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# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Former Navy Property Restoration Project

Lead Agency: Oxnard Harbor District

Contact Name: KJ May

Email: KMay@portofh.org Phone Number: 805-206-5251

Project Location: Port Hueneme, Ventura County
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

The project would demolish seven existing buildings, formerly used by the Navy Civil Engineering Lab (NCEL) that can no longer be used and are in a derelict state. Removal of these buildings would allow for use as open backlands for ongoing port operations now, and ostensibly future aquaculture operations. The project would demolish a total of approximately 37,500 square feet of developed impervious areas. The proposed disturbance footprint is anticipated to be approximately 1.7 acres and an area of approximately 1.5 acres would be graded and paved after demolition. Demolition, grading, and paving are expected to take approximately 120 days.

The project site contains one former case of a Leaking Underground Storage Tank (LUST) and one former cleanup site. The LUST case was closed April 1, 1999 and the cleanup site is considered inactive since July 1, 2005, with no contaminants of concern identified. The site is not on any other list under Section 65962.5 of the Government Code.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

To reduce the impacts to below the level of significance for impacts to biological and cultural resources and hazards and hazardous materials the following mitigation measures will be implemented:
BIO -1: If demolition work must occur during the nesting bird season (February 1 through August 31), a pre-activity nesting bird survey will be conducted to determine if active nests are present within or adjacent to the work area. Specifically, prior to any demolition activity, surveys for active nests will be conducted by a qualified ornithologist within 300 feet of the project site and no more than 7 days prior to the start of activities in order to identify any nests that are present and to determine their status. The survey and no disturbance buffer will be established in coordination with the CDFW and USFWS (as a portion of the area to survey includes the beach, which is federally designated critical habitat for snowy plover). If active nests are found a minimum no disturbance buffer of 100 feet for non-listed bird species and 300 feet for state- or federally-listed bird species will be maintained until the breeding season has ended, or until the biologist determines that the birds have fledged and are no longer reliant upon the nest or parental care for survival. The minimum buffer set by USFWS or CDFW will be maintained for identified nests of any listed species. Any variance from these buffers will be supported by the biologist and agencies should be notified in advance of implementation of a no disturbance buffer variance. Results of the surveys should be provided to CDFW and USFWS.
BIO-2: If construction activities occur during the bat breeding/pupping season (April to September), an emergence survey for bats will be performed to determine the potential for all of the buildings to support maternity roosts. The surveys would include an inspection of the inside of the structures for roosting bats and sign of roosting bats (urine staining, guano) and active acoustic monitoring for bats emerging from the structures at and following dusk. The active acoustic survey would require the presence of up to two biologists observing the buildings for emerging bats at dusk and equipped with acoustic recording devices that record bat vocalizations. Recordings will be analyzed using specialized software following the survey to determine which bats are present and their potential for using the structures for maternity roosts. In addition

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

City of Oxnard

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**CUL-1** Cultural Resource Treatment Plan. The applicant/owner/developer shall retain a Principal Investigator/Archaeologist, meeting the Secretary of Interior Standards and who has a minimum of 2 years' experience with prehistoric and historic resources within Southern California (preferably within the local area), to assess information available (final grading and construction plans, geotechnical testing results, as-built plans, etc.) and determine the depth at which native soils exist and would be impacted by Project implementation. The depth of native soils shall be included in the Plan to guide cultural assessment and monitoring efforts. Impacts to cultural resources shall be minimized through implementation of pre- and post- construction tasks. Tasks pertaining to cultural resources include the development of a cultural resource treatment plan (Plan). The purpose of the Plan is 1) to identify whether native soils will be impacted by project implementation; 2) design an appropriate monitoring program based on the nature of soils that will be impacted; 3) to advise construction personnel in the identification and proper response to an inadvertent discovery of cultural resources; 4) in the case that

cultural resources are identified, provide a work plan to properly assess, evaluate, and treat those resources in accordance with state and local guidelines.

Prior to commencement of construction activities, a Worker Environmental Awareness Program (WEAP) shall be submitted by the Principal Investigator/Archaeologist to the District for review and approval. All construction personnel and monitors who are not trained archaeologists shall be briefed regarding inadvertent discoveries prior to the start of construction activities through implementation of the WEAP training. The WEAP training shall provide: 1) specific details on the kinds of archaeological materials and tribal cultural resources that may be identified during construction of the project; 2) explanation of the importance of and legal basis for the protection of significant archaeological resources; 3) the proper procedures to follow in the event that cultural resources, tribal cultural resources or human remains are uncovered during ground-disturbing activities. Existence and importance of adherence to this Plan as well as the WEAP training shall be stated on all project site plans intended for use by those conducting the ground disturbing activities.

**CUL-2** (Conditional Measure) Supplemental Archaeological Pedestrian Survey. If it is determined that project implementation will extend into native soils, the following measure shall be necessary. Once pavement and fill soils have been removed, a supplemental archaeological pedestrian survey shall be conducted by a Principal Investigator/Archaeologist (as defined in CUL-1) or their assigned representative, an archaeologist/s overseen by the Principal Investigator/Archaeologist. If cultural material/s is observed in native soil after the removal of fill soils, an Extended Phase I Archaeological Investigation shall be conducted by the Principal Investigator/Archaeologist to delineate the absence/presence of cultural material's both vertically and horizontally within the project site. Following the investigation and any subsequent testing or evaluation in accordance with CEQA the Principal Investigator/Archaeologist conducting the investigation shall provide the findings of significance pursuant to CEQA. If the resource/s is found to meet the criteria of a significant or unique archaeological resource pursuant to CEQA, the Principal Investigator/

Archaeologist shall make recommendations for avoidance of the significant resource/s in accordance with CEQA requirements. If avoidance is determined not feasible pursuant to CEQA, the Principal Investigator/Archaeologist shall provide the District with appropriate mitigation of the resource/s in accordance with CEQA which, depending on the nature of the impact to the resource, may include data recovery conducted according to professional standards as outlined in Office of Historic Preservation Guidelines for Archaeological Research Designs. Likewise, if the resource/s is determined to not be a significant or unique archaeological resource, the Principal Investigator/Archaeologist may provide the District with treatment and protocols in addition to CUL-3; otherwise, CUL-3 will continue to be required regardless of the outcome of investigation.

**CUL-3** Archaeological Monitoring. An archaeological technician/monitor, under the direction of the Principal Investigator/Archaeologist (as defined in CUL-1), shall be retained to observe ground disturbing activities and respond to and address any inadvertent discoveries identified during initial excavation in native soils. Initial excavation is defined as initial construction-related earth moving of sediments from their place of deposition. As it pertains to archaeological monitoring, this definition excludes movement of sediments after they have been initially disturbed or displaced by project-related construction. A Principal Investigator/Archaeologist shall oversee and establish monitoring efforts as needed (increase, decrease, or discontinue monitoring frequency) based on the observed potential for construction activities to encounter cultural deposits or material. The archaeological monitor shall be responsible for maintaining daily monitoring logs. Upon completion of all ground disturbing activities, an archaeological

monitoring report shall be prepared within 60 days following completion of ground disturbance and submitted to the District for review. This report shall document compliance with approved mitigation, all conducted monitoring efforts, and include an appendix with daily monitoring logs. The final report shall be submitted to the District and the SCCIC.

Inadvertent Discovery Clause. The following clause shall be included in the Cultural Resource Treatment Plan. In the event that potential prehistoric or historic-era archaeological resources and/or tribal cultural resources (sites, features, or artifacts) are exposed during construction activities for the project, all construction work occurring not less than 50 feet of the find shall immediately stop and the Principal Investigator/Archaeologist must be notified immediately to assess of the discovery and determine whether additional study is warranted. Depending upon the nature of the discovery, the Principal Investigator/Archaeologist may simply record the find and allow work to continue. If the discovery proves potentially significant under CEQA, additional tasks as outlined in CUL-2 shall be required. If the discovery is determined significant under CEQA and avoidance is not feasible, data recovery shall be required. If Native American resources are discovered or are suspected, each of the consulting tribes for the project shall also be notified pursuant to TCR-1.

**HAZ-1**: Soil samples shall be collected throughout the site and analyzed for potential contaminants of concern including total petroleum hydrocarbons, VOCs, and total metals.

A hazardous materials contingency plan shall be followed during demolition, excavation, and grading activities for the proposed project. The hazardous materials contingency plan shall include, at a minimum, the following:

- Identification of suspected areas with hazardous waste and/or hazardous materials of concern
- Procedures for temporary cessation of construction activity and evaluation of the level of environmental concern
- Procedures for restricting access to the contaminated area except for properly trained personnel
- Procedures for notification and reporting, including internal management and local agencies (e.g., Ventura County Fire Protection District), as needed
- Health and safety measures for removal and excavation of contaminated soil, if discovered
- Procedures for characterizing and managing excavated soils
- Procedures for certification of completion of remediation
- Regulatory considerations
- Worker health and safety plan for management of contaminated materials
- Site workers shall be familiar with the hazardous materials contingency plan and should be fully trained on how to identify suspected contaminated soil.

**HAZ-2:** To determine if LBP and ACBM are present in the onsite structures, an LBP and ACBM survey should be conducted.

Asbestos Containing Materials (ABCM): Prior to the start of demolition, an asbestos survey shall be performed by the County of Ventura (County) Department of Environmental Health (DEH), Occupational Health Program (OHP) for all on-site structures that will be demolished. The survey shall cover the entirety of buildings to be demolished, document the location and types of asbestos found, if found, and determine whether any on-site abatement of asbestos-containing materials is necessary. If asbestos is located during the survey, an abatement work plan shall be prepared by the District and approved by

County DEH in compliance with local, state, and federal regulations for removal of such materials. The work plan shall include specifications for the proper removal and disposal of asbestos. The County DEH, OHP, or its designee will monitor project applicant's implementation of the asbestos work plan to ensure that proper controls are implemented and to ensure compliance with the work plan requirements and abatement contractor specifications. Any necessary asbestos sampling and abatement shall be done by a California Occupational Safety and Health Administration (Cal/OSHA)-certified asbestos consultant/contractor and all costs associated with such sampling and abatement shall be paid for by the District.

In addition, the District shall comply with all Ventura County Air Pollution Control District and Cal/OSHA notification requirements pertaining to the disturbance of asbestos-containing materials. When applicable, the District shall make these notifications prior to the activity as follows:

a. 10-day notification to the Ventura County Air Pollution Control District for renovation/demolition activities. (Note: These are 10 working days; asbestos activities can start on the 11th day. Working days means Monday through Friday, including holidays that fall on these days.)
b. 24-hour notification to Cal/OSHA.

Lead Based Paint (LBP): Prior to the start of demolition, a lead-based-paint survey shall be performed by a Certified Lead Inspector/Assessor as defined in Title 17, California Code of Regulations, Section 35005, for all on-site structures that will be disturbed by demolition activities in accordance with local, state, and federal regulations. The survey shall cover the entire building to be demolished, document the location and types of lead-based paint found, and determine whether any on-site abatement of lead-based paint is necessary. If lead-based paint is located during the survey, an abatement work plan shall be prepared by the County DEH in compliance with local, state, and federal regulations for any necessary removal of such materials. The work plan shall include specifications for the proper removal and disposal of lead-based paint. The District shall implement the work plan and shall be responsible for payment of all fees and costs associated with preparation and implementation of the work plan. The County DEH, OHP, or its designee will monitor implementation of the lead-based paint work plan to ensure that proper controls are implemented and to ensure compliance with the work plan requirements and abatement contractor specifications.

The District shall retain a California-licensed lead-based-paint abatement contractor, approved by the Count DEH, for the removal work and proper removal methodology as outlined by Cal/OSHA (8 CCR 1529), and all other applicable federal, state, and local regulations regarding the removal, transport, and disposal of lead-containing material shall be applied. The lead-based-paint abatement work plan shall include a monitoring plan to be conducted by a qualified consultant during abatement activities to ensure compliance with the work plan requirements and abatement contractor specifications. The work plan shall include provisions for construction worker training, worker protection, and conducting exposure assessments as needed. As part of the work plan, construction contractors shall consult federal OSHA regulations (29 CFR 1926.62) and Cal/OSHA regulations (8 CCR 1532.1) regarding lead in construction standards for complete requirements.

**TCR-1.** Native American Monitoring. Prior to ground disturbance activities, the Applicant and/or subsequent responsible parties shall retain a Native American/Tribal monitor/entity selected from the list of California Native American Tribes (maintained by the NAHC) and that are traditionally and culturally affiliated with the geographic area of the project site. The Applicant and/or subsequent

responsible parties shall make arrangements with the Native American/Tribal monitor/entity to enter into a contract with the intent of securing a total of one Native American/Tribal monitor to be present during initial ground disturbance. Initial ground disturbance is defined as initial construction-related earthmoving of sediments from their place of deposition. As it pertains to cultural resource (archaeological or Native American/Tribal) monitoring, this definition excludes movement of sediments after they have been initially disturbed or displaced by current project-related construction. The Plan created in compliance with CUL-1 shall be provided to the Native American/Tribal monitor/entity under contract prior to commencement of ground disturbing activities. More than one monitor may be required if multiple areas within the project site are simultaneously exposed to initial ground disturbance causing monitoring to be hindered by the distance (more than 200 feet apart) of the simultaneous activities.