

**PLEASANT VALLEY RECREATION & PARK DISTRICT
1605 EAST BURNLEY STREET, CAMARILLO, CONFERENCE ROOM**

**LIAISON COMMITTEE
AGENDA**

**TUESDAY, AUGUST 27, 2019
7:00 AM**

- 1. CALL TO ORDER**
- 2. APPROVAL OF AGENDA**
- 3. PUBLIC COMMENTS**
- 4. CONCEPTUAL DESIGN UPDATES**
- 5. DISCUSSION REGARDING UPDATES FOR OPERATIONAL & MAINTENANCE COSTS**
- 6. ORAL COMMUNICATIONS**
- 7. ADJOURNMENT**

Note: Written materials related to these agenda items are available for public inspection in the Office of the Clerk of the Board located at 1605 E. Burnley Street, Camarillo during regular business hours beginning the day preceding the Committee meeting.

Announcement: Should you need special assistance (i.e. a disability-related modification or accommodations) to participate in the Committee meeting or other District activities (including receipt of an agenda in an appropriate alternative format), as outlined in the Americans With Disabilities Act, or require further information, please contact the General Manager at 482-1996, extension 114. Please notify us 48 hours in advance to provide sufficient time to make a disability-related modification or reasonable accommodation.



Senior and Community Recreation Facility

Liaison Workshop: August 27, 2019



Project Schedule



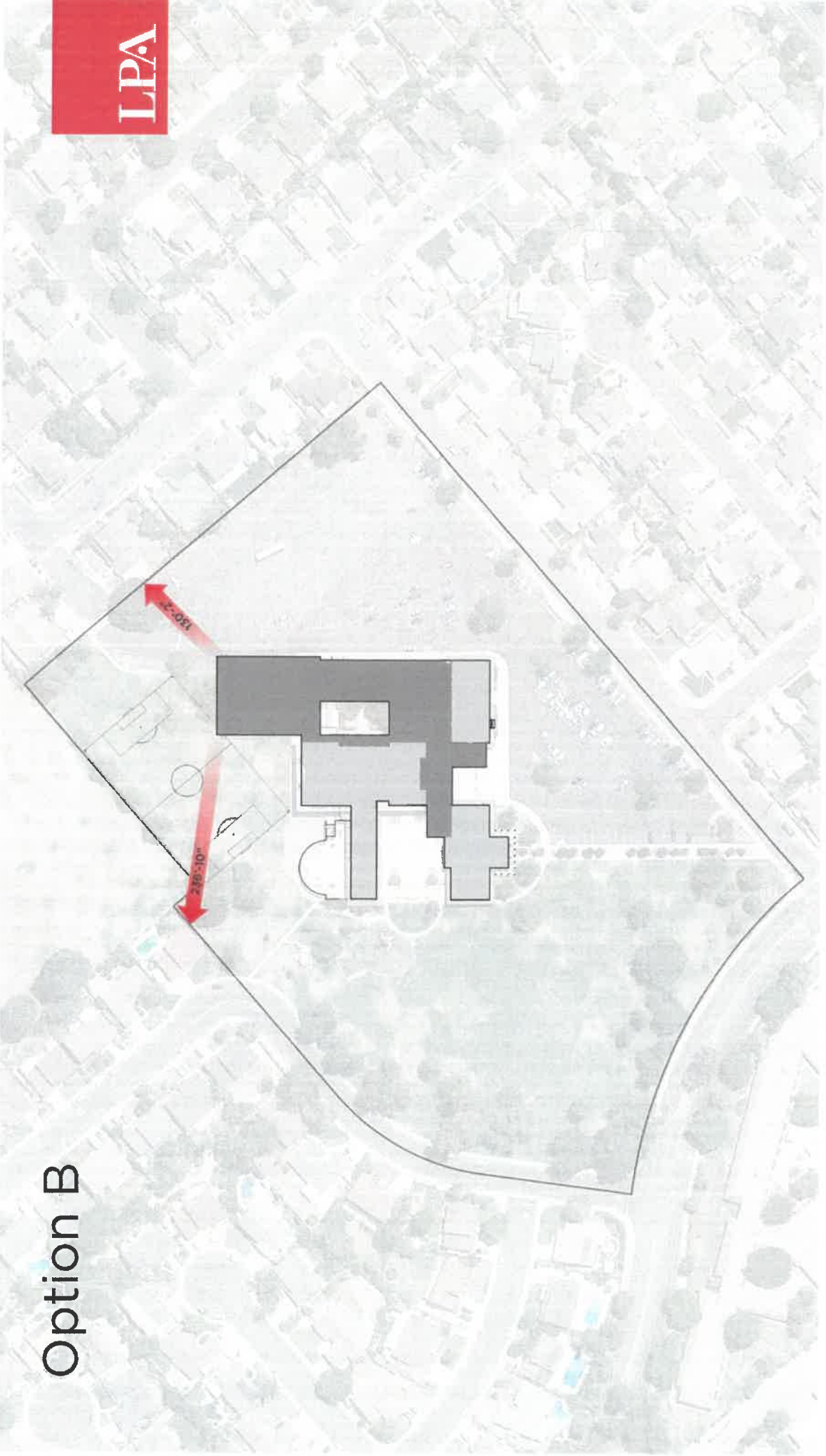
Interview/Team Selection	February 11, 2019
Preplanning Services Kickoff, Gather Background Resources	March 26 – April 22, 2019
Community Outreach Community Workshop 1 - Programming	April 23, 2019
Conceptual Site Planning, Building Design	April 24 – June 5, 2019
Community Outreach Community Workshop 2 – Site Planning	June 6, 2019
Cost & Operational Estimates, Renderings Production Executive Review Liaison Committee Workshop 3 Board Meeting Liaison Committee Workshop 4 Joint Session	July 11, 2019 July 29, 2019 August 27, 2019 September 16, 2019

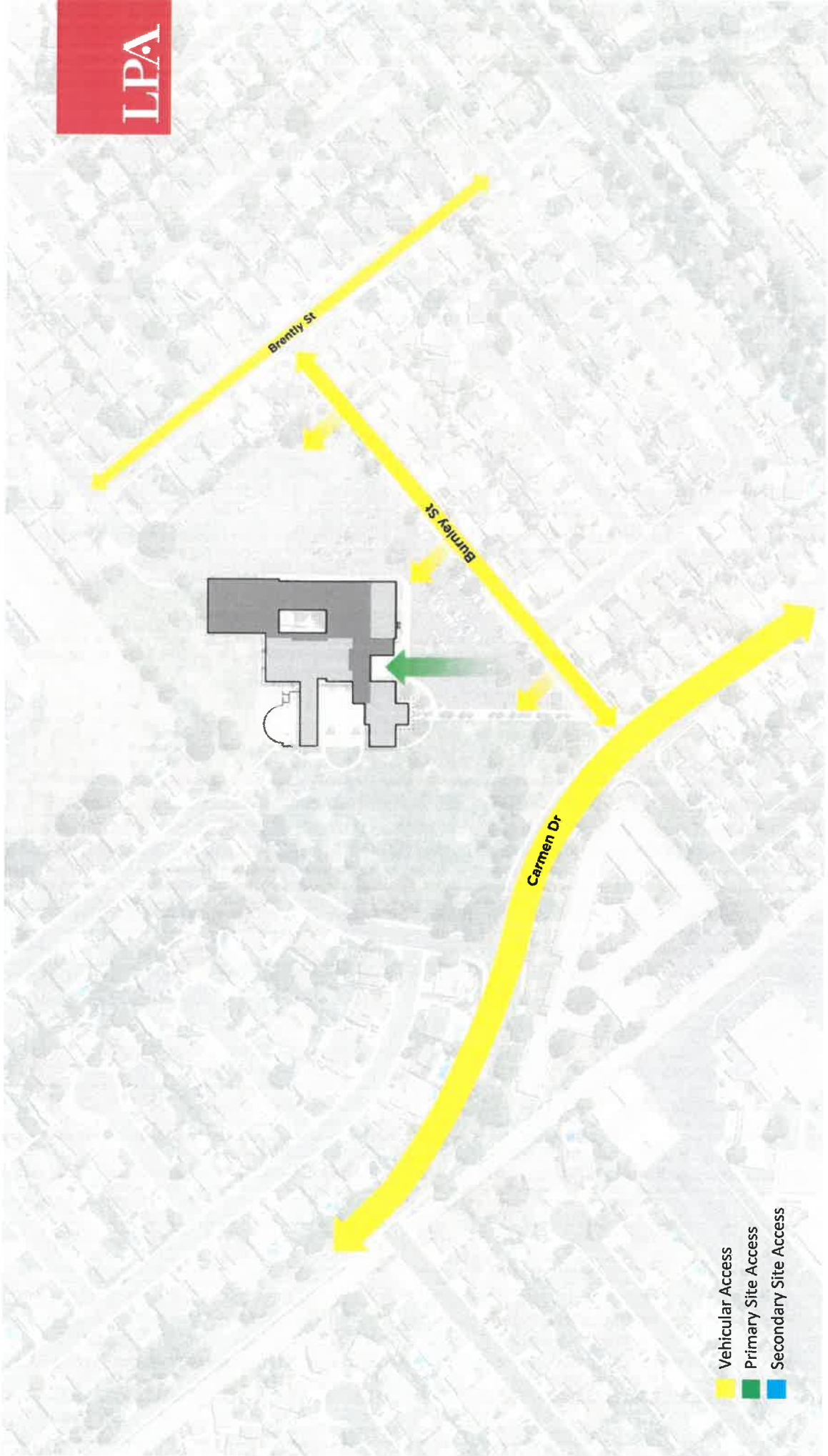
Workshop # 2 Results




Plan Refinement into Design Options



Option B





-  Vehicular Access
-  Primary Site Access
-  Secondary Site Access

Option B



Option B New Facility





OPTIONAL
ENVIRONMENT

PLEASANT VALLEY
COMMUNITY CENTER



Options
East Facade



Option 3 North-East Facade



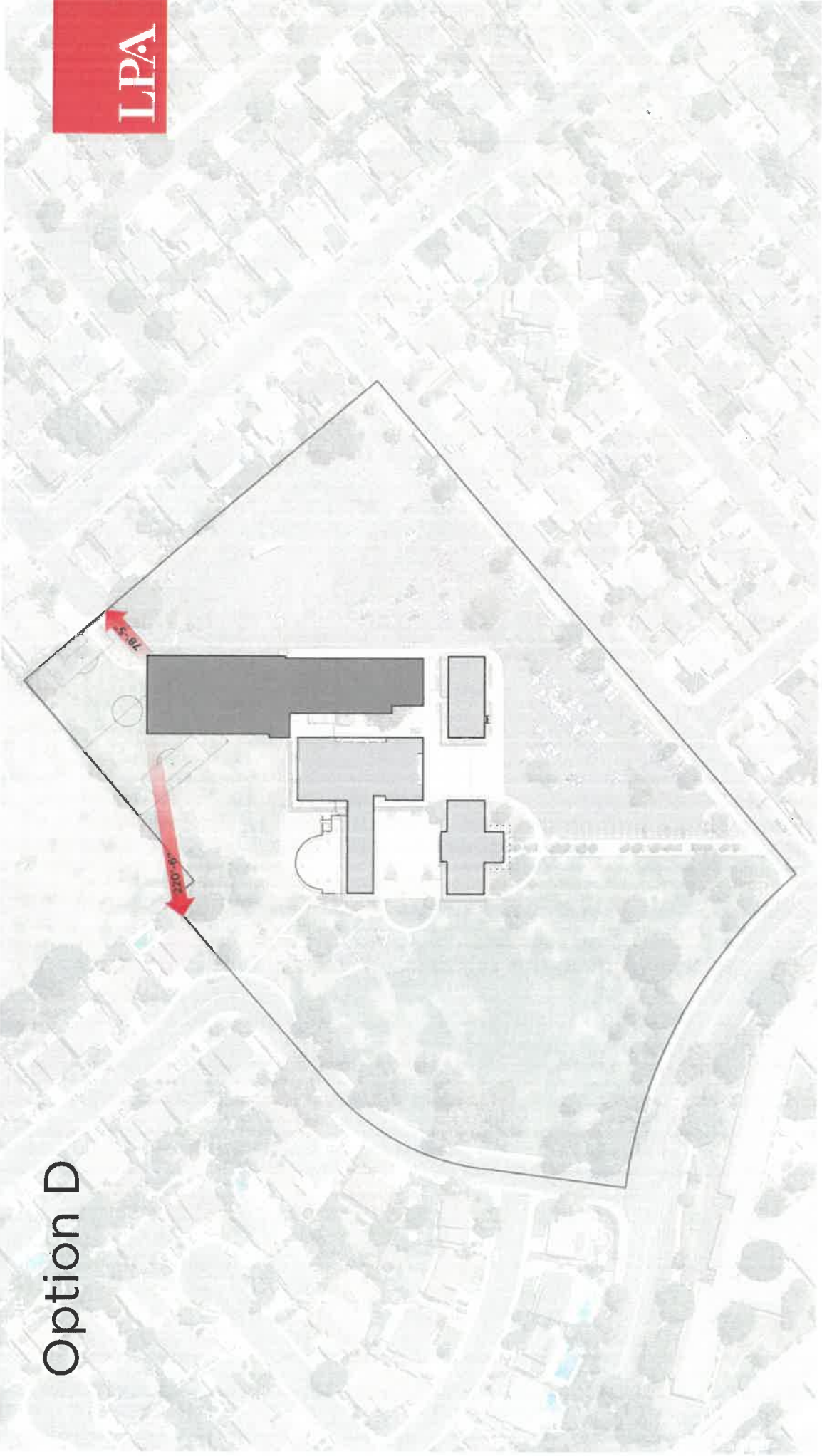


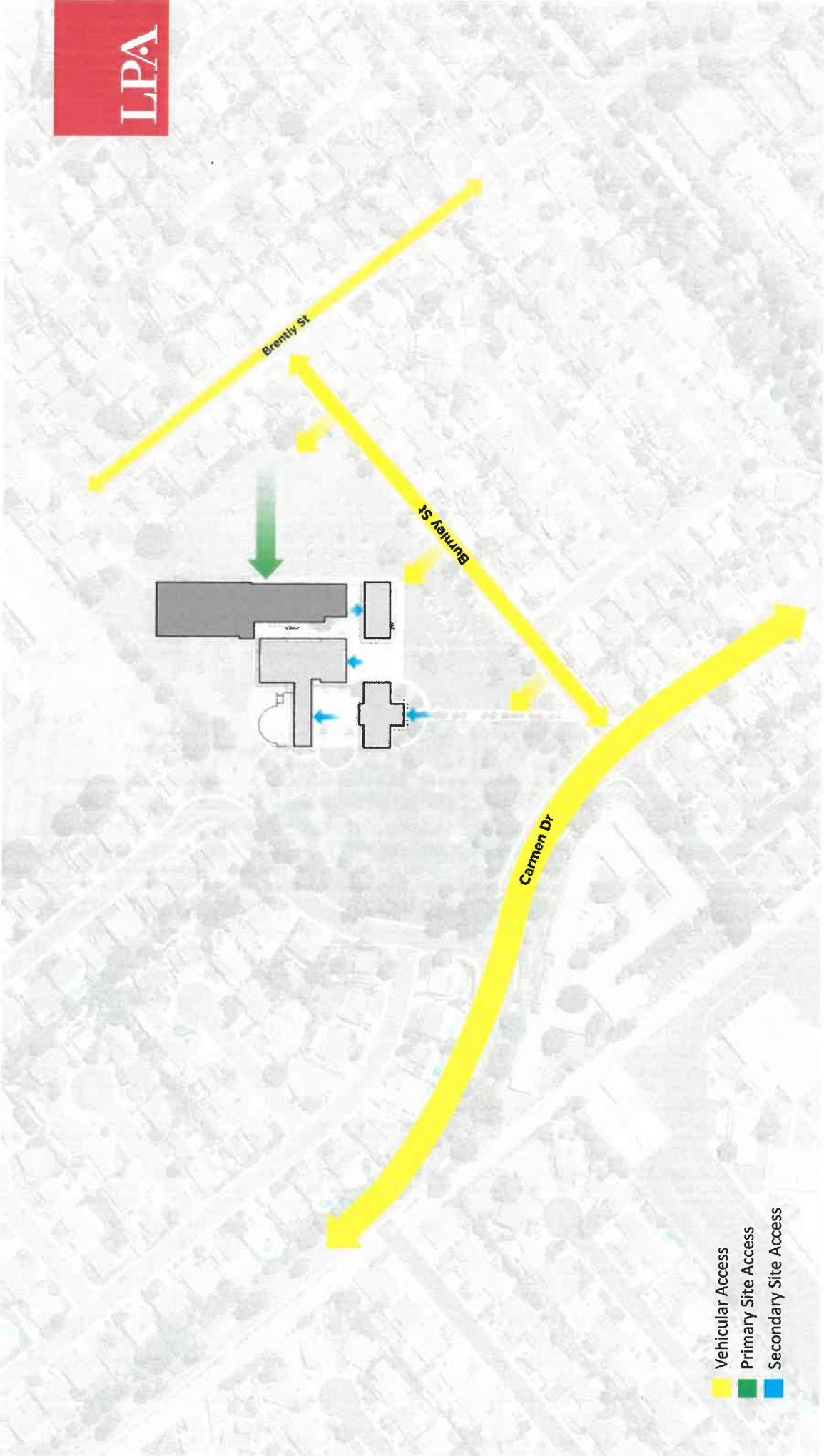
LPA

Option B

Bird's Eye

Option D





Option D



Option D
East Façade & Entry



Option D

Entry

**PLEASANT VALLEY
COMMUNITY CENTER**

LPA



Option D
North-East Facade



LPA

Option D Interior Courtyard

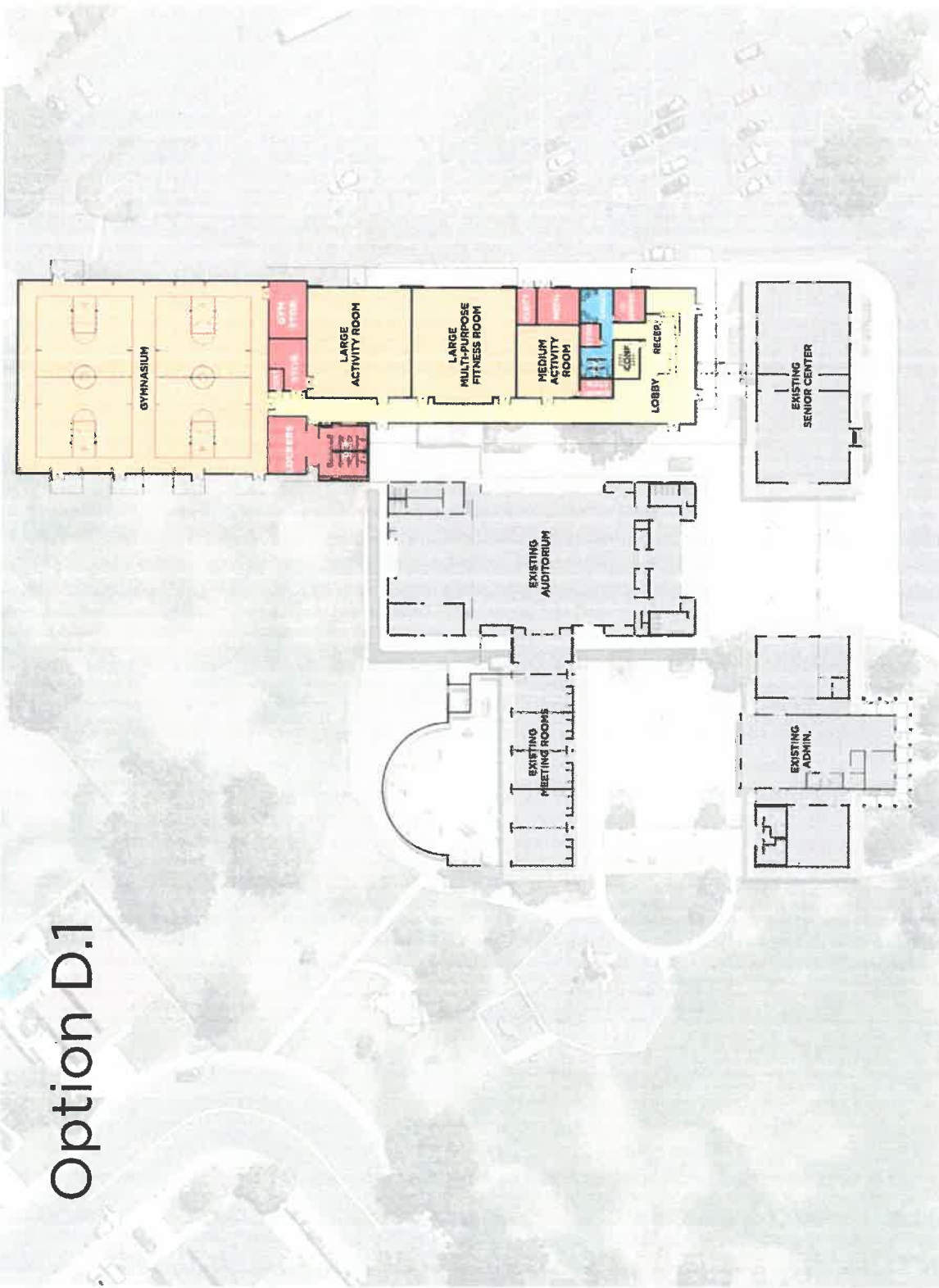




Option D
Bird's Eye

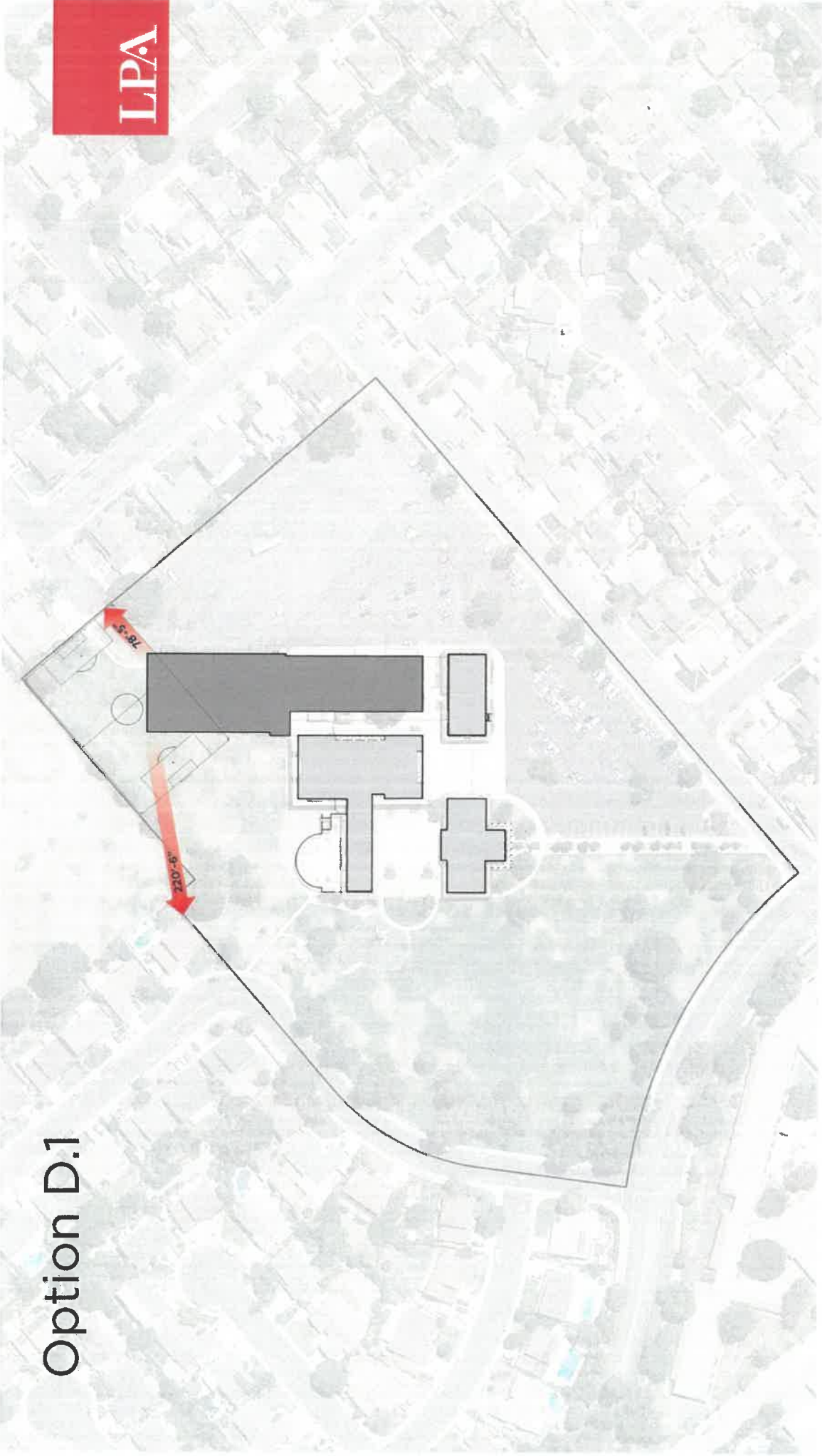
LPA

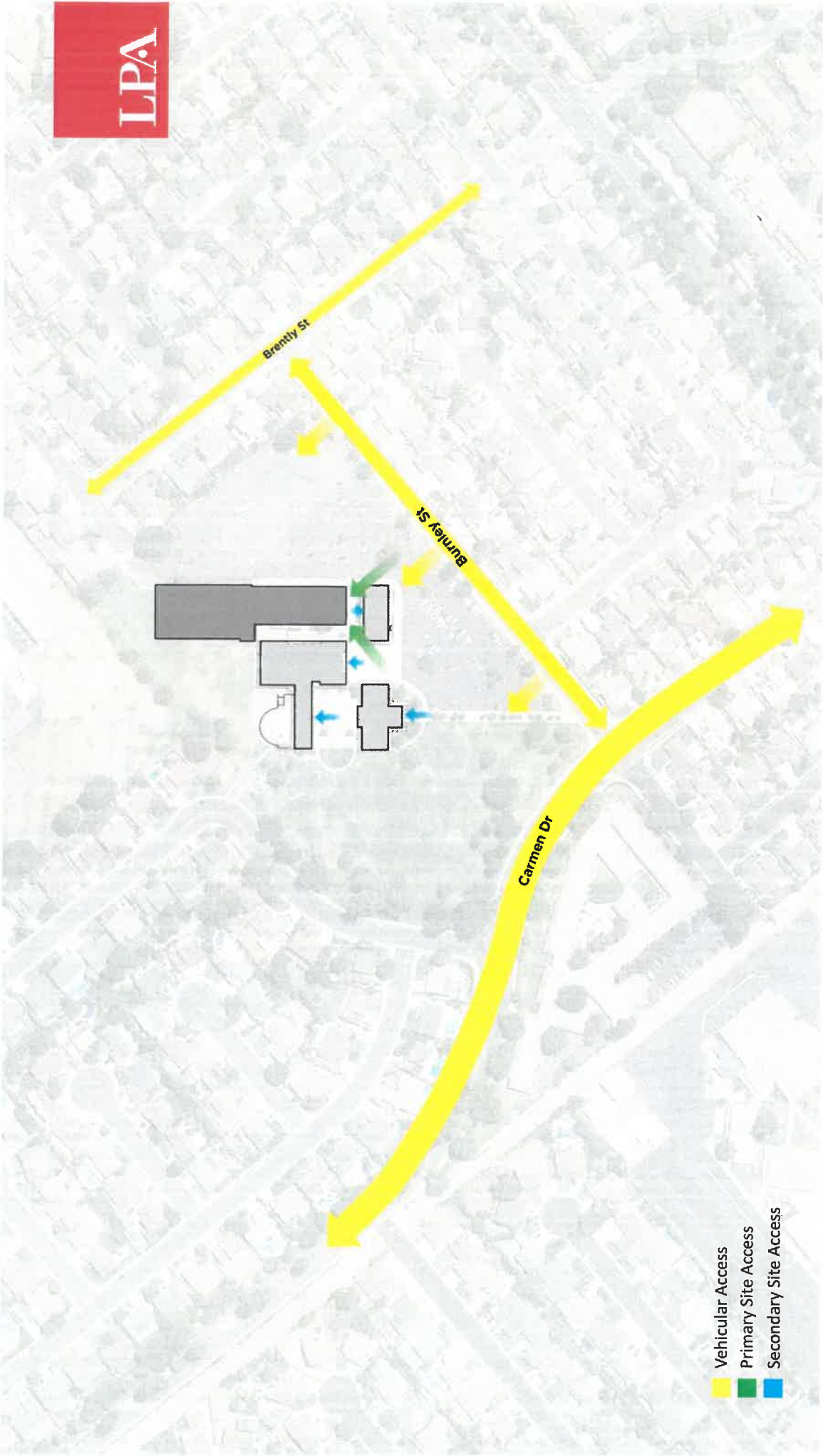
Option D.1






Option D.1

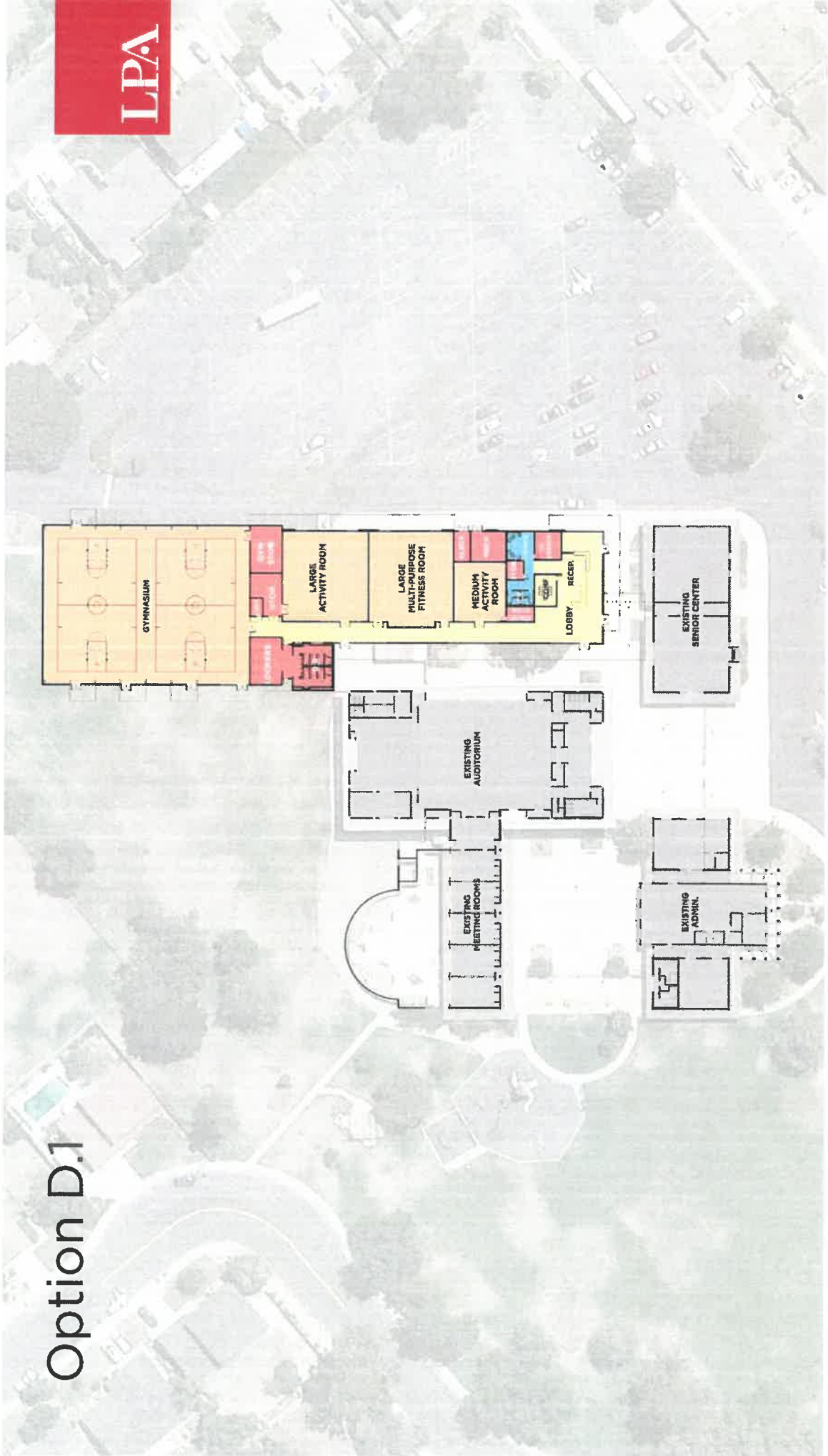
Option D.1





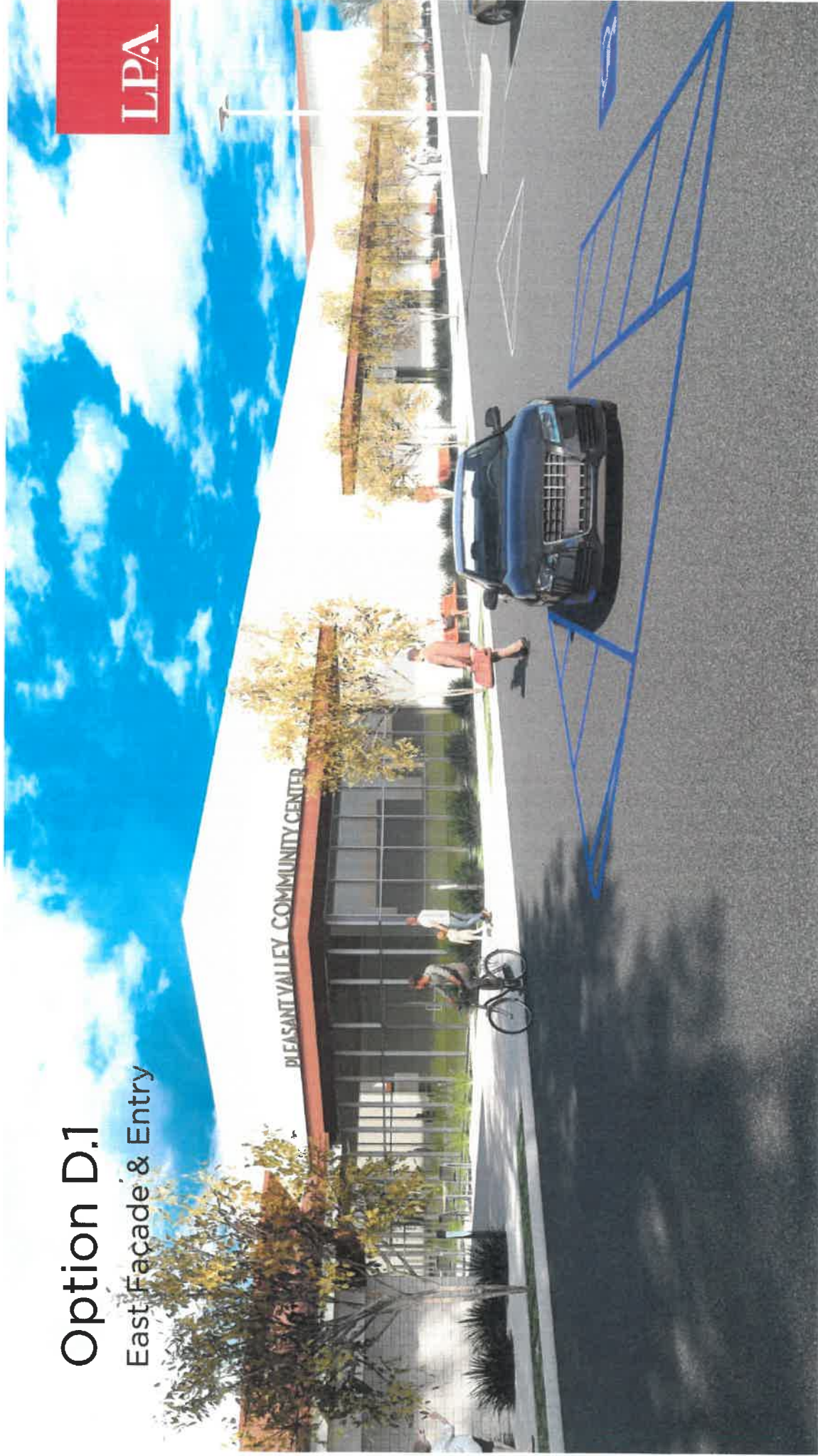
-  Vehicular Access
-  Primary Site Access
-  Secondary Site Access

Option D.1



Option D.1

East Façade & Entry



Option D.1 Entry



LPA

option D.1

terior Courtyard & Entry



Option D.1
North-East Facade





Option D.1

Bird's Eye



ROM Construction Costs Summary

ROM Construction Budget Summary



Option B \$41,818,922



Direct/Hard Costs:
 Building: \$29,473,747
 Site: \$4,120,101
 Seismic Retrofit: \$1,424,942

Indirect/Soft Costs (35%): \$10,506,401

- A&E: 10%
- A&E Reimbursable: 2%
- Project Management: 5%
- Cost Estimating: 1%
- Testing & Inspections: 2%
- Geotechnical: 1%
- Green Building Comm: 1%
- Permits & Plan Check: 3%
- City Fees: (0-5% range)
- School Fees: 10%
- Transportation Fees: 10%
- Construction Contingency: 10%

FF&E (\$35/SF): \$1,294,230
 Furniture, Fixtures & Equipment

Option D \$34,119,867



Direct/Hard Costs:
 Building: \$20,158,039
 Site: \$4,326,255
 Seismic Retrofit: N/A

Indirect/Soft Costs (35%): \$8,569,513

- A&E: 10%
- A&E Reimbursable: 2%
- Project Management: 5%
- Cost Estimating: 1%
- Testing & Inspections: 2%
- Geotechnical: 1%
- Green Building Comm: 1%
- Permits & Plan Check: 3%
- City Fees: (0-5% range)
- School Fees: 10%
- Transportation Fees: 10%
- Construction Contingency: 10%

FF&E (\$35/SF): \$1,066,030
 Furniture, Fixtures & Equipment

Option D.1 \$34,370,215



Direct/Hard Costs:
 Building: \$20,316,712
 Site: \$4,326,255
 Seismic Retrofit: N/A

Indirect/Soft Costs (35%): \$8,632,038

- A&E: 10%
- A&E Reimbursable: 2%
- Project Management: 5%
- Cost Estimating: 1%
- Testing & Inspections: 2%
- Geotechnical: 1%
- Green Building Comm: 1%
- Permits & Plan Check: 3%
- City Fees: (0-5% range)
- School Fees: 10%
- Transportation Fees: 10%
- Construction Contingency: 10%

FF&E (\$35/SF): \$1,075,480
 Furniture, Fixtures & Equipment



Operational Study / Cost Recovery Summary

Operational Study / Cost Recovery Summary



Option A



Anticipated Expenses:
\$623,650

Anticipated Revenues:
\$168,856

Anticipated Cost
Recovery Rate:
27.1%

Option B



Anticipated Expenses:
\$623,650

Anticipated Revenues:
\$168,856

Anticipated Cost
Recovery Rate:
27.1%

Option C



Anticipated Expenses:
\$768,861

Anticipated Revenues:
\$168,856

Anticipated Cost
Recovery Rate:
22.0%

Option D



Anticipated Expenses:
\$768,861

Anticipated Revenues:
\$168,856

Anticipated Cost
Recovery Rate:
22.0%

Options A & B

Operational Cost vs. Revenue

* These numbers are reflective of new revenue and do not reflect existing program revenue



Operations

Personnel (full & part time staff)	\$370,710
Commodities (supplies, uniforms, etc.)	\$19,375
Contractual (utilities, training, etc.)	\$183,566
Replacement Fund (\$\$ for improvements)	\$50,000

Total Estimated \$623,650

Operational Assumptions

- Operating 75 hours a week
- Full-time staff: 1 Recreational Specialists, 1 Ground Maintenance, and 2 Customer Service Representatives
- Part-time staff: Facility Supervisor (40 Hrs), Customer Service (36 Hrs), Ground/Maintenance (48 Hrs)

Revenue

Daily Fees	\$4,296
Membership Fees	\$36,000
Programs	\$79,000
Other (birthdays, vending, & rentals)	\$49,560

Total Estimated \$168,856

Revenue Assumptions

- 6 non-members will enter a day each paying \$2
- 300 Monthly Pass Sold each month at \$10 per pass. This represents less than 1% of the projected population
- Program revenue assumes 125 participants paying an average of \$50 per month

Options C & D

Operational Cost vs. Revenue

* These numbers are reflective of new revenue and do not reflect existing program revenue



Operations

Personnel (full & part time staff)	\$521,620
Commodities (supplies, uniforms, etc.)	\$21,375
Contractual (utilities, training, etc.)	\$175,866
Replacement Fund (\$\$ for improvements)	\$50,000

Total Estimated \$768,861

Operational Assumptions

- Operating 75 hours a week
- Full-time staff: 2 Recreational Specialists, 1 Ground Maintenance, and 2.75 Customer Service Representatives
- Part-time staff: Facility Supervisor (40 Hrs), Customer Service (32 Hrs), Customer Service (36 Hrs), Ground/Maintenance (48 Hrs)

Revenue

Daily Fees	\$4,296
Membership Fees	\$36,000
Programs	\$79,000
Other (birthdays, vending, & rentals)	\$49,560

Total Estimated \$168,856

Revenue Assumptions

- 6 non-members will enter a day each paying \$2
- 300 Monthly Pass Sold each month at \$10 per pass. This represents less than 1% of the projected population
- Program revenue assumes 125 participants paying an average of \$50 per month



5-Year Model

Options A & B

Projected Recovery Over 5 Years

Category	Year 1	Year 2	Year 3	Year 4	Year 5
Expenses	\$623,650	\$629,887	\$636,186	\$648,909	\$661,888
Revenues	\$168,856	\$185,742	\$195,029	\$200,880	\$204,897
Difference	\$454,794	\$444,145	\$441,157	\$448,030	\$456,990
Recovery	27.1%	29.5%	30.7%	31.0%	31.0%
Capital Improvement	\$50,000	\$100,000	\$150,000	\$200,000	\$250,000



Options C & D

Projected Recovery Over 5 Years



Category	Year 1	Year 2	Year 3	Year 4	Year 5
Expenses	\$768,861	\$776,550	\$784,315	\$800,001	\$816,001
Revenues	\$168,856	\$185,742	\$195,029	\$200,880	\$204,897
Difference	\$600,005	\$590,808	\$589,286	\$599,122	\$611,104
Recovery	22.0%	23.9%	24.9%	25.1%	25.1%
Capital Improvement	\$50,000	\$100,000	\$150,000	\$200,000	\$250,000



Changing Lives by Design™



Phase I Environmental Site Assessment

1605 E Burnley Street
Camarillo, CA

prepared for
Pleasant Valley Recreation and Park District

prepared by
Rincon Consultants, Inc.

August 15, 2019



RINCON CONSULTANTS, INC.
Environmental Scientists | Planners | Engineers
rinconconsultants.com



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August 15, 2019
Project 19-08241

Mary Otten, General Manager
Pleasant Valley Recreation and Park District
1605 E Burnley Street
Camarillo, California, 93010
Via email: motten@pvrpd.org

**Subject: Phase I Environmental Site Assessment
1605 E. Burnley Street
Camarillo, California**

Dear Ms. Otten:

This report presents the findings of a Phase I Environmental Site Assessment (ESA) completed by Rincon Consultants, Inc. for the property located at 1605 E. Burnley Street in Camarillo, California. The Phase I ESA was performed in accordance with our proposal and contract dated July 29, 2019.

The accompanying report presents our findings and provides an opinion regarding the presence of recognized environmental conditions. Our work program for this project, as referenced in our contract, is intended to meet the guidelines outlined in the American Society for Testing and Materials (ASTM), Standard Practice for Environmental Site Assessments: *Phase I Environmental Site Assessment Process* (ASTM Standard E-1527-13). Our scope of services, pursuant to ASTM practice, did not include any inquiries with respect to asbestos, lead-based paint, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, vapor intrusion or other indoor air quality, mold, or high-voltage power lines.

Thank you for selecting Rincon for this project. If you have any questions, or if we can be of any future assistance, please contact us.

Sincerely,
Rincon Consultants, Inc.

Sarah A. Larese
Senior Environmental Scientist

Walt Hamann, PG, CEG, CHG
Vice President, Environmental Services

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Appendix B Regulatory Records Search
Appendix C Historical Research Documentation



Executive Summary

This report presents the findings of a Phase I Environmental Site Assessment (ESA) for the property located at 1605 E. Burnley Street in Camarillo, California (Figure 1, Vicinity Map). The Phase I ESA was performed for Pleasant Valley Recreation and Park District by Rincon Consultants, Inc. (Rincon). Pleasant Valley Recreation and Park District has requested this assessment and will use the information for the purposes of expanding the current structures located on the subject property. The subject property is currently developed with the Pleasant Valley Recreation and Park District administration building, community center, classrooms and senior center and a park.

The subject property is located in an area that is primarily composed of residential and educational land uses. Properties in the vicinity of the subject property include single-family residences, a school and an assisted living facility.

Rincon performed a reconnaissance of the subject property on August 9, 2019. The purpose of the reconnaissance was to observe existing conditions and to obtain information indicating the presence of recognized environmental conditions (RECs) in connection with the subject property. During the site reconnaissance, cleaning supplies (disinfectant, steel polish, bleach, drain cleaner, insect killer) and maintenance supplies (paints, driveway and roof sealant, and small portable fuel canisters) were observed on the subject property. These materials were identified to be in connection with current upkeep and maintenance of the subject property. Rincon did not observe indications of releases from these containers.

A regulatory database search was conducted by Environmental Data Resources (EDR) for sites that generate, store, treat or dispose of hazardous materials or sites for which a release or incident has occurred. The search was conducted for the subject property and included data from surrounding sites within a specified radius of the property. The subject property and adjacent properties were not listed in any of the databases searched by EDR.

Historical sources reviewed as part of the Phase I ESA include aerial photographs, topographic maps and city directories. The photos, maps and city directories reviewed indicate the following historical uses of the subject property:

- 1904: Undeveloped land
- 1927 to 1959: Agricultural land
- 1967: Vacant land
- 1969 to present day: Pleasant Valley Recreation and Park District park, administration/ community center structures, and associated parking lot

Based on the findings of this Phase I ESA, it is our opinion one potential recognized REC has been identified for the subject property:

- The former agricultural use of the subject property

Former agricultural use of the subject property. According to the historical resources reviewed, the subject property appears to have been used for agricultural purposes from at least 1927 through at least 1959. By 1967 the site appears to be vacant land, and in 1969 the site is developed with the existing structures and park. Agricultural land use is typically associated with the use of pesticides,



or other chemicals used routinely in agricultural production. Because the subject property has not been in agricultural use since at least 1967 (52 years), and due to the earth moving involved during the grading of the subject property during the development of the site, it is likely that pesticides in the soil (if any) have been mixed up and dispersed throughout the site, and may have been diluted and diminished over time. If Pleasant Valley Recreation District wishes to determine if shallow soils contain agricultural related chemicals, then shallow soil samples should be collected and analyzed.



Introduction

This report presents the findings of a Phase I Environmental Site Assessment (ESA) conducted for the property located at 1605 E. Burnley Street in Camarillo, California (Figure 1, Vicinity Map). The Phase I ESA was performed by Rincon Consultants, Inc. (Rincon) for Pleasant Valley Recreation and Park District (Client) in general conformance with ASTM E 1527-13, our proposal and our contract dated July 22, 2019. The following sections present our findings and provide our opinion as to the presence of recognized environmental conditions on the subject property.

Purpose

Pleasant Valley Recreation and Park District has requested this assessment and will use the information for the purposes of expanding the current structures located on the subject property. The purpose of this Phase I ESA was to determine if there are recognized environmental conditions (RECs) on the subject property, taking into account commonly and reasonably ascertainable information and to qualify for Landowner Liability Protections under the Brownfields Amendments to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

A REC is defined pursuant to ASTM E 1527-13 as,

“the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to any release to the environment; 2) under conditions indicative of a release to the environment; 3) under conditions that pose a material threat of a future release to the environment”.

A Controlled REC is defined pursuant to ASTM E 1527-13 as,

“a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). A condition considered by the environmental professional to be a controlled recognized environmental condition shall be listed in the findings section of the Phase I Environmental Site Assessment report, and as a recognized environmental condition in the conclusions section of the Phase I Environmental Site Assessment report”.

A Historical REC is defined pursuant to ASTM E 1527-13 as,

“a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by regulatory authority, without subjecting the property to any required controls (for example, use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the environmental professional must determine whether the past release is a recognized environmental condition at the time the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in



the regulatory criteria). If the EP [Environmental Professional] considers the past release to be a recognized environmental condition at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a recognized environmental condition”.

A *de minimis* condition is defined pursuant to ASTM E 1527-13 as,

“a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* conditions are not recognized environmental conditions nor controlled recognized environmental conditions”.

Scope of Services

The scope of services conducted during this study is outlined below:

- Performed a reconnaissance of the subject property to identify obvious indicators of the existence of hazardous materials.
- Observed adjacent or nearby properties from public thoroughfares in an attempt to see if such properties are likely to use, store, generate, or dispose of hazardous materials.
- Obtained and reviewed an environmental records database search to obtain information about the potential for hazardous materials to exist at the subject property or at properties located in the vicinity of the subject property.
- Reviewed files for the subject property and immediately adjacent properties as identified in the database report, as applicable.
- Reviewed the current United States Geological Survey (USGS) topographic map to obtain information about the subject property and regional topography and uses of the subject property and surrounding sites.
- Reviewed additional pertinent record sources (e.g., California Division of Oil, Gas, and Geothermal Resources records, online databases of hazardous substance release sites), as necessary, to identify the presence of RECs at the subject property.
- Reviewed reasonably ascertainable historical resources (e.g., aerial photographs, topographic maps, fire insurance maps, city directories) to assess the historical land use of the subject property and adjacent properties.
- Provided a user interview questionnaire to a representative of the client, the user of the Phase I ESA.
- Provided a property owner interview questionnaire to the property owner or a designated subject property representative identified to Rincon by the client.
- Conducted interviews with other property representatives (e.g., key site manager, occupants), as applicable.
- Reviewed available client-provided information (e.g., previous environmental reports, title documentation).



Significant Assumptions, Limitations, Deviations, Exceptions, Special Terms, and Conditions

This work is intended to adhere to good commercial, customary, and generally accepted environmental investigation practices for similar investigations conducted at this time and in this geographic area. No guarantee or warranties, expressed or implied, are provided. The findings and opinions conveyed in this report are based on findings derived from a site reconnaissance, review of an environmental database report, specified regulatory records and historical sources, and comments made by interviewees. This report is not intended as a comprehensive site characterization and should not be construed as such. Standard data sources relied upon during the completion of Phase I ESAs may vary with regard to accuracy and completeness. Although Rincon believes the data sources are reasonably reliable, Rincon cannot and does not guarantee the authenticity or reliability of the data sources it has used. Additionally, pursuant to our contract, the data sources reviewed included only those that are practically reviewable without the need for extraordinary research.

Rincon has not found evidence that hazardous materials or petroleum products exist at the subject property at levels likely to warrant mitigation. Rincon does not under any circumstances warrant or guarantee that not finding evidence of hazardous materials or petroleum products means that hazardous materials or petroleum products do not exist on the subject property. Additional research, including surface or subsurface sampling and analysis, can reduce Client's risks, but no techniques commonly employed can eliminate these risks altogether.

In addition, pursuant to ASTM E 1527-13 practice, our scope of services did not include any inquiries with respect to asbestos-containing building materials, biological agents, cultural and historic resources, ecological resources, endangered species, health and safety, indoor air quality unrelated to release of hazardous substances or petroleum products into the environment, industrial hygiene, lead-based paint, lead in drinking water, mold, radon, regulatory compliance, wetlands, or high-voltage power lines.

User Reliance

Pleasant Valley Recreation and Park District has requested this assessment and will use the information for the purposes of expanding the current structures located on the subject property. This Phase I ESA was prepared for use solely and exclusively by Pleasant Valley Recreation and Park District and the City of Camarillo. No other use or disclosure is intended or authorized by Rincon. Also, this report is issued with the understanding that it is to be used only in its entirety. It is intended for use only by the client, and no other person or entity may rely upon the report without the express written consent of Rincon.

Site Description

Location

The subject property is a 11.48 -acre parcel located east of Carmen Drive, north of Burnley Street and south of E. Modesto Avenue in Camarillo, California (Figure 2, Site Map). The property is identified as 1605 E. Burnley Street and Assessor's Parcel Number (APN) 165-001-059.



Subject Property and Vicinity General Characteristics

The subject property is currently developed with the Pleasant Valley Recreation and Park District administration building, community center, classrooms and senior center and a park.

The subject property is located in an area that is primarily composed of residential and educational land uses. Properties in the vicinity of the subject property include single-family residences, a school and an assisted living facility. The current adjacent land uses are described in Table 1 and depicted on Figure 3, Adjacent Land Use Map.

Table 1 Current Uses of Adjacent Properties

Area	Use
Northern Properties	E. Modesto Avenue followed by single-family residences and University Preparation Charter School at CSU Channel Islands
Eastern Properties	Single-family residences
Southern Properties	Burnley Street followed by single-family residences
Western Properties	Carmen Drive followed by Royal Gardens of Camarillo Assisted Living

Descriptions of Structures, Roads, Other Improvements on the Subject Property

During the site reconnaissance, four single-story buildings (an administration building, a community center, classrooms and a senior center), a large parking lot, a large grass area and a playground structure area were observed on the subject property.

Access to the subject property is available from a driveway on Burnley Street and Hayden Street.

The following utility providers service the subject property:

- Electrical Service – Southern California Edison
- Natural Gas Service – Southern California Gas Company
- Water Service – City of Camarillo
- Sewer Service – City of Camarillo
- Solid Waste Service – E.J. Harrison



User-Provided Information

As described in ASTM E 1527-13 Section 6, Pleasant Valley Recreation and Park District was interviewed for actual knowledge pertaining to the subject property to help identify recognized environmental conditions. Bob Cerasuolo, Parks Service Manager of Pleasant Valley Recreation and Park District completed the User Questionnaire as provided by ASTM Appendix X3 prior to completion of the site reconnaissance. A copy of the completed questionnaire is included as Appendix A.

Based on our review of the completed questionnaire, Mr. Cerasuolo did not review the following sources of information and is unaware of information regarding the following:

- Recorded land title records (or judicial records, where appropriate) that identify any environmental liens filed or recorded against the subject property
- Recorded land title records (or judicial records, where appropriate) that identify any activity and land use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the subject property under federal, tribal, state or local law
- Title Report that identifies information pertaining to environmental cleanup liens or AULs for the subject property

Based on our review of the completed questionnaire, Mr. Cerasuolo is unaware of information regarding the following:

- Specialized knowledge or experience related to the subject property or nearby properties
- Reduction in value for the subject property relative to any known environmental issues
- Obvious indicators that point to the presence or likely presence of releases at the subject property
- Pending, threatened, or past litigation relevant to hazardous substances or petroleum products, in, on, or from the subject property
- Pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property
- Notice from any government entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products

Mr. Cerasuolo did indicate that the subject property may have been formerly in use as farm land.



Records Review

Physical Setting Sources

Topography

The current USGS topographic map (Camarillo Quadrangle, 2012) indicates that the subject property is situated at an elevation of about 140 feet above mean sea level with topography gradually sloping down to the southeast. The adjacent topography consists of relatively flat land gradually sloping down to the southeast.

Geology and Hydrogeology

According to the California Geological Survey (CGS), *California Geomorphic Provinces, Note 36*¹, the subject property is located within the Transverse Ranges Geomorphic Province. The Transverse Ranges are an east-west trending series of steep mountain ranges and valleys. The east-west structure of the Transverse Ranges is oblique to the normal northwest trend of coastal California, hence the name "Transverse." The province extends offshore to include San Miguel, Santa Rosa, and Santa Cruz islands. Its eastern extension, the San Bernardino Mountains, has been displaced to the south along the San Andreas Fault. Intense north-south compression is squeezing the Transverse Ranges. As a result, this is one of the most rapidly rising regions on earth. Great thicknesses of Cenozoic petroleum-rich sedimentary rocks have been folded and faulted, making this one of the important oil-producing areas in the United States.

Site Geology

According to the Geologic Map of the Camarillo and Newbury Park Quadrangles (Dibblee, 1990), the subject property is underlain by Quaternary age surficial sediments which are described as alluvium of gravel, sand and clay of flatlands.

Regional Groundwater Occurrence and Quality

The subject property is located within the Pleasant Valley groundwater basin. This basin underlies Pleasant Valley in southern Ventura County. The basin is bounded on the north by the Camarillo and Las Posas Hills and on the south by the Santa Monica Mountains. The eastern boundary is formed by a constriction in Arroyo Santa Rosa. The basin is bounded on the west by the Oxnard subbasin of the Santa Clara River Groundwater Basin. Calleguas Creek and other tributary creeks drain the surface waters of the area westward toward the Pacific Ocean. The basin is designed for existing beneficial uses that include municipal and domestic water supply, industrial service and process supply and agricultural supply. The upper, unconfined and perched aquifers of the Pleasant Valley Groundwater Basin have the same identified beneficial uses, except that municipal and domestic water supply is identified as a potential rather than existing use. The basin plan contains narrative and specific numerical objectives for a variety of parameters and potential pollutants based on these beneficial use designations. The upper zone aquifer consists of 25 to 50-foot-thick layers of alternating clay and sand/gravel and exists from surface to approximately 500 feet. Below

¹ https://www.conservation.ca.gov/cgs/Documents/Publications/Note_36.pdf



this is the lower aquifer system (Fox Canyon), which has a low permeability and receives little recharge. Groundwater within this basin is of good quality and is being produced for agricultural and domestic uses.

During the preparation of this Phase I ESA, we reviewed the California State Water Resources Control Board's (SWRCB's) online GeoTracker database to determine groundwater flow direction in the vicinity of the subject property. According to the Second Half 2012 Semi-Annual Groundwater Monitoring Report, 700 North Arneill Road, Camarillo, California prepared by Antea Group and dated January 30, 2013, groundwater is reported to be between 41.87 to and 56.60 feet below ground surface and flows toward the south. This property is located approximately 0.50 mile to the southeast of the subject property.

Standard Environmental Record Sources

Environmental Data Resources, Inc. (EDR) was contracted to provide a database search of public lists of sites that generate, store, treat, or dispose of hazardous materials or sites for which a release or incident has occurred. The EDR search was conducted for the subject property and included data from surrounding sites within specified radii of the property. A copy of the EDR report, which specifies the ASTM search distance for each public list, is included as Appendix B. As shown on the attached EDR report, federal, state, and county lists were reviewed as part of the research effort. Please refer to Appendix B for a complete listing of sites reported by EDR and a description of the databases reviewed.

The Map Findings Summary, included in the EDR report, provides a summary of the databases searched, the number of reported facilities within the search radii, and whether the facility is located onsite or adjacent to the subject property. The following information is based on our review of the Map Findings Summary and the information contained in the EDR report.

Subject Property

The subject property was not listed on any of the regulatory databases reviewed.

Offsite Properties

Offsite properties listed by EDR fall under two general categories of databases: those reporting unauthorized releases of hazardous substances (e.g., Leaking Underground Storage Tank [LUST], National Priority List [a.k.a. Superfund sites], and corrective action facilities), and databases of businesses permitted to use hazardous materials or generate hazardous wastes, for which an unauthorized release has not been reported to a regulatory agency.

Rincon reviewed the EDR Radius Map and select detailed listings to evaluate their potential to impact the subject property, based on the following factors:

- Reported distance of the facility from the subject property;
- The nature of the database on which the facility is listed, and/or whether the facility was listed on a database reporting unauthorized releases of hazardous materials, petroleum products, or hazardous wastes;
- Reported case type (e.g., soil only, failed underground storage tank [UST] test only);
- Reported substance released (e.g., chlorinated solvents, gasoline, metals);
- Reported regulatory agency status (e.g., case closed, "no further action"); and,



- Location of the facility with respect to the reported groundwater flow direction (discussed in the Geology and Hydrogeology section of this report)

None of the adjacent properties are listed in any of the databases searched by EDR. One upgradient unauthorized release site within one-quarter mile of the subject property was identified by EDR. However, based on our review of the information provided, this property appears to be a misplot and is not expected to impact the subject property. The nearby surrounding properties listed by EDR within a one-quarter mile radius of the subject property are listed in the RCRA NonGen/NLR database and are not listed in any databases that are indicative of a hazardous materials release on the specified properties. Based on the distances of the nearby sites from the subject property and the nature of the RCRA NonGen/NLR database (not indicative of a hazardous materials release), none of these nearby sites are expected to be adversely affecting the subject property.

Orphan Listings

No orphan or unmapped site listings were reported by EDR.

Additional Environmental Record Sources

Review of Agency Files

Because no EDR database-listed sites were interpreted to be of potential environmental concern to the subject property, no agency files were reviewed as part of this research effort.

Review of State of California Division of Oil, Gas, and Geothermal Resources Records

A review of the Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR) Online Mapping System² indicates that no oil wells are located on the subject property or adjacent properties, or within one-quarter mile of the subject property.

Review of National Pipeline Mapping System Records

A review of the National Pipeline Mapping System (NPMS) online Public Map Viewer³ indicates that no gas transmission pipelines or hazardous liquid pipelines are located on the subject property or adjacent properties.

Known or Suspect Contaminated Release Sites with Potential Vapor Migration

The EDR report was reviewed to identify nearby known or suspect contaminated sites that have the potential for contaminated vapor originating from the nearby site to be migrating beneath the subject property. Based on the ASTM E 2600-15, *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*, the following minimum search distances were

² <https://maps.conservation.ca.gov/doggr/wellfinder/>

³ <https://www.npms.phmsa.dot.gov/PublicViewer/>



initially used to determine if contaminated soil vapors from a nearby known or suspect contaminated site have the potential to be migrating beneath the subject property:

- 1/10 mile (528 feet) for petroleum hydrocarbons
- 1/3 mile (1,760 feet) for other contaminants of concern (COCs)

If known or suspect contaminated sites are located within the above referenced distances from the subject property, online resources are reviewed to determine the extent of the contaminated plume at those sites. The following describes search distances for contaminated plumes of petroleum hydrocarbons (30 feet from the subject property) and other COCs (100 feet from the subject property). Per ASTM E 2600-15, vapors associated with impacted soil or groundwater present within these distances have the potential to migrate beneath the subject property.

Petroleum Hydrocarbons and Other COCs

Based on our review of the EDR report, no hazardous materials releases have occurred on the subject property, adjacent properties or nearby properties. Therefore petroleum hydrocarbon or other COC-impacted soil vapor is not expected to be present or migrating beneath the subject property.

Historical Use Information on the Property and the Adjoining Properties

The historical records review completed for this Phase I ESA includes aerial photographs, topographic maps, and city directories as detailed in the following sections. Copies of the historical resources reviewed are included in Appendix C. Table 3 provides a summary of the historical use information available for the subject property.

Review of Aerial Photographs

Aerial photographs from EDR's aerial photograph collection were obtained. In addition, a current aerial from Google Earth was reviewed. The aerial photographs were reviewed on August 5, 2019.

Review of Historical Topographic Maps

Historical topographic maps from EDR's map collection were obtained. The historical topographic maps were reviewed on August 5, 2019.

Review of City Directory Listings

EDR was contracted to provide copies of city directory listings for the subject property. The city directory listings were reviewed on August 5, 2019.

Review of Fire Insurance Maps

EDR was contracted to provide copies of fire insurance maps (i.e. Sanborns) for the subject property. As indicated in the attached report, fire insurance maps were not available for the subject property or adjacent properties.



Review of Building Permit Records

Based on the sufficient amount of information obtained from the above sources, building permit records were not reviewed.

Other Historical Sources

Based on the historical information obtained, no additional historical sources were reviewed.

Summary of Historical Uses

Subject Property

Table 2 Historical Use of the Subject Property

Year	Use	Source
Subject Property (1605 E. Burnley Street)		
1904	The subject property is depicted as undeveloped.	Topographic Map (TM)
1927	The subject property appears to be in agricultural use (row crops).	Aerial Photograph (AP)
1938	Similar to the 1927 AP.	AP
1943	Similar to the 1904 TM.	TM
1947	Similar to the 1943 TM. Similar to the 1938 AP.	TM, AP
1950, 1951	Similar to the 1947 TM.	TM
1952	Similar to the 1947 AP.	AP
1959	Similar to the 1952 AP.	AP
1967	Similar to the 1951 TM. The subject property appears to be vacant land.	TM, AP
1969	Development of the Camarillo Community Center by the Pleasant Valley Recreation and Park District	Interview (Owner Questionnaire)
1975	<i>Camarillo Community Center Pleasant Valley Cooperative Preschool Pleasant Valley Recreation and Park District</i>	City Directory (CD)
1978	The subject property appears to be developed with the existing park, community center and associated parking lot.	AP
1980	<i>Camarillo Community Center</i>	CD
1985	Similar to the 1975 CD.	CD
1986	Similar to the 1978 AP.	AP
1993	<i>Camarillo Senior Center Camarillo Community Center</i>	CD
1994	Similar to the 1986 AP.	AP
2002	<i>Camarillo Senior Center</i>	CD



Year	Use	Source
	<i>Camarillo Community Center</i> <i>Pleasant Valley Cooperative Preschool</i> <i>Pleasant Valley Recreation and Park District</i>	
2005	Similar to the 1994 AP. <i>Camarillo Pageant Association</i> <i>Pleasant Valley Preschool</i> <i>Pleasant Valley Recreation Park District</i>	AP, CD
2009	Similar to the 2005 AP.	AP
2010	<i>Camarillo Baseball Softball</i> <i>Camarillo Girls Softball</i> <i>Pleasant Valley Preschool</i> <i>Pleasant Valley Recreation Park District</i>	CD
2012	The surrounding areas are developed however, individual structures are not depicted. Similar to the 2009 AP.	TM, AP
2014	<i>Camarillo Girls Softball</i> <i>Pleasant Valley Recreation Park District</i>	CD
2016	Similar to the 2012 AP.	AP

Based on our review of the documents listed above, it appears that the subject property was developed with the following:

- 1904: Undeveloped land
- 1927 to 1959: Agricultural land (row crops)
- 1967: Vacant land
- 1975 to present day: park, community center structures, and associated parking lot

Northern Adjacent Properties (across E. Modesto Avenue)

Based on our review of the documents listed above, it appears that the northern adjacent properties were developed with the following:

- 1904: Undeveloped land
- 1927 to 1959: Agricultural land (row crops)
- 1967: Vacant land and three educational structures (existing)
- 1978 to present day: Single-family residential structures and educational structures and associated grass field and play area

Eastern Adjacent Properties

Based on our review of the documents listed above, it appears that the eastern adjacent properties were developed with the following:

- 1904: Undeveloped land



- 1927 to 1959: Orchards
- 1967 to present day: Single-family residences

Southern Adjacent Properties (across Burnley Street)

Based on our review of the documents listed above, it appears that the southern adjacent properties were developed with the following:

- 1904: Undeveloped land
- 1927 to 1959: Orchards
- 1967: Graded land
- 1978 to present day: Single-family residences

Western Adjacent Properties (across Carmen Drive)

Based on our review of the documents listed above, it appears that the western adjacent properties were developed with the following:

- 1904: Undeveloped land
- 1927 to 1959: Agricultural land (row crops)
- 1967: Vacant land
- 1978 to present day: Commercial facility

Gaps in Historical Sources

Several gaps of greater than five years were identified in the historical records reviewed from 1904 to 1927, 1927 to 1938, 1952 to 1959, 1959 to 1967, 1969 to 1975, 1986 to 1993, and 1994 to 2002. These gaps are considered insignificant because the subject property use appears to be prior to and following the gaps.



Interviews

Rincon performed interviews regarding the subject property and surrounding areas. The purpose of the interviews was to discuss current and historical conditions and to obtain information indicating the presence of recognized environmental conditions in connection with the subject property.

Interview with Owner/ Site Manager/ Occupant

An interview questionnaire was provided to the Pleasant Valley Recreation and Park District prior to the site reconnaissance. The Parks Services Manager, Bob Cerasuolo, completed the Owner Questionnaire on July 31, 2019. A copy of the completed questionnaire is included in Appendix A. The following information is based on our review of the completed questionnaire.

Mr. Cerasuolo indicated the following:

- The subject property is currently developed with a park with office buildings.
- The subject property may have been formerly in use as farm land.
- The structures on the subject property were built in about 1969.
- Pleasant Valley Recreation and Park District obtained ownership of the subject property over 50 years ago.
- There are no hazardous materials or petroleum products stored or used on the subject property.
- No hazardous wastes are generated at the subject property.

The property owner indicated that he is unaware of the presence of industrial drums, storage tanks (above or below ground), fill dirt, pits, ponds, lagoons, sumps, clarifiers, solvent degreasers, stained soil, vent pipes, fill pipes, or access ways, stained surfaces, private wells, non-public water systems, records indicating the presence of polychlorinated biphenyls, or records indicating the presence of pesticides or herbicides at the subject property.

The property owner indicated that he is not aware of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property. In addition, he is not aware of any notice from any government entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products at the subject property.

Interviews with Local Government Officials

Rincon contacted the following agencies for records pertaining to the subject property and/or adjacent properties:

- **Ventura County Environmental Health Division (VCEHD)**- No public records were identified for the subject property or adjacent properties on the VCEHD online database.



Interviews with Others

Rincon did not attempt to interview neighboring property owners or others as part of this Phase I ESA.



Site Reconnaissance

Rincon performed a reconnaissance of the subject property on August 9, 2019 accompanied by Bob Cerasuolo, Parks Service Manager. The purpose of the reconnaissance was to observe existing subject property conditions and to obtain information indicating the presence of recognized environmental conditions in connection with the property.

Methodology and Limiting Conditions

The site reconnaissance was conducted by:

1. Observing the subject property from public thoroughfares,
2. Observing the adjacent properties from public thoroughfares,
3. Observing the interior of the onsite structures,
4. Observing the exterior of the structures,
5. Backtracking to correlate exterior features with interior features, as necessary, and
6. Observing the subject property from driveways, paved roads, and sidewalks.

Current Use of the Property and Adjacent Properties

The subject property is currently in use as the Pleasant Valley Recreation and Park District administration building, community center, classrooms and senior center and a park. Adjacent businesses/properties include residential and educational land uses. Properties in the vicinity of the subject property include single-family residences, a school and an assisted living facility.

Past Use of the Property and Adjacent Properties

Based on our site reconnaissance, past uses at the subject property and adjacent properties are not readily apparent.

Current or Past Uses in the Surrounding Areas

The subject property is surrounded by residential and educational land uses as detailed in the Site Description section of this report. Past uses of the surrounding area are not readily apparent based on the site reconnaissance.

Geologic, Hydrogeologic, Hydrologic, and Topographic Conditions

Geologic, hydrogeologic, hydrologic, and topographic information are as previously stated in the Physical Settings Section of this report.



General Description of Structures

During the site reconnaissance, four single-story buildings (an administration building, a community center, classrooms and a senior center), a large parking lot, a large grass area and playground structure area were observed on the subject property.

Roads

Access to the subject property is available from a driveway on Burnley Street and Hayden Street.

Potable Water Supply

The City of Camarillo currently supplies potable water to the subject property.

Sewage Disposal System

The City of Camarillo is the sewer service provider for the subject property.

Interior and/or Exterior Observations

Hazardous Substances and Petroleum Products in Connection with Identified Uses

Small quantities of various hazardous substances and petroleum products observed during the site reconnaissance are as follows:

- The kitchen areas contain small quantities of household cleaning supplies.
- Multiple storage rooms on the subject property contain small quantities of disinfectant, steel polish, bleach, drain cleaner, and insect killer.
- An outdoor storage shed contains large quantities of paint buckets, paint cans and spray cans.
- An outdoor metal storage container contains 5-gallon buckets of driveway sealer, roof leak repair sealant, and a flammable storage cabinet containing two small portable fuel canisters.

These materials were identified to be in connection with current upkeep and maintenance of the subject property. Rincon did not observe indications of releases from these containers.

Storage Tanks

During the site reconnaissance, no above- or below-ground storage tanks or evidence of underground storage tanks were observed on the subject property.

Odors

During the site reconnaissance, Rincon did not identify any strong, pungent, or noxious odors.

Pools of Liquid

During the site reconnaissance, no pools of liquid were observed.



Drums

During the site reconnaissance, we observed various empty plastic drums on the subject property. Mr. Cerasuolo indicated that all the drums observed on the subject property are in use as trash cans. No other drums were reported by the site representative or observed during the site reconnaissance. Rincon did not observe indications of releases from the drums on the subject property.

Hazardous Substances and Petroleum Products Containers Not in Connection with Identified Uses

No hazardous substances or petroleum products not in connection with identified uses were observed at the subject property.

Unidentified Substance Containers

No unidentified substance containers or unidentified containers that might contain hazardous substances were observed during the site reconnaissance.

Indications of Polychlorinated Biphenyls (PCBs)

During the site reconnaissance, Rincon did not observe any indications of PCBs on the subject property.

Other Conditions of Concern

During the site reconnaissance, Rincon did not note any of the following:

- Corrosion
- Clarifiers and sumps
- Degreasers/parts washers
- Pools of liquid
- Pits, ponds, and lagoons
- Stained soil
- Stressed vegetation
- Solid waste/debris
- Wastewater
- Wells
- Septic systems/effluent disposal system

Stained Pavement. During the site reconnaissance, surficial motor oil staining (from parked vehicles) was observed within the asphalt-paved parking lot area on the subject property.



Evaluation

Findings

Known or suspect RECs associated with the subject property include the following:

- Former agricultural use of the subject property.

Opinions

- A. **Former agricultural use of the subject property.** According to the historical resources reviewed, the subject property appears to have been used for agricultural purposes from at least 1927 through at least 1959. By 1967 the site appears to be vacant land, and in 1969 the site is developed with the existing structures and park. Agricultural land use is typically associated with the use of pesticides, or other chemicals used routinely in agricultural production. Because the subject property has not been in agricultural use since at least 1967 (52 years), and due to the earth moving involved during the grading of the subject property during the development of the site, it is likely that pesticides in the soil (if any) have been mixed up and dispersed throughout the site, and may have been diluted and diminished over time.

Conclusions

Rincon has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527 for the subject property located at 1605 E. Burnley Street in Camarillo, California. Any exceptions to, or deletions from, this practice are described in the Deviations section of this report. This assessment has revealed evidence of one potential REC in connection with the property:

- The former agricultural use of the subject property

Recommendations

If Pleasant Valley Recreation District wishes to determine if shallow soils contain agricultural related chemicals, then shallow soil samples should be collected and analyzed.

Deviations

Deviations from ASTM E1527-13 practice were not encountered during the completion of this Phase I ESA.

In addition, a lien search and chain of title review were not completed as part of this assessment.



References

The following reference materials were used in preparation of this Phase I ESA:

Aerial Photographs

Photos provided by Environmental Data Resources, Inc. (EDR) on July 31, 2019.

City Directory Listings

Listings provided by EDR on July 31, 2019.

Environmental Database

EDR report dated July 31, 2019.

Geology

California Geologic Survey (CGS), *California Geomorphic Provinces Note 36*, December 2002.
Accessed August 5, 2019;

United States Geographical Survey (USGS), Geologic Map of the Camarillo and Newbury Park
Quadrangles (Dibblee, 1990): <https://ngmdb.usgs.gov/mapview/> . Accessed August 8, 2019.

Groundwater

California Department of Water Resources (DWR), *California's Groundwater Bulletin 118*, 2003,
<http://www.water.ca.gov/groundwater/bulletin118/publications.cfm>. Accessed August 5, 2019;

RWQCB online database (GeoTracker), <http://geotracker.waterboards.ca.gov/>. Accessed August 5,
2019.

Historical Topographic Maps

Maps provided by EDR on July 31, 2019.

Oil and Gas Records

State of California, Division of Oil, Gas, and Geothermal Resources (DOGGR) website:
<http://www.consrv.ca.gov/DOG/index.html>. Accessed August 5, 2019.

Pipelines

National Pipeline Mapping System (NPMS) Public Map Viewer:
<https://www.npms.phmsa.dot.gov/PublicViewer/>. Accessed August 2019.

Topography

USGS topographic map (Camarillo Quadrangle, 2012).



Other

Department of Toxic Substances Control (DTSC) online EnviroStor database:
<http://www.envirostor.dtsc.ca.gov/public/>. Accessed August 5, 2019.

Ventura County Environmental Health Division (VCEHD) online database:
<https://www.vcrma.org/records-search> . Accessed August 5, 2019.



Signatures of Environmental Professionals

The qualified environmental professionals that are responsible for preparing the report include Walt Hamann and Sarah Larese. Their qualifications are summarized in the following section.

“We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 312.10 of 40 CFR 312. We have the specific qualifications based on education, training and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.”

Signature

Walt Hamann, PG, CEG, CHG

Name

Date

Vice President

Title

Signature

Sarah A. Larese

Name

Date

Senior Environmental Scientist

Title



Qualifications of Environmental Consultants

The environmental consultants responsible for conducting this Phase I ESA and preparing the report include Walt Hamann, Sarah Larese and Michelle Carter. Their qualifications are summarized below.

Environmental Professional Qualifications	X2.1.1 (2) (i) - Professional Engineer or Professional Geologist License or Registration, and 3 years of full-time relevant experience	X2.1.1 (2) (ii) - Licensed or certified by the Federal Government, State, Tribe, or U.S. Territory to perform environmental inquiries	X2.1.1 (2) (iii) – Baccalaureate or Higher Degree from and accredited institution of higher education in a discipline of engineering or science and the equivalent of 5 years of full-time relevant experience	X2.1.1 (2) (iii) – Equivalent of 10 years of full-time relevant experience
Walt Hamann	PG, CHG, CEG		MS Geology	30 years
Sarah Larese			BA Environmental Studies	19 years
Michelle Carter			BS Earth Science	1 year

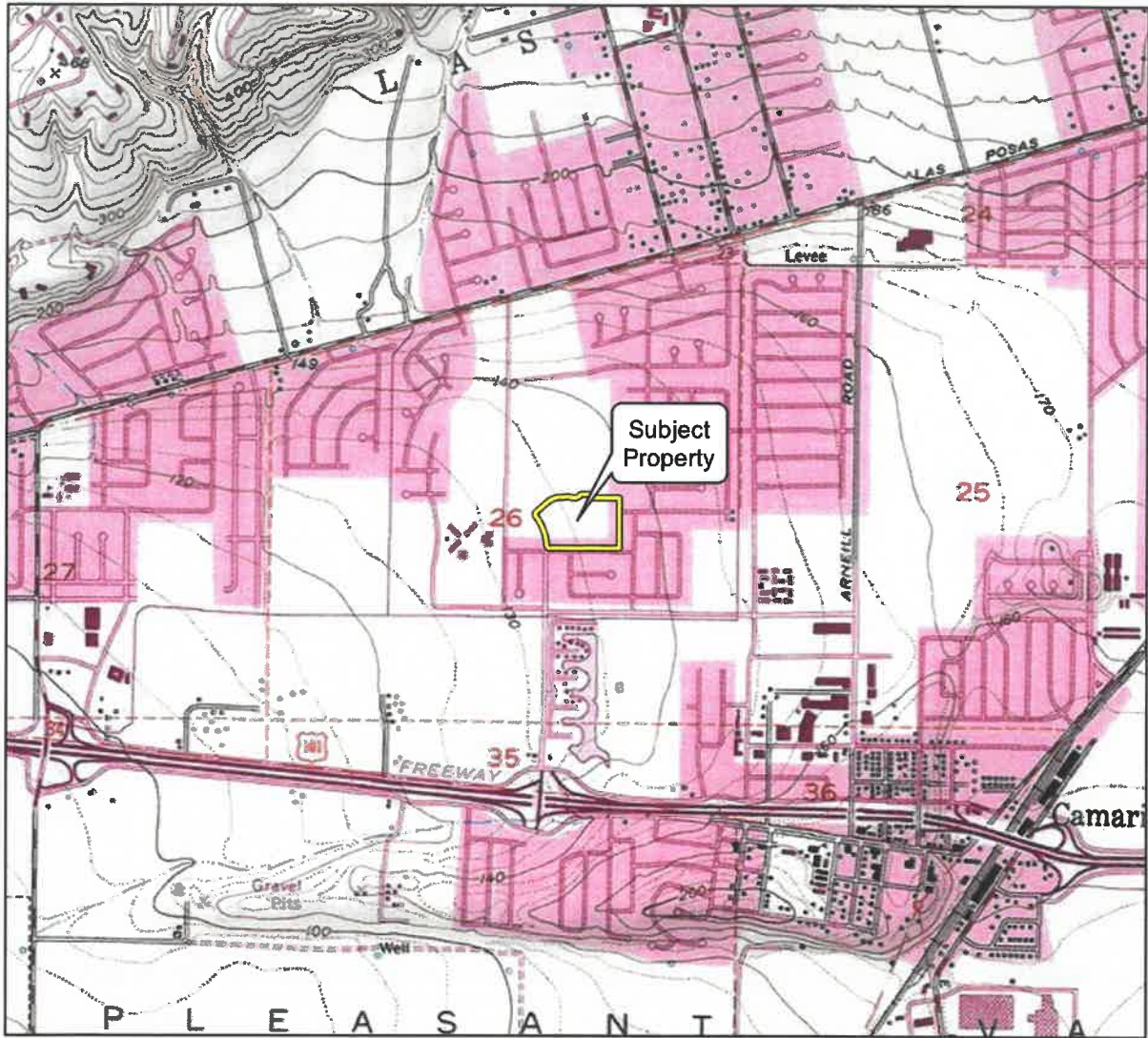
Walt Hamann, PG, CEG, CHG, is a Principal and Senior Geologist with Rincon Consultants. He holds a Bachelor of Arts degree in geology from the University of California, Santa Barbara and a Master of Science degree in geology from the University of California, Los Angeles. He has over 30 years of experience conducting assessment and remediation projects and has prepared or overseen the preparation of hundreds of Phase I and Phase II Environmental Site Assessments throughout California. Mr. Hamann is a Professional Geologist (#4742), Certified Engineering Geologist (#1635), and Certified Hydrogeologist (#208) with the State of California.

Sarah A. Larese is a Senior Environmental Scientist with Rincon Consultants. She holds a Bachelor of Science degree in environmental studies from the University of California, Santa Barbara, California. Ms. Larese has experience in development, implementation and project management of environmental assessment and remediation projects, especially relating to underground storage tanks. Ms. Larese’s responsibilities at Rincon include implementation of Phase I and II Environmental Site Assessments as well as conducting site remediation field activities and preparation of environmental reports. She has 19 years of experience conducting research, assessment and remediation projects.

Michelle Carter is an Associate Environmental Scientist with Rincon Consultants. She holds a Bachelor of Science degree in Earth Science with an emphasis in Geology from the University of California, Santa Barbara. Ms. Carter’s responsibilities at Rincon include implementation of Phase I Environmental Site Assessment reports for a variety of commercial, rural, and industrial properties. She also has experience with Phase II Environmental Site Assessments, which involve soil, groundwater, and soil vapor assessments.



Figures



Imagery provided by National Geographic Society, Esri and its licensors © 2019. The topographic representation depicted in this map may not portray all of the features currently found in the vicinity today and/or features depicted in this map may have changed since the original topographic map was assembled.

0 1,000 2,000
Scale in Feet



Vicinity Map

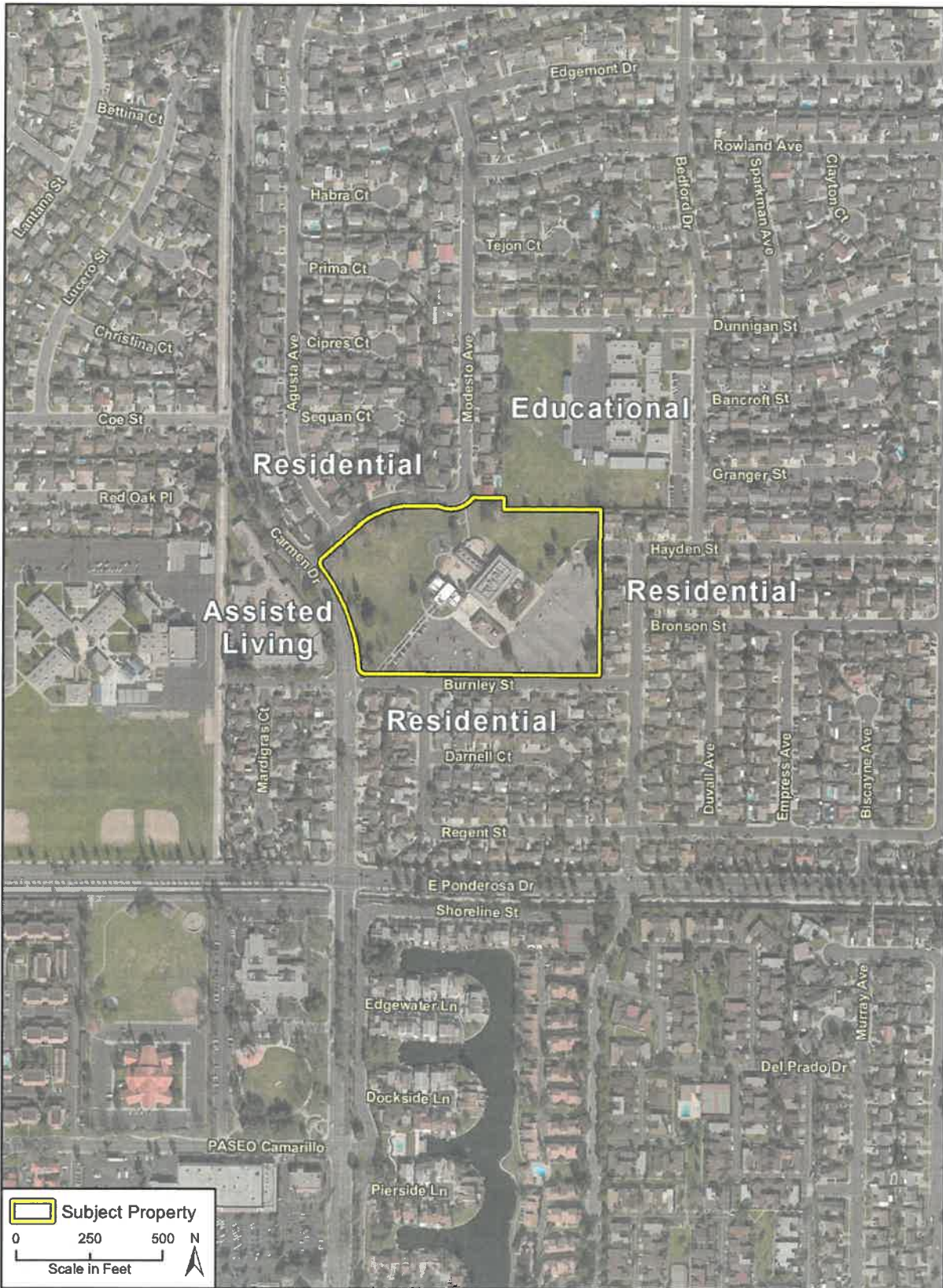
Figure 1



Imagery provided by Microsoft Bing and its licensors © 2019.

Site Map

Figure 2



Imagery provided by Microsoft Bing and its licensors © 2019.

Adjacent Land Use Map

Figure 3

1605 E Burnley Street, Camarillo, California
Phase I Environmental Site Assessment



Photograph 1. View of the Administration building located on the subject property, facing northwest.



Photograph 2. View of the Community Center Building, facing north.



Photograph 3. View of the Senior Center Building, facing north.



Photograph 4. View of the play structure and grass area located on the subject property, facing west.



Photograph 5. View of a parking lot located in the southeastern portion of the subject property, facing southeast.



Photograph 6. View of a storage room located in the Administration Building.

Figure 4 - Site Photographs

Rincon Consultants, Inc.

1605 E Burnley Street, Camarillo, California
Phase I Environmental Site Assessment



Photograph 7. View of a storage room containing cleaning supplies located in the Community Center Building.



Photograph 8. View of an outdoor storage shed containing paint containers.



Photograph 9. View of a storage room containing floor sealant located in the Community Center Building.



Photograph 10. View of an outdoor metal storage container with driveway and roof sealant and a flammable storage cabinet.



Photograph 11. View of the flammable storage cabinet containing small portable fuel containers.



Photograph 12. View of a plastic drum in use as a trash can.

Figure 5 - Site Photographs

1605 E Burnley Street, Camarillo, California
Phase I Environmental Site Assessment



Photograph 13. View of surficial staining on asphalt located in the parking lot area on the subject property.



Photograph 14. View of the northern adjacent Modesto Avenue followed by residential single-family homes, facing west.



Photograph 15. View of northeastern adjacent educational facility, facing north.



Photograph 16. View of the western adjacent Carmen Drive followed by an assisted living facility, facing west.



Photograph 17. View of the southern adjacent Burnley Street followed by single-family residential homes, facing west.



Photograph 18. View of the eastern adjacent single-family residential homes, facing east.

Figure 6 - Site Photographs