

3.8 HAZARDS AND HAZARDOUS MATERIALS

INTRODUCTION

This section presents an overview of the existing conditions with regard to the presence of hazards and/or hazardous materials within the boundaries of the proposed Hitch Ranch Specific Plan site. It also discusses the potential impacts resulting from hazards or hazardous materials as a result of construction and operation activities associated with the proposed specific plan.

3.8.1 LITERATURE AND DATA REVIEW

Project-Related Studies

A series of Environmental Site Assessments (ESAs) were completed for the Proposed Project Site:

- *Phase I Environmental Site Assessment, Hitch Ranch Project Property, Poindexter Avenue at Gabbert Road, Moorpark, California*, dated December 13, 2017, prepared by Amicus – Strategic Environmental Consulting (Amicus).
- *Phase I Environmental Site Assessment (ESA), Hitch Ranch, Moorpark Specific Plan No. 2, Moorpark, California*, dated February 13, 1998, prepared by Gradient Engineers, Inc.;
- *Addendum to the Phase I Environmental Site Assessment, Hitch Ranch, Moorpark Specific Plan No. 1, Moorpark, California*, dated February 14, 2000, prepared by Gradient Engineers, Inc. (GE);
- *Phase I Environmental Site Assessment Update and Limited Phase II Soil Screening for Organochlorine Pesticides, Hitch Ranch, Moorpark Specific Plan No. 1, Moorpark, California, 93021*, dated October 16, 2006, prepared by Applied Environmental Technologies, Inc. (AET);
- *A Geologic Mapping Approach to Identify Radon Hot-Spots in California and Ramifications for The State's Radon Risk Picture*. Ronald Churchill, Ph.D., Senior Engineering Geologist, California Geological Survey, Sacramento, California, July 2016;
- *Evaluation of Potential Indoor Radon Gas Exposure, Proposed Residential Development, Tentative Tract 5708 (Hitch Ranch Project), City of Moorpark, California*, Albus & Associates, Inc., October 19, 2021.

Each of the reports identified above is incorporated by reference, and included in **Appendix 3.8** to this EIR.

3.8.2 REGULATORY FRAMEWORK

3.8.2.1 Federal Regulations

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

Resource Conservation and Recovery Act (RCRA)

RCRA is the public law that creates the framework for the proper management of hazardous and non-hazardous solid waste. The law describes the waste management program mandated by Congress that gave EPA authority to develop the RCRA program. The term RCRA is often used interchangeably to refer to the law, regulations, and EPA policy and guidance.

3.8.2.2 State Regulations

Department of Toxic Substances Control

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

The hazardous waste facilities identified in HSC Section 25187.5 are those where DTSC has taken or contracted for corrective action because a facility owner/operator has failed to comply with a date for taking corrective action in an order issued under the HSC, or because DTSC determined that immediate corrective action was necessary to abate an imminent or substantial endangerment.²

¹ California Government Code, Title 22, Section 65962.5.

² California Health and Safety Code, Section 25187.5.

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

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

3.8.2.3 Local Regulations

Ventura County Air Pollution Control District

The Ventura County Air Pollution Control District (VCAPCD) is the local authority for hazardous emissions, including asbestos. The US EPA established the National Emission Standards for Hazardous Air Pollutants⁴ (NESHAP) for asbestos in order to minimize the release of fibers during activities involving asbestos handling. VCAPCD regulates asbestos demolition and renovation operations using Rule 62.7 instead of the NESHAP.⁵

VCAPCD Rule 62.7 applies to all renovation and demolition operations, including those not previously regulated under NESHAP. The rule applies to operations at dwelling units and operations involving 100 or more square feet of ACM. Under Rule 62.7, written notification must be postmarked or delivered to VCAPCD at least 10 working days before work that may disturb ACM begins.

Ventura County Environmental Health Division

The Ventura County Hazardous Materials Program, administered by the County Environmental Health Division, is the Certified Unified Program Agency (CUPA) for the County. The CUPA provides regulatory oversight for the following programs: Hazardous Waste Generator, Hazardous Waste Generator On-Site Treatment (Tiered Permit), Underground Storage Tank, Aboveground Storage Tank

³ California Division of Oil, Gas, and Geothermal Resources, *Well Review Program Introduction and Application*, 2007 ftp://ftp.consrv.ca.gov/pub/oil/Well_Review_Program.pdf.

⁴ US Code of Federal Regulations, Title 40, Part 61, "National Emission Standards for Hazardous Air Pollutants."

⁵ Ventura County Air Pollution Control District, "Asbestos," <http://www.vcapcd.org/asbestos.htm>, accessed September 18, 2019.

Spill Prevention Control and Countermeasure Plan, Hazardous Materials Release Response Plans and Inventory (Business Plan), and Risk Management Plan.

In addition to conducting annual facility inspections, the Hazardous Materials Program is involved with hazardous materials emergency response, investigation of the illegal disposal of hazardous waste, public complaints, and stormwater illicit discharge inspections.

Ventura County Fire Protection District

The Proposed Project would be subject to requirements of the Ventura County Fire Protection District (VCFPD), which sets standards for water supplies, access, and fire protection equipment. Fire Prevention Standards 14.6. sets access road standards and includes requirements for secondary access.⁶

City of Moorpark

The following goals and policies of the *City of Moorpark General Plan Safety Element* related to hazardous materials are applicable to the proposed Hitch Ranch Specific Plan project.

Goal 4: Protect residents and business employees from potential hazards associated with the use, storage, manufacture, and transportation of hazardous materials in and through the City.

Policy 4.1: Continue to participate in the Standardized Emergency Management System and the Ventura County Stormwater Program [local enforcer of the National Pollutant Discharge Elimination System (NPDES) program.]

The following goals and policies of the *City of Moorpark General Plan Safety Element* related to public health and safety are applicable to the proposed Hitch Ranch Specific Plan project.

Goal 6: Reduce the risk to the community from hazards related to wildfires and structural fires.

Policy 6.1: Continue to implement the fire hazard reduction goals and policies set forth in the *Ventura County General Plan*.

Policy 6.3: Continue to require noncombustible roofing materials for new and replacement roofing.

⁶ Ventura County Fire Department, "Standards and Guidelines" 2016, <https://vcfd.org/FP-Standards-Guidelines>, accessed September 18, 2019.

3.8.3 EXISTING CONDITIONS

Summary of Previous Phase I ESA. Past uses of various portions of the site have included an apricot orchard (1930s to 1948); hog farming (1930s to 1960s); lemon orchard (1948 to 1970s); wheat farming; dairy cow grazing; and horse training. Structures identified on the site in 1998 included a single-family residence at 537 Poindexter Avenue (in the southeastern portion of the site); a workshop, three wooden structures, an animal staging area and corral, and footings and concrete slabs in the central portion of the site (reportedly used for apricot pitting and drying operations, an office, and hog pens); a large, round, aboveground steel water tank in the northeast portion of the site; and three water wells. Except for the occupied residence, the site was reported to have been fallow since the early 1980s. No underground storage tanks (USTs) were observed on the site, and none were identified as having been historically located on the site.

The 1998 Phase I ESA identified 11 areas of potential concern (APCs) at the site: (1) suspected asbestos-containing building material in site buildings; (2) empty containers located in and around structures on the site; (3) empty paint cans, a car battery, and other debris located in a wash east of Gabbert Road; (4) landscape debris dumped in a small valley west of Gabbert Road; (5 and 6) orchard heaters (smudge pots) in the southern portion of the site, some with bullet holes; (7) former above ground oil tanks located along the southern boundary west of Gabbert Road (identified as such on a 1951 topographic map and observed in 1938 and 1952 aerial photographs); (8) two locations with abandoned vehicles; (9) an aboveground, 500-gallon diesel tank located near the end of Casey Road at the east boundary of the site with the following notation: "It is not evident if this tank is on the subject property"; (10) abandoned agricultural equipment on the site; and (11) a reported septic system in the central part of the site.

The addendum report (February 2000) addressed the location and status of active and leaking USTs located off site but within the site vicinity; the status of an adjacent property north and northeast of the site with an unpermitted solid waste disposal area (identified as The Walnut Canyon Tract Landfill); and the status of the on-site water wells. GE reviewed agency reports including those submitted to the California Department of Toxic Substances Control (DTSC) for the clean-up of the Walnut Canyon Landfill; reviewed UST and Leaking UST lists at Ventura County Environmental Health Division (VCEHD); and reviewed water well information for 15 potential water wells on the site at the Ventura County Water Resources Department (VCWRD). The addendum report concluded that the off-site active USTs, leaking USTs, and the Walnut Canyon Tract Landfill did not pose an "environmental concern at this site." A list of the 15 potential on-site water wells was provided with 9 of the wells having a depth of casing; 3 of the 9 were listed as abandoned.

Federal and State Database Review. A government database report, prepared by Environmental Data Resources (EDR) of available federal, state, and County agency databases was reviewed to identify government-regulated properties having known recognized environmental conditions and potential environmental concerns within the vicinity of the site. Because of the size of the site, the radii of investigation for the federal and state agency lists were extended up to two miles. A description of the reviewed government databases is available in the EDR report. Also included in the EDR report are maps illustrating the location of listed properties relative to the location of the site.

A summary of properties that could not be mapped by EDR, but were identified as potentially within the site vicinity (orphan properties), is also included in the EDR reports. Of the listed unmappable properties, none are identifiable as being located adjacent to the site. The pertinent findings of the government database review are summarized below:

- The site is not identified in the EDR report.
- The site is not located within 1.0 mile of a federal Superfund property.
- There are three properties located cross or up gradient of the site listed in the database report. Michael Harris at 6086 Gabbert Road (west of the Site) is listed on the UST List as having an inactive underground storage tank and on the HAZNET List as a generator of hazardous waste (used oil). Two properties, located at 11905 and 11855 Darlene Lane (northwest of the site) are listed on the RCRA Small Quantity Generator List as generators of hazardous wastes with no violations found. Having a registered UST or being a registered generator of hazardous waste does not indicate that a release has occurred on the property.
- A listing on the Emergency Response Notification System (ERNS) List was identified as 6061 Gabbert, near the west part of the site. No additional information is provided; however, releases of fuel at an accident or spills on a roadway are typically identified on the list when an emergency response agency (police or fire department) reports the incident and provides for the cleanup.
- There are 17 properties located south and down gradient of the site listed on the RCRA Small Quantity Generator List, and 30 properties located south and down gradient of the site listed on the HAZNET List as generators of small quantities of hazardous wastes. Being a registered generator of hazardous waste does not indicate that a release has occurred on the property.
- There are nine properties located down gradient of the site listed on the Leaking Underground Storage Tank (LUST) List that are also listed on the Cortese List. Seven of the properties have received a case closure from the regulatory agency. According to the State GeoTracker database, the

eighth property received a case closure from the regulatory agency in August 2005, and ninth property received a case closure from the regulatory agency in June 2010. Based on the status of the nine properties (case closed) and the distance and down-gradient location of the one active property that is undergoing remediation, there is low probability that the listed properties have impacted the site.

Based on the database review, there is a low probability that the listed off-site properties in the site vicinity have impacted the site due to their regulatory status (case closed, waste generators), their down-gradient locations from the site, and their distances from the site.

Oil and Gas Development. *The Munger Map Book of California-Alaska Oil and Gas Fields*, 2003 Edition, was reviewed to assess the presence of known active or abandoned oil and gas wells within the site vicinity. Based on the review, there are no active or abandoned oil wells on the site. The Project site is located about 2,000 feet south of Penta Well 60-4580 and Chevron Gabbert 22-4889. Both wells are abandoned and are dry holes. The nearest productive oil wells are in the very small Moorpark and Moorpark West oil fields located approximately 1 mile northwest and northeast of the site. Most, if not all, of the wells have been abandoned. The site has not been impacted by oil and gas production.

Ventura County Water Resources Department (VCWRD). The VCWRD was contacted for information concerning the reported water wells located on the site. VCWRD provided a listing of wells identified by State Well Numbers and several aerial photographs showing the approximately location of the 16 water wells suspected of being on the site. Six of the 16 wells are listed as Destroyed (meaning properly removed and plugged), two wells are listed as Non-Compliant Abandoned (abandoned in this case means the well is not in use but is not yet destroyed), one well is listed as Active, and seven wells are listed as Can't Locate Indeterminable. According to VCWRD, their records indicate that some wells permitted on the site were drilled but were not cased (possibly because they were dry or low yielding). Therefore, there is no well on site that requires destruction. Most, if not all, of the indeterminable wells may have been uncased core holes.

During a site visit, three wells were located: Well 5K1 (non-compliant) was observed with a pump located north of Poindexter Avenue on the flat land southeast of the former residence; Well 5K2 (non-compliant) was observed on a concrete pad without a pump in bushes on the east side of the entrance road approximately 50 feet south of the gate; and Well 5F2 (active) was observed with a pump and electric panel at the location of Well 5F1 on the photograph. The well is located in trees approximately 200 feet east of the southeast corner of the rural residential neighborhood northwest of the site.

Aerial Photograph Review. AET reviewed copies of aerial photographs provided by EDR for the years 1938, 1945, 1959, 1964, 1970, 1977, 1989, 1994, and 2002; and historical topographic maps for the years 1903, 1944, and 1951 for historical land use identification. Two individual adjacent photographs for each year were provided to cover the area of the site. Amicus also reviewed aerial photographs provided by EDR for the years 1938, 1947, 1952, 1969, 1985, and 2002. The most recent aerial photographs provided by EDR which were made in 2010 and 2012. These photographs depict the property in a condition similar to what is observed today, with the exception of the small ranching operation that moved onto the property in 2017. Based on the review of available aerial photographs and maps, the historical development of the site and vicinity was evaluated. Findings are summarized below:

- The 1903 Camulos Topographic Map (1:125,000) shows the site to be undeveloped land. The Southern Pacific Railroad track and a road that predated Los Angeles Avenue (Highway 118) are present south of the site. Gabbert Road is not present; however, dirt roads extend north from Los Angeles Avenue on the east and west sides of the site.
- The 1938 aerial photograph (Fairchild, 1 inch = 500 feet) shows the site to be developed with agriculture. Gabbert Road is present running northward across the west portion of the site. Two small structures, young orchards, and undeveloped land are present northwest of the site along Gabbert Road. The west portion of the site appears to be fallow or grazing land. The east and south-central portions of the site have established orchards with both young and more mature trees. An area in the central portion of the site may be cultivated with hay or wheat. The main entrance to the site is on the south side in the same location as it is today. A dirt road extends north from the present Poindexter Avenue, over the railroad track and into a small valley with low hills to the east and west. Approximately 450 feet north of the entrance, the valley forms a Y shape (one valley goes west-northwest and one goes north-northeast). At the Y was a ranch building, possibly a barn approximately 50 feet long on each side. On the hill east of the entrance is a ranch house with an access road around the south and east sides of the hill. A small structure is located approximately 600 feet east of the ranch house. A second ranch house is located near the eastern boundary of the current site with an access road of the end of Casey Road. Casey Road extends west from Walnut Canyon Road. Several buildings are located east of the site and south of Casey Road; they are identified as Union High School on the 1951 topographic map.
- The 1944 Piru 15-Minute Quadrangle Topographic Map shows the site and vicinity to be little changed since the 1903 map (the on-site orchards and structures are not noted on the map).
- The 1945 aerial photograph (Fairchild, 1 inch = 400 feet) shows several changes to the site since the 1938 photograph. Trees are present in the valley east of Gabbert Road, and a small shed and four

round objects (possible aboveground storage tanks) are located approximately 160 feet west of Gabbert Road along the south boundary of the site. On a ridge in the central portion of the site are several rectangular buildings reported to be for apricot pitting and drying (GE report, 1998). The site vicinity is little changed since the 1938 photograph.

- The 1951 Moorpark 7.5-Minute Quadrangle Topographic Map shows the site orchards and structures to be present on the east and southern portions of the site, as seen in the aerial photographs. A round tank is located approximately 800 feet south of the north property boundary and 100 feet west of the east property boundary in the orchard (observed by AET and others to be a water storage tank currently on the site). The four round tanks west of Gabbert Road that were observed on the 1945 photograph are identified as oil tanks (the GE report discussed the storage of oil in the aboveground tanks for use in orchard heaters).
- The 1959 aerial photograph (Robinson, 1 inch = 555 feet) shows the site and site vicinity to be little changed since the 1945 photograph. The ranch building (barn) located in Y-valley north of the entrance road is gone. Electric transmission poles (towers) are present on the west side of the site along Gabbert Road. Five additional small structures are located northeast of the buildings on the central portion of the site (identified as hog pens in the GE report). The area of the site planted with orchards is approximately half of the original area. Several long, rectangular buildings are located northwest of the site (off site) on the north side of Gabbert Road. More development is present at the High School and along Walnut Canyon Road, east of the site.
- The 1964 aerial photograph (Mark Hurd, 1 inch=666 feet) shows the site to be little changed since the 1959 photograph. Orchards are only present in the northeast corner of the site, along the east side of Gabbert Road, and in a small area along the south boundary of the site. The area of the site west of Gabbert Road is fallow and the four above ground tanks are gone. The ranch house at the end of Casey Road is still present, but development east of the ranch house has increased.
- The 1970 aerial photograph (Mark Hurd, one inch = 333 feet) shows the site to be little changed since the 1964 photograph. The power poles on the west portion of the site have been replaced by twin-legged steel towers. A new alignment of steel towers is under construction along the southern site boundary west of Gabbert Road and a Southern California Edison Company substation is under construction south of the western portion of the site, the railroad track, and the extension of Poindexter Avenue. There are more structures (rural dwellings) on the land northwest of the site along Gabbert Road.

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- The 1977 aerial photograph (Teledyne, 1 inch = 666 feet) shows the site to be little changed since the 1970 photograph. Residential neighborhoods are present south of Poindexter Avenue and in the community of Moorpark southeast of the site.
- The 1989 and 1994 aerial photographs (USGS, 1 inch= 666 feet) show little change to the site since the 1977 photograph except that all orchard areas are gone and the site appears fallow. Commercial buildings are present off site on previously vacant land south of Poindexter Avenue and east of Gabbert Road, and more rural residential development has occurred on the land northwest of the site.
- The 2002 aerial photograph (USGS, 1 inch=666 feet) shows that the ranch house located off Casey Road is gone and the school property has expanded west. The location of the old ranch house west of the end of Casey Road is now shown to be off site. The dirt roads that have existed on the site since the 1930s are still clearly visible in the photograph. The site is fallow grass/brush land with occasional single and multiple trees.
- The 2010 aerial photograph (USGS, 1 inch= 666 feet) show little change to the site since the 2002 photograph. Commercial buildings are present off site on previously vacant land south of Poindexter Avenue and east of Gabbert Road, and more rural residential development has occurred on the land northwest of the site.
- The 2012 aerial photograph (USGS, 1 inch=666 feet) shows that dirt roads that have existed on the site since the 1930s are still clearly visible in the photograph. The site is fallow grass/brush land with occasional single and multiple trees.

Based on the historic aerial photograph and topographic map review, the site has been developed with agriculture (orchards and hog farming) since the 1930s through the 1980s, and has been generally fallow since the 1980s.

Site Reconnaissance. On May 16, 2006, AET visited the site to observe conditions. An additional site visit was made on December 9, 2017 by Amicus, to confirm the findings of the AET visit. All portions of the site were observed from existing on-site dirt roads or on foot.

The property has varied topography, generally rising south to north with intervening small valleys and flats. Some slope breaks are gradual; most are fairly steep. Trees grow in places, most often in lower elevations near areas of seasonal water. Site vegetation is primarily scrub and tumbleweeds. In late 2003, a large fire burned approximately 80,000 acres of land in and around Simi Valley and Moorpark.

Evidence of a fire on the site was observed during the AET visit, as no wooden structures remained, and a number of dead trees with charred trunks and trees with new growth were observed.

AET reported the location of one of the former water wells (5K2) was observed in brush approximately 10 feet east of the entrance road and 50 feet north of a storm drain. The location of the former ranch house located on the hill just east of the entrance was accessed on foot. No structures were observed on the location. A gas meter pipe was observed on the northeast part of the hill. From the hill, a water well (5K1) with a pump was observed on the flat land below. The entire southeast portion of the site was covered with dry grasses.

Amicus reported that ungraded dirt tracks crisscross the property providing access to most areas of the site. Structural features on the Project parcels include the small stable and corral in the south-central area, the watering trough, tank and dilapidated shed in the southwestern area, and the large above-ground water tank in the northeastern area of the property. A number of water wells associated with the historic agricultural use were reported to be present by AET but not inspected during this reconnaissance. Numerous valve boxes for the historic orchard irrigation system are present in concrete enclosures distributed about the site. Foundation slabs of historic agricultural buildings were observed in the north central portion of the property. A limited amount of debris was observed near the larger slabs on the flat just northwest and above the small corral and near the Casey gate; no drums or tanks or debris that would likely affect the environmental condition of the property was observed. The corral in the central portion of the property was constructed recently and is well kept and in good condition.

No structures or signs of structural improvement were observed on the western parcel. High-tension electricity transmission lines run along the western and northern edges of the western parcel; a sub-station is located across the railroad tracks to the south.

Rural residential dwellings were observed west of the northwest corner of the site. A clump of small trees and brush were observed just east of the point where the site again extended west (south of the residential properties). A water well (identified as 5F1) was observed by AET with a pump and electric panel in the trees; the metal pump shed was on its side nearby. The area south of the residential properties to Gabbert Road had been plowed for weed control. The road along the low land east of Gabbert Road was in poor condition and ended at the service road for the concrete-lined channel at the southern site boundary. North of the service road and east of Gabbert Road was a long, flat area where orchard heaters had been previously observed (GE 1998). No orchard heaters, debris, or stained soil were observed in the area by AET or Amicus.

Several utility easements for overhead electric transmission towers and poles were observed on the westernmost portion of the site. No soil staining was observed in the area where the four former above ground tanks had been located (reported to have stored heater oil for the orchard heaters). At several locations along the dirt road, light-gray colored (charcoal) soil (the result of a fire) was observed.

At the time of the site visit, no underground storage tanks, aboveground fuel tanks, pits, ponds, stressed vegetation, significant debris, or stained soil were observed on the site. No structures were observed on the site other than an empty water tank in the northeast portion of the site, the concrete slabs, and some charred wood in the central portion of the site, and three water well locations along the southern portion of the site.

The AET report did not identify a feature use or condition that had obviously caused or could potentially cause a REC. No indication of a current or recent practice or activity that could cause a REC was observed in the property interior during the site inspection by Amicus. The boundaries of the property were inspected from the interior tracks during the reconnaissance by Amicus for signs of dumping or trespass that could cause a REC; none was observed.

Adjacent Property Reconnaissance. Adjacent properties around the site were observed by AET and Amicus for evidence of recognized environmental conditions. A few single-family homes and the Walnut Canyon Elementary School are located immediately to the east, and the Moorpark downtown area is located about 0.75 mile farther east. A mixture of institutional, residential, light industrial, and commercial land uses occurs to the south. Single-family homes at rural densities and open space are to the west. Undeveloped hills are located to the north, which are planned for residential uses in the future. A Ventura County Water Protection District concrete flood-control channel (Walnut Canyon Channel) borders the southern site boundary. The Union Pacific Railway tracks are located just south of the flood channel. A narrow strip of flat, vacant land separates the tracks from Poindexter Avenue, which is a two-lane arterial between Moorpark Avenue on the east and Gabbert Road to the west. West and northwest of the site was undeveloped land and an area of rural dwellings accessed from Gabbert Road. South of the site were a residential neighborhood (southeast) and commercial businesses (southwest) across Poindexter Avenue. A Southern California Edison substation was observed south of the westernmost portion of the site. No recognized environmental conditions were observed on the adjacent properties.

In previous correspondence, the Ventura County Environmental Health Department (VCEHD) and the Ventura County Public Works Agency (VCPWA) identified the potential for the presence of hazardous materials in the project area. These concerns included a leaking UST at 5300 Gabbert Road, a closed illegal

or abandoned solid waste disposal site that was either on or north of the specific plan area, and the on-site water wells.

Underground Storage Tank - 5300 Gabbert Road. The VCEHD, Underground Tank Closed Sites List, dated August 26, 1999, was reviewed by GE for the address 5300 Gabbert Road. The listing is included in **Appendix 3.8-D** of this EIR. This site (Ventura ID# D1292), identified as Prudential Overall Supply, is considered by the VCEHD to be inactive and on the closed-site list with no further action required.

Walnut Canyon Tract Landfill. On January 25, 1990, Harding Lawson Associates (HLA) prepared the Site Characterization and Remedial Action Plan, Walnut Canyon Tract, Moorpark, California, to evaluate the types, character, and extent of waste materials within the Walnut Canyon Tract Landfill. This landfill site is located about 2,000 feet north of the specific plan site.

HLA characterized the site by trenching in the area of the landfill. The landfill was identified as an unauthorized dumping area, which contained an estimated 1,200 to 2,000 cubic yards of debris. Materials identified in the landfill included landscape and demolition debris such as lumber, plasterboard, piping, concrete and asphalt, automotive parts, tires, and household-type rubbish. A limited amount of asbestos-containing materials (25 to 50 pounds) was also detected in transite piping. In addition to materials contained with the landfill, HLA identified hydrocarbon soil contamination caused by the landfill site's use as a vehicle maintenance area.

Upon the characterization of the landfill, HLA submitted a remediation action plan (RAP) to the VCEHD. The VCEHD indicated that they did not have regulatory authority for cleanup or for contaminated soil sites, and referred the case to the California Department of Health Services (DHS). DHS subsequently approved the RAP, and waste removal from the landfill site occurred between October and December 1990. After materials were removed, HLA conducted a preliminary endangerment assessment (PEA) and submitted the PEA to the Department of Toxic Substances Control (DTSC). The DTSC concluded, "the site shows no evidence of contamination that may pose a threat to human health and the environment. Therefore, the Department concurs with your recommendation that No Further Action is appropriate at the subject site."⁷

⁷ *Addendum to the Phase I Environmental Site Assessment, Hitch Ranch, Moorpark Specific Plan No. 1, Moorpark, California*, dated February 14, 2000, prepared by Gradient Engineers, Inc. Section 2.0, included as Appendix 3.8-C to this DEIR.

3.8.3.1 Limited Phase II Soils Assessment

In order to confirm or deny significant impacts to the shallow soil from the potential use of organochlorine pesticides in the former orchards, AET established an approximate grid pattern with 15 locations in the east and south portions of the site where most of the orchards observed on the aerial photographs had been located.

Five pesticide compounds were detected: Dichlorodiphenyltrichloroethane (DDT), its two daughter products Dichlorodiphenyldichloroethylene (DDE) and Dichlorodiphenyldichloroethane (DDD), Alpha Chlordane, and Gamma Chlordane. The laboratory results are summarized below.

- Alpha and Gamma Chlordane were detected only in Sample HA-1 at 0.073 milligrams per kilogram (mg/kg), and 0.53 mg/kg, respectively.
- DDT was detected in 14 of the 15 samples ranging from 1.7 mg/kg in Sample HA-15 to 0.01 mg/kg in Samples HA-5 and HA-11. The second highest concentration was 0.111 in Sample HA-2. DDT was not detected in Sample HA-3. The average concentration (using the reporting limit of 0.004 for the ND sample) is 0.141 mg/kg. Eliminating Sample HA-15 (1.7 mg/kg), the remaining 14 samples had an average DDT concentration of 0.03 mg/kg.
- DDE was detected in all 15 samples ranging from 4.96 mg/kg in Sample HA-15 to 0.005 mg/kg in Sample HA-3. The second highest concentration was 0.497 mg/kg in Sample HA-14. The average concentration is 0.41 mg/kg. Eliminating Sample HA-15 (4.96 mg/kg), the remaining 14 samples had an average DDE concentration of 0.084 mg/kg.
- DDD was only detected in Sample HA-9 at 0.045 mg/kg.
- Soil screening levels were reviewed for the detected compounds from two sources: the United States Environmental Protection Agency (US EPA) 2004 Preliminary Remediation Goals (PRGs) for evaluating and cleaning up contaminated sites, and the California Regional Water Quality Control Board (RWQCB) San Francisco Region 2005 Interim Final Environmental Screening Levels (ESLs) for environmental concerns at sites with contaminated soil and groundwater. The following results were found:
 - All detected values for Chlordane, DDT, DDE, and DDD at the site are at or below the PRG values for both residential and commercial/industrial land use.
 - All detected values for Chlordane, DDT, DDE, and DDD at the site are below the ESL values for both residential and commercial/industrial land use except for the DDT and DDE values in Sample HA-15,

which was collected from the flat southern portion of the site (Plate 3). Sample HA-15 exceeded the ESLs for residential land use for both DDE and DDT, and exceeded the commercial/industrial ESL for DDE.

- The average site-wide values are well-below both PRG and ESL values.

3.8.3.2 Fire Hazards

The specific plan site is located in a Very High Fire Hazard Severity Zone as mapped by the California Department of Forestry and Fire Protection (CAL FIRE) on state wildfire hazard maps (refer to **Figure 3.8-1, Moorpark Very High Fire Hazard Severity Zones**).

According to the *Ventura County General Plan*, fire hazard areas are those areas that are rural/wildland in nature. More specifically, a fire hazard area, per se, extends into all areas where native brush can be found growing in pure, natural stands, which is most common on undeveloped hillside areas “Extreme fire hazard zones” include all areas of high brush and woodland, and all steep slopes, regardless of vegetation. Such conditions can be found on portions of the specific plan site.

Ventura County experiences several types of fires: wildland, structural, chemical, petroleum, electrical, vehicular, and other human-caused material fires. Each type is distinct in its source of fuel, area of ignition, and degree of hazard. The Ventura County Fire Protection District (VCFPD) constantly monitors the fire hazard in the County. “Fire hazard” is defined as the potential loss of life and/or property due to fire; it is further defined as any thing or act which increases or may cause an increase of the hazard or menace of fire to a greater degree than that customarily recognized as normal by persons in the public service regularly engaged in preventing, suppressing, or interfering with the operation of the fire department, or the egress of occupants in the event of fire.

The *City of Moorpark Municipal Code* identifies high fire hazard areas as any area within 500 feet of uncultivated brush, grass, or forest-covered land wherein an authorized representative of the VCFPD determines that a potential fire hazard exists due to the presence of such flammable growth. Potential fire hazards are an important safety concern associated with the vegetation surrounding the specific plan site. Portions of the site are currently covered with highly combustible chaparral vegetation. In the summer and autumn, these areas of the site are highly susceptible to uncontrollable fire hazards because of reduced soil and vegetation moisture, compounded by dry Santa Ana winds that accelerate and intensify wildland fires.

3.8.3.3 Edison Helipad

There is a helipad located approximately 300 feet to the south of the Project site within the boundaries of the Southern California Edison substation. This helipad operates in conformance with applicable Federal Aviation Administration (FAA) and California Aeronautics Program (CAP) regulations. The CAP is responsible for licensing helicopter facilities and takes into account the physical layout of the facility and the flight paths in relation to FAA design standards. Given the location of high-tension lines in the area of the substation, flights coming to the helipad must come in from the south or west.

3.8.3.4 Radon

Radon is present everywhere in the United States. Levels of the gas differ from state to state, but it is particularly high in Alaska and South Dakota. The California Geological Survey (CGS), in cooperation with the California Department of Public Health--Radon Program, has completed seven detailed radon potential maps at 1:100,000 or 1:48,000 scales since 2005. The mapping priority for California coastal counties relates to the presence of Miocene age organic-rich siliceous marine shale and mudstone geologic units such as the Monterey Formation and the Rincon shale which have higher concentrations of radon than nonmarine geologic units.⁸

Radon is an invisible, odorless, radioactive gas formed by the decay of uranium in the earth's soil that migrates to the surface through cracks and pore spaces in the soil. Radon gas dissipates in outdoor settings and is present at concentrations considered to be harmless. However, radon gas can enter buildings through their foundations, and accumulate inside the building and other enclosed spaces, depending on the building location, ventilation, and other factors. While all buildings have a potential for elevated indoor radon levels, those buildings located on rocks and soils containing higher concentrations of uranium and thorium have an increased likelihood of elevated indoor radon levels. Such earth materials include organic-rich shales, some granitic rocks, rhyolites (extrusive igneous rock), and soils derived from these parent rocks.

There are no specific guidelines on what levels of radon gas are acceptable in the natural environment where future habitable structures are considered for construction. The concentration of radon gas in the natural environment is difficult to correlate to potential concentrations within a structure. The U.S. Environmental Protection Agency (US EPA) recommends indoor remedial measures (such as enhanced ventilation) for residential, school, and office uses when radon concentrations exceed 4.0 picoCuries per

⁸ *A Geologic Mapping Approach to Identify Radon Hot-Spots in California and Ramifications for The State's Radon Risk Picture*. Ronald Churchill, Ph.D., Senior Engineering Geologist, California Geological Survey, Sacramento, California, July 2016. Included as Appendix 3.8-E to this Draft EIR.

liter (pCi/L) on an average basis (the US EPA action level). The Phase I ESA indicates that the EDR research report (included in Appendix B of the Phase I ESA which is Appendix 3.8-A of this EIR) shows that the levels of radon in 11 sites (out of 255 site that were tested) located within the 93021 zip code in Ventura County (which is the zip code of the Project Site) were above four pCi/L. While the Project Site is located within designated US EPA Radon Zone 1 where the predicted average indoor radon screening levels may be greater than 4 pCi/L, the Project site is underlain by the upper Pliocene-lower Pleistocene age, nonmarine mudstone, conglomerate, and sandstone of the Saugus Formation bedrock⁹ rather than the siliceous marine shale and mudstone Monterey Formation and Rincon shale. Given the above, the potential for the Project Site to have radon concentrations above the US EPA Action level is unlikely.

Furthermore, review of the Radon Potential Zone Map for Ventura County, California (Radon Potential Zone Map¹⁰) by Albus & Associates¹¹, indicates the site is within a zone defined as a “low potential for indoor levels above four picocuries per liter”. The radon zone designations on the map, as discussed in the report accompanying the Radon Potential Zone Map, are based on the radon potential assignments of the geologic units within Ventura County. The radon potentials of the geologic units were evaluated using short-term indoor-radon measurement data provided by the Department of Health Services-Radon Program, airborne radiometric survey data from the NURE project data-National Uranium Resource Evaluation project, geologic maps from the Dibblee Foundation and California Geological Survey (CGS, aka California Division of Mines and Geology), and information on geologic units and indoor-radon measurements from Los Angeles and Santa Barbara Counties. The low potential zone, as defined in the report, are “geologic map units that likely have fewer than 6-percent of associated residences with radon levels that equal or exceed 4.0 pCi/l”.

⁹ “Updated” *Geotechnical Feasibility Investigation for Proposed Residential Development, Tentative Tract 5708 (Hitch Ranch Project), City of Moorpark, California*, Section 3.2.6 Bedrock: Saugus Formation (Qs) page 9, Albus-Keefe & Associates, Inc., September 20, 2019, included as Appendix 3.6-A to this Draft EIR.

¹⁰ Churchill, Ronald K. (2006), “Radon Potential Zone Map for Ventura County,” California Geological Survey, Special Report 194, dated August 2006.
Churchill, Ronald K., “Radon Potential in Ventura County 2006 Update,” California Geological Survey, Special Report 194, dated December 4, 2006.

¹¹ *Evaluation of Potential Indoor Radon Gas Exposure, Proposed Residential Development, Tentative Tract 5708 (Hitch Ranch Project), City of Moorpark, California*, Albus & Associates, Inc., October 19, 2021, included as Appendix 3.8-F to this Draft EIR.

3.8.4 THRESHOLDS OF SIGNIFICANCE

The following thresholds for determining the significance of impacts related to hazards and hazardous materials are contained in the environmental checklist form contained in Appendix G of the most recent update of the *California Environmental Quality Act (CEQA) Guidelines*. Impacts related to hazards and hazardous materials are considered significant if the Project would:

- Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials;
- 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;
- Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school;
- Be located on a site which is included on a list of hazardous materials sites compiled pursuant to government code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment;
- For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area;
- Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or
- Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.

3.8.5 METHODOLOGY

Analysis contained in this section is based on site reconnaissance, records reviews, and interviews provided in the Phase I environmental site assessments (ESAs), and Phase II limited soil screening. A records search for reported hazard sites in the vicinity of the Proposed Project site was performed. The Phase I ESAs and records search were performed in conformance with the American Society for Testing

and Materials (ASTM) Standard E1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.¹²

Definitions

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

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

3.8.6 ENVIRONMENTAL IMPACTS

Impact HAZ-1 **Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.**

Less Than Significant

A significant impact would occur if the Proposed Project would create a significant hazard through the routine transfer, use, or disposal of hazardous materials. Construction of the Proposed Project would involve the use of those hazardous materials that are typically necessary for construction of residential development (i.e., paints, building materials, cleaners, fuel for construction equipment, etc.) Therefore, construction of the Proposed Project would involve routine transport, use, and disposal of these types of hazardous materials throughout the duration of construction activities. However, the transport, use, and disposal of construction-related hazardous materials would occur in conformance with all applicable local, state, and federal regulations governing such activities. For example, the Proposed Project would be

¹² American Society for Testing and Materials, Standard E1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*.

required to implement standard best management practices (BMPs) set forth by the City and the Los Angeles Regional Water Quality Control Board (RWQCB) which would ensure that wastes generated during the construction process are disposed of properly. Therefore, the Proposed Project would not create a significant impact related to routine transport, use, or disposal of hazardous materials during construction and impacts would be less than significant.

The Proposed Project would provide up to 755 units of residential development a neighborhood park site, and flood-control facilities. During Project operation, typical household chemicals such as cleaning solvents would be used in the Project residences. However, these products do not pose a substantial risk to people or property and are not likely to be hazardous to the environment if correctly disposed of. Operational impacts for hazards and the use of hazardous substances by the Project site would not have the potential to result in significant impacts associated with the transportation, use, or disposal of these household chemicals. The City of Moorpark maintains a household hazardous waste program that provides for the disposal of these materials. Project impacts related to this issue would be less than significant.

Impact HAZ-2 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.

Less Than Significant with Mitigation

As noted in the preceding section, compliance with federal, state, and local laws and regulations relating to transport, storage, disposal and sale of hazardous materials would minimize any potential for accidental release or upset of hazardous materials.

As previously discussed, series of Environmental Site Assessments (ESAs) were completed for the Proposed Project site.

At the time the 2006 site visit was performed by AET, no underground storage tanks, aboveground fuel tanks, pits, ponds, stressed vegetation, significant debris, or stained soil were observed on the site. No structures were observed on the site other than an empty water tank in the northeast portion of the site, the concrete slabs, and some charred wood in the central portion of the site, and three water well locations along the southern portion of the site.

No evidence of the former orchards, or most of the areas of potential concern (APC) identified by GE in the 1998 Phase I ESA Report, were observed by AET during the site visit. However, because of the

potential use of organochlorine pesticides in the areas of the site formerly developed with orchards (such as DDT) further soils testing was performed.

AET established an approximate grid pattern with 15 locations in the east and south portions of the site where most of the orchards observed on the aerial photographs had been located.

Five pesticide compounds were detected: Dichlorodiphenyltrichloroethane (DDT), its two daughter products Dichlorodiphenyldichloroethylene (DDE) and Dichlorodiphenyldichloroethane (DDD), Alpha Chlordane, and Gamma Chlordane. The laboratory results are summarized below.

- Alpha and Gamma Chlordane were detected only in Sample HA-1 at 0.073 milligrams per kilogram (mg/kg), and 0.53 mg/kg, respectively.
- DDT was detected in 14 of the 15 samples ranging from 1.7 mg/kg in Sample HA-15 to 0.01 mg/kg in Samples HA-5 and HA-11. The second highest concentration was 0.111 in Sample HA-2. DDT was not detected in Sample HA-3. The average concentration (using the reporting limit of 0.004 for the ND sample) is 0.141 mg/kg. Eliminating Sample HA-15 (1.7 mg/kg), the remaining 14 samples had an average DDT concentration of 0.03 mg/kg.
- DDE was detected in all 15 samples ranging from 4.96 mg/kg in Sample HA-15 to 0.005 mg/kg in Sample HA-3. The second highest concentration was 0.497 mg/kg in Sample HA-14. The average concentration is 0.41 mg/kg. Eliminating Sample HA-15 (4.96 mg/kg), the remaining 14 samples had an average DDE concentration of 0.084 mg/kg.
- DDD was only detected in Sample HA-9 at 0.045 mg/kg.

Soil screening levels were reviewed for the detected compounds from two sources: the United States Environmental Protection Agency (US EPA) 2004 Preliminary Remediation Goals (PRGs) for evaluating and cleaning up contaminated sites, and the California Regional Water Quality Control Board (RWQCB) San Francisco Region 2005 Interim Final Environmental Screening Levels (ESLs) for environmental concerns at sites with contaminated soil and groundwater. The following results were found:

- All detected values for Chlordane, DDT, DDE, and DDD at the site are at or below the PRG values for both residential and commercial/industrial land use.
- All detected values for Chlordane, DDT, DDE, and DDD at the site are below the ESL values for both residential and commercial/industrial land use except for the DDT and DDE values in Sample HA-15, which was collected from the flat southern portion of the site (Plate 3). Sample HA-15 exceeded the

ESLs for residential land use for both DDE and DDT, and exceeded the commercial/industrial ESL for DDE.

- The average site-wide values are well-below both PRG and ESL values.

The area where Sample HA-15 was collected (the flat southern portion of the site north the concrete channel and railroad track, and between the entrance gate on the east and Gabbert Road on the west) is not planned for residential development, this area may be the location of the westward extension of High Street from Moorpark Avenue to Gabbert Road. There would be no impact from organochlorine pesticides along the southern portion of the site provided that the area is not developed with residential units. Based on the sampling results collected to date, impacts related to residual organochlorine pesticide concentrations in the shallow soil for residential development on the remainder of the site would be less than significant. No further analysis is required in the EIR.

As previously discussed, no structures are located on the Project site. Thus, exposure to asbestos containing materials and/or lead-based paints would not occur. Accordingly, any threat of upset or accidental release of would be less than significant. No further analysis is required in the EIR.

A total of 15 water wells have historically been identified on the Project site. Five of the wells are known to have been destroyed; however, for the other ten the status is listed as '*Can't Locate Indeterminable*'. The Ventura County Public Works Agency (VCPWA) has stated that if any of the wells with a status of '*Can't Locate Indeterminable*' are found during grading or development of the property, the applicant must destroy the well. If the existing wells are not properly abandoned, they could act as a conduit for contamination, if present, to migrate to an aquifer. The VCPWA did not issue specific conditions for water well abandonment on the specific plan site, but provided minimum conditions for abandonment. Without proper abandonment, impacts to groundwater from potential on-site contamination would be considered significant. However, this impact will be reduced to a less than significant level by implementing **Mitigation Measure HM-1**.

As indicated previously, the Phase I ESA indicates that the EDR research report (included in Appendix B of the Phase I ESA which is **Appendix 3.8-A** of this EIR) shows that the levels of radon in 11 sites (out of 255 site that were tested) located within the 93021 zip code in Ventura County (which is the zip code of the Project Site) were above four pCi/L. While the Project Site is located within designated US EPA Radon Zone 1 where the predicted average indoor radon screening levels may be greater than 4 pCi/L, the Project site is underlain by the upper Pliocene-lower Pleistocene age, nonmarine mudstone,

conglomerate, and sandstone of the Saugus Formation bedrock¹³ rather than the siliceous marine shale and mudstone Monterey Formation and Rincon shale. Given the above, the potential for the Project Site to have radon concentrations above the US EPA Action level is unlikely. As such, the exposure hazard from radon vapor encroachment and concentration in structures built on the Project Site is considered low; impacts would be less than significant, and no mitigation is required.

Impact HAZ-3 Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school.

Less Than Significant

Construction

The nearest public schools, Walnut Canyon Elementary, and Union High School, are immediately adjacent to the east of the Proposed Project site. Chaparral Middle School is located directly south of the Proposed Project site, across Poindexter Avenue.

Construction of the Proposed Project would involve the routine use and transport of hazardous materials such as fuel, building materials, and paint. No acutely hazardous materials would be used or transported. Compliance with all applicable regulations would reduce impacts to less than significant.

Operation

The residential uses proposed on the Project site would not emit hazardous emissions or result in the use of any acutely hazardous materials. Typical household chemicals such as cleaning products would be used and stored on the Project site, but these substances would not present a significant risk to adjacent uses. Impacts would, therefore, be less than significant.

Impact HAZ-4 Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment.

No Impact

California Government Code Section 65962.5 requires various State agencies, including but not limited to, the Department of Toxic Substances Control (DTSC) and the SWRCB, to compile lists of hazardous waste

¹³ "Updated" Geotechnical Feasibility Investigation for Proposed Residential Development, Tentative Tract 5708 (Hitch Ranch Project), City of Moorpark, California, Section 3.2.6 Bedrock: Saugus Formation (Qs) page 9, Albus-Keefe & Associates, Inc., September 20, 2019, included as Appendix 3.6-A to this Draft EIR.

disposal facilities, unauthorized releases from underground storage tanks, contaminated drinking water wells and solid waste facilities where there is known migration of hazardous waste and submit such information to the Secretary for Environmental Protection on at least an annual basis. A significant impact may occur if a Project site is included on any of the above lists and poses an environmental hazard to surrounding sensitive uses.

A government database report, prepared by Environmental Data Resources (EDR) of Southport, Connecticut of available federal, state and county agency databases was reviewed to identify government regulated properties having known recognized environmental conditions and potential environmental concerns within the vicinity of the Site. Because of the size of the Site, the radii of investigation for the Federal and State agency lists were extended up to 2.0 miles. A description of the government databases reviewed is detailed in the EDR reports. Also included in the EDR reports are maps illustrating the location of listed properties relative to the location of the Site.

Complete copies of the EDR reports are provided as Appendix B to the Amicus report (**Appendix 3.8-A**), Attachment C to the AET report (**Appendix 3.8-D**). A summary of properties that could not be mapped by EDR but were identified as potentially within the Site vicinity (orphan properties) is also included in the EDR reports. Of the listed unmappable properties, none are identifiable as being located adjacent to the Site. The pertinent findings of the government database review are summarized below.

- The Site is not identified in the EDR reports as a hazardous material site compiled pursuant to Government Code section 65962.5.
- The Site is not located with 1.0 mile of a federal Superfund property.

As the Site is not listed as a hazardous material site compiled pursuant to Government Code section 65962.5, there would be no impact.

Impact HAZ-5 **For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?**

Less Than Significant

The nearest airports are located approximately 11 miles to the northwest (Santa Paula Airport) or southwest (Camarillo Airport). However, there is a private helipad located approximately 250 feet south of the southeast Project boundary. Construction impacts would short-term in nature and would not

significantly impact landing or takeoff operations. During the operation of the Project, the nearest buildings to the helipad would be single-family residences in Planning Area 2. The heights of these buildings would be a maximum of 28 feet to the top of the roof. According to Federal Aviation Administration (FAA) regulations, a helipad would require a minimum of 280 feet for a protection zone (in the takeoff and landing area direction). The nearest building, Planning Area 2 would be 2,750 feet from the helipad. In addition, given the location of the high-tension lines it is not likely that the helicopter would either take off or approach over the Project site. Therefore, impacts would be less than significant.

Impact HAZ-6 Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

Less Than Significant

The City of Moorpark General Plan Safety Element, the Ventura County Emergency Preparedness Guide ('Ready. Ventura County'¹⁴), and the Ventura County Fire Department 'Ready, Set Go! Wildfire Action Plan'¹⁵ do not specify any existing roadways as designated emergency evacuation routes. The 'Ready. Ventura County' booklet simply states: "Have several travel routes in case one route is blocked by the fire or by emergency vehicles and equipment. Choose an escape route away from the fire.", similar language is provided in the Ready, Set, Go! booklet.¹⁶

As discussed in the Project Description, access to the site will be improved as indicated in the Moorpark's General Plan Circulation Element, North Hills Parkway would ultimately be constructed as a four-lane roadway. Gabbert Road would be improved to a four-lane arterial roadway from North Hills Parkway to the Proposed Project terminus of High Street, tapering down to cross the Union Pacific Railroad tracks and continuing to the point of connection with Poindexter Avenue. North of North Hills Parkway, Gabbert Road would taper back to its existing width.

¹⁴ Ventura County Emergency Preparedness Guide, 'Ready. Ventura County', available online at: http://vcportal.ventura.org/vcfd/docs/VC_EPG.pdf, accessed October 25, 2021.

¹⁵ Ventura County Fire Department, 'Ready, Set Go!', available online at: <https://vcfd.org/wp-content/uploads/2020/02/VCFD-RSG-Wildfire-Action-Plan-Booklet-2016.pdf>, accessed October 25, 2021.

¹⁶ It should be noted that three eastern Ventura County's cities, Thousand Oaks, Simi Valley and Moorpark, have begun work on developing a joint regional evacuation plan for natural disasters such as wildfires and earthquakes. The plan will include the creation and implementation of a regional evacuation plan and procedures, including training for city and partner agency staff. The partner agencies are the Ventura County Sheriff's Office, which authorizes evacuations, and the Ventura County Fire Department. More information available on the Ventura County Star's website online at: <https://www.vcstar.com/story/news/local/2021/08/18/evacuation-plan-natural-disasters-gets-boost-east-ventura-county-cities/8148908002/>, published August 18, 2021.

The circulation upgrades not only benefit the Proposed Hitch Ranch Project, they would also provide a public benefit to the surrounding communities and elementary school by providing additional access to these existing one-way in and out communities. Access to the Gabbert Canyon neighborhood to the northwest will be improved by expanding Gabbert Road to be a four-lane arterial roadway and by providing a new easterly evacuation route by extending High Street from its current terminus east of the Project site across the southern boundary of the Project site north to the railroad track to Gabbert Road. The Meridian Hills neighborhood to the northeast will be improved by providing a southerly evacuation route through Hitch Ranch by extending Meridian Hills Drive from the existing terminus and connecting it to Street "A" at North Hills Parkway. Finally, Walnut Canyon Elementary school to the east is currently accessed by a dead end, two-lane road off Moorpark Avenue. There presently are no evacuation routes or secondary vehicle access roads to the school. However, the Proposed Project would provide an additional evacuation route through the Hitch Ranch community by extending Casey Road from its terminus east of the Project site west into PA2, PA3, and PA4.

The Proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; impacts would be less than significant.

Impact HAZ-7 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.

Less Than Significant

According to the Fire Protection Division of the Ventura County Fire Protection District, the specific plan area is a designated "high fire hazard area." A "high fire hazard area" is defined as any area or structure within 500 feet of standing brush or grass. In addition, the site is categorized as being within a Very High Fire Hazard Severity Zone (VHFHSZ) by the California Department of Forestry and Fire Protection (CAL FIRE).

Construction Impacts

A large amount of wood framing would occur on the specific plan site during construction. In association with the framing operations, electrical, plumbing, communications, and ventilation systems would be installed in each structure. Although rare, fires do occur at construction sites. The electrical, plumbing, and mechanical systems for the development would be installed in accordance with City of Moorpark codes and inspected by City personnel prior to drywall installation. In addition, construction sites are subject to City requirements relative to water availability and accessibility to firefighting equipment.

Proper adherence to City codes and requirements would, therefore, reduce the potential for fire hazards to occur at the specific plan site to levels below the thresholds of significance.

In addition, construction traffic would occur on and near the Project site during working hours associated with commuting construction workers, trucks, and other large construction vehicles. Slow-moving, construction-related traffic on local adjacent roadways may temporarily reduce optimal traffic flows on local roadways and could conceivably delay emergency service vehicles. This impact is not considered significant given the periodic and short-term nature of any construction-related traffic. With the use of flagmen and other standard construction practices such as traffic detour plans, haul routes, hours of operation, protective devices, warning signs, and access to abutting properties during construction, no significant impacts are expected.

Operational Impacts

At buildout of the specific plan, up to 755 dwelling units, with additional open space uses, would be constructed. Based on an estimated 3.3 persons per household for the City of Moorpark, buildout of the specific plan would result in the addition of approximately 2,492 persons to the City's population. According to the Fire Protection Division of the Ventura County Fire Department (VCFD), fire protection services in the City of Moorpark are adequate, and will be able to serve future growth in the City. Future fire service needs are evaluated annually, based upon the current population, projected population, and proposed new development. A fee is assessed by VCFD on all new development at the time building permits are issued to ensure that VCFD grows in concert with the City's population.

Anticipated Frequency and Nature of Emergency Occurrence (Special Fire Protection Problems)

The frequency and nature of future emergency calls is difficult to predict. No uses allowed in the specific plan are unusual or have the potential to generate an unusual number or type of calls for service. However, the specific plan site is located in an area designated as a "high fire hazard area." Construction would, therefore, be required to comply with all applicable building and fire code requirements. These requirements may include items such as types of roofing materials, building construction, brush clearance, fire hydrant flows, hydrant spacing, access and design, and other hazard reduction programs, as set forth by VCFD.

With implementation of standard conditions, regulatory compliance measures, and VCFD Ordinances, potential impacts related to a significant risk of loss, injury or death involving wildland fires would be reduced to less than significant levels. Refer also to **Section 3.18. Wildfire**, for additional analysis.

3.8.7 CUMULATIVE ANALYSIS

The hazards impacts associated with a Proposed Project usually occur on a project-by-project basis rather than cumulatively. Because Project implementation would comply with regulatory controls to abate site-specific hazards, any potential cumulative impacts associated with the Project are expected to be decreased, as the harmful substances will have been removed from the site. Cumulative impacts associated with the Proposed Project are, therefore, considered less than significant.

Considerations regarding placing residential units near wildfire hazard areas are cumulative, due to evacuation and emergency egress, and the possible traffic impacts that may occur if dense developments were evacuated simultaneously. The Proposed Project would provide additional roadways that could act as routes for emergency egress that would help offset the increased number of vehicles using roadways near the Project site. Furthermore, traffic impacts identified in **Section 3.15, Transportation** indicate that emergency vehicle impacts, and impacts identified in **Section 3.18, Wildfire** indicate that would be less than significant with mitigation. The cumulative impact of the Project site on wildfire hazards would be considered less than significant.

3.8.8 MITIGATION PROGRAM

3.8.8.1 Standard Conditions and Regulatory Requirements

- Concurrently with the issuance of a building permit, the Fire Protection Facilities Fee must be paid to the Building and Safety Division in accordance with City Council adopted Fire Protection Facilities Fee requirements in effect at the time of building permit application. *City of Moorpark*
- Prior to combustible construction, an all-weather access road/driveway and the first lift of the access road pavement must be installed. Once combustible construction starts a minimum 20-foot clear width access road/driveway must remain free of obstruction during any construction activities within the development. All access roads/driveways must have a minimum vertical clearance of 13 feet 6 inches and a minimum outside turning radius of 40 feet. *Ventura County Fire Protection District, Fire Prevention Bureau, Ordinance Number 29*
- Approved turnaround area for fire apparatus must be provided when dead-end Fire District access roads/driveways exceed 150 feet. Turnaround areas may not exceed a 5 percent cross slope in any direction and must be located within 150 feet of the end of the access road/driveway. *Ventura County Fire Protection District, Fire Prevention Bureau, Ordinance Number 29*

- The access road/driveway must be extended to within 150 feet of all portions of the exterior wall of the first story of any building and must be in accordance with Fire District access standards. Where the access roadway cannot be provided, approved fire protection system or systems must be installed as required and acceptable to the VCFPD. *Ventura County Fire Protection District, Fire Prevention Bureau, Ordinance Number 29*
- When only one access point is provided, the maximum length of the access road may not exceed 800 feet. *Ventura County Fire Protection District, Fire Prevention Bureau, Ordinance Number 29*
- Public and private roads must be named if serving more than four parcels or as required by the VCFPD. All street naming shall be in accordance with currently adopted City Council policy. *Ventura County Fire Protection District, Fire Prevention Bureau, Ordinance Number 29 and City of Moorpark*
- Approved walkways must be provided from all building openings to the public way or VCFPD access road/driveway. *Ventura County Fire Protection District, Fire Prevention Bureau, Ordinance Number 29*
- All new structures must be provided with an automatic fire sprinkler system in accordance with current Ventura County Fire Protection District Ordinance. *Ventura County Fire Protection District, Fire Prevention Bureau, Ordinance Number 31*
- Commercial trash dumpsters and containers with an individual capacity of 1.5 cubic yards or greater may not be stored or placed within five (5) feet of openings, combustible walls, or combustible eave lines unless protected by approved automatic sprinklers. *Ventura County Fire Protection District, Fire Prevention Bureau, Ordinance Number 31*

3.8.8.2 Mitigation Measures

HM-1 Water Well Mitigation

If any water wells are found during grading or development of the property, the following minimum conditions for well destruction shall be met:

- Pump and motor shall be removed, and the interior of the well shall be filled with inert material (clean sand or gravel) from total depth to within 40 feet of ground surface or remove debris in well casing to a depth of 40 feet.

3.8 Hazards and Hazardous Materials

- Well casing shall be perforated at least every foot opposite the sealing zone from a depth of 40 feet to within 10 feet of finish grade. Perforations shall be placed on alternating sides of the casing.
- Neat cement sealing material shall be applied from a depth of 40 feet to within 5 feet of finish grade by means of a grout pipe placed within 2 feet of the base of the sealing zone. If static water level is deeper than 40 feet, grout pipe is not necessary.
- Casing shall be removed to a depth of 5 feet below finish grade, and work area backfilled with native materials.
- County of Ventura Public Works Inspector shall be present during casing perforation work and placement of all sealing material. 24 hour advance notice is required for Public Works Inspections.
- All work shall be performed by a well contractor licensed in the State of California and registered with the County of Ventura.

Timing/Implementation: During ground moving activities in event wells are discovered

Enforcement/Monitoring: City of Moorpark Community Development and/or Public Works Department and Ventura County Public Works

3.8.9 LEVEL OF SIGNIFICANCE AFTER MITIGATION

The development of the Hitch Ranch Specific Plan project would have less than significant impacts related to hazards and hazardous materials with implementation of standard conditions, regulatory requirements, and the mitigation program.