITS (FLATS)

BUILDING 1000
TYPE: STACK DWELLING
HEIGHT: 4 STORIES
NO. OF UNITS: 56 UNITS (FLATS)

BUILDING 1100
TYPE: STACK DWELLING
HEIGHT: 3 STORIES
NO. OF UNITS: 20 UNITS (FLATS)

UNIT COUNT

STUDIOS	=	3 (FLAT)
1 BEDRM	=	125 (FLAT)
2 BEDRM	=	127 (FLAT)
TOTAL	=	255 UNITS

MASSING LEGEND

38,264	THREE STORY	(51.24%)
32,186	FOUR STORY	(43.10%)
4,228	ROOF TOP COMMUNITY SPACE	(05.66%)
	ROOF TERRACE	

BUILDING PLACEMENT AND MASSING PLAN

N.T.S.

N

VENTURA DOWNTOWN HOUSING

VENTURA, CALIFORNIA

OCTOBER 29, 2013

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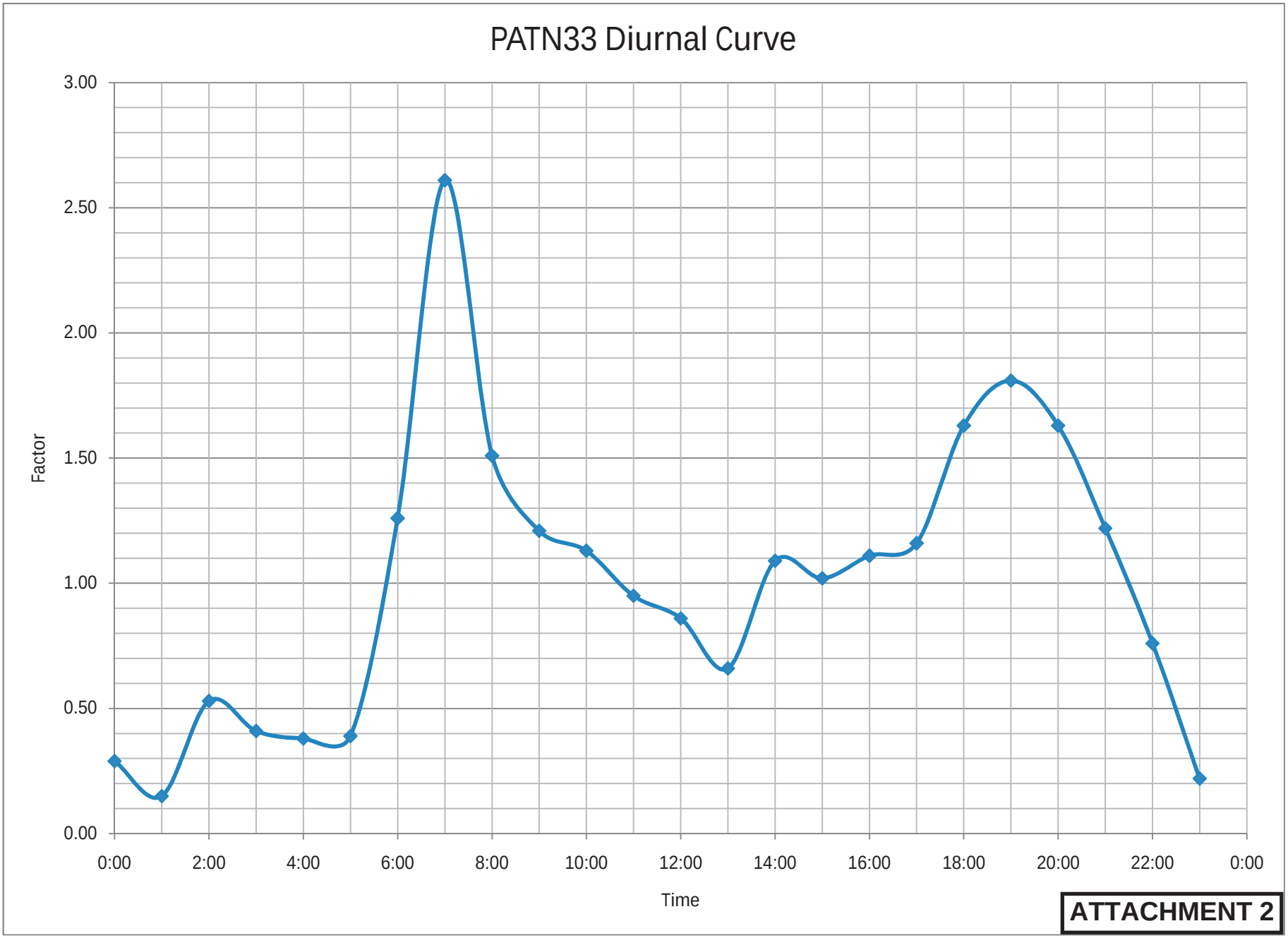
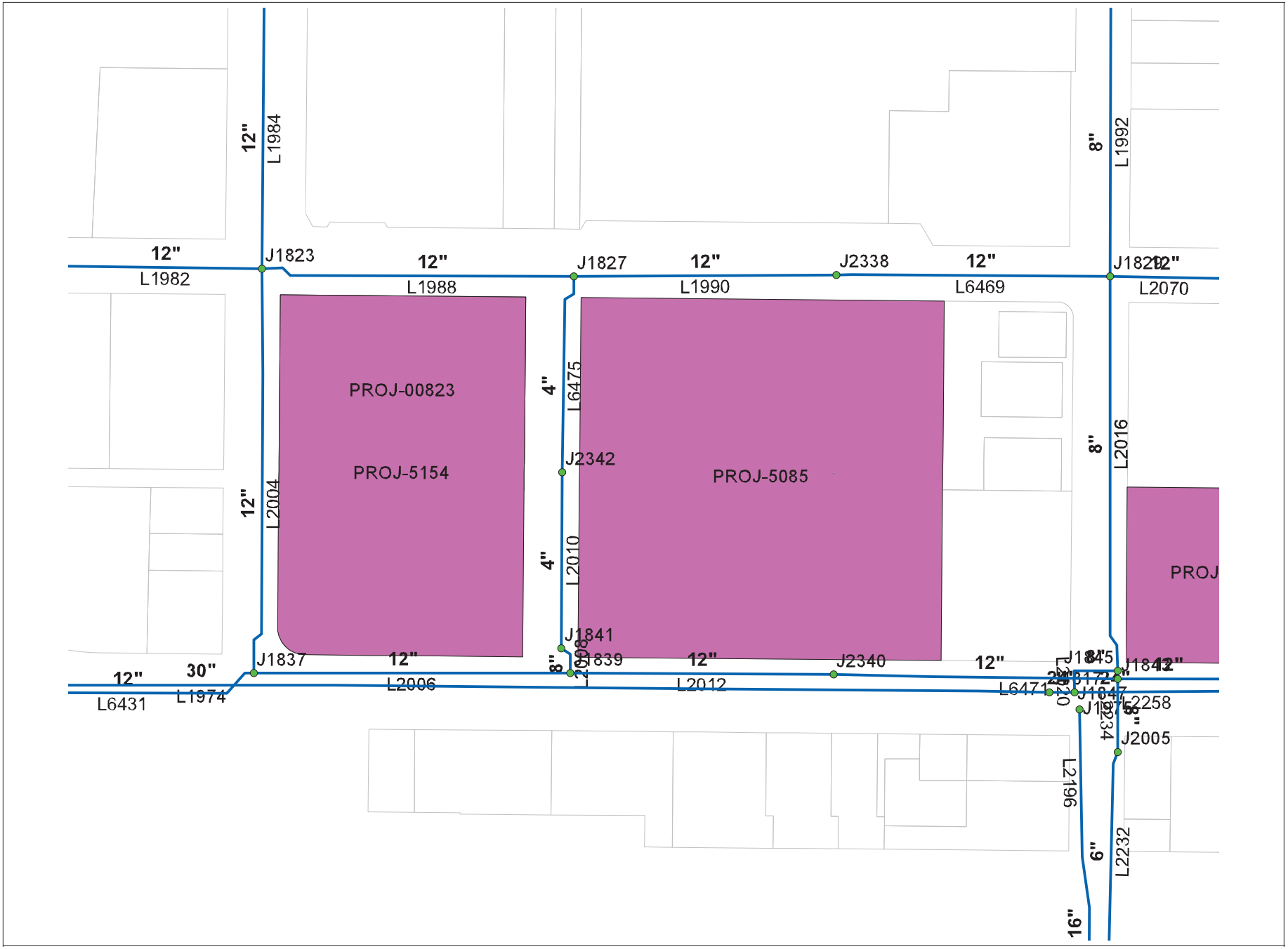


ATTACHMENT 2

ATTACHMENT 3

Ventura Downtown Housing - Existing Conditions



ATTACHMENT 4

Ventura Downtown Housing - With Improvements

Attachment 5 - 210 Zone Critical Junction

Node	Pressure Zone	Elev (ft)	Static Press (psi)	Ex MDD		Ex MDD + All Pending Projects + Fire Flow (No Imp.)		Ex MDD + Project (w/ Imp.)		Ex MDD + Project + Fire Flow (w/ Imp.)		Ex MDD + All Pending Projects (w/ Imp.)		Ex MDD + All Pending Projects + Fire Flow (w/ Imp.)	
				Min Pressure (psi)	Min Head (ft)	Min Pressure (psi)	Min Head (ft)	Min Pressure (psi)	Min Head (ft)	Min Pressure (psi)	Min Head (ft)	Min Pressure (psi)	Min Head (ft)	Min Pressure (psi)	Min Head (ft)
210 ZONE CRITICAL JUNCTIONS															
J1225	210	107.32	44.5	33.5	185	18	390	33.2	184	24.9	165	27.6	171	18.0	149
J1227	210	103.06	46.3	35.3	185	20	391	35.0	184	26.7	165	29.4	171	19.8	149
J1293	210	107.91	44.2	33.2	184	18	391	32.9	184	24.6	165	27.3	171	17.7	149
J1295	210	101.84	46.8	35.8	184	20	391	35.5	184	27.2	165	29.9	171	20.3	149
J1297	210	96.20	49.3	38.2	184	23	391	37.9	184	29.7	165	32.4	171	22.7	149
J1299	210	97.38	48.8	37.7	184	22	391	37.4	184	29.1	165	31.8	171	22.2	149
J1301	210	91.67	51.2	40.2	184	25	390	39.9	184	31.6	165	34.3	171	24.7	149
J1303	210	92.43	50.9	39.9	185	24	390	39.6	184	31.4	165	34.1	171	24.5	149
J1305	210	90.56	51.7	40.7	185	25	390	40.4	184	32.2	165	34.8	171	25.2	149
J1307	210	99.45	47.9	36.9	185	21	390	36.6	184	28.3	165	31.0	171	21.4	149
J1309	210	90.49	51.7	40.8	185	25	390	40.5	184	32.2	165	34.9	171	25.2	149
J1311	210	94.43	50.0	39.0	184	24	416	38.7	184	30.4	165	33.1	171	23.5	149
J1313	210	111.13	42.8	31.7	184	16	416	31.4	184	23.2	165	25.9	171	16.2	149
J1315	210	107.03	44.6	33.5	184	18	416	33.2	184	25.0	165	27.7	171	18.1	149
J1357	210	80.32	56.1	45.2	185	30	416	44.9	184	36.7	165	39.5	171	29.8	149
J1421	210	87.01	53.2	42.3	185	27	415	42.0	184	33.8	165	36.6	172	27.0	149
J1425	210	82.48	55.2	44.2	185	29	415	43.9	184	35.7	165	38.6	171	28.9	149
J1427	210	79.99	56.3	45.3	185	30	416	45.0	184	36.8	165	39.6	171	30.0	149
J1887	210	113.65	41.7	32.1	188	19	413	31.8	187	24.0	169	27.8	178	18.8	157
J1931	210	111.65	42.6	32.9	188	19	413	32.6	187	24.8	169	28.7	178	19.6	157
J1935	210	91.15	51.5	41.8	188	28	413	41.5	187	33.7	169	37.6	178	28.5	157
J2279	210	85.63	53.8	43.7	187	31	410	43.5	186	36.6	170	39.7	177	31.5	158
J2489	210	89.54	52.1	42.0	186	30	408	41.8	186	34.9	170	38.0	177	29.9	158
J2491	210	85.04	54.1	44.0	186	32	409	43.7	186	36.8	170	39.9	177	31.8	158
J2495	210	93.25	50.5	40.4	186	28	410	40.2	186	33.3	170	36.4	177	28.3	159
J2497	210	97.15	48.9	38.7	186	27	410	38.5	186	31.7	170	34.7	177	26.7	159
J2499	210	100.89	47.2	37.1	186	25	409	36.8	186	30.1	170	33.1	177	25.1	159
J2501	210	104.14	45.8	35.6	186	24	409	35.4	186	28.7	170	31.7	177	23.8	159
J2503	210	107.12	44.5	34.3	186	22	409	34.1	186	27.4	170	30.4	177	22.5	159
J2505	210	110.37	43.1	32.8	186	21	409	32.6	186	26.0	170	29.0	177	21.1	159
J2557	210	86.19	53.6	43.5	187	31	409	43.2	186	36.4	170	39.4	177	31.4	159
J2559	210	92.52	50.9	40.7	186	29	409	40.5	186	33.6	170	36.7	177	28.6	159
J2561	210	89.80	52.0	41.9	187	30	409	41.7	186	34.8	170	37.9	177	29.9	159
J2563	210	92.69	50.8	40.7	187	29	408	40.5	186	33.7	170	36.7	177	28.7	159
J2565	210	93.34	50.5	40.6	187	29	408	40.4	187	33.5	171	36.6	178	28.6	159
J2567	210	93.97	50.2	40.3	187	28	408	40.1	186	33.2	171	36.3	178	28.3	159
J2569	210	95.90	49.4	39.3	187	27	408	39.1	186	32.4	171	35.4	177	27.5	159
J2605	210	117.39	40.1	30.3	187	18	408	30.1	187	23.1	171	26.3	178	18.1	159
J2651	210	116.44	40.5	30.1	186	18	407	29.9	185	23.4	170	26.3	177	18.5	159
J2653	210	114.21	41.5	31.1	186	19	407	30.9	185	24.3	170	27.3	177	19.5	159
J2671	210	118.93	39.4	29.0	186	17	408	28.8	185	22.3	170	25.2	177	17.5	159
J2673	210	118.21	39.7	29.3	186	18	408	29.1	185	22.6	170	25.5	177	17.8	159
J2675	210	117.95	39.8	29.4	186	18	412	29.2	185	22.7	170	25.6	177	17.9	159

Attachment 5 - 210 Zone Critical Junction

Node	Pressure Zone	Elev (ft)	Static Press (psi)	Ex MDD		Ex MDD + All Pending Projects + Fire Flow (No Imp.)		Ex MDD + Project (w/ Imp.)		Ex MDD + Project + Fire Flow (w/ Imp.)		Ex MDD + All Pending Projects (w/ Imp.)		Ex MDD + All Pending Projects + Fire Flow (w/ Imp.)	
				Min Pressure (psi)	Min Head (ft)	Min Pressure (psi)	Min Head (ft)	Min Pressure (psi)	Min Head (ft)	Min Pressure (psi)	Min Head (ft)	Min Pressure (psi)	Min Head (ft)	Min Pressure (psi)	Min Head (ft)
210 ZONE CRITICAL JUNCTIONS															
J4211	210	117.13	40.2	29.7	186	18	412	29.5	185	23.1	170	26.0	177	18.3	159
J4213	210	111.42	42.7	32.1	186	21	412	31.9	185	25.5	170	28.4	177	20.7	159
J4215	210	102.79	46.4	35.9	186	24	412	35.6	185	29.3	170	32.2	177	24.5	159
J4217	210	92.79	50.7	40.2	185	29	412	39.9	185	33.6	170	36.5	177	28.9	159
J4219	210	92.29	51.0	40.4	185	29	412	40.2	185	33.8	170	36.7	177	29.1	159
J4253	210	87.70	52.9	42.2	185	31	410	42.0	185	36.0	171	38.8	177	31.5	160
J4257	210	88.75	52.5	41.7	185	31	410	41.6	185	35.6	171	38.3	177	31.2	161
J4259	210	99.81	47.7	37.0	185	26	410	36.8	185	30.7	171	33.5	177	26.2	160
J4261	210	95.51	49.6	38.8	185	28	410	38.6	185	32.7	171	35.4	177	28.3	161
J4269	210	93.74	50.3	39.6	185	29	410	39.4	185	33.5	171	36.2	177	29.2	161
J4345	210	92.26	51.0	40.2	185	29	408	40.0	185	33.9	171	36.7	177	29.3	160
J4347	210	103.74	46.0	35.3	185	24	408	35.1	185	28.9	171	31.8	177	24.3	160
J4349	210	92.92	50.7	39.9	185	29	408	39.8	185	33.6	170	36.5	177	29.0	160
J4351	210	92.49	50.9	40.1	185	29	408	40.0	185	33.8	170	36.6	177	29.1	160
J4353	210	91.77	51.2	40.5	185	29	408	40.3	185	34.1	170	36.9	177	29.4	160
J4355	210	93.02	50.6	40.0	185	29	408	39.8	185	33.5	170	36.4	177	28.8	160
J4357	210	91.77	51.2	40.5	185	29	408	40.3	185	34.1	170	36.9	177	29.3	159
J4367	210	105.78	45.1	34.4	185	23	408	34.2	185	28.0	170	30.9	177	23.4	160
J4369	210	107.16	44.5	33.8	185	23	408	33.6	185	27.4	170	30.3	177	22.8	160
J4371	210	108.14	44.1	33.4	185	22	408	33.2	185	27.0	170	29.9	177	22.3	160
J4373	210	108.93	43.8	33.1	185	22	408	32.9	185	26.6	170	29.5	177	21.9	160
J4375	210	110.11	43.2	32.6	185	21	408	32.4	185	26.1	170	29.0	177	21.4	159
J4381	210	108.37	44.0	33.3	185	22	409	33.1	185	26.9	170	29.8	177	22.2	160
J4385	210	118.34	39.7	29.2	186	18	409	29.0	185	22.5	170	25.5	177	17.7	159
J4387	210	116.97	40.3	30.5	187	18	408	30.2	187	23.3	171	26.5	178	18.3	159
J4389	210	104.63	45.6	35.1	186	24	408	34.9	185	28.5	170	31.4	177	23.7	159
J4391	210	106.11	45.0	34.5	186	23	408	34.3	185	27.8	170	30.7	177	23.0	159
J4393	210	100.82	47.3	36.7	186	25	408	36.5	185	30.1	170	33.0	177	25.3	159
J4395	210	100.92	47.2	36.7	186	25	408	36.5	185	30.1	170	33.0	177	25.3	159
J4397	210	100.56	47.4	36.8	186	25	408	36.6	185	30.2	170	33.1	177	25.4	159
J4399	210	97.15	48.9	38.3	186	27	408	38.1	185	31.7	170	34.6	177	26.9	159
J4401	210	93.71	50.3	39.8	185	28	408	39.6	185	33.2	170	36.1	177	28.4	159
J4403	210	93.31	50.5	39.9	185	29	408	39.7	185	33.4	170	36.3	177	28.6	159
J4405	210	89.64	52.1	41.6	186	30	408	41.4	185	35.0	170	37.9	177	30.2	159
J4407	210	89.18	52.3	41.8	186	30	408	41.6	185	35.2	170	38.1	177	30.4	159
J4409	210	88.82	52.5	41.9	186	31	408	41.7	185	35.3	170	38.2	177	30.6	159
J4411	210	85.96	53.7	43.2	186	32	409	43.0	185	36.6	170	39.5	177	31.8	159
J4413	210	86.06	53.7	43.1	186	32	408	42.9	185	36.5	170	39.4	177	31.7	159
J4415	210	84.95	54.1	43.6	186	32	408	43.4	185	37.0	170	39.9	177	32.2	159
J4429	210	85.04	54.1	43.6	186	32	408	43.4	185	37.0	170	39.9	177	32.2	159
J4431	210	85.18	54.0	43.5	186	32	408	43.3	185	36.9	170	39.8	177	32.1	159
J4433	210	87.93	52.8	42.3	186	31	408	42.1	185	35.7	170	38.6	177	30.9	159
J4435	210	88.23	52.7	42.2	186	31	407	42.0	185	35.6	170	38.5	177	30.8	159

Node	Pressure Zone	Elev (ft)	Static Press (psi)	Ex MDD		Ex MDD + All Pending Projects + Fire Flow (No Imp.)		Ex MDD + Project (w/ Imp.)		Ex MDD + Project + Fire Flow (w/ Imp.)		Ex MDD + All Pending Projects (w/ Imp.)		Ex MDD + All Pending Projects + Fire Flow (w/ Imp.)	
				Min Pressure (psi)	Min Head (ft)	Min Pressure (psi)	Min Head (ft)	Min Pressure (psi)	Min Head (ft)	Min Pressure (psi)	Min Head (ft)	Min Pressure (psi)	Min Head (ft)	Min Pressure (psi)	Min Head (ft)
210 ZONE CRITICAL JUNCTIONS															
J4437	210	88.65	52.5	42.0	186	31	407	41.8	185	35.4	170	38.3	177	30.6	159
J4439	210	92.10	51.0	40.6	186	29	407	40.3	185	33.9	170	36.8	177	29.1	159
J4441	210	95.51	49.6	39.0	186	28	407	38.8	185	32.4	170	35.3	177	27.6	159
J4443	210	95.67	49.5	39.0	186	28	407	38.8	185	32.4	170	35.3	177	27.6	159
J4445	210	95.84	49.4	38.9	186	27	407	38.7	185	32.3	170	35.2	177	27.5	159
J4447	210	99.77	47.7	37.2	186	26	407	37.0	185	30.6	170	33.5	177	25.8	159
J4449	210	99.97	47.6	37.1	186	26	407	36.9	185	30.5	170	33.4	177	25.7	159
J4451	210	100.69	47.3	36.8	186	25	407	36.6	185	30.2	170	33.1	177	25.4	159
J4453	210	104.89	45.5	35.0	186	24	408	34.8	185	28.4	170	31.3	177	23.6	159
J4465	210	104.76	45.6	35.1	186	24	408	34.9	185	28.4	170	31.3	177	23.6	159
J4467	210	103.22	46.2	35.8	186	24	408	35.6	185	29.1	170	32.0	177	24.3	159
J4469	210	102.07	46.7	36.4	186	25	408	36.1	185	29.6	170	32.5	177	24.8	159
J4471	210	98.30	48.4	38.1	186	26	408	37.9	186	31.3	170	34.2	177	26.4	159
J4477	210	98.66	48.2	38.0	186	26	408	37.7	186	31.1	170	34.1	177	26.3	159
J4479	210	99.38	47.9	37.6	186	26	408	37.4	186	30.8	170	33.8	177	26.0	159
J4481	210	106.60	44.8	34.4	186	23	408	34.2	185	27.6	170	30.6	177	22.8	159
J4483	210	116.87	40.3	29.9	186	18	408	29.7	185	23.2	170	26.1	177	18.3	159
J4485	210	93.08	50.6	40.1	186	29	409	39.9	185	33.5	170	36.4	177	28.7	159
J4487	210	92.00	51.1	40.6	186	29	409	40.4	185	34.0	170	36.9	177	29.2	159
J4489	210	90.92	51.5	41.1	186	30	408	40.9	185	34.4	170	37.4	177	29.6	159
J7599	210	112.96	42.0	32.2	187	20	399	32.0	187	25.0	171	28.2	178	20.0	159
J7779	210	112.70	42.1	32.3	187	20	399	32.1	187	25.1	171	28.3	178	20.2	159
J7781	210	113.13	41.9	32.2	187	20	400	31.9	187	24.9	171	28.1	178	20.0	159
J7783	210	112.96	42.0	32.2	187	20	400	32.0	187	25.0	171	28.2	178	20.0	159
J7981	210	100.14	47.6	38.0	188	38	398	38.0	188	38.0	188	38.0	188	38.0	188
J8129	210	107.32	44.5	33.5	185	18	395	33.2	184	24.9	165	27.6	171	18.0	149
J8133	210	97.41	48.7	39.1	188	26	396	38.8	187	31.0	169	34.9	178	25.8	157
J8151	210	133.67	33.0	23.4	188	10	397	23.1	187	15.4	169	19.1	178	10.1	157
J8155	210	104.14	45.8	36.0	187	24	398	35.8	187	28.8	171	32.0	178	23.9	159
J8221	210	92.75	50.8	39.8	185	24	398	39.5	184	31.3	165	33.8	171	24.1	148

Note: Shaded cells indicate elements that did not meet the evaluation criteria.

CITY OF VENTURA

ADMINISTRATIVE REPORT

Date: May 1, 2013

Agenda Item No.: 9

Council Action Date: June 3, 2013

To: Honorable Mayor and City Council

From: Mark D. Watkins, City Manager
Shana Epstein, Ventura Water General Manager

Subject: **2013 Comprehensive Water Resources Report**

RECOMMENDATION

It is recommended that Council:

a. Approve the 2013 Comprehensive Water Resources Report;

b. Direct staff to provide an annual update on the City's projected water supply and demand;

c. Direct staff to use the local water land use demand factors for the evaluation of all development;

d. Direct staff to use the standardized "Water Demand Impact Summary" matrix to quantify the water supply demand of each individual project and the cumulative water supply demand of all approved projects;

e. If desired, provide policy direction to meet long-term water supply and demand beyond the five-year planning horizon.

PREVIOUS COUNCIL ACTIONS

Over the years, the City Council has approved various planning documents such as the 2005 General Plan, 2007 Downtown Specific Plan, 2009 Wells/Saticoy Plan; numerous development projects; and the 2010 Urban Water Management Plan, 2011 amendment. In July 2010, Council held a Water Resource Update Workshop that included the City's current water supply issues. In September 2012, Council received the first year status report of our Water Efficiency Plan and in November 2012, Council directed staff to return with a proposal for a water rights/water in lieu fee ordinance for their consideration.

On March 4, 2013, Council received the Draft 2013 Comprehensive Water Resources Report and directed the City Manager, Ventura Water and Community Development to

ATTACHMENT 6

work together to develop a short term balance of water supply and demand; a predictable use of data to serve pending and projected development over the next 5 years; provide a recommendation for long term water supply and demand policy; and return to Council in May.

SUMMARY

Why are we here?

Today's water supply is 19,600 acre feet per year (AFY) which is 30% (8,700 AFY) less than the 28,300 AFY anticipated in the 2005 General Plan EIR.

Why is the City's current water supply so much less than the supply anticipated in the 2005 General Plan?

There are several reasons why the numbers are different:

- 2005 Foster Park Storm Damage – The Foster Park Wells and Intake were extensively damaged in the 2005 storms. The projected 6,700 AFY yield from the Ventura River has been reduced to less than 4,200 AFY. Although repairs were made, additional work is scheduled in the Capital Improvement Plan that will hopefully restore production to pre-2005 levels.

- Saticoy County Yard Well – This well is not operational and was anticipated to yield an additional 2,400 AFY. It has been determined that additional environmental clearance is warranted for the operation of the well. It has also been determined that the anticipated additional water supply from the well of 2,400 AFY is zero. No additional water rights or allocations is anticipated from this well.

- Casitas Demand - Casitas water is supplied based on the actual demand for service within the District boundaries. The City currently has an 8,000 AFY allocation available but only uses 5,000 AFY within district boundaries.

- Fox Canyon Ground Water Management Agency (FCGMA) Groundwater Credits – The General Plan interchanges FCGMA water credits, water allocations, and water rights. It appears that the General Plan overestimates the FCGMA allocation per acre of land (2.5 AF/acre in lieu of 1.5 AF/acre) as well as included land outside the FCGMA.

Why do we need to update the numbers?

Understanding and monitoring our water supply and demand is essential to planning for and managing a stable and reliable water system to support our community and economic growth. Our supply and demand plays an important role and dramatically

influences the planning for, development of and investment of significant dollars in capital improvements and new water supplies. Updating the numbers will also provide transparency, predictability and up front disclosure for the development community.

This report provides more current information for the 2005 General Plan, 2010 Urban Water Management Plan, and the 2011 Water Master Plan, regarding current water supply, current water consumption and demand figures. While the projections in this report cannot supersede the General Plan until the General Plan is updated, the numbers in this report should be used for water supply and demand planning purposes by land development and all the departments of the City.

As the City's water agency, Ventura Water is responsible for providing the Council and the public with the most current and best information available on our water supply and the City's estimated demand based on updated land use demand factors and development predictions provided by Community Development staff. Staff is responsible to provide this information in as predictable, timely, and accurate manner as possible. Creating a disciplined methodology and process will ensure that the Council and the public have this essential information. Tonight's recommendations propose to implement this system.

DISCUSSION

Attached for the Council's consideration is the updated 2013 Comprehensive Water Resource Report. This report provides Council the:

- Best information available on the City's current and projected water supplies;
- Projected amount of water the City has to meet for the demand of approved development;
- Proposed City specific water usage demand factors that reflect our local experience and best practices; and
- Base line data to standardize project water demand use in a summary matrix for Council, Planning Commission, and Design Review Committee's use in their decision-making.

Water Supply & Demand

Below is the summary of the most current and best information available on our water supply and demand.

Projected	2013 (AFY)	2015 (AFY)	2020 (AFY)
Supply	19,600	18,173 -21,173	18,390 – 23,890
Demand	17,755*	18,062	18,643
Available Supply	**1,999**	**111 -3,111**	**(253) – 5,247**

**Baseline – 5 year average (Calendar Years 2008 – 2012) plus built for Calendar Year 2012, and assumes 350 units built annually from the approved projects list for future years*

Water supply is not stagnant and often times is highly influenced by many circumstances including weather, state, regulatory and other actions beyond our control. Ranges are used to reflect the various supply variables and operational constraints for the Casitas Municipal Water District, Ventura River/Foster Park, and the Santa Paula Groundwater Basin:

- The supply from the Casitas Municipal Water District is limited to the water demand within the district boundaries. Today's demand within the boundaries is roughly 5,000 AFY. The City currently has an 8,000 AFY allocation available but only uses 5,000 AFY within district boundaries.

- The supply from the Ventura River/Foster Park shows the variance in water that is currently yielded (less than 4,200 AFY) and the amount of water that may be produced with the restoration of Foster Park (6,700 AFY). This year's dry conditions are likely to limit the yield to less than 2,800 AF.

- The City's allocation per the Santa Paula Basin Judgment is 3,000 AFY. However, this allocation may be impacted by a declaration of overdraft or drought conditions.

Due to high Total Dissolved Solids (TDS) in our groundwater, our water quality may limit our supply. The Department of Public Health requires Ventura Water to blend water sources to reduce the TDS. Blending requires the use of more high quality water to balance the groundwater TDS and can result in using less ground water, which can impact supply.

Like supply, water demand is also not static. Water demand is the sum of our current total customer consumption and the water supply for development the City has a legal commitment to deliver, but has not yet been built (this is based on the current list of approved projects). Annual weather fluctuations have a significant impact on our customers' consumption. Due to the lack of rain this year, our customers' year to date consumption is almost 30% higher than it was last year at this time. Ventura customers are generally very conscientious of their water use. However, even the most prudent customers use more water in dry years, unless a call for conservation is made by Ventura Water. This is why an average of several years' consumption is used as a base to represent our current customer demand.

The projections are based on the list of currently approved development projects provided by the Community Development Department. The list reflects those projects that the City has a legal commitment to provide water service that were approved through the end of the 2012 calendar year. For 2013 and going forward, an absorption rate for water demand reflects building permits for 350 units issued each year. Staff anticipates that it is unlikely that this historical high number would be exceeded in any given year. The 350-unit absorption rate is consistent with the General Plan's 0.88% growth goals.

Water Land Use Demand Factors

The General Plan used very conservative water demand factors for land use planning. To refine these demand factors to be consistent with our local experience and water efficiency, and provide more accurate estimates, City of Ventura land use demand factors were developed. In those land use instances where we had little or no local land use and consumption experience and history, best industry practices were used.

Staff proposes to utilize these local water land use demand factors to estimate the impact of development on the water supply. With the use of these standardized demand factors, calculating the water demand for development proposals will be straightforward and consistent. This will provide developers, staff, and Council a clear-cut, methodical, and predictable process. Below are the water land use demand factors proposed to be utilized for projects approved in 2013 and going forward.

General Plan & Ventura Water Use Demand Factors

Land Use	General Plan Demand Factor	Proposed Ventura Demand Factor
Residential	*450 gpd/du*	
Residential 0 - 8 du/acre		370 gpd/du
Residential 9 - 20 du/acre		250 gpd/du
Residential 21+ du/acre		250 gpd/du
Retail	*250 gpd/ksf*	
Office	*250 gpd/ksf*	
Industrial	*315 gpd/ksf*	
Commercial/Retail/Industrial/Hotel Public/Institutional		265 gpd/ksf
Hotel	*500 gpd/ksf*	
Hospital/Assisted Living		545 gpd/bed
Park/Landscape/Irrigation		2,000 gpd/acre

gpd/du – gallons per day per dwelling unit
gpd/ksf – gallons per day per thousand square feet

Conceptual project applications will use the above land use categories. For those projects that do not define the residential density, the highest density demand factor will be used. Industrial, commercial, and retail will assume square footage reflecting the

highest and best use of the acreage. As a project is revised, further defined, density decreased or density increased, the water demand for the project will be required to be revised.

Standardized Water Demand Impact Summary

To provide predictability and consistency, a Water Demand Impact Summary is proposed to create a basic matrix to summarize a project's water demand and the cumulative water impacts from other projects. This will be straightforward and provide clarity for the developer and staff, and will provide Council essential standardized information to allow for informed decision-making.

SAMPLE - Water Demand Impact Summary
Sample Development Project - Original Matrix Prepared January 20, 2014
REVISION #1 May 1, 2014

Land Use Type	Units	Demand Factor	Total Average Demand	AFY Demand
Residential (0-8) du/ac	85	370 gpd/du	21.84 gpm	35.23
			TOTAL PROJECT DEMAND (AFY)	35.23
			TOTAL PROJECT WATER RIGHTS (AFY)	0
a.			Baseline (existing demand + approved projects) Demand (AFY)	18,643
b.			All Projects Approved Since Jan 1 Demand (AFY)	200
c.			All Conceptual Projects in Planning Process Demand (AFY)	200
			Cumulative Projects (a+b+c) Demand (AFY)	19,043
			Current Supply (plus additional water rights acquired since Jan 1 (AFY)	19,625
			Remaining Available Supply (AFY)	582
			Additional Supply (Water Rights) Acquired Per this Project (AFY)	0
			Available Supply	582

This matrix will provide essential information for the tracking of the amount of water supply the City has committed. Past practices have not included the tracking of this information. This circumstance is at least partly due to the fact that a project, once approved, may or may not ever be built. While some approved projects move quickly to construction, some are never built, and some are modified prior to being built. Due to the complexity of tracking many projects, no mechanism existed to predict and track water use demand and supply.

Staff is proposing to incorporate the disciplined use of this matrix to create the mechanism to track the water committed out of the available supply. The matrix will also allow projects to provide straightforward information demonstrating and

documenting the required compliance with CEQA. Council, Planning Commission, Design Review Committee, and the public will be provided this information in this standardized format for each development. As projects are built, modified or abandoned, those demands will be tracked accordingly.

Long Term Water Supply and Demand Policies

Ventura Water staff is responsible for providing the best supply and demand information available to Council to allow informed decision-making. How Council chooses to utilize available water supply is Council's role as policy makers. Additionally, it is Council's policy prerogative to provide staff direction to develop new water sources. Staff will continue to provide Council essential information regarding the options, advantages, disadvantages, and costs associated with developing new water supplies.

IMPACTS

There are no financial impacts to receiving the report at this time. The ongoing tracking of water supply and demand will be absorbed by Ventura Water staff. The proposed tracking system will facilitate these efforts.

ALTERNATIVES

Council could direct staff to provide additional information, modify the demand factors, and/or revise the report.

Shana Epstein
Ventura Water General Manager

Reviewed as to fiscal impacts

for Jay Panzica
Chief Financial Officer

FORWARDED TO THE CITY COUNCIL

Office of the City Manager

Attachment: 2013 Comprehensive Water Resources Report

DTR ENGINEERING
Civil Engineering & Surveying

David J. Rose, P.E.
Isabella V. Gamble, P.E., LEED AP, QSD

RECEIVED
AUG 12 2013
Community Development
PLANNING DIVISION

VENTURA COUNTYWIDE STORMWATER QUALITY PROGRAM POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN (PCSMP)

for

Ventura Downtown Housing

August 2013

REGISTERED PROFESSIONAL ENGINEER
ISABELLA DO VAL GAMBLE
No. 68224
EXP. 9/30/13
CIVIL
STATE OF CALIFORNIA

PREPARED BY:

ISABELLA DO VAL GAMBLE
RCE 68224
EXP. 09-30-2013

INTRODUCTION:

The Ventura Downtown Housing project is located within the City of Ventura, County of Ventura, State of California. The property consisting of 3.51 acres is bounded on the South by Thompson Boulevard , on the West by Junipero Street, on the North by Santa Clara Street and East by existing office buildings. This site is currently vacant but previous developed with office buildings, parking lots and bus parking. The proposed development will consist of 260-unit multi-family residential project with community recreation facilities.

The purpose of this report is to determine the MS4 storm water quality design flow and volume (SQDF and SQDV) from the proposed development to propose appropriate post-construction BMP's to filter the calculated flow rate, using the Ventura County Technical Guidance Manual for Storm water Quality Control Measures, Manual update 2011.

STORM WATER QUALITY DESIGN FLOW (SQDF):

Per Ventura County MS4 Storm Water Manual, the storm water quality design flow is the flow of runoff produced from a rainfall event equal to at least 0.2 inches per hour intensity:

Project total area = 3.51 acres

Project Imperviousness (%) = 90.88%

Landscape (%) = 9.12%

$\%_{allowable} = 5\%$

$EIA_{allowable} = 3.51 * 5\% = 0.18$ acres

TIA = 3.51 * 90.80% = 3.19 acres

$A_{retain} = 3.19 - 0.18 = 3.01$ acres

In addition, the SQDF from the EIA (0.18 acres) and the developed pervious area (3.51 * 9.12% = 0.32 acres) must be also be treated.

$A_{treatment} = 3.01 + 0.18 + 0.32 = 3.51$ acres = Project total area

SQDF = Treatment flow in cubic feet per second (cfs)

$SQDF = C * I * A_{treatment}$ (where C=0.95 and I=0.35 in/hr per Table 2-1 for 150% Sizing)

SQDF = 1.17 cfs

STORM WATER QUALITY DESIGN VOLUME (SQDV):

Per Ventura County MS4 Storm Water Manual, the storm water quality design volume is the volume of runoff produced from a 0.75 inch storm event:

$V_{retain} = SQDV = C * (0.75/12) * A_{retain} = 0.95 * (0.75/12) * 3.01 = 0.18$ ac-ft * 1.5 = 0.27 ac-ft

SITE ASSESSMENT AND BMP SELECTION :

This project is considered infeasible for retention due to the high ground water table, according to the geotechnical site evaluation performed for this site, groundwater was encountered between 6.6 to 9 feet below the existing ground surface. See attached Boring log with ground water elevations.

Because of infiltration is not possible for this development, the BMP selection was limited to biofiltration BMPs. We propose at this time the installation of Modular Wetlands System, which will biofiltrate the required storm water quality design flow (SQDF) of 1.17 cfs calculated previously.

The proposed Modular Wetlands System will be installed at both sides of Colombo Way (private street). All roof drains and impervious surfaces runoff will be directed to Colombo Way through curb drains and filtrated through the proposed Modular Wetlands System prior to being discharged offsite. The total of 5 Modular Wetlands System units were proposed, two 17' curb type and three 21' curb type, each unit will treat a flow rate of 0.204 cfs and 0.267 cfs, respectively. So the total treated flow is (0.204*2)+(0.267*3) = 1.209 cfs which is larger than the required SQDF of 1.17 cfs.

CONCLUSION:

The proposed design will meet the MS4 requirements by properly filtering the SQDF via a Planter Box (BIO-2) system and the flow-based biolfiltration BMP was sized with a Design Intensity for 150% sizing.

As part of the MS4 permit process and following the specifications of the Ventura County TGM (2011), the stormwater mitigation requirements were satisfied using the Ventura County Stormwater Quality Program Post-Construction Stormwater Management Plan (PCSMP). A summary of this form can be found as part of this report.

SUBSURFACE DATA

LOG OF BORING P1

CLIENT: Olson Company	PROJECT: San Buenaventura School District	W.O.: 8916
LOCATION: Ventura	ELEVATION: 16'±	DATE: 11/4/04
RIG TYPE: 12" HSA	HAMMER WEIGHTS: 140 lbs.	DROP: 30"

	N	U	B	M	DD	DESCRIPTION	ATTITUDES
0						Artificial Fill: Medium to dark brown very fine grained silty SAND, slightly moist, trace rootlets and gravels.	
	4/6/6	C		13.9	87.9	@2.5' - Alluvium: Medium to dark brown very fine grained silty SAND with clay, moist, loose to medium dense, trace porosity.	
5	5/8/10	C	X X	21.1	103.4	Light yellow brown fine grained silty SAND with clay, moist, medium dense.	
	P/2/3	C	X	26.3	98.1	@7.5' - Mottled brown, gray, and orange brown very fine grained sandy CLAY with silt, very moist to wet, soft to medium stiff, trace disseminated organics and porosity.	
10	2/5/7	C		27.6	96.9	Light to medium yellow brown silty CLAY with fine sand and gray clay stringers, moist to very moist, medium stiff, trace rootlets in clay stringers. Groundwater at 9' on 11/23/04.	
15	8/13/15	C				Light brown fine to medium grained SAND with trace silt, wet, medium dense. Groundwater at 15' upon completion of drilling.	
20						@20-26' - Caving.	
25						Cobbly and gravelly. Refusal at 26'.	
30						Total Depth - 26' Groundwater at 15'± upon completion of drilling (see monitoring below) Caving from 20-26'	
35						Groundwater at 9' on 11/23/04 Groundwater at 7.3' on 1/5/05 Groundwater at 6.6' on 1/20/05 Groundwater at 7' on 3/15/05	
40						Groundwater at 9' on 9/14/05	
45							

ADDITIONAL COMMENTS: Blows per 6"
C = Modified California Sampler

Logged by: DN

Geolabs-Westlake Village

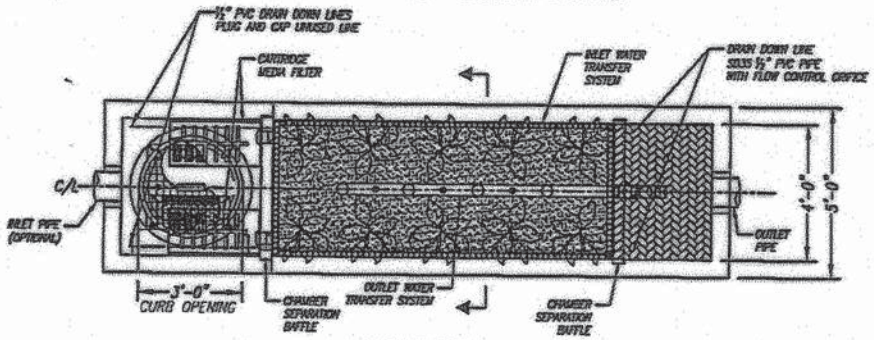
PLATE P1

MODULAR WETLAND SYSTEMS - LINEAR 2.0
17' CURB TYPE

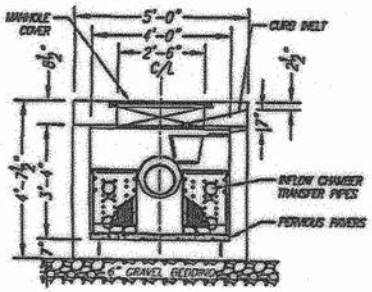
MODULAR WETLANDS

FLOW RATES
PEAK TREATMENT FLOW RATE = .204 CFS OR 91.59 GPM
PEAK BYPASS FLOW RATE = OPTIONAL
SPECIFICATIONS
INSTALL AT SURFACE
O.D. DIMENSIONS = 18' X 5' X 4.7'
TOP OF CURB TO INVERT OUT = 4.13'
SEDIMENT STORAGE CAPACITY = 1000 LBS OR 23.5 CF

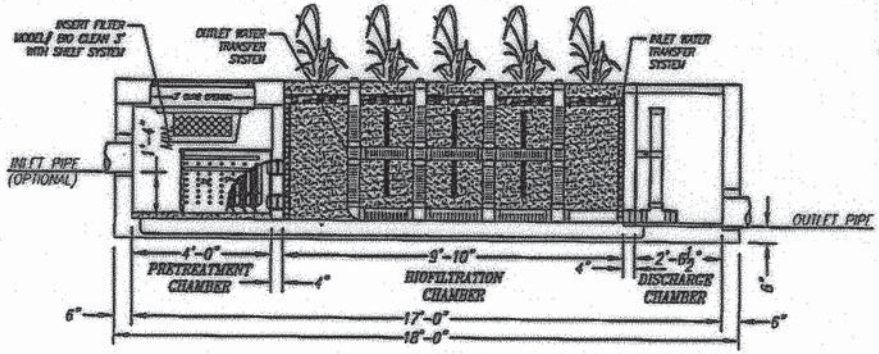
BIOFILTRATION CHAMBER SURFACE AREA CALCS
SIDES = 2
9.5' L x 3.4' H = 32.3 SF
SIDE SURFACE AREA = 64.6 SF
ENDS = 2
3.7' L x 3.4' H = 12.6 SF
END SURFACE AREA = 25.2 SF
TOTAL WETLAND MEDIA SURFACE AREA = 89.8 SF
WETLAND MEDIA LOADING RATE 91.59 GPM / 89.8 SF = 1.02 GPM/SF
PRETREATMENT FILTER SURFACE AREA CALCS
SIDES = 2
0.50' L x 1.67' H = 0.84 SF
SIDE SURFACE AREA = 1.68 SF
ENDS = 2
0.25' L x 1.67' H = 0.42 SF
END SURFACE AREA = 0.84 SF
TOTAL PRETREATMENT SURFACE AREA 2.52 SF x 28 FILTERS = 70.56 SF
PRETREATMENT FILTER LOADING RATE 91.59 GPM / 70.56 SF = 1.30 GPM/SF



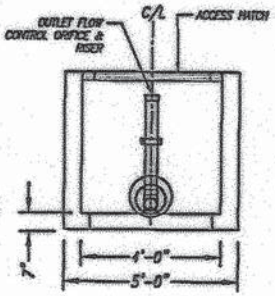
PLAN VIEW



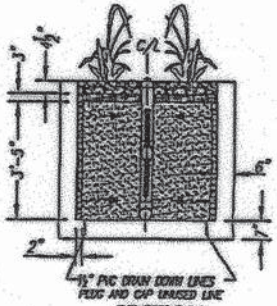
LEFT END VIEW
PRETREATMENT CHAMBER



ELEVATION VIEW



RIGHT END VIEW
DISCHARGE CHAMBER



SECTION
BIOFILTRATION CHAMBER

LEGEND

- 2" DRAIN CELL PERMITER INLET WATER TRANSFER SYSTEM
- 1-3 MM EXPANDED SHALE
- PLANT/ROOT MOISTURE RETENTION LAYER
- MANHOLE / ACCESS HATCH

INSTALLATION NOTES:

1. INSTALL UNIT ON LEVEL BED OF GRAVEL OF AT LEAST 6" IN DEPTH.
2. CONCRETE 28 DAY COMPRESSIVE STRENGTH f'c=5,000 PSI.
3. REINFORCING: ASTM A-615, GRADE 60.
4. RATED FOR PARKWAY LOADING 300 PSF.
5. JOINT SEALANT: BUTYL RUBBER SS-S-00210

MODULAR WETLAND SYSTEMS INC.
P.O. BOX 869
OCEANSIDE, CA 92049
www.ModularWetlands.com

PROPRIETARY AND CONFIDENTIAL
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	NAME	DATE
DRAWN	Luis	12/28/12
EDITED		

COMMENTS:

TITLE: MWS LINEAR 2.0 CURB TYPE

SIZE	DWG. NO.	REV
A	MWS-L-4-17-C	

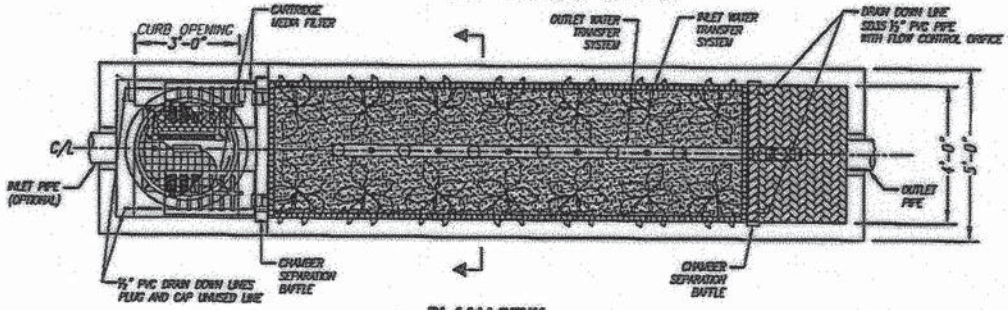
SCALE 1:40 | UNITS = INCHES | SHEET 1 OF 1

MODULAR WETLAND SYSTEMS - LINEAR 2.0
21' CURB TYPE

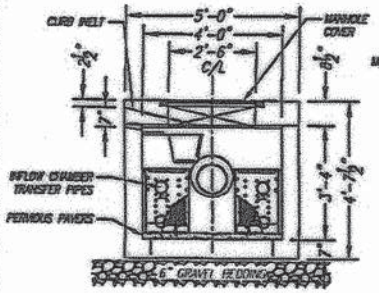
MODULAR WETLANDS

FLOW RATES
PEAK TREATMENT FLOW RATE = .267 CFS OR 119.93 GPM
PEAK BYPASS FLOW RATE = OPTIONAL
SPECIFICATIONS
INSTALL AT SURFACE
O.D. DIMENSIONS = 22' X 5' X 4.7'
TOP OF CURB TO INVERT OUT = 4.13'
SEDIMENT STORAGE CAPACITY = 1000 LBS OR 23.5 CF

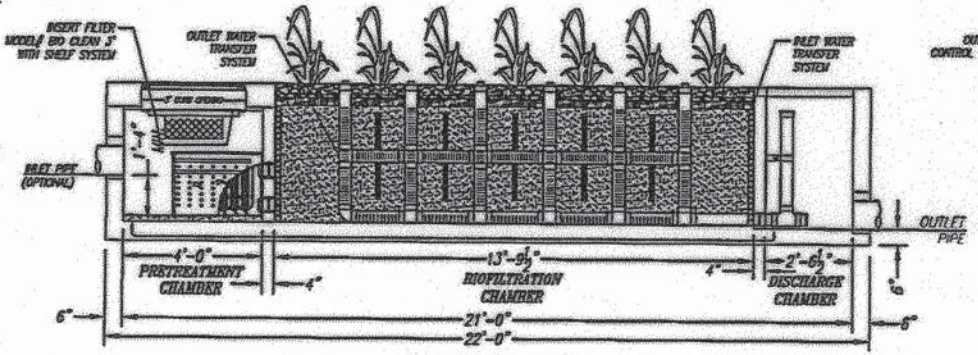
BIOFILTRATION CHAMBER SURFACE AREA CALCS
SIDES = 2
13.5' L x 3.4' H = 45.9 SF
SIDE SURFACE AREA = 91.8 SF
ENDS = 2
3.7' L x 3.4' H = 12.6 SF
END SURFACE AREA = 25.2 SF
TOTAL WETLAND MEDIA SURFACE AREA = 116.96 SF
WETLAND MEDIA LOADING RATE 119.93 GPM / 116.96 SF = 1.03 GPM/SF
PRETREATMENT FILTER SURFACE AREA CALCS
SIDES = 2
0.50' L x 1.67' H = 0.84 SF
SIDE SURFACE AREA = 1.68 SF
ENDS = 2
0.25' L x 1.67' H = 0.42 SF
END SURFACE AREA = 0.84 SF
TOTAL PRETREATMENT SURFACE AREA 2.52 SF x 28 FILTERS = 70.56 SF
PRETREATMENT FILTER LOADING RATE 116.96 GPM / 70.56 SF = 1.66 GPM/SF



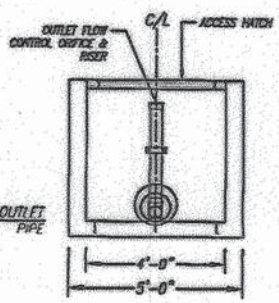
PLAN VIEW



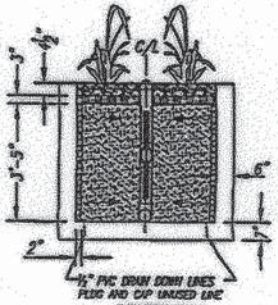
LEFT END VIEW
PRETREATMENT CHAMBER



ELEVATION VIEW



RIGHT END VIEW
DISCHARGE CHAMBER



SECTION
BIOFILTRATION CHAMBER

LEGEND

- 2" DRAIN CELL PERIMETER INLET WATER TRANSFER SYSTEM
- WETLAND MEDIA
- PLANT/ROOT MOISTURE RETENTION LAYER
- MANHOLE / ACCESS HATCH

INSTALLATION NOTES:

1. INSTALL UNIT ON LEVEL BED OF GRAVEL OF AT LEAST 6" IN DEPTH.
2. CONCRETE 28 DAY COMPRESSIVE STRENGTH fc=5,000 PSI.
3. REINFORCING: ASTM A-615, GRADE 60.
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	NAME	DATE
DRAWN	Luis	12/28/13
EDITED		

COMMENTS:

TITLE: MWS LINEAR 2.0 CURB TYPE

SIZE	DWG. NO.	REV
A	MWS-L-4-21-C	

SCALE 1:40 | UNITS = INCHES | SHEET 1 OF 1

VENTURA COUNTYWIDE STORMWATER QUALITY PROGRAM
POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN (PCSMP)
FOR
Ventura Downtown Apartments
PARCEL #: 073-0-116-010

Project Name: Ventura Downtown Apartments

Preparation/Revision Date: 8/5/2013

Prepared for:
Name of Owner/Developer: John Ashkar
Stress Address: 1263 Westwood Boulevard, Suite 210
City, State, Zip Code: Los Angeles, CA 900024
Telephone: 310-477-3321

Prepared by:
Name and Title of Preparer: Isabella do Val Gamble
Company Name: DTR Engineering
Stress Address: 1695 Mesa Verde Ave., Suite 150
City, State, Zip Code: Ventura, CA 93003
Telephone: 805-676-1533

I hereby certify that the information provided in this Application is correct.

Application Prepared by: Isabella Gamble, DTR Engineering
Print Name and Firm

Signed: Isabella Gamble
Signature of Project Engineer in the Firm Named Above

Title: RCE 68224, exp. 9-30-13
Affix Professional registration stamp of the person named above with signature and expiration date

REGISTERED PROFESSIONAL ENGINEER
ISABELLA DO VAL GAMBLE
No. 68224
EXP. 9/30/13
CIVIL
STATE OF CALIFORNIA

Project Name: Ventura Downtown Apartments

STEP 1: DETERMINE PROJECT APPLICABILITY

Instructions:
For new development projects, answer yes, no, or NA to questions (1) - (10) below.
For redevelopment projects, answer yes, no, or NA to questions (11) - (13) below.

NEW DEVELOPMENT PROJECTS	
Does the new development project fall within categories (1) - (10) below?	
Project Type and/or Characteristics	**Y/N/NA**
1) Development projects equal to 1 acre or greater of disturbed area that adds more than 10,000 square feet of impervious surface area **→go to Step 2**	
2) Industrial parks with 10,000 square feet or more of total altered surface area **→go to Step 2**	
3) Commercial strip malls with 10,000 square feet or more of impervious surface area **→go to Step 2**	
4) Retail gasoline outlets with 5,000 square feet or more of total altered surface area **→go to Step 2**	
5) Restaurants (Standard Industrial Classification (SIC) of 5812) with 5,000 square feet or more of total altered surface area **→go to Step 2**	
6) Parking lots with 5,000 square feet or more of impervious surface area, or with 25 or more parking spaces **→go to Step 2**	
7) Streets, roads, highways, and freeway construction of 10,000 square feet or more of impervious surface area **→ go to Roadway Projects**	
8) Automotive service facilities (Standard Industrial Classification (SIC) of 5013, 5014, 5511, 5541, 7532-7534 and 7536-7539) of 5,000 square feet or more of total altered surface area **→go to Step 2**	
9) Projects located in or directly adjacent to, or discharging directly to an Environmentally Sensitive Area (ESA), where the development will: a. Discharge stormwater runoff that is likely to impact a sensitive biological species or habitat; and b. Create 2,500 square feet or more of impervious surface area **→go to Step 2**	
10) Single-family hillside homes (see Section 2 of the TGM for specific requirements) **→go to SF Hillside**	

Project Name: Ventura Downtown Apartments

PROJECT APPLICABILITY, CONT.

REDEVELOPMENT PROJECTS	
For redevelopment projects that fall within categories (1) through (9) above, and that conduct land-disturbing activities that result in the creation, or addition, or replacement of 5,000 square feet or more of impervious surface area on an already developed site, answer questions 11-13 below.Existing single-family dwelling and accessory structures are exempt from redevelopment projects unless such projects create, add, or replace 10,000 square feet of impervious surface area.	
Project Type and/or Characteristics	**Y/N/NA**
11) Projects where redevelopment results in an alteration to more than fifty percent of impervious surfaces of a previously existing development, and the existing development was not subject to the post development stormwater quality control requirements of Board Order 00-108, these projects must mitigate the entire redevelopment project area **→go to Step 2**	Y
12) Projects where redevelopment results in an alteration to more than fifty percent of impervious surfaces of a previously existing development, and the existing development was subject to the post development stormwater quality control requirements of Board Order 00-108, the project must mitigate only the altered portion of the redevelopment project area and not the entire project area **→go to Step 2**	N
13) Projects where redevelopment results in an alteration of less than fifty percent of impervious surfaces of a previously existing development these projects must mitigate only the altered portion of the redevelopment project area and not the entire project area **→go to Step 2**	N

Project Name: Ventura Downtown Apartments

STEP 2: ASSESS SITE CONDITIONS

Provide an assessment of the project site using the following tables

New Development Project General Characteristics

General Project Characteristics	Area (acres)
Total Project Site Area	
Total Disturbed Area	
Total Existing (Pre-Project) Impervious Area	
Post-Project Impervious Area [1]	
Area of Green Roof (ET-1) [1]	
Area Draining to Hydrologic Source Controls (ET-2) [1]	
Revised Post-Project Impervious Area	0.00
Project Imperviousness (%)	

Redevelopment Project General Characteristics

General Project Characteristics	Area (acres)
Total Project Site Area	3.51
Total Altered Area [6]	3.51
Total Existing (Pre-Project) Impervious Area	3.00
Was existing (pre-project) impervious area subject to post-development stormwater quality control requirements? [2]	N
Amount of Existing Impervious Area Altered [3]	3.00
Amount of Impervious Area Added	0.19
% Alteration of Existing Impervious Area [4]	106.33%
Post-Project Impervious Area (Impervious Area to be Mitigated) [1], [4]	3.19
Area of Green Roof (ET-1) [1]	0.00
Area Draining to Hydrologic Source Controls (ET-2) [1]	0.00
Revised Post-Project Impervious Area	3.19
Project Imperviousness (%) [5]	90.88%

Project Name: Ventura Downtown Apartments

Project Description

Briefly describe project:
260-unit multi-family residential project with community recreation facilities located on a 3.51 acres of vacant property bounded by Santa Clara Street, Thompson Blvd. and Junipero Street. This site is currently vacant but previous developed with office buildings, parking lots and bus parking.
Describe current and proposed zoning and land use designation:
Describe topography of project area. Identify low and high points and the location of steep slopes (provide a range of grades):
The site slopes from north to south at an average slope of 0.5%.
Describe the site's soil types (A, B, C, D) and geological conditions
Ventura County Soil Type 5 *Attach soil type information*

Project Name: Ventura Downtown Apartments

Project Description, cont'd

Describe the site's groundwater conditions (e.g. depth to seasonal high groundwater):
Groundwater was encountered between 6.6 to 9 feet below the existing ground surface.

Is there offsite drainage on the site? If so, identify the location(s) and source(s) of offsite drainage and the volume of water running onto the site:
None
Describe any existing utilities within the project area that would limit the possible locations of certain BMPs:
None
Describe any environmentally sensitive areas (e.g. riparian areas, wetlands) within the project area:
None

Geotechnical considerations:	
Does the site contain any of the following characteristics:	**Y/N/NA**
Collapsible Soil	
Expansion Soil	
Potential for seismically-inducted soil liquefaction	
Additional considerations:	
Attach relevant geotechnical information	

Project Name: Ventura Downtown Apartments

STEP 2: POLLUTANTS OF CONCERN

Pollutants of Concern (See Section 3.3 of 2011 TGM)

Activity / Potential Land Uses	Potential Pollutant*								
	Sediment	Nutrients	Metals	Pesticides	Oxygen Demanding Substances	Toxic Organics	Oil & Grease	Bacteria	Trash and Debris
Parking Lots	X		X		X	X			X
Street, road, or highway	X		X		X	X			X
Commercial Developments	X	X	X		X	X		X	X
Other [fill in if necessary]									
Other [fill in if necessary]									

*Denote potential pollutant with "x"

Receiving Waterbody Listings (see Section 3.3. of 2011 TGM)

Receiving Waterbody (watershed indicated in parentheses)	Constituent Group [7]	Distance to Project (ft)
Other [fill in if necessary]		

[1] Applicant should enter post-project impervious cover prior to accounting for green roof and hydrologic source control (HSC) credits. Volume reduction provided by green roofs and HSCs are accounted for implicitly in the sizing calcuations for BMPs by assuming the roof area covered by a green roof or the area draining to a HSC is pervious rather than impervious when caluclating the runoff coefficient for the site. Green roofs and HSCs are not required to be considered for all project locations and types. **In order to obtain credit, Green Roofs and HSCs must be designed as specified in the 2011 TGM.** Additional detail on Green Roofs (ET-1) and HSCs (ET-2) can be found in Section 6 of the 2011 TGM.

[2] Land-disturbing activity that results in the creation or addition or replacement of less than 5,000 square feet of impervious surface area on an already developed site, or that results in a decrease in impervious area which was subject to the post development stormwater quality control requirements of Board Order 00-108, is not subject to mitigation unless so directed by the local permitting agency

[3] Redevelopment does not include routine maintenance activities that are conducted to maintain the original line and grade, hydraulic capacity, or original purpose of the facility or emergency redevelopment activity required to protect public health and safety. Impervious surface replacement, such as the reconstruction of parking lots and roadways, that does not disturb additional area and maintains the original grade and alignment, is considered a routine maintenance activity. Agencies' flood control, drainage, and wet utilities projects that maintain original line and grade or hydraulic capacity are considered routine maintenance. Redevelopment also does not include the repaving of existing roads to maintain original line and grade.

[4] "% Alteration of Existing Impervious Area" determines the 50% threshold which is key in determining portion of site that must comply with post-construction requirements - see Step 1 redevelopment categories for more detail. The amount of "Post Project Impervious Area" that must adhere to post-construction requirements is dependant on 50% threshold

[5] "Project Imperviousness" is calculated using the "Total Project Area" except when redevelopment projects that must mitigate only the altered portion of the redevelopment project area. In this case, the "Total Disturbed Area" is used to calculate "Project Imperviousness"

[6] For the purposes of this calculation, Total Altered Area shall mean any area that is altered as a result of land disturbance, such as clearing, grading, grubbing, and excavation. This excludes areas used exclusively for temporary stockpiling.

[7] If a waterbody is listed for "toxicity" and the cause and/or contribution to toxicity is known, then the consituent group known to contribute to toxicity are listed here (in lieu of listing "toxicity")

Project Name: Ventura Downtown Apartments

STEP 3: APPLY SITE DESIGN PRINCIPLES AND TECHNIQUES

Provide a brief description of site design principles and techniques included within the proposed project site.

Site Design Measures [1]	Included? Y/N/NA	Brief Description of the Site Design Measure
Site Planning	Y	Site is in area of historically high groundwater and most structural.
Protect and Restore Natural Areas	N/A	None near project site.
Minimize Land Disturbance	N/A	Entire site to be "redeveloped".
Minimize Impervious Cover	Y	Applied where possible.
Apply LID at Various Scales	N	
Implement Integrated Water Resource Management Practices	N	

[1] Refer to Section 4.2 - 4.7 of the 2011 TGM for applicable Design Criteria.

Project Name: Ventura Downtown Apartments

STEP 4: APPLY SOURCE CONTROL MEASURES

Provide a brief description of the source control measures included in the proposed project site.

Site-Specific Source Control Measures[1]	Included? Y/N/NA	Brief Description of the Source Control Measure
S-1: Storm Drain Message and Signage	Y	Per City's typical signage at stormdrain inlets.
S-2: Outdoor Material Storage Area Design	N/A	Not part of project.
S-3: Outdoor Trash Storage and Waste Handling Area Design	Y	Per City's typical trash enclosure requirements.
S-4: Outdoor Loading/Unloading Dock Area Design	N/A	Not part of project.
S-5: Outdoor Repair/Maintenance Bay Design	N/A	Not part of project.
S-6: Outdoor Vehicle /Equipment/ Accessory Washing Area Design	N/A	Not part of project.
S-7: Fueling Area Design	N/A	Not part of project.
S-8: Proof of Control Measure Maintenance	Y	Will be required and prepared during final plans submittal.

[1] Refer to Fact Sheets in Section 5 of the 2011 TGM for detailed information and design criteria

Project Name: Ventura Downtown Apartments

STEP 5: APPLY BMPS TO REDUCE EIA TO <=5%

New development and redevelopment projects (Categories 1-6, 8, and 9) must reduce EIA to <=5%

Step 5a: Calculate Allowable EIA

EIA is defined as impervious area that is hydrologically connected via sheet flow over a hardened conveyance or impervious surface without any intervening medium to mitigate flow volume.

The allowable "EIA" for a project is calculated as:

$$EIA_{allowable} = (A_{project})*(\%_{allowable}) \qquad \text{Equation 2-1}$$

Where:

$EIA_{allowable}$ = The maximum impervious area from which runoff can be treated and discharged offsite (and not retained onsite) [acres]

$A_{project}$ = The total project area [acres] [1]

$\%_{allowable}$ = 5 percent

Input:		Units
$A_{project}$ [1]	3.51	Acres
$\%_{allowable}$	5.00%	Percent
$EIA_{allowable}$	**0.18**	Acres

Step 5b: Calculate Impervious Area to be Retained

The impervious area from which runoff must be retained onsite is the total impervious area minus the EIA allowable, which should be calculated as follows:

$$A_{retain} = TIA - EIA_{allowable} = (IMP*A_{project}) - EIA_{allowable} \qquad \text{Equation 2-2}$$

Where:

A_{retain} = the drainage area from which runoff must be retained [acres]

TIA = total impervious area [acres]

IMP = imperviousness of project area (%)

Input:		Units
Imperviousness	90.88%	
$A_{project}$ [1]	3.51	Acres
$EIA_{allowable}$	0.18	Acres
A_{retain}	**3.01**	Acres

Project Name: Ventura Downtown Apartments

BMPS TO REDUCE EIA TO <=5%, CONT.

Step 5c: Calculate the Volume to be Retained (SQDV)

The runoff volume that is to be retained onsite should be calculated using Equation 2-3 below:

$$V_{retain} = C*(0.75/12)*A_{retain} \qquad \text{Equation 2-3}$$

Where:

V_{retain} = The stormwater quality design volume (SQDV) that must be retained onsite [ac-ft]

C = runoff coefficient (equals 0.95 for impervious surfaces)

Input:		Units
C	0.95	
A_{retain}	3.01	Acres
V_{retain}	0.179	ac-ft
	58,323.2	gallons
	7,796.6	cu.ft.

Continue to Step 5d

Project Name: Ventura Downtown Apartments

STEP 5d: SELECT RETENTION BMPs

Select and size Retention BMPs to meet the 5% EIA Requirement. Retention BMPs include INF1-6, RWH-1, and ET 1 and 2. See 2011 TGM, Section 6 for more information.

Retention BMPs	Included? Y/N	Drainage Area Retained (acres) [2]	Drainage Area Runoff Coefficient	Volume Retained (SQDV) (ac-ft) [1],[2]	If not applicable, state brief reason
Infiltration BMPs					
INF-1: Infiltration Basin			0.95		
INF-2: Infiltration Trench			0.95		
INF-3: Bioretention			0.95		
INF-4: Drywell			0.95		
INF-5: Permeable Pavement			0.95		
INF-6: Proprietary Infiltration			0.95		
Rainwater Harvesting BMPs					
RWH-1: Rainwater Harvesting			2		
TOTAL Volume Retained				0.000	ac-ft
				0.0	gallons
				0.0	cu.ft.
REMAINING Volume to meet 5% EIA requirement				0.2	ac-ft
				58,323	gallons
				7,797	cu.ft.

[1] SQDV Methodology #3 used here.
[2] If a Retention BMP is used more than once on a site (i.e., 2 Infiltration Trenches implemented on one site) then drainage area and volume retained shown here should be additive. A separate BMP sizing worksheet (see Appendix E of the 2011 TGM) should be submitted for each BMP.

ADDITIONAL INSTRUCTIONS: Retention BMPs must be used onsite to the maximum extent practicable. If the remaining volume to meet 5% EIA cannot be met, then project applicants must demonstrate technical infeasibilty. Consult Section 3.2 of the 2011 TGM for infeasability criteria. A technical infeasability site-specific analysis must be submitted. Projects that cannot prove technical infeasibility must reduce EIA to <=5% using Retention BMPs.

If onsite Retention BMPs cannot feasibly be used to meet the 5% EIA Requirement, move onto Step 5e; if 5%EIA Requirement is met go to Step 7

	Y/N/NA
A completed copy of the applicable "BMP Sizing Worksheet(s)" for the project's Retention BMPs from Appendix E of the 2011 TGM is included as an attachment. BMPs must be sized to meet the SQDV or SQDF (See Section 2 Step 7 of the 2011 TGM).	N/A

Project Name: Ventura Downtown Apartments

STEP 5e: SELECT AND SIZE BIOFILTRATION BMPS TO REDUCE EIA TO <=5%

New development and redevelopment projects that demonstrate technical infeasibility (see Section 3.2 of 2011 TGM) for reducing EIA to <= 5% using Retention BMPs are eligible to use Biofiltration BMPs to achieve the 5% EIA Requirement.

	Y/N
Is it technically infeasible for Retention BMPs to meet the 5% EIA Requirement?	Y
If yes, volume-based biofiltration BMPs shall be sized to treat 1.5 times the volume not retained using Retention BMPs.	

ADDITIONAL INSTRUCTIONS: Submit Technical Infeasability documentation.

The onsite biofiltered volume ($V_{biofilter}$), should be calculated as follows:

$$V_{biofilter} = (V_{retain} - V_{achieved}) * 1.5 \qquad \text{Equation 2-4}$$

Where:

$V_{biofilter}$ = the volume that must be captured and treated in a Biofiltration BMP [ac-ft]

V_{retain} = the stormwater quality design volume (SQDV) that must be retained [ac-ft]

$V_{achieved}$ = the volume retained onsite using Retention BMPs [ac-ft]

Input		Units
$V_{achieved}$	0.000	ac-ft
V_{retain}	0.179	ac-ft
$V_{biofilter}$	0.27	ac-ft
	87,485	gallons
	11,695	cu.ft.

BIOFILTRATION BMPs, CONT.

Biofiltration BMPs	Included? Y/N	Drainage Area Biofiltered (acres) [3]	Drainage Area Runoff Coefficient	Volume Biofiltered (1.5xSQDV) (ac-ft) [2],[3]	If not applicable, state brief reason
BIO-1: Bioretention with Underdrain			0.95		
BIO-2: Planter Box	Y	3.01	0.95	0.268	
BIO-3: Vegetated Swale [1]			0.95		
BIO-4: Vegetated Filter Strip [1]			0.95		
BIO-5: Proprietary Biotreatment [1]			0.95		
TOTAL Volume Biofiltered				0.27	ac-ft
				87,354.2	gallons
				11,677.5	cu.ft
REMAINING Volume to be addressed by Alternative Compliance				0.00	ac-ft
				0.0	gallons
				0.0	cu.ft

[1] BIO-3 and BIO-4 are flow-based and should be calculated using SQDF for sizing (see Table 2-1 of the TGM for the applicable design criteria for sizing). The SQDV is shown here for 5% EIA Requirement compliance purposes only.
[2] SQDV Methodology #3 used here.
[3] If a Biofiltration BMP is used more than once on a site (e.g., 2 Planter Boxes implemented on one site) then drainage area and volume biofiltered shown here be additive. A separate BMP sizing worksheet (see Appendix E of the 2011 TGM) should be submitted for each BMP.

If onsite Retention BMPs and/or Biofiltration BMPs cannot feasibly be used to meet the 5% EIA standard, move onto Step 6, otherwise, skip Step 6.

	Y/N/NA
A completed a copy of the applicable "BMP Sizing Worksheet(s)" for the project's Biofiltration BMPs from Appendix E of the 2011 TGM is included as an attachment.. BMPs must be sized to meet the 1.5 times SQDV or SQDF (see Section 2, Step 7 of the 2011 TGM) requirement. Guidance on flow based design for 150% sizing provided in Table 2-1 of the 2011 TGM.	

Project Name: Ventura Downtown Apartments

STEP 6: ALTERNATIVE COMPLIANCE [1], [2]
Mitigation Volume

▶ *Alternative compliance options will be based on the "mitigation volume." The mitigation volume is the difference between the volume of runoff associated with 5% EIA and the volume of runoff associated with the actual EIA achieved onsite less than or equal to 30% EIA.*
▶ *The offsite mitigation requirement for EIA is excess of 30% (>30%) is 1.5 times the amount of stormwater not managed onsite.*
▶ *Applicants must contact the local approval agency before proceeding with Alternative Compliance*

6a) Determine the volume of runoff that is retained and biofiltered onsite ($V_{ret/bio}$) using the equation below:

$$V_{ret/bio} = (V_{achieved} + (V_{biofiltered}/1.5))$$ Equation 2-5

Where:

$V_{ret/bio}$ = the total volume of runoff retained and/or biofiltered onsite using Retention and Biofiltration BMPs [ac-ft]
$V_{achieved}$ = the runoff volume retained onsite [ac-ft]
$V_{biofiltered}$ = the runoff volume biofiltered onsite [ac-ft]

Eqn. 2-5		Units
$V_{achieved}$	0.000	ac-ft
$V_{biofiltered}$	0.268	ac-ft
$V_{ret/bio}$	0.179	ac-ft
	58,323.2	gallons
	7,796.6	cu.ft.

6b) Determine the Mitigation Volume ($V_{mitigation}$) @ 1:1 ratio, using the equation below:

$$V_{mitigation} = V_{retain} - V_{ret/bio}$$ Equation 2-6

Where:
$V_{mitigation}$ = the volume of runoff that must be mitigated offsite [ac-ft]
V_{retain} = the SQDV that must be retained onsite per the 5% EIA requirement calculated in Equation 2-3 [ac-ft]

$V_{ret/bio}$ = the total volume of runoff retained and/or biofiltered onsite using Retention and Biofiltration BMPs calculated in Equation 2-5 [ac-ft]

Eqn. 2-6		Units
V_{retain}	0.179	ac-ft
$V_{ret/bio}$	0.179	ac-ft
$V_{mitigation}$	0.000	ac-ft
	0.0	gallons
	0.0	cu.ft.

ALTERNATIVE COMPLIANCE, CONT.

6c) Determine whether EIA is reduced to <= 30% EIA

6c-1: Calculate area associated with 30% EIA ($A_{30\%eia}$)

$$A_{30\%eia} = (IMP*A_{project}) - (30\%*A_{project})$$ Equation 2-7

Where:

$A_{30\%eia}$ = the impervious portion of the drainage area retained or biofiltered at 30% EIA [acres]

IMP = total imperviousness of project area (%)

$A_{project}$ = the total project area [acres]

Eqn. 2-7		Units
IMP	91%	
$A_{project}$	3.51	acres
$A_{30\%eia}$	2.14	acres

6c-2: Calculate volume retained or biofiltered onsite at 30% EIA ($V_{30\%eia}$):

$$V_{30\%eia} = C*(0.75/12)*A_{30\%eia}$$ Equation 2-8

Where:

$V_{30\%eia}$ = SQDV retained or biofiltered at 30% EIA [ac-ft]

(note: for the purposes of this calculation, the biofiltered volume does not include the 1.5 multiplier)

C = runoff coefficient (equals 0.95 for impervious surfaces)

$A_{30\%eia}$ = the impervious area from which runoff would have been retained or biofiltered at 30% EIA [acres]

Eqn. 2-8		Units
C	0.95	
$A_{30\%eia}$	2.14	acres
$V_{30\%eia}$	0.127	ac-ft
	41,345.7	gallons
	5,527.1	cu.ft.

Project Name: Ventura Downtown Apartments

ALTERNATIVE COMPLIANCE, CONT.

6d) Determine if the project's current EIA is greater than, equal to, or less than the volume at 30% EIA ($V_{30\%eia}$)

$V_{ret/bio}$ = the total volume of runoff retained and/or biofiltered onsite using Retention and Biofiltration BMPs [ac-ft]
$V_{30\%eia}$ = SQDV retained or biofiltered at 30% EIA [ac-ft]

$V_{30\%eia}$	0.127	ac-ft
$V_{ret/bio}$	0.179	ac-ft
Your project's EIA is	LESS THAN	30%

Less than or equal to (<=) 30% EIA → go to Step 6e

Greater than (>) 30% EIA → go to Step 6f-g

[1] In order to simplify the use of the spreadsheet, these steps deviate from those presented in the 2011 TGM
[2] References to equations (e.g., Equation 2-5) refer to equations contained within the 2011 TGM

Projects w/ EIA<=30%

6e) Pursue Alternative Compliance for $V_{mitigation}$ at 1:1 Ratio

$V_{mitigation}$ = the volume of runoff that must be mitigated offsite [ac-ft] calculated in Equation 2-6

$V_{mitigation}$	0.000	ac-ft
	0.0	gallons
	0.0	cu.ft.

The site is required to mitigate the following volume:

0.000	ac-ft
0.0	gallons
0.0	cu.ft.

Continue to Step 7

Project Name: Ventura Downtown Apartments

ALTERNATIVE COMPLIANCE, CONT.

Projects with EIA > 30%

When the EIA of the project exceeds 30% due to infeasibility, the runoff volume associated with the EIA up to 30% must be mitigated offsite at a one-to-one ratio and the runoff volume associated with the EIA greater than 30% must be mitigated offsite at 1.5 times the volume.

6f) Determine the Mitigation Volume for 30% EIA ($V_{mitigation30\%}$), using the equation below:

$$V_{mitigation30\%} = V_{Retain} - V_{30\%EIA} \qquad \text{Equation 2-11}$$

Where:

$V_{mitigation30\%}$ = the mitigation volume for 30% EIA [ac-ft]

V_{retain} = the SQDV that must be retained onsite per the 5% EIA requirement calculated in Equation 2-3 [ac-ft]

$V_{30\%cia}$ = SQDV at 30% EIA [ac-ft]

		Units
V_{retain}	N/A	ac-ft
$V_{30\%cia}$	N/A	ac-ft
$V_{mitigation30\%}$	N/A	ac-ft
		gallons
		cu.ft.

6g) Determine the Mitigation Volume for >30% EIA ($V_{mitigation>30\%}$), using the equation below:

$$V_{mitigation>30\%} = (V_{30\%cia} - V_{ret/bio})*1.5$$

Where:

$V_{mitigation>30\%}$ = the mitigation volume for >30% EIA [ac-ft]

$V_{30\%cia}$ = SQDV at 30% EIA [ac-ft]

$V_{ret/bio}$ = the total volume of runoff retained and/or biofiltered onsite using Retention and Biofiltration BMPs calculated

		Units
$V_{30\%cia}$	N/A	ac-ft
$V_{ret/bio}$	N/A	ac-ft
$V_{mitigation>30\%}$	N/A	ac-ft
		gallons
		cu.ft.

6h) Determine the Total Mitigation Volume ($V_{mitigationtotal}$), using the equation below:

$$V_{mitigationtotal} = V_{mitigation>30\%} + V_{mitigation30\%} \qquad \text{Equation 2-13}$$

Where:

$V_{mitigationtotal}$ = the total mitigation volume for 30% EIA [ac-ft]

$V_{mitigation>30\%}$ = the mitigation volume for >30% EIA, calculated using Equation 2-11 [ac-ft]

$V_{mitigation30\%}$ = the mitigation volume for 30% EIA calculated using Equation 2-10 [ac-ft]

Eqn. 2-13		Units
$V_{mitigation30\%}$	N/A	ac-ft
$V_{mitigation>30\%}$	N/A	ac-ft
$V_{mitigationtotal}$	N/A	ac-ft
		gallons
		cu.ft.

The site is required to mitigate the following volume:

N/A	ac-ft
	gallons
	cu.ft.

Continue to Step 7

Project Name: Ventura Downtown Apartments

STEP 7: APPLY TREATMENT CONTRL MEASURES

▶ *Stormwater runoff from EIA and developed pervious surfaces must be mitigated using Retention BMPs, Biofiltration BMPs, or Treatment Control Measures (See Chapter 6 of 2011 TGM).*
▶ *Treatment Control Measures should be selected per the BMP selection process outlined in Section 3.3 of the 2011 TGM.*
▶ *BMPs must be sized to meet the SQDV or SQDF. See Section 2, Step 7 of the 2011 for guidance on calculating the SQDV and SQDF.*

	Y/N
Completed copy of the applicable "BMP Sizing Worksheet(s)" for the project's stormwater BMP(s) from Appendix E of the 2011 Technical Guidance Manual is included.	Y

Project Name: Ventura Downtown Apartments

ADDITIONAL REQUIRED SUBMITTALS

Yes	**Site map** that includes: o Property boundary o Major roadways or landmarks o Scale and north arrow o Drainage areas o Surrounding land uses o Presence of Environmentally Sensitive Areas o Open space preservation areas o Impervious areas o Natural hydrologic features o Location of discharge(s) o Existing and planned utilities o Topography (including steep slopes) o Key activities such as outdoor material storage, parking, food preparation, etc. o Potential pollutant areas (e.g., fueling island) o Location of nearby (within 2,000 ft of development project) bus or train station(s) o Location and type of source control measures o Location and type of stormwater BMPs
Yes	**BMP Sizing Worksheet(s)** (see Appendix E of 2011 TGM); design specifiations and details must also be provided for Green Roofs and Hydrologic Source Controls (ET-1 & 2)
Yes	**Stormwater Treatment Device Access and Maintenance Agreement** (see Appendix H of 2011 TGM for template)
Yes	**Maintenance Plan** (See Appendix I of 2011 TGM for guidance)
	Technical Infeasibility Analysis – if Retention BMPs cannot be used, the applicant must submit a site-specific analysis showing technical infeasibility as described in Section 3.2 of the 2011 TGM. Technical infeasibility may include some (or all) of the components submitted with soil, groundwater and/or geotechnical reports. Technical infeasibility must also account for Rainwater Harvesting. Rainwater Harvesting is not required to be used if the available demands do not meet the volume required for 80% capture using a 72-hour drawndown time (See RWH-1 in Section 6 of the 2011 TGM for more detail).
Yes	**Soil Type Information** (may include site specific analyses, available geologic or geotechnical reports and/ or the Ventura Hydrology Manual Soil Map zoomed into site level)
Yes	**Groundwater Information** (may include available groundwater data, site specific redoximorphic analytical/groundwater monitoring results, or known groundwater impacts such as contaminated sites registered with the State Water Board)
	Geotechnical Reports (may include site specific analyses with information on collapsible soils, expansive soil, liquefaction, or groundwater mounding analysis)
	Rainwater Harvesting - Include calculations and justification for rainwater harvesting demand. Section 3.2 for guidance of the 2011 TGM.

Appendix F

Noise Measurement and Modeling Results

Address	Time	Measurme	LAeq	LAE	LAmax	LAmin	LA10	LA33
1,2014/05/	14:12:32,	0:15:00,	59.5,	89.1,	73.4,	54.2,	61.1,	59.7,

LA50	LA90	LA95	Lppeak	Over	Under	Pause
59.0,	57.0,	56.5,	97.0,-	,-	,-	

Address	Time	Measurme	LAeq	LAE	LAmax	LAmin	LA10	LA33
1,2014/05/	14:32:41,	0:15:00,	66.9,	96.5,	93.4,	57.2,	66.7,	64.7,

LA50	LA90	LA95	Lppeak	Over	Under	Pause
63.8,	61.7,	61.3,112.1,	,-			

Address	Time	Measurme	LAeq	LAE	LAmax	LAmin	LA10	LA33
1,2014/05/	14:49:53,	0:15:00,	65.1,	94.7,	77.6,	56.5,	67.6,	64.9,

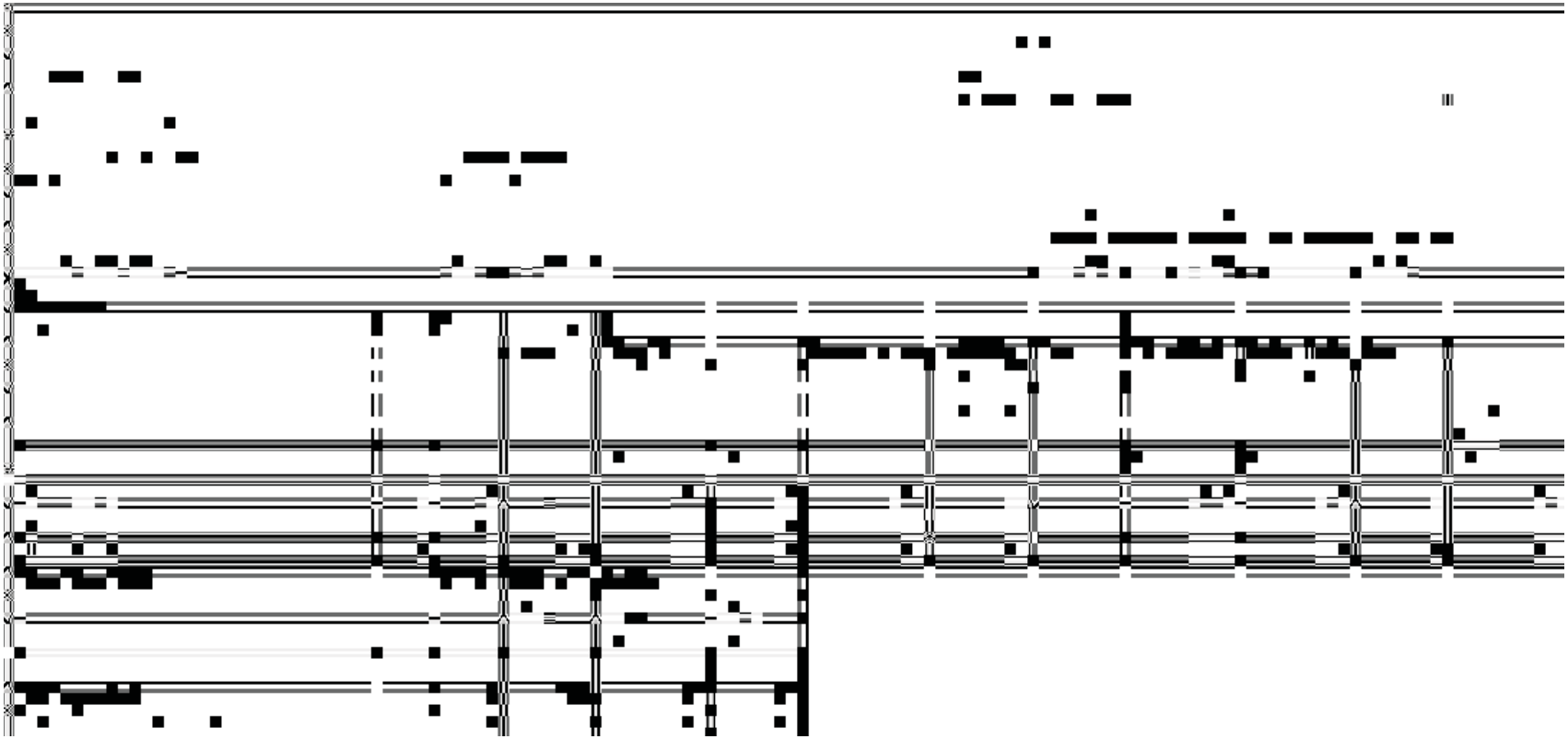
LA50	LA90	LA95	Lppeak	Over	Under	Pause
63.5,	60.4,	59.6,	101.8,	,-	,-	

Address	Time	Measurme	LAeq	LAE	LAmax	LAmin	LA10	LA33
1,2014/05/	15:07:34,	0:15:00,	60.6,	90.2,	77.5,	56.2,	62.0,	60.6,

LA50	LA90	LA95	Lppeak	Over	Under	Pause
60.1,	58.6,	58.2,101.0,	,-	,-		

III

III



Appendix G

Traffic Report

ASSOCIATED TRANSPORTATION ENGINEERS
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Since 1978

Richard L. Pool, P.E.
Scott A. Schell, AICP, PTP

November 18, 2013 13080L01.WPD

John Ashkar
Westwood Communities
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Los Angeles, CA 90024

TRAFFIC STUDY FOR THE VENTURA DOWNTOWN HOUSING PROJECT, CITY OF VENTURA

Associated Transportation Engineers (ATE) has prepared the following traffic study for the Ventura Downtown Housing Project, proposed at 120 Santa Clara Street in the downtown area of the City of Ventura. The study presents the trip generation estimates forecast for the project and identifies potential traffic impacts to the study-area intersections under existing and future conditions.

PROJECT DESCRIPTION

The project is proposing to construct a 255-unit apartment complex on a vacant parcel located between Santa Clara Street and Thompson Boulevard east of Junipero Street. Figure 1 (attached) presents the location of the project site within the City. The project consists of 127 two-bedroom units, 125 one-bedroom units, and 3 studio units. The project is proposing to provide 380 parking spaces in a semi-subterranean garage which would be accessed via one driveway on Junipero Street and three driveway connections on Colombo Way, which is a proposed connection between Santa Clara Street and Thompson Boulevard that would be built as part of the project. Figure 2 (attached) presents the Project Site Plan.

EXISTING CONDITIONS

Existing Intersection Operations

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 congested operations (more complete definitions of levels of service are included in the Technical Appendix). The City of Ventura considers LOS E as the acceptable standard at freeway interchange intersections and LOS D as the acceptable standard 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[1] network, where LOS E is the acceptable standard.

Figure 3 presents the existing A.M. and P.M. peak hour traffic volumes for the study-area intersections that were identified buy the City for analysis. The peak hour volumes were obtained from new counts conducted for this study in November 2013. Levels of service for the study-area intersections, all of which are signalized, were calculated based on the "Intersection Capacity Utilization" (ICU) methodology parameters outlined in the City's 2005 Ventura General Plan EIR[2]. Levels of service for the unsignalized intersections were calculated using the Highway Capacity Software (HCS), which implements the Highway Capacity Manual (HCM) methodology[3] 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 1 presents the existing A.M. and P.M. peak hour levels of service for the study-area intersections (LOS calculation worksheets are attached for reference).

Table 1
Existing Intersection Operations

Intersection	Control	A.M. Peak Hour		P.M. Peak Hour	
		ICU/Delay	LOS	ICU/Delay	LOS
Ventura Avenue/Ramona Street	Signal	0.24	LOS A	0.28	LOS A
California Street/Thompson Boulevard	Signal	0.40	LOS A	0.52	LOS A
California Street/Harbor Boulevard	STOP	10.9 sec.	LOS B	21.0 sec.	LOS C

1 2004-2005 Ventura County Congestion Management Program, Ventura County Transportation Commission, 2005.

2 City of Ventura 2005 General Plan, Final Environmental Impact Report, City of Ventura, August 2005.

3 Highway Capacity Manual, Highway Research Board Special Report 209, Transportation Research Board, National Research Council, 2000.

The data presented in Table 1 indicate that the study-area intersections operate at LOS C or better with existing traffic volumes. These operations are considered acceptable based on the City's level of service standards.

PROJECT-SPECIFIC ANALYSIS

Impact Thresholds

The City of Ventura's traffic impact thresholds were used to assess the significance of the traffic additions generated by the Downtown Ventura Housing Project. These guidelines are outlined in the following text.

Performance Standard: 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) for all other Principal Intersections.

Threshold of Significance: 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 intersection V/C ratio by more than 0.01.

If the above guidelines are exceeded, the project developer may be required to construct improvements or implement other methods to reduce the level of impact to insignificance. The thresholds of significance identified above assume full contribution to the Traffic Mitigation Fee Fund.

Project Trip Generation

Trip generation estimates were developed for the project based on rates presented in the Institute of Transportation Engineers (ITE)Trip Generation report [4] for Apartments (ITE Land-Use #220). Table 2 presents the trip generation estimates for the proposed project.

Table 2
Project Trip Generation

Land Use	Size	Average Daily		A.M. Peak Hour		P.M. Peak Hour	
		Rate	Trips	Rate	Trips (In/Out)	Rate	Trips (In/Out)
Apartments	255 Units	6.65	1,696	0.51	130 (26/104)	0.62	158 (103/55)

[4] Trip Generation, Institute of Transportation Engineers, 9th Edition, 2012.

The data presented in Table 2 show that the project is forecast to generate 1,696 average daily trips, 130 A.M. peak hour trips, and 158 P.M. peak hour trips.

Project Trip Distribution

The distribution pattern for project-generated traffic was developed based on the 2025 General Plan Buildout traffic model forecasts provided by the City, as well as general knowledge of the population, employment, and commercial centers in the Ventura area. Table 3 and Figure 4 present the trip distribution pattern developed for the project. The assignment of project-generated trips is also shown on Figure 4.

Table 3
Project Trip Distribution

Origin/Destination	Direction	Distribution %
U.S. 101	Northbound Southbound	35% 30%
SR 33	North	10%
Ventura Avenue	North	10%
Harbor Boulevard	East	10%
Local Traffic	-	5%
Total		**100%**

Existing + Project Intersection Operations

Levels of service were calculated for the study-area intersections assuming the Existing + Project traffic volumes shown on Figure 5. Tables 4 and 5 present the Existing + Project peak hour levels of service for the study-area intersections and identify potential impacts based on the City's thresholds.

Table 4
Existing + Project Intersection Operations - A.M. Peak Hour

Intersection	Existing LOS	Existing + Project LOS	Impact?
Ventura Avenue/Ramona Street	0.24/LOS A	0.24/LOS A	No
California Street/Thompson Boulevard	0.40/LOS A	0.41/LOS A	No
California Street/Harbor Boulevard	10.9 sec./LOS B	11.0 sec./LOS B	No

Table 5
Existing + Project Intersection Operations - P.M. Peak Hour

Intersection	Existing LOS	Existing + Project LOS	Impact?
Ventura Avenue/Ramona Street	0.28/LOS A	0.28/LOS A	No
California Street/Thompson Boulevard	0.52/LOS A	0.54/LOS A	No
California Street/Harbor Boulevard	21.0 sec./LOS C	21.8 sec./LOS C	No

The data presented in Tables 4 and 5 indicate that the study-area intersections are forecast to operate at LOS C or better during the A.M. and P.M. peak hours with Existing + Project traffic volumes. The project would therefore not generate project-specific impacts to the study-area intersections based on the City's impact criteria.

YEAR 2025 ANALYSIS

Year 2025 Traffic Volume Forecasts

The Year 2025 traffic volume and LOS forecasts were obtained from City of Ventura staff. The Year 2025 traffic volumes were developed using the City's traffic model, which utilizes General Plan land use and circulation system assumptions to derive corresponding traffic forecast data (model data attached for reference). Figure 6 presents the Year 2025 + Project traffic volumes.

Year 2025 + Project Intersection Operations

Table 5 presents the Year 2025 + Project peak hour levels of service for the study-area intersections. It is noted that the LOS calculations were obtained from the traffic model data provided by the City.

Table 5
Year 2025 + Project Intersection Operations

Intersection	Year 2025 + Project A.M. Peak Hour		Year 2025 + Project P.M. Peak Hour	
	ICU/LOS	Impact?	ICU/LOS	Impact?
Ventura Avenue/Ramona Street	0.32/LOS A	No	0.50/LOS A	No
California Street/Thompson Boulevard	0.40/LOS A	No	0.47/LOS A	No
California Street/Harbor Boulevard (a)	0.26/LOS A	No	0.37/LOS A	No

(a) Assumes future signalization.

The data presented in Table 5 indicate that the study-area intersections are forecast to operate at LOS A with Year 2025 + Project traffic volumes. The project would not generate significant cumulative impacts to the study-area intersections based on the City's thresholds.

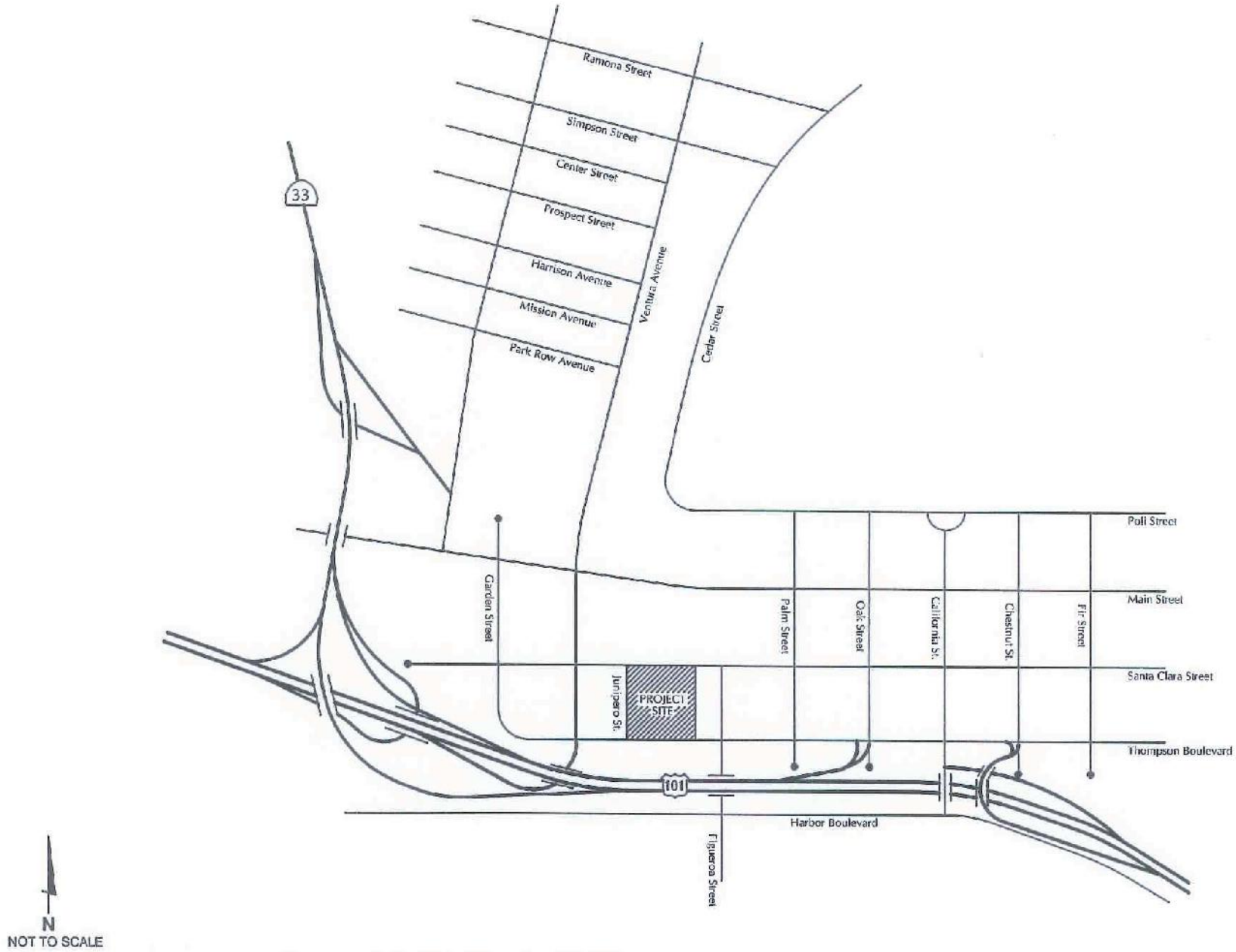
This concludes our traffic study for the Ventura Downtown Housing Project.

Associated Transportation Engineers

Scott A. Schell, AICP, PTP
Principal Transportation Planner

SAS/MMF

attachments: Figures 1-6
Existing Traffic Count Data
LOS Calculation Worksheets
General Plan Model Data



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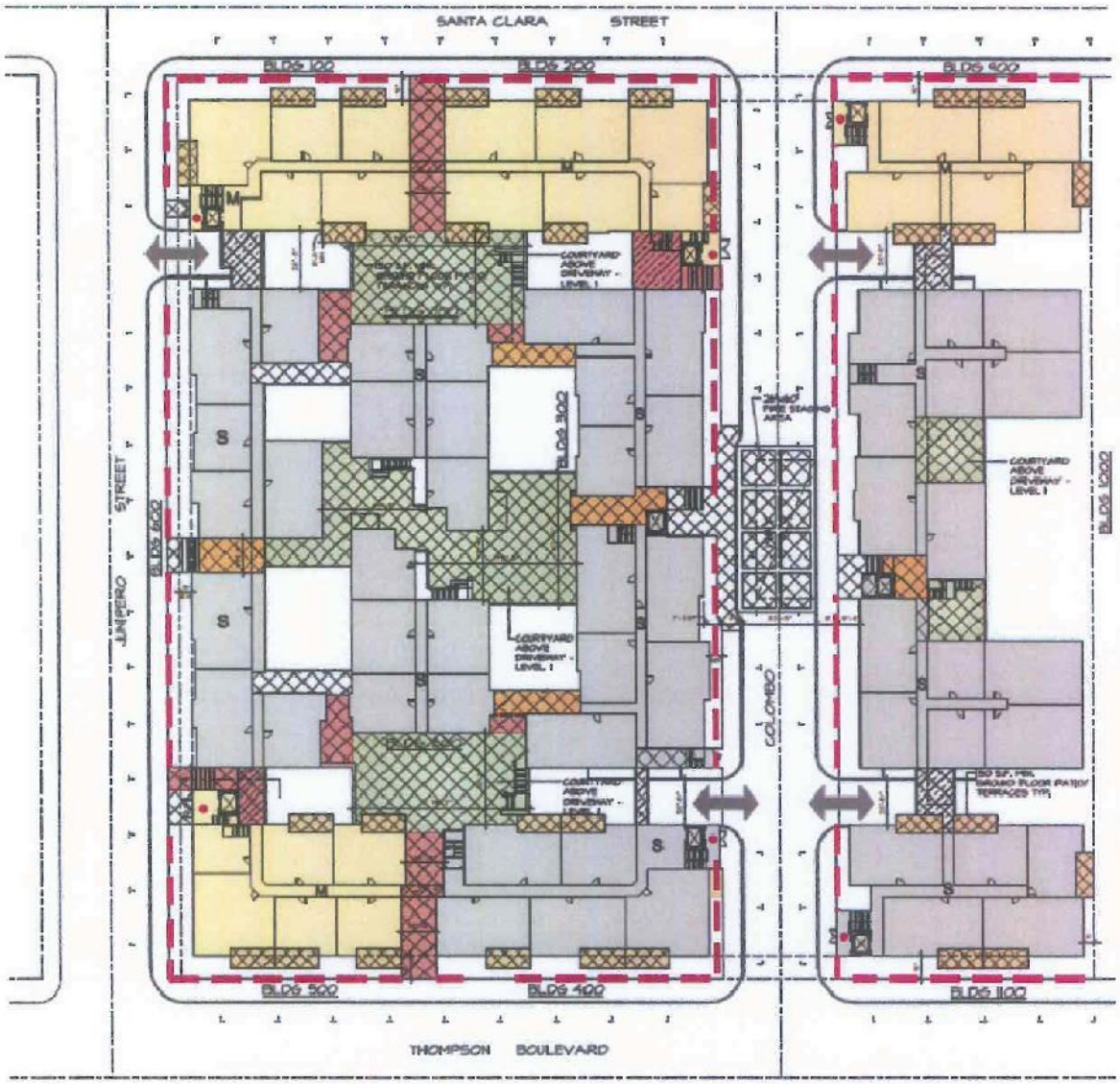
EXISTING STREET NETWORK AND PROJECT LOCATION

FIGURE 1

MMF - #13080



LEGEND

I. BUILDING TYPE

- M — MANSION (66 UNITS; 26%)
- S — STACKED DWELLING (184 UNITS; 74%)

II. OPEN SPACE

- COURTYARD
- GROUND FLOOR PATIO / TERRACES
- BRIDGING ON LEVELS ABOVE

III. ACCESS

- PASEO (15' MIN)
- ZAGUAN
- BUILDING LOBBY
- PARKING ACCESS

IV. FRONTAGES

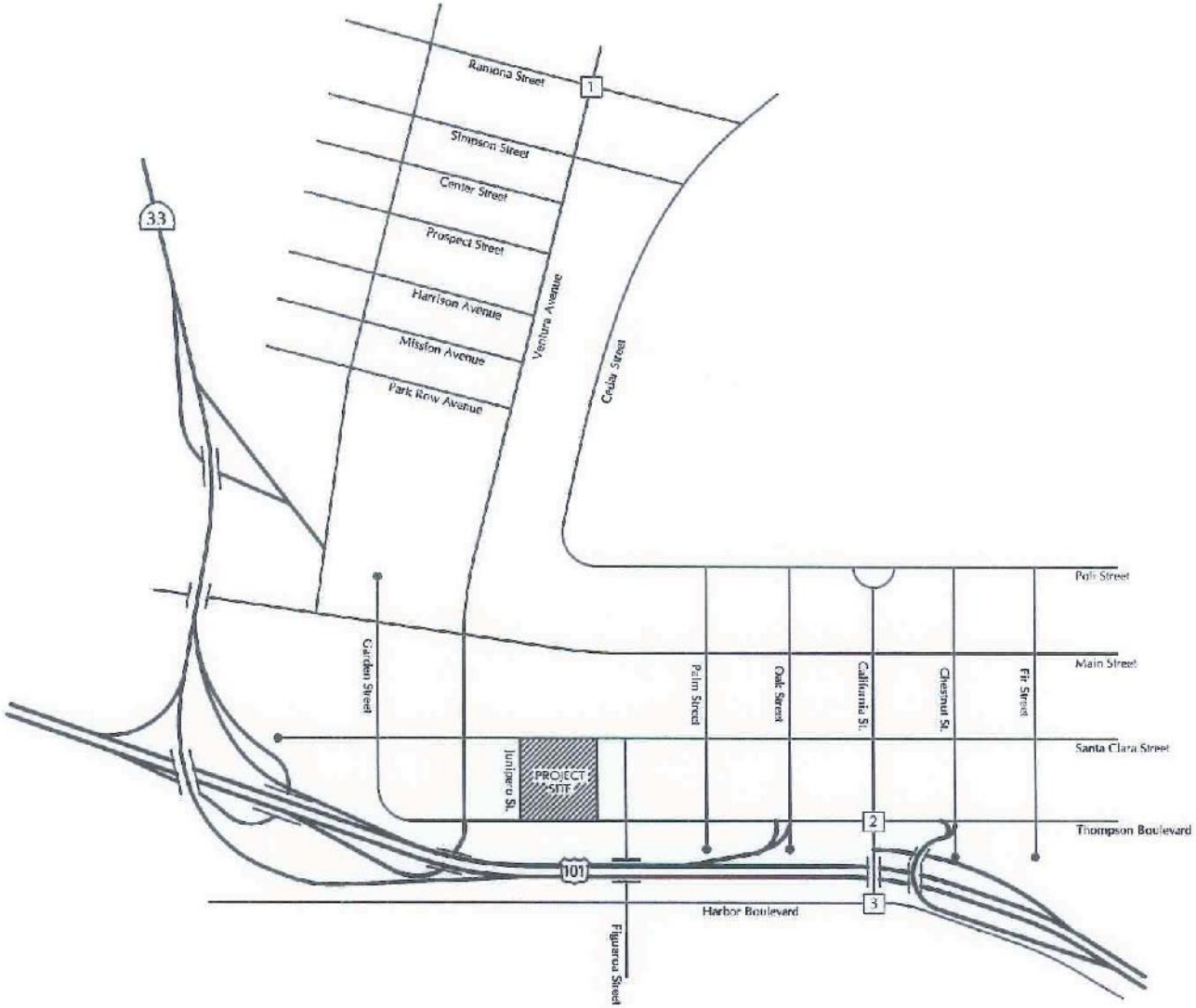
- STOOP / DOORYARD

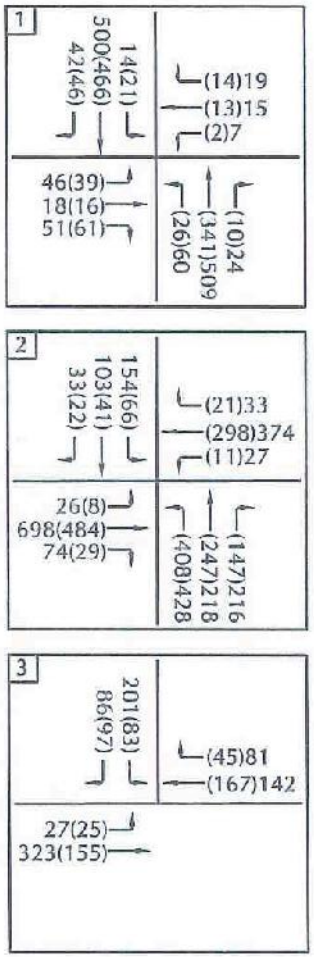
Associated Transportation Engineers

PROJECT SITE PLAN

FIGURE 2

MMF - #13080





N
NOT TO SCALE

LEGEND

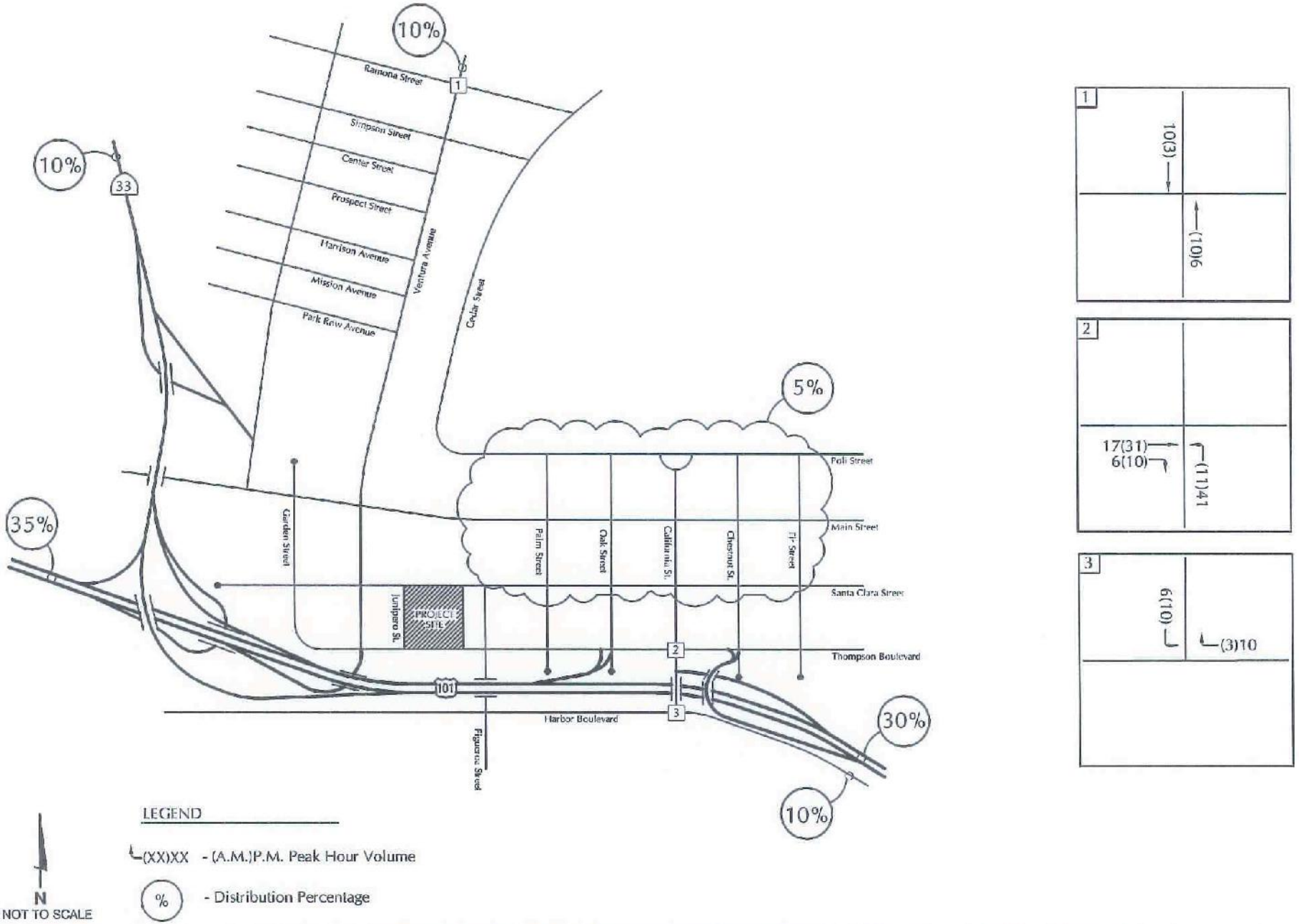
└(XX)XX - (A.M.)P.M. Peak Hour Volume

ASSOCIATED
TRANSPORTATION
ENGINEERS

EXISTING PEAK HOUR TRAFFIC VOLUMES

FIGURE 3

MMF - #13080



LEGEND

(XX)XX - (A.M.)P.M. Peak Hour Volume

% - Distribution Percentage

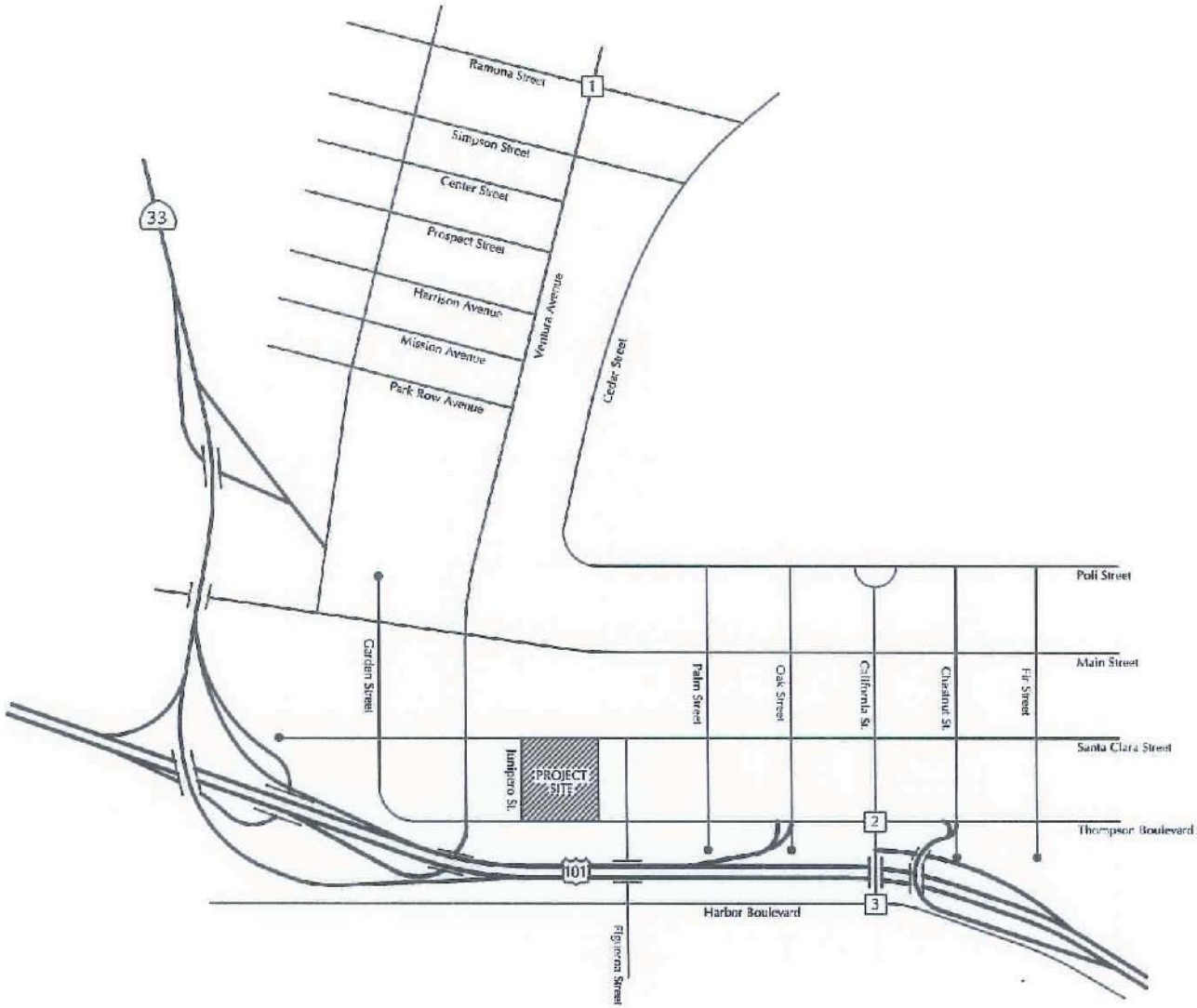
N
NOT TO SCALE

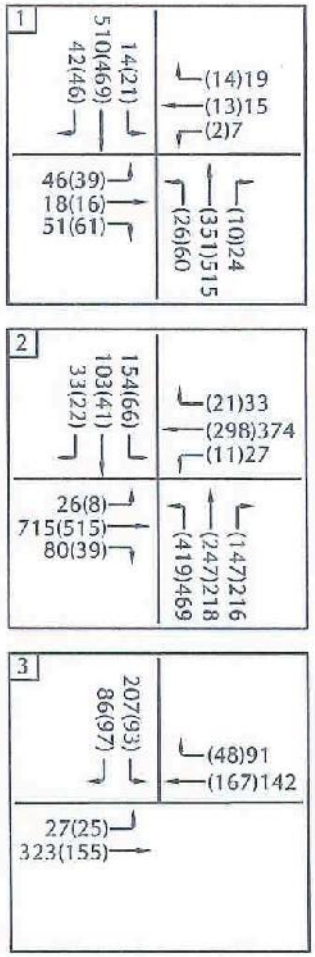
ASSOCIATED
TRANSPORTATION
ENGINEERS

PROJECT TRIP DISTRIBUTION AND ASSIGNMENT

FIGURE 4

MMF - #13080





N
NOT TO SCALE

LEGEND

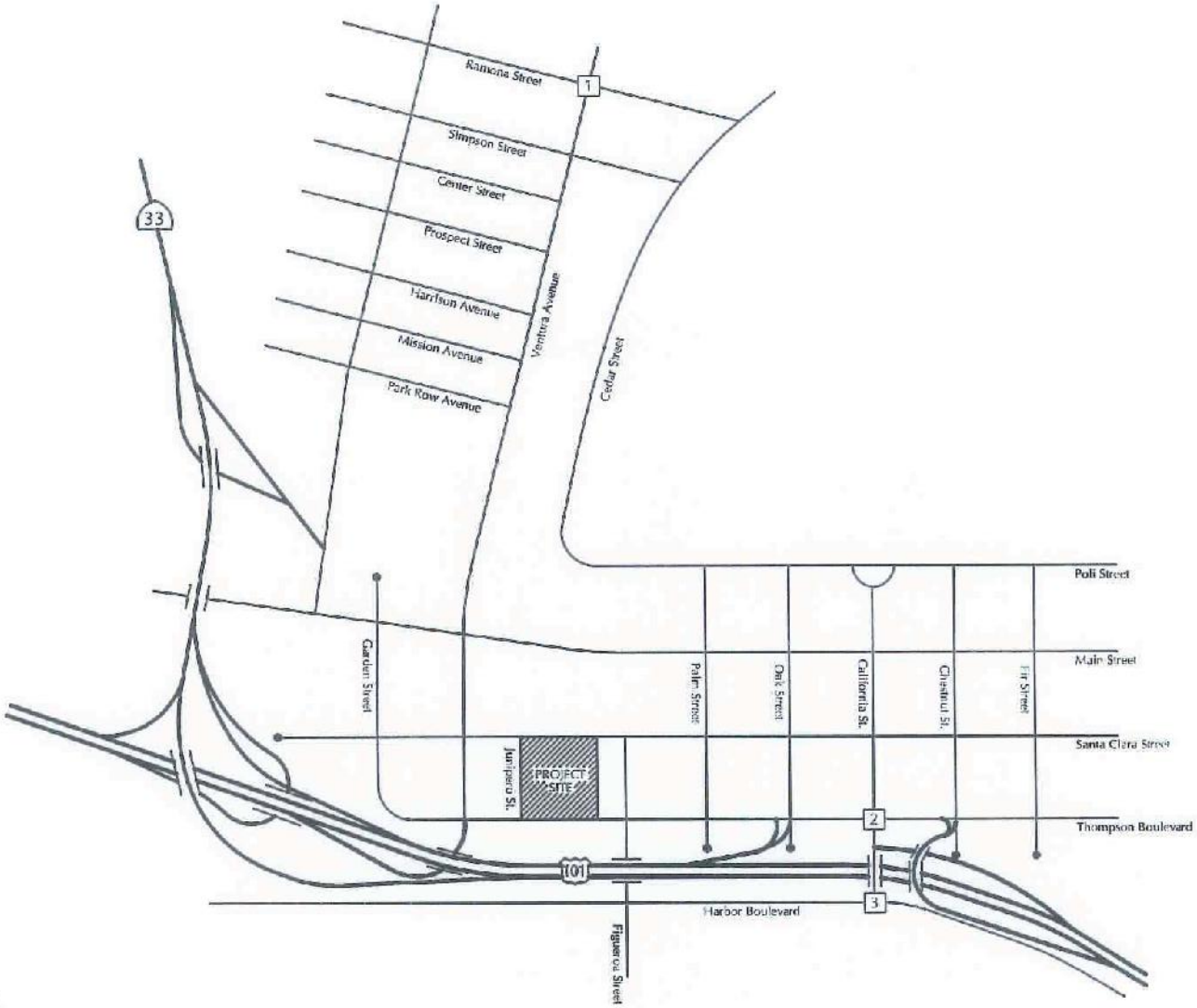
└(XX)XX - (A.M.)P.M. Peak Hour Volume

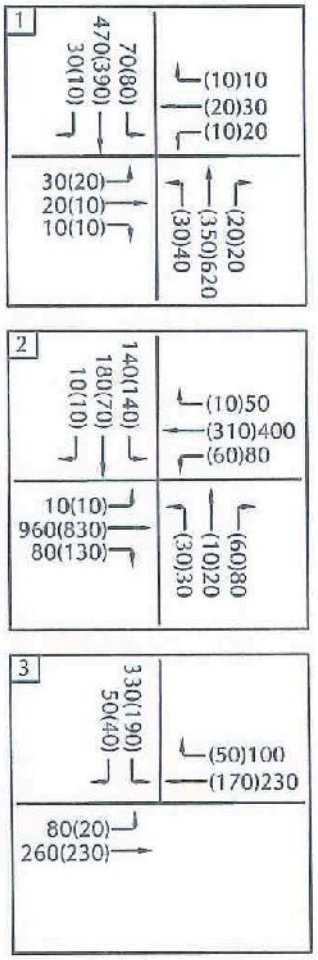
ASSOCIATED
TRANSPORTATION
ENGINEERS

EXISTING + PROJECT PEAK HOUR TRAFFIC VOLUMES

FIGURE 5

MMF - #13080





N
NOT TO SCALE

LEGEND

└(XX)XX - (A.M.)P.M. Peak Hour Volume

ASSOCIATED
TRANSPORTATION
ENGINEERS

YEAR 2025 + PROJECT TRAFFIC VOLUMES

FIGURE 6

MMF - #13080

ITM Peak Hour Summary

Prepared by:

National Data & Surveying Services

Ventura Ave and Ramona St , Ventura

Date: 11/7/2013

Day: Thursday

Project #: 13-5568-001

City: Ventura

AM Peak Hour	730 AM
NOON Peak Hour	
PM Peak Hour	430 PM

Peak Hour Summary

Southbound Approach (Ventura Ave)

Lanes	0	2	1		
AM	46	466	21	394	AM
NOON	0	0	0	0	NOON
PM	42	500	14	574	PM

Eastbound Approach (Ramona St)

	AM	NOON	PM
	84	0	117
0	39	0	46
1	16	0	18
0	61	0	51
Lanes	AM	NOON	PM

Westbound Approach

AM	NOON	PM	Lanes
14	0	19	0
13	0	15	1
2	0	7	0
47	0	56	
AM	NOON	PM	

CONTROL

Signalized (NB/SB/EB/WB)

Northbound Approach

AM	529	25	341	10	AM
NOON	0	0	0	0	NOON
PM	558	60	509	24	PM
Lanes		1	2	0	Lanes

Count Periods	Start	End
AM	7:00 AM	9:00 AM
NOON		
PM	4:00 PM	6:00 PM

Total Ins & Outs

	North Leg		
	533	394	AM
	0	0	NOON
	556	574	PM

West Leg	AM	NOON	PM	East Leg	AM	NOON	PM
	84	0	117		29	0	41
	116	0	115		47	0	56

	South Leg	
AM	529	376
NOON	0	0
PM	558	593

Total Volume Per Leg

	North Leg
AM	927
NOON	0
PM	1130

West Leg	AM	NOON	PM	East Leg	AM	NOON	PM
	200	0	232		76	0	97

	South Leg
AM	905
NOON	0
PM	1151

ITM Peak Hour Summary

Prepared by:

NDS

National Data & Surveying Services

California St and Thompson Blvd , Ventura

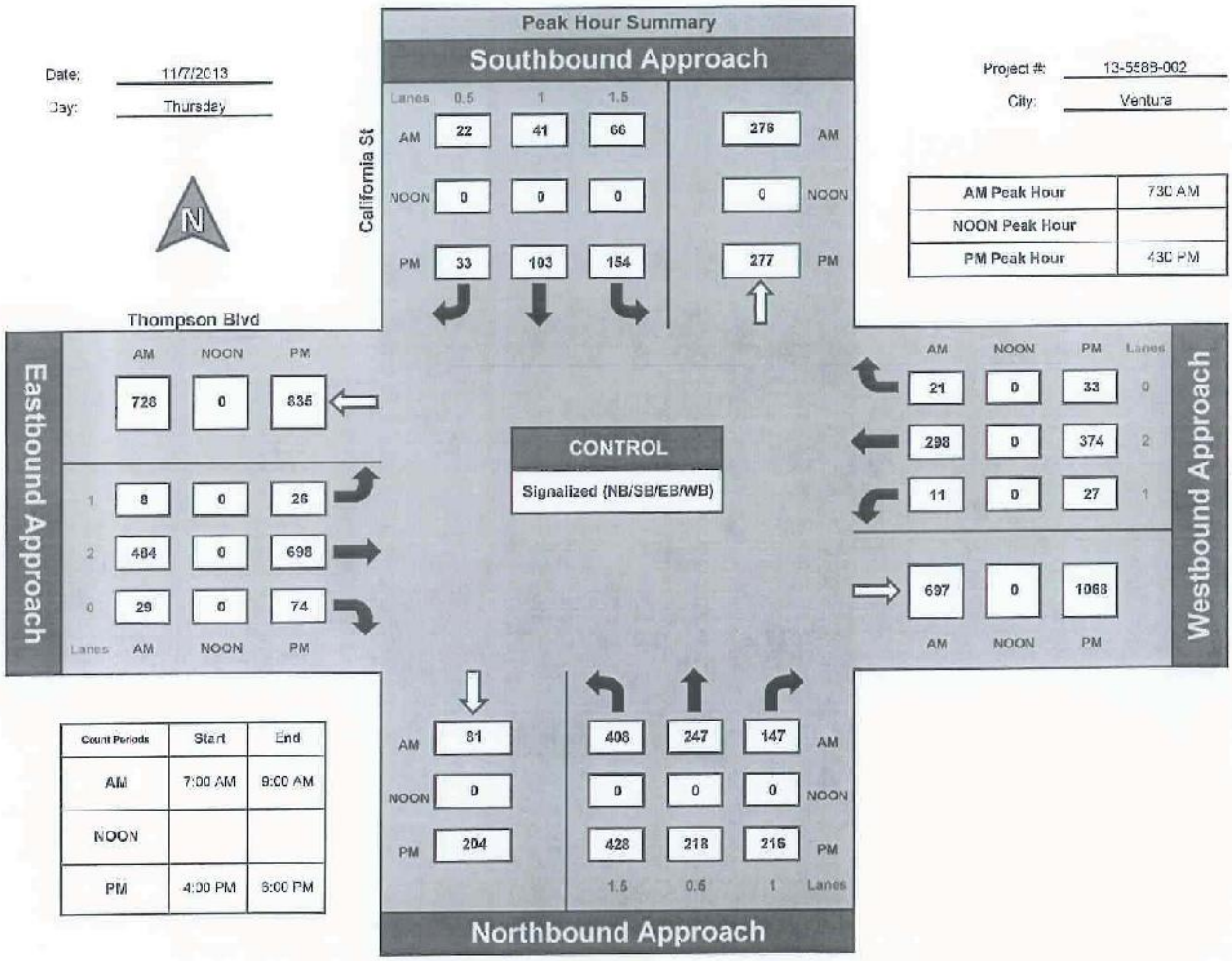
Date: 11/7/2013

Day: Thursday

Project #: 13-5585-002

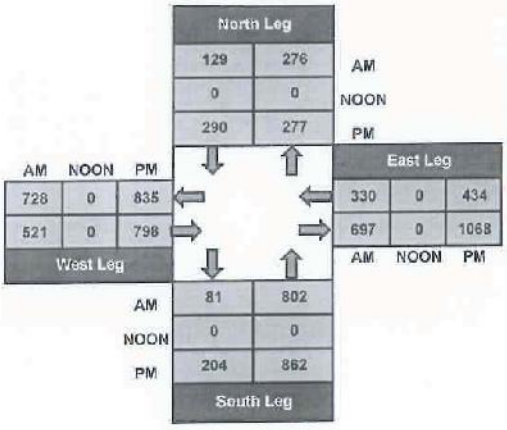
City: Ventura

AM Peak Hour	730 AM
NOON Peak Hour	
PM Peak Hour	430 PM

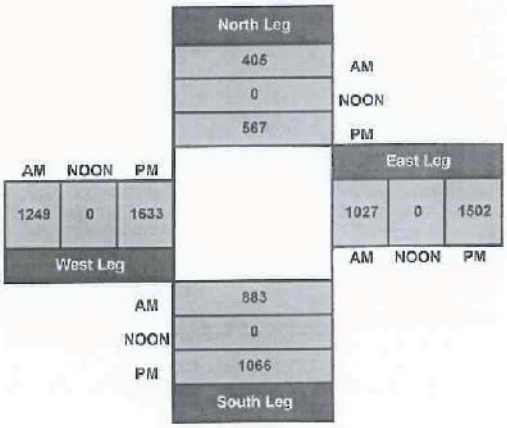


Count Periods	Start	End
AM	7:00 AM	9:00 AM
NOON		
PM	4:00 PM	6:00 PM

Total Ins & Outs



Total Volume Per Leg



ITM Peak Hour Summary

Prepared by:

NDS

National Data & Surveying Services

California St and Harbor Blvd , Ventura

Date: 11/7/2013

Day: Thursday

Project #: 13-5538-003

City: Venture

AM Peak Hour	745 AM
NOON Peak Hour	
PM Peak Hour	430 PM

Peak Hour Summary

Southbound Approach (California St)

Lanes	1	0	1		
AM	97	0	83	70	AM
NOON	0	0	0	0	NOON
PM	86	0	201	108	PM

Eastbound Approach (Harbor Blvd)

Lanes	AM	NOON	PM
	264	0	228
1	25	0	27
1	155	0	323
0	0	0	0

Westbound Approach

Lanes	AM	NOON	PM
0.5	45	0	81
1.5	167	0	142
0	0	0	0
	238	0	524

Northbound Approach

Lanes	0	0	0	
AM	0	0	0	AM
NOON	0	0	0	NOON
PM	0	0	0	PM

CONTROL

2-way stop sign (EB/WB)

Count Periods	Start	End
AM	7:00 AM	9:00 AM
NOON		
PM	4:00 PM	6:00 PM

Total Ins & Outs

	North Leg		
	180	70	AM
	0	0	NOON
	287	108	PM

West Leg	AM	NOON	PM
	264	0	228
	180	0	350

East Leg	AM	NOON	PM
	212	0	223
	238	0	524

South Leg		
AM	0	0
NOON	0	0
PM	0	0

Total Volume Per Leg

	North Leg	
	250	AM
	0	NOON
	395	PM

West Leg	AM	NOON	PM
	444	0	578

East Leg	AM	NOON	PM
	450	0	747

South Leg	
AM	0
NOON	0
PM	0

#13080 DOWNTOWN VENTURA HOUSING PROJECT REF: 01 AM

INTERSECTION CAPACITY UTILIZATION WORKSHEET

COUNT DATE: *11/7/2013*

TIME PERIOD: ***A.M. PEAK HOUR***

N/S STREET: ***VENTURA AVENUE***

E/W STREET: ***RAMONA STREET***

CONTROL TYPE: ***SIGNAL***

TRAFFIC VOLUME SUMMARY

VOLUMES	NORTH BOUND L	NORTH BOUND T	NORTH BOUND R	SOUTH BOUND L	SOUTH BOUND T	SOUTH BOUND R	EAST BOUND L	EAST BOUND T	EAST BOUND R	WEST BOUND L	WEST BOUND T	WEST BOUND R
(A) EXISTING:	25	341	10	21	466	46	39	16	61	2	13	14
(B) PROJECT-ADDED:	0	10	0	0	3	0	0	0	0	0	0	0

GEOMETRICS

LANE GEOMETRICS	NORTH BOUND	SOUTH BOUND	EAST BOUND	WEST BOUND
	L T TR	L T TR	LTR	LTR

TRAFFIC SCENARIOS

SCENARIO 1 – EXISTING VOLUMES (A)

SCENARIO 2 – EXISTING + PROJECT VOLUMES (A+B)

LEVEL OF SERVICE CALCULATIONS

MOVE-MENTS	# OF LANES	CAPACITY	SCENARIO VOLUMES 1	SCENARIO VOLUMES 2	SCENARIO V/C RATIOS 1	SCENARIO V/C RATIOS 2	3	4		
NBL	1	1600	25	25	0.016 *	0.016 *				
NBT	2	3200	341	351	0.110	0.113				
NBR *(a)*	0	0	10	10	-	-				
SBL	1	1600	21	21	0.013	0.013				
SBT	2	3200	466	469	0.158 *	0.159 *				
SBR *(b)*	0	0	39	39	-	-				
EBL	0	0	39	39	-	-				
EBT	1	1600	16	16	0.048 *	0.048 *				
EBR *(c)*	0	0	21	21	-	-				
WBL	0	0	2	2	-	-				
WBT	1	1600	13	13	0.013 *	0.013 *				
WBR *(d)*	0	0	5	5	-	-				
				TOTAL INTERSECTION CAPACITY UTILIZATION:	0.235	0.236				
				SCENARIO LEVEL OF SERVICE:	A	A				

NOTES:

RTOR: *(a) 0%*
(b) 15%
(c) 66%
(d) 64%

Printed: 11/14/13

#13080 DOWNTOWN VENTURA HOUSING PROJECT REF: 01 PM

INTERSECTION CAPACITY UTILIZATION WORKSHEET

COUNT DATE: *11/7/2013*

TIME PERIOD: *P.M. PEAK HOUR*

N/S STREET: *VENTURA AVENUE*

E/W STREET: *RAMONA STREET*

CONTROL TYPE: *SIGNAL*

TRAFFIC VOLUME SUMMARY

VOLUMES	NORTH BOUND L	NORTH BOUND T	NORTH BOUND R	SOUTH BOUND L	SOUTH BOUND T	SOUTH BOUND R	EAST BOUND L	EAST BOUND T	EAST BOUND R	WEST BOUND L	WEST BOUND T	WEST BOUND R
(A) EXISTING:	60	509	24	14	500	42	46	18	51	7	15	19
(B) PROJECT-ADDED:	0	6	0	0	10	0	0	0	0	0	0	0

GEOMETRICS

LANE GEOMETRICS	NORTH BOUND	SOUTH BOUND	EAST BOUND	WEST BOUND
	L T TR	L T TR	LTR	LTR

TRAFFIC SCENARIOS

SCENARIO 1 = EXISTING VOLUMES (A)

SCENARIO 2 = EXISTING + PROJECT VOLUMES (A+B)

LEVEL OF SERVICE CALCULATIONS

MOVE-MENTS	# OF LANES	CAPACITY	SCENARIO VOLUMES 1	SCENARIO VOLUMES 2	SCENARIO V/C RATIOS 1	SCENARIO V/C RATIOS 2	SCENARIO V/C RATIOS 3	SCENARIO V/C RATIOS 4
NBL	1	1600	60	60	0.038 *	0.038 *		
NBT	2	3200	509	515	0.167	0.168		
NBR *(a)*	0	0	24	24	-	-		
SBL	1	1600	14	14	0.009	0.009		
SBT	2	3200	500	510	0.168 *	0.171 *		
SBR *(b)*	0	0	36	36	-	-		
EBL	0	0	46	46	-	-		
EBT	1	1600	18	18	0.051 *	0.051 *		
EBR *(c)*	0	0	17	17	-	-		
WBL	0	0	7	7	-	-		
WBT	1	1600	15	15	0.018 *	0.018 *		
WBR *(d)*	0	0	7	7	-	-		
				TOTAL INTERSECTION CAPACITY UTILIZATION:	0.275	0.278		
				SCENARIO LEVEL OF SERVICE:	A	A		

NOTES:

RTOR: *(a) 0%*
(b) 15%
(c) 66%
(d) 64%

Printed: 11/14/13

#13080 DOWNTOWN VENTURA HOUSING PROJECT REF: 02 AM

INTERSECTION CAPACITY UTILIZATION WORKSHEET

COUNT DATE: *11/7/2013*

TIME PERIOD: *A.M. PEAK HOUR*

N/S STREET: *CALIFORNIA STREET (SPLIT PHASED)*

E/W STREET: *THOMPSON BOULEVARD*

CONTROL TYPE: *SIGNAL*

TRAFFIC VOLUME SUMMARY

VOLUMES	NORTH BOUND L	NORTH BOUND T	NORTH BOUND R	SOUTH BOUND L	SOUTH BOUND T	SOUTH BOUND R	EAST BOUND L	EAST BOUND T	EAST BOUND R	WEST BOUND L	WEST BOUND T	WEST BOUND R
(A) EXISTING:	408	247	147	66	41	22	8	484	29	11	298	21
(B) PROJECT-ADDED:	11	0	0	0	0	0	0	31	10	0	0	0

GEOMETRICS

LANE GEOMETRICS	NORTH BOUND	SOUTH BOUND	EAST BOUND	WEST BOUND
	L LT R	L LT TR	L T TR	L T TR

TRAFFIC SCENARIOS

SCENARIO 1 = EXISTING VOLUMES (A)

SCENARIO 2 = EXISTING + PROJECT VOLUMES (A+B)

LEVEL OF SERVICE CALCULATIONS

MOVE-MENTS	# OF LANES	CAPACITY	SCENARIO VOLUMES 1	SCENARIO VOLUMES 2	SCENARIO V/C RATIOS 1	SCENARIO V/C RATIOS 2
NBL	0	0	408	419	-	-
NBT	2	3200	247	247	0.205 *	0.208 *
NBR *(a)*	1	1600	126	126	0.079	0.079
SBL	0	0	66	66	-	-
SBT	3	4800	41	41	0.025 *	0.025 *
SBR *(b)*	0	0	15	15	-	-
EBL	1	1600	8	8	0.005	0.005
EBT	2	3200	484	515	0.158 *	0.171 *
EBR *(c)*	0	0	23	31	-	-
WBL	1	1600	11	11	0.007 *	0.007 *
WBT	2	3200	298	298	0.098	0.098
WBR *(d)*	0	0	15	15	-	-
			TOTAL INTERSECTION CAPACITY UTILIZATION:		0.395	0.411
			SCENARIO LEVEL OF SERVICE:		A	A

NOTES:

RTOR: *(a) 14%*
(b) 32%
(c) 21%
(d) 29%

Printed: 11/14/13

#13080 DOWNTOWN VENTURA HOUSING PROJECT REF: 02 PM

INTERSECTION CAPACITY UTILIZATION WORKSHEET

COUNT DATE: *11/7/2013*

TIME PERIOD: *A.M. PEAK HOUR*

N/S STREET: *CALIFORNIA STREET (SPLIT PHASED)*

E/W STREET: *THOMPSON BOULEVARD*

CONTROL TYPE: *SIGNAL*

TRAFFIC VOLUME SUMMARY

VOLUMES	NORTH BOUND L	NORTH BOUND T	NORTH BOUND R	SOUTH BOUND L	SOUTH BOUND T	SOUTH BOUND R	EAST BOUND L	EAST BOUND T	EAST BOUND R	WEST BOUND L	WEST BOUND T	WEST BOUND R
(A) EXISTING:	428	218	216	154	103	33	26	698	74	27	374	33
(B) PROJECT-ADDED:	41	0	0	0	0	0	0	17	6	0	0	0

GEOMETRICS

LANE GEOMETRICS	NORTH BOUND	SOUTH BOUND	EAST BOUND	WEST BOUND
	L LT R	L LT TR	L T TR	L T TR

TRAFFIC SCENARIOS

SCENARIO 1 = EXISTING VOLUMES (A)

SCENARIO 2 = EXISTING + PROJECT VOLUMES (A+B)

LEVEL OF SERVICE CALCULATIONS

MOVE-MENTS	# OF LANES	CAPACITY	SCENARIO VOLUMES 1	SCENARIO VOLUMES 2	SCENARIO V/C RATIOS 1	SCENARIO V/C RATIOS 2				
NBL	0	0	428	469	-	-				
NBT	2	3200	218	218	0.202 *	0.215 *				
NBR *(a)*	1	1600	207	207	0.129	0.129				
SBL	0	0	154	154	-	-				
SBT	3	4800	103	103	0.059 *	0.059 *				
SBR *(b)*	0	0	28	28	-	-				
EBL	1	1600	26	26	0.016	0.016				
EBT	2	3200	698	715	0.239 *	0.246 *				
EBR *(c)*	0	0	66	71	-	-				
WBL	1	1600	27	27	0.017 *	0.017 *				
WBT	2	3200	374	374	0.124	0.124				
WBR *(d)*	0	0	24	24	-	-				
				TOTAL INTERSECTION CAPACITY UTILIZATION:	0.517	0.537				
				SCENARIO LEVEL OF SERVICE:	A	A				

NOTES:

RTOR: *(a) 4%*
(b) 15%
(c) 11%
(d) 27%

Printed: 11/14/13

TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	MMF	Intersection	03_EX_AM
Agency/Co.	ATE	Jurisdiction	CITY OF VENTURA
Date Performed	11/14/2013	Analysis Year	EXISTING
Analysis Time Period	A.M. PEAK HOUR		

Project Description #13080 DOWNTOWN VENTURA HOUSING PROJECT

East/West Street: HARBOR BOULEVARD | North/South Street: CALIFORNIA STREET

Intersection Orientation: North-South | Study Period (hrs): 1.00

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)				83		97
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	0	0	0	83	0	97
Percent Heavy Vehicles	0	--	--	4	--	--
Median Type	Undivided					
RT Channelized			0			0
Lanes	0	0	0	1	0	1
Configuration				L		R
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	25	155			167	45
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	25	155	0	0	167	45
Percent Heavy Vehicles	4	4	0	0	4	4
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	1	1	0	0	2	0
Configuration	L	T			T	TR

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration		L		T	TR	L	T	
v (veh/h)		83		83	128	25	155	
C (m) (veh/h)		1610		606	716	491	686	
v/c		0.05		0.14	0.18	0.05	0.23	
95% queue length		0.16		0.48	0.65	0.16	0.87	
Control Delay (s/veh)		7.4		11.9	11.1	12.7	11.8	
LOS		A		B	B	B	B	
Approach Delay (s/veh)	--	--	11.4			11.9		
Approach LOS	--	--	B			B		

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HCS+™ Version 5.5

Generated: 11/14/2013 9:01 AM

AWD = 10.9 SEC. / LOS B

TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	MMF	Intersection	03_EX+PR_AM
Agency/Co.	ATE	Jurisdiction	CITY OF VENTURA
Date Performed	11/14/2013	Analysis Year	EXISTING+PROJECT
Analysis Time Period	A.M. PEAK HOUR		

Project Description	#13080 DOWNTOWN VENTURA HOUSING PROJECT
East/West Street: HARBOR BOULEVARD	North/South Street: CALIFORNIA STREET
Intersection Orientation: North-South	Study Period (hrs): 1.00

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)				93		97
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	0	0	0	93	0	97
Percent Heavy Vehicles	0	--	--	4	--	--
Median Type	Undivided					
RT Channelized			0			0
Lanes	0	0	0	1	0	1
Configuration				L		R
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	25	155			167	48
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	25	155	0	0	167	48
Percent Heavy Vehicles	4	4	0	0	4	4
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	1	1	0	0	2	0
Configuration	L	T			T	TR

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration		L		T	TR	L	T	
v (veh/h)		93		83	131	25	155	
C (m) (veh/h)		1610		587	705	467	664	
v/c		0.06		0.14	0.19	0.05	0.23	
95% queue length		0.18		0.49	0.68	0.17	0.91	
Control Delay (s/veh)		7.4		12.1	11.3	13.1	12.1	
LOS		A		B	B	B	B	
Approach Delay (s/veh)	--	--	11.6			12.2		
Approach LOS	--	--	B			B		

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AWD= 11.0 sec. / LOS B

TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	MMF	Intersection	03_EX_PM
Agency/Co.	ATE	Jurisdiction	CITY OF VENTURA
Date Performed	11/14/2013	Analysis Year	EXISTING
Analysis Time Period	P.M. PEAK HOUR		

Project Description #13080 DOWNTOWN VENTURA HOUSING PROJECT

East/West Street: HARBOR BOULEVARD | North/South Street: CALIFORNIA STREET

Intersection Orientation: North-South | Study Period (hrs): 1.00

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)				201		86
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	0	0	0	201	0	86
Percent Heavy Vehicles	0	--	--	4	--	--
Median Type	Undivided					
RT Channelized			0			0
Lanes	0	0	0	1	0	1
Configuration				L		R
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	155	323			142	81
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	155	323	0	0	142	81
Percent Heavy Vehicles	4	4	0	0	4	4
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	1	1	0	0	2	0
Configuration	L	T			T	TR

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration		L		T	TR	L	T	
v (veh/h)		201		71	152	155	323	
C (m) (veh/h)		1610		417	620	290	467	
v/c		0.12		0.17	0.25	0.53	0.69	
95% queue length		0.43		0.61	0.97	3.28	6.20	
Control Delay (s/veh)		7.6		15.4	12.7	31.4	29.5	
LOS		A		C	B	D	D	
Approach Delay (s/veh)	--	--	13.6			30.1		
Approach LOS	--	--	B			D		

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AWD = 21.0 sec. / LOS C

TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	MMF	Intersection	03_EX+PR_PM
Agency/Co.	ATE	Jurisdiction	CITY OF VENTURA
Date Performed	11/14/2013	Analysis Year	EXISTING+PROJECT
Analysis Time Period	P.M. PEAK HOUR		

Project Description #13080 DOWNTOWN VENTURA HOUSING PROJECT

East/West Street: HARBOR BOULEVARD	North/South Street: CALIFORNIA STREET
Intersection Orientation: North-South	Study Period (hrs): 1.00

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)				207		86
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	0	0	0	207	0	86
Percent Heavy Vehicles	0	--	--	4	--	--
Median Type	Undivided					
RT Channelized			0			0
Lanes	0	0	0	1	0	1
Configuration				L		R
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	155	323			142	91
Peak-Hour Factor, PHF	1.00	1.00	1.00	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	155	323	0	0	142	91
Percent Heavy Vehicles	4	4	0	0	4	4
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	1	1	0	0	2	0
Configuration	L	T			T	TR

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration		L		T	TR	L	T	
v (veh/h)		207		71	162	155	323	
C (m) (veh/h)		1610		410	629	277	458	
v/c		0.13		0.17	0.26	0.56	0.71	
95% queue length		0.44		0.63	1.04	3.60	6.54	
Control Delay (s/veh)		7.6		15.6	12.7	34.2	31.0	
LOS		A		C	B	D	D	
Approach Delay (s/veh)	--	--	13.6			32.1		
Approach LOS	--	--	B			D		

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AWD = 21.8 SEC. / LOS C

114. California & Thompson

2025 General Plan

	LANES	CAPACITY	AM PK HOUR VOL	AM PK HOUR V/C	PM PK HOUR VOL	PM PK HOUR V/C
NBL	1.5		30		30	
NBT	0.5	3200	10	.01*	20	.02*
NBR	1	1600	60	.04	80	.05
SBL	1.5		130		170	
SBT	1.5	4800	70	.04*	160	.07*
SBR	0		10		10	
EBL	1	1600	10	.01	10	.01
EBT	2	3200	820	.30*	930	.32*
EBR	0	0	130		100	
WBL	1	1600	60	.04*	80	.05*
WBT	2	3200	310	.10	400	.14
WBR	0	0	10		60	

Note: Assumes N/S Split Phasing

TOTAL CAPACITY UTILIZATION .39 .46

2025 w/Proposed LU Change

	LANES	CAPACITY	AM PK HOUR VOL	AM PK HOUR V/C	PM PK HOUR VOL	PM PK HOUR V/C
NBL	1.5		30		30	
NBT	0.5	3200	10	.01*	20	.02*
NBR	1	1600	60	.04	80	.05
SBL	1.5		140		140	
SBT	1.5	4800	70	.05*	180	.07*
SBR	0		10		10	
EBL	1	1600	10	.01	10	.01
EBT	2	3200	830	.30*	960	.33*
EBR	0	0	130		80	
WBL	1	1600	60	.04*	80	.05*
WBT	2	3200	310	.10	400	.14
WBR	0	0	10		50	

Note: Assumes N/S Split Phasing

TOTAL CAPACITY UTILIZATION .40 .47

115. Chestnut & Thompson

2025 General Plan

	LANES	CAPACITY	AM PK HOUR VOL	AM PK HOUR V/C	PM PK HOUR VOL	PM PK HOUR V/C
NBL	0	0	10	{.01}*	10	{.01}*
NBT	1	1600	10	.02	10	.02
NBR	0	0	10		10	
SBL	1	1600	30	.02	90	.06
SBT	1	1600	260	.17*	320	.22*
SBR	0	0	10		30	
EBL	1	1600	10	.01	20	.01
EBT	2	3200	550	.17*	700	.22*
EBR	f		390		510	
WBL	1	1600	210	.13*	230	.14*
WBT	2	3200	450	.15	630	.22
WBR	0	0	30		70	

TOTAL CAPACITY UTILIZATION .48 .59

2025 w/Proposed LU Change

	LANES	CAPACITY	AM PK HOUR VOL	AM PK HOUR V/C	PM PK HOUR VOL	PM PK HOUR V/C
NBL	0	0	10	{.01}*	10	{.01}*
NBT	1	1600	10	.02	10	.02
NBR	0	0	10		10	
SBL	1	1600	30	.02	80	.05
SBT	1	1600	250	.16*	320	.22*
SBR	0	0	10		30	
EBL	1	1600	20	.01	20	.01
EBT	2	3200	560	.18*	700	.22*
EBR	f		400		500	
WBL	1	1600	210	.13*	230	.14*
WBT	2	3200	450	.15	630	.22
WBR	0	0	30		70	

TOTAL CAPACITY UTILIZATION .48 .59

120. Ventura & Main

2025 General Plan

	LANES	CAPACITY	AM PK HOUR VOL	AM PK HOUR V/C	PM PK HOUR VOL	PM PK HOUR V/C
NBL	1	1600	30	.02	70	.04
NBT	1	1600	350	.22*	670	.42*
NBR	1	1600	10	.01	30	.02
SBL	1	1600	120	.08*	140	.09*
SBT	1	1600	360	.23	370	.23
SBR	1	1600	60	.04	40	.03
EBL	1	1600	30	.02	150	.09*
EBT	1	1600	150	.09*	280	.18
EBR	d	1600	40	.03	40	.03
WBL	1	1600	10	.01*	20	.01
WBT	1	1600	90	.06	180	.11*
WBR	1	1600	160	.10	140	.09
TOTAL CAPACITY UTILIZATION				.40		.71

2025 w/Proposed LU Change

	LANES	CAPACITY	AM PK HOUR VOL	AM PK HOUR V/C	PM PK HOUR VOL	PM PK HOUR V/C
NBL	1	1600	30	.02	70	.04
NBT	1	1600	350	.22*	670	.42*
NBR	1	1600	20	.01	30	.02
SBL	1	1600	130	.08*	140	.09*
SBT	1	1600	350	.22	370	.23
SBR	1	1600	60	.04	40	.03
EBL	1	1600	30	.02	150	.09*
EBT	1	1600	140	.09*	280	.18
EBR	d	1600	30	.02	40	.03
WBL	1	1600	10	.01*	20	.01
WBT	1	1600	90	.06	180	.11*
WBR	1	1600	170	.11	140	.09
TOTAL CAPACITY UTILIZATION				.40		.71

162. California & Harbor

2025 General Plan

	LANES	CAPACITY	AM PK HOUR VOL	AM PK HOUR V/C	PM PK HOUR VOL	PM PK HOUR V/C
NBL	0	0	0		0	
NBT	0	0	0		0	
NBR	0	0	0		0	
SBL	1	1600	190	.12*	320	.20*
SBT	0	0	0		0	
SBR	1	1600	40	.03	50	.03
EBL	1	1600	20	.01	80	.05
EBT	1	1600	230	.14*	260	.16*
EBR	0	0	0		0	
WBL	0	0	0		0	
WBT	2	3200	170	.07	230	.10
WBR	0	0	50		100	
TOTAL CAPACITY UTILIZATION				.26		.36

2025 w/Proposed LU Change

	LANES	CAPACITY	AM PK HOUR VOL	AM PK HOUR V/C	PM PK HOUR VOL	PM PK HOUR V/C
NBL	0	0	0		0	
NBT	0	0	0		0	
NBR	0	0	0		0	
SBL	1	1600	190	.12*	330	.21*
SBT	0	0	0		0	
SBR	1	1600	40	.03	50	.03
EBL	1	1600	20	.01	80	.05
EBT	1	1600	230	.14*	260	.16*
EBR	0	0	0		0	
WBL	0	0	0		0	
WBT	2	3200	170	.07	230	.10
WBR	0	0	50		100	
TOTAL CAPACITY UTILIZATION				.26		.37

181. Ventura & Ramona

2025 General Plan

	LANES	CAPACITY	AM PK HOUR VOL	AM PK HOUR V/C	PM PK HOUR VOL	PM PK HOUR V/C
NBL	1	1600	30	.02	40	.03
NBT	1	1600	350	.23*	620	.40*
NBR	0	0	20		20	
SBL	1	1600	80	.05*	70	.04*
SBT	1	1600	390	.25	470	.31
SBR	0	0	10		30	
EBL	0	0	20	{.01}*	20	{.01}*
EBT	1	1600	10	.03	10	.03
EBR	0	0	10		10	
WBL	0	0	10		20	
WBT	1	1600	20	.03*	30	.04*
WBR	0	0	10		20	
TOTAL CAPACITY UTILIZATION				.32		.49

2025 w/Proposed LU Change

	LANES	CAPACITY	AM PK HOUR VOL	AM PK HOUR V/C	PM PK HOUR VOL	PM PK HOUR V/C
NBL	1	1600	30	.02	40	.03
NBT	1	1600	350	.23*	620	.40*
NBR	0	0	20		20	
SBL	1	1600	80	.05*	70	.04*
SBT	1	1600	390	.25	470	.31
SBR	0	0	10		30	
EBL	0	0	20	{.01}*	30	{.02}*
EBT	1	1600	10	.03	20	.04
EBR	0	0	10		10	
WBL	0	0	10		20	
WBT	1	1600	20	.03*	30	.04*
WBR	0	0	10		20	
TOTAL CAPACITY UTILIZATION				.32		.50

182. Olive & Main St

2025 General Plan

	LANES	CAPACITY	AM PK HOUR VOL	AM PK HOUR V/C	PM PK HOUR VOL	PM PK HOUR V/C
NBL	1	1600	10	.01	10	.01
NBT	1	1600	10	.01*	10	.01*
NBR	0	0	10		10	
SBL	1	1600	560	.35*	400	.25*
SBT	1	1600	20	.06	30	.08
SBR	0	0	80		90	
EBL	0	0	80	{.05}*	280	
EBT	1	1600	80	.10	220	.31*
EBR	1	1600	10	.01	40	.03
WBL	0	0	10		10	{.01}*
WBT	1	1600	160	.11*	150	.10
WBR	1	1600	180	.11	440	.28
TOTAL CAPACITY UTILIZATION				.52		.58

2025 w/Proposed LU Change

	LANES	CAPACITY	AM PK HOUR VOL	AM PK HOUR V/C	PM PK HOUR VOL	PM PK HOUR V/C
NBL	1	1600	10	.01	10	.01
NBT	1	1600	10	.01*	10	.01*
NBR	0	0	10		10	
SBL	1	1600	560	.35*	400	.25*
SBT	1	1600	20	.06	30	.08
SBR	0	0	80		90	
EBL	0	0	80	{.05}*	280	
EBT	1	1600	80	.10	220	.31*
EBR	1	1600	10	.01	40	.03
WBL	0	0	10		10	{.01}*
WBT	1	1600	160	.11*	150	.10
WBR	1	1600	180	.11	440	.28
TOTAL CAPACITY UTILIZATION				.52		.58

Memo

To:	Chandra Chandrashaker City of Ventura	From:	Charlie Ho, PE Stantec
File:	2073008230	Date:	September 12, 2013

Reference: TAZ 231 Land Use Change Model Run

Stantec has performed the requested model run per your request dated August 29, 2013 and the results are summarized here. The land use alternative as identified in Table 1 shows an increase of 593 daily trips when compared to the General Plan land uses.

The Proposed Project does not cause any changes of 500 or more in average daily trips (ADT) on the study area roadways. It does show an increase of .01 in both AM and PM Peak Hour intersection capacity utilization (ICU) value for the intersection of California Street at Thompson Boulevard, and an increase of .01 each in PM Peak Hour ICU value for the intersections of California Street at Harbor Boulevard and Ventura Avenue at Ramona Street. The study area intersections are forecasted to operate at Level of Service (LOS) C or better.

A summary of the change in vehicle miles traveled (VMT) and vehicle hours of travel (VHT) is shown in Table 2. Comparing to the Adopted General Plan scenario, the proposed TAZ 231 land use change shows an increase of 870.8 in daily VMT and 23.0 in daily VHT.

The forecast data package is attached here for your use and information.

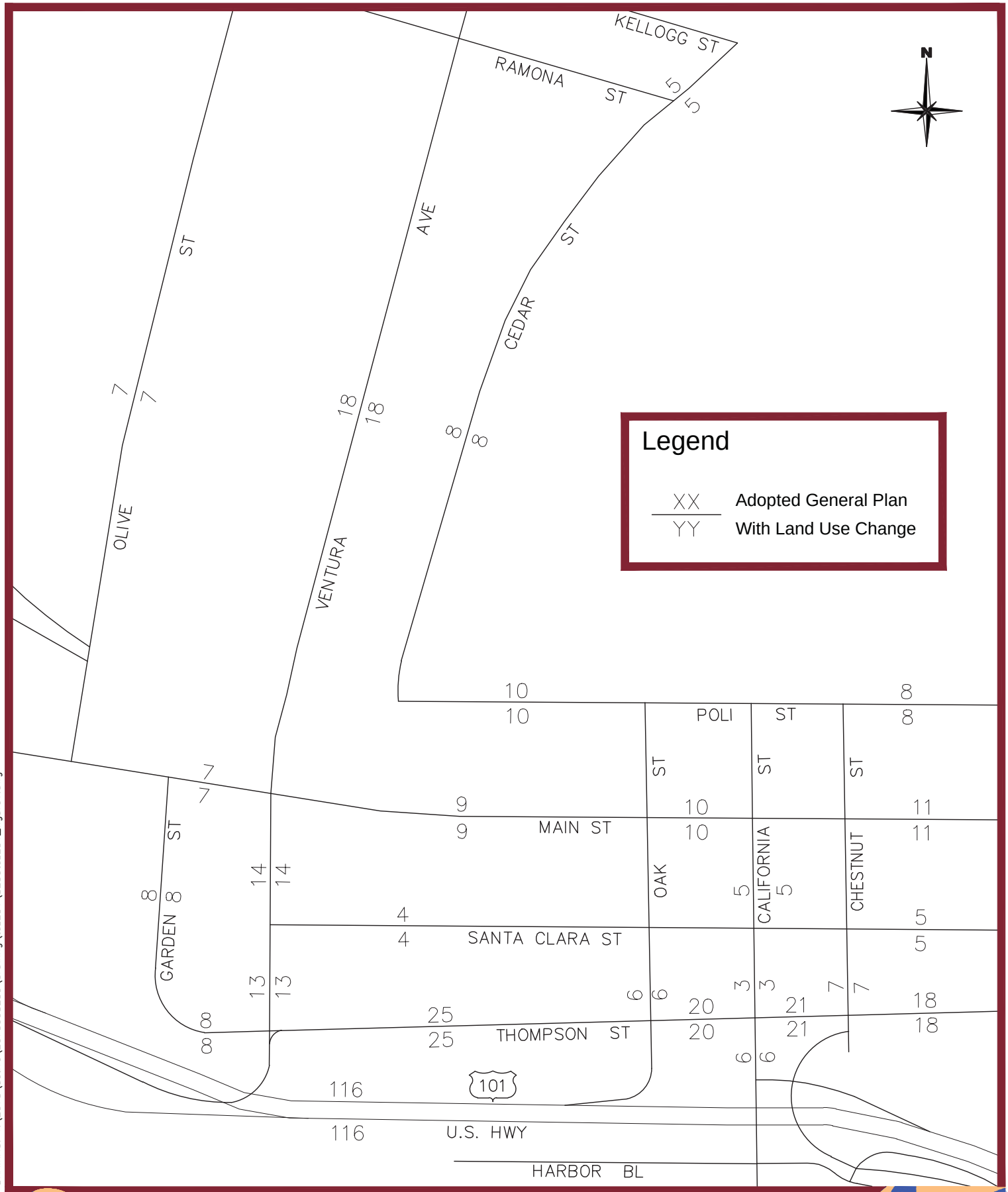
STANTEC CONSULTING SERVICES INC.

Charlie Ho, PE
Transportation Engineer
Phone: (949) 923-6063
Fax: (949) 923-6121
Charlie.Ho@stantec.com

Table 1

LAND USE AND TRIP GENERATION SUMMARY

2025 with Current General Plan Assumptions										
				AM Peak Hour			PM Peak Hour			
Zone	Land Use Type	Amount	Units	In	Out	Total	In	Out	Total	ADT
231	2. Condos	310	DU	22	115	137	112	56	168	1,817
	7. Low Retail	10	TSF	5	3	8	14	15	29	343
	10. Office	22.94	TSF	31	4	35	6	28	34	253
Total Trip Generation				58	122	180	132	99	231	2,413
2025 With Proposed Project										
				AM Peak Hour			PM Peak Hour			
Zone	Land Use Type	Amount	Units	In	Out	Total	In	Out	Total	ADT
231	2. Condos	138	DU	10	51	61	50	25	75	809
	3. Apartments	257	DU	21	111	132	108	51	159	1,704
	7. Low Retail	7	TSF	4	2	6	10	11	21	240
	10. Office	22.94	TSF	31	4	35	6	28	34	253
Total Trip Generation				66	168	234	174	115	289	3,006
Net Change				8	46	54	42	16	58	593



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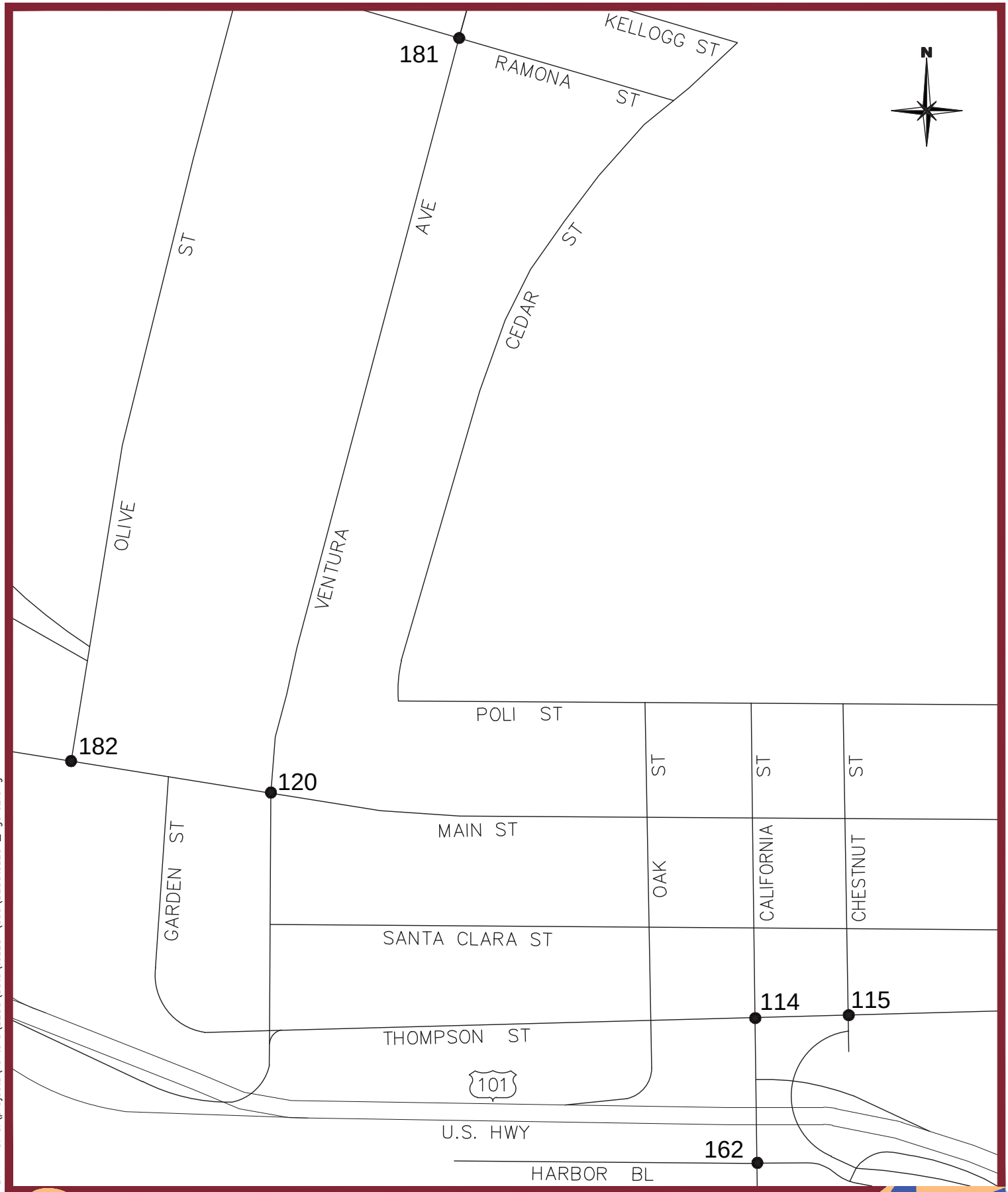
Stantec

2025 ADT Volume Comparison
- Proposed TAZ 231 Land Use Changes

Figure 1



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Stantec

Intersection Location Map

Figure 2

114. California & Thompson

2025 General Plan

	LANES	CAPACITY	AM PK HOUR VOL	AM PK HOUR V/C	PM PK HOUR VOL	PM PK HOUR V/C
NBL	1.5		30		30	
NBT	0.5	3200	10	.01*	20	.02*
NBR	1	1600	60	.04	80	.05
SBL	1.5		130		170	
SBT	1.5	4800	70	.04*	160	.07*
SBR	0		10		10	
EBL	1	1600	10	.01	10	.01
EBT	2	3200	820	.30*	930	.32*
EBR	0	0	130		100	
WBL	1	1600	60	.04*	80	.05*
WBT	2	3200	310	.10	400	.14
WBR	0	0	10		60	

Note: Assumes N/S Split Phasing

TOTAL CAPACITY UTILIZATION .39 .46

2025 w/Proposed LU Change

	LANES	CAPACITY	AM PK HOUR VOL	AM PK HOUR V/C	PM PK HOUR VOL	PM PK HOUR V/C
NBL	1.5		30		30	
NBT	0.5	3200	10	.01*	20	.02*
NBR	1	1600	60	.04	80	.05
SBL	1.5		140		140	
SBT	1.5	4800	70	.05*	180	.07*
SBR	0		10		10	
EBL	1	1600	10	.01	10	.01
EBT	2	3200	830	.30*	960	.33*
EBR	0	0	130		80	
WBL	1	1600	60	.04*	80	.05*
WBT	2	3200	310	.10	400	.14
WBR	0	0	10		50	

Note: Assumes N/S Split Phasing

TOTAL CAPACITY UTILIZATION .40 .47

115. Chestnut & Thompson

2025 General Plan

	LANES	CAPACITY	AM PK HOUR VOL	AM PK HOUR V/C	PM PK HOUR VOL	PM PK HOUR V/C
NBL	0	0	10	{.01}*	10	{.01}*
NBT	1	1600	10	.02	10	.02
NBR	0	0	10		10	
SBL	1	1600	30	.02	90	.06
SBT	1	1600	260	.17*	320	.22*
SBR	0	0	10		30	
EBL	1	1600	10	.01	20	.01
EBT	2	3200	550	.17*	700	.22*
EBR	f		390		510	
WBL	1	1600	210	.13*	230	.14*
WBT	2	3200	450	.15	630	.22
WBR	0	0	30		70	

TOTAL CAPACITY UTILIZATION .48 .59

2025 w/Proposed LU Change

	LANES	CAPACITY	AM PK HOUR VOL	AM PK HOUR V/C	PM PK HOUR VOL	PM PK HOUR V/C
NBL	0	0	10	{.01}*	10	{.01}*
NBT	1	1600	10	.02	10	.02
NBR	0	0	10		10	
SBL	1	1600	30	.02	80	.05
SBT	1	1600	250	.16*	320	.22*
SBR	0	0	10		30	
EBL	1	1600	20	.01	20	.01
EBT	2	3200	560	.18*	700	.22*
EBR	f		400		500	
WBL	1	1600	210	.13*	230	.14*
WBT	2	3200	450	.15	630	.22
WBR	0	0	30		70	

TOTAL CAPACITY UTILIZATION .48 .59

120. Ventura & Main

2025 General Plan

	LANES	CAPACITY	AM PK HOUR VOL	AM PK HOUR V/C	PM PK HOUR VOL	PM PK HOUR V/C
NBL	1	1600	30	.02	70	.04
NBT	1	1600	350	.22*	670	.42*
NBR	1	1600	10	.01	30	.02
SBL	1	1600	120	.08*	140	.09*
SBT	1	1600	360	.23	370	.23
SBR	1	1600	60	.04	40	.03
EBL	1	1600	30	.02	150	.09*
EBT	1	1600	150	.09*	280	.18
EBR	d	1600	40	.03	40	.03
WBL	1	1600	10	.01*	20	.01
WBT	1	1600	90	.06	180	.11*
WBR	1	1600	160	.10	140	.09

TOTAL CAPACITY UTILIZATION .40 .71

2025 w/Proposed LU Change

	LANES	CAPACITY	AM PK HOUR VOL	AM PK HOUR V/C	PM PK HOUR VOL	PM PK HOUR V/C
NBL	1	1600	30	.02	70	.04
NBT	1	1600	350	.22*	670	.42*
NBR	1	1600	20	.01	30	.02
SBL	1	1600	130	.08*	140	.09*
SBT	1	1600	350	.22	370	.23
SBR	1	1600	60	.04	40	.03
EBL	1	1600	30	.02	150	.09*
EBT	1	1600	140	.09*	280	.18
EBR	d	1600	30	.02	40	.03
WBL	1	1600	10	.01*	20	.01
WBT	1	1600	90	.06	180	.11*
WBR	1	1600	170	.11	140	.09

TOTAL CAPACITY UTILIZATION .40 .71

162. California & Harbor

2025 General Plan

	LANES	CAPACITY	AM PK HOUR VOL	AM PK HOUR V/C	PM PK HOUR VOL	PM PK HOUR V/C
NBL	0	0	0		0	
NBT	0	0	0		0	
NBR	0	0	0		0	
SBL	1	1600	190	.12*	320	.20*
SBT	0	0	0		0	
SBR	1	1600	40	.03	50	.03
EBL	1	1600	20	.01	80	.05
EBT	1	1600	230	.14*	260	.16*
EBR	0	0	0		0	
WBL	0	0	0		0	
WBT	2	3200	170	.07	230	.10
WBR	0	0	50		100	

TOTAL CAPACITY UTILIZATION .26 .36

2025 w/Proposed LU Change

	LANES	CAPACITY	AM PK HOUR VOL	AM PK HOUR V/C	PM PK HOUR VOL	PM PK HOUR V/C
NBL	0	0	0		0	
NBT	0	0	0		0	
NBR	0	0	0		0	
SBL	1	1600	190	.12*	330	.21*
SBT	0	0	0		0	
SBR	1	1600	40	.03	50	.03
EBL	1	1600	20	.01	80	.05
EBT	1	1600	230	.14*	260	.16*
EBR	0	0	0		0	
WBL	0	0	0		0	
WBT	2	3200	170	.07	230	.10
WBR	0	0	50		100	

TOTAL CAPACITY UTILIZATION .26 .37

181. Ventura & Ramona

2025 General Plan

	LANES	CAPACITY	AM PK HOUR VOL	AM PK HOUR V/C	PM PK HOUR VOL	PM PK HOUR V/C
NBL	1	1600	30	.02	40	.03
NBT	1	1600	350	.23*	620	.40*
NBR	0	0	20		20	
SBL	1	1600	80	.05*	70	.04*
SBT	1	1600	390	.25	470	.31
SBR	0	0	10		30	
EBL	0	0	20	{.01}*	20	{.01}*
EBT	1	1600	10	.03	10	.03
EBR	0	0	10		10	
WBL	0	0	10		20	
WBT	1	1600	20	.03*	30	.04*
WBR	0	0	10		20	

TOTAL CAPACITY UTILIZATION .32 .49

2025 w/Proposed LU Change

	LANES	CAPACITY	AM PK HOUR VOL	AM PK HOUR V/C	PM PK HOUR VOL	PM PK HOUR V/C
NBL	1	1600	30	.02	40	.03
NBT	1	1600	350	.23*	620	.40*
NBR	0	0	20		20	
SBL	1	1600	80	.05*	70	.04*
SBT	1	1600	390	.25	470	.31
SBR	0	0	10		30	
EBL	0	0	20	{.01}*	30	{.02}*
EBT	1	1600	10	.03	20	.04
EBR	0	0	10		10	
WBL	0	0	10		20	
WBT	1	1600	20	.03*	30	.04*
WBR	0	0	10		20	

TOTAL CAPACITY UTILIZATION .32 .50

182. Olive & Main St

2025 General Plan

	LANES	CAPACITY	AM PK HOUR VOL	AM PK HOUR V/C	PM PK HOUR VOL	PM PK HOUR V/C
NBL	1	1600	10	.01	10	.01
NBT	1	1600	10	.01*	10	.01*
NBR	0	0	10		10	
SBL	1	1600	560	.35*	400	.25*
SBT	1	1600	20	.06	30	.08
SBR	0	0	80		90	
EBL	0	0	80	{.05}*	280	
EBT	1	1600	80	.10	220	.31*
EBR	1	1600	10	.01	40	.03
WBL	0	0	10		10	{.01}*
WBT	1	1600	160	.11*	150	.10
WBR	1	1600	180	.11	440	.28

TOTAL CAPACITY UTILIZATION .52 .58

2025 w/Proposed LU Change

	LANES	CAPACITY	AM PK HOUR VOL	AM PK HOUR V/C	PM PK HOUR VOL	PM PK HOUR V/C
NBL	1	1600	10	.01	10	.01
NBT	1	1600	10	.01*	10	.01*
NBR	0	0	10		10	
SBL	1	1600	560	.35*	400	.25*
SBT	1	1600	20	.06	30	.08
SBR	0	0	80		90	
EBL	0	0	80	{.05}*	280	
EBT	1	1600	80	.10	220	.31*
EBR	1	1600	10	.01	40	.03
WBL	0	0	10		10	{.01}*
WBT	1	1600	160	.11*	150	.10
WBR	1	1600	180	.11	440	.28

TOTAL CAPACITY UTILIZATION .52 .58

Table 2

2025 Vehicle Miles Traveled (VMT) and Vehicle Hours of Travel (VHT) Forecast

2025 with Current General Plan Assumptions			
	AM Peak Hour	PM Peak Hour	Daily
VMT	250,740.6	317,709.1	3,248,719.3
VHT	5,641.8	7,280.0	73,868.8

2025 With Proposed TAZ 231 Land Use Changes			
	AM Peak Hour	PM Peak Hour	Daily
VMT	250,920.0	317,755.7	3,249,590.1
Net Change	179.4	46.6	870.8
VHT	5,646.1	7,281.5	73,891.8
Net Change	4.3	1.5	23.0