

Location risk report

Ventura Riverfront, California

The overall score of 55 indicates a Moderate screening result, but one severe signal deserves extra attention. Earthquake is the standout concern, while environmental site adds enough supporting risk to keep the location from reading as a routine average.

55

overall score

Moderate

Confidence

High confidence

Report ID

79658aac-b4ed-48b7-9f08-da58e0d9990c

Generated

Oct 16, 2026 12:19 UTC

Top 3 risks at this location

Earthquake

Very High

Modeled ground motion, community loss context, and mapped faults

Earthquake exposure can affect structural retrofit needs, liquefaction questions, insurance decisions, and emergency planning.

Environmental

Moderate

EPA cleanup, regulated facility, RCRA, and TRI screening signals

Environmental site signals can affect transaction diligence, lender review, redevelopment planning, agency-file review, and liability questions.

Hydrology

Low

Flooding, drainage, terrain, soil, and nearby water context

Water-related risk can affect flooding, access, foundations, insurance, drainage design, and redevelopment cost.

Module snapshot

6 modules shown

Hydrology

40

Low

High confidence

Severe Weather

33

Low

High confidence

Wildfire

40

Moderate

High confidence

Earthquake

96

Very High

High confidence

Landslide

34

Low

High confidence

Environmental

50

Moderate

High confidence

This PDF is a screening and decision-support report. It does not replace professional engineering, environmental, insurance, legal, or permitting review.

Professional Review Flags

Fast scan of the expert reviews or diligence checks suggested by this report's strongest signals.

Seismic/structural review recommended

High

Earthquake - Structural engineer / seismic specialist

Earthquake scored 96/100; nearest mapped Quaternary fault is 0.35 mi.

Action: Review building age, structural system, retrofit history, local liquefaction maps, and seismic insurance needs.

Environmental due-diligence review recommended

High

Environmental - Environmental professional

Environmental scored 50/100; nearest cleanup site is 0.68 mi and TRI history has 59 facility-years within 5 miles.

Action: Review nearby EPA cleanup/regulatory records, historical land use, and whether Phase I ESA-style diligence is needed.

Geotechnical/slope review recommended

High

Landslide - Geotechnical engineer

Landslide scored 34/100; nearest mapped inventory feature is 0.40 mi.

Action: Review slope, drainage, retaining structures, mapped susceptibility, and whether a geotechnical inspection is warranted.

Overall Location Risk

The overall score of 55 indicates a Moderate screening result, but one severe signal deserves extra attention. Earthquake is the standout concern, while environmental site adds enough supporting risk to keep the location from reading as a routine average.

How to read this score: The 55/100 (Moderate) overall score is the weighted result of the available modules. The largest drivers are Hydrology 40/100, Earthquake 96/100, Severe Weather 33/100; configured weights are normalized when a module is unavailable. Because one module returned a 95+ severe signal and another module returned an elevated signal, the overall score is floored at 55.

Decision use: Use this as a screening and prioritization report. Higher scores identify locations that deserve closer review; they do not prove site-specific damage, contamination, engineering failure, or legal liability.

Confidence: All currently enabled location-risk modules returned usable results.

High confidence

Module-based score with normalized weights

55

Moderate

The complete set of risk modules evaluated for this location

Hydrology

40

Low

Weight: 35 %

Contribution: 14

Confidence: High

Data: Ready

Severe Weather

33

Low

Weight: 22 %

Contribution: 7

Confidence: High

Data: Ready

Wildfire

40

Moderate

Weight: 14 %

Contribution: 6

Confidence: High

Data: Ready

Earthquake

96

Very High

Weight: 10 %

Contribution: 10

Confidence: High

Data: Ready

Landslide

34

Low

Weight: 6 %

Contribution: 2

Confidence: High

Data: Ready

Environmental

50

Moderate

Weight: 13 %

Contribution: 7

Confidence: High

Data: Ready

Explain overall score

Overall Location Risk

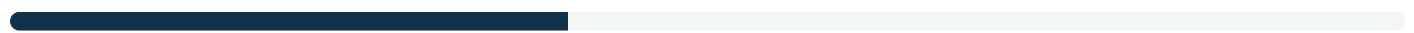
55 on a 0-100 scale

This score combines currently enabled location-risk modules. Weights are normalized if a module is unavailable.

Hydrology

Supporting evidence

Contribution +14 / 35

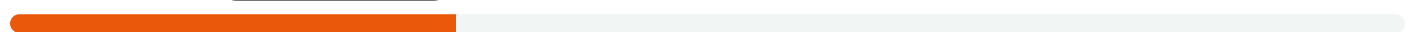


Why it matters: Hydrology scored 40/100 (Low) and contributes 14 points after its effective 35% normalized weight.

Severe Weather

Supporting evidence

Contribution +7 / 22

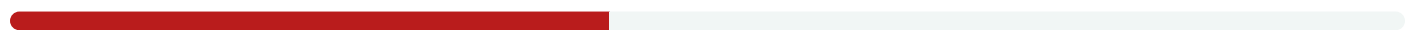


Why it matters: Severe Weather scored 33/100 (Low) and contributes 7 points after its effective 22% normalized weight.

Wildfire

Supporting evidence

Contribution +6 / 14



Why it matters: Wildfire scored 40/100 (Moderate) and contributes 6 points after its effective 14% normalized weight.

Earthquake

Supporting evidence

Contribution +10 / 10

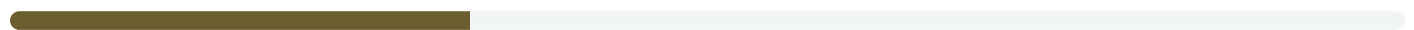


Why it matters: Earthquake scored 96/100 (Very High) and contributes 10 points after its effective 10% normalized weight.

Landslide

Supporting evidence

Contribution +2 / 6



Why it matters: Landslide scored 34/100 (Low) and contributes 2 points after its effective 6% normalized weight.

Environmental

Supporting evidence

Contribution +7 / 13



Why it matters: Environmental scored 50/100 (Moderate) and contributes 7 points after its effective 13% normalized weight.

Multi-module concern floor

Supporting evidence

Contribution +10 / 10



Why it matters: Because one module returned a 95+ severe signal and another module returned an elevated signal, the overall score is floored at 55.

Rounding adjustment

Display adjustment

Contribution -1

Why it matters: Individual contributions are rounded for display. This adjustment reconciles them with the score calculated before display rounding; it is not additional hazard evidence.

Hydrology Risk Index

Hydrology Risk Index: 40 (Low, near Moderate). This result is close to the Moderate threshold; small local changes or more precise site data could move the interpretation upward. Primary driver: Near surface water (0.18 mi) with terrain that may slow drainage. Key amplifier: Very flat terrain (0.2° slope). Confidence note: No applicable containing-polygon BFE is established. Nearby BFE is context only, not the site's assigned flood elevation or a design constraint.

FEMA confidence: High. Inside a FEMA flood polygon at this coordinate. BFE is not expected for this FEMA zone. Water confidence: High. Nearest NHD feature found and distance computed. Terrain confidence: High. Rainfall confidence: Medium. NOAA Atlas 14 returned key design-storm values and 17/18 requested values overall. Soil confidence: High. NRI confidence: High.

40

Low, near Moderate

High confidence

FEMA-led evidence model

Primary driver

Near surface water (0.18 mi) with terrain that may slow drainage.

Key amplifier

Very flat terrain (0.2° slope).

Key reducer

No major reducer identified.

Confidence note

No applicable containing-polygon BFE is established. Nearby BFE is context only, not the site's assigned flood elevation or a design constraint.

FEMA Flood

Primary evidence

35

Low

Zone: X

SFHA: No

Confidence: High

Terrain Drainage

Site context

65

Moderate

Slope: 0.2°

Relief: 8.8 m

Confidence: High

Surface Water

Site context

62

Moderate Exposure

Nearest: Unnamed Coastline

Distance: 0.18 mi

Confidence: High

Design Rainfall

Storm-load modifier

37

Low

100yr 24h: 6.27 in

100yr 1h: 1.37 in

Confidence: Medium

Soil Drainage

Soil modifier

52

Moderate

Group: C

Drainage: Somewhat poorly drained

Confidence: High

Community Context

Community context

77

High

Area: 002400

Flood: Riverine: Relatively Moderate;
Coastal: Relatively Low

Confidence: High

Explain score

Risk Index

40 on a 0-100 scale

This index combines weighted evidence. Each row shows how many points that signal contributed to the final score.

Flood context

Core signal

Primary parcel evidence

Contribution +8 / 60

Why it matters: FEMA flood facts reflect mapped zone, proximity, and verified elevation-comparison context.

Terrain drainage

Core signal

Site context

Contribution +14 / 20

Why it matters: Terrain facts reflect slope and local relief, which influence ponding susceptibility.

Surface water context

Core signal

Site context

Contribution +4 / 10

Why it matters: Surface water facts reflect proximity to the nearest mapped hydrographic feature.

Design rainfall stress

Stress modifier

Contribution +1 / 8

Why it matters: NOAA 100-year 24-hour rainfall is 6.27 inches. Rainfall is treated as a modest storm-load modifier, not standalone flood evidence.

Soil runoff and drainage

Stress modifier

Contribution +5 / 10

Why it matters: gSSURGO hydrologic group C and drainage class Somewhat poorly drained provide runoff and infiltration context.

Community flood context

Community context

Contribution +4 / 5



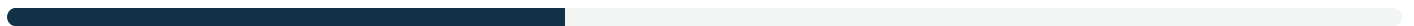
Why it matters: NRI flood context is Riverine: Relatively Moderate; Coastal: Relatively Low; this is tract/county-scale support, not parcel flood-zone evidence.

Combined terrain and surface water effect

Combined effect

Site context

Contribution +4 / 10



Why it matters: Near-water conditions combined with flat/low-relief terrain and/or a verified low ground-to-BFE difference amplify localized flood and access concerns.

Indicators

Hydrology

Overall confidence

High

FEMA confidence: High. Inside a FEMA flood polygon at this coordinate. BFE is not expected for this FEMA zone. Water confidence: High. Nearest NHD feature found and distance computed. Terrain confidence: High. Rainfall confidence: Medium. NOAA Atlas 14 returned key design-storm values and 17/18 requested values overall. Soil confidence: High. NRI confidence: High.

Why this result

Near surface water (0.18 mi) with terrain that may slow drainage.

Primary driver: Near surface water (0.18 mi) with terrain that may slow drainage. Amplifiers: • Near mapped surface water (0.18 mi). • Very flat terrain (0.2° slope). • Moderate NOAA 100-year 24-hour rainfall (6.3 in). • Moderate soil runoff/drainage constraint (group C, Somewhat poorly drained). Confidence limiters: • No applicable containing-polygon BFE is established. Nearby BFE is context only, not the site's assigned flood elevation or a design constraint. • NOAA Atlas 14 returned key design-storm values and 17/18 requested values overall.

Primary flood signal

Zone X

FEMA flood mapping provides the primary regulatory and insurance context for this location.

Water × terrain amplification

Contextual amplification

Surface water is 0.18 mi away and terrain ponding susceptibility is elevated. This combination can amplify localized flooding and access disruption during storms.

Design rainfall stress

6.27 in / 24h

NOAA Atlas 14 design rainfall provides storm-load context for runoff, ponding, drainage capacity, and access continuity.

Soil runoff and drainage

C

NRCS gSSURGO soil hydrology provides runoff, infiltration, and ponding context for rainfall and terrain interpretation.

Community flood context

Riverine: Relatively Moderate; Coastal: Relatively Low

FEMA National Risk Index adds tract/county-scale flood, vulnerability, and resilience context. It is supporting context, not parcel flood-zone evidence.

FEMA Flood

Inside FEMA zone X (outside SFHA). Review local flood conditions, insurance needs, and elevation context carefully. No applicable containing-polygon BFE is established. Nearby BFE is context only, not the site's assigned flood elevation or a design constraint.

35

Low

Explain score

Flood Risk Index

35 on a 0-100 scale

This index summarizes FEMA flood classification, mapped proximity, and elevation relative to BFE.

FEMA zone classification

Supporting evidence

Contribution +15 / 50

Why it matters: Moderate/Minimal (X) is not classified as SFHA based on available FEMA classification.

Mapped flood proximity

Supporting evidence

Contribution +20 / 20

Why it matters: Inside a FEMA flood polygon at this coordinate.

Depth and velocity

Supporting evidence

Contribution +0 / 15

Why it matters: Depth and velocity attributes are not available for this area.

Elevation relative to BFE

Supporting evidence

Contribution +0 / 5

Why it matters: No applicable containing-polygon BFE is established. Nearby BFE is context only, not the site's assigned flood elevation or a design constraint.

Flood zone boundary proximity

Supporting evidence

Contribution +0 / 4

Why it matters: Point is already inside a FEMA flood polygon, so boundary adjacency does not add separate hazard points.

BFE availability (informational)

Supporting evidence

Contribution +0

Why it matters: No applicable containing-polygon BFE established. Nearby values are context only.

Data quality signals (informational)

Supporting evidence

Contribution +0

Why it matters: DFIRM metadata is present. Source citation is present. These signals affect confidence/interpretability, not the flood hazard score.

Key facts

FEMA Zone

X

Mapping basis

Inside polygon

Distance to nearest mapped zone

-

FEMA mapping confidence

High

Mapped BFE at location

-

Estimated ground-to-BFE difference

Unavailable

BFE details

Containing-polygon BFE attribute: - • Nearby polygon BFE (context only): - • Nearest BFE line (context only): 13.0 ft • Nearest BFE Line Dist.: 0.23 mi

No applicable containing-polygon BFE is established. Nearby BFE is context only, not the site's assigned flood elevation or a design constraint.

SFHA

No

Inside mapped zone

Yes

Distance to zone boundary

109.6

Confidence note

Inside a FEMA flood polygon at this coordinate. BFE is not expected for this FEMA zone.

Ground elevation

9.5 ft

DFIRM ID

06111C

Indicators

FEMA Zone

-  **Moderate/Minimal** X
Outside SFHA (0.2% annual chance / shaded X not differentiated here).

SFHA

-  **Special Flood Hazard Area** No
Outside SFHA based on available FEMA classification.

Coverage

-  **FEMA mapping confidence: High** Inside polygon
Inside a FEMA flood polygon at this coordinate. BFE is not expected for this FEMA zone.

BFE

-  **Nearby mapped BFE (context only)** 13.0 ft
A nearby line or polygon value is not the site's assigned BFE and is not used for elevation comparisons or design constraints.

Elevation comparison

-  **Ground-to-BFE comparison** Unavailable
No applicable containing-polygon BFE is established. Nearby BFE is context only, not the site's assigned flood elevation or a design constraint.

Recommendations

Emergency readiness

Low

Maintain an emergency plan (evacuation routes, critical asset protection, and communications).

Ref: FEMA preparedness

Terrain Drainage

Elevation 3 m. Terrain is flat with rolling (confidence: high). Ponding susceptibility is moderate.

65

Moderate

Explain score

Terrain Risk Index

65 on a 0-100 scale

This index summarizes terrain-driven ponding and drainage susceptibility.

Slope and runoff

Supporting evidence

Contribution +60 / 60

Why it matters: Slope is 0.2°. Flatter ground increases ponding susceptibility.

Local relief and drainage

Supporting evidence

Contribution +5 / 25

Why it matters: Relief is 8.8 m within ~123 m radius. Lower relief can slow drainage.

Data quality (informational)

Supporting evidence

Contribution +0

Why it matters: Valid fraction is 100%. This affects confidence in derived metrics, not the terrain hazard score.

Key facts

Elevation

2.9 m

Slope

0.2°

Terrain data confidence

High

DEM window

Derived: Available

Relief

8.8 m

Neighborhood sampling returned 100% valid cells.

This module reflects terrain-driven drainage and ponding behavior. It is not a FEMA flood classification.

Indicators

Terrain

 **Ponding susceptibility** Moderate
Combined slope + relief estimate of how likely water is to pool locally during storms.

Confidence

 **Terrain data confidence** 100% valid
Derived metrics based on DEM neighborhood sampling.

Slope

 **Flat** 0.2°
Flatter terrain is more prone to water ponding; steeper terrain sheds water faster.

Relief

 **Rolling** 8.8 m (≈123 m radius)
Local elevation range around the site. Lower relief can mean slower drainage.

Elevation

 **Ground elevation** 2.9 m
Elevation sampled from DEM at this coordinate.

Recommendations

Drainage & ponding mitigation

High

Flat/low-relief terrain can retain water. Inspect storm drains, grade away from buildings, and elevate critical assets.

Ref: Stormwater best practices

Surface Water

Nearest mapped surface water is a Coastline: Unnamed Coastline at 0.18 miles. This is a surface-water proximity signal and should be interpreted together with terrain and FEMA flood context. This module is a mapped hydrography exposure signal and does not imply FEMA flood zone classification. Site is +1.3 m relative to the nearest water point.

62

Moderate Exposure

Explain score

Surface Water Exposure Index

62 on a 0-100 scale

This index summarizes proximity to mapped surface water and elevation context.

Surface water distance

Supporting evidence

Contribution +50 / 95

Why it matters: Nearest mapped hydrographic feature is 0.18 miles away (288 m). Closer mapped features increase exposure context.

Elevation relative to water

Supporting evidence

Contribution +10 / 10

Why it matters: Site is +1.3 m relative to the nearest water point.

Feature type

Supporting evidence

Contribution +0 / 5

Why it matters: Feature category: Coastline (Coast).

Flow network significance

Supporting evidence

Contribution +2 / 3

Why it matters: Nearest flowline is part of the hydrologic network.

Key facts

Nearest mapped feature

Unnamed Coastline

flowline • FTYPE 566 • FCODE 56600

Water data confidence

High

Nearest-based

Elevation: Available

Nearest NHD feature found and distance computed.

Elevation vs nearest water

1.3 m above

Site - water point

Nearest mapped point

34.273709, -119.302771

Closest mapped point (lat/lon)

Surface water distance

0.18 mi (288.0 m)

Flowline: 0.18 mi • Waterbody: 0.23 mi

Interpretation

Surface-water exposure context

Not a FEMA flood zone classification

Most significant nearby water feature

Ventura River 0.31 mi

Most salient feature within ~5 km

Data source

NHDPlus HR (local) + DEM30m (elevation context)

NHD + optional DEM enrichment

Indicators

Nearest Water

- Closest surface water feature** Unnamed Coastline
Feature type: Coastline. Category: Coast.

Nearby Water

- Most significant nearby feature** Ventura River — 0.31 miles
This highlights a recognizable/impactful water feature nearby (not always the closest).

Distance

- Distance to nearest surface water** 0.18 miles (288 m)
Closer proximity can increase exposure to localized flooding, erosion, and access impacts.
- Nearest flowline distance** 0.18 miles
Flowlines are linear water features (rivers/streams/canals).
- Nearest waterbody distance** 0.23 miles
Waterbodies are polygon features (lakes/ponds/reservoirs).

Elevation context

- Elevation relative to nearest water** 1.3 m above water point
Smaller elevation difference near water can increase likelihood of local flooding/ponding impacts.

Interpretation

- Not a FEMA flood classification** Proximity indicator
This module measures proximity + elevation context to surface water only. Use FEMA zones for regulatory/insurance flood risk.

Recommendations

Evaluate local flood pathways and access

High

Close to surface water and only slightly above the nearest channel/water point. Review drainage paths, access routes, and critical asset placement.

Ref: Operational continuity

Cross-check with FEMA flood zones

Low

Use FEMA flood zones as the primary flood risk indicator; water proximity is context.

Ref: FEMA / NFIP

Design Rainfall Stress

Design Rainfall Stress Index: 37 (Low). 100-year 24-hour rainfall is 6.27 inches. 100-year 1-hour rainfall is 1.37 inches. Primary stress driver: 24-hour rainfall accumulation.

37

Low

Explain score

Design Rainfall Stress Index

37 on a 0-100 scale

This index summarizes NOAA Atlas 14 rainfall depths as storm-load context for runoff, ponding, and drainage capacity.

Short-duration rainfall

Supporting evidence

Contribution +5 / 35

Why it matters: 100-year 1-hour rainfall is 1.37 inches. Higher intensity can overwhelm small drainage systems quickly.

Multi-hour rainfall

Supporting evidence

Contribution +8 / 20

Why it matters: 100-year 6-hour rainfall is 3.63 inches. Multi-hour accumulation stresses detention, channels, and site drainage.

Daily design rainfall

Supporting evidence

Contribution +19 / 35

Why it matters: 100-year 24-hour rainfall is 6.27 inches. Daily accumulation drives site-scale runoff and ponding load.

Extreme rainfall tail

Supporting evidence

Contribution +5 / 10

Why it matters: 500-year 24-hour rainfall is 7.53 inches. This provides context for low-probability, high-impact storm stress.

Key facts

100-year 1-hour rainfall

1.37 in

Short-duration drainage stress

100-year 24-hour rainfall

6.27 in

Site-scale runoff load

Rainfall data confidence

Medium

NoaaAtlas14PointSample

NOAA Atlas 14 returned key design-storm values and 17/18 requested values overall.

100-year 6-hour rainfall

3.63 in

Multi-hour accumulation

500-year 24-hour rainfall

7.53 in

Extreme-tail context

Data source

NOAA Atlas 14 precipitation frequency grids

Local PostgreSQL/PostGIS raster sample

Indicators

Design Rainfall

● NOAA Atlas 14 coverage NOAA Atlas 14 returned key design-storm values and 17/18 requested values overall.	Medium
● 100-year 24-hour rainfall Daily design rainfall is a practical stress signal for site runoff, detention, and ponding load.	6.27 in
● 100-year 1-hour rainfall Short-duration intensity is especially relevant for flash flooding, inlets, culverts, and urban drainage.	1.37 in
● 500-year 24-hour rainfall Extreme-tail rainfall helps frame low-probability, high-impact storm scenarios.	7.53 in

Recommendations

Use rainfall as supporting context

Low

Design rainfall stress is lower relative to national screening thresholds. Continue to consider local drainage and maintenance conditions.

Ref: NOAA Atlas 14

Soil Runoff & Drainage

Soil Runoff & Drainage Index: 52 (Moderate). Hydrologic group C; drainage class Somewhat poorly drained. Hydrologic group C with Somewhat poorly drained drainage indicates moderately high runoff potential. Ponding class is unavailable, but poor drainage suggests slow water removal after storms.

52

Moderate

Explain score

Soil Runoff & Drainage Index

52 on a 0-100 scale

This index summarizes NRCS gSSURGO runoff, infiltration, drainage, ponding, and map-unit support signals.

Hydrologic soil group

Supporting evidence

Contribution +22 / 35

Why it matters: Hydrologic group C reflects runoff potential and infiltration capacity.

Drainage class

Supporting evidence

Contribution +22 / 25

Why it matters: Drainage class is Somewhat poorly drained, which affects how quickly soil removes water after storms.

Ponding evidence

Supporting evidence

Contribution +0 / 15

Why it matters: Ponding frequency presence is 0.0%.

Soil flood frequency

Supporting evidence

Contribution +0 / 10

Why it matters: Soil flood-frequency class is None.

Map-unit slope

Supporting evidence

Contribution +8 / 8

Why it matters: Representative map-unit slope is 0.0%.

Available water storage

Supporting evidence

Contribution +0 / 7

Why it matters: Available water storage from 0-100 cm is 17.3.

Key facts

Hydrologic soil group

C

Runoff and infiltration potential

Ponding evidence

0.0%

Ponding class is unavailable, but poor drainage suggests slow water removal after storms.

Slope and water storage

Slope: 0.0%

AWS 0-100 cm: 17.3

Map unit

Cd • 3295649

Camarillo loam, 0 to 2 percent slopes

Drainage class

Somewhat poorly drained

Post-storm water removal

Soil flood frequency

None

Supporting map-unit flood-frequency attribute

Soil data confidence

High

gSSURGOMapUnitPointIntersect

gSSURGO map unit and key hydrology attributes were found for this coordinate.

Data source

NRCS gSSURGO

Local PostgreSQL/PostGIS point intersect

Hydrologic group C with Somewhat poorly drained drainage indicates moderately high runoff potential.

Indicators

Soil Hydrology

- 
Hydrologic soil group C
Hydrologic group C with Somewhat poorly drained drainage indicates moderately high runoff potential.
- 
Drainage class Somewhat poorly drained
Drainage class describes how quickly water is removed from the soil profile.
- 
Ponding / flooding evidence 0.0% ponding presence
Ponding class is unavailable, but poor drainage suggests slow water removal after storms.

Coverage

- 
gSSURGO confidence High
gSSURGO map unit and key hydrology attributes were found for this coordinate.

Recommendations

Include soil drainage in stormwater review

Medium

Soil hydrology indicates moderate runoff or drainage constraints. Combine this with NOAA rainfall, terrain, and nearby water context.

Ref: NRCS gSSURGO

Plan for slow post-storm drainage

Medium

Poorly drained soils can prolong wet conditions after storm events. Consider underdrains, positive outfall, and access-route ponding.

Ref: Soil drainage class

FEMA NRI Community Context

FEMA NRI Community Context: 77 (High) for 002400. Flood context is Riverine: Relatively Moderate; Coastal: Relatively Low; overall community risk is Very High. Use this as community-scale context, not a parcel flood-zone determination.

77
High

FEMA NRI is tract/county-scale context for portfolio prioritization and recovery planning. It is not a parcel flood-zone determination.

Explain score

Community Context Index

77 on a 0-100 scale

This index summarizes FEMA NRI flood, all-hazard, vulnerability, and resilience context for the intersecting tract or county.

NRI flood hazard context

Supporting evidence

Contribution +45 / 55

Why it matters: Highest available FEMA NRI riverine/coastal flood hazard score for the intersecting tract or county. Raw NRI value: 81.2.

Overall community risk

Supporting evidence

Contribution +20 / 20

Why it matters: FEMA NRI all-hazard community risk context. Raw NRI value: 98.1.

Social vulnerability

Supporting evidence

Contribution +6 / 15

Why it matters: Community vulnerability can affect recovery difficulty and operational planning. Raw NRI value: 37.8.

Community resilience gap

Supporting evidence

Contribution +8 / 10

Why it matters: Lower community resilience increases concern for recovery and continuity. Raw concern value: 75.0.

Key facts

Community area

002400

06111002400

Expected annual flood loss

-

Community-scale estimate

Overall NRI risk

Very High

98.1 percentile

NRI data confidence

High

NriTractWithCountyFallback

FEMA NRI census-tract context was found for this coordinate.

NRI flood context

Riverine: Relatively Moderate; Coastal: Relatively Low

Riverine/coastal flood fields

Flood exposure value

\$1,264,725,309

NRI exposure basis

Vulnerability / resilience

Relatively Low / Relatively Low

Recovery and continuity context

Data source

FEMA National Risk Index

Local PostgreSQL/PostGIS point intersect

Indicators

Community Context

NRI flood context

Riverine: Relatively Moderate; Coastal: Relatively Low

Community-scale FEMA NRI flood context, combining riverine and coastal flood fields where available.

Expected annual flood loss

-

NRI expected annual loss is a community-scale estimate and should be used for prioritization, not property valuation.

Vulnerability and resilience

Relatively Low / Relatively Low

Social vulnerability and community resilience help explain recovery and continuity sensitivity.

Coverage

NRI confidence

High

FEMA NRI census-tract context was found for this coordinate.

Recommendations

Use community flood context in prioritization

Medium

FEMA NRI indicates elevated community-scale flood or recovery concern. Prioritize this asset for continuity planning when parcel-level hydrology is also elevated.

Ref: FEMA National Risk Index

Review recovery and access assumptions

Medium

Social vulnerability or lower community resilience can affect recovery timelines, emergency access, and tenant/customer continuity after flood events.

Ref: NRI social vulnerability / community resilience

Severe Weather Risk

Severe Weather Risk: 33 (Low). Primary driver is Tornado; nearby history includes 0 hail reports, 19 damaging-wind reports, and 17 tornado paths within the scoring radii.

33

Low

Explain score

Severe Weather Risk Index

33 on a 0-100 scale

This index summarizes hail, damaging wind, tornado, and tropical cyclone history near the location.

Hail History

Supporting evidence

Contribution +0 / 25

Why it matters: 0 SPC hail reports were found within 25 miles.

Damaging Wind History

Supporting evidence

Contribution +8 / 20

Why it matters: 19 SPC damaging-wind reports were found within 25 miles; strongest nearby report has a source-reported magnitude of 71.

Tornado Path Proximity

Supporting evidence

Contribution +24 / 45

Why it matters: 17 SPC tornado paths were found within 50 miles; nearest path is 3.0 miles away.

Tropical Cyclone Track Proximity

Supporting evidence

Contribution +1 / 10

Why it matters: 0 HURDAT2 tropical cyclone track segments were found within 50 miles; nearest track is 70.0 miles away.

Key facts

Hail history

0 reports within 25 mi

Max size: -

Tornado proximity

17 paths within 50 mi

Nearest path: 3.0 mi

Primary driver

Tornado

Damaging wind history

19 reports within 25 mi

Max source-reported magnitude: 71

Tropical cyclone tracks

0 segments within 50 mi

Nearest track: 70.0 mi

Data confidence

High

Based on local SPC severe storm reports, NOAA Storm Events context, NHC HURDAT2 tropical cyclone tracks, and filtered IBTrACS records through 2025.

Indicators

Severe Weather

●	Hail history 0 SPC hail reports were found within 25 miles.	0 reports within 25 mi
●	Damaging wind history 19 SPC damaging-wind reports were found within 25 miles; strongest nearby report has a source-reported magnitude of 71.	19 reports within 25 mi
●	Tornado proximity 17 SPC tornado paths were found within 50 miles; nearest path is 3.0 miles away.	3.0 mi nearest path
●	Tropical cyclone tracks 0 HURDAT2 tropical cyclone track segments were found within 50 miles; nearest track is 70.0 miles away.	70.0 mi nearest track
●	Overall severe weather score Score combines historical hail, damaging-wind, tornado-path, and tropical-cyclone-track evidence as a separate module from hydrology.	33

Wildfire Risk

Wildfire Risk: 40 (Moderate). The modeled location cell is Low; the primary driver is USDA modeled wildfire risk to potential structures.

40

Moderate

Explain score

Wildfire Risk Index

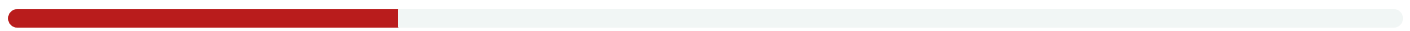
40 on a 0-100 scale

This index prioritizes USDA WRC modeled risk, with FEMA NRI and MTBS context plus a capped CAL FIRE FHSZ modifier where available.

Modeled Wildfire Hazard

Supporting evidence

Contribution +17 / 60

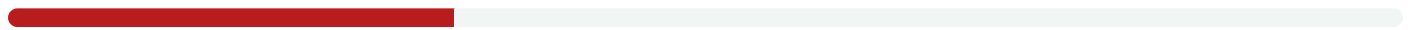


Why it matters: USDA WRC risk to potential structures is 0.0002629. Annual burn probability is 0.001%.

FEMA NRI Community Context

Supporting evidence

Contribution +8 / 25



Why it matters: FEMA NRI wildfire context returned Very Low with 30.6/100 for 06111002400.

Historical Burn Context

Supporting evidence

Contribution +15 / 15



Why it matters: Nearest MTBS burn perimeter is THOMAS (2017) at 0.5 miles covering about 282,076 acres.

Key facts

Modeled wildfire hazard

Low

Index: 28/100

California FHSZ

NonWildland

LRA

NRI wildfire context

Very Low

Score: 30.6

Nearest MTBS perimeter

0.5 mi

THOMAS

Primary driver

USDA modeled wildfire risk to potential structures

Modeled wildfire values

Burn probability: 0.0010 %

Risk to structures: 0.0002629

Assessment coverage

Available

wildfire-2.0

Expected annual loss

\$43

FEMA NRI community-scale estimate

MTBS density

127 perimeters within 50 mi

6 within 10 mi; 38 within 25 mi

Data confidence

High

Combines USDA Wildfire Risk to Communities modeled hazard, FEMA NRI community context, and MTBS historical burn perimeters. California FHSZ is corroborating hazard context. This screening is not a parcel fuels inspection or an active-fire forecast.

Indicators

Wildfire

 Modeled wildfire hazard USDA WRC models this location cell at 28/100 using risk to potential structures.	Low
 California Fire Hazard Severity Zone CAL FIRE maps this location in LRA. This is hazard context, not an insurance determination.	NonWildland
 NRI wildfire rating FEMA NRI wildfire context returned Very Low with 30.6/100 for 06111002400.	Very Low
 Expected annual wildfire loss FEMA NRI expected annual loss is a community-scale annualized loss estimate, not a parcel loss estimate.	\$43
 Nearest historical burn perimeter Nearest MTBS burn perimeter is THOMAS (2017) at 0.5 miles covering about 282,076 acres.	0.5 mi
 Historical fire density 6 MTBS perimeters within 10 miles, 38 within 25 miles, and 127 within 50 miles.	127 MTBS perimeters within 50 mi
 Overall wildfire score Score prioritizes USDA WRC modeled risk, with FEMA NRI and MTBS context plus a capped CAL FIRE FHSZ modifier where available.	40

Earthquake Risk

Earthquake Risk: 96 (Very High). Modeled ground motion is Very High; the primary driver is USGS modeled ground motion.

96

Very High

Explain score

Earthquake Risk Index

96 on a 0-100 scale

This index prioritizes USGS NSHM ground motion, with FEMA NRI and mapped-fault context as supporting evidence.

USGS Modeled Ground Motion

Supporting evidence

Contribution +70 / 75

Why it matters: Reference-site PGA is 0.648 g at 475 years and 1.290 g at 2,475 years.

FEMA NRI Community Context

Supporting evidence

Contribution +15 / 15

Why it matters: FEMA NRI earthquake context returned Very High with 99.6/100 for 06111002400.

Mapped Fault Context

Supporting evidence

Contribution +10 / 10

Why it matters: Nearest mapped Quaternary fault is Ventura fault at 0.3 miles.

Rounding adjustment

Display adjustment

Contribution +1

Why it matters: Individual contributions are rounded for display. This adjustment reconciles them with the score calculated before display rounding; it is not additional hazard evidence.

Key facts

Modeled ground motion

Very High

Index: 94/100

Spectral acceleration

0.2 s: 3.190 g

1.0 s: 1.237 g

NRI earthquake context

Very High

Score: 99.6

Nearest mapped fault

0.3 mi

Ventura fault

Fault classification

Class: A

Age: latest Quaternary

Primary driver

USGS modeled ground motion

Peak ground acceleration

475-year: 0.648 g

2,475-year: 1.290 g

Reference site condition

Site Class BC

Vs30: 760 m/s

Expected annual loss

\$6,853,741

FEMA NRI community-scale estimate

Mapped fault density

4106 traces within 50 mi

145 within 10 mi; 1041 within 25 mi

Slip and certainty

Slip: Reverse

Certainty: Good

Data confidence

High

Combines USGS National Seismic Hazard Model ground motion, FEMA NRI community context, and mapped Quaternary faults. Ground-motion values use the dataset reference site condition and are not parcel soil response, liquefaction, or structural-performance predictions.

Indicators

Earthquake

	USGS modeled ground motion Reference-site PGA is 0.648 g at 475 years and 1.290 g at 2,475 years.	Very High
	NRI earthquake rating FEMA NRI earthquake context returned Very High with 99.6/100 for 06111002400.	Very High
	Expected annual earthquake loss FEMA NRI expected annual loss is a community-scale annualized loss estimate, not a parcel or building loss estimate.	\$6,853,741
	Nearest mapped Quaternary fault Nearest mapped Quaternary fault is Ventura fault at 0.3 miles.	0.3 mi
	Mapped fault density 145 mapped fault traces within 10 miles, 1041 within 25 miles, and 4106 within 50 miles.	4106 mapped fault traces within 50 mi
	Fault classification Nearest mapped fault is class A, age 'latest Quaternary', certainty 'Good', and slip sense 'Reverse'.	Class A
	Overall earthquake score Score prioritizes USGS NSHM ground motion, with FEMA NRI community context and mapped Quaternary faults as supporting evidence.	96

Landslide Risk

Landslide Risk: 34 (Low). Primary driver is Mapped landslide proximity; FEMA NRI rating is Very Low, susceptibility is Very Low, and nearest mapped landslide inventory feature is 0.4 miles away.

34

Low

Explain score

Landslide Risk Index

34 on a 0-100 scale

This index combines FEMA NRI landslide context, sampled USGS susceptibility, mapped inventory proximity, and mapped inventory density.

FEMA NRI Landslide Context

Supporting evidence

Contribution +8 / 40

Why it matters: FEMA NRI landslide context returned Very Low with 20.5/100 for 06111002400.

USGS Susceptibility Grid

Supporting evidence

Contribution +0 / 30

Why it matters: USGS susceptibility nearest-cell context on a 0.02 degree sampled grid: N10 Very Low (0); LW Very Low (0).

Mapped Landslide Proximity

Supporting evidence

Contribution +16 / 20

Why it matters: Nearest USGS landslide inventory point is NASA at 0.4 miles.

Mapped Landslide Density

Supporting evidence

Contribution +10 / 10

Why it matters: 3090 mapped areas and 2 mapped points within 10 miles; 29710 areas and 775 points within 50 miles.

Key facts

NRI landslide context

Very Low

Score: 20.5

Nearest mapped landslide

0.4 mi

NASA

Expected annual loss

\$0

FEMA NRI community-scale estimate

Data confidence

High

Based on FEMA National Risk Index landslide fields, USGS mapped landslide inventory, and sampled USGS susceptibility grids. This is regional/community exposure and mapped-hazard context, not a parcel geotechnical stability assessment or real-time landslide forecast.

USGS susceptibility

N10: Very Low (0)

LW: Very Low (0)

Mapped inventory density

29710 areas and 775 points within 50 mi

3090 areas and 2 points within 10 mi

Primary driver

Mapped landslide proximity

Indicators

Landslide

●	NRI landslide rating FEMA NRI landslide context returned Very Low with 20.5/100 for 06111002400.	Very Low
●	USGS susceptibility USGS susceptibility nearest-cell context on a 0.02 degree sampled grid: N10 Very Low (0); LW Very Low (0).	Very Low
●	Nearest mapped landslide Nearest USGS landslide inventory point is NASA at 0.4 miles.	0.4 mi
●	Mapped inventory density 3090 mapped areas and 2 mapped points within 10 miles; 29710 areas and 775 points within 50 miles.	30485 mapped features within 50 mi
●	Overall landslide score Score combines FEMA NRI landslide context, USGS susceptibility, mapped inventory proximity, and mapped inventory density.	34

Exposure

●	Expected annual landslide loss FEMA NRI expected annual loss is a community-scale annualized loss estimate, not a parcel or slope-specific loss estimate.	\$0
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Environmental Site Risk

Environmental Site Risk: 50 (Moderate). Primary driver is regulated facility density; nearest regulated facility is 0.09 mi, nearest cleanup site is 0.68 mi, and TRI history shows 9 reporting facilities within 5 miles.

50

Moderate

Explain score

Environmental Site Risk Index

50 on a 0-100 scale

This index combines EPA cleanup-site proximity, regulated-facility density, RCRA/ECHO compliance signals, latest TRI releases, and TRI reporting persistence.

Cleanup Site Proximity

Supporting evidence

Contribution +18 / 30

Why it matters: Nearest CIMC cleanup site is GRANT PARK PISTOL RANGE at 0.68 mi; program/type: not reported / not reported.

Regulated Facility Density

Supporting evidence

Contribution +20 / 20

Why it matters: 62 screening-quality ECHO facilities within 0.5 mile, 128 within 1 mile, and 1547 within 5 miles. Raw ECHO counts were 142 within 1 mile and 1758 within 5 miles.

Compliance and Enforcement

Supporting evidence

Contribution +0 / 20

Why it matters: Nearest ECHO SNC flag is N; nearest RCRA facility has 0 violations, 0 enforcement actions, and \$0 in penalties.

Latest TRI Release Context

Supporting evidence

Contribution +5 / 15

Why it matters: 2 TRI facilities within 5 miles; latest-year total releases within 5 miles are 0 lbs.

TRI Persistence and Trend

Supporting evidence

Contribution +7 / 15

Why it matters: TRI history shows 9 facilities, 59 facility-year records, and 24,089 lbs total historical releases within 5 miles.

Key facts

Regulated facilities

128 within 1 mi; 1547 within 5 mi, quality-filtered
FOOTE PHOTO CO

RCRA context

129 clusters within 1 mi; 1420 within 5 mi
Nearest violations: 0

TRI history

9 facilities ever reported within 5 mi
59 facility-years; 24,089 lbs historical

Data confidence

High

Based on EPA ECHO regulated facilities, FRS facility identity, RCRAInfo hazardous-waste compliance, TRI latest-year and historical facility-year release aggregates, and EPA Cleanups in My Community cleanup sites. Facility-density scoring uses screening-quality ECHO coordinates and deduplicated RCRA coordinate clusters to reduce centroid inflation. This is screening context, not a Phase I ESA, contamination boundary, legal liability determination, or vapor-intrusion model.

Coordinate quality

Facility-density counts shown for scoring use ECHO records with reported positional accuracy within 1,000 meters when available and deduplicated RCRA coordinate clusters. Raw records within 5 miles: 1758 ECHO and 1753 RCRA.

Cleanup sites

7 within 1 mi; 12 within 5 mi
GRANT PARK PISTOL RANGE

TRI latest year

2 facilities within 5 mi
0 lbs latest-year releases

Primary driver

regulated facility density

Indicators

Environmental

- 
Nearest regulated facility 0.09 mi
 Nearest ECHO facility is FOOTE PHOTO CO at 0.09 mi with compliance status No Violation Identified.
- 
Overall environmental score 50
 Score combines EPA cleanup sites, regulated-facility density, RCRA compliance, latest TRI releases, and TRI reporting persistence.

Cleanup

- 
Nearest cleanup site 0.68 mi
 Nearest CIMC cleanup site is GRANT PARK PISTOL RANGE at 0.68 mi; program/type: not reported / not reported.

RCRA

- 
Hazardous-waste facilities 1420 within 5 mi
 129 deduplicated RCRA coordinate clusters within 1 mile and 1420 within 5 miles; nearest RCRA facility is FOOTE PHOTO CO. Raw RCRA facility records were 155 within 1 mile and 1753 within 5 miles.

TRI

- 
Latest TRI releases 0 lbs within 5 mi
 2 TRI facilities within 5 miles; latest-year total releases within 5 miles are 0 lbs.
- 
TRI reporting history 59 facility-years
 TRI history shows 9 facilities, 59 facility-year records, and 24,089 lbs total historical releases within 5 miles.

Additional location evidence

Additional sources provide context for due diligence. Confirm property-specific conditions and current local guidance; this information does not determine insurance eligibility, premiums or coverage.

Levee Context

Mapped levee context

The location is within a mapped leveed area. Review the system and current protection status locally.

Within a mapped leveed area	Yes
Ventura River/Canada de San Joaquin	Flood source: Ventura River
Accreditation / inventory status	Provisionally Accredited Levee (PAL) System; Active
Periodic inspection	Minimally Acceptable; May 25, 2010
Routine inspection	Not listed; Not listed
Risk assessment date	Mar 13, 2025
Nearby embankment	Ventura River/Canada de San Joaquin; 0.22 mi
Nearby floodwall	Ventura River/Canada de San Joaquin; 0.23 mi
Infrastructure search	5 mi; nearby infrastructure found

What this means: A mapped leveed area does not guarantee flood protection. Nearby infrastructure may not protect this property. Confirm current inspections, accreditation and emergency plans with the floodplain administrator; these records do not predict failure.

USACE National Levee Database

Historical Insured Flood Losses

Regional history available

Historical NFIP claim records describe flood-insurance payments in the area shown below, not losses at this property.

Area	Ventura (county-level)
Period	2021-2026; through 2026-09-08
Small samples	Some annual groups are withheld; no counts or financial values are shown for those groups.
Payment completeness	Some claim records have missing payment amounts; totals may understate recorded payments.

Year	Claim records	Recorded payments (USD)
2026 (partial)	Withheld	Withheld
2025	11	\$61,764.26
2024	15	\$505,982.34
2023	67	\$1,385,304.63
2022	Withheld	Withheld
2021	6	\$12,228.48

What this means: These regional NFIP records are not this property's claims history and exclude uninsured and private-insurance losses. Payments are recorded dollar amounts, not total damage or inflation-adjusted losses. Missing amounts are not zero; compare incomplete years cautiously.

FEMA NFIP Redacted Claims v3

Source date: 2026-09-08

NFIP Policy Context

Regional history available

Historical NFIP policy records describe insurance activity in the area shown below, not coverage at this property.

Area	Ventura (county-level)
Period	2021-2026; through 2026-09-08
Policy dates	Some records have unusual policy dates; verify details before interpreting annual activity.

Year	Policy records	Units represented
2026 (partial)	2,568	2,763
2025	4,539	5,012
2024	5,183	5,686
2023	5,471	5,991
2022	5,829	6,139
2021	6,200	6,426

What this means: Historical policy records may include renewals and policy changes, so they do not count unique properties or policies currently in force. Units represented can include multi-unit coverage. These records do not establish this property's insurance coverage.

FEMA NFIP Redacted Policies v3

Source date: 2026-09-08

Regional Severe-Weather History

Regional history available

The area shown below has historical severe-weather reports. Counts describe regional records, not storms or claims at this address.

Area	Ventura (county-level)
Displayed period	2021-2026; NOAA source through 2026-03
Years with no reported events in the selected categories	2022, 2023

Year / event type	Event records	Days with reported events	Reported property damage (USD)	Amount completeness
2026 (partial) / Thunderstorm Wind	5	2	\$0.00	Amounts available for 5 of 5 records
2025 / Thunderstorm Wind	7	3	\$2,000.00	Amounts available for 7 of 7 records
2025 / Tornado	1	1	\$0.00	Amounts available for 1 of 1 records
2024 / Thunderstorm Wind	3	1	\$0.00	Amounts available for 3 of 3 records
2021 / Thunderstorm Wind	2	1	\$0.00	Amounts available for 2 of 2 records

What this means: These regional records do not establish events or damage at this property. One storm may generate multiple records. Reported damage is not insured loss or complete damage, and is not inflation-adjusted. Missing amounts are not zero; compare incomplete years cautiously. Reporting coverage varies.

NOAA Storm Events Database

Historical Hail Footprints

No mapped footprint at this location

No mapped historical footprint was found at this location for the available period. This does not establish low risk.

Source period 2020-10-14 through 2026-10-07

Dates without available data 2020-10-01, 2020-10-02, 2020-10-03, 2020-10-04, 2020-10-05, 2020-10-06, 2020-10-07, 2020-10-08, 2020-10-09, 2020-10-10, 2020-10-11, 2020-10-12, 2020-10-13, 2021-11-20, 2026-10-08

What this means: A mapped footprint indicates historical coverage at this location, not building damage. Multiple mapped records may describe the same storm. No match does not establish absence of the hazard; observation coverage may be incomplete.

NOAA Event Footprint Catalog (hail)

Historical Tornado Footprints

No mapped footprint at this location

No mapped historical footprint was found at this location for the available period. This does not establish low risk.

Source period Annual source files from 2010 through 2026 (2026 partial)

What this means: A mapped footprint indicates historical coverage at this location, not building damage. Multiple mapped records may describe the same storm. No match does not establish absence of the hazard; observation coverage may be incomplete.

NOAA Event Footprint Catalog (tornado)

Nearby Underground Storage Tanks and Releases

Nearby records found

Mapped tank-facility or release records were found within the search radius. Proximity alone does not establish contamination at the property.

Search radius 1 mi

Nearby facility records 4

Nearby release records 41

Reported cleanup status Open: 0; no further action: 41; unknown: 0

Display limit Nearest records shown; counts include all mapped records within the search radius.

Record	Distance	Reported status	Details / agency reference
Facility: SILVAS OIL CO.	0.409 mi	Open UST(s)	Tanks listed: 4; In use: 4; Closed: 0; Agency reference: CA10335856
Facility: ANITA ULTRAMAR	0.516 mi	Open UST(s)	Tanks listed: 3; In use: 3; Closed: 0; Agency reference: CA10335103
Facility: CHEVRON #90066	0.607 mi	Open UST(s)	Tanks listed: 4; In use: 4; Closed: 0; Agency reference: CA10334035
Release: VCO FAIRGROUNDS	0.093 mi	No further action	Agency case: CAT0611101006
Release: RIDLEY PROPERTY	0.109 mi	No further action	Agency case: CAT0611136329
Release: VACANT PROPERTY	0.168 mi	No further action	Agency case: CAT0611101010

What this means: Nearby inventory records do not establish contamination at the property. Locations and coverage may be approximate or incomplete. 'No further action' is an agency cleanup status, not proof that all contamination is absent. Verify current conditions and relevant cleanup files before making a decision.

EPA UST Finder

Public Water-System Candidates

Supplier confirmation needed

Service-area mapping identifies possible water suppliers. Confirm household service using the water bill or utility.

Property supplier

Not confirmed; check the water bill or utility

Supplier / system ID	Listed status	Service-area mapping	Water source
VENTURA WATER DEPARTMENT / CA5610017	Active / Community water system	System/state service-area map; map verification incomplete	Surface water
CASITAS MUNICIPAL WATER DIST / CA5610024	Active / Community water system	System/state service-area map; map verification incomplete	Surface water

What this means: A mapped service area identifies a possible supplier, not confirmed service to this property. Maps may be approximate or overlap. Confirm the supplier using the water bill or utility; an absent match does not establish private-well use.

EPA public water-system service areas and ECHO inventory

Historical Water Monitoring (UCMR 5)

Historical monitoring available

These historical monitoring results belong to a possible water supplier, not a confirmed supplier or a current test at this property.

Possible supplier

VENTURA WATER DEPARTMENT / CA5610017

Property supplier

Not confirmed; check the water bill or utility

Reported water-supply connections

CASITAS MUNICIPAL WATER DIST / CA5610024. These connections do not confirm the water source at this property.

Collection period

2023-01-26 to 2023-10-02

Reported analytical results

360; detected: 14; below reporting level: 346

PFAS results

348; detected: 2

Full substance results are in the Historical water-monitoring details appendix.

What this means: Confirm the water supplier before applying these historical system results to the property. They are not current household tap tests or regulatory compliance findings. Not detected means below the reporting level, not zero. Concentrations use ug/L (micrograms per liter). Consult the supplier's latest Consumer Confidence Report; missing monitoring does not establish water safety.

EPA UCMR 5 occurrence data

Historical Water Monitoring (UCMR 5)

Historical monitoring available

These historical monitoring results belong to a possible water supplier, not a confirmed supplier or a current test at this property.

Possible supplier	CASITAS MUNICIPAL WATER DIST / CA5610024
Property supplier	Not confirmed; check the water bill or utility
Reported water-supply connections	CARPINTERIA VALLEY WATER DISTRICT / CA4210001; MEINERS OAKS CWD / CA5610005; OJAI WATER SYSTEM / CA5610014; VENTURA RIVER WATER DISTRICT / CA5610022. These connections do not confirm the water source at this property.
Collection period	2023-03-07 to 2024-11-13
Reported analytical results	240; detected: 8; below reporting level: 232
PFAS results	232; detected: 0

Full substance results are in the Historical water-monitoring details appendix.

What this means: Confirm the water supplier before applying these historical system results to the property. They are not current household tap tests or regulatory compliance findings. Not detected means below the reporting level, not zero. Concentrations use ug/L (micrograms per liter). Consult the supplier's latest Consumer Confidence Report; missing monitoring does not establish water safety.

EPA UCMR 5 occurrence data

Housing and vegetation setting (WUI)

Mapped setting

Housing in the surrounding area is adjacent to wildland vegetation (Interface).

Setting	Interface
Housing density	425.09 housing units/km2
Vegetation cover	1.74%
Vegetation data year	2019

What this means: This classification describes the surrounding census block, not conditions at the property. Vegetation and development may have changed since the source dates; confirm current conditions on site.

SILVIS 2020 Wildland-Urban Interface

WUI classification: 2020

Modeled fire intensity, conditional on fire

Modeled intensity available

The estimates below describe how intense a fire could be at this location if one occurs.

Conditional flame length	0 ft
Probability of flame length exceeding 4 ft, given fire	0%
Probability of flame length exceeding 8 ft, given fire	0%
Map resolution	30 m
Landscape conditions	2022

What this means: These estimates describe fire intensity if a fire occurs, not the annual chance of fire or predicted damage to a building. They reflect modeled landscape conditions, not a current fire forecast.

USDA Wildfire Risk to Communities v2

Coastal storm-surge planning

Planning scenarios available

The mapped values below show storm-surge inundation ranges for the published hurricane scenarios at this location.

Tide scenario

High tide

Hurricane wind category

Mapped inundation range above ground

Category 1

0-1 ft

Category 2

2-3 ft

What this means: These high-tide hurricane scenarios support regional planning, not a forecast, annual flood probability, surveyed property depth or FEMA Base Flood Elevation. Follow local evacuation guidance and confirm property-specific coastal exposure.

NOAA National Hurricane Center storm-surge planning maps

Post-fire debris-flow assessments

No assessment area found

No published assessment area was found at this location in the available collection. Unassessed areas and downstream exposure remain possible.

What this means: These published assessments reflect conditions at the time of assessment; vegetation recovery and later storms can change the hazard. Basin estimates do not show downstream debris paths or damage at a building. Check current local warnings and emergency guidance.

USGS post-fire debris-flow hazard assessments

Regional liquefaction mapping

Published mapping found

This location intersects a CGS liquefaction zone of required investigation.

Classification

Scenario / study

Liquefaction investigation zone

Ventura

What this means: Regional mapping identifies susceptibility or investigation requirements, not liquefaction probability at a building. A site-specific geotechnical assessment is needed for design or a property decision.

California Geological Survey

Mapped seismic site class

Outside available coverage

The collected regional source does not cover this location.

What this means: This regional classification describes expected ground response. It is not an engineer-assigned parcel site class or a substitute for subsurface testing.

California Geological Survey

Tsunami planning areas

Published mapping found

The published tsunami planning classification and any available scenario ranges are shown below.

Classification	Scenario / study
Inside mapped tsunami planning area	Ventura

What this means: These earthquake-tsunami planning maps are separate from hurricane storm-surge maps. Scenarios are not forecasts or annual probabilities, and ranges are not surveyed building depths. Follow current local evacuation instructions, including when outside a mapped area.

California Geological Survey

USGS hydrography mapping context

No mapped area at this point

No collected incremental USGS workunit or limitation footprint overlaps this location. Existing hydrography may still be available.

What this means: These collected workunit and elevation-source footprints describe mapping coverage, not rivers, flood zones or property flood exposure. No footprint match does not mean hydrography is absent.

USGS 3D Hydrography Program workunit footprints

Flood insurance community context

Community identified

The location matches the community shown below. Confirm its current flood-insurance participation and any applicable CRS discount.

Community	SAN BUENAVENTURA, CITY OF
NFIP participation	Participating
CRS class	Not listed
Potential community discount	Not listed
Source map date / designation	2021-01-29

Community	FEMA community number
SAN BUENAVENTURA, CITY OF	060419

What this means: Confirm the applicable community and current flood map with the floodplain administrator. CRS discounts depend on the policy and current community status; an unclear jurisdiction match does not establish nonparticipation.

FEMA NFIP Community Status Book

Source date: 2026-10-04

Nearby dam inventory

Nearby dams found

The inventory lists nearby dams within the search radius. Distance alone does not establish whether a dam could affect this property.

Search radius	25 mi
Arundell Barranca	5.04 mi; hazard potential: High; condition: Satisfactory
Arundell Barranca inspection and planning	Last inspection: 2025-11-12; emergency action plan: Yes; inundation mapping listed: Yes
Arundell Barranca inventory updated	2026-01-23
Casitas Dam	6.81 mi; hazard potential: High; condition: Not Available

Casitas Dam inspection and planning	Last inspection: 2020-07-27; emergency action plan: Yes; inundation mapping listed: No
Casitas Dam inventory updated	2024-11-21
Casitas Saddle Dike	8.96 mi; hazard potential: Low; condition: Not Available
Casitas Saddle Dike inspection and planning	Last inspection: 2020-07-27; emergency action plan: Yes; inundation mapping listed: No
Casitas Saddle Dike inventory updated	2025-10-22

Dam	Agency reference
Arundell Barranca	CA01412
Casitas Dam	CA10139
Casitas Saddle Dike	CA10139S001

What this means: Hazard potential describes the consequences of failure, not how likely failure is. A nearby dam does not establish downstream exposure; ask local emergency management whether an inundation map covers the property.

USACE National Inventory of Dams

Ground and foundation context

No mapped karst terrain

No matching mapped geological terrain was found. This does not establish an absence of risk.

What this means: Regional mapping can identify terrain associated with subsidence, but does not establish a sinkhole or foundation problem at the property. Confirm local geology and ground conditions with a qualified professional.

USGS Karst Map

Source date: 2014

Modeled local ground conditions

Modeled estimate available

The regional model provides an estimate of local ground stiffness, not a measured condition at the property.

Modeled median Vs30	293 m/s
Ground-condition context	Softer modeled ground
Approximate map resolution	900 m north-south

What this means: Vs30 describes how seismic waves travel through the upper 30 m of ground. This regional model is not a site measurement or an engineering site-class determination. Ground-motion estimates use reference ground conditions, not a property-specific soil adjustment.

USGS Global Vs30 Mosaic

Source date: 2026-07-24

Radon testing context

County context available

The county's EPA radon zone provides regional testing context, not the building's indoor radon concentration.

County	Ventura County
EPA radon zone	1
County-level potential	Higher potential

What this means: The historical county map does not measure radon inside the building. Elevated levels can occur in every zone; test the building regardless of its county classification.

EPA Radon Zones

Model year: 1993

Evidence Summary

Module	Evidence	Distance	Signal
Hydrology	Composite	Area	Hydrology Risk Index: 40 (Low, near Moderate). This result is close to the Moderate threshold; small local changes or more precise site data could move the interpretation upward. Primary driver: Near surface water (0.18 mi) with terrain that may slow drainage. Key amplifier: Very flat terrain (0.2° slope). Confidence note: No applicable containing-polygon BFE is established. Nearby BFE is context only, not the site's assigned flood elevation or a design constraint.
Severe Weather	Historical reports	2.96 mi	0 hail, 19 wind, 17 tornado paths within scoring radii.
Wildfire	Historical burn perimeter	0.54 mi	6 MTBS fires within 10 mi, 127 within 50 mi.
Earthquake	USGS Quaternary fault	0.35 mi	145 mapped faults within 10 mi, 4106 within 50 mi.
Landslide	Inventory / susceptibility	0.40 mi	1202 inventory features within 5 mi; susceptibility Very Low.
Environmental	Cleanup / regulated facilities	0.68 mi	12 cleanup sites, 1547 quality-filtered ECHO facilities, and 59 TRI facility-years within 5 mi.

Recommendations

Hydrology

Use NRI as a portfolio prioritization layer

Medium

FEMA NRI indicates elevated tract/county-scale flood or recovery concern. Use it to prioritize reviews across many locations, but do not let it override parcel-level FEMA, terrain, water, rainfall, or soil evidence.

Ref: FEMA National Risk Index

Maintain baseline storm readiness

Low

Hydrology signals are comparatively limited at this location. Maintain routine drainage maintenance, site awareness, and emergency preparedness appropriate to the asset type.

Ref: Preparedness

Additional evidence

Review mapped liquefaction conditions

Medium

Confirm the applicable agency map and investigation requirements with a qualified geotechnical professional before design or property decisions.

Ref: <https://www.conservation.ca.gov/cgs/geohazards>

Check current tsunami evacuation guidance

Medium

Confirm current evacuation areas and routes with local emergency management. Do not wait for this report or a modeled scenario when natural warning signs or official instructions call for evacuation.

Ref: <https://www.conservation.ca.gov/cgs/geohazards>

Check coastal evacuation and storm-surge guidance

Medium

Review the current local evacuation zone and flood guidance with emergency management. Planning scenarios do not establish property-specific flood depths or insurance requirements.

Ref: <https://www.nhc.noaa.gov/nationalsurge/>

Verify the housing and vegetation setting on site

Medium

Published WUI context supports reviewing defensible space, vegetation near structures, ember-resistant features and evacuation access. Confirm conditions with a qualified site professional or local fire authority; block classifications do not establish property mitigation or insurance eligibility.

Ref: <https://silvis.forest.wisc.edu/data/wui-change/>

Review nearby UST release records

Medium

Ask an environmental professional to review state cleanup files, release status, source coordinate quality and potential pathways. Proximity and no-further-action status do not establish property contamination or its absence.

Ref: <https://www.epa.gov/ust/ust-finder>

Confirm the water supplier before interpreting monitoring

Medium

Confirm the PWSID using the water bill or utility, then request the latest Consumer Confidence Report and relevant monitoring. Historical UCMR results are not current tap tests, compliance findings or insurance eligibility.

Ref: <https://www.epa.gov/ground-water-and-drinking-water/community-water-system-service-area-boundaries>

Verify levee-related flood protection and residual risk

Medium

Confirm the mapped system, current inspection/accreditation and emergency plans with the floodplain administrator. Levees can be overtopped or fail, and mapped protection does not remove flood-insurance needs.

Ref: <https://levees.sec.usace.army.mil/>

Confirm flood insurance and community status

Medium

Confirm NFIP participation, the applicable flood map and any CRS discount with the floodplain administrator and your agent. The source snapshot does not determine policy pricing or eligibility.

Ref: <https://www.fema.gov/cis/nation.pdf>

Check dam-related inundation context

Medium

Ask local emergency management whether dam release or breach inundation maps cover the property. Nearby dam records do not establish exposure or failure likelihood.

Ref: <https://nid.sec.usace.army.mil/nid/>

Verify ground conditions for seismic decisions

Medium

For engineering or insurance decisions, use measured or locally validated ground conditions together with building type, foundation and retrofit information. This report has not adjusted ground-motion values for modeled Vs30.

Ref: <https://doi.org/10.5066/P1NV6UNM>

Test the building for radon

Medium

Arrange an appropriate radon test regardless of the county zone. County-level potential cannot establish the building's indoor radon concentration.

Ref: <https://www.epa.gov/radon/epa-map-radon-zones-0>

Severe Weather**Review wind-resilience details.**

Medium

Check roof attachment, mature trees near structures, garage doors, exterior openings, and local building-code wind requirements.

Ref: SPC damaging-wind report history

Assess tornado sheltering and emergency readiness.

Medium

Confirm the property has a practical interior shelter area, emergency alert coverage, and any available safe-room or basement information.

Ref: SPC tornado path history

Wildfire

Inspect structure and site conditions for ember and vegetation exposure.

Medium

Prioritize defensible space, roof and gutter debris, vents, decks, attachments, vegetation near structures, and emergency vehicle access.

Ref: MTBS historical burn perimeter proximity

Review regional wildfire recurrence and operational continuity plans.

Medium

Historical burn density nearby can affect smoke, evacuation, utility disruption, and regional response capacity even when the parcel itself has not burned.

Ref: MTBS historical burn density

Earthquake

Review seismic due diligence before relying on this location.

High

Check local seismic hazard maps, adopted building code era, retrofit history, foundation type, soft-story conditions, unreinforced masonry exposure, and insurance or lender requirements.

Ref: FEMA NRI earthquake context

Request parcel-specific seismic and geotechnical review when decisions are material.

High

Mapped fault proximity can indicate regional shaking potential, but site response depends on local soils, liquefaction susceptibility, slope stability, foundation design, and structure vulnerability.

Ref: USGS Quaternary Fault and Fold Database

Assess financial resilience and continuity planning for earthquake disruption.

Medium

Community-scale loss and exposure can affect utilities, roads, emergency response, tenants, operations, and recovery timelines even when the parcel structure performs well.

Ref: FEMA NRI earthquake expected annual loss and exposure

Landslide

Inspect drainage and slope indicators around the site and access routes.

Medium

Look for cracks, scarps, leaning trees or poles, seepage, blocked culverts, erosion, failed retaining structures, and recent grading or wildfire disturbance.

Ref: USGS mapped landslide inventory

Environmental

Request environmental due-diligence review before material decisions.

High

Review nearby cleanup-site records, regulatory databases, historical land use, vapor-intrusion indicators, and agency files with an environmental professional.

Ref: EPA CIMC cleanup sites, ECHO, RCRAInfo, and TRI

Review nearby regulated operations and compliance history.

Medium

Identify facility type, active status, violations, enforcement actions, toxic releases, and whether nearby operations could affect acquisition, lending, or redevelopment plans.

Ref: EPA ECHO, RCRAInfo, and TRI

Evaluate whether toxic-release history is persistent or declining.

Medium

Use TRI history to distinguish one-time reporting from recurring nearby release activity, especially for carcinogen, PBT, or PFAS reporting.

Ref: TRI Basic historical facility-year aggregates

Recommended next actions by user type

Real estate / investors

Use for screening, diligence prioritization, insurance questions, and negotiation context. Validate high-risk or low-confidence findings before closing.

Insurance / brokers

Use FEMA zone, BFE applicability, nearby water, and NRI context to prepare underwriting questions. Not a replacement for carrier or NFIP determination.

Construction / development

Use terrain, rainfall, soil, and verified elevation comparisons to flag drainage, grading, detention, underdrain, and permitting review needs.

Facilities / operations

Use for access continuity, maintenance, emergency response, critical-equipment placement, and post-storm inspection priorities.

Confidence quick guide

High Direct local dataset match and key attributes were available.

Medium Usable result with fallback, partial attributes, broader context, or one unavailable module.

Low Missing coverage, nearest-only interpretation, or insufficient source attributes.

Methodology and evidence hierarchy

TrueViewly uses a module-based evidence hierarchy. Overall Location Risk combines enabled module scores using configured weights. Hydrology remains a water/flood-specific module. Severe Weather, Wildfire, Earthquake, and Landslide remain separate historical, mapped, modeled, and community exposure modules.

Primary evidence

FEMA NFHL flood zone, SFHA, BFE applicability.

Stress modifiers

NOAA Atlas 14 rainfall and NRCS gSSURGO soil behavior.

Severe weather

SPC hail, damaging wind, tornado paths, and tropical cyclone track history.

Earthquake

USGS NSHM reference-site ground motion, supported by FEMA NRI and mapped Quaternary faults.

Environmental

EPA regulated facilities, compliance, releases and cleanup-site context.

Overall score

Enabled modules are combined with normalized weights; unavailable modules are excluded from the denominator.

Site context

NHDPlus surface water and USGS DEM terrain drainage.

Community context

FEMA National Risk Index vulnerability and resilience.

Wildfire

USDA WRC modeled hazard, supported by FEMA NRI, MTBS burn history and CAL FIRE FHSZ where mapped.

Landslide

FEMA NRI landslide context, USGS inventory history, and sampled USGS susceptibility.

Additional evidence

NFIP/CRS, NID dams, modeled local Vs30, county radon and regional karst context support verification without changing scores.

Interpretation

Historical exposure context supports due diligence, but local review remains necessary.

Location risk glossary

SFHA	FEMA Special Flood Hazard Area, generally the 1-percent annual chance floodplain.
BFE	Base Flood Elevation, the flood elevation FEMA uses where available.
Ground-to-BFE comparison	A DEM ground estimate relative to an applicable mapped BFE, only when units and vertical datum are verified. Not surveyed building freeboard or compliance.
NHD	National Hydrography Dataset, used for mapped streams, rivers, canals, and waterbodies.
DEM	Digital Elevation Model, used for slope, elevation, and local relief.
SLOSH storm-surge scenarios	NOAA hurricane-category inundation planning maps for a high-tide scenario. These are not annual flood probabilities, surveyed property depths or FEMA Base Flood Elevations.
Post-fire debris-flow assessment	USGS basin-scale estimates for stated rainfall conditions after a wildfire. Historical estimates do not establish current hazard, downstream debris paths or building damage.
NOAA Atlas 14	Design rainfall estimates used to understand storm-load stress.
gSSURGO	NRCS soil survey database for hydrologic group, drainage, ponding, and runoff context.
Hydrologic soil group	Soil runoff/infiltration class. A generally infiltrates better; D generally has higher runoff potential.
NRI	FEMA National Risk Index, used here as tract/county-scale community context.
EAL	Expected Annual Loss, a FEMA NRI community-scale annualized loss estimate.
Social vulnerability	Community sensitivity to disaster impacts and recovery difficulty.
Community resilience	Community capacity to prepare for, respond to, and recover from hazard events.
SPC	NOAA Storm Prediction Center, used here for historical hail, damaging wind, and tornado reports/paths.
Hail magnitude	Source-reported hail size, generally expressed in inches.

Damaging-wind magnitude	Source-reported wind value from historical reports. Treat as event evidence, not a design wind-speed value.
HURDAT2	National Hurricane Center best-track archive for Atlantic and Northeast/Central Pacific tropical cyclones.
IBTrACS	International Best Track Archive for Climate Stewardship, used as a supplemental tropical cyclone track source.
WRC	USDA Wildfire Risk to Communities, used for modeled wildfire likelihood and risk to potential structures.
Burn probability	Modeled annual probability that wildfire burns a location cell, not a forecast or the probability that a specific structure will burn.
Risk to potential structures	A USDA WRC modeled value integrating wildfire likelihood, intensity and generalized consequences to a potential structure at the location cell.
WUI	Wildland-urban interface: Intermix describes housing mixed with wildland vegetation; Interface describes housing adjacent to it. These classifications describe the surrounding census block, not individual property conditions.
Conditional flame length	WRC modeled flame length in feet, conditional on a fire occurring. Not predicted building damage.
FLEP4 / FLEP8	Modeled probability of flame length exceeding 4 or 8 feet if a fire occurs, not the annual chance of fire.
FHSZ	CAL FIRE Fire Hazard Severity Zone: California Moderate, High or Very High hazard context where mapped, not an insurance determination.
MTBS	Monitoring Trends in Burn Severity, used here for historical mapped burn perimeter context.
Burn perimeter	Mapped boundary of a historical fire event; exposure evidence, not a current fire footprint.
Defensible space	Managed area around a structure intended to reduce wildfire ignition and spread potential.
NSHM	USGS National Seismic Hazard Model, used for probabilistic modeled ground-motion context.
PGA	Peak ground acceleration, expressed as a fraction of gravity (g) for a stated return period and reference site condition.
Spectral acceleration	Modeled ground-motion response at a specified structural period, not a prediction of a particular building's performance.

Return period	A probabilistic frequency level of modeled ground motion, not a schedule or earthquake prediction.
Vs30	Average shear-wave velocity in the upper 30 m. Modeled local estimates are separate from the reference condition used for ground-motion values; neither is a parcel measurement.
Quaternary fault	A mapped fault with geologic evidence of movement during the Quaternary period, used as seismic-hazard context.
Fault class	USGS fault classification attribute. Class A generally indicates stronger evidence for Quaternary tectonic deformation.
Slip sense	General movement style of a fault, such as strike-slip, normal, or reverse.
Liquefaction	Soil behavior where saturated loose sediments can lose strength during shaking; not directly modeled by this module.
Landslide inventory	Mapped historical landslide points and polygons used for nearby event and mapped-area context.
Landslide susceptibility	Modeled relative tendency for landslide occurrence; not a parcel stability or slope-engineering determination.
Susceptibility grid	Sampled local representation of USGS raster values used for fast lookup and regional screening context.
ECHO	EPA Enforcement and Compliance History Online, used for regulated facility and compliance context.
TRI	EPA Toxics Release Inventory, used for latest-year and historical release reporting context.
CIMC	EPA Cleanups in My Community, used for Superfund, Brownfields and RCRA corrective-action/cleanup context.

Data-source appendix and limitations

This report is not a boundary survey, engineering design, insurance determination, legal floodplain determination, weather or wildfire forecast, active-fire monitor, seismic engineering report, landslide hazard certification, geotechnical investigation, or substitute for local review. Validate important findings with local floodplain administrators, survey-grade elevation, engineering review, insurance/carrier review, fire district guidance, seismic/geotechnical professionals, and current regulatory sources.

Dataset	Contributes	Key limitation
FEMA NFHL	Flood zone, SFHA, mapped BFE applicability and nearby context.	Local updates, unmapped areas, or missing BFE fields may require local validation.
FEMA NFIP / CRS	Community participation and CRS context matched by political-area CID.	Dated snapshot; local verification required. Does not determine policy discounts or eligibility.
USACE NID	Nearby dams, condition, hazard potential and record dates.	Proximity does not establish inundation; hazard potential is consequences, not failure probability.
USGS Vs30	Modeled ground conditions and uncertainty.	Coarse estimate; NSHM values remain at their reference site condition without soil adjustment.
EPA Radon Zones	County-level radon potential.	Test every building regardless of county zone.
USGS Karst Map	Regional geological terrain context.	Does not establish sinkhole occurrence, collapse probability or foundation condition.
NHDPlus HR	Nearest mapped surface water and proximity.	Not a hydraulic model and may omit culverts, storm drains, or local drainage structures.
USGS DEM	Elevation, slope, and local relief.	Resolution and vertical accuracy are not survey-grade.
NOAA Atlas 14	Design rainfall load for storm stress.	Rainfall stress does not prove site flooding by itself.
NRCS gSSURGO	Soil runoff, drainage, ponding, and infiltration context.	Map-unit attributes are generalized and not a site geotechnical investigation.
FEMA NRI	Community-scale risk, vulnerability, and resilience.	Tract/county scale only; not parcel-specific flood evidence.
SPC severe weather	Hail, damaging-wind, and tornado report/path history.	Historical reports reflect observed/reported events and reporting density, not a site-specific forecast.
NHC HURDAT2 / IBTrACS	Tropical cyclone track and wind history.	Track proximity does not model parcel-level wind loading, surge, rainfall flooding, or local building performance.

USDA WRC	Modeled annual burn probability and risk to potential structures at the location cell.	Not current fire danger, a structure-loss probability or a parcel fuels/defensible-space inspection.
FEMA NRI wildfire	Tract/county wildfire risk, frequency, expected annual loss, and exposure.	Community-scale context; not parcel-specific fuels, defensible-space, or insurance underwriting evidence.
MTBS	Historical burn perimeter proximity and density.	Mapped historical burns do not predict active fire behavior or current vegetation condition.
CAL FIRE FHSZ	California Moderate, High and Very High fire-hazard severity-zone context where mapped.	Not an insurance-rate, structure-vulnerability or parcel-condition determination.
USGS NSHM	Reference-site PGA and spectral acceleration at selected return periods.	Values retain the dataset reference site condition; no local Vs30 soil adjustment, liquefaction or building-performance model is applied.
FEMA NRI earthquake	Tract/county earthquake risk, frequency, expected annual loss, and exposure.	Community-scale context; not parcel-specific structural vulnerability or insurance underwriting evidence.
USGS Quaternary Faults	Mapped fault proximity, density, age, class, slip sense, and certainty context.	Does not model parcel-level shaking, liquefaction, landslide, soils, or building performance.
FEMA NRI landslide	Tract/county landslide risk, frequency, expected annual loss, and exposure.	Community-scale context; not parcel-specific slope stability or insurance underwriting evidence.
USGS landslide inventory	Historical mapped landslide points and polygons for proximity, density, and mapped-area context.	Inventory completeness varies by mapping effort and does not predict future movement.
USGS landslide susceptibility	Sampled modeled susceptibility grid for local relative landslide tendency context.	Screening context only; not a geotechnical site investigation or construction-slope assessment.
EPA ECHO / FRS / RCRAInfo / TRI / CIMC	Regulated facilities, compliance, latest and historical releases, and cleanup-site context.	Screening context only; not a Phase I ESA, contamination boundary, vapor-intrusion model or liability determination.

Historical water-monitoring details

Historical Water Monitoring (UCMR 5)

These historical monitoring results belong to a possible water supplier, not a confirmed supplier or a current test at this property.

Possible supplier: VENTURA WATER DEPARTMENT / CA5610017

Collection period: 2023-01-26 to 2023-10-02

Substance / sample location	Results / detections	Detected range (ug/L)	Reporting level / period
PFBS (PFAS) / Distribution entry point (not a household tap)	12 / 1; below reporting level: 11	0.0031	0.003 ug/L; 2023-01-26 to 2023-10-02
PFHxS (PFAS) / Distribution entry point (not a household tap)	12 / 1; below reporting level: 11	0.003	0.003 ug/L; 2023-01-26 to 2023-10-02
11CI-PF3OUdS (PFAS) / Distribution entry point (not a household tap)	12 / 0; below reporting level: 12	Not detected above reporting level	0.005 ug/L; 2023-01-26 to 2023-10-02
4:2 FTS (PFAS) / Distribution entry point (not a household tap)	12 / 0; below reporting level: 12	Not detected above reporting level	0.003 ug/L; 2023-01-26 to 2023-10-02
6:2 FTS (PFAS) / Distribution entry point (not a household tap)	12 / 0; below reporting level: 12	Not detected above reporting level	0.005 ug/L; 2023-01-26 to 2023-10-02
8:2 FTS (PFAS) / Distribution entry point (not a household tap)	12 / 0; below reporting level: 12	Not detected above reporting level	0.005 ug/L; 2023-01-26 to 2023-10-02
9CI-PF3ONS (PFAS) / Distribution entry point (not a household tap)	12 / 0; below reporting level: 12	Not detected above reporting level	0.002 ug/L; 2023-01-26 to 2023-10-02
ADONA (PFAS) / Distribution entry point (not a household tap)	12 / 0; below reporting level: 12	Not detected above reporting level	0.003 ug/L; 2023-01-26 to 2023-10-02
HFPO-DA (PFAS) / Distribution entry point (not a household tap)	12 / 0; below reporting level: 12	Not detected above reporting level	0.005 ug/L; 2023-01-26 to 2023-10-02
NEtFOSAA (PFAS) / Distribution entry point (not a household tap)	12 / 0; below reporting level: 12	Not detected above reporting level	0.005 ug/L; 2023-01-26 to 2023-10-02
NFDHA (PFAS) / Distribution entry point (not a household tap)	12 / 0; below reporting level: 12	Not detected above reporting level	0.02 ug/L; 2023-01-26 to 2023-10-02
NMeFOSAA (PFAS) / Distribution entry point (not a household tap)	12 / 0; below reporting level: 12	Not detected above reporting level	0.006 ug/L; 2023-01-26 to 2023-10-02
PFBA (PFAS) / Distribution entry point (not a household tap)	12 / 0; below reporting level: 12	Not detected above reporting level	0.005 ug/L; 2023-01-26 to 2023-10-02
PFDA (PFAS) / Distribution entry point (not a household tap)	12 / 0; below reporting level: 12	Not detected above reporting level	0.003 ug/L; 2023-01-26 to 2023-10-02
PFDoA (PFAS) / Distribution entry point (not a household tap)	12 / 0; below reporting level: 12	Not detected above reporting level	0.003 ug/L; 2023-01-26 to 2023-10-02
PFEESA (PFAS) / Distribution entry point (not a household tap)	12 / 0; below reporting level: 12	Not detected above reporting level	0.003 ug/L; 2023-01-26 to 2023-10-02

Substance / sample location	Results / detections	Detected range (ug/L)	Reporting level / period
PFHpA (PFAS) / Distribution entry point (not a household tap)	12 / 0; below reporting level: 12	Not detected above reporting level	0.003 ug/L; 2023-01-26 to 2023-10-02
PFHpS (PFAS) / Distribution entry point (not a household tap)	12 / 0; below reporting level: 12	Not detected above reporting level	0.003 ug/L; 2023-01-26 to 2023-10-02
PFHxA (PFAS) / Distribution entry point (not a household tap)	12 / 0; below reporting level: 12	Not detected above reporting level	0.003 ug/L; 2023-01-26 to 2023-10-02
PFMBA (PFAS) / Distribution entry point (not a household tap)	12 / 0; below reporting level: 12	Not detected above reporting level	0.003 ug/L; 2023-01-26 to 2023-10-02
PFMPA (PFAS) / Distribution entry point (not a household tap)	12 / 0; below reporting level: 12	Not detected above reporting level	0.004 ug/L; 2023-01-26 to 2023-10-02
PFNA (PFAS) / Distribution entry point (not a household tap)	12 / 0; below reporting level: 12	Not detected above reporting level	0.004 ug/L; 2023-01-26 to 2023-10-02
PFOA (PFAS) / Distribution entry point (not a household tap)	12 / 0; below reporting level: 12	Not detected above reporting level	0.004 ug/L; 2023-01-26 to 2023-10-02
PFOS (PFAS) / Distribution entry point (not a household tap)	12 / 0; below reporting level: 12	Not detected above reporting level	0.004 ug/L; 2023-01-26 to 2023-10-02
PFPeA (PFAS) / Distribution entry point (not a household tap)	12 / 0; below reporting level: 12	Not detected above reporting level	0.003 ug/L; 2023-01-26 to 2023-10-02
PFPeS (PFAS) / Distribution entry point (not a household tap)	12 / 0; below reporting level: 12	Not detected above reporting level	0.004 ug/L; 2023-01-26 to 2023-10-02
PFTA (PFAS) / Distribution entry point (not a household tap)	12 / 0; below reporting level: 12	Not detected above reporting level	0.008 ug/L; 2023-01-26 to 2023-10-02
PFTTrDA (PFAS) / Distribution entry point (not a household tap)	12 / 0; below reporting level: 12	Not detected above reporting level	0.007 ug/L; 2023-01-26 to 2023-10-02
PFUnA (PFAS) / Distribution entry point (not a household tap)	12 / 0; below reporting level: 12	Not detected above reporting level	0.002 ug/L; 2023-01-26 to 2023-10-02
lithium (not PFAS) / Distribution entry point (not a household tap)	12 / 12; below reporting level: 0	14 to 140	9 ug/L; 2023-01-26 to 2023-10-02

What this means: Confirm the water supplier before applying these historical system results to the property. They are not current household tap tests or regulatory compliance findings. Not detected means below the reporting level, not zero. Concentrations use ug/L (micrograms per liter). Consult the supplier's latest Consumer Confidence Report; missing monitoring does not establish water safety.

EPA UCMR 5 occurrence data

Historical Water Monitoring (UCMR 5)

These historical monitoring results belong to a possible water supplier, not a confirmed supplier or a current test at this property.

Possible supplier: CASITAS MUNICIPAL WATER DIST / CA5610024

Collection period: 2023-03-07 to 2024-11-13

Substance / sample location	Results / detections	Detected range (ug/L)	Reporting level / period
11CI-PF3OUdS (PFAS) / Distribution entry point (not a household tap)	8 / 0; below reporting level: 8	Not detected above reporting level	0.005 ug/L; 2023-03-07 to 2024-11-13
4:2 FTS (PFAS) / Distribution entry point (not a household tap)	8 / 0; below reporting level: 8	Not detected above reporting level	0.003 ug/L; 2023-03-07 to 2024-11-13
6:2 FTS (PFAS) / Distribution entry point (not a household tap)	8 / 0; below reporting level: 8	Not detected above reporting level	0.005 ug/L; 2023-03-07 to 2024-11-13
8:2 FTS (PFAS) / Distribution entry point (not a household tap)	8 / 0; below reporting level: 8	Not detected above reporting level	0.005 ug/L; 2023-03-07 to 2024-11-13
9CI-PF3ONS (PFAS) / Distribution entry point (not a household tap)	8 / 0; below reporting level: 8	Not detected above reporting level	0.002 ug/L; 2023-03-07 to 2024-11-13
ADONA (PFAS) / Distribution entry point (not a household tap)	8 / 0; below reporting level: 8	Not detected above reporting level	0.003 ug/L; 2023-03-07 to 2024-11-13
HFPO-DA (PFAS) / Distribution entry point (not a household tap)	8 / 0; below reporting level: 8	Not detected above reporting level	0.005 ug/L; 2023-03-07 to 2024-11-13
NEtFOSAA (PFAS) / Distribution entry point (not a household tap)	8 / 0; below reporting level: 8	Not detected above reporting level	0.005 ug/L; 2023-03-07 to 2024-11-13
NFDHA (PFAS) / Distribution entry point (not a household tap)	8 / 0; below reporting level: 8	Not detected above reporting level	0.02 ug/L; 2023-03-07 to 2024-11-13
NMeFOSAA (PFAS) / Distribution entry point (not a household tap)	8 / 0; below reporting level: 8	Not detected above reporting level	0.006 ug/L; 2023-03-07 to 2024-11-13
PFBA (PFAS) / Distribution entry point (not a household tap)	8 / 0; below reporting level: 8	Not detected above reporting level	0.005 ug/L; 2023-03-07 to 2024-11-13
PFBS (PFAS) / Distribution entry point (not a household tap)	8 / 0; below reporting level: 8	Not detected above reporting level	0.003 ug/L; 2023-03-07 to 2024-11-13
PFDA (PFAS) / Distribution entry point (not a household tap)	8 / 0; below reporting level: 8	Not detected above reporting level	0.003 ug/L; 2023-03-07 to 2024-11-13
PFDaA (PFAS) / Distribution entry point (not a household tap)	8 / 0; below reporting level: 8	Not detected above reporting level	0.003 ug/L; 2023-03-07 to 2024-11-13
PFEESA (PFAS) / Distribution entry point (not a household tap)	8 / 0; below reporting level: 8	Not detected above reporting level	0.003 ug/L; 2023-03-07 to 2024-11-13
PFHpA (PFAS) / Distribution entry point (not a household tap)	8 / 0; below reporting level: 8	Not detected above reporting level	0.003 ug/L; 2023-03-07 to 2024-11-13
PFHpS (PFAS) / Distribution entry point (not a household tap)	8 / 0; below reporting level: 8	Not detected above reporting level	0.003 ug/L; 2023-03-07 to 2024-11-13

Substance / sample location	Results / detections	Detected range (ug/L)	Reporting level / period
PFHxA (PFAS) / Distribution entry point (not a household tap)	8 / 0; below reporting level: 8	Not detected above reporting level	0.003 ug/L; 2023-03-07 to 2024-11-13
PFHxS (PFAS) / Distribution entry point (not a household tap)	8 / 0; below reporting level: 8	Not detected above reporting level	0.003 ug/L; 2023-03-07 to 2024-11-13
PFMBA (PFAS) / Distribution entry point (not a household tap)	8 / 0; below reporting level: 8	Not detected above reporting level	0.003 ug/L; 2023-03-07 to 2024-11-13
PFMPA (PFAS) / Distribution entry point (not a household tap)	8 / 0; below reporting level: 8	Not detected above reporting level	0.004 ug/L; 2023-03-07 to 2024-11-13
PFNA (PFAS) / Distribution entry point (not a household tap)	8 / 0; below reporting level: 8	Not detected above reporting level	0.004 ug/L; 2023-03-07 to 2024-11-13
PFOA (PFAS) / Distribution entry point (not a household tap)	8 / 0; below reporting level: 8	Not detected above reporting level	0.004 ug/L; 2023-03-07 to 2024-11-13
PFOS (PFAS) / Distribution entry point (not a household tap)	8 / 0; below reporting level: 8	Not detected above reporting level	0.004 ug/L; 2023-03-07 to 2024-11-13
PFPeA (PFAS) / Distribution entry point (not a household tap)	8 / 0; below reporting level: 8	Not detected above reporting level	0.003 ug/L; 2023-03-07 to 2024-11-13
PFPeS (PFAS) / Distribution entry point (not a household tap)	8 / 0; below reporting level: 8	Not detected above reporting level	0.004 ug/L; 2023-03-07 to 2024-11-13
PFTA (PFAS) / Distribution entry point (not a household tap)	8 / 0; below reporting level: 8	Not detected above reporting level	0.008 ug/L; 2023-03-07 to 2024-11-13
PFTTrDA (PFAS) / Distribution entry point (not a household tap)	8 / 0; below reporting level: 8	Not detected above reporting level	0.007 ug/L; 2023-03-07 to 2024-11-13
PFUnA (PFAS) / Distribution entry point (not a household tap)	8 / 0; below reporting level: 8	Not detected above reporting level	0.002 ug/L; 2023-03-07 to 2024-11-13
lithium (not PFAS) / Distribution entry point (not a household tap)	8 / 8; below reporting level: 0	14 to 16	9 ug/L; 2023-03-07 to 2023-12-12

What this means: Confirm the water supplier before applying these historical system results to the property. They are not current household tap tests or regulatory compliance findings. Not detected means below the reporting level, not zero. Concentrations use ug/L (micrograms per liter). Consult the supplier's latest Consumer Confidence Report; missing monitoring does not establish water safety.

EPA UCMR 5 occurrence data